

# 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

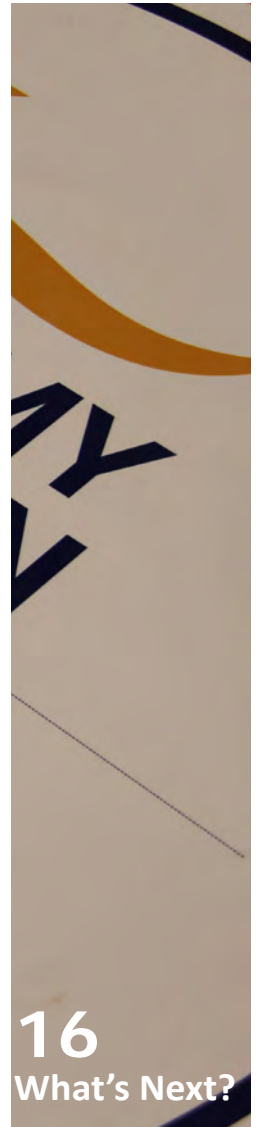
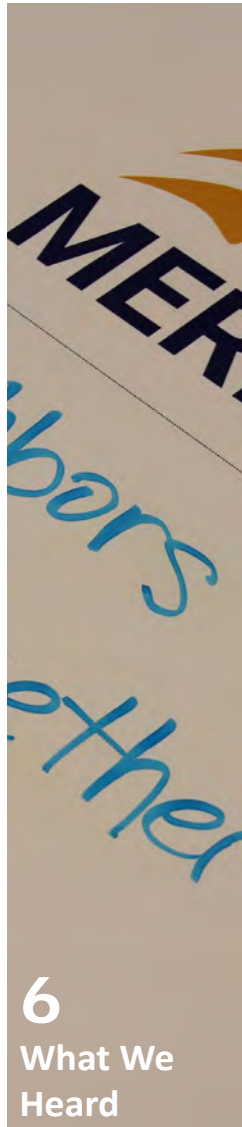
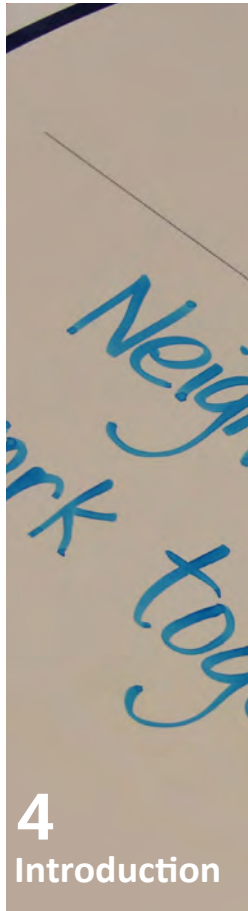
Market Analysis

Corridor Market Analysis



# #MYMERIDIAN VISION





# #MYMERIDIAN VISION

Welcome to what we're calling “#MyMeridian Vision” – a document that concludes the second phase of the City’s Comprehensive Plan update process. This vision document describes the future of Meridian based on the desires and dreams of thousands of local stakeholders and citizens that have participated in developing the new Plan.

The Comprehensive Plan is a guiding document for growth and future development in Meridian and our Area of Impact. It focuses on the many services offered by the City such as sewer, water, public safety, and parks, as well as plans for land use in regards to where housing, jobs, and services will

be located. It also helps guide conversations with community partners that oversee transportation, schools, and libraries.

One of the most important factors of this Plan is the viewpoint of our residents. We are now moving into the third phase of the Plan update focused on choices – “#MyMeridian Choices”. It needs YOUR voice to be successful, which is why our team still wants to hear from you! Help us craft a Plan that continues to move Meridian forward – one that is in line with our vision to be the West’s premier community to live, work and raise a family. Visit [www.meridiancity.org/compplan](http://www.meridiancity.org/compplan) to get involved.

**Mayor Tammy de Weerd**

City of Meridian Mayor



## INTRODUCTION

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#MyMeridian Vision, the community vision for the Meridian, Idaho, Area (the City Limits and Impact Area) focuses on the creation and preservation of the area's character, evolution, livability, vibrancy, and connections. The Vision Statements within this document demonstrate these unique qualities and reaffirm a desire to preserve Meridian's character with the onset of inevitable changes that come with population growth and demand for development.

The Vision Statements will be used to update Meridian's 2002 Comprehensive Plan and inform its replacement, a new Comprehensive Plan that

will ultimately be adopted in 2019 by the Meridian City Council. These Vision Statements and Themes, intentionally designed to evolve with the process, will be revisited throughout the #MyMeridian Comprehensive Plan update process, and regularly after the adoption of the Plan. A valuable tool to be reviewed and updated over the 20-year planning horizon, these evolving vision statements will reflect the community's values and dreams for the future of the City of Meridian.

## CREATING A VISION

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Developing a cohesive vision of Meridian's future offers residents, business owners, and visitors an opportunity to be heard—and the assurance that this city's blueprint for the future reflects a collaborative vision. #MyMeridian Vision, developed by the people of Meridian, represents their strong voice about what they value in our community and an equally strong mandate for what they want for our future.

Meridian's rapid growth means the city is continually undergoing significant change. Depending upon how such growth is directed, these changes could be good for the city's residents, commerce, and infrastructure. Unguided growth without a coordinated plan for the city may harm the very qualities we hold dear. Having a community vested vision helps guide and inform the decision-making process to define and manage the city's future. Therefore the Comprehensive Plan update will provide elected officials and the community an opportunity to make sound, informed decisions toward our vision.

Meridian has seen a significant increase in population over the last 27 years, and it is predicted to grow another 52% by 2040. Along with that growth in population come noteworthy changes. During the last 10 years (2007 – 2017), we have seen

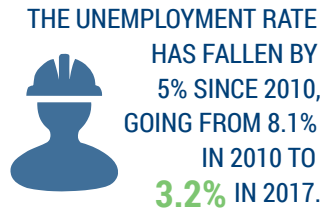
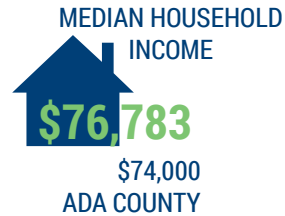
*"It's probably no surprise that the number one topic I get approached about is growth. It's happening here and it's happening across the entire Valley. We all know how awesome Meridian and Idaho are - and now others have discovered us as well. Despite our popularity, it is imperative that we grow responsibly, which takes careful planning."*

Mayor Tammy De Weerd, 2018



37% growth in our labor force and a 5% reduction in our unemployment rate. Our median household income is well over the Treasure Valley average, and two-thirds of the children in our community have walkable access to a park or open space.

Though benefits of growth are possible, fast growth takes careful planning and a strong vision to be successful. With a strong vision for managing how our community will grow, we can continue to benefit immensely from growth and can ensure it is an asset for our city.



## OUR POPULATION GROWTH

PROJECTED: AN  
INCREASE OF  
50% FROM 2017





## OUR VISION

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The first step toward creating a vision for any community is listening. From June to September of 2018 we attended many public events and created several online surveys to ask residents of Meridian what they love and what they would improve about their city. Though this process, we heard from more than 1,500 people including residents, employees, business owners, community leaders, youth, and stakeholders.



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 stakeholders the opportunity to provide and discuss their values, options, goals, and to prioritize future opportunities for their community. The responses were collected and compiled to create several prospective vision statements- to become one common Vision Statement.





# WHAT DO YOU *LOVE* ABOUT MERIDIAN?

• NICE • PARKS • FAMILY EVENTS • MOVIE NIGHTS • FREE CONCERTS • CITY STAFF • GREAT PARKS • PLAYGROUNDS • NEW • GREAT COMMUNITY • SOCCER FIELD • DOG PARK • FRIENDLY PEOPLE • EVERYTHING, BUT MOSTLY THE PEOPLE • QUALITY OF LIFE • PROPERTY TAXES • EFFICIENT INEXPENSIVE PARKS • FREE CONCERTS • MOVIES IN THE PARK • PUBLIC EVENTS • FAMILY EVENTS • FAMILY FRIENDLY • PARKS • THE EDUCATION SYSTEM • HOW FRIENDLY EVERYBODY IS • THE PARKS • SENSE OF COMMUNITY • THE VILLAGE • SPLASH PAD • THE PARKS • SKATE PARK • MOVIE NIGHTS • FARMERS' MARKET • PEOPLE • RELAXED • LAID BACK • INTERACTION OF SMALL TOWNS • HISTORIC • PARKS • SERVICE INDUSTRY • FRIENDLY PEOPLE • FEELS LIKE HOME • SMALL TOWN COMMUNITY • SENSE OF COMMUNITY • FAMILY FRIENDLY • PARKS • CONCERTS • DOWNTOWN MERIDIAN • THE VILLAGE • RESTAURANTS • PUBLIC EVENTS • THE MAYOR • AUTHENTIC • PARKS • CLEAN • LOCATION • OPEN SPACE • FARM LANDS • PARKS • PROXIMITY TO THE GREAT OUTDOORS AND THE OPPORTUNITIES IT PROVIDES • MAYOR TAMMY • ACCESS TO THE OUTDOORS • AFFORDABILITY • ART • CULTURE • FARM LAND AND RANCHES • ARTS AND CULTURE • EFFORT TO BE GREAT • FARMING AND SMALL ACREAGES • ELEMENTARY SCHOOLS • FRIENDLY PEOPLE • LOCATION • I GREW UP HERE • COMMUNITY

## #MYMERIDIAN VISION

• PATHWAYS • SPACIOUS NEIGHBORHOODS • REASONABLE COST OF LIVING • LOW CRIME • CENTRAL LOCATION  
• LIBRARY DISTRICT • FEEL • LANDSCAPING • SLOWER PACE OF LIFE • LOW DENSITY • SMALL TOWN FEEL  
• IDAHO VALUES • MAYOR TAMMY • NATURE • OPEN SPACES • CLEANLINESS • FARMLAND AND PASTURES  
• UNDEVELOPED • QUIET • COUNTRY ATMOSPHERE • RESTAURANTS • COST OF LIVING • RURAL ROOTS  
• SMALL TOWN LIFE • OLD BARNs AND FARMLAND • AGRICULTURE • SMALL TOWN ATMOSPHERE • THE  
PEOPLE • THE GREEN BELT • COMMUNITY FEEL • EVENTS • BEAUTIFUL CITY • CLEAN STREETS • WEATHER  
• COMMUNITY • FARMLAND • FRIENDLY NEIGHBORS • LESS DENSE • OPEN SPACES • RURAL NATURE •  
RURAL • SPACE • SIDEWALKS • SLOWER PACE AND OPEN SPACE TO BREATHE • ELBOW ROOM • FAMILY  
FRIENDLY • PARKS • CONCERTS • DOWNTOWN MERIDIAN • THE VILLAGE • RESTAURANTS • PUBLIC EVENTS  
• THE MAYOR • FARM TO TABLE • AUTHENTIC • PARKS • CLEAN • WELL PLANNED • NEIGHBORHOODS •  
CITY STAFF • I LOVE MERIDIAN! • OUR PARKS ROCK • ACCESS TO THE OUTDOORS • LOCATION • MAYOR  
TAMMY • AFFORDABILITY • ARTS AND CULTURE • CHURCHES • FRIENDLY PEOPLE • CENTRAL LOCATION  
• COUNTRY FEEL • OPENNESS • AGRICULTURE • ACCESS TO CITY AMENITIES • RAISING ANIMALS



A nighttime photograph of a city square. In the foreground, a large, illuminated sculpture of a bird or winged figure is visible. In the background, a fountain with multiple jets of water is lit up with blue light. The surrounding buildings and trees are also illuminated, creating a vibrant urban atmosphere.

## #MYMERIDIAN VISION

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







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## A PREMIER COMMUNITY

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*A thriving, diverse, clean, safe, and secure community in which to live, work, and raise a family.*

- Create safe neighborhoods with diverse and premier housing, open spaces, and amenities that provide varied lifestyle choices.
- Plan for a multi-generational city with social, educational, and recreational opportunities and services for all age groups.
- Support the expansion and retention of businesses by developing a diverse and qualified workforce through business and educational partnerships.
- Complement economic development opportunities by encouraging via partnerships the training of local workforce and students to match employer needs.

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# AN EVOLVING COMMUNITY

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*A community thoughtfully adapting to changes.*

- Manage growth by ensuring that development pays for itself and complements or enhances the quality and character of Meridian's neighborhoods.
- Focus growth in key areas for an efficient and high-quality development pattern that aligns with availability and capacity of services and infrastructure.
- Partner with schools, nonprofit, and community organizations to provide a variety of educational opportunities for all stages of life.
- Promote responsible land use and resource stewardship through sustainable waste reduction, energy efficiency, and transportation choices which reduce reliance on single-occupancy vehicles.







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## A LIVABLE COMMUNITY

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

- Connect pathways, trails, greenways, and bike routes to create safe and walkable neighborhoods.
- Ensure access to health care, schools, police, and other community services.
- Provide innovatively designed parks, preserved open spaces, and diverse recreational opportunities.
- Build on Meridian's cultural visibility, identity, and capacity by promoting the local arts, and cultural assets.

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# A CONNECTED COMMUNITY

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*A community of safe and efficient transportation facilities.*

- Accommodate appropriate modes of transportation by planning, designing, and building facilities for pedestrians, bicycles, public transit, motor vehicles, and freight.
- Improve the efficiency of transportation through land use planning, street design, and new technology.
- Embrace Meridian's location by ensuring alignment of transportation network enhancements with new local and regional growth
- Create transportation corridors that promote the efficient movement of people and goods.







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## A VIBRANT COMMUNITY

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*A community strengthened by historic character and vibrant activity centers.*

- Create vibrant places and gathering spaces with distinct, engaging identities.
- Promote Ten Mile, Downtown, and The Village as centers of activity and growth.
- Support a Downtown renaissance as the City's next premier destination through the creation of an attractive shopping, entertainment, and cultural center.
- Protect, preserve, and enrich Meridian's strong historic character and charm.

# WHAT'S NEXT?

The future of Meridian is in *your* hands. #MyMeridian Vision provides the aims, concepts, and thoughtfully developed ideas outlined by thousands of area residents and stakeholders for the future they desire for Meridian.

Our community knows that a vision only achieves fruition through strong goals, policies, and strategic implementation. A new Comprehensive Plan that reflects our community's vision is needed to responsibly plan for growth, and to prepare for variable economic conditions in the years ahead.

Together, we can ensure Meridian becomes a premier community for our future generations. The next step is to establish the Plan's policies and projects based on the foundation provided

in this document. Then a strategy will evolve with the use of a thoughtful and deliberate combination of large and small projects, fresh programs, and new partnerships.

Now is the time to put your mark on #MyMeridian Plan. As the process moves forward, it is important that our community continues to be involved. Make sure that your thoughts and ideas are heard. Jump into online discussions, join your friends and neighbors at public meetings, and share opinions in surveys and at open houses.

Watch for upcoming public events this winter and join in #MyMeridian Plan for the future of Meridian. Visit [www.meridiancity.org/compplan](http://www.meridiancity.org/compplan) to get involved.



# MY MERIDIAN VISIONING SUMMARY

## INTRODUCTION

As part of the community outreach process for the My Meridian Comprehensive Plan Update, several public events were held from July through September of 2018 (see page 2 for a list of events). Between informational booths at community events, town halls, and an online survey, participants were able to review potential future vision statements, vote on their favorites, and provide insight and ideas. Participants in this outreach phase included people like residents, employees, business owners, community leaders, youth, and other stakeholders.

The input received during this phase is invaluable to the Comprehensive Plan Update Process. Through selecting favorite themes and statements, participants helped determine what values the community should prioritize in the new plan. These vision statements will be reorganized and revised to better reflect the communities ideal future.



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**THANK YOU FOR YOUR PARTICIPATION!**

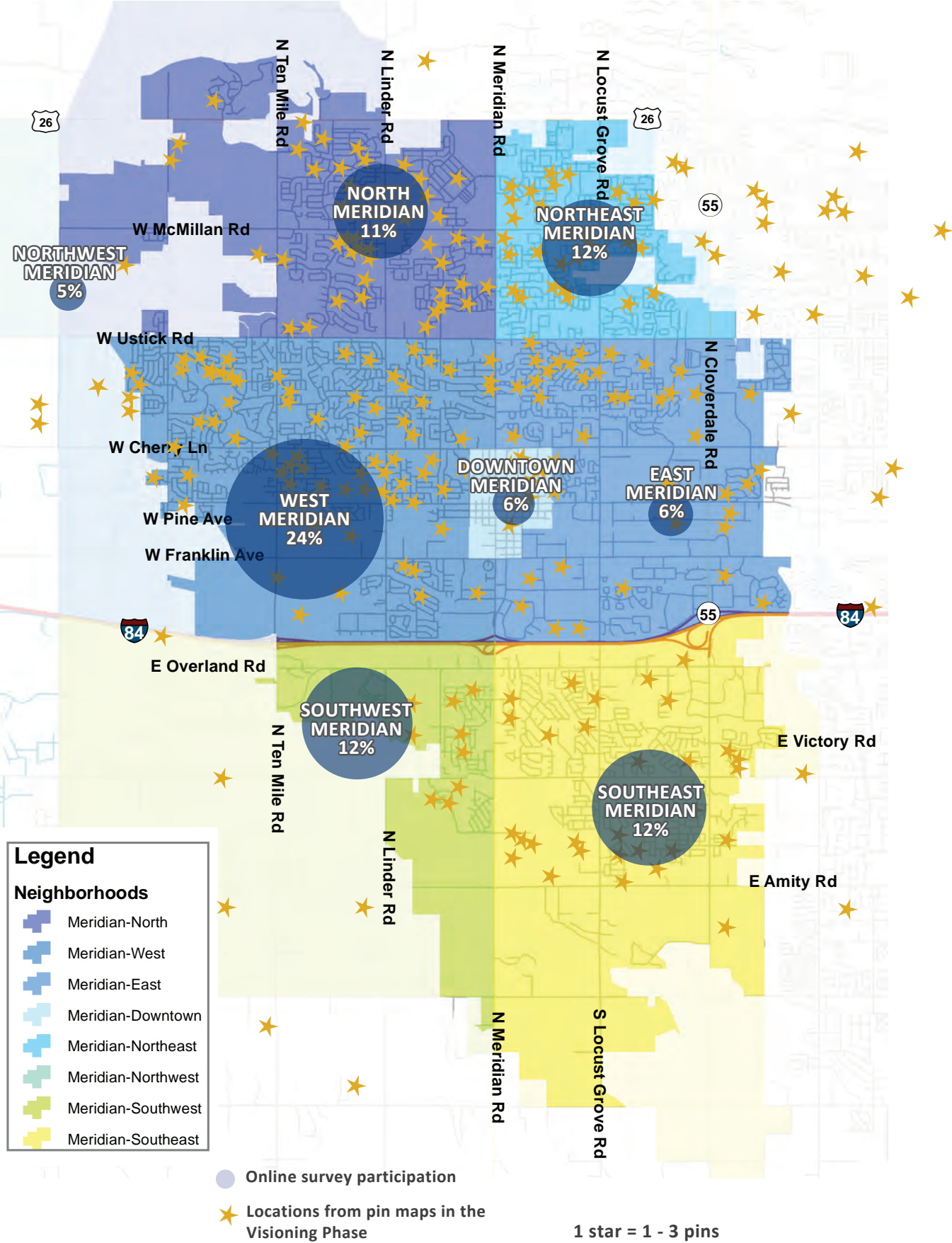
**#MyMeridian #MyMeridianVision**

# IN-PERSON OUTREACH



- **Summer Fun**  
July 23rd, Kleiner Park
- **Town Hall**  
July 25th, Boys and Girls Club of ADA County
- **Movie Night**  
July 27th, Settlers Park
- **Main Street Market**  
July 28th/August 24th, Main Street
- **Concerts on Broadway**  
August 11th/August 25th, Broadway Ave
- **Community Block Party**  
September 15th, Kleiner Park
- **Coffee with the Mayor**  
September 11th, Backstage Bistro
- **Meridian Business Day**  
September 11th, City Hall
- **MYAC Safety Summit**  
September 21st, City Hall
- **Telephone Town Hall**  
September 26th

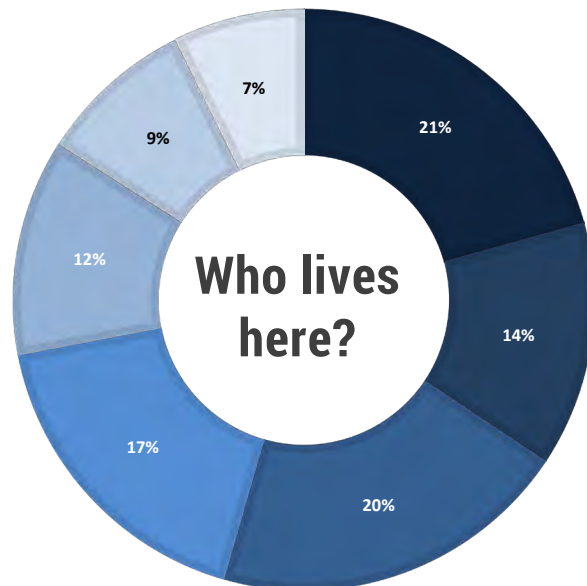
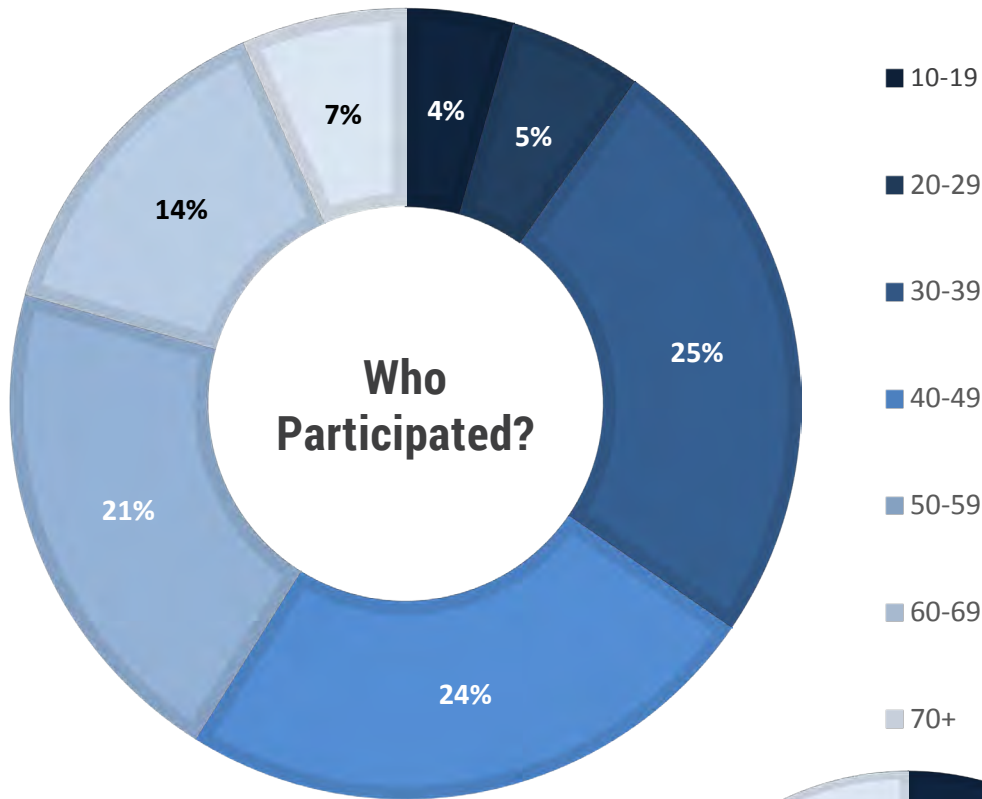
# WHO WE HEARD FROM



## WHO PARTICIPATED?

There was a wide variety of participants at the public events and through online outreach. Each public event booth had activities to engage people of all ages! Our online surveys showed a substantial increase in youth participation compared to the values phase of this project. Nearly 10% of participants in the

online visioning survey were under the age of 30 compared to the 7% from the values survey. In this phase of outreach there were social media posts on Facebook, Instagram, Twitter, and NextDoor to engage citizens with poll questions, direct them to the project website, and to raise project awareness.



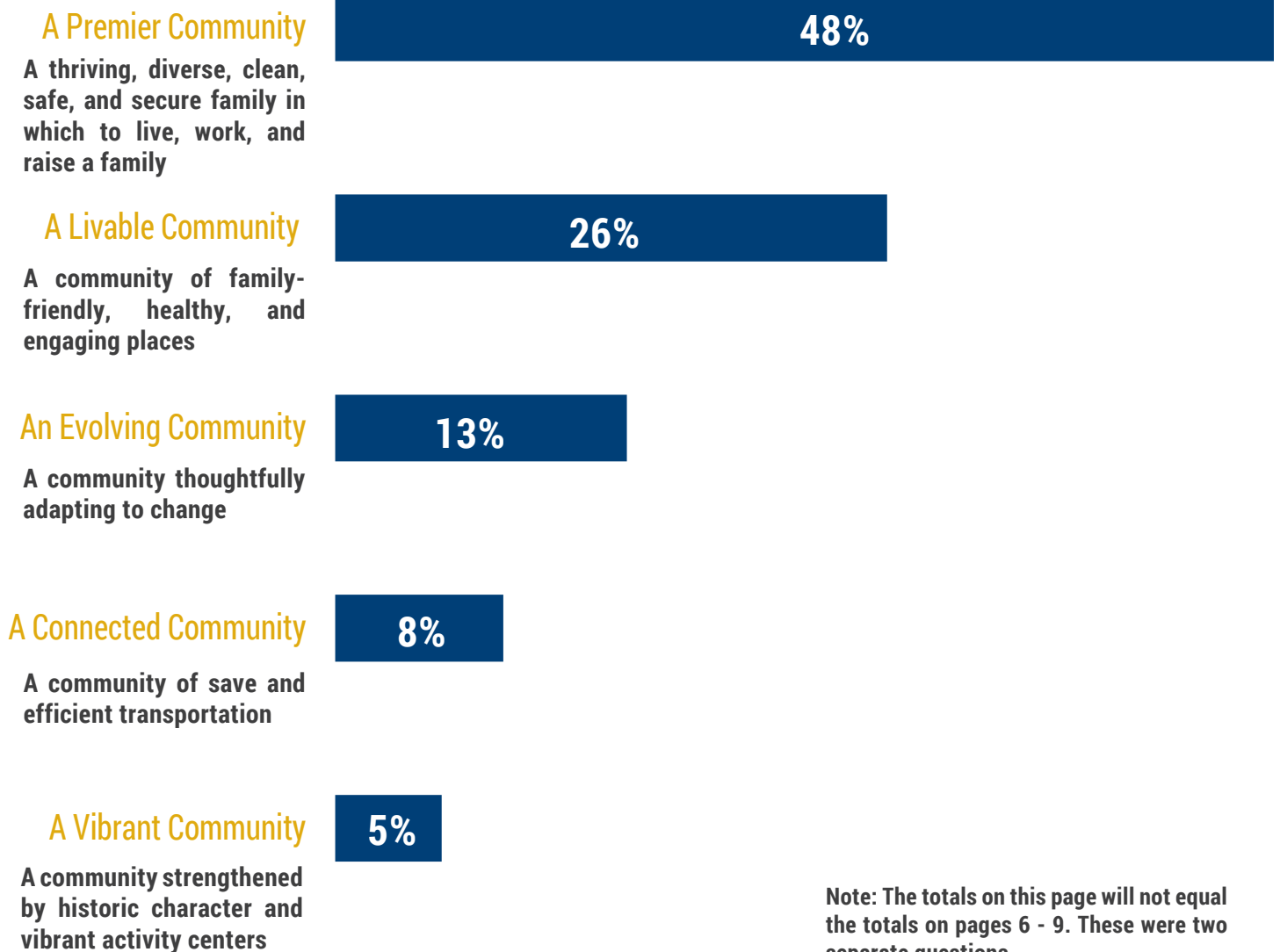
## PRIORITIZING OUR VISION

Meridian's draft vision statements have been organized into five general themes. In the online vision survey, participants were asked to select the vision theme that they thought was the *most* important for Meridian's future. This question was not asked at the in-person events.

The vision theme that participants ranked highest is **"A Premier Community: A thriving, diverse, clean, safe, and secure community in which to live, work, and raise a family."**

Within each of the five themes were four specific vision statements which participants in-person and online were asked to vote on. These statements can be found on pages 6 - 9). Interestingly, although online survey participants marked Premier Community as the most important vision theme (as shown below), the statements under Livable Community were voted as most favorable (as shown on page 7).

**Question 1: The community vision is organized into 5 general themes. Please select which theme is most important to you.**



Note: The totals on this page will not equal the totals on pages 6 - 9. These were two separate questions.

## PRIORITIZING OUR VISION, CONT.

Participants were asked which five vision statements under each vision theme were most important to them. The following shows the top five statements (below) and actual counts per each statement on pages 7 - 9.

**Question 2: Which vision statements are most important to you or resonate the most with you? Of all the vision statements please select your top five statements. You may use your five selections all under one theme (such as livable community), or you can spread them out equally and pick one statement per theme. It is up to you!**

### The top five favorite statements:

1. Connect pathways, trails, greenways, and bike routes to create safe and walkable neighborhoods. (Livable)
2. Manage Growth by ensuring that development pays for itself and maintains the quality and character of its neighborhoods. (Evolving)
3. Provide a sustainable, 21st century quality of life by ensuring access to healthy and nutritious food, quality health care, schools, police, and other community services. (Livable)
4. Provide innovatively designed parks, preserved open spaces, and diverse recreational opportunities. (Livable)
5. Accommodate all modes of transportation by planning, designing, and building facilities for pedestrians, bicyclists, transit riders, and vehicle drivers. (Connected)



## A PREMIER COMMUNITY



### 1,012 Total Votes

285

1: Create safe neighborhoods with varied housing opportunities, open spaces, and amenities that provide living choices

273

2: Plan for a multigenerational city with opportunities and services for all age groups

273

3: Support the expansion and retention of businesses by developing a diverse and qualified workforce through integrated business and educational partners

181

4: Complement economic development opportunities with local workforce and student talent by providing the training and skill necessary for all residents to have access to a living-wage job.

## A LIVABLE COMMUNITY



### 1,243 Total Votes

479

1: Connect pathways, trails, greenways, and bike routes to create safe and walkable neighborhoods.

347

2: Provide a sustainable, 21st century quality of life by ensuring access to healthy and nutritious food, quality health care, schools, police, and other community services.

326

3: Provide innovatively designed parks, preserved open spaces, and diverse recreational opportunities.

91

4: Build on Meridian's cultural visibility, identity, and capacity by promoting the local arts and cultural assets.

## AN EVOLVING COMMUNITY



### 1,069 Total Votes

446

1: Manage Growth by ensuring that development pays for itself and maintains the quality and character of its neighborhoods

291

2: Focus growth in key areas to allow for a thoughtful, efficient, and high quality development pattern that aligns with availability and capacity of all services and infrastructure.

203

3: Protect, preserve, and enrich Meridian's strong historic character and charm.

129

4: Target incentives toward businesses that improve quality of life and provide a community benefit for current and future residents.

## A CONNECTED COMMUNITY



### 998 Total Votes

292

1: Accommodate all modes of transportation by planning, designing, and building facilities for pedestrians, bicyclists, transit riders, and vehicle drivers.

289

2: Improve the efficiency and viability of transit through land use planning, street design, and new technology.

244

3: Ensure alignment of transportation network enhancements with new growth.

173

4: Create travel corridors that accommodate multiple modes of transportation and promote street connectivity.

## A VIBRANT COMMUNITY



### 709 Total Votes

263

1: Promote Ten Mile, Downtown, and The Village as centers of activity and growth.

246

2: Support a downtown renaissance as the city's next premier destination through the creation of an attractive shopping, entertainment, and cultural center.

125

3: Provide a diversity of housing opportunities that safeguard access and lifecycle transitions for all residents.

73

4: Create premier places with distinct community identities.

## IN-PERSON COMMENTS AND IDEAS

### Boys and Girls Club

- 10 acre dog park in south and north Meridian
- Eagle, Chinden, and 10 Mile need to be converted to freeway collectors and beltways
- Larger library and community center
- More commercial (food and shopping) in west Meridian
- I'd like to see more nice homes where a person can walk to shopping
- I'd like to see more places like The Village
- Finish all sidewalk on both sides of the street
- Smarter housing planning
- Not putting high density housing across the street from impacted schools
- Housing diversity in price, affordable for people at different economic levels
- Senior communities near shopping centers, senior housing needs to be affordable(500/mo)
- Create a destination downtown
- More opportunities for teens and adults
- City Council, planning and zoning, ACHD work together as one cohesive unit to accomplish goals
- All entities need to listen to residents as well as developers
- Allow low density housing to remain by creating areas of higher density
- More space between high and low density
- Elevated mono-rail may be better than ground light rail, Reduces already increasing congestions. (see SLC light rail bogging down traffic).

### Summer Fun

- 10 acre dog park in south and north Meridian
- More infrastructure and road/city planning before more subdivision construction
- More motorsports racing
- Slow down housing growth and work on infrastructure streets, shopping, etc
- No garbage at parks on the ground
- Slow down housing development (apartments)
- Work on road infrastructure
- Large and tall apartment buildings built in established communities (bad)
- More parks, open space, and bike trails.
- Professional soccer team and stadium
- Protect inward migration
- Housing prices are going up and by the time our elementary kids are grown up they will be twice as expensive
- 2008 Housing market crashes, have you learned nothing??
- Keep open spaces, build more park and trails
- Don't let this area end up like Portland
- Surf inspired pool and a wake board tow system
- Low density in south Meridian
- More grocery stores and places to eat in Meridian
- Better treatment for immigrants
- Crazy rising house prices are sending us out to Kuna
- Too much growth, we need more businesses to support this growth
- Light at Meridian and Calderwood roads
- More for teens and adults to do
- Protect open space within the city
- Add Abercrombie and Fitch to the Village

- Add an Apple Store to the Village
- Need for low income families
- Smaller classroom size and teacher to student ratio

### Movie Night and Main Street Market

- TV hats that give popcorn
- 3D TV's
- Shoes for dogs
- Light rail to/from Boise and Nampa (X2)
- Homeless shelter apartments (X2)
- Provide a diversity of housing opportunities that safeguard access and lifestyle transitions for all residents
- Better public transit system, more areas to stop, expand what we currently have
- 10 acre dog park in south and north Meridian
- More activities for teens and adults (X3)
- Keep some agriculture (X10)
- Have a committee to work on goat head removal in Meridian
- Movie theater downtown Meridian
- Wells Fargo Chinden and Linden (X2)
- Preserve farming, too much development
- Need Ten Mile with a Costco
- Promote downtown (X2)
- No more development on 10 Mile until ---- widened from ---- to Chinden

### Concert on Broadway

- It would be nice to have a performing arts venue in Meridian that accommodates larger crowds

### Open House

- More stuff for teens and adults
- Meridian performing arts center
- Bring AmTrack train to the area
- 10+ /acre dog park in South and North
- Bring musical theater to Meridian

### Community Block Party

- Transit (bus)
- Extend greenbelt by Boise River and Park
- Overpass/expressway between Eagle and Freeway
- Skywalk from residential to Kliener
- Decline Summerset Apartments application
- Prioritize expansion of HWY 6
- Better streetlights in neighborhoods at night
- Public charging stations
- Large dog park south and north
- Better zoning, too much commercial and light industrial mixed in with residential
- Overpass for Linder Rd (X4)
- Speed bumps on Todd Rd from Chateau to Cherry Ln
- Better patrol near schools (too many speeders!) I would change the availability of affordable housing so that people can live in the same community that they work in. Service workers should not have to commute in from cheaper outlying towns just to be able to support themselves. Having affordable housing in town benefits both workers and businesses as the workers are able to spend more time with their families as well as save money on gas which can then be spent in local businesses. It's beneficial to everyone.
- Saving agricultural land should be a priority.

## ONLINE SURVEY COMMENTS

- Connecting neighborhoods with bike paths has not kept up.
- Promote “just say no to growth” instead of maintaining this ridiculous explosion of incoming people.
- Tough choices
- We need less focus on what we have to offer & more focus on how we can preserve what its citizens have worked for. More representation- less self-promotion.
- I think you need to work on these in conjunction with one another. An aspect of one will affect an aspect of another, etc.
- We are growing too fast. We are allowing all kinds of development to happen that impacts roads, schools, and neighborhoods and not doing anything about protecting those things. We need to have a solid plan for fixing this.
- Beautify and maintain existing areas along roads that need some help. There’s a sad looking area on Cherry Ln, between Ten Mile and Black Cat along the road with 18” tall weeds growing in the sidewalk, and the residents that are inconsistently “maintaining” the weeds growing on the irrigation land behind their homes (and facing the street) by either mowing or burning them periodically. One home cut down a bunch of branches from their backyard tree and threw them over the fence, where they sat for more than a week. It looks like the ghetto of Meridian. I wish the city would landscape it, as it is an eyesore. I live in an adjacent neighborhood and I cringe every time I drive past.
- Quit annexing, freeze the boundary and stick to a zoning plan rather than approving every variance request that falls on your desks. Charge developers the actual cost of their projects like increased traffic, school overcrowding, water and wastewater treatment, etc.
- Ensure the roadways are being improved to deal with traffic congestion - plan ahead. Give farmers a reason not to sell their land to developers, incentives. Be smarter where apartments are being built and ensure fire/police staffing is adequate for the massive amounts of people moving here.
- It would be nice to have more affordable housing in the Meridian area. Meridian is Turing into Southern California and it’s absolutely disgusting.
- CREDIBILITY AND INTEGRITY ARE MISSING. You have already ripped credibility and integrity to shreds when you changed the EXISTING zoning to accommodate a developer’s sale to COSTCO. And you are in the process of attempting to rip credibility and integrity to shreds again if you allow the zoning to be changed to accommodate a gas station and convenience store at the present location of Wagner Farms. NONE OF THE FIVE VISIONS APPLY when such flagrant disregard for previous zoning exists.
- Meridian seems to have grown way too fast over the last 10 years. The infrastructure necessary to provide smooth commutes is years behind the home building process. The number of affordable housing units is extremely low. Young adults need this kind of housing to get started in life. If we expect them to stay and thrive and become tomorrow’s placeholder in Meridian, we have to give them a good reason to.

- I've lived here for 20 years and have watched the changes from a small community of around 20,000 to our current population busting levels! I've been saddened to see the loss of farmland and open space. I've also been saddened that some on the city council are not willing that we have more affordable housing, especially in the downtown area. While this isn't just an issue for Meridian, we need better public transportation in which more shops are available that are in places that people can easily reach. I also thought that the statements were too broken up, I would like to see more integration in the vision so that as we grow and develop the city planners are looking holistically as they plan. We truly need to be looking ahead and planning for the future, and I hope that we can do that!
- Support our police and firefighters
- "No more bike lanes, no buses, no more high occupancy housing... How about taking care of our current residents.

If you don't understand the problems go look at Portland, Seattle, Chicago or Philadelphia and all of their suburbs and smaller communities around there. NOT PRETTY NOR IS THE CRIME OR LIVABILITY."

- I don't see any mention of Meridian's agricultural heritage. I think if we're talking about preserving open spaces, why not consider using those spaces as working farms? That will create a connection to our past, a connection to the rest of our largely agricultural state, and a more diversified economy.
- Almost ALL of your choices exclude the conservative quiet attractiveness that meridian what people wanted. As much as many of us like meridian it is becoming a what we don't like
- You don't give an alternative to the overpopulation in this Valley. You only give choices you want. Not what the people want. There aren't any choices to choose. Only the irresponsibility of our city government that needs to be voted out for what they've done to our city. What kind of government over populates and then wants us to convince ITD to catch up with it. Put a freeze on development until the infrastructure catches up. It's a no brainer.
- Transit is a great opportunity, but it always seems to be lumped in with bicycle lanes and fewer vehicle lanes. It will be tough to get Idahoans out of their cars to commute to work so pushing both options will be a struggle. Prioritize a great rail or bus system as that has the ability and practicality to get more people to use it.
- Stop the expansion of subdivisions. Focus on improving what we have to meet the need of the existing community.
- N/A
- We need to focus on creating a real urban identity because this farm identity is dated and useless.
- They're gucci
- How does a Costco in a residential neighborhood protect and enrich the strong historic character and charm? The North end; Harris Ranch; Bown Crossing...These protect and enrich the historic character and charm that is Idaho. Costco belongs in an industrial/ commercial park where no one's quality of life is compromised. Please reconsider your decision and truly reflect the way of life that this survey envisions.
- It isn't what is missing so much as what you are bringing in. We live in an area that is surrounded by

all the box stores anyone could want. Please be thoughtful when planning communities. Preserve and promote the open spaces and parks, bike pathways and recreational facilities. Improve roads and traffic flow and allow small businesses be successful. Shut down the box stores and the storage facilities - just say NO!!!

- Curtail residential growth. Re-zone outstanding residential areas to be rural.
- Again, as previously stated there seems to lack diversity and variety with businesses around town. There is a large focus on creating these large shopping centers that host the same thing as the one a few blocks away. Even compared to Boise, Meridian seems to be lacking its own identity. Meridian had a sense of charm when we moved here a few years back. Beautiful parks on the corners, walking paths through developments. Now it is a sad make up of strip malls on every corner.
- Make sure schools and roads can sustain growth before new developments are approved. Hillsdale is already full, yet building is still happening.
- Control growth, so as to not loose the farm land and open space, and to ensure adequate roads.
- Definitely need to be more thoughtful and slow down growth so that Efficient planning can happen.
- Traffic!!!!!! A huge issue. We are moving to Nampa due to overcrowding in Meridian.
- More public places, we have tons of “private, exclusive, fee driven private “ pools and little activities for the community as a whole for children in the North end.
- I love seeing the improvements and emphasis in the historic meridian area.
- We as a family would love to bike more. But we have to travel to Eagle or Boise for a more connective pathway. We do however live very close to the Bud C Porter walkway and use it often.
- Efficient planned growth is important. People and business want to move to meridian. Make them fund the infrastructure by reducing incentives or make them competitive but give nothing away for free or bank on future growth to fund decisions made today. Must be self sufficient to make it through unavoidable economic downturns.
- Be sure to also protect plant farming livelihood. That is, after all, part of Idaho Identity and Idaho’s national contribution aside from absolutely protecting many wildlife areas for everyone to enjoy. This is part of the essence of the lure to visit Idaho.
- Small item overall, but I am many others would really like lights installed at Settlers tennis courts. Meridian has no lit courts and Boise and Eagle do. Thanks!
- I think we have to control the growth. I think adding too much high density living is a mistake and will overwhelm the infrastructure. I’ve heard it said that Idaho is where Utah was 30 years ago. Now look at Utah. 7 lane highways, pollution, gangs, crime, and crazy population. Let’s plan to preserve the “small town” feel by limiting growth. Let’s put in the infrastructure we need. I like how Meridian has kept an eye on schools and libraries and parks. I like all the community events. I don’t like Eagle Road, McMillan, and Chinden at “rush hour” times. I like that we want to plan ahead. I like all the green spaces.
- Please build something like the YMCA that Boise has, with a pool, or somehow negotiate a way that we



can get access at the same price they have.

- Responsible growth: improving and expanding recycling program, building more schools, and planning roads accordingly to adapt to population growth
- Find more ways to preserve agriculture and open space that is rapidly diminishing from Meridian.
- The City of Meridian has no center. No economic focus. The Village and Tenmile replace the potential for a center of economic fluency. Promoting and offering incentive programs for businesses and entertainment for Meridian is vital for the city to grow. As it stands, the outlying areas compete in economic separation from the city center. Downtown Meridian is stale and will continue to be depressed unless promotions and incentives are offered.
- “Charge developers school impact fees or, better idea, Require developers to build a new school or pay for the upgrades to existing schools to accommodate the increased population of students.

Focus on building a strong core around downtown to prevent blight and decay as newer flashier developments extend beyond existing boundaries. If city services can't be bolstered to equally and properly serve existing populations then there should be a moratorium on new building and especially against further annexations and expansions until the current level of service can be maintained across the city”

- These all seem to be worth while objectives. Prioritizing these and figuring out how to fund them will be the trick. I believe that downtown is an incredible asset that has been under utilized because of the strip development along the major arterial (Eagle Rd. in particular) I believe that downtown could serve as a great compliment to the other activity centers such as the village.
- “Increase Police and Fire Department size and increase wages for our first responders. Gladly would support a tax increase, bond, or gas tax increase to fund this.

Also look at a transit that would involved using the old Union Pacific Railroad tracks from Nampa to Broadway with rush hour trains to provide another mode to travel to and from key areas. Again, would support tax increase, bond or gas tax to fund.”

- Growth seems inevitable - but right now there's massive housing projects but insufficient attention to traffic issues. It's already a mess on Eagle Road north, now south Eagle is a mess, Overland, Cloverdale. Too many subdivisions/apartment complexes without improving the road system. It's beginning to be a nightmare traveling anywhere.
- “What the hell is with these multiple choices? Are you saying you have to have one, but not all, or some or none? These don't even make sense.

Fix the freaking looming traffic issue, pump the breaks on residential housing growth, and look past what's immediately in front of you. This is absolutely absurd what is happening.

1 FREAKING YEAR TO FIX THE CLOVERDALE OVERPASS? Is this the 1800's? It's embarrassing, shameful, and borders on fishy for that thing to take that long to fix.”

- “The supreme law of the land says ”to promote the general Welfare... to ourselves and our Posterity.” It is not enough that residents ”have access to a living-wage job.” All residents ought to be informed of jobs that require the most rigorous training and ought to be encouraged and given the opportunity (as admission to the appropriate educational system) to pursue said jobs if they be of interest to them.  
“
- Make sure we can get out of neighborhoods and into the often heavy traffic flows safely. Arrowood Road pedestrian light modified into a traffic signal would allow a safe way for people that want to travel south or east without charging into gaps in the ever increasing traffic on Meridian Rd. It is a real issue at times for those wanting to travel south on Meridian from the block of homes on the west or south portion of homes bordered by Meridian and Ustick. Attention to more than moving traffic swiftly is needed.
- We need safe neighborhoods with Neighborhood Contact Officers.
- All of these are too vague and prone to interpretation. They can mean anything at all. The pieces of the Master Plan I have seen is fraught with high density housing projects or proposals that ignore or trivialize the existing homeowner base in this city. It is pure folly because those homeowners carry the burden of meeting the city’s financial needs. The more we look like Garden City and cater to rental apartments, filling every space available, the less inclined I am to stay here.
- Quality of life suffers from irresponsible high density developments that produce more traffic, more pollution, more noise and more stress.
- We need more affordable youth activity options. Everything is becoming so privatized and elite. For example, we have ONE public swimming pool, and one swim team. Not every child/person is destined to be a star athlete. But, every child should have an opportunity to learn through play and sportsmanship. We are pricing out our vulnerable middle and low income families. By the time the poor kids get to middle and high school, where families have to pay \$90 per sport (quite a commitment for many), kids who may have benefited greatly from at least sampling athletics haven’t even had a chance to try it out, and they likely won’t want to financially or socially risk the pay-to-play sports at school. Why can’t we have city-sponsored youth intramural type sports leagues??? Reasonable prices (in the \$50 range, as opposed to \$100 and beyond)? Those of us who chose Meridian prior to the exponential growth trends are feeling pushed out and priced out.
- Attempt to keep the best land in farmers’ hands by careful zoning, rather than “growing houses”...
- “Education is missing from these and would be the top of my list. I want safe schools that are not overcrowded. I don’t want my child to be a number. Stop building all these houses and apartments. Our schools are already too crowded and you just keep approving all this dense housing. Please stop!”
- I refuse to be herded into this dogma
- Keep living costs down. For those of us who aren’t transplants with old money it’s hard to keep up with big city costs.
- We need to keep suburban sprawl in check and make sure we don’t continue overcrowding our schools.

- Again, it goes back to affordability and ensuring developers play a key role in funding schools and roads for the growth they're supporting.
- For me, premier sounds expensive and is completely subjective. Premier loses sight of ensuring affordability for the community. If you're going to push "premier" for the City, you also need to be pushing premier wages to be an inclusive community.
- I feel like Meridian lost a lot of its visible history and culture. Bringing some of the back would be great. Also, the city needs to get denser, remove all the huge areas of parking, stop catering to the automobile - the pattern is too much about sprawl and single-use areas. The best thing Meridian could do for its future is develop true neighborhoods where kids can walk or bike to school and the scale of everything feels more local.
- The use of the railway corridor for alternative transportation. Use the corridor as a means of future (sooner the better) light rail and a greenbelt to connect areas of impact. Work with ACHD to remove bike lanes and place them throughout planned communities and away from roadways. Form interactions throughout side roads and pathways to create safer walking and bicycling paths rather than mixing them with motor vehicles.
- The last bullet about focusing growth is enormously important. We cannot continue to fill in 640 acre sections of lands with quarter acre subdivided lots without transportation infrastructure in place, especially North-South routes. A two lane road, with a 4 way stop at each mile doesn't work. Learn the lesson of the transportation nightmare that has perpetuated itself in North Meridian from Eagle road west to Ten Mile and don't repeat it in South Meridian. Focus growth in areas where the transportation network can handle it, like Ten Mile. Don't allow growth in areas without infrastructure unless the developers agree to partner and pay for the upgrade. And work bicycle corridors into growth!!! Bike lanes are not sufficient, they're dangerous and people don't understand how cyclists integrate with traffic. Try riding down Overland road during morning or evening rush hour if you don't believe me. Bicycling commuting is hazardous business in Meridian. Integrate dedicated, physically separated paths along major roadways for pedestrians and cyclists, and use these in the place of sidewalks. Meridian road has a wide-enough corridor to do this currently!
- One shoe can not fit all. I think the vision for Meridian should be more of written plan to identify all the elements needed to work towards the community we all desire.
- STOP changing zoning to appease developers. Respect the homeowners and make developers pay HIGHER impact fees. High density is ridiculous to even consider when the schools are overcrowded & the roads are awful and about 8 years behind supporting the current development
- No big box stores!
- I want farmland and open fields to be preserved!!!! They're gorgeous and I love driving by them! It would be terribly sad if all I drove past was buildings and apartments.
- With all the growth we worry about infrastructure requirements.
- Developers and business should help fund roads.
- Infrastructure has become one of the most critical needs in our community here. Traffic is quickly becoming out of control.

- Please refer to my earlier statement about protecting the natural environment and moving to sustainable energy.
- In Evolving Community, I believe all 4 are very important.
- “In addition to environmental sustainability (see my previous comments), education really needs to be a focus. Without a strong, locally based educational system from preschool to college, we can provide all the incentives we want but businesses will still look elsewhere. Education is the bedrock of economic and social prosperity. I think the location of the first medical college in Meridian is a great first step - more of this is needed.

Ensuring affordable housing and creating a strong social safety net is also essential to make sure none of our citizens get left behind. A community that would rather “export” its poverty to another city rather than deal with it itself is not a community I want to be a part of. “

- “Improve safety in established neighborhoods that have long roads being used as thoroughfares into inner developments.  
Ensure usability and pet friendliness of the current greenbelts by not allowing weeds to grow. (Difficult to walk dogs on the greenbelt after cheat grass is mowed.)  
\*Meridian West is not included in the neighborhood dropdown on the following page. While developing our city, please don’t forget about us.
- “Protect and enhance distinct neighborhood identities (the N and S rims, Downtown!) through active resident involvement, generous green space, and superlative architectural, building and landscape codes.
- Limit the rate of growth to allow other considerations (like traffic and emergency services) to catch up. Widen roads before 20 new subdivisions are built in an area. Limit road construction north/south and east/west to no more than one main artery at a time. Allow seniors, like myself, to freeze their property taxes so they can stay in their homes and don’t have to find a cheaper place to live because their property values (along with other costs) have risen exponentially due to demand, while their incomes have remained the same. You will create not only an older impoverished generation, but also a younger generation just starting out who can’t afford decent housing either.
- Developers NEED to pay for schools to be built in the HUGE subdivisions they are building. We are VERY VERY overcrowded in our schools and the city continues to approve new building without a plan for schools or roads to handle all the people!
- No more apartments please. Slow everything down. This used to be a nice small dairy community and now it’s a disaster. The overcrowding in the schools is ridiculous and I know that’s not the city’s problem but you could help out.
- Stop the rampant growth that currently doesn’t have the supporting infrastructure (roads, schools, police, etc).
- I see your mission statements, but so far I have not seen much action taken regarding roads. All talk, but not much else.
- We welcome growth, just need to plan for the bigger picture of the future. Not the near future with the street widening, common areas and communities. Also, there needs to be a pace at which the growth

can happen to keep the small town feel/charm of Meridian and surrounding areas.

- Stop building apartments and go back to single family housing
- “Many of these vision statements are very important to a great city, but need not be the focus of city government. The public sector can provide and add to our city, but the city needs to be able to accommodate them and the people that live in it. The basic infrastructure and roadways must be planned first. My understanding is the new Costco will include the help of widening roads, all new businesses and developments should share in this.  
There is a 500 unit development being built at the corner of McMillan and Meridian, those are small single lane roads. While the community desperately needs they many units it will provide - Who allowed such a massive project, that does not appear to have any space on the McMillan frontage to allow for easy road widening. The developer should have been responsible for the widening BEFORE he was allowed to build. Other businesses will struggle to fit into this are due to poor pre-planning.”
- We are headed for trouble. No new employers, most new residents retired. We need to attract employers and need to think about where a N-S freeway will go through Meridian. Don't let any politician talk about Rail mass transit. It is killing every city in the US trying it. Wait, the future will bring better options right around the corner than any multi-billion \$ option out there now.
- Too much, too fast, too chaotic. Too bad, it could have been better than Boise.
- Statements are general in nature, and multiple choice leaves out essential options that should be included in a vision statement.
- Manage growth to effectively handle influx of students and traffic flow. Both the schools and roads are too crowded. Having to approve bonds for a solution to schools bursting at the seams is reactive and not fair to our students.
- Stop the rapid growth
- All responses are very broad and could be interpreted in any way that the city sees fit. Would like to see some specifics behind these broad “visions” that address things like step-ups, school overcrowding, overloaded infrastructure (streets, internet, irrigation, etc), and other real world conditions we're dealing with.
- Let our city digest all the growth that has happened in the last 30 months.
- Do not approve growth unless the necessary infrastructure (roads, schools, etc)accommodate the growth. Implement impact fees to developers have a stake and responsibility to provide this along with their housing development. Use Scottsdale, Az as an example.
- STOP TIMBER CREEK RECYCLING EXPANSION
- I would like to see businesses like Pawn Shops in more incorporated areas and further away from homes and neighborhoods.
- Stop allowing developers to run out the ability to build and sustain the growth needs in our community if they come in they need to be willing to finance their portions of growth in helping with roads and land management to assist in help for the schools to be built

- There is a thriving equestrian community in the Meridian area. The acreage properties contribute significant tax dollars and also can serve to preserve the rural character of the area if development is planned thoughtfully around these neighborhoods. Also, if Meridian includes equestrian facilities in public spaces, we can maintain the opportunity for people - young and old - to be introduced to horses and have convenient access to them moving forward. SW Idaho is a special place in that we are surrounded by outdoorsy activities, and horses are a FANTASTIC way to direct kids into positive directions. Please build so that we can maintain our way of life. Thank you!
- As a secondary to evolving community we need to attract more quality employment to Meridian. It's nice to see choices for restaurants and retail shopping but we need higher paying jobs so that our youth have opportunities to afford to stay in Meridian. The commute to outside Meridian has doubled in the last 5 years.
- Too many apartments and high density housing without a supporting infrastructure. Have developers pay for the infrastructures.
- "Leave grass and nature areas without buildings.  
Have team-building community activities for all ages.  
More interactive museums.  
Also, Idaho, mainly Meridian or Boise, needs to have more tours! Artists, Broadway, Off-Broadway, etc. need to come to Idaho more."
- It appears that growth for growth's sake is what's driving things like building huge multi-level apartment complexes near schools, with no consideration given to the fact that the surrounding streets simply cannot handle the resulting congestion. Traffic is a nightmare in the entire city, due to this kind of irresponsible "planning." Meridian is losing its small-town feel, which is why we moved here in the first place.
- What's missing is better commercial planning.... Just because you set aside land for commercial use doesn't mean you have control over what goes on this land.. We have way too many fast food places and gas stations (like Stinkers) surrounding our subdivision, instead of offices retail shopping ..and now another car wash going in across from the current one we have at Fred Meyers, I know the fact that we have the high school and middle school on either side of us as well as hundreds of apartments going in attracts those places, the roads will soon be jammed packed with cars on McMillan and Chinden and Linder and N. McMillan. I fear this family friendly living will be just another urban sprawl of danger for our kids with all this density of commercial activity. We need better bike trails to connect us and protect us and would love to eventually connect to the Boise river trail system up here. I don't mind driving a mile or more to get gasoline so please give us a break on the excessive "stations". If Winco ever goes into that large parcel at our North end..Please don't include yet ANOTHER gas station..It's too much! How about a theatre, an art, music or dance academy? How about some real nice restaurants like at the village or even some actual clothing stores for a change? Eagle Rd is getting so crowded it's hard to go to the village as much as I'd like.
- North/South and East/West corridor for dedicated pedestrian and bike travel.
- We need a dedicated north/south and east/west corridor for pedestrian and bikes. We need the same for moped and electric scooters (35 mph) including legislative support and education.
- Keep Ten mile out of the vision for vibrant activity centers, we don't want it looking like Eagle Rd.

- Keep meridian SMALL! Less apartments and sub developments.
- Manage the growth and only allow new developments to be placed on roads that have already been upgraded to five lanes. At some point a realistic discussion needs to take place that the Treasure Valley will need another freeway, mostly likely going through or starting in Meridian. The sooner that discussion begins the better. The traffic and growth cannot support is existing street grid system.
- Please stop building
- Traffic congestion is such a problem now. Our roads cannot keep up with the residential development.
- Make brainstorming exercise what growth negative consequences to avoid and work to avoid/ minimize.
- The biggest factor is making growth and development pay for itself. Developers are getting extremely rich while our roads and infrastructure cannot keep up. ACHD does not listen to local residents at their open houses and hearings. They do their studies and show up to those meetings with their decisions already made. They could care less about impacts on current neighborhoods. Developers are not being held accountable for the subsequent impacts from the multitude of houses they are building and the masses of people moving here.
- Costco and winco!
- “Proactively responds to the changing needs of our diverse community under the basic tenets of providing opportunities for community health and recreation; training and educational initiatives in coordination with our schools and business community in order to prepare for an evolving future; quality of life through a well planned community including green space, diverse housing needs, and both individual and mass transportation needs, present and future; a vital business community to offer services, growth, employment, and other amenities to out residents and community.
- Develop some neighborhoods that have large lots.
- What neighborhood do you live in? I live in Meridian West, but the drop down does not include that option.
- Not so many apartments! And houses are way to close together.
- Keep the hometown feeling and not a sprawled mess where no one can connect with one another. Need services for the elderly and home bound that can't afford to pay for them but are in need of help
- Bike lanes aren't well connected now in many areas of the city.
- LESS APARTMENTS! There are already WAY too many. Remove some of them. If older than 20 years old, tear them down and build subdivisions. Make larger lots. Promote business.
- The biggest concern, by far, is unmanaged growth. This is specially true south of the freeway. There needs to be checks and balances to ensure that the quality of living is preserved, and not compromised for the sake of growth and expansion. And that projects pay for themselves, needed roads, and the additional schools that those projects will require.
- There needs to be safeguards into our planning strategy to reign in uncontrolled growth. Specially those that place greater tax stress on the existing residents of these communities.

- Pretty thorough. Beware of state exemption laws in the midst of local policy initiatives.
- I want the quiet, hometown historic charm (that we had) that is safe for my kids to play, learn and grow.
- It feels like these scenarios mostly put diversity and multi culturalism ahead of long time residents who should have a bigger voice. Our taxes go up as growth continues but government bows to the growth population and chase big city policies that are a disaster. More than ever we are very informed on who we vote for. Stick to hometown values and respect the long term residents. Thank you
- Slow down growth.
- Stop the sprawl! Enough houses and apartments! Bring in more offices, businesses, and shopping.
- Instead of reacting to growth, get ahead of it. Built the schools, roads, and infrastructure ahead of the subdivisions, not afterwards when it's three times more expensive.
- There is a lot about diversity and cultural visibility/promotion. This changes my entire view of Meridian. I came from California, where diversity and cultural visibility/promotion was forced upon us, causing people to come in and completely change our cities, schools, overall lifestyle, etc.. That is why I left. That is why soooo many people leave. If anything, I want Meridian to stay as it is and not have other peoples cultures forced onto me or into my new city.
- Do not allow the character of the community to change with development.
- Our farming community and protection of that industry has not been included as a partner in your plans. We are losing a valuable and sustainable resource. That feeds our economy and people.
- Smart development by communicating with other Cities and Agencies regarding proposed growth and development. This can be achieved by communicating issues and suspend development pending the resolution of issues.
- A long term plan would be good. It doesn't appear that Meridian has one or if they do they don't follow it. Seems like development is approved randomly.
- Have interconnecting walking paths rather than the "choppy" path system Meridian currently has. HAVE A PLAN!!
- Meridian is now exploding with people and terrible traffic backups. Schools can hardly handle the ever growing influx of students!!!
- "1. I do want transportation to support the growth, so we need to curtail growth until we have the transportation infrastructure in place to support the growth. Quit putting so many lights on the main roads so traffic can move more freely.  
2. A Performance auditorium should be a high priority because it would bring money to the community and since we are in the middle of the valley, we need another performing venue.  
3. Please curtail the large and tall apartments buildings. So unappealing and it is ruining some of the nicer single family neighborhoods. Keep them lower if you have to build them.  
4. Do want to keep the small town feel and the historic elements preserved.  
5. Love the Village. Such a wonderful addition to the community. Need more parks and gathering places like this.  
6. Support bringing higher paying jobs to Meridian."



- Public transportation is lacking in Treasure valley. This needs to be changed immediately to keep up with our growing population.
- I would like to see a community that responds to the fast growth without damaging the education needs for our children with over-crowding.
- Transportation is a problem. There is no consistent mass transit. Seems like every road end up in a bottle neck or that road doesn't go from point A to point B with out going a mile or so to get where you are going.
- More schools HMS and RMHS have too many kids
- Open spaces. Let's set aside places to walk or just get a break from traffic.
- I think it would be nice to add some wording supporting the vibrant senior activities and services.
- I think more thought needs to go into the rapid growth in the community. We do not have the infrastructure to support all of the building and growth, i.e., police, fire, emergency responders, hospitals, doctors, nurses, schools, etc., etc., etc. I feel we need to restrict new building until the infrastructure can support additional people moving into this area.
- A responsible community where citizens are given a voice and elected officials are transparent & accountable. Putting people before profit.
- A compassionate community: A community that thinks of everyone, including low income, elderly and those less fortunate.
- Take the word clean out of premier.
- well planned and controlled growth.
- I am not aware of any public transportation in Meridian
- Slower growth! I think Meridian is wildly out of control right now with too many subdivisions and apartments being built, and beautiful farmland and wildlife habitat being eaten up by growth.
- "Downtown needs to not only draw people in from outside but work to the base of who already lives downtown. Trying to be something it's not doesn't work.  
Firestone (?) tire shop by tracks: who owns this? Can it be used in conjunction with farmers market and have an open flea market/artisan booths there?  
What about the other places around the tracks? Can the city/groups make use of those on a limited basis to try some things out, see what works? There are a multitude of things that could be done downtown for relatively little expense.  
Would like to see more than just bars, restaurants. Think Pioneer Square in Seattle, lots and lots of eclectic shops."
- Affordable, health and housing cost.
- A community focused on safety, security, transportation, education, and quality of life of existing residents and careful, limited growth.
- Walkable community with places that foster interaction.

- A sense of place that distinguishes Meridian from any other random American suburb. A standard of architecture and design that preserves an identity that would otherwise be lost to homogenization.
- Something to do with updating infrastructure to deal with the thousands of new people moving here so the streets/highways don't turn into Los Angeles
- We need to take care of the traffic issue. Roads are not handling the current traffic and new houses and apartments are continuing to be built. Developers need to be charged more to build in Meridian to help pay for widening roads and new schools.
- These statements make it seem like you can't have a connected community and a livable community. These statements don't seem like discrete vision themes, I think citizens want all these things. They want a vibrant, livable, connected community. Why do we have to choose between the three?
- CREDIBILITY AND INTEGRITY ARE MISSING. You have already ripped credibility and integrity to shreds when you changed the EXISTING zoning to accommodate a developer's sale to COSTCO. And you are in the process of attempting to rip credibility and integrity to shreds again if you allow the zoning to be changed to accommodate a gas station and convenience store at the present location of Wagner Farms. NONE OF THE FIVE VISIONS APPLY when such flagrant disregard for previous zoning exists.
- EDUCATION ...
- I believe new and evolving developments should be respectful and designed in such a way to be thoughtful in retaining an adjacent and nearby neighborhoods' semblance of peace and character, for our homes and communities are our everyday havens. I believe better flow of all main roads should be planned and incorporated very soon so Meridian can achieve smart and balanced growth without stepping on the toes of those citizens that have already invested emotionally and financially in their beloved city.
- Traffic flow improvements (Ten Mile Road) from Ustick to Chinden. A city owned and supported internet service to provide affordable and secure access to the WWW.
- Stop building more housing without the additional resources needed to maintain current residents.
- Public safety has to keep up.
- Strong education and more schools to keep up with the insane growth. West Ada is not keeping up
- Infrastructure at same time as,, or prior to, development...
- I think there should be one that's more specific about keeping Meridian the sweet, small town it has been. That's something that's part of Meridian's character, and adding more houses and making schools over crowded is not what Meridian should be. We're suburbs, not big city!
- The scopes are too narrow. But the biggest need now is improved transportation. We are gonna be a premier congested community with the growth going on from Kuna to Eagle west of Meridian road
- Stop the growth. Our Valley is already ruined. It's only going to get worse with all your stupid ideas about how it should be. It was great the way it was. Crime is ridiculous now. Put a freeze on development and people will stop coming. If they don't have a place to live or work they'll leave..... hopefully.

- The city is growing rapidly and we are beginning to lose what made Meridian a wonderful place to live.
- good as is
- N/A
- I think that pieces of these should all happen in one.
- “Downtown/nightlife  
Possible college element?”
- I think something that is important is preserving the town and it’s values
- Artistic
- Cultural opportunities
- A community of urban areas. A community of modern and updated places and potential.
- A premier community with safe transport. Meridian does not have a lot of public transport which can be a struggle for people who don’t own a vehicle.
- Vibrant community may be the weakest aspect. It is still instilled but I think we could increase historic knowledge.
- Idk
- New business growth
- I am struggling to participate in this survey because the previous comprehensive plan would not have allowed Costco to be approved on Ten Mile and Chinden, but the big box company came in, asked that the city grant them a variance and those of us most effected were ignored. Why ask for input if you don’t intend to abide by the agreed-upon plan?
- I’m into this survey 1 question and this is to be all honest, it is somewhat a joke. We’ll see if it gets better. With that said, most people want all of the items listed and live here so that we can enjoy them. I want a thriving clean, safe, secure etc. Community which is also family friendly, healthy and engaging which also has safe and efficient transportation facilities. One without the other isn’t a great community! This isn’t California and the majority of people living here expect most all of the above and should expect nothing less!
- I don’t know where it fits in... We see this community becoming a big-box, fast food, storage unit city. Just like every other fast growing city in America. We moved to Meridian because we found the farmland, animals and open spaces charming. Once these are gone it is too late. Look at Fort Collins, Colorado downtown for a vision of what a unique, historical, walkable downtown can be. You won’t find any warehouse stores in downtown or in neighborhoods.
- While the “Premier Community” targets most of my interests and concerns regarding community vision, I think expansion on the “Evolving Community” is essential. I believe including thoughtful development of a healthier and solid infrastructure that can better support the population growth in Meridian is critical to current and future development.
- There is no consistent aesthetic presentation of the Meridian “community” commercial entity. Rather,

Meridian should choose one commercial stores, services, locations architectural and visual theme (much like Scottsdale, AZ) and stick with it. Also, provide incentives and credits to existing commercial structures (strip malls, stand alone stores, etc....) and give Meridian a consistent look - and no more car dealerships and require that vehicles can only be shown within indoor showrooms.

- Responsible.
- I think ensuring that the growth isn't focused on big box stores, franchises etc and there is enough support for unique businesses. Meridian to me screams franchise and it is pretty sad and not diverse at all. How many Blaze Pizzas, car washes and ice cream shops do we really need on a one block radius?!
- A well managed city- a city thoughtfully planned for the challenges of growth with policies designed to protect the taxpayer and citizens
- City council needs to be proactive opposed to reactive.
- Better traffic flow, traffic solutions before building large developments where the roads can't handle the extra traffic.
- All five are core elements of a quality community. This city will continue to grow and evolve in the coming years and continued forward thinking is essential.
- Affordable could be added to Premier Community
- I don't see anything related to sustainability or education.
- Growth limits, improved transportation
- Growing infrastructure, like roads and schools.
- Activities for kids to do in various parts of town. The North end has nothing. The South has YMCA and the giant water park.
- More accessible parks, thoughtful development that isn't slammed with houses, apartments, and businesses so close that the living environment is sterile and concrete.
- I believe that our community is safe, clean, and growing with diversity which is a great thing. I think the hardest thing to keep up with is the infrastructure on road expansion to keep up with the amount of growth that is going to continue to happen in our town. I think that not only looking at the roads that are now heavily populated and backed up but also looking at roads that are going to be in that same category within the next 5 years needs to also be a focus. We need to change the mentality of reactive solutions to proactive solutions on widening roads, etc. so the we can stay ahead of the curve. If this can be done early enough it will save time and money vs. waiting until everything is built up and then having to tear up and build again. Great example is in Boise on 5 Mile Rd. and Victory, they should have expanded the road to 4 lanes about 10 years ago all the way through Lake Hazel, and now that road gets completely backed up and doesn't flow properly. Look at where new subdivision are going to be and are being constructed and plan for the growth not wait for it.
- Better roads and ways to keep traffic down. We are so far behind on moving traffic it's ridiculous. Quit building businesses and start building roads that make sense
- Premier public parks and spaces

- More options for family entry and shopping
- Public transportation “Connected Community”. Provide Access to surrounding connected Treasure Valley cities/towns.
- I believe that for each theme stated that the “connected community” theme should be part of each and every theme if we want to positively and effectively improve for a diverse community-- knowing that part of that improvement is growth.
- “Growth is happening at an extremely rapid pace. The following 2 key items are missing:
  - 1) City infrastructure rate of growth and development is severely behind the rate of growth - namely roads, sidewalks, bike lanes, schools.
  - 2) A comprehensive plan that is adhered to is missing. City zoning is not to be trusted. It changes on a whim depending on which developer throws in the most funding. Decisions on zoning seem to be made piecemeal rather than from an overall efficiency and city planning viewpoint. “
- A low-stress community: Where traffic flows nicely, schools aren’t overcrowded, with room to breathe and play. I’m worried we’re growing too quickly to keep up with our infrastructure, which will lead to over-crowding on roads, parks, schools, and public systems. I’m worried that increasing populations lead to increased crime.
- Drop the word diverse. It has little meaning or a bad connotation. We want people to be Meridians, not diverse Californians, or diverse as in deviant. We have young and old, students and workers and professionals, all living and pursuing their dreams in a friendly community.
- Nothing missing.
- Inclusivity
- A community that does not emulate Seattle, Portland, or California’s Bay Area; a community that manages growth sensibly and does not give in to the temptation and false benefit of light rail.
- Combine your “premier” and connected ideas, they don’t need to be exclusive. Don’t build so many “big box” stores and if you do don’t offer incentives like tax rebates or fee waivers or deferments; let their growth pay its full share of their impacts.
- I think the thriving in the Premier Community description needs to involve connection via an efficient transportation facilities. How can a community thrive if it is not efficiently connected?
- A theme with more emphasis on parks and recreation.
- Urban planning, a thoughtful methodology for building commercial and residential building.
- High real estate. Need more family friendly prices. We are becoming an Eagle only rich people can purchase homes here. We want young families rent and housing prices outrageous. Rent is \$1000+ and housing very little under \$200k
- A community that will attract business and industry, so our children and grandchildren can be assured of a prosperous future.
- A focus on quality of life versus tax revenue. I really hope that this new vision is truly going to be

considered when planning for the future of our city. A vision is supposed to be exactly that, a vision, not simply something our City officials write and ignore in action. On numerous occasions in the recent past, the City has ignored long established residents (many of which are generational Meridian residents) in favor of greedy developers and lure of more potential tax revenue.

- I believe that the connected community statement is somewhat misleading. Transportation infrastructure has struggled to keep up with the rapid growth of the area, facilities seem to be few and far between, and the efficiency seems to get worse and worse as population increases. Thriving, safe, family friendly, vibrant activity centers, all seem to me to be great descriptions of the strenghts of this great community.
- I have lived in Meridian since 1972, when I was a teenager. My hope for Meridian is to maintain that small town feel ie Dairy Days and Lions rodeo and yet adapt to the changes and evolution that come with growth. I see an urban sprawl that will make us just another bedroom community. We more business growth to support all the apartments that springing up every where!!
- “Infrastructure appears to be a missing component. Specifically The private building is outpacing the public infrastructure, particularly with road conditions/ restrictions. Their are times of the day when one can sut through 8-10 red light cycles when attempting to exit the interstate onto Eagle Blvd. Safety is degrading in this regard as emergency services cannot navigate through the road congestion. A short term plan is needed.  
Additional, public transportation is severely lacking for Meridian and the greater valley, especially for a community of this size. “
- This is the most laughable, grid locked, road construction speed city imaginable. There is a major transportation/traffic problem looming and it doesn't appear to be taken seriously.
- Where growth is metered and controlled. None of this fill every square inch of of ground with high density housing.
- Family values which promotes the traditional family unit
- Need to promote the accurate teaching of the Bible (KJV). No other theme can unite and/or preserve a community as Biblical teachings. However accurate teaching is very difficult as evidenced by the multitude of versions of the Bible and church denominations.
- Proactive roadway plans: A community that plans for traffic signals to provide safe neighborhood access to Meridian Road
- As in ALL vision statements, they lack or mask specificity. The statements above are like many in that they are soft and malleable. They can mean anything. How these non-threatening statements map to actual actions or policies is what matters. I have already seen the city's fixation with high density housing development and it doesn't impress.
- Every should include more open space and less high density developments. Comprehensive plans can include minimum lot size (10,000 sq ft) and increased setbacks. We need to change direction and save our city!
- Transportation issues

- A premier community should also have a safe and efficient public transportation system.
- Maybe we could include “connected” in the first thing? -- I like the idea of improving transportation / connectivity with the community, but not as a unique vision (fifth option).
- EDUCATION
- Education
- Affordability
- “Hon. MAYOR & City Council members. You do not represent me with your one word theme roundUp. Your one word themes fail to address the CORE issue in my view.

THAT CORE ISSUE REMAINS:

The FAILURE of the Mayor’s & City Council’s unsustainable “growth” agenda.

I refuse to participate in your sheep herding theme dogma.

There will be more from this Meridian Star.

You are not representing us.

You make us buy in to your Madison Avenue real estate advertisement group think.

bah bah bah

Joel W. Howard

you know where I stand on

UNSUSTAINABLE

EXPONENTIAL annual growth

In Meridian City & TreasureValley

<http://edibleidaho.ediblecommunities.com/food-thought/great-treasure-valley-tradeoff>”

- Attainable cost of living for native Idahoans.
- I’d like to see an addition that speaks to the friendliness and/or welcoming nature of my Meridian.
- Affordability!
- Livable and evolving go hand-in-hand, I would say both is vital! Affordable living is also extremely important.
- “Thoughtfully adapting to change” is also a good one. What is Meridian’s unique character? It’s recent history is a place that quickly went from farms to subdivisions and box retail tracts. Meridian should be identifying locations where we can reinvest in a unique character/places/districts that are at least somewhat unique to Meridian. A thriving downtown would be good, but other areas are needed, too.
- There is no downtown center for Meridian. Everything is (for now) is on the Eagle road corridor. Soon it will also be on the Tenmile corridor. Where are incentives for downtown development?

- I believe education and safety are both areas worth mentioning.
- Require home builders to pay for and set aside space for additional parks, fire stations, police stations, libraries and other community services. Right now they are building homes right and left, but none of the services are being built, but left to the existing home owners to pick up the tab while the home builders rake in the money. Also hate to see the farmland go to yet more houses. Need parks and other green spaces left untouched for wildlife and people.
- Change encompasses all of the other themes and Meridian will continue to grow in both area and population. Unless leaders have plan to meet the challenges to infrastructure, transportation networks, education, emergency response, and environmental degradation, it's not possible to be a Premier, Livable, Vibrant, or Connected community.
- As we grow, we need to manage the issues that come with growth specifically the big city problems that come with growth such as aggressive driving, road rage, increased crime, gangs, bullying and harassment in our school system. My grandson was a victim of bullying and harassment last year at Meridian Middle and the school failed to deal with it. To be specific- they failed to stop it!
- I don't think anything is missing. Under the Premier Community theme, I think that encompasses ALL things I'm most concerned about - transportation, adapting to growth, building a community where people want to live.
- A community that stays safe. Infrastructure security cameras to bust people on crime because it is showing up on NextDoor. Trash being dumped, speeding in subdivisions, etc.
- Planned community
- Meridian, a City with thoughtful leaders as to appropriate controlled growth, with planned infrastructure maintenance ahead of deterioration.
- I wish you could somehow combine the Premier Community vision and the Livable Community. A thriving, family-friendly community that is a clean, safe, and healthy place in which to live, work, and raise a family. I'm not opposed to the other words (i.e., diverse, secure community, etc.) but I'm not sure they are needed. For instance, the word "safe" can be the same as "secure community." Also, the word "diverse" can mean many things like diverse in ethnicity, diverse in ideology, diverse in type of work. I would just stay away from it." I also think it is essential to use the words family-friendly. That is one of the main things my family experienced when we came on vacation July 2013. We literally went home and sold our house (Southern CA). Many other people I talk to agree Idaho is family-friendly. It's a big draw.
- The premier community and livable community sound similar. Providing context would be helpful.
- A sustainable community, maintaining the legacy of historic roots, outdoor and environmental, wildlife pleasures, country landscapes compatible with suburban and city growth.
- Not to over grow too quickly but to have programs that direct our young citizens toward good social attitudes.
- Planned communities. Less commercial property mixed with housing. Roads to support all of the new housing and businesses coming in
- A plan to handle the traffic in the Meridian area which is getting out of control!



- Innovation
- I think Meridian should include some details in the vision about thoughtfully adapting to change that would include moving to sustainable energy and taking other actions to help improve the natural environment and address challenges related to human caused climate change.
- All visions should be adapting to change
- Sustainability - protecting our land, air, and water resources for generations to come. This especially includes reducing our contribution to climate change and adapting to climate change impacts that we cannot avoid.
- better transportation
- I would love to see a vision theme that combine the Livable, Vibrant, and Connect themes. The first two feel like they are more focused on transplants, leaving natives in the dust, but the bottom three combined feels more practical and inclusive.
- A community that sets high standards to ensure Meridian's enduring value as a desirable place in which to live, visit, shop and work.
- A welcoming community. Having ambassadors to help new residents settle in.
- Roads and traffic lights needs improvement. Building needs to slow down for infrastructure to be put into place first.
- Specifically calling out the builders and their oversized influence on how the community develops
- Not approving everything that comes across the City Council's or P & Z's tables, including frivolous property tax increases and multi-family dwelling places. Growth for growth's sake is never a good idea. I wish more impact studies were required. We moved from southwest Boise because we couldn't get out of our subdivision on any given morning, due to a lack of infrastructure and over development, and now I see the same thing happening in Meridian. The growth is preceding the roads, services, and density considerations. Please, no more maximum or medium density subdivisions in our area of Meridian (west end). No more multi-story hundred-unit apartments (like on McMillan) that block out the beautiful views of the mountains, one of the reasons we moved to Meridian. That development is the stupidest idea imaginable. Once our quality of life is gone, we cannot get it back.
- Common sense plans. Residential and retail intertwined with smart and logistical plans
- Slow down growth and let the schools and roads catch up to what's already happened.
- Infrastructure development BEFORE more housing and apartments!
- The roads are a mess. A developer should not be able to build a new subdivision unless the roads are widened to accommodate the new traffic that will be impacted by all the new homes. In many areas throughout our country, the developers have to pay for road widening and extra access for the number of homes they are building. Eagle Road is already a mess at commute times south of the freeway. If Boise Hunter and others are allowed to keep building without paying for infrastructure such as road widening then we are going to be a congested mess. First infrastructure should be done, then home building.

- Improve roads and stoplights to better serve growth in area
- Widening the roads Before more subdivisions are built. How about a new study of why We have the longest red lights in the nation.
- Schools free of ridiculous political agendas. Schools that are more about what's best for kids and less about the whims of adults and neurotic unions or political parties. We spend too much time convincing kids they have gender issues and too little on the "3 R's". High school students are more wrapped up in social media harassment of each other than they are about preparing for exams. We are failing our kids.
- Our roads are not big enough to handle all the traffic.
- Nature is missing, in carving up the farmers fields for development, we are also depriving wildlife of their homes. There should be a balance between natural wildlife places and our taste for concrete and asphalt.
- Green community. Bike lanes, walking paths, more connection of these, recycling opportunities, keeping farmland and community gardens and markets.
- "A community that adheres to tasteful traditional architecture of our area, both commercial and residential."
- We need a direct link to the green belt.
- The growth and spending. Reds to slow down now- our kids are not going to get proper education with the rapid expansion and lack of schools.
- A community with character. We are so tired of seeing sprawl that includes every fast food joint and chain store known to man. How about some vibrant and unique businesses and restaurants.
- "Controlled growth. Let development pay for itself. "
- We have a million car washes. We have tons of small chain restaurants. Where do the West Meridian people go to eat? Why are almost all the real restaurants only off Eagle?
- A community that can proactively have a chance to do what's best for growth, not relying on another government entity to decide
- There is WAY too much building without sufficiently expanding the roads. This has created too much traffic. The result is less time with family, and decreased safety on the roads.
- Keeping residential and industrial/ commercial areas separated for a lower crime rate
- However a livable community that's not overcrowded and has an efficient commuting road structure
- Limit high density residential housing.
- An Efficient- Community which is a community with well planned infrastructure including: efficient roads, schools that accommodate the population and forecast growth 5-10 years out, safe and available sidewalks and bike paths.

- STOPPING TIMBER CREEK RECYCLING EXPANSION
- A community with thoughtful organization. Keeping large box stores out of our neighborhoods. Keeping our neighborhoods safe for our kids.
- All of the above reference Meridian as a "Community". This is accurate until the population density becomes too large. Boise is what I would call a medium sized City, it is not a community, as it is so large that different parts of the city identify with different things. In fact it is now a grouping of diverse communities. When Meridian grows to the point that different areas Northeast, Northwest, South, etc develop individual interests then the City as a whole no longer maintains a singular community identity. The City is already becoming too large, this survey is treating Meridian as though it was still small with a singular identity, when in fact it is outgrowing this concept. City leaders need to get their thought processes in sync with where this City actually is.
- Focus on schools being able to handle the influx for the growth and roads to handle the traffic demands
- I would slow the growth down make sure there's a firm plan to assist the transportation needs to be fixed in the next 1-2 years and then allow the west Ada school district to also catch up with the growth and be able to get time to build out new elementary, middle, high school.
- I would add: and vibrant activity centers for all ages. So very important that we have centers in which people can interact to enrich their lives culturally as well as physically.
- I don't think anything is missing
- Open space and historic character
- Needs infrastructure improvements before rampant growth.
- "Limiting growth/responsible growth. We have lost our identity as a farm community and the open land is missed. But that being said, growth without enough support to care for the residents is irresponsible. Road snow and ice clearing, road widening, and road cleaning are not what they should be for such a large city! The demand outpaces the Impact fees, while taxes are much lower than in Boise and Eagle. Our roads, schools, etc. are perennially overloaded because of out of control growth rates. Even when the new high school opens, it will be overcrowded. This is the responsibility of the city as much as the school district."
- Traffic flow planning
- "A community that is brought together, and respects one another. More events that bring people together, team-building."
- Culture and diversity
- Unique. A community that strives to not be Boise.
- Improve transportation routes to protect subdivisions. Specifically we need an alternate route to replace Woodbridge between Locust Grove and Eagle Roads.
- I don't think they capture the idea that infrastructure development needs to keep up with growth.

- I think that our schools are a public resource for families and as a gathering place for a variety of community events are very important part of our community. I wish that they were represented as either a part of the Evolving Community or Connected Community theme.
- I love Meridian. The parks, the trails, the communities and the friendliness at the businesses. However, I do not feel safe on the roads here. Traffic is out of control and road rage is high. Too many distracted drivers and accidents. I have two young boys and I am concerned about their safety even though they are secured in their car seats. Makes me nervous for approaching winter conditions.
- A community that has affordable housing for all its citizens. From business owners and executives to the workers in your favorite fast food restaurant and janitors in your kids schools.
- A small, livable community.
- I would like to live in a community that truly values opportunity and equality. Meridian should lead the way in improving wages for the lowest incomes, fostering healthy communities and preventing the obscene accumulation of wealth that is so present these days.
- Reality
- Economically diverse community. While small businesses and big box retail serve a need they do not serve as a good model for future purchases economic growth. High tech is the way to go. The medical school was a start but we are lacking behind Boise in this highly competitive area.
- Please stop building
- The City Council doesn't care about the average citizen. There's a clear buddy system in place that is ruining our beautiful community.
- Missing: Affordable Cost of Living. Look for ways to keep city cost of services more effective and sustainable
- Responsible growth, building appropriate roads with turn lanes and signals which makes us safer and less stressed and happier.
- Costco and winco!
- Growth. Our roads do not accommodate the size of the surrounding communities, neither do the schools, which all are over populated. We need to slow down the expansion.
- Science centers. I would improve them by telling everyone they are worth it. There's way too many 2nd hand places.
- Preserving what makes Meridian what it's is now and what it once was. Let's slow down a bit.
- I believe that Meridian needs improve its roads and transportation. We have some nice intersections but then two lane roads you can't get around in this city. Please make our roads large enough for the people that have to get around.
- I would combine #1 and #2. The only reason I didn't pick the first one is that it is too static. People and needs will change. Evolve or become a dinosaur! It would be good to include change and response in the vision statement.

- I like the themes. We've lived in Meridian for 13 years and it's the family-friendly atmosphere that keeps us here.
- Affordable
- A "Livable" Community allows for the existing Old Meridian historic character and merges the New Meridian changes.
- I think safe should be added to Livable
- For the connected community I would change the language to say safe and efficient transportation "infrastructure." For example, cycling doesn't need a new facility--but it does need better/safer infrastructure on the roads.
- I think the themes are well put together. The one area I didn't see addressed was education either through our school systems or having STEM centers for kids to have more opportunity about learning outside of the classroom
- A vibrant community would also be one of people outside, walking, riding bikes, using public spaces, eating at outdoor restaurants, walking to coffee shops. It's seeing actual people, not cars with people in them.
- Downtown needs to be revitalized with restaurants and boutiques.
- While a "thriving" community is vital, rapid growth that seemingly lacks infrastructure is a major concern and needs to be addressed. Developers must be held responsible for paying their fair share for the impacts their developments create.
- "I would like to see the police and fire dept continuing to increase their presence in and around communities so that our youth, teens, young adults, adults and the elderly see them as the everyday heroes that risk their lives for us as well as seeing that they are just like everyone else.

I would like to see the planning and zoning take a better role to ensure that all communities that are approved are going to be safe and healthy. I live in a community where the water table is so high that the houses are full of water if the irrigation is ran on the common ground. The city approved it as it's in the city limits but no ones wants to help fix it. I also understand that there are 3 subdivision just like mine.

I believe that we need a community that is kept with it's history and not allowed to just become a sprawled out bunch of houses but a true community. "

- Faith. Encouraging our faith communities and their continued involvement in our great community.
- Less apartments. Someone approved too many Apartments and in 20 years the crime will be out of control. Meridian will no longer be safe and vibrant. Don't let builders put tons of houses on too small of lots. Approve only bigger lots for subdivisions to keep better quality homes and higher property values. Business parks are good and that was a good idea.
- A community that retains its quality of living, where checks and balances are maintained to ensure that growth does not outstrip current financial resources or its transportation infrastructure.

- I believe there needs to be better control of the rate of growth in residential areas.
- I think the Premiere Community theme is pretty all encompassing - almost too much. Trim it down to a thriving, safe, and clean community...
- It was a tough choice as I do like the historic value and activity centers for the kids (I have 4) but biggest concern is traffic in our residential areas, especially pine ave. People speed by our little house and it scares me for the kids safety.
- Safe and efficient transportation facilities should be included in the other 4 choices.
- A community easy to drive around in.
- Hometown values and respect for existing citizens and events ie Meridian Speedway and folks that move here and complain about it
- A slow growing community.
- "This really made me laugh...Do we really have to choose between all of these? The vision theme should contain all of the above. It should be a community focused on past (historic--staying true to our roots), present--current values that make us a community that so many people accross the US seek to join, and future (evolving to be on the front of the change that keeps our community on thriving).

The way it is written do you really think anyone will choose ""evolving community?"" ""Connected Community?"" Could you really write a vision theme off of those last two? Look at how ""premier community"" was written and see if you have not presented this as a leading question. There are seven attributes, all mostly different--except safe and secure which by all general meaning is redundant and cliché, versus ""evolving community"" or ""connected community."" It's pretty apparent the top one is your go to theme as if you already have it in the bag and then came up with a few other poor basic themes to make us feel as if there was really a choice here.

I think we should let the community decide the characteristics they value most and then focus on writing a theme statement (not the other way around as it is currently written). ""Livable Community?"" Yes I value a family friendly community but I think there are better words to describe this option than ""livable community.""

Try something like this:

Please rank, in order of most important, those attributes you hope your community embodies. Clean, Safe, secure (kind of redundant), adapting, diversity, family friendly, historic character, vibrant etc.

Then you can focus on drafting the actual theme statement. But the way you have it written it's as though I have to choose a few random things but can't have any of the others.

My vote is a vision statement that is all of the choices above.

- Responsible planning and zoning approvals that harm residential areas that are obviously not appropriate for commercial development and that doesn't maintain our rural history. Listen to your

residents.

- Development of a central “downtown”. Meridian has no “there”. We’re simply a sprawl of cheap neighborhoods of starter houses with no center. Continuing to build and build narrow streets in “downtown” meridian is hindering any attraction to itself.
- More focus on ensuring safety. More precautions in communities such as gates/gated communities. More safe areas for young children to play. More family friendly suburban areas like we have now so that when the city grows with more people and bigger streets, the suburban community does not turn into an ugly, urban wasteland for the homeless. Increase beauty in the roads such as regular trash clean up on the side of the roads, regular lawn care and maintenance around the roads, trees and or flowers in the middle of roads/medians. Keeping it clean, safe and secure. Not allowing the suburban areas to become urban/city life.
- These are slogans. It’s the planning & implementation that matter.
- Approve the new high school, address traffic, stop green lighting building until infrastructure problems can be addressed, stick to the master plan.
- Premier community to me implies an upscale description that would not include large multi-family buildings (which is good). Missing is quality of life (less stress) which would include reduced commute times (less traffic, better infrastructure, options), more open areas for activities, connectivity between subdivisions (bicycle friendly), and less crime.
- Full-coverage public bus routes.
- We need to keep Meridian as a family-friendly, it’s historical character to include family farms along with keeping up with our growth.
- I don’t see any overt references to the environment. I’d like to say I live in an environmentally progressive or at least environmentally responsible city.
- Economic Development
- Outdoor spaces to hike and bike
- Maintain the faith based community that appears to be the foundation of what brought so many people here to begin with
- Managed growth. We can’t get so focused on money that we are blind to what’s going on in our community
- Community Pride
- Walking overpass or two for the jewel of Meridian/ The Village. Cars can’t even begin to be accommodated knowing what the future of Meridian will bring!
- We need less traffic problems and better help for poor and homeless.
- A PROPERLY PLANNED COMMUNITY WHERE THE PLAN ACTUALLY IS USED TO ENFORCE BUILDING CHOICES APPROPRIATE TO THE AVAILABLE INFRASTRUCTURE AND THE INFRASTRUCTURE THAT IS REASONABLY AVAILABLE SHORTLY AFTER THE BUILDING OF ADDITIONAL HOUSE AND RENTAL

## COMMUNITIES THAT ADD MANY HUNDREDS OF VEHICLES TO NARROW 2-LANE ROADS

- Too much development has been rubber stamped in with no money demanded for roads. Meridian has done a piss poor job of thinking ahead to the future. Houses are packed in like sardines. We personally plan to move away because Meridian has become unlivable for peace of mind.
- An actual community center along with roads that can handle the traffic by making the developers that are putting up all these subdivisions widen the roads rather than waiting for funding that will come 20 years down the line.
- Community that does not outgrow its roots and long tradition of being a safe, friendly, place to raise your family. Let's always remember this is Meridian, Idaho. Simple, safe, happy, and friendly.
- I think the board needs to consider what is already existing in a community such as a development of 5 to 10 acre lots with homes existing that cannot be split to less than 5 acres (east of ten mile and victory: Stetson Estates) and the master plan is considering placing medium density housing to the east (3-8 houses per acre) and MU-N (6-12 units per acre) to the west. This leaves this community of 5 to 10 acre houses as an island. Wouldn't it be best to transition the rural/estate housing into low and then medium housing as to not create an island of expensive houses in the midst of possible apartments or condominiums? Even though we understand the area is growing please be respectful of existing property owners and lot sizes and transition to make the community well thought out.
- A community that fosters great relationships with small businesses and provides incentives for them to live and work in Meridian.
- A responsive city of government that listens to & supports the people that live here.
- Light rail and bike systems
- I want to make sure that we include extra park places with perhaps an interconnecting bike path where we can ride and exercise, a science museum for kids and adults, perhaps an aquarium, and a performing arts center, and a community Rec center that wouldn't be as expensive as the YMCA. We need a nice indoor/outdoor community pool and rec area that could be a great addition especially for the winter months.



## WEBSITE “IDEA WALL” POSTS

- Alternate traffic routes for Woodbridge Description: I believe we need to have alternate routes for traffic around Woodbridge. It's a nice neighborhood with many people out walking and plenty of kids playing— not a cut through. More road planning with families and established neighborhoods in mind.
- Network of hiking/biking paths connecting Meridian's Parks Description: I've enjoyed the Bud Porter Pathway many times, why not similar pathways that connect all of Meridian's parks??? There are numerous irrigation routes that could be used.
- Alternate Traffic Route around Woodbridge Subdivision Description: Woodbridge Street is heavily used as a thoroughfare between Locust Grove and Eagle Roads. Meridian desperately needs an alternate route to connect these two roads that does not cut through a subdivision and endanger the lives of people living there.
- We need higher impact fees from new builds, covering increased needs for infrastructure. More snowplows, better roads & libraries, please. Description: The use of these things and schools and sewers and utilities and road updates and repairs doesn't keep up with so much new housing. Take notes from Boise and Eagle to help strengthen and balance the community as it grows.
- Woodbridge Description: I would like to speak out as well in regards to the Woodbridge neighborhood. There are far too many cars that come racing/cutting through our neighborhood, creating so much more congestion and traffic that is not needed. Drivers think they can save a bit of time, but it just creates a negative impact on our neighborhood and forces that much more traffic trying to get onto Eagle Road or Locust Grove. It is frustrating for us homeowners to wait for a line of 7 to 10 cars to by just so that we can then wait behind them all at stop signs. We moved to this neighborhood For the convenient location that was once “tucked away”.
- Road infrastructure Description: Need to widen many of the roads to deal with all the growth, before continuing to allow more subdivisions.
- Town areas with Ambiance, Not just restaurants in strip malls Description: Areas that have the feel of a “town square” w/ a gathering place for small local concerts, festivals, art shows, etc. surrounded by small local restaurants, & artisan shops. No ambience to sit in strip malls and have dinner on date night. Restaurants always do well if there is someplace to “stroll” after dinner to be among others, shopping, listening to music, etc. Maybe something with a gazebo for musicians like the small one in old downtown Eagle.
- Bus transit along Fairview to Downtown, Boise Town Square and St Luke's hospital. Description: Would prefer mass transit as the population grows and the traffic along with it. At least providing bus service would alleviate some traffic until a more comprehensive transit plan is in place.
- City Comprehensive/Zoning Plans Description: People use the Comprehensive and Zoning Plans to decide where they want to live. While there should be a mechanism to make changes, people should be able to use them to know what to expect in their vicinity. Currently, zoning is too easily changed resulting in residents being impacted in ways they never expected.

- I would love to see a community recreation center. Something that could be used for classes getting youth involved. And also could be rented Description: Something for everyone
- More consistent bike lanes and paths. Too many current bike lanes start and stop making it difficult to find a safe route around town. Description: Become a bicycle friendly community
- A New Pool for Meridian Description: Personally I love the pool and the one public pool we have now is a great start and definitely a great place to spend a hot summer day. Although I would love it we built a new pool for the public to use for recreation and also use it for swim teams as well as possibly being able to rent it out for parties. It would also create more jobs in the city while making a pool more accessible to people in our community
- Conservation Districts Description: Conservation Districts help retain the character of Meridians older subdivision and home. Not allow larger buildings be constructed next to smaller homes or businesses. Retain the character of Downtown Meridian
- MORE POOLS PLEASE...accessible by ALL. Description: Community Pools with access for all. Decrease drowning rates, decreases crime, keeping youth involved and active. Boise has 7 pools for their community with 2 more being planned to be built.
- More cohesive look to structures Description: It would be nice if we could give Meridian a more unified look. Right now it looks disjointed and pieced together. If we could mandate some architectural standard for future public buildings and commercial buildings, I think that would add to our community.
- More Community Spaces! Parks and Pools! Description: Our family loves Meridian! However, considering the size and continued growth it is unfortunate that we have to travel to other cities to find places to swim (lessons, teams, recreation) and that there are NO City supported pools. The WARD pool is not sufficient! Last I heard Meridian was the "driest" city of it's size in the Pacific Northwest. Southern Meridian is also greatly lacking in community parks for such a densely populated area.
- Affordable housing for young families Description: Our kids, now adults, would love to live in the city where they grew up! They all love Meridian but can't afford to buy here! I would love to see that change!!
- Fast growth with more and more high density developments is ruining our town. Description: Developers do not have unlimited rights, and our elected officials need to change direction.
- Please stop the "stepping" up densities in the neighborhoods. It looks like your giving up too easily to big development. Description:
- Family friendly developments Description: I would love to see an indoor children's museum or large indoor play place go in where you can get a season or annual pass. This would give an option for the winter and for younger kids who aren't in school yet. There are amazing parks in Meridian and I think putting one further North would be a great addition. Another library branch on the North side would be great too since so many homes are going in.
- We need more internet/cable choices. Cable One and CenturyLink know they are the only choice so no incentive to improve their lousy service. Description: Quality internet needed
- Spend money where it benefits the community and not just government officials. Have new, better

community facilities for the public. Description: We spend too much of our budget making city hall and government offices pretty versus community parks, activity centers, and other various venues that are actually beneficial to the community as a whole, not just the elected or appointed few. Take more care of the community and not just the “princess in her castle”.

- No More Car Dealerships Description: We have way too many car dealerships (for example on Fairview) and they are complete eye sores. I suggest we also require that existing dealerships not be allowed to have outdoor show lots and that any car/vehicle displaying be done only within showrooms
- Have the water nazis lighten up a little bit Description: One of the worst parts about dealing with the city is the utility department and their shut off Crew. \$30 ripoff if you're 1 day late on bill
- Water pressure is real low and needs to be improved. As the city grows it gets worse. Description:
- Property along the tracks Description: Can we make use of the properties along the tracks? Mostly they have sat empty and would be great places for weekly flea markets, artisan booths, etc. Farmer's Market it great, make it bigger and make it walkable along the tracks (so to speak).
- Centennial Park on Idaho Description: Make better use of this park, and the community center, to bring people in. Outdoor concerts, kids days, etc. Great little park that could be put to better use for the downtown folks.
- Walkable downtown Description: Make Franklin to Fairview/Cherry and Meridian to E 2nd St completely walkable (or as much as possible). Make it a place people want to come hang out, can walk around easily, eat lunch, have ice cream, look at shops, artisan creations, concerts, etc. I'd like to be able to spend a day downtown, have plenty to do and want to come back and do more.
- The higher density housing should be in the core of the city, not scattered about the city please. Description:
- The required garbage service is a stealth tax, primarily affecting seniors. Those who don't want service should be able to opt out/cancel. Description: Allow option to not have garbage service
- Controlled Development, Communication Among Cities and Agencies, and Developer Contributions to Public Funding Description: The areal development is out of control with no regard to impacts to citizens' way of life. This used to be a great area to live; however, with all the uncontrolled growth, the traffic, crime, over-crowding of schools, and overuse of medial services has increased tremendously and destroyed the community. There needs to be communication among the Cities and agencies to address the ever growing problems and developers need to pay for a large part of the solution costs. Developers should contribute to public funds to provide for roadway and public school improvements.

Traffic: There is no apparent evaluation of traffic impacts in regards to addition of new homes and businesses. Travel times and accidents have increased dramatically. The infrastructure cannot handle the existing vehicular use and currently there is no room for improvement without major restructuring. The Cities and agencies (ITD, ACHD, etc.) need to meeting to address this issue before more development is approved.

Schools: Idaho is already rated at the bottom in regards to scholastic performance. This is in part due to

the over-crowding of schools. More schools need to be built and housing development suspended pending the reduction of classroom sizes. Recently Meridian planning is recommending to deny the application to build Owyhee High School.

Medical Services: The medical services for the area is being overloaded. With the explosion in growth, the existing medical community is having a hard time keeping up. There are much longer wait times to for appointments, reduced in-person visit times, and increased unavailable medical equipment shortages.

The Comprehensive Plan should include guidance to control growth and preserve what is left of what the community values. Essentially preserve what values put this City on the map as one of the best places to live.”

- A place to post ideas that allow more than old Twitter sized comments. 140 characters is worthless to post a serious idea. Are you serious? Description: More space for ideas
- Dedicated Pickleball Courts Description: I would like to see some dedicated Pickleball Courts in the community. After all it is the fastest growing sport in the country.
- More vegan friendly food establishments! Description: It would be fantastic to have more places to eat that accommodate more than just meat eaters. Most of the vegan friendly options are farther into Boise. Would love some great new options closer to home!
- Public swimming pool Description: See <https://www.roadsideamerica.com/tip/24373>. I've seen this pool and it is absolutely awesome! Something similar north and south Meridian would be a great addition. And continuing to assist in enlarging the pool in Storey Park.
- Kids and Teens place Description: Meridian used to have the Rec Center downtown. Foosball, slot car track, soda fountain, etc. Teens and younger kids hung out there a lot and had plenty to do. More of that would be a great addition.

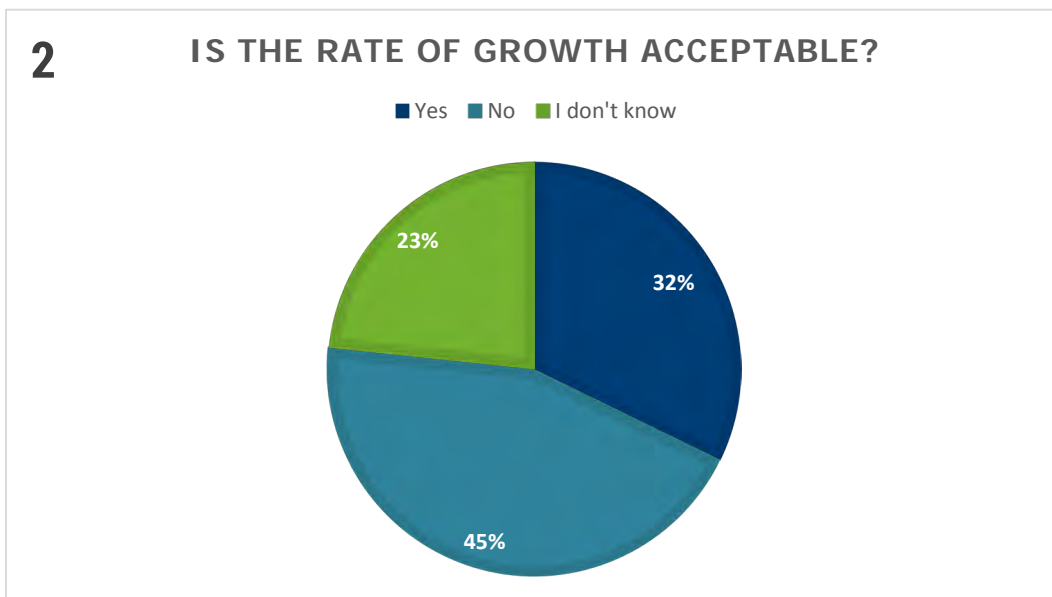
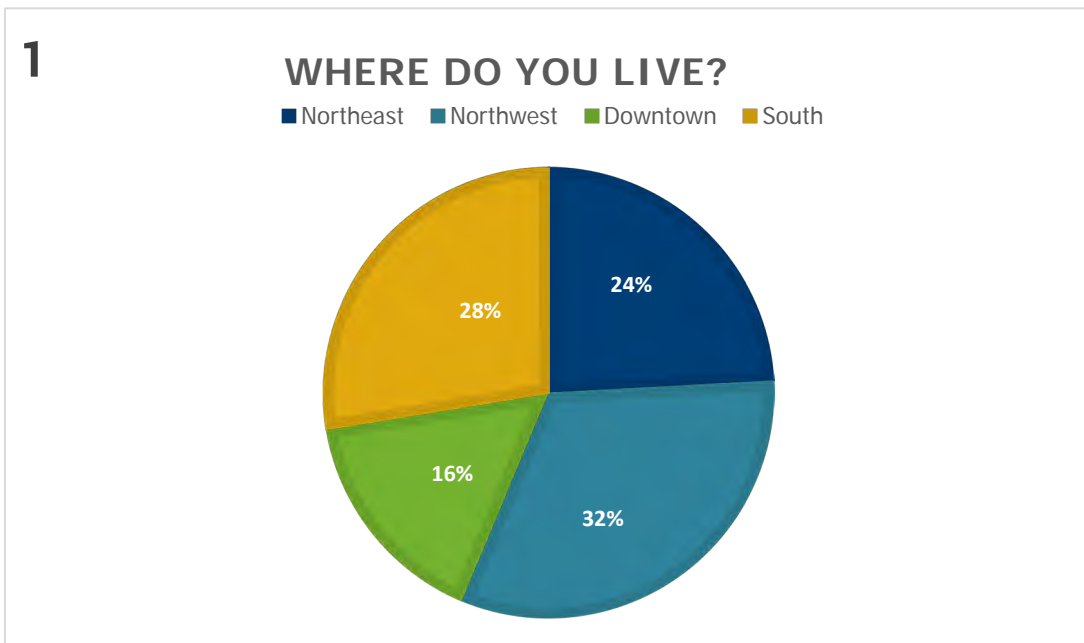
## QUICK POLLS

The Telephone Town Hall event was held on September 26th from 6:00 - 7:00. During this event, residents were encouraged to call in and answer questions about Meridian's Future. Approximately 200 people were able to participate in this phone event! Eight poll questions were asked during the call. In addition to the telephone town hall, quick polls were also held on Instagram and NextDoor. The results are shown below.

Telephone Town Hall Participants (participated in all polls): 200

Total NextDoor Participants (participated in polls 4, 5, 6, 7): 1597

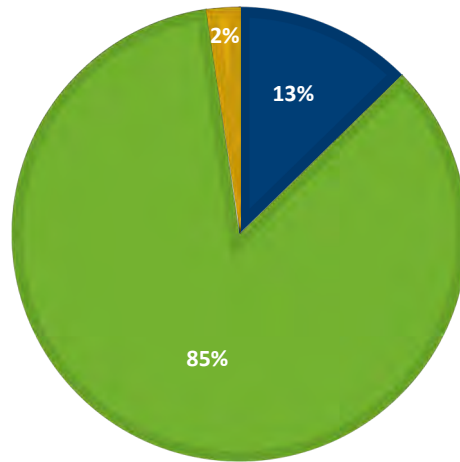
Total Instagram Participants (participated in polls 4, 5, 6, 7 ): 133



3

### WHAT PART OF GROWTH IS IMPACTING THE QUALITY OF LIFE IN MERIDIAN THE MOST?

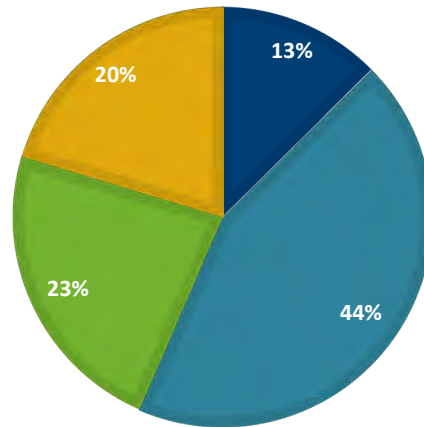
School capacity Road traffic Safety



4

### WHICH PROJECT WOULD YOU LIKE TO SEE DOWNTOWN?

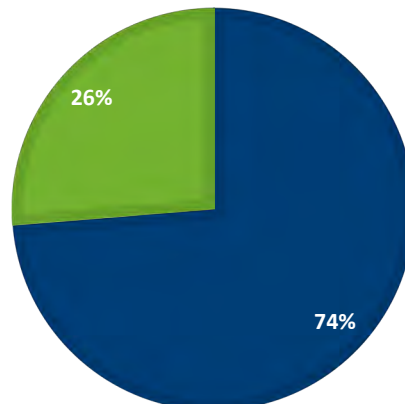
Conference facility Performance arts center Both Neither



5

### WHAT IS MORE IMPORTANT TO YOU AND YOUR MOBILITY NEEDS?

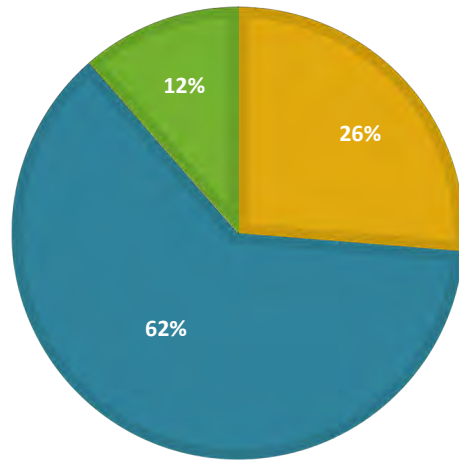
Sidewalks Public Transit



6

WOULD YOU SUPPORT AN INCREASE TO YOUR TAXES TO ESTABLISH AND OPERATE A BUS SYSTEM?

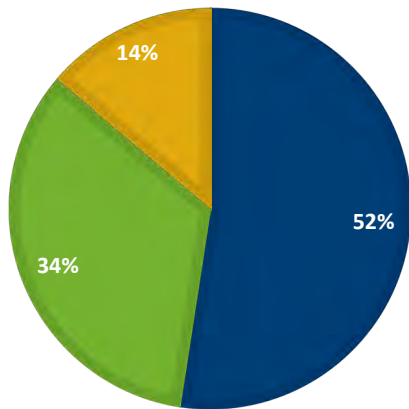
■ Yes ■ No ■ I don't know



7

WOULD YOU USE THE RAIL CORRIDOR FOR TRANSPORTATION IF IT WERE AVAILABLE?

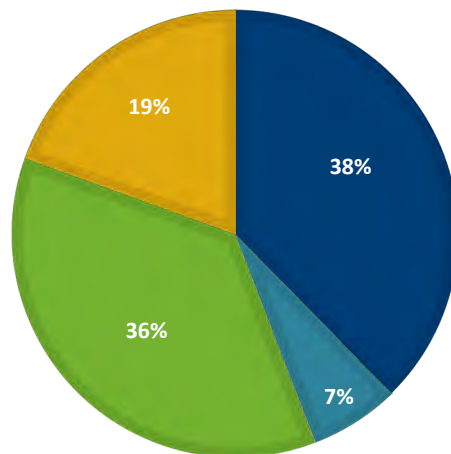
■ Yes ■ No ■ I don't know



8

HOW WOULD YOU USE IT?

■ Recreation ■ Commuting ■ Both ■ Neither



## QUICK POLL COMMENTS

- I am opposed to a bus or a light rail system because it is outdated, inefficient, and light rail is inflexible. I have seen the traffic mess Seattle created beginning in the late 1970's because no one wants to ride the inflexible buses due to routing and schedule. There is a better way.

I do support an automated transit system, rubber tired, electric with regenerative braking, and in its own dedicated right of way which can easily be rerouted as population density changes.

This would be a modern technology based on the Morgantown WV system, federally funded out of need. It operates 365 days a year in all weather conditions.

It is now feasible to move the guideway sections with rubber tired cranes, use modern compact computers, GPS, cell phone ticketing, and lots more technology is that system was built in the early to mid 1970's.

I personally solved significant technical issues as an electrical engineer and part of a Boeing tiger team as an outside vendor.

- Hello, Not having a bus system in Meridian has been not allowing me to live my full potential in this city. I can't drive due to medical reasons: blurred vision, extreme anxiety and narcolepsy. I choose to stay off the roads for safety reasons. In exchange for that finding a job close to home has been impossible, getting my daughter to and from school worse. Especially in the months with snow. I finally started to have my daughter to online school, and I recently found a job from home. But she can't attend any of the school parties or educational groups because I don't drive and we don't have family here. Daddy works 10 hours a day. So my daughter and I stay stuck at home on a daily basis. It's very hard on us and I'm sure there are more people out there with the same problem. A bus system in Meridian could help better so many lives, create jobs, cut down on unnecessary traffic. Why do people not believe in the bus system? Not everyone can drive.
- But I might be talked into (a transit tax) for an efficient and smart light rail system.





# MY MERIDIAN VALUES SUMMARY

## INTRODUCTION

As part of the community outreach process for the Meridian Comprehensive Plan Update, several public events were held throughout June and July 2018 (see page 2 for a list of events). Between listening sessions, informational booths at community events, and an online survey, approximately 1,500 people were able to participate, including residents, employees, business owners, community leaders, youth, and other stakeholders.

The purpose of the open listening sessions, survey, and booths was to give interested members of the community an opportunity to ask questions, let us know what they love about Meridian, and share their big ideas for Meridian’s future.



## CONTENTS

- Introduction.....1
- Where We Went.....2
- What You Love.....5
- Areas For Improvement.....6
- Comment Appendix.....7
- Online Survey Appendix.....14



**THANK YOU FOR YOUR PARTICIPATION!**

#MyMeridian #MyMeridianValues

## IN PERSON OUTREACH



### Hillsdale Park Grand Opening

- May 25th
- Hillsdale Park
- Southeast Meridian

### Public Works Day

- June 07
- Meridian City Hall
- Downtown Meridian

### Coffee With The Mayor

- June 12
- ProService
- East Meridian

### Listening Sessions

- June 12-13
- Meridian City Hall
- Downtown Meridian

### CableOne Movie Night

- June 29
- Settlers Park
- North Meridian

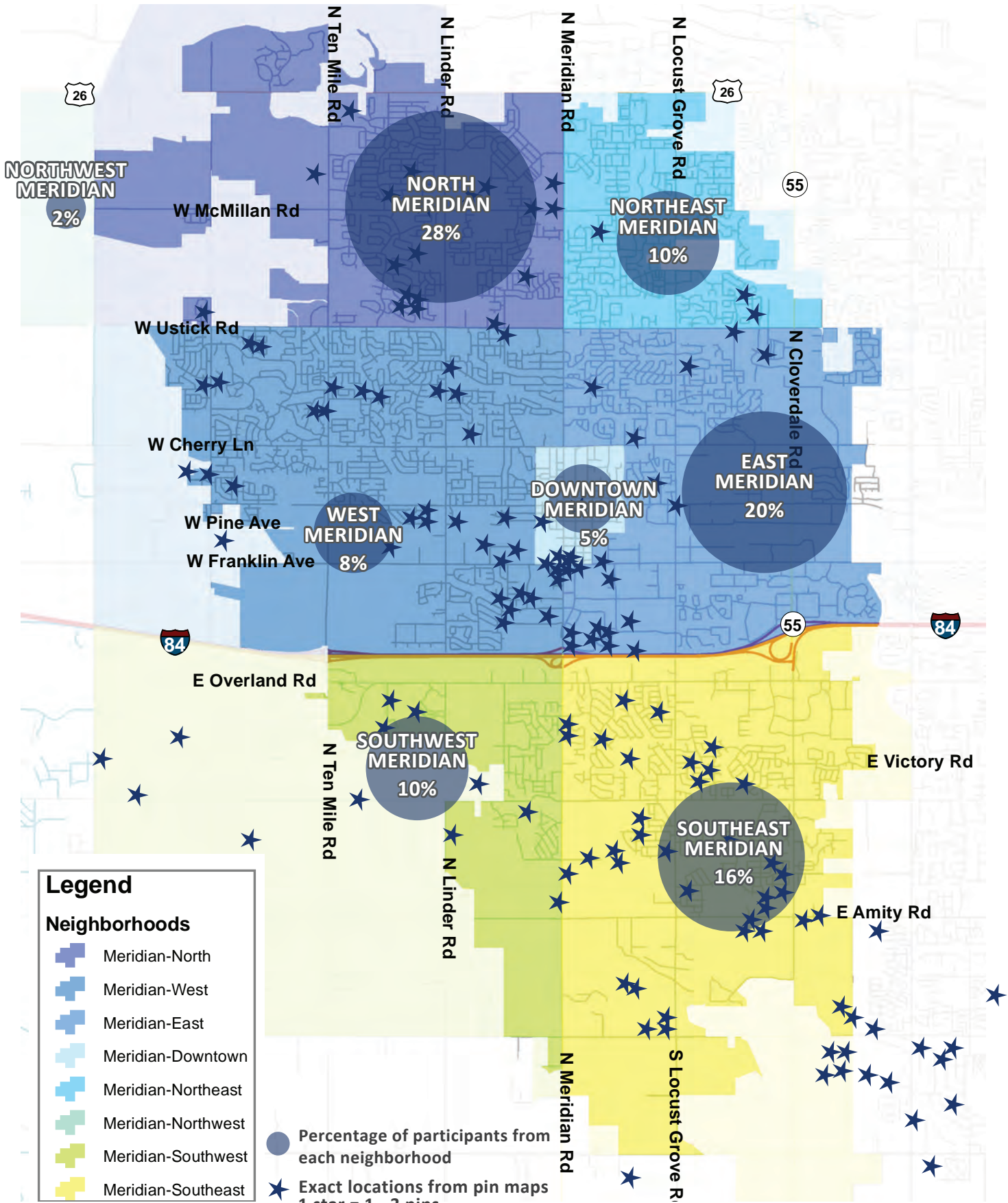
### Main Street Market

- June 30
- Main Street
- Downtown Meridian

### Concerts on Broadway

- July 14
- Broadway Ave
- Downtown Meridian

# WHO WE HEARD FROM



**Legend**

**Neighborhoods**

- Meridian-North
- Meridian-West
- Meridian-East
- Meridian-Downtown
- Meridian-Northeast
- Meridian-Northwest
- Meridian-Southwest
- Meridian-Southeast

● Percentage of participants from each neighborhood

★ Exact locations from pin maps  
1 star = 1 - 3 pins

## MERIDIAN VALUES SUMMARY



## WHAT WE NEED TO IMPROVE

Below is a word cloud showing what should be improved in Meridian according to comments gathered from public events we attended. The written results and the online survey results (shown in the chart on page 6) show very similar results. Some of the most common responses center around transportation. Many people mentioned the heavy traffic, the need

for better public transportation, and a strong desire for connectivity through sidewalks and bike paths. Alongside transportation, crowded schools and increased density were common themes.

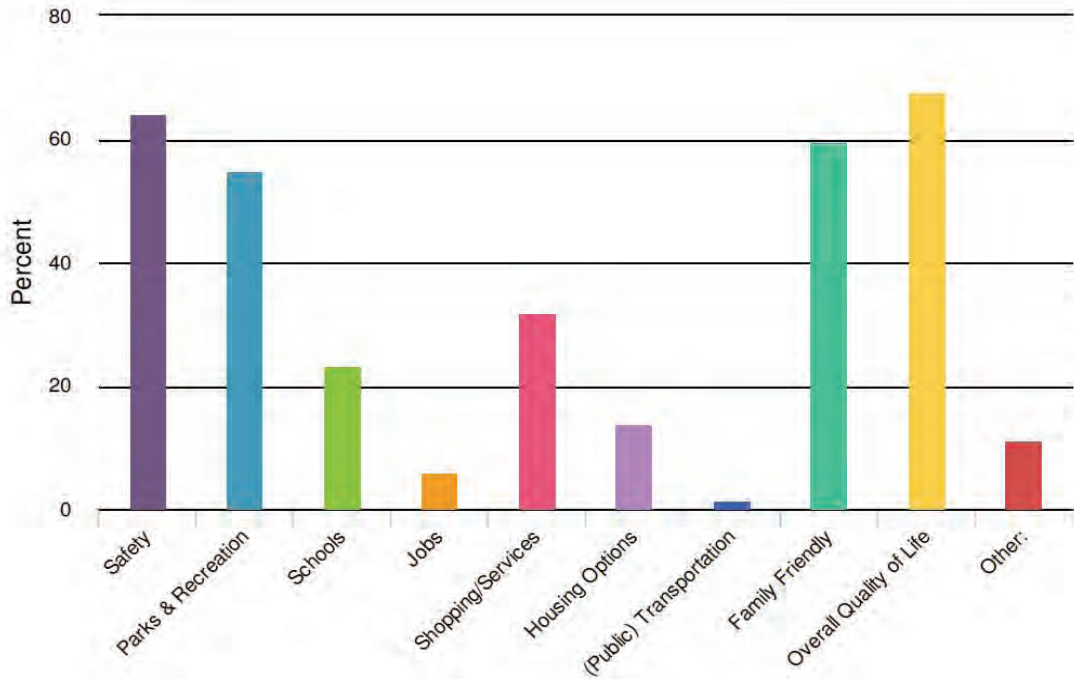


### 5 Most commonly used words when asked “What would you improve about Meridian?”

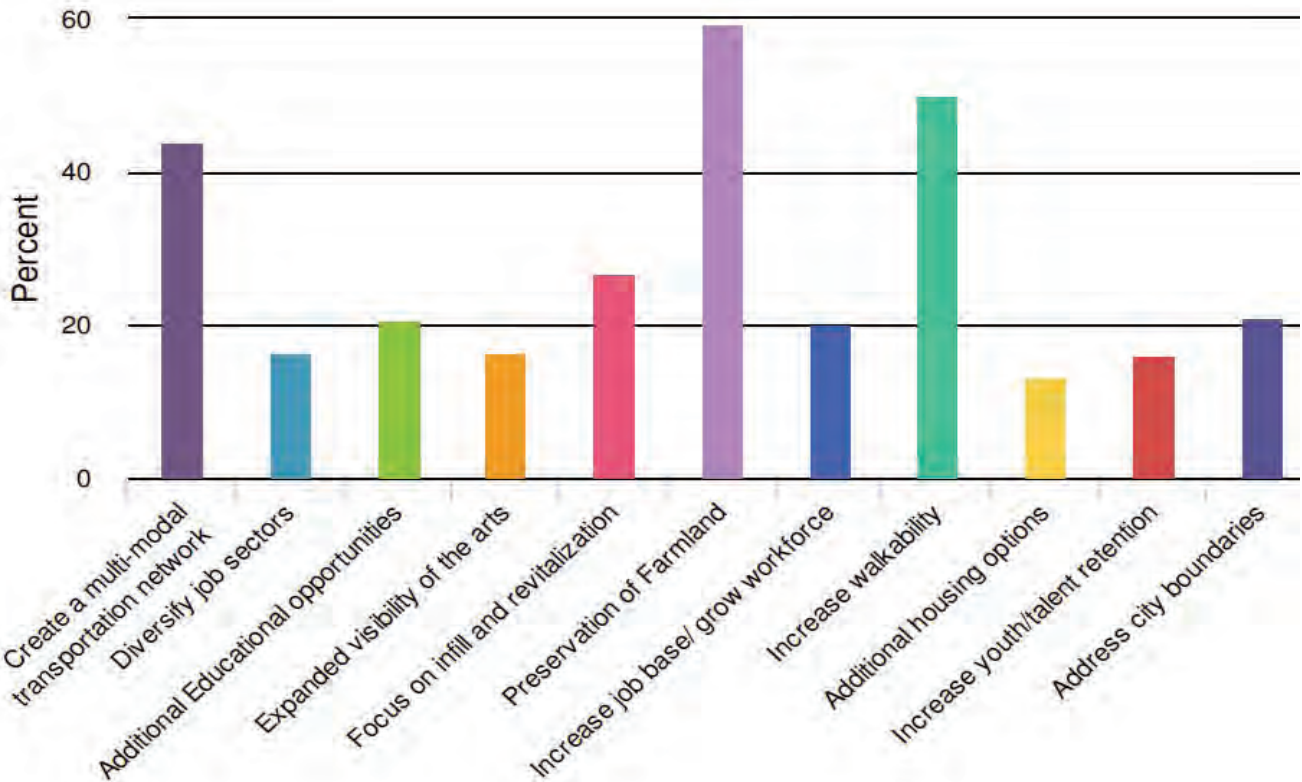
1. Transportation
2. Traffic
3. Density
4. Preserve open space
5. Infrastructure

# ONLINE SURVEY RESULTS

## WHAT DO YOU LOVE ABOUT MERIDIAN?



## WHAT SHOULD BE IMPROVE?



# VERBATIM COMMENTS FROM IN-PERSON OUTREACH

## What do you love about Meridian?

### Hillsdale Event

- A lot of parks
- Nice parks
- Family events and parks(X4)
- Movie nights
- Free concerts
- City staff
- Great parks
- A lot of play grounds
- The new YMCA (X2)
- Great community
- Soccer Field
- Family activities

### Public Works Expo

- The dog park
- Friendly people
- Everything (mostly dogs and nice people)
- Dog Park
- Close to Linder and Cherry
- Property taxes are cheaper than Boise
- Efficient and inexpensive Parks, Trash, and Sewer

### Listening Session #1

- Keep and preserve open space and history
- Family feeling
- Quality of life
- Family friendly city
- Construction in downtown
- Atmosphere
- Trails, open space, and bike paths
- Balance is needed
- Worry about new, big city attitude
- Concern is keeping pace of growth (infrastructure before building)
- Great water
- Very green

- Love ruralness
- Fresh and new city/downtown
- Transparent government
- City events and concerts
- A great place to live
- Family friendly place to live
- Do we want to stay a bedroom community?
- Growth is happening, so plan for infrastructure first
- Open air, room to breathe
- Open spaces and respect for history

### Listening Session #2

- Small town look and feel
- Open space and elbow room
- Parks
- Sincere community and people
- Sidewalks and parks in a new development
- Livable city
- Senior community is strong
- Still has small town feeling
- Shops, new amenities, experiences, and upscale restaurants
- Approachable city government
- Opportunity for agriculture areas around urban areas(rare in central valley)
- Set a tone for city to follow, compromise
- Wildlife, flora, fauna, chickens
- Embrace agriculture
- Low crime
- Inter-connectivity
- Mayor has done well planning and working with ACHD
- Has grown with good planning and make sure it continues
- Development managed well
- Caring neighbors
- Connectivity

### July 1st Weekend Events

- Education system
- How fresh it is
- The parks X6
- Sense of community X2
- Splash Pad
- Movie Night
- The Village (outdoor shopping)
- Farmers music
- People
- Relaxed and laid back
- Interactions of small towns
- Service industry
- Friendly people (feels like home)
- Balance
- Next door and social media notifications
- Downtown Meridian
- Restaurants and events

### What Would You change About Meridian?

#### Hillsdale Event

- Dog Park
- Children's museum
- Sidewalks on main roads
- Widen Victory and Eagle Roads
- Preserve more open space
- Hockey Rinks
- More bike and running trails/paths
- Indoor year-round pool
- More Pickleball courts
- More public art events
- Community pool and library bond should be passed
- Keep power lines underground
- More concerts
- I don't like the raise of houses
- More natural open spaces

#### Public Works Expo

- No recycling water bottles
- Waste of water/ watering when it isn't necessary

#### Listening Session # 1

- Everyday life because things are changing so quickly
- Planning and zoning (need economic center)
- Lack of concentration and focus
- Focus on main roads
- Still in the mindset of separating uses
- Connections are lacking
- Freeway should circle city
- City needs to control own roads
- Protection of resources (fiscal, functional, natural, and historical)
- Common sense
- Schools and Transportation
- ACHD greenbelts, problem in winter
- Safety and Security (Vital, keep image of this)



- Schools running behind
- Prioritize education system
- Would love a heritage / Dairy park theme
- Schools are overcrowded
- Teachers are doing a lot with very little
- We are losing some of our heritage
- Keep historic and older buildings
- Zoning needs critical look
- Too many homes on the ground
- Need to have a little space
- Habitat for wildlife
- Mix/balance of lot sizes

Bridgetower subdivision does have space

- Noxious weeds and a big problem (public and private)
- City and county relationship
- Big disconnect between vision and what is in plan (need better predictability)
- Better pub education of plan process and how planning works
- Inconsistent application of Comprehensive Plan
- Educate public that plan is a guiding document
- Septic / well sustainable
- Require a municipal treatment system, this will help control growth^
- Align city and county plans
- Opportunity
- Time, need to react immediately, it has to matter
- Learn from our mistakes and accomplishments(zoning application, weeds, growth, etc)
- Collaboration, positive and a challenge
- Common sense
- No zoning exemptions
- Success in foothills campaign
- Rural by design (cluster development, utilities, gardens, open space)
- Increase accountability, enforcement, and implementation

-Comprehensive plan is a guide for zoning and level. Council follows plan

- Gather ideas and evidence from experts
- Expand trail system
- Good water to drink
- Maintain own water rights

### Listening Session # 2

- Making growth pay for itself (look at fees)
- Millennial involvement
- Appropriate balance
- Potential for a downtown
- Vacant, blight along rail corridor
- Infill is a concern, how to match character
- The village creating vacancy around the city
- Traffic congestion/ access control
- Be intentional about density
- Market guides
- Overcrowding in schools
- How to equalize growth and schools
- Water and sewage should be in place first
- Seems like we are using outdated practices and plans
- Policies are not evolving as quickly
- Schools on 40 acres vs. on city blocks

### July 1st Weekend

- Frontage roads with lights
- Nicer people
- Chocolate fountain
- Want a skate park
- More bike lanes X4
- Better public transportation X4
- Bike trails connected to Boise River green belt X4
- Schools X3
- Compost bins X2
- Wider road on Blackcat
- Sidewalks
- Continuous sidewalks on both sides of the street with ore street lights

- Costco X2
- Schools
- More pathways

## **Steering Committee**

### **What will Meridian Be?**

- More diverse land uses/ zones
- Better regional connectivity
- Many diverse housing products
- Services and access is close
- Our city; great place to work, live, and play
- Economy
- Great downtown
- Quality development
- Maintain green space
- Mixed-use planning
- Job center
- Built out (plan for this)
- Make Meridian better than Boise
- Leader in Jobs and Economic powerhouse
- Good paying jobs for all
- Leader in education
- Cultural and historical progress/expression
- Powerhouse city
- Revitalized
- Beautiful hybrid of commercial and residential
- Balanced uses
- Culture - music, art, etc
- Balbod Park Museum / cultural district
- Have embraced history design (Dallas/ ft. worth example)
- Distinct neighborhoods
- Avoid cookie cutter mass production
- Arch Guidelines
- High code standards
- Expansive green space
- Knows identity and has plan
- Promotes engagement

- Promote CBD
- Collaborative Efforts like hill and library
- Economic engines/ cultural centers
- An Expression of all thought and planning since 20th century
- Inclusive and diverse plans
- Economically diverse
- State
- Parks
- In n out
- Vibrant downtown
- Performing arts center
- Pride in community
- Education and planning for the right number of schools
- Opportunity with new railway
- Entertainment on weekends
- Diverse housing and education
- Quality of life

### **Issues and opportunities**

- Rail corridor
- Anti-growth and NIMBY mentality
- Create more identity, self contained community districts
- Costco
- Be sensible on location
- Need predictability
- Help people understand planning
- Get people involved
- Talk more about redevelopment
- Disconnect between comprehensive plan and what is being built
- What does comprehensive plan mean?
- Geography and roads
- How to think big when bound by roads
- Balance between tools
- Create linkage between parts of city
- Gathering, High quality places

- Density - where is it appropriate?
- Concentrated centers or spread out?
- South of interstate
- Be selective in development
- Better mix of providing infrastructure
- Southill and Brighton corp started momentum
- Need ten more High Schools
- The plan will be a success if...?**
- Greater participation
- Eliminate roundabouts
- Easy to use
- Reliable
- Dependable
- From private development community too
- Comprehensive yet flexible
- Blueprint for unforeseen
- Creates places
- Good vision and collaboration
- Creates a lasting legacy
- Balance between happy and effective
- Growth is maintained responsibly
- Aware of market conditions and city's bottom line

## **Stakeholder Interviews**

### **Love**

- Organizations/jurisdictions are aligned (makes for easier process)
- Original city development pattern, historic pattern
- Go to the past and embrace it
- People value farm to table
- Get to authentic brand
- Clean, new (how do we maintain?)
- Like the look of scentsy building and campus
- Well planned neighborhoods

### **Challenges**

- Growing so fast (how to keep it from being cookie cutter?)
- Downtown Meridian character (needs catalyst project)
- Affordable housing is missing(diversity of homes)
- Required to mix housing types?
- Roadways and ability for people to get around
- Hard for people to know about bike paths
- Meridian is too car-centric
- Better bike paths - get them off the main roads
- Connect sidewalks
- Utilize irrigation canals for bike infrastructure(in process)
- Commuter Rail (Austin example)
- Priority to work with UP (get all mayors and government together)
- MDC/UPA (look at new laws)
- Utilize resources like ULI so we don't waste time like before
- All the little downtown projects are bringing life back, there still a ways to go
- What is the next step for downtown? City incentives for catalyst project?
- Utility downtown report
- Recommendations (pine street connection and business alliance)
- City should follow and be accountable to

comprehensive plan

- Schools need to keep up with growth
- Cooperation/partnership for benefit of community
- Growth of huge apartments seem to be out of character
- Village is model of what we could be
- Utilize rail corridor
- Nothing historical or great about downtown
- No destinations but the village
- Art anchor is village mew
- Infrastructure isn't keeping up with growth
  - Bike routes
- No money to implement vision
- URA didn't fulfil vision - expires in 2026
- 10 mile subarea will be major employment and office area and support local retail
- Traffic - primarily children
- ACHD has good relationship with city but not state
- All ACHD pressure goes to county / city roads
- HWY 16 dead ends at Meridian. Need to build to highway
- Bus system doesn't go anywhere, public doesn't know how to use it
- Don't have a consolidate hub for public transportation, city is too spread out
- Keep widening roads but it doesn't help
- Build sense of community (family, people, church)
- City council and mayor drive vision and work hard
- Meridian sees itself as a bedroom community(they need a core business hub in eagle or Fairview)-Different interests in different areas
- Needs destination points
- What to include in the Comprehensive Plan**
- Zoning changes and annexation issues
- Density
- Compatibility (commercial next to residential)
- Keeping up with growth(sewer water fire schools

police)

- Solution to growth issue ^ is funding; who pays, impact fees, public wants business to pay
- Transportation system needed if we have mor density
- What is the # where we aren't a bedroom community anymore? residential vs. commercial
- Create places to work near home
- Continue to build up infrastructure
- Educate public on new comprehensive plan
- City doesn't follow uses in comprehensive plan
- City council won't approve needed infrastructure (larger sewer lines)
- Need predictability in process
- City council doesn't like apartments
- Enclaves create lack of continuity in infrastructure(We can only annex a certain size, week need a policy on annexation enclaves)
- One hill on house where you can't connect (picture)?
- It becomes cost, you wont get trails, etc
- IDEA: nothing outside of boundary until enclaves annex
- Need more public involvement
- Patchwork development
- Lack of sidewalks
- Pathways building is too slow
- Young families are too busy to be engaged
- Grew so quickly that people don't have the love for this place which is usually what drives involvement
- Land challenges - railroad prop
- Intersections at C street at 5
- Need a contrast from downtown (parks)
- Create HOA's
- How do we measure success?
- Keep doing the things that are already going well (small town feel)
- How do we create a great downtown with our

own character that reflects 10 mile?

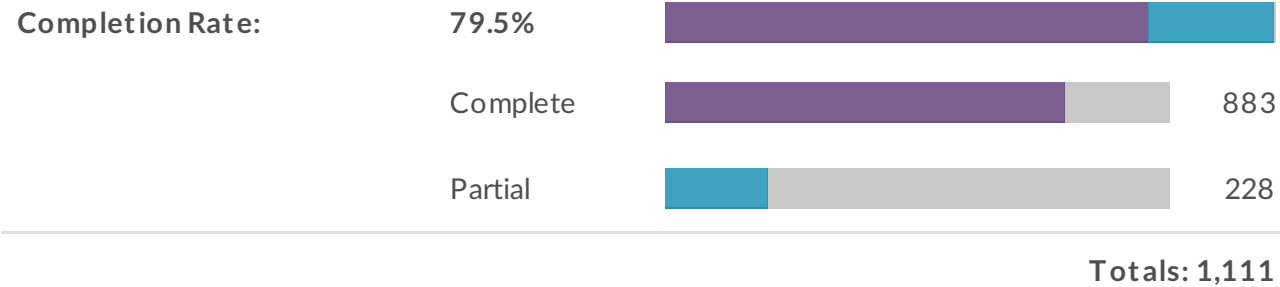
- Define culture (Roger Brooks)
- Affordable - keep our children here
- “Growing or dying”
- Plan for mix of homes
- Older Land uses might not be right
- Seeing success in SFR at high density
- Zoning code matters to get the right type of product
- As move to fringe, services will be harder to provide
- Trip capture / hurdle of being a bedroom community
- NIMBY - challenge
- Transportation
- Same Look/style (Lacks diversity in character)
- Need more housing choices
- Downtown needs revitalization
- At a tipping point where there is interest in redevelopment and backing
- URA expires, can't bond doing a shareback right now
- No opportunity for restaurants
- Quality - not over the top, but nice
- Family friendly
- Growth can be a good thing (have all the services you need)
- People feel comfortable being involved and engaged
- Negative impacts of growth: other jurisdictions role: we don't have control over schools and roads
- Maintain identity and values as we grow
- Need mechanism to fund transportation (Partnerships?)
- Can't provide system for riders of choice
- RTA Funding comes from cities
- Lack of public understanding
- People use comprehensive plan against everything but it's too dated

- Don't want subsidized housing, but need more diversity
- Area on map to more opportunities otherwise we will need to change plan all the time
- LV Road example of "T" intersections to right lane doesn't stop (Good along golf course and state)
- Property rights vs. Crowd
- Meridian today is same as past, just larger
- Like focus on business centers around town to help provide services and reduce traffic
- Choose live, work, and play in one spot
- More than capturing trips, stop trips
- Concentration/intensity
- Vegas roadway example / belt route
- Be Mindful of what government can actually do
- Allow choices and diversity of housing
- Need to attract some youth
- Plan should be blunt, fresh, understandable
- Difficult to match growth and roads (two governing bodies)
- Concerns with traffic
- We need transit
- Map Land locked nature
- Meridian is center of Treasure Valley
- School boundaries effect other cities as well
- Land locked
- Keep values
- Connect long time residents and newcomers
- How do we attract the right businesses? Want amenities and services, what can we use to leverage?
- What to attract to maintain demographics
- Keeping up with level of service (police, fire, etc)

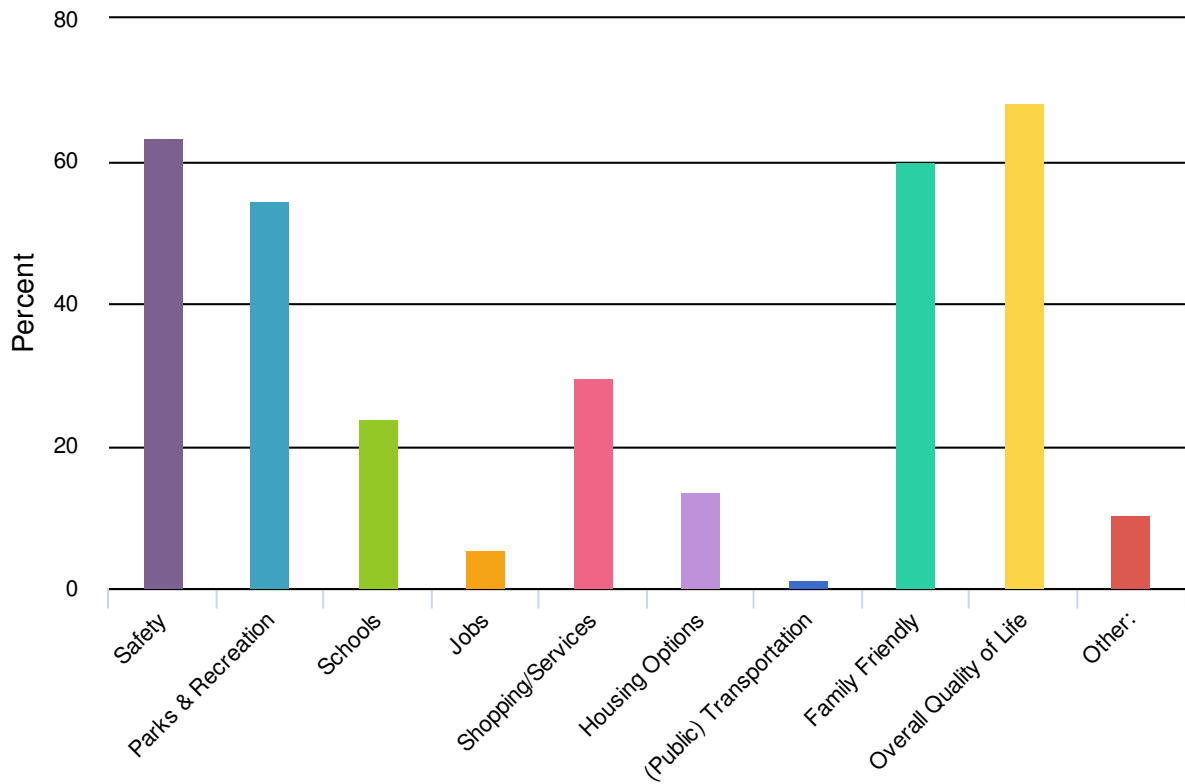
## ONLINE SURVEY RESULTS

# Report for Meridian Comprehensive Plan Survey #1

## Response Counts



1. What do you LOVE about Meridian? We've provided a list of multiple choice selections based on feedback we've already gathered. You may select these options if you agree, or provide your original answers in the 'Other' box provided. Please select no more than 5 options.



Value	Percent	Responses
Safety	63.3%	594
Parks & Recreation	54.4%	511
Schools	24.0%	225
Jobs	5.4%	51
Shopping/Services	29.7%	279
Housing Options	13.5%	127
(Public) Transportation	1.2%	11
Family Friendly	59.9%	562
Overall Quality of Life	68.3%	641
Other:	10.4%	98



Other:	Count
City Staff Helpfulness	2
Location	2
3. Open space (e.g. farm lands, but it's being lost daily), 4. Proximity to great outdoors and opportunities it provides.	1
;Mayor Tammy	1
Access to the outdoors, seasons.	1
Adding addition comment I missed adding to my original survey (thank you for the opportunity of this survey too): Already submitted survey and missed adding the need for more safe bike lanes and pedestrian crossing and enforcement of the safety for riders and pedestrians. It's astonishing the number of infractions I see regarding this and driving safety.	1
Affordability	1
Amount of remaining farm land/ranches	1
Arts and Culture	1
Certain shopping is fine no more big chain stores	1
Churches	1
City leader's showing that the people(residents) matter	1
Costco	1
Effort to be great	1
Elementary Schools, but not impressed with Heritage Middle School	1
Farming, small acreages.	1
Friendly people	1
Good central location. My job requires me to travel often using I84. I'm right between the 10 mile and Meridian rd interchanges.	1
Totals	95

Other:	Count
I grew up here	1
I use to like the community. Now making subdivisions on top of each is ridiculous. Hate it!	1
I used to love it here. Now it's like a mini California. Hate the way it is going	1
I used to love the "country feel" and openness.	1
I would say safety but the police just shot a man so that wasn't good.	1
Idaho Values	1
It used to feel small; not any more.	1
It was a slower pace of life	1
It was a smaller community	1
It's not Boise	1
It's not Boise	1
Keeping the original feel of downtown Meridian	1
Landscaping	1
Library District	1
Location in the valley and state	1
Love the small town feel! Hate all the new housing and developments taking over.	1
Low density	1
Low density population!	1
Meridian is a very nice community	1
Mostly White	1
Totals	95

Other:	Count
Nature	1
No Californians	1
Nothing anymore. The infrastructure does not support the approved developments. Crime is getting as bad as other big cities. It's no longer a safe community.	1
Open spaces, cleanliness	1
Open spaces, like farmland and pasture.	1
Open, undeveloped farm land, less traffic south of I84	1
Proximity to good Catholic Church	1
Quiet, country atmosphere. Farming, small acreages, but easy access to the interstate to get to Boise.	1
Reasonable cost of living	1
Reduced number of housing permits	1
Relieve the traffic congestion that has become awful. We need a North-South extension to the freeway to take traffic off the streets.	1
Restaurants	1
Roads	1
Roads and traffic	1
Rural feeling	1
Rural roots, love the old barns and farmland	1
Small town feel with access to city amenities	1
Small town life. Which is rapidly disappearing	1
Some open areas where there is still agriculture	1
Totals	95

Other:	Count
Still has small town atmosfere	1
Still some open land for agriculture and raising animals.	1
Stop the massive in phloem of people from out of the state. These people move here from California because they complain about how bad it is down there and all they want to do is turn Idaho into the same thing. We are expanding at such a rate that the roadways can no longer sustain it. All these people with high paying jobs out of state are moving here and pricing people from Idaho out of the area. When they're willing to pay \$500 + every month in rent over what the average house rent for that is taking it away from an Idaho family.	1
T hat there is still a rural feel, although it is quickly disappearing with the out of control development.	1
T hat there was farmland and country left. T oo bad the mayor and the city council had to ruin that for everyone.	1
The Growth	1
The People	1
The greenbelt between Meridian and Ustick roads, except the weeds detract and cause problems for dogs.	1
The more people you bring in, the less if feels like a community. A lot of people move here because it's cheaper and they just want to have more stuff, not be a part of the community.	1
The open spaces and the areas that are still zoned county and have animals. T he areas that represent the true Meridian	1
The small town feel that is going aways too quickly.	1
Walking paths, ponds, and fountains need to continue to be part of the growth..	1
Want to slow down the pace of growth so we don't become another busy metro area.	1
We need entertainment venues for sports & music for adults. Meridian is the only city left in the valley that does not have an entertainment area.	1
Totals	95

Other:	Count
Your comprehensive plan is useless. You change to suit the money you can get. Costco is a great example. You diffently couldn't care less how you screw the people	1
beautiful city	1
clean streets, there is lots of trash with the influx of people this year	1
climate/weather	1
close to work	1
community	1
farmland	1
friendly neighbors	1
hopefully non congested cookie cutter spacious neighborhoods	1
less densely populated	1
location to Boise	1
majority-Caucasian	1
none	1
open spaces	1
rural nature of where I live	1
rural space	1
sidewalks	1
slower pace and open spaces to breathe	1
Totals	95

Other:	Count
the growth and development is completely out of control. I had to move out of the city for 4 years and when it came back, I felt like I was in Southern California. And that is not a good thing. The traffic is horrendous. Every square inch of land is either going to be developed or is up for sale. It's ruined. I don't know what you people are doing but please stop it.	1
the village	1
used to be the open spaces/affordable housing options	1
value of home going up	1
Totals	95

2. Finish this sentence: In 2040 Meridian will be....



ResponseID	Response
14	too crowded

**ResponseID    Response**

15	Overcrowded and too much traffic
17	The best place in the region to live.
18	A livable Community
19	Have disproportionately high amounts of houses and traffic without enough services and jobs.
20	vibrant, economically diverse, and thriving!
21	The envy of other cities in Idaho. With large corporations coming in because of the family friendly environment with schools second to none. Unemployment will be almost unheard of.
22	Loved Meridian before all the ridiculous growth was allowed. Police, fire depts and schools can't keep up. The traffic is horrible but let's keep growing and being greedy!
23	A great city that didn't lose its identity...
26	Beautiful. There will be parks and lots of opportunities for recreation and learning.
28	sprawling and congested;
29	filled with parks that have gorgeous scenery and lots of open space for families to gather and play.
31	Too big with not enough green spaces if we don't continue strategic planning
32	a progressive community with downtown shopping, restaurants, and go to destinations; while remaining safe and family friendly.
34	a more racially diverse premiere place to live, work, and raise a family
35	come an equivalent to Boise in job opportunities.
36	Too Big

## ResponseID Response

37	I would like to see diversity in housing not just a sea of subdivisions. Good paying jobs with benefits. A variety of shopping services from big box to smaller private owned stores. Downtown Meridian needs serious help with redevelopment. More City parks but also sports and music venues. Meridian is sorely lacking in adult entertainment such as concerts, sports, rodeos. Looks at what Nampa, Caldwell, Boise and Garden City have done in terms of entertainment.
38	A relaxation destination, Have a sports team, Breweries, Walking paths
39	busy/ populated/ sunk in traffic
41	much larger, and sprawling unless good/better planning is done now.
42	overcrowded.
43	even larger
44	overdeveloped with too many people, too much traffic and too many homes if we don't change things NOW
47	Meridian two years ago with some added connectivity via walking paths would be amazing. I see the quality of live going down the tubes as more and more high density housing goes in. There was a need, now its filled, time to stop approving the requests to build more.
48	Wide open spaces and communities where houses aren't too close together.
49	I hope it doesnt grow much bigger than it is I value the rural feel it has.
52	accessible by rapid public transit, have a vibrant pedestrian-friendly downtown district, and have more and safer bicycle routes.
53	A family-oriented community with a variety of job opportunities and housing choices. Affordable to live in for all.
54	Bigger,Better and even more family friendly
55	Overgrown and congested, out-priced for those born and raised here.
56	A place where my children will want to raise their family.



## ResponseID Response

57	Overcrowded with terrible traffic. I'd hope they'd be careful allowing so much building to take place prior to having the traffic patterns figured out. Meridian is a beautiful city with wonderful families, let's not let it get out of control.
58	The best place to live in Idaho.
59	a place that I hope is as family friendly for my grandchildren as it is right now for my children. I hope Meridian doesn't get too big with too much traffic.
60	Huge.
63	the Premier place to live in the West.
66	Overcrowded with terrible roads. The entire Treasure Valley is doing a terrible job of keeping up with infrastructure. All funds for new roads and sidewalks should come from the builders & companies that want to do business in Meridian. When a builder or company wants to build in Meridian the road widening and sidewalks should be part of the building plan and paid for by builder and company.
67	Fun place for our kids
68	Environmentally friendly, offer more public transport, multiculturally competent
69	A little more modern with shopping/restaurant options and hopefully more options for upbeat bars and larger pet friendly parks. (Speaking for the downtown Meridian area)
70	Overcrowded, overpriced, underserved.
71	Caring but conservative. I don't want my state turning into a California
73	Hopefully, not a Meridian only with wall to wall condos and subdivisions that has eaten up all the open land and not keeping up with city services like clean drinking water and filling potholes.
74	the best suburb of Boise and a great place to live if we plan for it.
75	very crowded with terrible traffic unless good planning is accomplished. Hopefully there will be a number of walking/biking paths and better public transportation also.
77	Overcrowded and not prepared.

## ResponseID Response

78	recognized as the best city to raise a family in the United States.
79	Probably too big and expensive for most people. Taxes will be too high.
80	Clean, safe, financially fiscal, citizen focused, and a great place to live.
82	a minor metropolitan city with a growing service, tech and professional sectors where planning and development have allowed for smart adaptations to the fast pace of growth where health and education are vital factors of the city's nature
84	Touching Nampa
85	an overpopulated city with a nightmare of a traffic problem
86	The best place to live, safest place to live. Public train system with bike trail.
87	Meridian should work to create a second city center to that of Boise. Meridian should definitely leverage and utilize the success Boise has found and use it to create a second major business hub for the treasure valley.
88	a megalopolis unless there is planned, managed growth with better street and highway improvements.
89	will still be a safe city for families with great schools and wonderful park and recreation opportunities. Policies and planning safe guard the small town feel and culture we have always had.
90	Will still have farm land!! I hope we truly stick to core values and don't let developers continue to buy their way through the city.
92	History. Destroyed by the communist-mentality within the city hall, which does not even understand American property rights and the Constitution.
94	Way too overcrowded with no more low key rural feel.
95	a vibrant city
96	More connected and aligned with the adjacent cities values and visions.
99	a thriving, interconnected, family friendly community that's maintained the small town, neighbor helping neighbor, values of the founding farming and dairy families.

**ResponseID    Response**

101	Too dang big and will have lost all its charm. People moving in from other states will total change the pleasant make up of this town. They already have done so.
102	A city that can keep up with the growth, traffic, housing, jobs, shopping and beautification. We don't have to be a big dirty city.
103	Way too crowded. When this happens many of us will move to out lying towns.
104	Too crowded and will lose it's appeal to those who value small town life.
105	north of the freeway. There needs to be more attention paid to the families living south of the freeway.
106	Spread too thin.
107	Overrun by houses and high taxes unless we apply more conservative values.
108	crowded. Hopefully still affordable and family friendly.
109	more populated
111	a metropolis.
112	137 years old and will continue to be the best place to live and raise a family.
113	A great place to live and rise a family.
114	California and a disaster IF we do not SLOW down and address SERIOUS infrastructure issues! STOP approving zoning changes for MORE tiny lots, apartments, AND neighborhoods that will continue to overcrowd ALL the schools that are already busting at the seams with ONLY the tax payers to help (and that help is VERY little based on actual needs).
115	A safe, vibrant, affordable and low commute time city.
116	Not be growing as much with reduced apartment buildings.
117	A disaster! Too many high density projects that our infrastructure isn't keeping pace with.
120	Have better roads that accommodate the influx of new people

## ResponseID Response

121	Overcrowded with poor roads and lack of public transportation to Boise downtown.
122	Overpopulated.
123	The best thought out, and best planned community in the Treasure Valley.
126	Too busy and my family will move!!
128	crammed full with strip malls, apartment complexes, even more ineffective two-lane traffic grids, and subdivisions.
129	The new Boise. New shopping complexes, a revamped downtown and affordable housing will draw people not only within the community, but from surrounding areas to enjoy what Meridian has to offer. Several cute and locally owned shops will draw attention to make downtown more active.
133	Safe, beautiful, bustling yet quiet, logically planned and cautiously expanded.
134	Very over crowded and not hold the same values they do today. It is inevitable. We need strong conservative leadership that is not afraid to take on the unpopular topics, issues or positions and hold fast to who we are now. So that we can be that in the future.
135	overcrowded. We need to invest in infrastructure and slow the building process - especially the schools & roads. There are way too many crappy cheap houses and neighborhoods going up - too many people and not enough resources. Raise building standards, make quality builds, and no more cheap crappy houses. We need more schools, better teachers. Roads need to be widened. There are way too many over crowding issues that need attention ASAP
137	I would like to see Meridian built up with a few more restaurants, and homes but still maintain open land throughout. I'd hate for it to be too built up and crowded.
138	A gem community in the treasure valley with premier education, housing options, urban /transit hubs and vertically integrated living. It will be a "place" that people want to be to live, work, and raise a family.
139	A busy traffic ridden mini city. Turning a rural farm town into a busy city is a mistake. Development is supposed to happen slowly so that all services and resources in the community can keep up.
142	At this rate, overcrowded/congested.

## ResponseID    Response

143	A place where people can raise their families safely, and also have the opportunities for success in the work place.
144	A big mess
145	Safe- -not overly crowded community that focuses on family,schools,and quality of life.
147	a nightmare. Too much traffic, not enough schools and no longer the small-town feel. Very, very sad.
148	Total gridlock due to ACHD and the Meridian City Council's willingness to approve any and all high density projects on every piece of vacant land within the City of Meridian borders which will also probably grow, and schools will be totally jammed and the city won't have enough water wells or waste water treatment options and we will have moved to another city that hasn't allowed this to happen.
149	An academic leader giving an opportunity to elementary students to perform above grade level (see Legacy charter school in Arizona curriculum) and all high school students to earn an associates or certificate through dual enrollment. A family centered community with miles of pathways for biking and walking away from main roads with trees to shade; limit high density housing; make mandatory for developers to set aside green space and large park development with a variety of activities like horseshoes, pickle ball courts, tennis, splash pads, racquetball, etc; prioritize recruiting family oriented entertainment businesses and limit, if not refuse to build, more payday loan shops, pawn shops, and bars. Recruit businesses who can utilize local high school and college student talent. A leader in road accessibility and transportation. Timed freeway entry lights to avoid dumping 30 cars onto the freeway leading to further congestion. Leader in college education. Partner with BSU to create a BSU Meridian campus.
150	so crowded and not the Meridian we know and love, it will be unrecognizable. Idaformia.
151	Gown aND thriving
152	A disaster of huge traffic issues
153	Suffocating from too much growth. If we don't control the loss of farm land in the Ada region, we will be Seattle. I don't want to live in Seattle.
154	Overcrowded with high crime

ResponseID	Response
155	bigger.
156	Still in the top 10 lists for best places to live, work and play.
158	Large, and a city of its own unique to Boise.
160	Safe and family friendly.
163	Much more populated
164	a clean, well ordered and organized city. It will be a model for other cities in the areas of public engagement, civil discourse, and compassion.
165	just as bad as Salt Lake City.
167	Another big concrete jungle, with people piled on top of one another, higher crime rates, which leads to people abandoning their neighborhoods, and the decay soon to follow. Large shopping centers closing, schools falling into disrepair, drop out rates increasing as more and more students are piled into small schools. Overpopulation too big to handle, like LA or Salt Lake City. NOT a pretty picture!
169	a great place to live and raise a family.
170	Overbuilt and way too crowded. Time to slow things down!!
171	Very populated
172	The way it is growing, likely it will be crowded unless infrastructure roads and schools are appropriately considered when budgeting. Right now it is growing so fast
175	A huge city that will have lost its agricultural history.
176	Way too crowded and way behind in infrastructure. We will most likely leave way before that even though we love the area!!
177	Too crowded, too much traffic if growth continues uncontrolled as it is now. It needs to slow down. Meridian used to be a quiet town with family values. Now it's all about making lots of money by building houses on the beautiful farmlands.
178	A mess if the planning does not improve.

## ResponseID Response

180	Clean city with great amenities and friendly supportive neighbors.
181	More crowded with traffic. Strongly feel that there needs to be North-South freeway extension from the I- 84, to take traffic off the streets Traffic congestion changed the quality of life in Meridian.
182	An overdeveloped, sprawling, congested area. It will no longer be a destination area; instead, it will be a place that people are leaving. Development dollars will have dried up, replaced by high taxation to keep city services in place.
183	more crowded, less attractive to live in.
184	Paralyzed by traffic challenges.
187	A place where there is a balance between development and nature
188	I think it will have more of it's own identity instead of just being known as a suburb of Boise. But it will also be very congested if we don't address transportation.
189	a much larger city - no longer a bedroom community.
190	devoid of open space and full of crowded streets if growth isn't managed properly
191	Just like California. It will be over populated, too much traffic, too much crime, there will be no beautiful farms and land left. It's sad to see what's happened to Boise and Meridian.
192	A rural city, no tall buildings, a great place to raise a family.
194	Busy.
195	to populated.
196	Neighborhood-centric with many well maintained parks or and other central gathering places for socializing. Meridian will not have lost its rural charm, having left some farmland undeveloped.
197	a complete community; one that has ameliorated it's past traffic woes by investing in it's industrial, office and commercial economy by planning to be an employment center, and not a bedroom community.

**ResponseID    Response**

198	recognized as the fastest expanding city in Idaho.
199	Very crowded. Meridian will have excellent public transportation options throughout the Treasure Valley, with buses and light rail. With the freeway expansion and public transportation, traffic congestion has decreased dramatically since 2020. (I should be a writer, LOL)
200	A city that had seen too much growth with no planning and no rural areas/farmland/open space, traffic congestion, over crowded schools, etc. etc.
202	more densely populated than today.
203	Much bigger as people will continue to move into the area.
204	In gridlock.
206	the spitting image of Orange County, CA.
207	A city with great public transportation and family friendly areas to connect with others in.
209	over populated
210	more vertically integrated in downtown and along the interstate corridor.
211	Different than Boise, as Boise will be just like Portland.



## ResponseID Response

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212 Ahead of the times in regards to infrastructure and maintaining the proactive versus reactive standards of living. Meridian continues its policy of all parks and trails being open to all residents and not shut down by any community. The expectation and adherence of high quality landscaping by all developers and homeowners have come a long ways since 2020. The development of the green belt trails have been a stunning success with users having the ability to shop and eat while using them. Since Meridian didn't have significant exposure to the Boise River, they smartly used existing canal right of ways and the extension of parks and ponds from them. Public transportation options especially for the aging population has helped older folks stay in their homes longer. They took cues from Boise in regards to sustainable growth and environmental concerns for recycling, renewable energy, and healthy lifestyles. Since being called out for it, Meridian also finally broke the traditional Idaho model of its not who you know, and attracted talent by hiring people with what you know processes. This finally overcame the problem of youth and talent leaving Idaho for better opportunity and wages. This also helped close the income gap so prevalent 20 years ago as well as various group and community bias in regards to employment and just being friendly to your neighbors regardless of race, color or Religion.

214 Extremely crowded with increased crime due to the continued building of homes, particularly multi-family units such as apartments. We have over-crowded schools, so the district redraws the boundaries to help. What happens immediately thereafter? A three story apartment complex is built across the street from the middle school. Maybe I should run for Mayor?

215 overpopulated.

217 The safest, cleanest and most family oriented community in America.

218 struggling to provide services and infrastructure to maintain the quality of life the has driven the continued influx of families moving from other areas, balancing growth, schools, road, and transit will continue to be hot-button issues.

219 I am not sure

220 more modern and sophisticated

221 Too congested. I'm afraid it will be overrun with subdivisions and apartments.

223 a nightmare of sprawling housing and horrible traffic unless a better plan is put together. Approving everything a developer requests (including a Costco in a residential neighborhood) is not going to lead to a better City.

## ResponseID Response

228	To big for our small dinky 2 lanes down Main St..wait forever to cross Main St from the side streets unless you go to ones with a signal.
230	Looked to as the new standard for community planning and development because of its forward thinking approach to parks and roads and transportation: preparing for families to come.
231	T oo crowded and busy
232	a place where kids can safely and easily walk or bike to school and the corner store, a place where adults can live, work, and be entertained and a place where senior citizens have attractive housing options and feel part of the community.
233	Paved with walking paths throughout. Have a real shopping mall with Dillards, Macy's and Nordstrom. Have more boutiques. Have unique restaurants, not chains. Have trees everywhere like Eagle. Have ponds with access to all, no more ponds owned by subdivisions. Swimming and paddle boarding allowed like at Legacy in Eagle. Be on level with Eagle as a place to live. Have excellent schools with well paid teachers so the best want to come here. No more common core. Have a cool downtown that impresses. Have jobs for those not from Idaho. Serious prejudice here for outsiders. No more minimum wage population. The wages are ridiculously low here. The only way to get a good job is to work for a national company. But most companies do not look at Idaho as a place to do business. There are two classes here, the high and high middle and the poor. I am republican but this state is too conservative even for me. It is detrimental to growth. Oh and the Mormons. Seriously, why should a deceptive religion be able to run a state and a city like Meridian. That is wrong. Really the only people who do well here are the rich and retirees. There is little room for middle class. We moved here and once the neighbors met us they had nothing to do with us cuz we were not Mormon. The neighbors will not allow their high schoolers to socialize with nonMormons. God did not tell Joseph Smith to create a new religion because people were being evil. God's true word is forever. This is ridiculous they are trying to flood Meridian culture. They wont win cuz California is flooding in. We didnt like it when California moved to our old state and liberalized it. But here it may do some good. Bottom line, jobs for those who are not Mormon. The prejudice here is ridiculous. This can be a beautiful town. But people need better wages to improve the quality of life.
234	a traffic night mare, and not enough police.
236	The city to emulate.
237	T oo crowded.

## ResponseID Response

239	a lot like Boise
240	Just like Boise
243	Up until the rapid expansion of large footprint multi-story apartment housing, Meridian was a very high quality of living city, but now it's clearly the developers, not taxpayers, are driving the unsightly apartment building. It's time for city leaders to create and hold fast for a SLOW GROWTH policy. Property Tax burdens are inexcusable for many, especially senior citizens in limited income.
244	Overcrowded, rapidly increasing crime, schools spilling over of students and roads that will be even more congested.
245	A great place to raise a family.
247	Bigger and more populated. Hopefully traffic flows better and there are more public transportation options.
248	The place where folks that can't buy in Boise but have won't live in Nampa go. Same as it is now. Can't afford Boise but can't do Nampa. If not, then it will be the other side of the tracks for Boise.
249	Extremely overcrowded, far too expensive for the average person to purchase a home, huge traffic jams and the vast majority of the citizens will be from California.
251	way overcrowded and not enough improvements on the roadways.
252	a mess if they don't stick to their comprehensive plans..i don't even know why u put so much effort into these things if you don't follow them..shame
253	Developed in a meaningful way. Not all strip malls and apartments. Walking paths and parks. Wide roads. Businesses brought in in a way that gives the area character versus strip malls and gas stations on every corner. Stop putting in giant apartment complexes.
256	Probably much larger than today. It will need better planning, expanded roads and a much larger police force.
257	Hopefully the same quality of life that we enjoy in 2018.
259	Gridlocked with traffic and schools will be so overcrowded, temporary buildings will fill the athletic fields.

**ResponseID    Response**

260	The great city it is today with frequent events and activities for the entire family and all ages.
262	Over run and choked with traffic.
263	larger in population than Boise, Id.
264	Big
266	In total financial crisis due to the lack of the inability to obtain a job, not just to mention the wages ARE NOT even close to the housing costs here. I love living in Meridian and have lived here for 16 years, born here in the Treasure Valley; but this is obviously a serious crisis people!!
271	densely overcrowded, schools bursting, and not the small town I used to love.
272	overcrowded with neighborhoods with small lots, schools bursting and not the quaint small town feel I moved here for.
273	In 2040 Meridian will be my former home. Why would I want to live in a place that doesn't follow it's comprehensive plan, ignores the concerns of residents, fails to hire professional planners, is in bed with the big developers, passes on taxes to the voters without their consent, the list goes on an on.....
275	Degraded by increased multiculturalism (deliberate) and too much population, which will impact traffic, crime, and schools.
276	a complete nightmare to do lack of infrastructure improvements to handle the growth.
277	Gridlocked in traffic.
279	...more developed than Southern California. I lived there for 21 years, and I know. Actually, heck, most residents will probably be from CA by 2040.
280	Even more overcrowded and far less safe.
281	WAY to big!!!
282	Built out and totally urban.
283	Balanced and in harmony with natural surroundings

ResponseID	Response
284	way too big.
285	Large and having evolved from a sprawling rural suburb to a taller, sister city of Boise.
286	way too crowded and it will be impossible to drive somewhere in 30 min.
287	Meridian should be, if growth and quality of development is successfully managed, a desirable city of distinct and unique districts in which to live, work and recreate.
288	Over grown, congested with traffic, personal values will diminish, value of housing will be over priced, conglomerate housing projects that will diminish the quality and safety of life in the city, and create many traffic issues. Building moratorium should be a consideration until our infrastructure can catch up. Just to note, the infrastructure has never been comparable to the growth of the city as it is.
289	too crowded.
290	over-crowded
293	close to size (population) to the City of Boise.
295	not Seattle, Portland, Salt Lake City, Denver or any city in California
297	Our City is a great place to live, work & play.
298	Our City is great place to live, work & play.
299	An easily accessible community with good traffic control, open (rural) space, and schools that aren't over crowded,
301	Like every other big city.
302	Overcrowded!!! I'm scared we're heading towards urban sprawl just like California. Too many open spaces, i.e.: farmland is being turned into apartment complexes and subdivisions. Too much traffic on two-lane roads. It appears to the lowly resident that it's all about money, and NOT the quality of life that we thought we bought into when we moved here a few Year's ago from Boise to get away from rapid growth.
303	Overpopulated, but hopefully will maintain the same values that it has today.

## ResponseID Response

305	Extremely overcrowded and just like California
306	grid locked without the addition of improved transportation corridors.
307	Over crowded with failing infrastructure.
308	Too much traffic.
310	Without enough public transportation. This will be a huge issue if we don't address it now!!
311	run by visionaries who have made it the best little city in the US. It will have the best roads/traffic control, schools, parks, hospitals and will be very safe. The infrastructure will have been put in place 20 years prior by city visionaries.
312	A population and commercial center
313	Meridian is a wonderful community to live in but seems to be growing at an alarming rate with little thought to quality, infrastructure and needs for our future. In 2040 I see this community being over run and people leaving as quickly as they are arriving today. Please look at other communities where many of these people are coming from and Don,t make the same mistakes. I feel if we had a better comprehensive plan for the current situation and slow the roll we as a community could grow more gently and hugely benefit for all of our future. Thank you
314	A lot more densely populated
315	I HOPE, not turned into a suburban nightmare with residential sprawl uncontrollably ruining quality of life and freedom of movement. Don't let a beautiful City and community turn into California. Be the stewards of the people, not big business.
316	Overpopulated with poor infrastructure
317	still rated as one of the best cities in America due to low crime, managed growth and job opportunities.
318	Over populated!
319	I hope still a nice place to live. We must be smart to develop quality housing with good road and school planning.

## ResponseID Response

321	Safe, clean and family friendly place to live.
322	Mostly a family community with some business. Lots of trees, parkways, parks and the best schools in the state
323	Larger, which is sad. It would be nice to slow the growth and specifically the density.
324	Overpopulated and congested.
325	Hopefully a slower growing community with enough infrastructure to actually support itself.
326	same as it is today. hopefully! (but I doubt it). If our polititians, representitives will quit spending our tax dollars on things we don't need (or want).
327	wishing it had developed differently. Car dependent residential and vacant commercial.
328	Family friendly, with a small town feel, reasonable property taxes and less road congestion.
329	I want Meridian to have a wonderful quality of life feel. Have a more relaxed environment and not be rush, rush and rude. Our traffic needs to be better controlled and not let out of staters turn us into another CA, WA or OR big city with no consciousness.
330	Easier to get around without a car—more bike lanes and paths. A city in which the growth has not exceeded the capacity of roads, utilities, etc
331	A safe, family focused community that isn't too large and crowded
332	A traffic disaster
334	a city that planned well for growth by investing in infrastructure while holding on to it's small town values.
335	Better wider roads. T hese farm roads hamper growth and quality life.
336	A diverse, family oriented community.
338	T he second largest city in Idaho, but with a more family friendly, community oriented feel than other cities or a similar size or larger.

**ResponseID    Response**

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339	A large city with lots of problems unless they are addressed NOW.
340	crowded.
341	vastly overcrowded and probably a larger city than Boise.
343	A giant city extending in miles to the north, south and west. Traffic will be similar to the California bay area or southern California.
344	Overcrowded with inadequate roadways.
345	Over populated, under resourced and poor infrastructure.
347	Overcrowded due to lack of future planning for roads schools and recreational opportunities. Future planning starts now and it isn't planning for a little bit it is planning for the huge population growth that we will have in 20 years. Meridian is already behind with the growth that it has seen planning now to catch up and get ahead of that growth is crucial
348	Full of great local businesses with an urban feel downtown. A great place for kids and family.
349	Overcrowded if growth is not managed.
350	Gridlocked
351	A beautiful and family friendly community.
353	Easier access to shopping areas and businesses downtown. Better roads are a MUST have since the city is growing.
355	A big metro area similar to Minneapolis, or Houston. But not California like some think
356	Too full to go anywhere
357	Too crowded and still not enough roads to manage the growth
360	Well planned with infrastructure first and then building.
361	Way overcrowded & congested.



## ResponseID Response

362	An affluent friendly community with beautiful streets, neighborhoods, and parks, full of opportunities!
363	An absolute nightmare with all the growth & very poor planning in every respect.....poor water quality & insufficient availability, old two-lane roads in the rural areas, small 0-lot line houses all jammed together with traffic backups in every subdivision for morning & evening commutes, only parks for children to play in & only crowded streets & sidewalks to ride their bikes! I have lived here for 10 years & it has been like heaven but this last year it's been starting to resemble hell & I don't even want to think about where it's headed! Thank God I'm 74 years old!
364	As large as Boise
365	Less Portland Oregon like, keep the mix of neighborhoods and farming fields that made meridian unique.
367	Safe place to raise my family.
368	A parking lot.
369	to large
370	a suburb of Boise
373	An overgrown Toilet.
374	Still having that small-town feel. Still be a safe place to live with wonderful law enforcement officers who show they care. Meridian will reject the greed and demoralizing values that have ruined other cities.
375	The New Portland with trash, homeless and all over California's values.
376	A great place to have raised my family. I hope to keep a lot of the old town of Meridian preserved with what plans the city has in the future. I work in downtown Meridian and it would be sad to see it change a whole lot. I think some new projects and remodels are necessary.
377	Too large if we keep building

## ResponseID Response

378	I used to value the small town feel and the closeness of the community. I would love to see a halt in the expansion of our beloved city. It's so sad to see so much torn down. It looks like a lot of greedy people have come in and have taken over all the farm land and traded it for homes and shopping centers. The crime rate has gone up substantially. I remember the days we didn't worry about leaving the front door unlocked or the car parked outside. The overwhelming population has turned this city into a place I do not even recognize. In 2040 I see Meridian as a place I probably will no longer want to live in if the changes continue as they are. It SHOULD be better respected and have been better preserved as to why it was so amazing here. My hope for 2040 is that there is still farmers and close communities within this fast growing city. I hope that what's left is preserved and that those in office do not continue to be greedy and let the land be developed into something that does not serve a purpose besides some revenue. It will probably become a less attractive area with the growth as well as somewhere people that grew up here can no longer afford to live. There has been so much accommodation from people moving here and an overwhelming neglect for those who grew up here.
379	Over crowded with too many cars, houses, and people. In 2040 I would love for Meridian to have lots safe bike lanes, shady places to go for a long run, and less people ;)
380	I wish Meridian was not growing at the pace it is. With growth brings crime, worse traffic and higher housing costs. I miss the farmland.
382	over crowded, with horrible traffic. That is if the growth is going as it is now.
383	A thriving community that values individuals and families by encouraging growth community wide. Businesses and shopping together in a smaller version of The Village in different areas city wide will lesson the traffic on major thoroughfares. Parks, swimming pools and libraries for a healthy community.
384	A community that continues to engage families in events with more walkable gathering spaces
385	Way too big and busy. If we want Meridian to be wonderful for years to come then we need to plan and prepare. An elaborate green belt connecting the city would be great. Communities should be carefully planned with large lot sizes and good building standards. Design standards should be high!! I feel the direction Meridian is headed is not good. The sprawl, poorly planned traffic, and overcrowded schools make me feel like I should move. I am born and raised in Idaho- lived in Meridian since 2008.

## ResponseID Response

387	A family oriented city where the focus is on the residents we have - not adding a ton of apartment complexes and bringing more people into the area. Streets, schools, etc can't keep up with the growth and safety will be negatively impacted.
388	Too big for the current infrastructure & the values that helped us to grow. We need to plan very carefully to be the community of excellence we wish to be. One important area for growth into this excellence is to have some sort of business (manufacturing, perhaps) that can sustain our growth. We also will NEED public transportation that provides more stops than what we have currently.
389	at its population limits. Meridian has limited space in which to grow. I can only hope that the City of Meridian, ACHD, and West Ada Schools work VERY closely together to address appropriate growth needs so that life in Meridian does not become a headache.
390	I don't really have high hopes... Everything is criminalized- you can't even take a walk at night without police harassment.
391	A thriving city with a maintained focus around being a safe and family oriented community.
392	To big and not conservative enough.
393	A significant driver of the regions economic viability, a hub for regional transit and a leader in public communication.
394	Like Seattle or Salt Lake City
395	Easier ways to get around town. Complete sidewalks so we can ride our bikes, walk and run without having to worry about the narrow congested roads. Eating options really get off ten mile off ramp. More pathways that connect subdivisions and major streets.
396	busy and overcrowded
398	as safe, family friendly, and beautiful as it is today, with the best schools in the state, affordable housing, good paying jobs, and infrastructure and support services to support growth.
399	Over crowded with homes stacked on top of each other

## ResponseID    Response

400	A still small town that put residents before money...focused on schools and safe open communities.
401	way too crowded with no more open spaces, no more quail or falcons or other critters running around. Full of empty strip malls and 3 and 4 story apartment buildings built in the middle of every subdivision because who doesn't want that in their backyard.
402	So crowded I get anxiety just thinking about it.
403	More crowded with traffic issues and have a higher crime rate due to the large number of apartment complexes being constructed and the rapid growth.
404	I highly value the safety and sense of family friendly community. I would like to see less congestion in neighborhood streets, stores, and parking lots.
405	Dynamic and diverse.
407	Heavily populated but offer family friendly events at safe parks, while having addressed traffic contain congestion.
410	Booming.
411	Over populated with not enough roads for people to travel on.
412	another overcrowded city with too much traffic, too many homes, farms all gone, crime, and nothing special.
413	A place people want to move away from based on current lack of foresight. I am a native of Boise but have spent some years in the San Francisco Bay are and I watched San Jose change from one of the safest large cities in the US into a chaotic poorly planned congested crime infested area that a large number of people are either leaving or trying to leave. This is the direction I see Ada county heading.
414	unrecognizable
415	have a vibrant downtown
416	Gridlocked with no open spaces or natural areas
418	Way too crowded.

## ResponseID Response

419	Overly populated and challenged with traffic issues, housing & schools. My husband's grandfather told us 40 years ago that the beautiful farm land would eventually disappear between Boise and Caldwell.
420	A large city that hopefully can retain its sense of community like a small town.
421	An inter structure mess!
422	A safe, wholesome, family-friendly, well-planned community that slows the growth until the infrstructure is in place thus maintaining quality of life for the current residents.
425	A much larger city and traffic will be what it is. But the city will still be safe, family friendly with good schools. T he average family will be proud productive people who still believe in strong morals, manners, and self reliance.
426	T otally overgrown and take 39 minutes to get 3 miles down the road if we don't change the direction this city is headed!!!!
427	A very full community hopefully all the people who move here will appreciate how conservative meridian is... Friendly clean safe with large improved roads — hopefully no bus systems will come to town and hopefully the bikes will go back to the sidewalks — so there will be plenty of lanes for cars !!
428	I'm afraid it will be ruined! It will be all developed! Can't you leave some areas the country feel it currently is? Please don't change everything to houses squished together or apartments.
430	Too big but holding to its values as a geeat place to raise a family.
431	A large but tight-knit community!
432	less congested due to fixing our roadways giving us back the things we love about meridian. a wonderful place to raise a family because of the small town yet modern feel. access to any kind of activity within 30 minutes. a place where people can live within their means and afford to raise their family instead of suffering the consequences of an over populated area like how it feels now. i hope these things will be resolved by 2040. or sooner.
434	A strong comunity that is not too big.
435	the most family friendly city in the northwest.

**ResponseID    Response**

436	Very overcrowded with no real infrastructure to support the population - if we proceed as we have been.
437	an overcrowded, big mess.
439	be an over crowded slum with no open spaces, farms, or green space and have no quality of life if the uncontrolled developing continues.
441	an overcrowded, high traffic, noisy, slum if the current uncontrolled over developing is allowed to continue.
442	I want there to be smart growth. Lots of green. Maybe artisan coffee and a trader joes. Beautiful local places to eat and relax and feel at home. Keeping the green and beautiful country side. We are meridian not boise.
445	bike friendly.
446	The same size, or smaller than it is now.
448	miserably over crowded
449	A place where people are not stacked upon each other. The transportation system has been developed to handle the number of people throughout the area. The city council is more concerned about keeping the area open and family friendly than increasing taxes by stacking people into small areas. Schools are able to handle the number of children without being over crowd like they are currently. The council sets s reasonable level of growth that can be supported to msintain our current way of life.
450	A great place to live. It will be up with the trends that fit our area. I'd like to say it won't be overpopulated. I don't want homes and apartments to take over the land. I enjoy having some country feel to the out skirts of Meridian but still close enough to stores/shopping.
451	more crowded
453	One of the safest cities in America, hopefully. Family friendly
455	A safe, clean, city that caters to sustainability, diversity, responsible growth, and families.

## ResponseID Response

458	full of overcrowded schools, fighting a crumbling infrastructure, and wondering why all that uncontrolled growth in 2020 didn't result in a perfect utopia like we were told.
460	Crowded and less desirable unless we aggressively design our community for populations growth.
461	Much bigger than it is today
463	gridlocked
465	The top metropolitan area in Idaho.
466	In 2040 Meridian will show tremendous but managed growth. Traffic will continue to be an issue, however new subdivisions and businesses will have proper turn lanes and sidewalks to allow traffic to flow and minimize accidents. By now, Chinden Blvd. will have 2 lanes in each direction with a turn lane in the middle from Eagle all the way to Caldwell. The Meridian police department will have added the appropriate number of officers and specialized equipment to handle the growth and yes, the unfortunate crime which comes with it. As Meridian has grown into 2040, the city has strategically added new schools to handle the additional families who will need to put their kids in school. Growth is inevitable, and hopefully by 2040 Meridian will look like a city where the city government took the time to manage the growth and assure it does not look like LA, SF, Seattle, or Portland. Our Meridian should be a safe and attractive place to live both families and retirees.
467	even worse from a traffic perspective, since they do not adhere to past comprehensive plan agreements, and approve new developments before appropriate infrastructure is first put in (ass-backward from how things should be done in this City).
468	horribly over crowded with traffic jams, high crime and drug use running rampant. I'm concerned about losing the family friendly safe environment and quality of life, it is already getting worse.
469	Very crowded
470	overcrowded with poor infrastructure and overburdened roadways, too many empty homes and very little 'countryside' available.

## ResponseID Response

472	overrun with homes, not one blade of grass, not one open field and wall to wall gridlock on the roads because ACHD is accountable to no one. And all the cities want is to fill their coffers with no regard to quality of life.
473	over 200,000 in population and no roads will have been widened.
474	A safe, family friendly city full of friendly people with good values and opportunities for family appropriate recreation and community service and involvement.
475	Too sprawled out
476	much bigger and more congested.
477	Well thought out in terms of growth. Our schools will be recognized for providing superb educational opportunities for students without the overcrowding of schools.
478	full of open space, natural habitats, slower, and controlled growth.
480	Too big unless housing developments and other building have limits. Residents move here, not to be in overcrowded areas, but to have all resources available without the terrible traffic and overcrowding found in other states. We desperately need better traffic patterns, especially north/west. Eagle is unbearable most hours of the day. We need another on and off ramp either at Cloverdale or Five Mile.
481	WAY TOO OVERPOPULATED! Traffic nightmares are even worse! We really need to put a moratorium on growth until we get the infrastructure.
483	A safe, thriving, uniquely Idaho community that is family friendly and community-focused.
485	over crowded, less community and clogged roads.
486	Over crowded. It already is! Too many people & not enough roads or transportation like buses to take away all the traffic. Too congested
487	much larger with more community activities, "greener" (construction, waste collection/recycling, noise and air), easy and affordable public transportation to Boise, road infrastructure eases congestion



## ResponseID Response

488	Not a good place to live if our leaders do not look out for the interest of the people. So far so good.
489	overgrown with increasingly worse schools and no longer a desirable place for families.
490	Gridlocked by out of control traffic because there are no public transportation choices for residents
491	Known as a destination location for those looking for amazing restaurants, beautiful scenery (do not get rid of the farmlands - beautiful), unique experiences, top-notch schools, clean & safe cities, where fun is to be had! Where people really know how to LIVE life to its fullest!
493	The new Boise
494	the largest city in Idaho.
495	The best city to live in. Very safe, lots of restaurants and shopping, public lakes to fish in. Hopefully small growth, keep the roads up
496	Too crowded! The roads will be inadequate!
497	over developed and overcrowded without proper care today in planning and zoning. Currently growth is happening faster than the infrastructure.
498	So congested with traffic. You think Eagle is bad now wait til 2040
499	even more rampant with Californians and Washingtonians. And hopefully capable of housing and schooling them all.
500	Too big if we keep building commercial and residential things. We will lose the small town feel.
501	More pedestrian and dog owner friendly with more dog parks and dog swimming areas
502	a traffic nightmare. Especially with Costco going in at Ten Mile and Chinden (bottle neck location with entry through neighborhood streets)
503	one of the safest cities in the US with advances in education, trade, and technology.

## ResponseID Response

504	An example for cities across the country.
505	gridlocked and screaming for public transportation from Boise to Caldwell, either light rail or a decent common-sense bus system!!
506	Another concrete jungle, over crowded, high crime,worse traffic mess than now. Schools decaying from overcrowding, higher and higher taxes, and a loss of friendly neighborhoods, turning into another L.A. Pollution of air and water, a loss of all farmland, consumed by closed antiquated shopping malls.
507	covering a lot of land space. Many agricultural areas will be turned into housing and commercial spaces. The school district may need to be split in two as it covers so many buildings and students.
508	A family friendly city with little traffic and mom and pop type stores. No more big box stores
509	the major suburban city in the T reasure Valley with little to no public transportation and urban-sprawl type development from Kuna to Eagle and Boise to Nampa. Quality walking and biking facilities are few and they are not connected in way that makes sense. The downtown area will continue to languish in mediocrity as it takes a back seat to the development along Eagle Road, T en Mile, and Chinden.
511	Worse if the comprehensive plans in place now are continuing to be ignored and the current mayor and staff aren't replaced now
513	over run with California Idiots and trying to straighten out mistakes made now.
514	Gridlock and way over populated if we don't grow smart.
516	a big city that I will move away from
517	overpopulated and the quality of life will lower if things keep going as is.
519	a large city, hopefully still safe and family friendly.
520	exactly like California.
521	behind on building infrastructure to the point that people will not want to live here.

## ResponseID Response

522	still a great place to live because there was a slow growth plan put into place in order to address the concerns of the residents and maintain or improve the quality of life for those who live here or come to visit.
523	suffering from overcrowded schools and lack of infrastructure unless these items are addressed now. Also, new companies need to be encouraged to move their businesses to Meridian.
524	A "small town" feel city that has many things to offer: shopping, dining, great schools, the roads are wide with sidewalks and bike lanes. The city is safe for our children to play outside. The families are the heart of this city
525	Composed of ex Californians and Washingtonians If we are not careful we will become a place to run from instead of to
526	Overgrown and no longer reflect what I moved here for in the 1990's.
527	Just as family friendly as ever, and a great place for technology jobs without being nearly as expensive as Silicon Valley.
528	too overcrowded with massive traffic issues, crowded schools, and ever-increasing housing prices that local Idahoans will not be able to afford. My vision for Meridian is for family values and quality of life to be maintained south of the freeway. South Meridian has a different vibe, which is why we chose to live in this area. Our hope is for our relaxed side of the freeway to remain relaxed, giving us a reprieve from the hustle and bustle. Meridian has been a great place to raise our children. We hope our quality of life is maintained for years to come, allowing for our grandchildren to experience the Meridian we've known and loved.
529	over grown.
530	Too crowded with not enough roads to accommodate all the traffic and not enough schools to teach the children. Growth is already getting out of hand.
531	Too big and too crowded with poor roads.
533	California

## ResponseID Response

534

Way over crowded, with little to no attention to the overall infrastructure. More and more homes will be built, and the streets will remain crowded and congested because they are too narrow and fail to handle traffic effectively and efficiently. Any work that has been, or will be, done will be piecemeal further congesting the traffic and making it miserable to get anywhere in a car. Chinden may have been widened, but not enough to handle the traffic, and more work will need to be done which will cripple more traffic due to the construction. Meridian and Ada County are already way late in road construction, updating, widening, and controlling the problem and it will only get worse. It is doubtful that anyone has even thought about a beltway around the metropolitan area and by the time they do the area will be so built up that the cost will be prohibitive. In 2018 Ten Mile, Chinden, BlackCat, Linder are two lane for most of their routes getting to the Interstate. The Boise river to the north creates a natural barrier to Star, Middleton, Eagle, etc and projects like Hwy16 that terminate at Hwy 20/26 are just plain irresponsible!! It is going to be a mess!!!

535

a complete 180 of what we have today if we don't plan for the future! Our roads/bridges etc. and infrastructure is terribly behind the amount of traffic of today and it is only going to get much worse. The disconnect between the city and ACHD/ITD with preparing for the future is going to make our once great little city a place to avoid. The traffic on Chinden and all surrounding streets is now way over capacity and will get considerably worse, there is no arguing it! I am completely for business growth as long as it is managed properly and there is forethought. The proposed COSTCO development is a perfect example of the city not thinking of the residents in the area impacted but only thinking of the tax dollars it will create. You took the comp plan and map that was last approved in Sept. 2017 and totally disregarded it. People look at those comp plans when deciding where to live and without thought you completely screwed the residents in that area. Putting a business of this size, which is surrounded on all sides by residential neighborhoods, parks etc. is absurd! Instead of looking at a site by the freeway on 10 mile, still in the city of Meridian, the city completely caved to the developers and let them call all the shots. They lied at the city council meeting at every turn but the city council could have cared less. The council members did not listen to the residents in any way or consider their many concerns and had the project rubber stamped the day it was presented. The council not once talked about or collaborated in the meeting about safety, traffic, parks, environmental concerns, etc. or the many other concerns, they only wanted to talk about the design of the building! Despicable! So you ask me where we will be, if the city continues to act irresponsibly as it has in the past, Meridian will be a place with lots of homes, a collage of businesses scattered in with no forethought which will result in a mess! I hope, but with not a lot of trust or confidence that the city will do what is in the best interest of the citizens who live here going forward and not just for the tax dollars or for all of your so called legacy's!

ResponseID	Response
537	an amazing, friendly community with outstanding public transportation to rival Portland, OR.
538	Like every other city.
539	Ruined, if it keeps growing at its present rate.
540	Filled in and hopefully thriving though poor planning will likely continue to plague Meridian well into the future.
541	Too big and too busy
543	Much larger than it is now and we need to put into action the property infrastructure to support the rapid growth.
544	A nightmare if roads and infrastructure aren't updated asap. Meridian and achd are years behind. The plan to widen streets AFTER Costco goes in is a huge mistake. 4 Lanes North to ustick then back to 2 then back to 4 after McMillan? How is that safe and responsible? There are already no sidewalks for our kids to ride bikes on that connect neighboring subdivisions along ten Mile. Someone will get killed on that stretch after Maverick. I just pray it isn't my child. Schools cannot keep up with the influx of students already and yet hundreds of students will soon be moving into the mass apartment complex at meridian and McMillan. This is highly irresponsible City planning and disappointing. I don't foresee 2040 as a positive place for meridian.
545	Too crowded, stop the insane growth. Your policies have ruined Meridian.
546	A gridlock if our transportation system isn't improved.
547	much more difficult to travel on the streets if growth is not addressed appropriately.
550	a family friendly community
551	Over crowded, traffic problems, more crime
552	A mess if the city leaders don't slow down approving all the development before widening the roads and improving the infrastructure.
553	a traffic disaster
554	Way too big

**ResponseID    Response**

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556                    unaffordable for most

557                    an overcrowded mess.

559                    A highly desirable city to live within featuring plenty of open space for families with children.

560                    Thriving with exponential growth

561                    Overcrowded with poor infrastructure, outdated schools, underpaid teachers, lack of jobs and decrease in quality of life.

563                    A highly desirable city to live within.

564                    Overcrowded with horrible traffic issues due to poor current planning. Too much growth too fast =disaster.

565                    an upscale, hip place to live.

566                    overcrowded and under planned

567                    way to big and over populated

568                    Mass growth is terrible in Meridian! Streets are so overwhelmingly getting crowded that growth needs to be stopped or at least slowed! Quit rubber stamping every subdivision that comes along!

569                    The new Boise, very family friendly oriented with lots of schools, shopping/village areas, etc.

570                    A lesser city because of overpopulation, traffic and crime.

571                    over crowded, traffic bound, weedy lots every where bought by developers who aren't required to maintain them until being "developed" as now, no consideration to cost of conservation of water use and work load of added landscaped street dividers and subdivision entry ways with unnecessary fountains and wasteful water features. Hopefully more consideration for mandatory use of solar power and labor free features and surroundings.

572                    Less of a suburb and more of a city.

## ResponseID Response

576	<p>possibly gridlocked, and possibly overcrowded for peaceful existing neighborhoods will be encroached upon by the wills and projects of developers, though this can be avoided if developers are encouraged to provide and build their own roadways into their projects without piggybacking and encroaching onto existing quiet residential streets. Developers should provide substantially larger buffer zones and landscaping between old and new development and a smart transition that is complementary to the existing neighborhood is important, ex. 3-4 story apartments do not belong next to homes on larger lots, or high density development next to R-4 zoned residential. Under current guidelines, existing neighborhoods may have to provide de facto highways into these new developments which will therefore decimate the quality of life for those who have invested emotionally and fiscally into their neighborhood. Our neighborhoods and city have attracted residents for a reason, and continued maintenance of a semblance of peace, low traffic loads in residential areas, and maintaining a sense of calm is key, for that is what home is meant to be. Furthermore, traffic needs to be addressed so Meridian can continue to be attractive and welcoming to all--those who live here now and those who wish to reside in our beloved city.</p>
578	?
579	<p>A SAFE community, continuing to put families FIRST. A community mindful of NOT over populating or allowing lots of housing units in small/condensed areas. A community that maintains it's small town feel.</p>
580	Where I retire.
581	Almost as big as Boise & many great places to shop. Plus the best park system in Idaho.
582	Don't ask us. You will do what brings in the money regardless of what we say
584	Severely overcrowded without adequate roads and transportation will be a nightmare. Too much growth, not enough infrastructure.
586	Indistinguishable from Boise. That may not be a good thing.
587	A very large city. Hopefully, with many opportunities for all.
588	Congested with traffic if a regional transportation plan is not developed.
589	Over grown and a traffic nightmare!

ResponseID	Response
590	Much larger
591	More a City than a rural farm town.Meridian will be much like the city of Eagle with the eclectic mix of new and old to serve the community.
592	Based on continuing growth such as we have been seeing, a less safe and desirable community. I believe we are seeing the out come of burgeoning growth as I speak. Often those moving to this community are looking for a better quality of life but end up bringing what they left with them. The burden this places on our infrastuctue not to mention first responder services is noticeable by the day.
593	LA!!
594	Too big.
595	A family oriented city with parks and open spaces. We will have a revitalized, quaint downtown that draws people to enjoy food, shops and music.
597	Far worse unless they start allowing more good quality growth such as Winco and even Costco. T here is far too much rental property being built, especially that huge project near Meridian Road and McMillan. Wow! what a terrible mistake that is, especially being allowed before streets and better traffic controls. It is too bad that there was some conflict of interest there.
599	Much worse and less appealing unless some things change such as stopping Winco and Costco and building too many rentals. Why in the world did you allow such a horrible thing as the huge apartment complex at McMillan and Meridian Rd?
601	Overcrowded, with farmland mostly gone.
602	an overpriced and over built city in Idaho that pushed out the middle to lower middle class and catering only to the people that make over 100K a year. Let alone city council approves everything to be built. If they would have slowed down in 2018, it would be a city that it used to be known for in the New York T imes. #1 places to live.
603	Too crowd ed unless roads are steadily improved.
604	Sensibly developed. Public transportation to all points east and west.



## ResponseID Response

605	A lousy place to live with all of the growth. It will go the way of any other good sized city in the U.S..With growth comes the good and the bad. Unfortunately when you have only had good for so many years, the bad becomes magnified. My wife and I are already figuring out where we will be moving to in the future.
606	hopefully still family oriented. Hoping it doesn't get to over crowded. The roads are getting atrocious with traffic.
607	A safe haven for families.
609	Still a great City to live in. It will be safe, affordable to live, have great restaurants, roads designed to sustain traffic. I fear that developers are convincing the city to put in whatever businesses will make them money instead of businesses that enrich the local community. Hopefully the schools will be placed and built so that some of our already crowded school find relief. Let's continue to value the outdoors and make it even more accessible with great paths and parks.
611	It will be impossible to drive around. It will be so congested.
613	Overcrowded with huge impacts on roads.
614	A livable community with minimal traffic, community activities, good parks and a vibrant downtown area
616	A suburb of Boise
617	Way more overcrowded than I ever imagined.
619	An ugly version of California with congested roads, cheap strip malls, angry drivers, and fat cat developers who choose to live in Eagle where it is attractive.
621	Well planned out. Infrastructure prior to expansion. Will have more green space...parks and bike pathways. Traffic will flow.
622	Boise West
624	Family focused community with the top schools in the nation.
626	One giant traffic jam.
627	Overgrown and filled with Californians.

## ResponseID    Response

628	hopefully still a great place to raise a family, without it being too big and over crowded. Safe and friendly with a small town feel.
629	Way to overgrown and still waiting for the roads and services to be caught up.
630	unable to handle the amount of traffic on the roadways. We need to be planning for moving traffic across and around town.
631	a very large city with uncontrolled growth. The city leadership does not listen to the residence (i.e. the Costco debacle), as a result the builders (with money), will have their way.
632	Hopefully a safe, secure, friendly place for everyone from the youngest of children to those of us who are seniors. Control the growth so there are still fields of crops to break the monotony of one housing project after another.
633	Overcrowded.
634	A safe haven in a frightening world
635	A family friendly community where there is ample green space and pocket services with less apartments and strip malls.
637	Totally overrun with people and cars and it will be impossible to get around. We will be a more conservative version of California!!!
638	A family friendly suburb of Boise but hopefully with a better layout and more culture.
639	a mess if better growth planning doesn't start immediately. Developers need to be held financially responsible for improved roads and transportation. Growth needs to be limited in order to maintain the quality of life.
641	Overcrowded and suffering the consequences of allowing developers twenty years earlier to ignore the current comprehensive plan.

## ResponseID Response

643	Hopefully, it will not be the direction it is going now. May Meridian leaders get over being sold to the highest bidder. Why would Mayor Tammie be proud we exceeded 100,000. May Meridian have slower SUSTAINABLE growth. May we have the small town values where family is the utmost important value. May we stop high density housing so we can actually keep some small town values, open land, knowing our neighbors, being kind and helpful. Meridian seems more concerned right now in how many people it can encourage to move here instead of making sure it's present citizens can actually continue to have a good quality life. It has become crazy here. Even going to the grocery store can be a challenge because they can't even stock the shelves anymore. Please don't sell our soul to developers and everyone who wants to come here. It will slow down if they can't purchase housing.
645	crowded, but growing, and the services will be caught up like the library and stores
646	A nice quiet little city that you know your neighbors and feels like you are not in an overcrowded town.
647	Over crowded and unrecognizable
649	too big! We are growing unchecked and we need to slow down the builders!! Traffic is becoming a major problem.
651	Much bigger and more crowded hopefully with an infrastructure to support it.
652	Huge with a lot of traffic and long commutes.
653	Allot smarter about planning about planning from the center of Meridian out instead or making all improvements around the perimeters. Our older neighborhoods and seniors are totally neglected. It seems Meridian only families. i.e. regarding the decision to move the YMCA out of central Meridian to south Meridian.
657	too overcrowded with horrific traffic
658	Sprawled and over built if it going the way it's going now.
659	much too crowded.
660	able to handle the traffic, have good schools, a larger police and fire force.

## ResponseID Response

661	Overcrowded, traffic congestion, cheap strip malls on every corner because Meridian was developed without an urban planner. It would be an asset if downtown is revitalized. It was put on hold because of the recession but that's been over years ago.
662	even better to live in. Green spaces, lots of choices in public transportation, no congestion on the roads.
665	Lacking critical infrastructure if we continue to grow at the current rate; which is too rapid.
667	a disaster unless we take the time to do a real master plan. Just letting developers continue to build without focusing on traffic, roads, safety, etc. will make this place just like Denver that I left for these very reasons! Developers need to help pay for new/expanded roads, moving overhead power lines, etc. Really disappointed in some of the mish/mash growth.
668	Safe, clean, open spaces, high end shopping, good roads
670	The city with the fewest apartments in the country!
671	a growth and traffic nightmare if smart growth and road building as part of a comprehensive plan are not upheld by the City (refer to Costco at 10 Mile & Chinden).
672	a big city
673	So far behind in building schools, hospitals, and far too many homes built on what used to be our gorgeous Meridian.
674	Much better controlled growth where the city dictates to developers that if they build a housing development, or God forbid, a 280 unit apartment complex they would require the developer widen the road and improve the intersection, on their dime.
675	gridlocked
676	A mess like Boise unless there is some planning and some reduction of runaway building. Traffic is already out of control and there is no plan that I am aware of that addresses the lack of appropriate infrastructure, in Meridian to Boise or on to Nampa.

**ResponseID    Response**

677	Family Focused and adjusted to the times while maintaining some history and heart.
678	a mess with a overcrowding and no clear leadership
679	over-populated and without much farm land.
680	I wish it was more planned out, pedestrian friendly.
681	Still considered on of the best places in America to live, work and raise a family.
682	Over populated
684	Overcrowded. Keep us rural. Encourage ag education and support our farmers!
686	A great place to live & shop. Family and pet friendly. Not too crowded, not too expensive. But community and environment conscious. Safe, caring community.
687	to big
688	devoid of most of it's beautiful farm land and be a continuous string of subdivisions at the rate it is going. Too much growth way too fast!
689	A community with too many apartment buildings that are aging.
690	a shithole! All open space will be filled with housing or other development and traffic will be a nightmare, already is gridlock in the mornings and afternoon rush hour. I'm a 2nd generation Meridian resident and I'm not at all liking the way it's headed. It's all about the mighty \$\$\$\$\$. I will be 72 in 2040 if I live that long. My 2 sons will be approaching their mid 40's by then. I wish they could have grown up in the Meridian that I grew up in.
691	A place where families can play in available green spaces, as well as find stimulating cultural entertainment for "date night" (sometimes adults need a night out too) and a revitalized downtown area filled with restaurants, art galleries, antique stores, etc. and a theatre/music scene. A two week ( or weekend) music and food festival in the summer would be great as well! More things available that I have to travel to now is what I hope will happen in the future.
692	PLEASE IMPROVE THE LOUSY CITY WATER. LIVED IN SEVERAL STAES IN THE LAST 45 YEARS AND MERIDIAN HAS BEEN THE WORST. WE LIVE IN SPORTSMAN POINT.

## ResponseID Response

695	high density housing and all the roads clogged up with cars just like california
696	A city that is clean, safe, affordable, family friendly, with a good public transportation system for the young and old.
698	The bedroom community of the treasure valley, a vital link to healthcare and professional services midway between Nampa and Boise.
699	A family friendly city, while still maintaining a small town feel. Traditions like Dairy Days will continue. There will be environmental preservation, open land/spaces, not buildings/lots stuffed into any available space. The city will remain clean, buildings will remain pleasing to the eye, planning should include maintained views of the mountains. Schools and safe environments for children will be top priority. Police, fire, and EMS will receive support and training needed to be elite helpers of our community
700	Too big
701	heavily populated but the infrastructure will not be adequate to take care of the growth especially the streets and the traffic.
702	Too crowded and over commercialized. I love the small town feel and am sad that is going away to big box stores.
703	fully built out and people will want to find existing housing there as they come up for resale because they are having to live further out from their job than they would like
704	one of the best places to live in the country
707	known as to many apartments.
709	Too overgrown.
711	Too crowded. Too many subdivisions taking away the open land that used to have horses and goats and sheep and orchards.
714	Too big and busy for us. Crime rate will skyrocket with all the out of state people moving in
715	Crowded, congested, and lack the infrastructure to support and accommodate the citizens. Affordable housing will be a problem because wages are entirely too low and stagnant.

## ResponseID Response

716	To big to be enjoyable. I know that growth is needed and good on some level but we need to make some hard decisions now so that in 2040 my children will be able to find housing in Meridian should they choose to stay here. We also really need an overhaul of the school district (make it smaller) it is broken and it will not fix itself even by 2040.
717	I'm hoping Meridian will have more affordable housing options, and not push out the poor like it's doing right now. The more complexes you build and approve that charge higher rent, the more the poor who have lived here for decades will be pushed out. I'm hoping meridian will be more racially and economically diverse instead of having one type of family...the white middle class heterosexual family. When making decisions at City Council, please remember that your constituents are not just white middle class. We are low-income and diverse and may not have kids at all. I'm hoping Meridian will not be a big city, but if it is, it's one that plans things with everyone in mind.
718	Full of people who help each other out and cooperate toward a positive life for each other
719	LIKE CALIFORNIA --TOO CROWDED
720	An Arts and culture powerhouse
721	over populated with multi-family housing units that have not been maintained. Middle class families will have moved on. There will be a larger percentage of dogs in family parks, not a positive health situation for children.
723	A thriving city with the strong economy, competitive wages, great schools and low crime rate.
724	much larger, with hopefully no worse traffic.
725	equipped with the infrastructure to handle the population; a beautiful and clean go-to city in the treasure valley.
726	difficult to to navigate and the infrastructure maintenance will continue to lag behind the needs of the community.
727	To BIG!!!

## ResponseID Response

728	In 2040 Meridian will be just like the hell hole I left in 2005. In 2005 I left OC and fell in love with Meridian because it looked and felt like Anaheim when it still had farms. My kids are almost done with high school. I plan on selling my house and moving out of this city because of the uncontrolled growth and bad planning.
729	Overcrowded. Growth is important but taking all the farm areas to put up more houses is going overboard. By 2040 you won't be able to tell where Meridian is will just blend with all the other towns around us. Not good in my opinion.
730	Overcrowded, unsafe, impossible to drive in, and unaffordable to the native Idahoan. I think most locals will have moved out by then, if they are able to find jobs elsewhere, or commute back over for work. You can already see it happening right now if you are keeping an eye on what's happening in Star, Middleton, and Emmett. The homes in Meridian are being sold to out of state move-ins, and the locals are headed to places they can breathe.
731	The place families come to have fun.
732	Overcrowded.
733	A great place to live
734	Not as nice as it was 5 years ago. 5 years ago there was no traffic, very low crime and schools weren't crowded with unruly kids and had more teachers that could actually TEACH kids the good OLD education instead of ridiculous common core. It seems like we will have not enough businesses or schools in Meridian it will be filled with ridiculous amount of homes and no roads to handle the traffic that massive subdivisions will create.
735	too much traffic.
736	Overcrowded and still hoping for roadways that can handle demands. I am also hoping the City of Meridian stays away from public transit design of Ada county commuter ride and the bus service invoice. I see Meridian becoming a suburb of aging citizens that will need to rely on public transportation services. Meridian is becoming overpriced for young families.
737	a very unbalanced community with a great deal of issues with no affordable housing for the working class. If this is not reversed, large homelessness will unfortunately grow as will crime and drugs.
739	A large city with a small town feel; smaller neighborhoods will abound



## ResponseID Response

740	The next Denver CO in population and crime statistics.
741	Hopefully a circle free way down Eagle road/State street/Broadway/current freeway.
742	bigger
743	Totally at gridlock which we are almost at now! Meridian has done an extremely poor job in planning infrastructure solutions before allowing the massive building growth. It is wonderful that people want to move here, but you have created frustration for the current residents who have to fight the traffic gridlock at more frequent times of the day. Road rage is becoming much more prevalent. Responsible growth is much more sane than unlimited growth!
744	Hopefully not much bigger and more crowded than it is now.
745	a continued traffic jam unless the city addresses road expansion PRIOR to development and either makes the investment or tax the developer.
746	my home and I hope there is still farm land remaining to keep it's charm that made me fall in love with Meridian.
747	Beautiful within the individual neighborhoods, but too congested between them. Every possible farm and field will have been converted into neighborhoods and strip malls and backups at every major intersection. There seems to be no planning, especially in regards to future public transport (trains) or getting quickly from one place to another. The wait at every intersection is too long. Driving to shopping and commuting to work will be even worse than it is today.
748	Stable, Economical, and still Family Friendly with a MORATORIUM on Building along with more Parks and Greenbelts.
749	the place to live in the Treasure Valley.
751	A safe, family oriented community that has smaller dispersed shopping not big box stores that make adjoining neighborhoods less safe and less desirable.
752	a dynamic leader in providing the highest quality of life for its residents.
753	Even more crowded.
754	crowded!

## ResponseID Response

755	a city that has lost it's hometown feel. Open spaces will be replaced by homes and apartments.
756	At (potential) increasing risk of issues due to large influx of population - traffic & roadways, water supply, lessening of quality of life in various ways. Note this is not a KNOWN, just a CONCERN.
757	Overdeveloped and less desirable for families. The city needs to immediately assess the amount of large developments that are being approved and built (single and multi-unit housing). The infrastructure is not able to support current growth.
758	suffering from a failing infrastructure unless chafes are made now to public transportation, wider roads, better traffic control/flow, slow down in building (or have the developers pay for the infrastructure) additional bike lanes, improved student teacher ratios, etc.
760	A great place.
761	Hopefully, a mature, liveable community having benefited from a commitment to planned growth. The community leaders will be adept at developing long-term growth plans reflective of it's citizens values and livability priorities and, most importantly, the infrastructure required to support those priorities.
763	Larger, more complicated
765	Safe, vibrant and a self sustainable city.
766	Overgrown and congested with traffic.
767	Still the most amazing place to live the same as it is today
768	A completely gridlocked, paved over nightmare version of California. Thanks a lot.
770	Uncontrollable Urban sprawl unless you start listening to residents and respect their input.
772	very congested
774	Too much like Los Angeles, over building, cramping more apt. houses into a smaller area.

## ResponseID Response

775	Way too big for the roadways that are currently present with way too much traffic and an increase in crime from the increase of population and more overcrowded schools.
777	A big city with a small town feel.
778	still maintaining it's mall town flavor, with big town services.
779	I hope it will still feel like a family oriented small-town with a continued sense of safety and community.
780	200000 people and needs to put in the infrastructure now.
781	larger than the City of Boise,
782	Growing with low crime, down town revitalized, and public transportation via light rail system between meridian, Kuna, Nampa, Caldwell, Boise to downtown. Meridian will set the example for the treasure valley for schools and set a precedence for pre k education and post high school success with high graduation rates. Parks will continue to connect our community with programs for all ages. Meridian will be a community working with others in the treasure valley to help our struggling citizens through homeless outreach, addiction treatment and housing programs. Meridian will continue to offer affordable living with access to stores to meet all lifestyles including a Costco. I can't wait to live in our new meridian!
788	over crowded and a traffic nightmare
789	Will have done a better job thinking about and dealing with transportation, will have retained open spaces / agriculture lands, and will be known for its family friendly focus which provides safety, security, education opportunities, and well being.
790	Still the safe ,active friendly community it was 15 years ago ,
791	A safe and family-friendly Community with lots of shaded bike and walking trails and outdoor activities that don't cost money. The South YMCA that has a fabulous pool even better than the Caldwell facility. Public transportation to Boise Foothills, River and downtown activities. Affordable houses on bigger Lots. A Trader Joe's. More walkable shopping and eating areas like Hyde Park and Village type areas to shop and visit with friends. Smaller classroom schools for our children

## ResponseID Response

793	...enjoying the benefits of reasoned, rational, conservative planning and growth decisions made now. It will not have opted for light rail or other historically failed programs that increase taxes and are underutilized. Check Honolulu, San Diego, Napa Valley, and Seattle for example. In 2040 Meridian residents will be thankful for a safe city with a high quality of life while retaining a small city feel.
795	a large family-oriented community with opportunities for outdoor recreation and a great variety of shopping options.
797	Still affordable, with infrastructure built to handle our growing population (plenty of schools, widened roads, etc.) Also would love to see more if a community feeling like what it available in the Northend and Bench areas of Boise.
798	NOT growing any more! NOT wasting taxpayers' money!
799	Much larger with worse traffic
800	Overcrowded. A giant traffic jam.
801	Another overcrowded California-like city if you keep going the way you are going. More care must be given to listening to the current citizens who live and work here.
802	much more densely populated with significant traffic problems. The city, however, will continue to try to mitigate this with parks and other civic amenities.
803	Easy to navigate through, a leader in education, and continue its commitment to family oriented events and recreation.
804	overgrown and crowded with highly-congested traffic, and unaffordable housing
805	A California cesspool. Please stop allowing all of the apartment complexes and crammed subdivisions. Meridian is growing way too fast and the roads aren't designed for the traffic we already have.
806	Still a place I enjoy living in. A place with great roads, open space, good air quality, managed growth & low crime. A place that values people over developers & big money!!!
807	Way too big, so I will have had to leave before then.

ResponseID	Response
808	Low density as it has been, although it seems like city leaders aren't invested in keeping it that way with the number of massive apartment complexes going in. It will also be more connected with greenbelt style paths.
810	The best city in Idaho
811	Too congested:( and unaffordable.
812	Too hard to get around in. The explosive growth is causing serious traffic issues. Just going a few miles can take 20-30 minutes. Especially if you have to get on Eagle Rd. We will probably have to retire some place else because it's just too difficult to maneuver around here now; let alone in 2040!
813	As crowded as California!
814	We loved the low density housing, please stop approving all these high density housing projects! Please require more space between houses!
815	over crowded
817	A leader in quality school options for k-12 and college options. A leader in organic non GMO food options and conservative values while still advancing technologically like Israel in medicine, wind energy and water.
818	if not the largest city in Idaho, one of the largest with an urban center that mixes living, services, dining, and shopping to draw people to live, play, and visit.
819	The go-to City Inn Idaho for arts, community events with ease of traffic.
820	hobbled by traffic and a lack of diversity unless big changes are implemented soon.
821	At least in the 21st century, and maybe some road and infrastructure improvements
822	If a meaningful plan is developed, Meridian will continue to succeed

## ResponseID Response

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824 a ridiculously overbuilt, expensive area with under-developed roads for the population & housing distribution. It already features the hostile driver & un-neighborly, selfish characteristics of overcrowded Quasi-urban" areas such as Orange County CA, but without the benefit of multiple, conveniently located highways and many multi-lane roadways or well distributed, affordable food shopping centers (e.g. large WinCos, Costcos, expanded super-Walmarts, etc. Although we moved here in 2014 from Missouri and TX, we plan to vacate the area before it becomes further inundated and further behind in its provision of appropriate roadways & commerce!

825 Too busy, overcrowded and the infrastructure won't support the growth had.

827 The hub of Southern Idaho

829 A mess without improved growth planning.

830 A complete city

831 A very large city. Hopefully will still have many family friendly activities.

832 an amazing city that still holds a small town feel that promotes strong family values and an amazing education system

833 I did value open space, what i thought would be a different kind of community, low traffic levels, great shops. Its all messed up the area i live looks like a strip mall hell and now a costco and another church, really Meridian. Im so disappointed this area has turned out so horribly

834 a clean, safe and friendly community with convenient shopping and other services.

835 Parks connected with paths systems; bus stops with park and rides; more open green space or activities areas;

836 Too crowded and congested due to the lack of appropriate planning

## ResponseID    Response

837	I would like to see better schools with lower teacher/student ratios. I like to see teachers trained to adapt to each child individual needs and learning style versus always expecting them to adapt to the teacher. I'd like to see safer residential roads. There's so much integration of single family homes, with multi family homes, with apartments that people park all over our streets. It makes it unsafe for children and hazardous when there are poor weather conditions. Pedestrians bridges over Eagle and Fairview might be nice and a safer way to protect our runners and walkers.
838	Overcrowded and an absolute mess if the city doesn't start being more thoughtful and responsible with the growth that is happening! The roads will be a nightmare and the schools will still be overcrowded and underfunded. The cities children will suffer due to the cities poor planning and disregard for their health overall. Putting profit over the health of a communities youth is criminal!
839	Family Friendly with lots of green space and good schools for my family to enjoy and be productive where we live.
840	Family oriented, clean, well managed, and provide the ability to get from one area of the city in a safe and sane manner.
841	Strategically planning for the future, adding lanes to help traffic patterns, adding alternative options for education, housing, and medical issues.
842	Just another uncontrolled urban sprawl with degraded land, air, water, AND safety for our most precious resource... Our Children
844	A thriving community with a robust infrastructure with comprehensive pedestrian walkways, bike paths, community gathering destinations and thoughtfully managed development..
846	Small town feel- homey. Safe and Less congested as far as traffic flow.
847	too much residential not enough commercial
848	I'm finding less and less to value about Meridian. Crime rate has risen, the infrastructure does not support the approved developments, taxes for West Ada is out of control, the education system is behind and it is getting overcrowded.
849	A balanced managed growth community where we sustain the quality life that has been a trademark of Meridian.

## ResponseID Response

850	One of the largest growing and safest city in the country
851	Full of a bunch of grown up kids! I think Meridian will have grown exponentially come 2040. I think the dynamic might have shifted from big city Idaho to decent size city New York. I think the Meridian Natives will hold true to their values and it will still be a happy place with a strong sense of community.
852	more diverse and offer higher quality education.
853	A quiet family oriented city. It would be great if there were more family oriented things to do off ten mile. I would also love to see a junior high and high school with the modified year round schedule for the modified year round elementary schools to feed into within the next 5 years.
854	Will be to big. Meridian is growing to fast. We're losing the small town feeling. The traffic is terrible during rush hours. I can't even imagine what the traffic will be like in 2040. The City needs to slow down the growth. We need the Costco to be built at Chinden and Ten Mile.
855	like West Boise currently is.
857	Bigger then in 2018 because people around the country will realize how amazing it is! And I truly believe that with hard work and deliberate effort Meridian can stay as family friendly and beautiful as it is now.
858	Overcrowded with Californians and people from other states. WAY too many apartments and homes. I have lived in Idaho my whole life and am sick of the amount of people. Stop building! Fix what we already have. Cherry Lane is in need of desperate fixing. I'm tired of worrying about if my child is going to get ran over in our own subdivision. We need speed bumps for the drivers texting and going 40 mph in my neighborhood.
859	in severe need of wider roads to accommodate increased growth and traffic.
860	Sadly I see it being Overcrowded with extremely congested roads. All sorts of road construction going on everywhere to try and fix the problems. Irrate and unhappy people.
861	a bustling hub for families, careers, and people to come together
862	value: low crime, services readily available, commute time vision: too many cars, more traffic, accidents,



ResponseID	Response
864	our home for 37 years
866	connected to Boise and Nampa (:
867	Overcrowded.
869	Too crowded at the rate we're going, without the needed infrastructure.
871	Just like California sadly. Just to dense and not enough roads.
872	Crowded!
875	Over crowded
876	Over-built, traffic jammed and typical suburban sprawl.
877	I love living in a family friendly community. I love that for the most part, is a safe community. This is a great place to raise my family. Growth has come and will continue to come. We need to navigate that growth. I live near black cat and pine roads, and there is almost no shopping. I have to travel to eagle road or the other side of nampa. Which both are 15-20 min. With how much growth is happening, there are more cars on the road and it is taking me longer to get any where. I believe the key is not just widening roads, but to build more shopping, more libraries and places of work closer to people. I would love to see north Meridian gain a recreational center just like nampa's. Everyone here in Meridian wants a Y. But the Y is expensive, I can go to nampa for indoor swim lessons and only pay \$40, and the Y charges \$80 for the same thing. I also take my kids over there for tball, because it's only \$30 instead of over \$100 that I would get in Meridian. I live close to ball fields in Meridian, but yet I choose to go to South nampa because it's so much cheaper. We need more affordable city recreation, this will also help with traffic on the roads. Make communities within our big community that will allow us to drive under ten minutes to have the shopping and kids activities To be close. This will take time out of our schedules and will allow Us to have more time with our families.
880	Overpopulated and with too much traffic on the roads
881	Safe with many more family activities
884	gridlocked with traffic unless we implement viable public transportation such as a rail system connecting Meridian to Boise and Canyon County.

## ResponseID Response

885	Too crowded, too Californicated. It will have lost the small town it once was. I see the city leaders trying to emulate what other "up and coming" cities have done. It's not what the long time citizens want. You are letting the developers dictate the direction the community is heading
886	Too big. Meridian is growing faster than infrastructure upis keeping up with. If planned better, the infrastructure would meet the demand before it was needed, especially regarding roads. Eagle road is a disaster, and Chinden is looking to follow the same pathway. Planning better to allow housing built, and then later to allow large businesses to build right up against that housing is a detriment to the very tax payers and residents who live and work here. Far better to plan residential zones away from business zones, or at the very least make sure they are well defined before the homeowners move in so that they know what they are getting into and nor surprised later with construction changes when a Costco, Walmart, or other large and very busy business moves in practically next door. Pro-active planning, not re-active planning needs to be better used.
887	Most likely turned into an unlivable suburban nightmare with no quality of life because the city council has been bought by big business. End the nonstop housing developments destroying our city.
888	Really crowded with bad traffic
889	Bigger
890	Family friendly with a great expanded pathway system for biking and walking, more dog parks . Fun outdoor dining options that are walk and bike accessible. Limit the number of high density apartments.
891	Overcrowded and painfully dangerous for children and pedestrians if the infrastructure isn't dealt with. It is already with the lack of safe ways to travel around the city if you're on a bike or walking. I want my children to be active, and see their bike as a way to get around and to not drive your car 2 miles to the grocery store if you don't have to. The inversion will only get worse with all the development and lack of infrastructure, and sitting cars mean smog and lots of it. Be the environmentally friendly, and family friendly area the rest of the country thinks you are. Make smthis town safe BEFORE you overblow the development.
893	?? Hopefully adorable and still family friendly.
894	A traffic nightmare unless smart growth plans are implemented now.
895	Will be too many houses,cars just like California!

ResponseID	Response
896	Way too big.
897	Still a safe family friendly city.
899	A trendsetting city on which cities all over the nation strive to be like.
900	An established community with a mixture of established communities and the roots that brought many of us here. Pastures, agriculture, open space.
901	The greatest city in Idaho
902	huge
904	Grossly overcrowded and unable to sustain a good quality of life.
905	Outdoor concert venue
906	A diverse and thriving economy. With living options for all walks of life.
907	screwed up like California if the city leaders don't control growth (we need SMART growth) and keep the infrastructure in line with demand
908	an ideal place to live.
909	Just as bad as downtown LA.
913	Too big. Also, too much like Boise with regards to high cost of living and a government that wants to tax everything and get involved in everything. I hope Meridian remains distinct from Boise politically, economically, and socially. I hope we continue to value local business and eschew the bland national franchises. Every time we add another national chain, we are one step closer to becoming another characterless California city. We need to make sure we always have farms and ranches nearby. There's as much value in a small ranch with a few horses and sheep as there is in a fancy park.
914	So crowded we can't move around at all. The roads are horrific, the building never stops and our schools are bursting over capacity.
915	Overpopulated, crowded, frustrating and overpriced.

## ResponseID    Response

917	Too big, with too many apartments. The roads can't handle the amount of traffic that already exists in Meridian. Schools are overcrowded. We need more grocery stores and shopping on the west side of Meridian. With that being said I don't see how the city can accomplish that the way the current road/infrastructure is.
918	unfortunatley be a cheap suburb of boise because of the poor expansion management.
919	Out of control when it comes to safety both on the road and at home.
920	Like Boise.
921	larger, but still hopefully safe.
922	Well acording to Compass, Meridian will compete as one of the largest cities in ID. At that size your quality of life will depend on other factors such as Public Transit. In Long Beach, CA the city had to create their own bus system (one of he best in the world) when it was obvious that the regional option was not adequate for their town of 550,000 residents.
924	Safe and still have the small town feeling, hopefully it will still have wide open spaces and that we will still be able to see the mountains and skyline. Slow your growth Meridian, don't turn into a suburban sprawl.
925	A place with bike paths, pedestrian paths, controlled cross walks, so that you can get anywhere without having to use a car, especially for kids going to schools, including high schools.
926	Manage growth of housing. Have more parks and trails connecting areas for bikes and pedestrians. Have a rail system from Caldwell to Boise.
927	Cramped and have serious transportation issues. Growth needs to be regulated and new comers (out of state) need to provide more monetary payments to create a city worth living in. Not creating one in which they left in their previous state.
929	larger than it is now and will need better roads and more schools.
930	A booming family metropolis leading the way in America

## ResponseID Response

931	a mess like Boise, we're growing too big too quickly. While I have lived here all of my life, we're starting to think about moving out of the area to some place with more farmland and less subdivisions
933	Less traffic
935	very busy but I still hope it has a hometown feeling and does not become overrun with multiple housing units.
936	one of the most sought-after towns to live in Idaho.
937	A big city. But we to not lose the "small town" feel of this area.
940	a mid-sized city with great public transportation and access to the rest of the valley. Hint Hint.
941	Overpopulated
942	Congested with road traffic
943	Mostly family friendly residential with some more affordable type housing to attract younger people with business located separately from housing areas, not intermingled. Should be enough open area such as small parks, in between. Scentsy has a great setup near that is both community and business friendly and we should follow in that path. The downtown busier areas will all have standards to adhere to to prevent a blighted rundown and abandoned appearance. Taxes from incoming businesses should offset the cost burden of increased population and support.
945	continuing to grow.
947	Over run with houses and not enough industry/ commercial buildings/ jobs.
949	Probably a lot bigger, with more people and I'd like to see the small town feel remain, especially in the neighbourhoods between Meridian High and Locust Grove.
950	The largest city in Idaho.
951	Wall to wall people and cars.
952	way too full of Californians...

ResponseID	Response
954	A vibrant family friendly and safe community.
956	Bigger then Boise, sadly.
957	Somewhat similar to T he Woodlands in Texas (a master planned community - Google for details).
958	Still my home.
959	T he number one City in America to affordably, and safely, raise a family.
961	Overcrowded
962	T oo big.
964	A massive place to live and a great place to raise a family.
965	Just another suburb
967	150,000 people strong but still has roads that are designed for a rural community thus creating traffic nightmares for everyone.
968	Over crowded and difficult to get around. Potentially a place that prices out its own population and lacking general labor
969	Huge, sprawling, and past due for decent access to public transportation.
970	We chose Meridian because we believed it had the exact family values and small town living we envisioned for our family. The friendly atmosphere and slow paced life was exactly what we wanted, not to mention the low crime and almost non-existent gang activity. Fast forward many years and Meridian has grown faster than it can handle. The city now lacks proper infrastructure to the point of interfering with public safety; the amount of traffic and lack of road space for first responders to get through is alarming to say the least. The gang presence is rising at an alarming rate as has crime in general. Schools are overcrowded and only getting worse. I am hoping with proper roads before more housing is built can ensure everyone's safety. A no-nonsense approach to crime and gang activity. And clean water and environment for our families to grow and prosper is what is my hope for the future, but infrastructure focused on the future growth BEFORE more housing is built is key. Less apartments and more homes is what I would like to see. Amazing parks to attract families. (Example: <a href="https://www.fcgov.com/parkplanning/twin-silo.php">https://www.fcgov.com/parkplanning/twin-silo.php</a> )

## ResponseID Response

972	A mess
973	too big at the current growth rate, without infrastructure to support the people.
974	considered the hot spot in the Treasure Valley for family activities, the best schools, and local shops and restaurants. Similar to Eagle but on a much larger scale.
976	Nice quiet town not really densely populated.
977	Do not let Costco go thru.. no warehouse in residential!!?
978	uncontrolled mess looking like a california sprawl if not controlled and open space preserved.. and I mean rural open space... not condominiums clouding every view..... and a shopping center on every corner
980	Unbearable due to traffic and overcrowding.
981	The biggest city in Idaho. I will not be living here because the trends I am seeing during the last 10 years are not encouraging as to how the growth is being handled. Too much growth, little planning for the infrastructure that is impacted.
982	An absolute mess if growth is allowed to continue as is.
984	out-priced for young families to live in any longer, sadly.
986	The city where I will retire and hope to have my family visit from out of state. I worry with the traffic and increase in crime that they may not want to visit and we will be looking for somewhere else to go to get away from it all.
987	Overcrowded and traffic will be horrid if things continue as they are now!
988	Way too crowded, with a substantially lower quality of life, because as the population increases, so does crime and traffic.
989	Not the place I would want to live and raise a family if population growth is not slowed. Meridian has a small town feel and charm that is slipping away. I've lived through growth explosions before and the end result is never good. It is my sincere hope that our current way of life in this wonderful city will be preserved.
990	Less dense housing. More parks and better roadways.

**ResponseID    Response**

991	the second largest city in Idaho but with great advanced forward thinking by the planning and zoning commission, ACHD and the City Council it is considered one of the best small cities in America to live in.
992	Overrun with high density housing losing all of its charm. Need housing with half acre or bigger lots.
994	a much larger city, up to 4 times the population it is today, however the quality of life will continue to deteriorate if the infrastructure is unable to keep up with and support the growth.
995	One of the best family friendly places to live in the US.
996	Crowded
997	The ideal place to lay down roots and raise a family. It will find success through thoughtful, planned out growth. It will retain farmland and open space through thoughtful preservation.
998	A major city
1001	Crowded, expensive, and not as safe
1003	the best place to live in Idaho.
1004	Congested. Taking over even more farm land for housing. More businesses will be allowed to have inadequate parking for both customers and employees. Dispersed to several crossroad shopping areas. Driving will be more congested and hazardous.
1005	Overcrowded and too busy
1006	a very undesirable city due to overpopulation and traffic congestion created by increased home density and lack of proper road expansion planning during the 2018 - 2020 planning process.
1007	over-grown
1008	a lot bigger.
1009	A strong, family friendly, education minded city
1010	gracefully merging both urban and rural cultures



**ResponseID    Response**

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1011	overcrowded.- schools, roads, utilities.
1012	a well-planned, vibrant community that offers accessible recreation to all it's residents.
1013	a great place for families
1014	A better place to live.
1015	Overcrowded, polluted, gridlocked, lots of crime.
1016	impossible to tolerate living here at present growth pattern
1019	Overcrowded
1020	Hopefully not a metropolis without enough neighborhood shopping, restaurants/, activities, parks and events so the people dont have to drive a long time to get to those businesses
1021	????
1022	Better able to have the infrastructure in place to support its population
1025	Overpopulated and underprepared for it.
1026	Overcrowded and no longer my town
1027	Full...lol I like the growth but I don't want to live in a big city.
1029	A family friendly community.
1030	Overcrowded and not as safe as it used to be. To much building and not planning for traffic, schools.
1031	Unfortunately overgrown, but hopefully still maintaining a small town feel where you settle to raise a family.
1032	Still full of farmland and safe for families due to the city stopping the building of more houses. More schools will be built and paid for by the builders.
1033	Just another California

## ResponseID Response

1037	More populated than I'd like it to be.
1038	A continued caring and vigilant community where neighbors wave and say hello, feel comfortable while children play outside, fish at the local ponds, see the beauty of the abundance of trees as you drive through town. I LOVE where we live!! It's the best move we've made for our family. I pray that it doesn't lose all of these wonderful qualities in the name of "growth." I hope our city is thoughtful about what makes it so special.
1039	Just as big as Boise
1042	We love all the agriculture and slower pace of life. I worry by 2040 it's going to be a busy fast paced overcrowded city.
1043	With the growth that I see in apartments and housing, I think it will be too congested. It will not have the semi-rural appeal it has now. Probably have a lot more crime. Just another congested city.
1044	Over crowded.
1045	The largest city in Idaho. Also home to Interstate 11
1047	Packed! I am hoping the roads and high paying job prospects improve to accomodate all the people moving here. Education needs some serious improvement
1048	overcrowded
1049	behind on infrastructure. it is falling behind already.
1051	Safe
1052	The biggest city in Idaho.
1053	overcrowded, and I'll probably move.
1054	A hub of family friendly businesses constantly in flux. There will be an equilibrium of housing and business.
1055	larger and even more overcrowded than it already is. Thanks to ACHD the traffic will also be much worse.
1056	A safe and affordable place to raise a family.

## ResponseID Response

1057	95% built out. The traffic will be even more horrible than now as the county transportation department refuses to improve roads until they are undrivable. Taxes will be higher than they need to be because the developers aren't being forced to adequately contribute to the cost of schools, parks and road development required to support the properties they are developing. Fortunately I will be dead by then.
1058	We will actually be moving in the next 3-4 years as we see too much apartment and high density housing being squished in an already crowded school district. Also, we don't feel Meridian is keeping up on infrastructure as more businesses and houses are being built or keeping industrial in industrial areas.
1059	Like a big crappy city
1060	Busier and more crowded.
1061	Too crowded
1062	A zoo
1063	A huge shopping network.
1064	The largest city in Idaho
1065	An overcrowded city that ignores comprehensive plans in favor of developers and companies with BIG money.
1066	the best small city to live in America.
1067	Overbuilt and overcrowded. It'll be like living in California. It will no longer be a great place to live.
1068	a very large city. I only hope it is able to keep its small-town feel.
1069	overpopulated and a transportation nightmare
1070	A major city of Idaho with strong businesses and a thriving family community.
1074	Crowded and congested beyond belief.
1075	Overpopulated
1076	Huge!

## ResponseID Response

1077	I think it will be too crowded in 2040. We don't have infrastructure in place to handle this growth. Nobody wants to admit the problem because too many people are reaping the short term benefits of the growth. I honestly believe you will need another freeway that will start in Nampa and go through Meridian into downtown. Probably elevated about Chinden or State street along foothills. Nobody is planning. I'm worried about the future of the community and have considered moving back to Boise. ☹️
1080	An oasis of green, nice shops and friendly people in the wider Treasure Valley....between urban-feel Boise and more haphazard Nampa.
1081	A place where families can grow and feel safe. A place that has roads that can handle the amount of growth that is occurring in the area. Great schools that aren't overcrowded.
1083	the heart of the Treasure Valley where residents work, live and play.
1085	A mess. At the current rate of development without appropriate infrastructure, citizens will spend more time trapped in their cars trying to get to work, school, or home. Quality of life will be diminished.
1086	a safe, family-friendly, WALKABLE community, with great public transportation options and plenty of open space.
1088	Very crowded
1089	Hopefully not to much different than it is now more housing of course but it would be nice to still have some farm and river lands specially on the north side
1091	a disaster if they keep building "multiple occupancy, affordable housing units". Keep the area R1 and RA zoned. AND....low density!
1092	a densely populated mecca like Silicone Valley.
1093	A safe and friendly place to live. With ample remaining farm land, plus modern community attributes. A small town feel with modern resources.
1095	continuing its excellent response time for emergencies, an A in providing safety, maintaining its space for residents properly, and managing classroom sizes to maximize learning for students. Continue to draw the mid to upper class community members to minimize crime-drugs-and other problems....
1096	A sea of single family homes

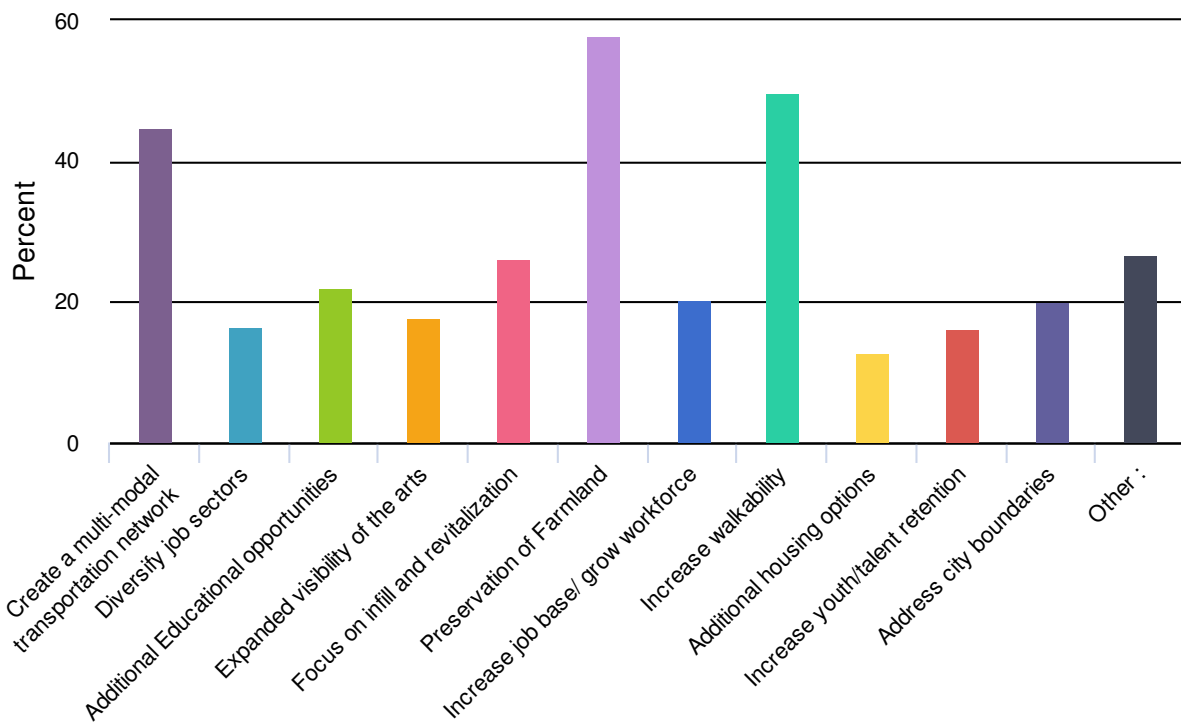
## ResponseID Response













1097	<p>A wonderful place to raise a family. The folks that run the city will consider smart growth, allowing and forcing the infrastructure to be in place BEFORE allowing big businesses. It will protect the residents with proper zoning and annexation. It will be a place where your kids don't have to eat lunch on the floor of the school cafeteria. I moved here 12 years ago and that was the place I thought I moved to, but it has gotten crazy. I was lucky enough to get both of my kids in charter schools where a maximum amount of students is adhered to.</p>
1098	<p>a mess if the City does not begin listening to the residents, adhering to zoning and and the comprehensive plan. The infrastructure needs to be upgraded and updated to accommodate growth before it is after the fact. IT D needs bond funding or legislative funding rather than depend on special interest groups and developers to dictate when and what to build and misuse the Star program at higher costs and interest costs to taxpayers. Respect and honor the residents first!!!</p>
1099	<p>Too congested if steps aren't taken to invest in infrastructure to sustain the growth.</p>
1101	<p>...enjoying the benefits of a comprehensive plan that called for smart, measured growth and resources to apply for proper infrastructure PRIOR to approving projects.</p>
1102	<p>a city that has lost it's family friendliness unless it addresses the issue of over growth.</p>
1103	<p>just another bumper to bumper sprawl without limits on development and more greenspace</p>
1104	<p>probably dead, oh the city, probably bigger than anyone imagined, one of the reasons we moved here to get away from the 'big city'</p>
1106	<p>Much bigger, schools will be more overcrowded than they are now, unless we build more. I hope we will have better bike paths and that we can keep the small town values that have made Meridian great. I think with our current leadership, Meridian has a good chance of growing in a healthy way.</p>
1107	<p>I the top 10 of best cities in America to live.</p>
1108	<p>Much larger.</p>
1109	<p>I would like to see a small man made lake or something, similar to Esther Simplot or clocktowerlake</p>

**ResponseID    Response**

1110	Small growth of local/family owned shops and services. Boutique style, no large box stores
1112	A traffic jam with a huge landfill stinking everything up.
1114	Safe. Nice people. Shopping. Conservatives. Reasonable taxes. THE place to live in SW Idaho.
1118	too crowded, traffic jam
1119	The safest and most progressive city in the state. Hopefully not all neighborhoods, but rather known for arts and recreation opportunities.
1120	Bigger and Better...
1121	Like California and a horrible place to live

3. What would you like to IMPROVE about Meridian in the future? We've provided a list of multiple choice selections based on feedback we've already gathered. You may select these options if you agree, or provide your original answers in the 'Other' box provided. Please select no more than 5 options.



Value		Percent	Responses
Create a multi-modal transportation network		45.0%	408
Diversify job sectors		16.6%	150
Additional Educational opportunities		22.0%	199
Expanded visibility of the arts		17.9%	162
Focus on infill and revitalization		26.2%	237
Preservation of Farmland		58.1%	526
Increase job base/ grow workforce		20.3%	184
Increase walkability		49.8%	451
Additional housing options		12.9%	117
Increase youth/talent retention		16.3%	148
Address city boundaries		20.2%	183
Other :		26.9%	244

Other :	Count
Reduce apartment building and restrict to two stories only max.	2
streets that will handle the huge increase in traffic and safely manage traffic flow	1
A decent city golf course	1
A traffic grid that can support rush hour traffi	1
Accelerate the Pathway plan providing more bike lanes to allow for alternate ways of commuting	1
Accountability.	1
Address short- and long-term transportation issues; just creating a multi-modal transportation network won't be strategic enough. Today/right now, the City needs to start planning ALL development decisions as if we're currently as crowded, road raged, and space-constricted as SoCA, THEN you'll start getting in the ballpark of where thinking and future-planning needs to be <b>**right now**</b> .	1
Address traffic plan. Is there one?	1
Address widening of current roads for traffic control	1
Adhere to comprehensive plan when dealing with developers and project applicants relating to zoning and respect and listen to residents!!!	1
Affordable housing for single income families & seniors	1
Again, stop the rapid expansion!	1
Along with walk ability, bike ability	1
Animal Control and stray cats	1
Be on the first city in Idaho to legalize cannabis and put all that money into improving our infrastructure and schools while bringing in floods of money to our community.	1
Being ahead on transportation; e.g. Plans for other free-ways and belt-ways in/around the communities and more multi-lane roads; roads are already full and those that are experiencing high volumes are not wide enough with enough lanes.	1
Totals	241



Other :	Count
Better Bike Paths	1
Better coordination with ACHD before additional housing is approved	1
Better road infnstructure that can hold up to the amount of people.	1
Better roads	1
Better roads, expand chinden into another "connector"	1
Better sidewalks and enforcement of walkways that use lights	1
Bring new Highways and Interstates	1
Build a performing arts center.	1
CONTROLLED SMART GROWTH!	1
Centralize shopping	1
City officials should be more concerned about the residents of Meridian and what those residents have to say, rather than blowing the residents off (Costco debacle). Why have a comprehensive plan if it's not followed. If big builders have enough money the city seems to buckle to their desires.	1
Community minded	1
Connectivity via greenbelt style paths	1
Continue emphasis on congestion mitigation without requiring a fleet of buses.	1
Continued attention to safety with a vigilante police force	1
Control growth to update infrastructure	1
Create innovative elder care community. See: <a href="https://edition.cnn.com/2013/07/11/world/europe/wus-holland-dementia-village/index.html">https://edition.cnn.com/2013/07/11/world/europe/wus-holland-dementia-village/index.html</a>	1
Create safe, shaded pathways for cycling, running, and pushing strollers	1
Totals	241

Other :	Count
Create unique neighborhoods.	1
Cultural Diversity	1
Cyclists need to "pay to play"	1
Do whatever necessary to expand all 1 lane roads to a min of 2-3 lanes with turning lanes for every subdivision & shopping center entrance. Restrain building in areas where the roads cannot be readily and quickly expanded to meet resident's needs as previously described	1
Don't take on Boise 's liberal policies.	1
Down town retail development	1
Eliminate wasteful spending by choosing. better options for water and labor needed to maintain poor choices. Clean up weeds and enforce noxious weed laws that already exist not just on private property but on all public property as well.	1
Ensure roads keep up with growth of housing	1
FIX THE DAMN TRAFFIC PROBLEM!!!	1
Fair and equal treatment by City Staff and Mayor	1
Focus on keeping industrial and commercial in contained sectors away from neighborhoods.	1
Focus on planning and zoning to accomplish all the above.	1
Get rid of ugly huge chain stores on every corner. The place is totally losing its personality.	1
Get the city to truly work for the citizens they serve and not big developers who are their buddies.	1
Grow at a rate that infrastructure can support. Way too many subdivisions are being built on road networks that CANNOT accommodate this many people.	1
Growth is out of hand	1
Totals	241

Other :	Count
Having developers help with roads and schools at the start of project so we aren't always trying to fix issues from growth	1
Higher quality Housing	1
Hire a City Manager who is well versed in planning matters.	1
Homes with larger lots and stop over pricing them	1
Housing that is not cookie cutter style and that allows for a minimum of .75 acre lots	1
I never saw a problem with The Meridian of 15 years ago. I am unable to comprehend the need to grow, change, and advertise to the world how wonderful it is in order to attract more people. We had something great, but now it is turning into something completely different. I do not know why people have encouraged this, or thought it was a good thing. Meridian seems to think that more people coming equals more taxpayers and a higher quality of life for everyone, but obviously it doesn't. We get the crowded streets, the tiny houses, the effects of children being raised with no backyards, and the headaches! The only people benefitting are the developers- who come from out of town, buy up our land, and then sell it back to us!!! And we charge them basically nothing, while we take on the burdens of roads, schools, etc. I recently asked a friend (who is a developer) Why the city doesn't require more of the developer in these expansion projects and he said that would make it less profitable and	1
I was surprised when I moved here 4 years ago that there is no bus transportation in Meridian, thinking that living off of Meridian Road there would be bus transportation.	1
I would like to see responsible growth. Developers need to bear some of the cost burden of making sure there are schools to support the housing additions they are slapping up left and right. The roads need to be handled the same way. Quit asking the citizens to be responsible for this burden when we are not the ones profiting from these developments! Most importantly quit putting our kids health at risk by allowing cell phone towers to be put on school grounds, they are being investigated as a cause for leukemia, why are they next to our schools?! They need taken down immediately!	1
I'd like to see Meridian like it was 5 to 10 years ago.	1
INFRASTRUCTURE! More roads, schools, less crime, clean and safe environment (free of pesticides and other toxic chemicals) environment	1
Improve education quality & financing	1
Totals	241

Other :	Count
Improve public safety. We have been here 4 years and see a serious deterioration.	1
Improve road infrastructure	1
Improve roads and infrastructure.	1
Improve roads to accommodate growth.	1
Improve roads/expand lanes/better traffic flow	1
Improve traffic conditions.	1
Improve traffic flow	1
Improve traffic flow.	1
Improve traffic patterns and zoning	1
Improve traffic patterns before it's too late	1
Improve traffic signal timing and synchronization. Whoever does it now probably doesn't have a driver's license.	1
Improved infastructure to support growth (roads/traffic management/ strategic planning for additional resources for schools/pd/fire/etc)	1
Improved roads to address growing traffic issues.	1
Improved traffic expansion by developers, improved consistency in residential density throughout town, improved restraint amongst our leaders not to grow and bend the rules just because we want a decvel	1
Improvements for traffic flow	1
Increase bikability	1
Increase fishing opportunities	1
Increased density and cheaper housing	1
Increasingly manifold urban downtown	1
Totals	241

Other :	Count
Infrastructure!!!!	1
Introduce freedom and respect property rights	1
It doesn't matter what I want. I have no faith in you	1
Landscape areas along Cherry Ln that have weeds and look ghetto	1
Larger police force	1
Less apartment complexes.	1
Less road/traffic issues; better access to Downtown Boise from Northwest Meridian	1
Less traffic	1
Lets try to slow down the growth a bit while we still have time	1
Limited growth as is practiced by other areas facing the same population explosions. Catch up and get ahead of the infrastructure needs before jamming more subdivisions and apartment complexes into the valley. Water resources will need to be addressed as just like Las Vegas thought not too long ago, the supply of fresh water is NOT unlimited.	1
Lower Taxes	1
Lower taxes	1
Maintaing opent spacce, with some increase in density	1
Make better provisions for traffic control, streets and highways.	1
Make traffic flow better. Try building frontage roads to cut down on the incriminating stop lights .	1
Making the roads stay up with the growth in the neighborhoods. as well as major connections for commuting.	1
Manage traffic congestion and keep the city clean.	1
Totals	241

<b>Other :</b>	<b>Count</b>
More & better schools	1
More city offered programs; libraries and a recreational center that's not a Y	1
More city parks and recreation opportunities, nice greenbelt type amenities and a new city water park/pool.	1
More controlled growth	1
More culture and a more thriving downtown	1
More dense, robust and vibrant downtown	1
More green space, less high density development	1
More grocery shopping options south of the freeway	1
More healthy grocery store options like Sprouts	1
More law enforcement and fire stations	1
More non-chain Restaurants - local breweries, shops, etc.	1
More parks and open spaces away from major traffic	1
More parks and recreational facilities	1
More places to gather, like professional sports arena and city center.	1
More pools that can support swim teams	1
More public swimming pool(s)	1
More tennis courts, reserved only for tennis	1
N-S expressway	1
Natural space for birds and animals	1
Need improvement on teenage violence.	1
<b>Totals</b>	<b>241</b>

Other :	Count
Neighborhood eateries, groceries etc	1
New leaders, the old urban sprawl dogma is dead.	1
No more weeds along pathways.	1
None of these: opportunities to be outside, connectivity greenbelt style	1
Not a sanctuary city	1
ORGANIC farmland	1
Off leash areas for dogs or some of leash park hours	1
Off leash dog parks.	1
Outdoor concert venue	1
Outdoor space and water amenities	1
Partner with Boise ValleyRide	1
Plan for increased traffic PRIOR to building new parks, libraries and schools. Our roads are now parking lots.	1
Pools. Boise has at least 5 public pools with reasonable fees to swim at. Each pool has and supports a swim team but Meridian has all the kids. I would like to see more support for swimming by the city. YMCA is not citizen/community minded. Subdivision pools are only available to members of that community these leaves many residents without an option besides the W.A.R.D pool..	1
Preservation of nature.	1
Preserve Green Space	1
Preserve open space to keep country feeling	1
Preserve the small community feel	1
Public safety	1
Totals	241

Other :	Count
Public safety and infrastructure must keep pace with growth.	1
Put a moratorium on housing/apartment permits	1
Quit building and say enough is enough! No more room to live in Meridian	1
Quit turning this into California! There is very little farm land, minimal open space, and the houses being built now look like monopoly homes and are cheapening our city. Slow down issuance of building permits until infrastructure can handle more people!!!	1
Reduce number and size of apartment complexes	1
Reduction in permits for mass home developers. Address the lack of available low income housing.	1
Restaurants and shopping	1
Restrict building of housing until schools and roads are increased and improved.	1
Reverse government growth.	1
Revise downtown for an update so residents gravitate to Meridian instead of Boise!	1
Road improvements and more appropriate classroom sizes with better pay for the teachers that we do have.	1
Road systems are not structured for growth. Eagle road is a poster child.	1
Roads	1
Roads and keeping industrial separated from residential. Ex: Costco	1
Roads and traffic congestion	1
Roads and transportation	1
Roads/Infrastructure	1
Roads/infrastructure. Roads need to be widened to improve traffic.	1
Roadways	1
Totals	241



Other :	Count
STOP BUILDING!!!!	1
Safety Issues	1
Serious upgrade at SO many narrow roads!!	1
Slow Growth measure	1
Slow down growth	1
Slow down on house building, widen all streets	1
Slow down the growth!	1
Slow down unbridled growth	1
Split the School District	1
Stop developer building.	1
Stop growth	1
Stop the development until there's expanded roadways and more schools.	1
Stop the multi-family housing development. Stop rezoning areas to multi-unit developments where there are established residential subdivisions.	1
Streets. The streets are not keeping up with the building.	1
TRAFFIC !!!!!	1
The government does not belong in most of the above listed services.	1
There is a need for a much improved process for assessing and planning for growth. It seems there is no easily understood or defined means of developing, communicating, and executing on a vetted and widely supported plan.	1
Think "GREEN" - eco-friendly	1
Totals	241

Other :	Count
Traffic	1
Traffic and overall city congestion	1
Upgrade the infrastructure	1
Very criminal that the city does not require multi family buildings to recycle	1
Wages need to be increased.	1
Water play sources for families (Quinn's pond,)	1
We have too much high density housing going on which is clogging our roads. Stop approving the waivers fir high density housing and massive apartment complexes.	1
We need a continuous trail system that goes through neighborhoods throughout the city. We need better outdoor options. Having parks is great, but there is a huge lack of bike/walking trails leading to them and around other places.	1
Widen main streets and ensure developers partner with the community in a responsible manner	1
Widen or improve all major streets.	1
Widen roads before allowing growth	1
Widen roads before building more home/Apartments.	1
Widen roads now and make any new roads 2 lanes in each side.	1
Widen the roads appropriately and before the growth happens. Our traffic patterns are ridiculous.	1
Wider roads	1
Would like to see a multi sport complex with ice arena	1
add bike paths	1
add bilke lanes and improve the roads	1
Totals	241

Other :	Count
addition freeway going north south to decrease traffic	1
address overcrowding/density issues in housing, schools, and roads	1
address traffic by widening key arterial roads	1
anticipate traffic needs before they become a problem.	1
better access roads to move across town quickly.	1
better roads to handle the traffic, but do it wisely not all at once.	1
better traffic flow	1
bike paths to move from location to location.	1
bike paths, pedestrian paths, cross walks	1
build more schools	1
careful consideration of multiple housing units inside residential neighborhoods	1
connected walking/biking paths	1
curb growth	1
develop dedicated bike/ped pathways that go where people want to go.	1
extending and connecting bike/walking paths	1
freeway down eagle road for a portion atleast, with exits every 2 miles, and bridge over main roads....then you'd need a frontage road on each, or one side...that runs parralel to it, giving access to a place they're trying to go to.	1
have bike and walking paths away from cars.	1
homeless, curb drug use	1
improve infrastructure	1
Totals	241

<b>Other :</b>	<b>Count</b>
improve roads and traffic flow	1
increase police presence	1
increase the lanes and get the damn traffic moving!	1
leadership that leads	1
less apartments, less condo style homes more agricultural preservation	1
limit high density growth	1
limit/stop High density housing!	1
lower taxes	1
manage growth to the road/transportation limitations	1
managed growth	1
more greenspace	1
more open spaces	1
new roads	1
public transportation	1
public transportaton services	1
roads are too small to accommodate all of the cars	1
roads/ease of commuting	1
slow growth	1
slow residential growth	1
slowing growth until a plan is developed that isn't going to be ignored when money is flashed at the city council.	1
<b>Totals</b>	<b>241</b>

Other :	Count
stop growth	1
stop the development	1
stop the out-of-control development before it is too late. The streets are Tulane Farm roads in most instances and the traffic is a nightmare now, not to mention what it will be like as everything continues to be more and more overcrowded.	1
support services for senior citizens	1
tax new developers for schools	1
traffic	1
using common sense growth.	1
widen high traffic roads	1
widen roads before its a problem	1
widen thruway streets	1
wider roads with more lanes	1
Totals	241

#### 4. Additional Comments:



ResponseID	Response
26	More opportunities for water education and water safety. An indoor year round pool and an expansion of the outdoor pool. I would also like to see more affordable housing. I know this isn't a popular opinion, but I think there should be housing and apartments available for lower income people and diversify Meridian.
28	Having affordable housing options for individuals and families is a high priority to me; I think that encouraging housing density may be a way to support the goals of affordability, address congestion, increase walkability, etc. I get very concerned when I hear people in the community disparage multi-family housing and say they don't want "those kind of people" near their subdivisions.
29	SLOW the growth.
31	Education
35	No more Corey Barton housing options, please.
36	Housing Options that attract working families will be important in the future.
37	I don't mind the growth but having a well rounded city is important. Not just subdivisions and churches.
38	The downtown is dead. Too many high density housing projects are changing the city to include a transient population that will take away from the small community feel.

## ResponseID Response

41	Infill should be incentivized and promoted before new development is allowed on the outer edges of the city. Open space and Ag land are part of what make Treasure Valley such an attractive place to live, don't destroy that with leap frog development.
44	Dont keep allowing developers to build homes and destroy our farmland.
48	We need an I84 bypass south of the city. Affordable property taxes will keep the city a place where people will want to stay.
49	Better schools and more for our teenagers to do. Keep family ampmospire.
53	Roads built before development goes in. Realistically, all roads need to be at least 5 lanes. Stop approving developments until the schools and roads can handle the growth.
54	More transportation options, keeping the economy going. Have additional shopping options
55	Working with older neighborhoods to improve the quality of life. Limited, thoughtful infill. Retention of rural feel, farmland.
56	
57	Continuing to provide beautiful parks and open spaces. Parks and Rec continuing to offer wonderful programs and events etc
59	T raffic. Please don't let Meridian get too big.
60	Improved transportation options, traffic is going to be horrendous as more people move here. More transportation options need to be a focus as Meridian grows
66	Overcrowding
67	Roadways- seems with the influx of people it takes a lot long to go anywhere because of the traffic
70	Housing and transportation
71	T raffic. Slow down growth.

## ResponseID    Response

73	No mosques with invasive calls to prayer. Better ICE enforcement and a rein in of the Catholic churches bringing in illegals, refugees. Like a population that is clean, English speaking and want to work not giving citizenship to anyone who doesn't speak our language and can work and no public benefits given to illegals/refugees. Should have sponsors and earn their value to U.S.A. and want to assimilate to our culture.
77	Roads need expanded, houses need built, traffic lights are not timed causing worse traffic. I love Idaho and Meridian but it's just becoming too crowded for me.
80	Support and plans for swimming pools. High school teams are limited in practice options. Swimming is becoming a more active sport in Idaho as sanctioning occurred last year. Idaho is full of rivers and lakes and safety should be our priority.
82	I understand many people want to maintain Meridian as a "rural" city but maintaining farmland at the cost of increased sprawl is not the solution in my opinion. I would like to see more walk-ability, parks and other community initiatives
86	I can't think of anything. Satisfied.
88	More City control of expansion/growth instead of being at the whim of developers with deep pockets.
89	Please keep taxes low. That is what makes this area great. I would rather be without some of the above to keep this area affordable for families.
90	Making city council accountable for growth decisions and not shirking it off on ACHD whenever traffic is brought up. By now we've heard thousands of residents speak up at meetings but we are not being heard.
92	Sell off the abomination building that is city hall and return the proceeds to the taxpayers. Move back into the old city hall, as a town this size should have. Cut the Meridian budget by half, immediately. End the old crony network, especially from the mayor's office.
94	Slow down the growth! Do we have to approve every new project that comes up? Our roads can't support it, traffic is just awful. We need better ways to get into Boise. How about Meridian supporting Valley Ride with some express buses?



**ResponseID    Response**

97	The roadways
99	Continue with the revitalization of downtown, decrease the "suburb" feel, maintain the mix of farm and homes, and increase alternative, timely transportation options to downtown (shouldn't take 1-2 hours to commute via the current bus system)
101	More public golf courses.
102	Keep it clean and up-to-date. Plan for growth. Don't let vacation rentals ruin established neighborhoods. Dont let taxes get out of control. Beautify as you go.
103	T here are too many apartments. The roads cannot accommodate this growth and we have lost the friendly small town feel
104	Please! Slow down the growth. Too many multi-family housing is making traffic impossible to navigate.
105	Pay more attention to the needs of the senior population. Senior activities south of the freeway for those who don't like driving up Eagle.
106	I have never lived in a town with such aggressive drivers, with such disregard for walkers, runners and bikers. It's hard to build a community when people have such little regard for each other.
107	We need to apply more conservative values
111	public transportation roads walkability neighborhood safety fill the healthcare gap support small business
114	ROADS to be significantly improved to HANDLE the growth we have NOW in 2018....stop being retroactive and START being proactive! STOP trying to make Meridian the FASTEST growing in the state and START protecting the greatness that Meridian is with safety and....seriously leave farmlands- farmland!
115	Is absolutely vital that Meridian address its traffic grid. Our transportation system and road should be able to handle rush hour traffic no matter the road. This includes sections of Road managed by the Idaho T ransportation Department.
116	Meridian should stay small town. Grows needs to be controlled. Improve schools and concentrate on the quality of life rather on grows.

## ResponseID Response

117	Stop approving so much high density housing. If I wanted to be surrounded by apartments I'd live in Boise
121	Housing development has been too fast with inadequate road development. I suggest a 2% tax for all new residents for the first 5 years to help pay for roads. In addition, the growth has made housing prices grow too fast. Our children can't afford to rent here.
123	I would love to see our downtown revitalized into a vibrant destination that people are attracted to.
128	I would like to see Meridian's historical character retained and cultivated through the expansion of the arts, walkable districts, the preservation of farmland, and the revitalization of older areas.
129	Population and new home construction is growing rapidly. I would like to see traffic flow improvements, wider roads, and a plan for improved public transportation. A commuter train system from Caldwell to Boise along the freeway would be nice before it gets too overdeveloped!
133	Meridian is a nice place to live, but leadership within the City has placed a high priority on growth and expansion without consistency in residential density, aesthetics, pedestrian safety, and most of all, a reactionary approach to necessary transportation improvements as a result of development. I know that is really ACHDs job, but the City doesn't have to approve plats if the necessary transportation and pedestrian improvements aren't proposed by the developer.
135	1. better schools, more schools. 2. widen chinden, eagle, linder, meridian, fairview, etc. 3. stricter building codes.
137	I would like to see more walking and biking paths in general, but also specifically on eagle road. It is not safe to let your kids ride/walk down most of s. Eagle. I'd like to see that improve. We also need more of a variety of restaurants, but I'd like them to stay near the freeway. Please make new buildings fit the landscape better. The new hotel, I believe it's the Hilton, on eagle off of exit 46 is an eye sore.
139	I love meridian, but I see the rapid development as a mistake. Portland was a small town before it rapidly grew into a crime ridden overly crowded city. The same thing can happen to Meridian. Care must be taken when growing a city. Development must be slowed down and schools must be able to accomodate more residents. I think developers should be taxed greater to help fund our schools. The children are the future they must be educated.

## ResponseID Response

142	I feel that with the huge growth there are some traffic issues, especially Eagle Rd. for me.
144	Less congested traffic
145	Overcrowding of housing and roads and not enough schools
147	Slow the growth. I just don't understand why you keep approving more and more subdivisions when we don't have the schools or roads to support all of them. If you don't approve them, growth will slow. I'm for growth, but we are growing way too fast and will never catch up.
148	Since the city council has turned a deaf ear and blind eye to homeowner concerns about unchecked growth and projects being approved on land that isn't suitable for that type of project, your list of choices above doesn't begin to address our concerns.
149	An academic leader giving an opportunity to elementary students to perform above grade level (see Legacy charter school in Arizona curriculum) and all high school students to earn an associates or certificate through dual enrollment. A family centered community with miles of pathways for biking and walking away from main roads with trees to shade; limit high density housing; make mandatory for developers to set aside green space and large park development with a variety of activities like horseshoes, pickle ball courts, tennis, splash pads, racquetball, etc; prioritize recruiting family oriented entertainment businesses and limit, if not refuse to build, more payday loan shops, pawn shops, and bars. Recruit businesses who can utilize local high school and college student talent. A leader in road accessibility and transportation. Timed freeway entry lights to avoid dumping 30 cars onto the freeway leading to further congestion. Leader in college education. Partner with BSU to create a BSU Meridian campus.
150	Stop the apartments! Slow down issuance of permits until infrastructure can handle more people! Schools are overcrowded as it is, and if we keep getting levies and bonds you will price those of us out of here who are on fixed income.
151	Afordable housing, more schools, and better public transportation
152	The homes right on top of one another are unattractive and grossly overpriced. The apartments extremely expensive. Where will you get working class people to fill essential jobs if traffic is a nightmare, no affordable housing and crime spiking?

## ResponseID Response

154	Infrastructure Better transportation options More regional parks outside of the housing developments Parks with swimming access and the ability to paddle board like Boise
156	T raffic flow
158	Zoning in these subdivision areas for walkable and bike-able spaces like: Library, restaurants, bars, etc. The spaces exist and are awesome, however they are only accessible via car. Spreading them out would make more community/village feel. Ex. SE Boise Bown crossing. On every one of these large subdivision blocks, making sure there is a public space reserved of some kind...
160	Promote infill and walkability.
163	The location of the proposed Fields District idea is not a proper location. This idea needs to be moved out where there is room for it. The proposed area off of McDermott (Meridian North West) will be an infill surrounded by residential and not conducive to farming operations. The farmers that work this area tell when they move equipment around, the traffic is already not tolerant of them- some people get hostile. The Chinden Corridor from Boise to Caldwell will fill in with all types of Commercial, Multiple Residential applications Hotels ect.
164	My highest priority is combating sprawl by focusing on infill and revitalization. That will also allow for the preservation of farmland. I would like to see more development in Meridian's core that will attract families and businesses. I would like to see more manufacturing as well but within an industrial zoned area. I think that if a city has a well communicated plan, good job opportunities, and a focus on community it will also engender a sense of community pride that will lead to greater youth retention.
165	Find a way to preserve the agricultural industry that has sustained Meridian all these years. Do not cast it aside in haste just to "grow".
167	The demographics of Meridian have already changed, and not for the better. Treasure valley was a diversified area, with farms and homes working together to make it a true treasure! NOT fast paced highways to nowhere. huge stores gobbling up every inch of agricultural land it can, to benefit the few.
174	Create a multi-modal transportation network is by far the #1 priority on my list for Meridian. We need COMPASS/Valley Ride to increase the bus stops and frequency in Meridian. We also need electric vehicle charging stations. It would be great if I could charge my electric car at City Hall or any of the other City Locations or Parks!

## ResponseID Response

175	Roads, pay
176	Growth needs to be severely reduced in order for infrastructure to be able to catch up.
177	It would be really great to see old downtown Meridian revitalize the older buildings and bring small local shops like antique shops, art galleries, cafes that serve local wines, ice cream shops.
178	The Mayor and City Council do have not have a clue how to manage growth. It is sad to see how they bow to the developers and don't give one hoot to the quality of life for the citizens. No thought to balance or aesthetics in development.
180	Recreational vehicles should not be allowed to be stored on your property unless they are behind a privacy fence.
181	The streets in our subdivision badly need blacktopped. It is difficult to exit Salmon Rapids subdivision onto Locust Grove with the growth in traffic
182	We must address the pressure that intense growth places on our education system. Growth has created pockets of low income areas and schools that do not adequately meet the needs of students.
183	Find a way to address sprawl; look to other communities back east, and don't repeat their mistakes.
184	I would like to see downtown revitalized and overall infrastructure improvements.
189	The City of Meridian is a patchwork quilt. Planning and zoning is lacking considerably and should be the primary focus AND enforced. The lack of a central city center with competing interests rather than complimentary development has a negative cause and effect attribute. Meridian needs to take action in development and not be reactionary to development.
191	Faster speed limits, more lanes on the major streets, no more growth, no more building.
192	Would like to see Planing and Zoning and the City Council enforce the comprehemsive plan. Would like them stop agreeing to change the zoning to small lots, apartments etc. they have been disregarding the comprehensive plan.

## ResponseID Response

196	<p>My wife and I chose Meridian to settle based largely in part to its balance of urban opportunities and rural community feel. Shopping, parking, and entertainment are still easily available because it has not been too overdeveloped or cramped.</p>
197	<p>Research Urban Disinvestment. Meridian grows like a tree, in rings. As investment in the city urbanizes the periphery the inside of a city can rot, as infrastructure and superstructure ages. Disinvestment needs to be fixed before it happens with this comp plan, and the easiest way to do that is to heavily invest in schools in the urban core. People flee urban cores when the schools die, and they move outward to the new rings of the tree</p>
199	<p>PLEASE get some public transportation ASAP. The one bus route thru Meridian to get anywhere is NOT enough. This is needed desperately NOW - not in 10-20 years.</p>
200	<p>The preservation of farmland and open space is the most important issue. As an Idaho native (born in Boise lived there for 37 years, lived in Meridian for 20 years) this is what we love most about the Treasure Valley. Our values are quickly slipping away with the rapid unplanned growth. We DONT HAVE to continue down this path. Once we tear up our open space we can never get it back. We need to respect other people's values and way of life, i.e. the agriculture industry that provides us with food on our table and clothes on our back. Without Ag we would have nothing.</p>
202	<p>I would like to see more dedicated (protected) bike paths and a system of public transportation. I would like to see fewer strip malls and willy-nilly commercial construction.</p>
203	<p>Zoning and planning needs revamping. Additional building has impact that the school system can not keep up with.</p>
204	<p>We need to upgrade our main corridors to meet the influx of people/businesses flooding the area. This is a great place to live, but we need to get the roads built ahead of the growth.</p>

## ResponseID Response

206 More bike lanes/ bike friendly roads More off-leash dog parks and off-leash hours at existing city parks. Expansion/ widening of roads and accommodations for increased traffic in localized areas with the addition of new housing developments (current subdivisions and apts are going in without implementing plans for added traffic on main roads. Traffic flow is heavy and commuters and residents cannot get in and out of subdivisions without traffic lights or turn lanes. They are forced to always hold up traffic to turn IN and can only ever make a speedy right turn on the way OUT due to speed and volume of traffic on main roads.

207 More biking lanes, more easy accessible public transit connecting to Boise and Eagle, more off leash areas for dogs.

209 The new apartments on Meridian and Macmillan will cause a huge traffic problem. We need right hand turning lanes in addition to more lanes. The traffic jams at Fairview and Locust Grove at 4 PM is awful. The roads are too small and all roads need expansion.

212 Trails, trails, trails.... make all parks open and accessible. Don't follow the Eagle model of making everything private. Youth sports in my neighborhood park (Kelly Creek) are now excluded for our park, how short sighted and cynical. More and more parks have signage stating for this or that community, which doesn't foster any community. Walking and biking options are only to increase in demand, improve trails and right of ways. Developers in Meridian are not held to the same expectations as other cities around us and it shows.

214 Has anyone on the City Council seen the traffic issues that have rapidly developed over the last two years? Do they drive on our roads? You are allowing one of the best cities in the county to be ruined. Not by "bad people", but by too many people. Stop saying yes to developers. You cannot continue irresponsible rates of growth. EVERYONE sees it and is complaining about it.

217 I would like Meridian to keep its small town feel. It is growing so fast...it is turning into another Phoenix. Stop allowing the building of so many apartments. It is crowding our schools/communities without creating affordable housing (it's still expensive) without increasing the tax base. The amount of apartments in Meridian went from a level equal to a nice community to a ridiculous amount. Stop approving massive apartment complexes.

## ResponseID Response

218	In addition to developing more stringent guidelines around school populations in conjunction with neighborhood development projects (are the estimating models are broken?), more proactive road construction in developing areas would go a long way to improving drive-ability in Meridian... There have been MANY widening projects on east/west routes, but very few north/south projects, Ten Mile should have had a 5-year plan in place to widen all the way to Chinden when the interchange was built
221	Don't take all the farmland for construction. We'd lose so much.
223	The road infrastructure is horrible here. Chinden backs up frequently at non-peak times, and that's before the Costco goes in on Chinden. The Costco should have NEVER been approved in a residential neighborhood.
228	Better transportation by bus or rail to Boise, NAMPA etc.
230	If you could continue to focus on widen roads and create freeway access I believe we'd see some relief from commuter traffic. I love that Meridian puts a huge emphasis on parks and recreation. It'd be nice if there were hills in its parks for winter sledding and variation. More off leash doggie areas would be nice. Public pools. Water features. And public transportation is lacking. It's important for families choosing to lessen their environmental impact or for individuals who don't have much of a choice, otherwise. Uber is expensive!
231	Charge developer fees to cover road improvements BEFORE new housing units are built. Infrastructure first!!!
236	Sound proof street noise with tall green trees(Italian Cypress)
237	Roads/traffic flow. Bike accessibility-lanes and trails
243	Build protective Barrie's parallel to irrigation canals.
244	School and road growth...
246	The road structure and housing structure. So many houses and apartment buildings are being built in small areas that is impacting quality of life and transportation. Sad to see farmland going away and the openness of meridian
247	T ransportation and good paying careers



## ResponseID Response

249	Stop allowing builders/commercial areas to take up every single inch of vacant land. They are simply ruining the city. We came here 12 years ago due to a job change and loved it and never thought we would leave. We are preparing to retire and are looking for somewhere else to live as Meridian has gotten out of control with the growth which is controlled by just a few.
252	get your schools up to speed and wages that are more in tune with the rest of the states
253	Roads Add character Stop building so many apartments Keep chinden ae a highway, not filled with stoplights
256	Roads need to be expanded. And public services need to grow
257	The road system. There has not been the attention need to keep up with building boom.
259	Meridian needs to take a serious look at the traffic that comes with the rampant developments everywhere. There simply isn't the infrastructure to handle it. Why are you allowing the developments everywhere without putting in the widened roads and more schools first?
260	Funding of schools differently than it is done now. Possibly a one time payment for every new home that is built??
261	Traffic and better separation of residential vs commercial zones.
265	Less apartments, more subdivisions
266	The quality of school staff, affordable housing and obtainable JOBS!
272	I would like to see more space preserved. More parks and recreation opportunities, a greenbelt like system, and a nice city water park/pool center. Bigger library in south Meridian area. Is there a way to maintain the small town feel in a growing area?
275	The single biggest thing City Hall can do is to REMOVE barriers to starting small businesses; get rid of the Zoning Department; you already have city ordinances covering health, noise, etc. Eliminate all permissions and permits for new business, including home businesses which would help eliminate commutes and traffic. Home business should be encouraged and promoted in a MAJOR way.

## ResponseID Response

277	More bike paths. Public transit options. Adress school overcrowding and funding issues. (add impact fees for school so growth is actually paying for growth).
279	T transportation is a problem and is going to continue to be. See my comment(s) above.
280	Grow at a rate that infrastructure can support. Way too many subdivisions are being built on road networks that CANNOT accommodate this. Being big/growing is NOT necessarily a good thing.
281	Meridian is building entirely to many new homes! T here is no real job market here and the infrastructure of the community (schools, roads, etc.) don't come anywhere near to supporting the population we already have.
282	Meridian deserves a large performing arts center for T he Meridian Symphony and other stage presentations of instead of using small local high school Gyms and auditoriums.
286	Stop building massive apartment complexes like the one going in at the corner of MacMillian and Meridian rd.
287	Data and expert driven growth management—not driven by developers and profit but by what builds sustainable, value intense neighborhoods and commercial centers. More resident input in planning. Collaboration between residents, developers and government groups. Smooth traffic, exemplary schools—neither overcrowded. Better high density neighborhoods and urban core; more low density/executive housing to offset plethora of cookie cutter R-4 and R-8 builder grade houses.
288	Slow your roll on the growth. Stop approving housing developments the fill the pockets of the greedy, and don't consider the impact on those existing developments and the residents who live in them.
298	Slow up on density, preserve green space and property values for the future.
300	Ease of traffic
301	I have noticed a significant increase in speeding and aggressive drivers lately, even in school zones, but very little, if any, police presence. It's getting worse and there is no deterrent. It's only a matter of time before bad accidents and road rage become all too common. I wish we could focus on controlling this a lot better.

## ResponseID    Response

302	I want to see a something that says there is a plan for road improvement. Most of our roads are one-lane because it was a rural area. I also want to know if you are thinking about where all this building and growth is headed. Is it going to continue until all the farmland is gone, or are you planning to say no to developers at some point in time?
303	Traffic has been a huge issue with amount of houses being built and people moving here. I hope the farm land will be preserved to some extent and the population increase more manageable.
307	Infrastructure. Stop allowing hundreds of apartments and other growth without widening the roads. Pass the expense on to the developer.
308	I am angry that more Homes and Apartments are going in faster than the roads to move the people. Example: High density construction (Massive Apartment complex is being built where Meridian Road and McMillian Road are only two lanes and crowded. Especially when the middle school is in session across the street, it gets worse. GET THE INFRASTRUCTURE IN PLACE BEFORE ANYTHING ELSE, or postpone the building.
310	Public transportation is key to this continued growth. The area will become grid locked if this is not addressed now
312	Expanded housing is great if the existing thruway streets are widened to accommodate the traffic
315	Decrease this unsustainable growth... Improve transportation infrastructure. Properly fund schools, police and fire. Improve footpaths, hiking/ biking trails.
317	Huge subdivisions are taking over every aspect of rural Meridian. We need to slow down the large subdivisions and encourage smaller subdivisions with larger, family lots. Not being able to hear your neighbor snore is a good thing!
319	More homes on big (1/2 to one acre) lots
321	Better road and traffic situations. More green space.
322	Roads need to widen. Transportation via bus or light rail to boise and nampa
323	Slowed growth, increased pedestrian ways. More Public pools
324	Transportation and increased housing options. We need more large lot home sites.

## ResponseID Response

325	I would like to see the decrease of all the small lot homes.
326	Quit giving in to Big Investor dollars and limit growth until infrastructure can accomodate. Make DEVELOPERS pay for added infrastructure (not tax payers who are already here. Stop stroking your egos' by building and developing what the rest of us don't want. We live here because of what it IS, not what it MAY BE (in your image). Don't make us into another California, Oregon, Washington. Arrrrggggg.
327	Work harder on access control at intersections, development patterns region wide. Force developers to create pockets of dense mixed use. Use Linder/Chinden and Ten Mile as bad examples.
328	Quit overcrowding existing schools with huge apartment complexes. The city needs to interface better with ACHD and West Ada before approving negative growth.
330	I would like to see Meridian maintain some of its rural past. There should be room for larger properties along with higher density housing. Having a diverse range of housing options is important.
331	Preserve open space and farmland rather than filling every acre with housing
335	Slow methodical growth.
338	It's critical to keep up with safety as Meridian grows. The vision for how we grow needs to be clear and communicated to citizens who may have different expectations for the area around them.
340	Don't put high density subs next to rural subs. Stick to the last plan and step down. (Rural to R1 to R2 to R4 etc.)
341	We moved here 9 yrs. ago and appreciated the "rural" environment; it is nothing like that today and we decry the proliferation of subdivisions ESPECIALLY in the southern rim portion of our town.
343	I have lived in several states, and worked as an intern in economic development. I would put the most emphasis on infill and revitalization, because when one ignores what they already have, it becomes the area of town no one wants to enter. I appreciate that the City has made an effort to make downtown Meridian very "cool" and appealing. This is a huge step in the right direction of preventing the problems too many cities created by ignoring downtown.

## ResponseID Response

347	Roads that will accommodate the population. Community Centers located in various areas to provide more recreational options. Downtown parking that will allow more businesses to move to downtown Meridian
348	An ALL ABILITIES park. More accessibility for the disabled, especially so kids can feel included. An inclusive park would be fantastic for special needs kids. Increased opportunities for local businesses to grow. A thriving downtown.
349	I would like to see some sort of public transportation such as busses. It would be nice to be able to get around without a car.
350	Revitalize downtown, consider a community events center and continue to build great parks. Don't keep approving every commercial development without providing adequate traffic flow.
353	Transportation, which I mentioned before. But, also the farmland around Meridian is important! Without farm land, we don't eat. All acreage cannot be taking up by housing....which is also important. But, there needs to be a balance somewhere.
355	Better cost of living
356	Greenbelts for getting around the city with our children
357	Less strip malls that become vacant in 5 years and better roads to manage the growth. Quit handing out building permits until we can get a better handle on transportation and schools.
360	The schools are completely full and builders continue to build apartments in that zone! When do the developers pay for this? They need to pay for the infrastructure.
361	Better growth plans. Improve traffic patterns & roads.
363	The old downtown with multi-story condos & apartments so people don't have to drive to work. More jobs located near housing for same reason.
364	Roadways and additional retailers
365	City boundaries
367	More walkability, similar to downtown Bose.

## ResponseID Response

370	I would like to see it have its own identity and not an extension of Boise with varied housing options
371	The City, ACHD and the State need to work together. Too many apartments/people, not enough schools or support services. Taxpayers should not foot the bill on this growth. Developers should.
373	Require more Responsibility and discipline instead of the me,me,me attitude.
374	Control the type of building allowed to preserve our small-town feel and quit building vast apartment complexes and crowding everything together. Get and keep a handle on the crime in our city. Give our officers what they need to accomplish this and keep up with campaigns for a good supportive relationship between our officers and the public.
375	Love the small town feel! Hate all the new housing and developments taking over.
378	I don't care so see much improvement in areas. I see room for improvement of roads, schools, and managing the growth. I would like to see improvement on areas that have been neglected from the growth and the focus in expanding before preserving. Maybe see less of California and more of Idaho come back.
379	Move the racetrack (tear it down and build a new one further out of town). The sound of the races is highly disruptive to the families living within the area, it crowds up Main Street and meridian road whenever there is a race, and the area would be better served with an expanded park, track for running (encouraging families to get exercise), and maybe a nice restaurant or two.
380	No more unnecessary growth.
384	Downtown and southwest meridian
385	Please, for the love, set aside the mindset of just growth and elevate a structured, well designed and thoughtful approach to manage the increasing population. The way Meridian has boomed into a sprawl of subdivisions connected by the nightmare that is Eagle Road is devastating.

**ResponseID    Response**

388	<p>I think we need to preserve farmland, and make open space a big priority. In the nearly 20 years that I've lived here, I've noticed that our average temperatures have been increasing. I believe that this is because we are covering farmland with concrete and macadam, thus holding in heat from the sun. There are ways to remedy this and the city can be a leader finding ways that minimize temperature retention. Another area of need is in the area of concern for the environment is that we have more recycling options than are currently available. One major concern is the need for public transportation that can actually be useful! The current system is only helpful if you can walk, ride a bike, or get a ride to bus stops! I appreciated the attempts to have a shuttle bus for shopping, but I don't really shop, and if a person was to utilize this then you had to remember that the shuttle was running on that day (Saturday, I believe) and when/where it made stops. What is needed is a daily availability of public transportation that has stops other than the stops at I-84 exits. A news we also have is to help ACHD get road improvements right the first time. In my first 10 years living here road construction at Eagle Rd. &amp; Franklin was consistent because they'd work on it and it would need improvement almost immediately! A dedicated right turn lane for south moving traffic should have been created years ago, as well as widening the roadway farther to the north. I know that this growth has not been anticipated and that it takes time to get the infrastructure created, but it needs to be done right the first time. Open space and farmland is important. I would hope to see the five or so acres on Pine directly west of MHS bought or deeded to the district to help students learn sustainable agricultural practices, along with business classes. What a wonderful way this would be for students to help our city and state move into future economic realities.</p>
389	<p>Meridian is a terrific community. I don't think it needs to be fixed, but rather added to.</p>
390	<p>Less government. More freedom!</p>
391	<p>1. Infrastructure should be PRIORITY #1  2. Revitalize downtown Meridian with entertainment, food and more  3. More focus now on bringing in more businesses (not retail) so our economy is sustainable.  4. Be the voice and move towards legislative changes to allow for additional funding for the building of additional schools. Put the coat back on developers and/or change IMPACT fee rules.</p>
392	<p>Build a vibrant downtown</p>
394	<p>Public transportation</p>
395	<p>Widening of roads. Franklin, ustick, chinden, ten mile. These should be 5 or 6 lanes roads. Traffic congestion is terrible. More areas like the village</p>

## ResponseID Response

397	Plan on how to provide, budget for and implement the current and future growth! Roadways, schools and housing.
398	Id like to see planning for growth in a way that allows schools, police, etc to have resources to serve the expanding population (or limit growth). Id like to see green spaces remain and increase (more parks, greenbelt system, etc). Id like to see planning to address traffic through both road improvements/planning and improved public transportation options. Id like to see emphasis on sustainability...glass recycling, composting, solar energy, etc.
400	Infrastructure to accommodate the rapid growth Meridian has already seen...more schools and and road widening to cut back on the traffic. LESS HOUSING AND APARTMENTS BEING BUILT.
402	I'd like to find a way to incorporate more affordable family activities into the city.
403	More single family homes and less apartment complexes. Meridian is the now the capital of apartment complexes and it will bring increased crime to the community.
404	I feel that Meridian has become extremely difficult to drive in without traffic congestion.
405	A dedicated facility for the performing arts, especially for the youth of the Treasure Valley. More four lane roads to expedite traffic flow. Increased retail like Trader Joe's, Costco, Winco, Target, etc near Northwest Meridian.
407	Traffic congestion by increasing public transportation. When it comes to widening roads, if you build it, they will come. The larger the road, the more cases will use it.
408	I would love to see more year round disc golf courses in Meridian!
410	More disc golf courses
411	Less building, more roadways or expanded roadways
412	We need a building moratorium. The traffic is terrible - neighborhoods are being ruined by too much traffic and too many homes on small land parcels.
413	I would like to see the current growth less influenced by councils that are skills for large corporate builders and more thought put into well planned growth.



## ResponseID Response

415	more urban housing in the down town
416	Require subdivisions to have more open space.
418	Low income senior housing, more school with BETTER scores, state funded preschool, better biking lanes, homes with more space, more green space like eagle, less fast food restaurants, more jobs that have more growth potential (less restaurant jobs), NW Meridian YMCA, children's museum, less roaring springs expansion, traffic improvements, better connecting sidewalk (why was linder road sidewalk made wider? What a WASTE of funds...), more community events, more of a character feel (less Sacramento feel), MORE LIBRARIES and last but not least less levies... we have the funds... budget better.
420	Transit system
422	More preference should go to current residents and less to out of state developers. Less storage buildings and apartments and growth needs to be more planned out and prepared. Schools and roads shouldn't constantly be overcrowded.
425	To see old town meridian keep that old town feel. Open areas to keep some natural areas. Parks without upkeep so to speak.
426	More 5 lane road (two lanes each way with a center turn lane)...
427	More overpasses connecting south side to north side of freeway! Less apartments Slow down developments Better roads( no more 2 lane Main Streets)
428	Please preserve acreage property. Let people own 1-5 acres. Let's keep some areas of Meridian still country.
430	T raffic flow, maintain/preserve natural spaces as much as possible.
431	I would love to have a really great public transportation system, like an L train that goes through Nampa, Meridian, and Boise. I would also like to see more quality affordable housing options, like apartments under \$800.
432	more affordable housing, correct the poorly thought through roadways. we need more efficient roadways/highways with our rate of growth. keep parks and outdoor activity a priority. that's what makes meridian special. update the older parts of town. more options for education for kids other than massive public schools where kids become invisible.

## ResponseID Response

436	Increase the educational standards to rise above being rated 48-49% Nationally Attract jobs that pay a living wage.
437	Better zoning and planning. Business areas away from residential areas.
439	The city is expanding too far beyond its original and existing boundaries. The city is encroaching on existing, established, and valuable farmland and agricultural areas. The quiet farming areas and open spaces and low traffic on the western boundaries of Ada County is what attracted us and that is quickly disappearing. If we wanted to live in a city, we would be in Boise, not west Ada County.
441	Where we live is currently unincorporated (west) Ada County. The quiet farming and small acreage atmosphere with easy access to the interstate to get to work in Boise is what attracted us to this location. As the city continues to annex in agricultural land, that atmosphere is changing and it is quickly losing its appeal.
442	I would like for us to be able to have more family friendly. More walkability, more safety.
445	Connected bike routes and a walkable community are very important with mixed use development. I don't want to be dependent on my car for everything.
446	I would like to see more farms. I would like to see less building of houses.
449	Road systems and over crowded schools. Better control over housing growth. It is growing fast than the schools and roads can handle.
450	I would love to see better schools. Our children are extremely important and their education should be of the highest quality. I would love to see the country be preserved. I would love to see better public transportation too.
453	More shopping options, better roadways, and reduce number of homes being built before it's over populated like many west coast cities!
458	If you want people to actually care about the comprehensive plan and participate in its modification, then don't trot out legal in every city council meeting to restate that it's just a guideline to justify ignoring it. If we can't trust the city to follow the plan then it's worse than worthless because people's lives will be impacted if they rely on it to make major life decisions. This current administration's legacy will be a disaster if we continue down this path.

## ResponseID Response

460	Boise and Meridian have not done a good job of planning roads for growth. Look at the closed Cloverdale over pass. It was under rated before its closure and now we will be stressing North South access for a year plus to get what should have been in place already. We will expand 5 mile overpass when some one dies on that undersized over pass. We need some better foresight on road systems and alternate transportation.
461	Get ahead of population growth with roads and infrastructure
466	I realize you will have many responses, but the most important I feel is to properly manage growth. Please require builders and developers to put in the necessary turn lanes, sidewalks and improvements to minimize the traffic impact. Most developers come in build and are gone and could care less about the long term impact. The City is left trying to figure out how to manage the traffic. Traffic is getting worst as we have seen, and the arterial streets were never designed to handle all the subdivisions going in. I just hope you are seriously looking at the major traffic impact areas. And more traffic lights is not always the answer. Please visit some of the major cities around us, LA, SD, SF, Seattle, Portland, LV and others to see what they did right and what they didn't. We all love Meridian and want our quality of life here to be the best.
467	The City needs to stop approving each and every new development request. Built new roads, bikeways and parks first, to meet growth 20 years ahead, before building yet another new subdivision or shopping center.
468	I think we need public transportation that connects Meridian to Boise and Nampa/Caldwell. As far as I know, we don't have a way to get to the other cities or a bus system within Meridian. Traffic is getting worse every day.
469	More attention to school bus safety rules
470	we desperately need a better way to get N-S without overtaxing the roads that were not meant for so much heavy traffic. gridlock is constant and huge trucks speed and destroy our roadways.
477	I would like to see the growth slow down so that our schools can keep up with the influx of students. Our schools are way to crowded. It's important for teachers to have the ability to know all of their students and provide quality education. This cannot be achieved adequately if their class sizes are too large. Smaller class sizes are a necessity from elementary through high school.

## ResponseID Response

478	<p>It won't matter or hold any weight that you've asked us for input if you ignore everything you hear, design, etc. and throw it out the window for the sake of developers and business owners. We understand that development will happen. We understand that businesses are important. But the individual and families should come first. Need vs Want should be considered. Consideration for appropriateness and safety should be much stronger considerations. Meridian is failing and we are ready to leave. In the five years we have been here, (although, I was born and raised in the Treasure Valley and have been here 30 years) everything we loved about Meridian has changed and instead we hate it here. Put the breaks on!!! Control growth. You're losing everything that's good and you're selling the soul of the city.</p>
481	<p>Develop the infrastructure before you bring in the people... PLEASE! This is ridiculous!</p>
483	<p>Care and upkeep of roads, managed growth for optimum protecting n of community and families</p>
489	<p>Something needs to be done about the quality of our schools and how we keep allowing additional development with no regard for impact to existing neighborhoods, schools, traffic.</p>
491	<p>Always stay focused on safety! Retain the natural beauty... Do not cram housing into every corner... Unique experiences... Take care of it's people...</p>
494	<p>There are areas along Cherry Ln, from Linder to Black Cat, that look like the ghetto of Detroit. Overgrown weeds on the sidewalks, fallen wood fencing...it's an eyesore, for those of us who live in nicer neighborhoods in the area. If the Irrigation District is going to let it become a haven for weeds and grass, then the city should step up and do something.</p>
495	<p>More bass ponds, traffic, keep us all safe</p>
496	<p>Education, roads, mass transit. Continue developing parks</p>
499	<p>I think Meridian is great; the primary challenge I foresee for the near future is keeping up the quality of life with the surges of people moving here from out-of-state. How will we keep housing plentiful but not cut corners? How will we keep local businesses kept up? How will we make sure roads don't deteriorate, parks aren't overworn, etc? How will we keep up with the overpopulation in our schools? More taxes? Inflation? This is my main concern.</p>
500	<p>Limit growth to keep the small-town family-friendly feel.</p>

ResponseID	Response
502	Minimize/limit high density residential development. More low income Sr. Housing options.
503	I love the small town feel but I don't want it to look like Fairview and Locust Grove, but stay closer to The Village at Meridian or Downtown Meridian. Walking around to small shos and keep the feel of Meridian.
505	LOW INCOME HOUSING !!!
506	We need more education for jobs in the robotic sectors, energy and sustainable food sources. We NEED much stronger impact fees on the builders who are creating this nightmare of overcrowding in schools, roads etc.
507	1) Keep the City of Meridian web page updated. It currently has many broken links. Not the easiest to navigate. 2) Raise the minimum wage for businesses in Meridian 3) Build another public swimming pool
508	Less box stores and large neighborhoods to include apartment complex's
509	We need to find a way to fund our public transportation infrastructure locally and develop bike facilities that are protected from traffic. Downtown needs to develop attractive, vibrant developments, like a big fun sports bar. However I do not see downtown changing as long as the speedway is where it is. I would like to see the speedway move south.
510	Why do you even have a comprehensive plan?. You either change it or ignore it.
511	follow the current comprehensive plan
514	We should be the safest city in Idaho. We do not need to be the biggest. Slow us down and be the best not the biggest. Make the developers pay to widen roads if they want to keep making huge subdivisions.
516	the housing growth is insane... we don't have the infrastructure to keep up as it is. You can tell many politicians have been/are developers/real estate agents. Poor planning
519	T ransportation infrastructure. Continued attention on safety with the police department.

## ResponseID Response

521	What does ACHD actually do? It seems our infrastructure is so far behind and continues to lag. I've seen the same intersections widened multiple times in just a few years. Is this cost effective? Could we not see growth coming and develop for the future instead of the short term need?
522	The addition of multiple apartment complexes into areas that already have school overcrowding (especially the huge complex at McMillan and Meridian) and traffic overload is very disappointing. Also, the complete disregard for city code, which restricts semi-trucks from utilizing Linder Road, is baffling. I see at least three Republic Services trucks during my short dog walks in the morning and when I leave for work. Also, Sysco, Miller Lite, and other trucks, too (though those aren't daily).
524	I would love to see south Meridian to be a medium density area. Large home lots and wide roads. Parks and walking/biking trails.
525	More thought for and curbs on expansion
526	I'd like to see growth slowed down and then infrastructure improved. It feels like we are always trying to play catch up when it should be the other way around.
527	I'd like to have a university to attract researchers and skilled labor.
528	I'd like to see more visible collaboration with ACHD and West Ada School District while planning for the future. Growth is inevitable. Transparency with the community and showing the collaboration with other agencies will help ease frustration and help us all see the bigger picture. Consider the impact future development will have on current residents and work in collaboration with vital agencies to ensure infrastructure is in place to accommodate the growth. (Think: if we approve this housing development, shopping center, etc....what impact will that have on schools and traffic? How much of a burden will that be on taxpayers for the roads and schools? How long will it be before the roads and/or schools can be constructed to accommodate this growth? Is the cost worth the benefit?) Keeping an emphasis on planning ahead will go a long way with the people of Meridian. Perhaps our local government can even begin working with state government to make the necessary changes in tax law which will allow for better funding of schools and decrease the number of school bonds and levies. Find smart ways to keep up with future growth. An ounce of prevention is worth a pound of cure.
531	Traffic, roads, slower rate of housing growth. Growth is fine but should be appropriate for the available jobs and current infrastructure. more jobs so people do not need to commute to downtown Boise.

## ResponseID Response

534	All the current projects are piece meal, causing congestion due to construction and all the improvements are inadequate for the current problem much less when the Boise community grows by 40% in the next 7-10 years as St Lukes is forecasting. Then when the projects are completed we will find that they were not adequate and we will start the whole process over again taking the next step that should have been done in the first place. This is not rocket science - STOP BUILDING UNTIL THE INFRASTRUCTURE CAN SUPPORT THE GROWTH!!!
535	It's great that the city wants to create job opportunities but in the right areas! Boise is becoming a bigger city and Meridian doesn't have to be a city with everything. The most important thing is that the residents have quality of life 1st and foremost! The rest should be a distant 2nd!
537	Love the idea of preserving farmland, concerns with the toxic chemicals that are common in the industry now. Would love to see more organic options encouraged locally as our community continues to grow and surround the farmland.
538	Look to Lake County Illinois especially Avon township. They have done a wonderful job. Also around Long Grove, IL These are all suburbs of Chicago where they didn't like the city swallow them.
540	Better roads built to handle the amount of traffic that city leaders KNEW even 15 yrs ago would be needed given the planned neighborhoods approved that many years ago. And with this same issue comes schools to house the known population given approval to developers 15 years ago. Now we find ourselves having to emergently increase police, fire, and ambulance service which again is ludicrous given the fact that Meridian leaders approved this growth so long ago.
541	Improve traffic flow to ease congestion and slow growth.
544	Sidewalks, roads that can handle the actual traffic... Not in 20 years... Now. Enough schools and educational priorities. Less vacant strip mall... We do not need any more. Less high density housing and apartments. Our roads cannot compete with the number of people that live there. It is also taking a toll on our police force with the increase in crime that comes with so many new people moving to the area.
545	Please stop this insane growth
547	Address growth & traffic impacts.
552	The current roads and schools cannot keep up with all of the population growth.

## ResponseID Response

554	Better growth planning and less sprawl
558	As Meridian grows there are more and more reporting around teenage violence in our neighborhoods. Need better structure and solutions.
559	All irrigation canals buried underground so that we dont have to hear continued tragic stories of loved ones drowning.
560	Meridian really needs public transportation! Our main roads are already congested and it's only going to get worse. It would also be nice to have a way to get to the airport, down town Boise, and other areas outside of Meridian through public transportation. Buses save money, help the environment, and make it easier to travel around the area. If we are going to grow as much as everyone is saying, we need to do something about a real public transportation system in Meridian now.
561	Education! Revamp the system. Increase teachers salaries. Encourage college readiness. Roads! Hire outside consultants from large cities to help address road improvement projects. STOP or SLOW Rapid housing development. Save farmland and open space.
563	Address the irrigation canals by burying them underground. There is no value added by having open sources of water along side highly traveled throughfairs. All to many times are we hearing about families losing loved ones via drowning by way of canals.
564	More thoughtful planning. It really is ok to say no sometimes, even to Corey Barton.
567	widen the roads and increase the speed limit. traffic is already horrible
568	Slow down growth until schools and roads catch up with what we have!!!
569	More schools. There are plots of land (for example) in front of community Southridge located off of linder and overland that has been sitting there for years listed as "proposed school" yet nothing has happened to it and it is just a giant lot of dead grass and weeds. Yet so many communities are being built around what people are hoping will be a new school. I see many of these instances that I just described around Meridian which is a big concern and frustration for the people who are moving here.



## ResponseID Response

571	Meridian city does nothing to follow the Idaho noxious weed policy, laws. Every where you go there are known noxious weeds growing on lot's and through cracks in side walks and curb or street edges and no body will enforce the law. CLEAN UP Meridian. Enforce and encourage water conservation, make trash pick-up and recycling unified with Boise and understandable to the population... have a website to do more than generalize what you want and don't..
572	What is the difference in the options above between "diversify job sectors" and "increase job base/grow workforce."
573	We need some public transportation for the entire valley, link it up. Better services for the elderly.
578	Would LOVE to see better Public transportation to help alleviate traffic, and better continuation of sidewalks between neighborhoods so it's easier to bike/walk longer distances.
579	Continue to update our local parks—keeping them free of graffiti and broken facilities. Updated sidewalks and Greenbelt areas for biking and walking.
580	more walking paths, year round activity options, volunteer opportunities
582	I am moving out of Meridian as soon as I can
584	The roads need to be widened and more public transportation options.
587	I think the city should push for red-light cameras. With the increase in population, many drivers are running red lights. This is causing many accidents and this would be additional revenue for the city.
588	Development of community performance art center.
589	Slow down on the growth. If you are going to grow this fast, make the roads wider. I can't get out of my subdivision onto Locust Grove to take my son to school. It's frustrating!
590	Roads
595	I'd like to see some areas other than "The Village" be gathering places. A downtown area would be great, or something on the West side.
597	Plan ahead and provide more adequate streets and highways!

## ResponseID Response

599	Plan ahead with traffic controls before allowing development or, at least, make the street projects a part of the overall project like Costco and Winco proposed.
600	Build a youth center with indoor pool and bowling alley for low-mid income pre-teens and teens. A lot of my students say they are bored over the summer because they don't have money to do things so they are walking around the streets at night
601	Meridian Elementary has such a high rate of students who qualify for free/reduced lunch that they offer free lunch to all. The city seems to forget that point - who actually lives downtown Meridian. Instead of trying to force folks out, work on bringing them into the fold.
602	Schools and roads. I think you guys have already heard this. You need to fix road issues before you build major developments. With developments comes more families with children. Make sure you have schools in place before hand.
604	The city is trending to over development of commercial zones. Preserve residential separation from commercial.
607	I haven't lived here very long. I love how it has a small town feel, focus on keeping it family friendly.
608	don't make it too crowded
611	There is no control over growth at the moment.
612	More shopping options. Improve roads (expand)
613	Roads
614	Better, more vibrant downtown and less time
616	Would like to see Meridian retain it's small town atmosphere.
617	Expansion on major roadways- Chinden, Meridian Rds. Growth is inevitable, but I'd like a more controlled approach to growth that matches infrastructure we currently have. Please consider limiting density when approving new apartments .
619	Roads, roads, roads. Higher standard of landscaping and design for ALL new development. Look at that ugly mess you let recently develop at the corner of Linder and Chinden.

## ResponseID Response

620	Affordable housing
621	Walkability, traffic flow green space.
624	Improve schools and traffic. Fewer apartment complexes.
626	The current comprehensive plan seems to have become virtually meaningless, supplanted by a growth-at-any-cost mentality. Unless there's a threat of public uprising, developers apparently can do whatever they want.
627	I think you should strive to keep it as it is
628	Fix overcrowded road ways (Eagle Rd).
629	More park space
630	We need better roadways. We have outgrown most 2 lanes roads in the entire county. i.e. Victory, Locust Grove, Amity, N. Meridian Road all need to 4 lanes w/bike lanes.
631	Roads! Sufficient roads should be in place before ANY building (commercial or residential) takes place. Possibly the builders could help with that expense. It's been done elsewhere!
632	Control the loss of farmland to the land developers for housing
634	Stricter HOA rules for all neighborhoods
635	Congestion of roadways is a major concern. Less big box stores in neighborhoods and more pocket shopping/parks.
637	Put a moratorium n building permits NOW!!
639	Transportation.
640	Diversity, traffic,

## ResponseID Response

643	<p>Slow growth down. Keep up with infrastructure before allowing more growth. It is ok to have developers add to that infrastructure without getting anything back from Meridian or taxpayers. They still walk away with millions. Many cities have required new schools, fire departments, sewer upgrade, road development, parks, etc. Funny how the developers stay and provide such accommodations and still walk away with millions. Stop high density building. All it is doing is allowing more people to move to this area. It does not stop rental increases from happening. The average person who has lived here a long time and has earned an Idaho wage for a long time cannot keep up with the housing/rental market or other cost of living factors. Neither can their kids. Allow idahoans to catch up with all the people who move here and had mega equity in their homes out of state and earned a much higher wage. Many of them can continue their nice income by working out of their home. Be pro-Idahoan who have lived here instead of telling us to just deal with it. Our quality of life should not have to go down because our city mayor and council gave our life style and values to the highest bidder. Don't make us become big city.</p>
646	<p>Add additional sidewalks, create safer intersections. Slow the speed on 55. Bring more business for job opportunity. Widen the streets in major thoroughfare areas</p>
647	<p>Bike paths to more diverse work sites (not just food and entertainment). More loosely populated subdivisions preserving space instead of packing people in as tight as possible.</p>
652	<p>T raffic and public transportation. A rail or train would be amazing in the valley since so many cities are clumped together and people commute to work.</p>
653	<p>Visibility of the Arts would be wonderful, as would additional Educational opportunities, but I was limited on my choices.</p>
654	<p>diversity in housing options is needed. We need housing for all income levels.</p>
657	<p>More off-ramps on I-84 between eagle rd and the connector to improve traffic. More grocery stores and shopping south of the freeway.</p>
661	<p>An art center, outdoor amphitheater, downtown revitalized,</p>

## ResponseID Response

665	<p>Reduce subsidized housing and create greater safety for those in town and county areas. Maintain farmland and keep rezoning to a minimum.</p> <p>Meridian/Nampa/Boise are quickly grafting into one large city and its dissolving the way of life as many native Idahoans/Treasure Valley residents know it. If you make it too compelling for people to move in, you destroy the native culture all for the sake of "multiculturalism" which ultimately means no true culture.</p>
666	<p>Transportation needs to be addressed. Meridian needs to push ACHD for better roads and public transportation options other than buses. Easier to address now than when the city is built out.</p>
667	<p>Traffic is really becoming a disaster. Know Eagle Road is a state "responsibility" but not being able to get on the freeway without waiting for 4-5 traffic lights and also having to stop on actual freeway when coming home as all four lanes are full - and just hoping someone does not rear-end me would be really nice. Know a lot of money was spent on Meridian overpass, but that didn't really help with the commute downtown. Since money is being spent on the Cloverdale pass to be rebuilt, think State/Cities need to REALLY consider this to be an on/off ramp possibility. Tough to walk around also - no real sidewalks on a lot of major roads once outside of the sub-divisions. Master plan for development needs to be primary consideration. And having meetings that folks can actually attend to hear/speak - instead of one meeting that is at a time when most of us are trying to get home, get kids, etc. We also really do NOT need to have a composting company right in the middle of our neighborhood. The recent fires at another site should be a warning. Also, had to fight one of these where I lived in Denver. It smelled, the wind would kick up and blow stuff all over, and the trucks, and trucks, and trucks - they are huge, slosh and ooze stuff all over the roads everywhere - and the mess/smell just continued for blocks and blocks around. We don't need this type of expansion where they intend to in pretty much a residential area. Look at the stories in Hailey - their compost site has been on fire for over a week now. Can't control it - smoke, fire and smell. Don't want to be NIMBY, but this is not the place for this type of business.</p>
668	<p>Build the roads first then allow housing to come in. Too much congestion and inadequate roads. Love the Village and would welcome similar venues.</p>
670	<p>NO MORE APARTMENTS!</p>
673	<p>Without more thoughtful and responsible growth, our children will suffer. The schools are already horribly overcrowded, there are so many WAY overpriced homes that those same children will never afford to buy one, and no thought is being given to provide truly OPEN space. Small areas in subdivisions isn't really open space. I'm sorry, I hope that doesn't sound rude.</p>

**ResponseID    Response**

674	Controlled growth and development. Never embrace alternative lifestyle.
675	T transportation and being able to walk to places like the store is key.
677	More things for young families that don't cost an arm and a leg. Schools, not losing Green space,
678	Thanks
680	Small builders run this town, no well thought planning for the future, homes have no architectural designs.
681	I am both encouraged and discouraged by this request for resident input. I attended all of the hearings regarding the Costco on Chinden and Ten Mile. The council was willing to significantly change the comprehensive plan to suit a big box store, in spite of the well-prepared; eloquent and legitimate concerns expressed by those most impacted. What is to say the leadership of this great city won't do this again? Why ask us for input, if, when the time comes, the families most impacted will be disregarded?
683	More schools
684	Fill in the vacant lots and unoccupied buildings before new construction. All new subdivisions should be required to build/fun a corresponding school
686	Keep Safety &community minded-
689	Maintaining a high level of EMS and fire service is vital as our population "grays".
691	Increased visibility of the arts- a performing arts center, a small theatre space as well, with more available downtown restaurants and shops/music and food scene would make Meridian a place that could retain more of its young work force and make Meridian a more appealing place for your adults as well as couples wanting to spend time out together. Perhaps a downtown parking structure to accommodate business traffic. Love the Concerts on Broadway series! More of that type of entertainment throughout the year, and more theatre.
696	Keeping property taxes down, road safety
697	Well thought out traffic patterns and road improvements.

## ResponseID Response

698	The city should develop neighborhoods with specialties: Dining and Entertainment, shopping, Art Galleries/Studios, University/College interspersed with residential areas all interconnected by public transit (most important aspect of it all). Plan for more people, less traffic and more transit.
699	Keeping the feeling of a small town by promoting community events, planning housing with thoughts about how the housing fits into current area. Some revitalization to central downtown Meridian homes/area.
700	More schools, better roadways, consideration of current population's quality of life with respect to commercial growth .
702	Ice rink
706	Already submitted survey and missed adding the need for more safe bike lanes and pedestrian crossing and enforcement of the safety for riders and pedestrians. It's astonishing the number of infractions I see regarding this and driving safety. Thank you for the opportunity of the survey and adding to it.
709	We have to get the roads caught up with the growth.
711	Make old downtown Meridian more family oriented with cafes, shops and some entertainment places. Antique shops and craft stores, ice cream shop.
714	Slow the speed limit down Hire more police Keep meridian safe
715	Why haven't we legalized cannabis? I am not even a user and see the huge monetary potential. We could have the BEST schools in Idaho and improve our ranking in the nation. We could create a modern, safe, and convenient public transit system to get people off 84 when commuting to work. We could expand our existing roads and bridges, while bringing them all up to current safety standards. We could better fund our first responders to improve public safety. Why are we not taking advantage of this like almost every other state in the country? Legalize it with the same rules as alcohol, which is probably a worse drug than cannabis. We are missing a huge opportunity here. Why not benefit from something people are already doing? This would also ease the burden on our police force; instead of looking for cannabis crimes, they could actually be responding to real crimes. It would also ease the burden on our entire legal system.
716	If we are going to be a big city we need big city things. Primarily a performing arts center or district and options for solid public transportation.

## ResponseID Response

717	<p>1. Affordable housing, affordable housing, and affordable housing!!! I've lived in Meridian for decades and was born here, and can barely afford to live here anymore. Why are you trying to push out residents who are low-income? 2. Public transportation from Caldwell to Boise. You can't push out low-income folks without a plan to help them commute to work from their housing in Nampa or Caldwell...although even those are too expensive now. But yes our community could benefit from a metro, subway, trolley, etc. Something high-speed. 3. Smart Growth/Planning: Lets be more mindful about growth and planning. Let's make sure we are building the right roads and schools when we approve new housing. 4. We need more libraries and more library services. Many people who would use a library in meridian have a hard time getting to one. Let's help build more branches and get the word out about the libraries. The library helps children in our community learn to read and have access to free educational activities.</p>
718	<p>Make downtown meridian a place to be proud of - a destination for food, shopping, socializing, recreation, beauty. There is so much potential and character there but our downtown today seems like an afterthought.</p>
719	<p>KEEP OPEN SPACES ==DONT CROWD</p>
720	<p>A performing arts center</p>
721	<p>Avoid over populating a tradition family area with commercial real estate interests. Prevent large industrial/commercial developments from taking up valuable farmland and open spaces. Don't encourage high rise commercial or residential building development.</p>
723	<p>Widened roads to accommodate for traffic, specifically Eagle Rd south of I-84. Would like to see slow down in new construction.</p>
725	<p>Widen roads. Ensure each road has a dedicated turn lane. Put bike paths and effective public transportation throughout.</p>
727	<p>Stop Building!!!</p>
728	<p>I don't think there's anything that you can do to stop the future train wreck when the city is crammed with people on top of people because of bad planning and uncontrolled growth.</p>
729	<p>Ours roads need serious attention not just a quick fix and chip sealing in subdivisions.</p>



## ResponseID Response

730	<p>I would like to see better planning and less growth and crowding. I would like to see roads built in the appropriate width again, and family homes with backyards! What people don't seem to realize is that it is land, and the opportunities for work, recreation, and learning that it provides, that built the Idahoan. And the Idahoans are a big part of what makes this state wonderful! Without our land, we will no longer be us. When you change the homes to apartments (all that a native Idahoan can now afford in Meridian) and you take away the family yard, the fields, the farms, and the hunting grounds, you change the people- and that changes your community.</p>
731	<p>Keep the roads in good repair and make sure they are able to handle the traffic. Keep the parks and open areas green and available for public use. Public transportation</p>
733	<p>Need more housing!!</p>
736	<p>Freeway access and exit. More bridges crossing the freeway connecting north and south meridian. I would like to see an event center south of town somewhere. I don't like Taco Bell or the Ford Center were properly designed for quick easy access or as a good concert venue. Perhaps we can incorporate light rail or trolley system - Something that makes sense.</p>
740	<p>Communities surrounding downtown are in need of revitalization. Older homes and areas along Fairview are also needing some attention.</p>
744	<p>Less huh density development, more cultural activities, more green space</p>
748	<p>Better Infrastructure, Improved Roadways, MORATORIUM on Building</p>
751	<p>Traffic flow, family safety &amp; keeping true to old comprehensive plan when neighborhoods were developed. We don't need 24 hour stores at the expense of family neighborhood safety.</p>
757	<p>Better infrastructure for roads, less multi family units. Increased police presence on high traffic areas.</p>
761	<p>The level of collaboration and communication between the city, county, ACHD, and IDOT, Boise/Eagle is unclear but seems to be lacking. The transportation infrastructure situation is disgraceful and becoming more of a reason to consider moving. The situation is only compounded by the current decision-making.</p>

## ResponseID Response

765	Take over the responsibility, planning of streets and comprehensive traffic planning. ACHD is ineffective and losing focus. The City of Meridian is better suited to plan, control and administer the traffic infrastructure...
767	Beautify historic meridian
768	I think I've been pretty clear so far. You've ruined what existed even a few years ago. There's no going back or improving this. It's only going to get worse.
770	Maintain green areas, more parks, respect citizen input, don't arbitrarily change the comprehensive plan to support developers instead of residents. case in point is allowing the plan be changed to industrial use and allowing a Costco to be built in an area of high residential developments and traffic that is already out of control on Eagle and Chinden.
773	We really need to focus on traffic and keep that in the front of planning.
777	Improved traffic.
779	I would like to see smart growth with infrastructure (roads & schools in particular) that plan ahead for growth instead instead of always playing catch-up.
780	Widen all main roads north/south and east/west to min of 2 lanes each way. Increase number of lanes from Nampa to locust grove on the freeway. Add a southern boise bypass from Broadway to homedale to take pressure off the freeway and put it in before all the land is used for housing. Add exits at black cat, at McDermott and star both directions. Buy school land now while it is relatively cheap for the next 100000 people. Chinden must be expanded immediately and go ahead with 3 lanes each way not just 2 and then need one later. Add a 5 cent tax to Ada and Canyon county to pay for roads. Add 15k fee to every new home built to help pay for schools add 1000 fee for every new apartment to help pay for schools.
781	N/A
782	Public transportation, green belt system that connects to Boise, continued support for parks and their programs, pre k options, continued awesome public safety with our law enforcement, more access to bike lanes and walking paths.

## ResponseID Response

788 I am very concerned about the rapid growth and lack of concern for the "look" of dense housing including massive apartment complexes. These development companies do not need to cram houses together just to make more money. (Coleman and CBH) Enough already!!!! Also, having a Costco at the corner of 10 mile and Chinden is going to create chaos and unbelievable gridlock. It should go out by the freeway. Traffic is getting out of control!

789 1. Transportation (Meridian is behind on many roads and is being locked in without planning on other freeways, belt-ways, connectors. Just look at any other larger metropolitan area and some have pieces that were done right while others are crippled). 2. Quality of life with walking, bike paths, etc. fortunately there is a built in network with the irrigation canals but most are fenced off. These should be turned into multi-purpose open ways (water delivery and walking/bike paths). I get the concerns with drownings but work needs to be done here to not punish the large number that would take advantage of this; just look at Boise, it has the green-belt next to a large river (Meridian can do better by working out agreements with the irrigation companies). 3. Open agriculture feel, elements, and water. There needs to be some preservation of these lands, and some of the elements farms provide, granted with the development that has occurred (some being small lots) you can't and likely don't want a full fledged farm but restrictions such as HOAs that do not allow some poultry should be addressed at a community wide scale; simply putting a limit on numbers (6 hens, 12 pigeons, etc.) and type (e.g. no roosters). Water is what has made the Treasure Valley a treasure. Water quality, access, and irrigation use needs to be developed to support the multiple uses and growing demand.

790 With greater housing density comes overcrowding in schools and increased crime, which are both happening now. Also increased traffic Meridian wasn't designed for such a mass of humanity to move on 2lane roads. These areas must be addressed if Meridian wants to keep its status of being a safe family friendly place to live.

793 Please see previous comments on city of Meridian leadership enacting reasoned, rational, conservative planning decisions.

795 Accessibility to public transportation and greater opportunities for youth recreation as well as reduced traffic congestion.

797 Public transportation options Public pool More bike friendly

## ResponseID Response

798	Please, NO more approvals on housing until the infrastructure has caught up and passed the huge volume of houses. And please, NO more unnecessary spending of our money, such as more public pools and libraries. Expand the library that currently exists --- you have a building by overflow parking, use the building. No more property tax increases, especially for the retired.
799	Light rail to Boise, more roundabouts/fewer traffic signals
800	My main concern is the maintenance of roads and expansions to reduce traffic. I realize that's ACHD but that's my main concern.
801	T raffic, over crowded schools, more jobs,but not at the expense of housing developments and current citizens.
803	T ransportation is a major issue that needs to be addressed. The current roadways are insufficient and Eagle Road is a major problem.
804	Reduce the required minimum square footage of single family homes to allow for more affordable housing options for single-family starter homes and senior citizen residences that are not apartments. Consider more duplex and four-plex housing units that do not so negatively impact traffic and schools as large apartment complexes do.
805	Improved and expanded roads would be great. More schools to reduce the student/teacher ratio
806	Control urban sprawl. Better, smarter road ways by implementing the use of more right hand turn lanes at intersections, so traffic flows more efficiently..not adding two left hand turn lanes. Add more traffic lights, less stop signs. T raffic now bottle necks horribly adding to poor air quality with all idling. Add more parks & open space. Put services where people live, not just in concentrated areas. People have to travel further to shop, & puts more cars on the road. More police needed for the growth.
808	See previous answers
809	Control crime effectively; aggressively plan for traffic & population expansion
811	Sadly, we will most likely leave the area if the growth continues at the current pace. We value what Meridian was 15 years ago. Some growth is expected and good, but what is happening right now is alarming especially if it brings with it a significant cost of living increase.

ResponseID	Response
812	Full stop to new stuff until the current kinks are worked out!
813	Better planning concerning roads and traffic before building housing and retails!
814	Meridian needs an I84 bypass around the city.
815	We live here because we love the open spaces the farmland creates.
816	Wider roads
819	Zoning and planning. Let's work harder to make sure the growing pains on the roads are recognized before large scale projects are approved.
821	Roads, roads. Roads!!
822	Delay suburban sprawl, until we have additional road improvements in place
824	Do whatever necessary to expand all 1 lane roads to a min of 2-3 lanes with turning lanes for every subdivision & shopping center entrance. Restrain building in areas where the roads cannot be readily and quickly expanded to meet resident's needs as previously described
825	Wider streets, more crossings, more lights, more sidewalks and bike lines.
828	More activities for youth to participate in, more sport complexes
831	City transportation More overpasses over Fairview and Eagle roads
835	I want my children to want to stay here but they don't because they only see this as a place to live and then commute to work. Too much housing and multi family housing; bring in infrastructure and focus on some business growth.
836	Slow growth, responsible planning, widen streets to address traffic issues.
838	We want responsible growth with the health and well being of our children to be the forefront of every decision made. Period. An impact fee for schools needs to be implemented desperately. We don't need more parks, we need schools and better infrastructure immediately!
839	Roads/Traffic Continuous improvement on schools and parks A little bit of rural Idaho

## ResponseID Response

840	Address the non functioning traffic situation before any more development is permitted. City should require that road/transportation systems be improved to handle the current traffic levels. 2 land roads need to be 4-lane and basic infrastructure needs to be put in place before new developments are allowed.
841	Add, improve, our highways...use existing open land or retail areas first before changing zoning or developing more farmland.
842	... immediate moratorium of 15 years for plating of new land use in the ENTIRE Treasure Valley biome (from Mtn Home to Ontario, OR
847	Need to check city boundaries and create less sprawl of residential homes. we are using up all the quality farm ground and need to utilize areas that are not usable for farming.I realize that the youth is moving away from the farms and that is sad. It's always been that way because of the low pay and long hours.
848	You can't go back to what made Meridian an awesome place to live and raise a family. I don't see Meridian improving that is why we will be relocating. Meridian is just another big city, with big city problems.
849	Important to responsibly manage growth. This means working with adjoining communities (Nampa, Eagle, Boise, Star) to insure that infrastructure is keeping pace with growth . This includes involving developers in the process including the consideration of assessing impact fees to to developers on new growth.
851	The ROADS. By golly, the roads need to change. Meridian was never anticipated to grow as much as it is, so the road system was built in a way that is difficult to expand, especially without causing a need for massive detours and increased traffic. A few more public pools? More recreational opportunities that are AFFORDABLE.
852	Education, diversity, infrastructure, low-income housing, more resources for homeless individuals.
853	I would like to see more diverse parks(different kinds of toys at different parks) and better traffic flow plans for the major intersections.
854	Meridian is a wonderful place to live, but it's growing to fast. We've already outgrown the traffic infrastructure.

## ResponseID Response

858	The roads need fixed, widened, etc. Speed bumps back in neighborhoods. More police patrol in neighborhoods. Actually, you wouldn't need the police, just add speed bumps. That would solve a lot of issues I have. I love Meridian, I love our community, please just make it safer for our kids riding their bikes or running across the street to talk to a neighbor instead of parents worrying whether they are going to get ran over or not.
859	There is road/traffic crisis now and must be addressed by the city now. Nearly all roads in Meridian need to be 2 or more lanes each way.
861	I feel that as Meridian continues to experience rapid growth it will need to become urbanized and foster a multitude of transportation options.
867	Traffic control. Too many accidents. Traffic violations are rampant. Need to increase funding for more police officers, even if we need to raise taxes. Continuing to control growth. We do not want to end up like Nampa. Keep up the good work, Mayor Tammy!
869	Traffic flow definitely needs improvement
871	More bike lanes please. More sidewalks and areas to walk. I only see a sidewalk being installed when a development goes up. That confuses me. More parks. I just saw a news article where Meridian is under the national average for residents per park acre. Stop relying on private partnerships for athletics. Open a city run gym and indoor pool and charge residents a fair price.
874	Bike and walking trails spanning throughout the city. Less property theft.
875	The traffic on Eagle rd needs to change...too much traffic already. In 10 years? It will be worse.
876	Slower speed limits on Chinden, Eagle Rd. Create major traffic ways With limited access. Secondary arteries for traffic on 1/2 mile roads.
877	Black cat road needs widened from Franklin to cherry. There is getting so much traffic on there.
880	Less development
881	More small businesses, train transit to Boise and surrounding areas.

## ResponseID Response

884	<p>Would love to have some sort of civic center or community auditorium/event center that is used for plays, concerts, etc sponsored by the city or other community groups, but is also available for rental. I think it would be a draw to groups, to have them hold conventions in Meridian, instead of Boise or Nampa. Also, better coordination with road construction and ACHD. Do not like the frequent rezoning of large parcels that happens without notice to all the homeowners who are affected. For example, although signs are posted for public hearings, no postcards are sent (unless you live within a certain distance?) but since a lot of homes are on acreage, there could be entire subdivisions just a couple homes away from the rezoning that is taking place. So, ultimately I would like to see a better way to notify residents than just the signs.</p>
886	<p>Better Greenbelt access and bike lanes. See previous comment</p>
887	<p>Less new housing developments, new and improved road, bridges and public spaces</p>
888	<p>Roads</p>
890	<p>A revitalized fun downtown area with more diversity of shops and outdoor dining. dining .</p>
891	<p>Look at the overall traffic, and schools impact of EVERYTHING you have planned so far, not just what one specific project will do. If you know you want to put commercial right in the middle of residential, make it obvious so people looking to move can have a general idea of what to expect in the future. Plan ahead for what you want, don't be retroactive in your planning, be proactive.</p>
893	<p>Jobs</p>
894	<p>#1 traffic. I understand growth and the need for housing, but why not look at the traffic impact before being approved? Like the massive apt complex going up on McMillan and Linder. The speed limit is at least 40, and it's really close to an intersection. I don't recall if there is a center turn lane. #2 Improve downtown. I shouldn't have to drive all the way to Boise to eat in a nice, mom chain restaurant.</p>
895	<p>Stop growth. Put a moratorium on housing.</p>
896	<p>Traffic. Schools</p>
897	<p>Transportation network and education.</p>



## ResponseID Response

899	Infrastructure and facilities.
900	I loved the city I moved into 12 years ago but it's moving too fast (trust me from a person that moved from a lovely community near an Orange County beach area) that did the same thing hold on to your development hats. Things will be priceless if you take a breath!
901	Keep the friendly atmosphere particularly with city personnel and departments
904	Better planning/zoning for housing developments, taking into account the huge impact new developments have on already overcrowded schools and roads. Affordable public transportation to downtown, with extended hours/service on weekends to accommodate for sporting & arts events.
906	I think we need more economic business grown in Meridian. If we can have jobs right in town we won't need to worry about commuting long distances. And as always let's not forget about mass transit in the future.
907	You need to upgrade infrastructure NOW...stop approving developments until infrastructure catches up!
909	Honestly I think it's too late to correct anything. The roadways are barely able to sustain the amount of people. The price of business has gone through the roof this closing out all of the smaller mom-and-pop shops. Housing prices are going through the roof because people work in California and other states that have much higher wages than Idaho, yet they own property here or rent property here. This maybe I'll look great and dandy if you want to sell your home and move somewhere else. Maybe it's great if you are rich enough to own three or four rental properties. But it is not good for Idaho families that just live here. We are constantly being priced out of the area. I personally had this happen to me. Landlord said someone from California was willing to give them an extra \$400 a month in rent and I had 30 days to move. I know six other people that have had similar situations...
917	Improved roadways to handle the amount of traffic the growth will cause
918	with little to no housing around or in the "town" of meridian and no real business infrastructure there will be little to no reason to visit "town".

## ResponseID Response

919	Maintain the beauty of our parks and subdivisions. Revitalize old Meridian to create a continuity to this beauty. Meridian is a beautiful city but as certain areas become older they become run down and thus a breeding ground for crime and a haven for those who commit crime. Keep our future children safe. When we moved here 14 years ago I was jealous my children didn't get to grow up in such a safe and fun environment. Now I have grandchildren that I wish the same thing for, but Meridian is no longer what I experienced 14 years ago.
922	Pedestrian connectivity. There are death traps surrounding some of your Schools, Playgrounds and best shopping. ACHD recently interviewed all the 5th graders in star about this and got more concise answers than any adult could provide.
923	stop building just houses!! We need small business parks that hold jobs. Stop giving away prime land to storage facilities that do not build anything for the community, does not promote jobs, or job growth!
924	Stop with all the apartments, there are plenty.
926	Bike trails and lanes
927	Parking at parks. More green space areas strictly dedicated to various sports. Incorporate the lifestyle of farming so that we don't forget our roots.
929	I think the schools are overcrowded. We need schools that are built for the future. Right now, they are built and within a few years, they are already overcrowded. Rocky Mountain High School is only 10 years old and is overcrowded by 600 students. We need schools that are better planned so our kids can get the best education possible. We also need better roads that can handle the large amount of traffic. Roads like Chinden can not handle lots of cars.
930	I would love to see the preservation of the farmland out there
931	I love Meridian, but we are no longer a small town, we've gotten big
933	Less traffic less dense housing
935	We like our city and our neighborhoods but they are becoming over populated with multiple housing units that tower over our homes. Please consider keeping them only 2 stories and at a reasonable numbers to not drawf our neighborhoods.

## ResponseID Response

937	Schools should be the priority, we can't keep this valley productive if we dont have a strong foundation under our future generations. The roads need to be able to accommodate all the people in this area
938	T raffi, major corridor aesthetics, performing arts
941	Add two more overpass on and off ramps on the 84 freeway, double-wide all streets possible
942	More tech jobs so I can move back
943	Expansion projects should be based on hiring local residents. Local small businesses should be encouraged. Downtown Meridian should be a sought after place to go, not a place to drive thru to get somewhere else.
945	So sad to see all the beautiful farm land turning into subdivisions. Seeing Llamas, goats and cows was always such a fun thing about driving in Meridian. Now getting to be just another big city.
947	I would like to see the housing/ industrial areas more separated. Not just randomly put houses and commercial building up. But I like that for every major housing section that goes up y'all are making planners put in parks and walking paths so that life quality stays great
949	I'd love to see roads kept really well maintained. School zones kept safe for kids. Better communication to the citizens about community events.
955	Create an ideal bike/walking trail system by opening up the canal roads for public use. Similar to the greenbelt in Boise
956	T rying to keep prices on rentals and houses down. We need affordable places to live
957	Connect/create more sidewalks (for example, creating sidewalks along Victory Road when it is expanded by ACHD).
958	More splash pads, a YMCA or swimming pool off the 10mile exit area.
959	Quick Public transportation options to boise, such as a tram or light rail.
961	T raffic

## ResponseID Response

962	Let's work on the infrastructure. Addressing road use and impact of new developments seems something we are always playing catch up with. I think before new housing the roads should be taken care of and paid for by developers. The cost of the road construction should be taken and used within 2 years of major developments.
968	Increase public transportation options. Make arts more visible. Provide an environment beyond family friendly to be more inclusive to the non-traditional family
970	See previous question
971	The roads!
972	Transit
976	Less traffic, better roads, reduce apparent dense apartment building.
977	No Costco
978	Preserving the open space between meridian-kuna-nampa is vital to the health of the entire valley...
981	One of the things I love about living off of Blackcat is that I still can see farmland. But that is quickly being converted into subdivisions. I realize that growth is inevitable, but the way it is being handled in Meridian is just disheartening. Chinden and Eagle roads are a nightmare to travel on, at all hours of the day, not just rush hour. This is just a symptom of the uncontrolled growth in the past 5 years. Pump the brakes, don't approve every housing development. You can still get a handle on this growth, but it will take true leadership and making hard (and sometimes unpopular) decisions.
982	Controlled growth. Abandonment of mixed use development where existing residential already exists. Identify areas for commercial growth, no more of having undeveloped land brought in as commercial next to existing residential (within 1/2 mile).
984	The schools are ridiculously over crowded. The current residents can't afford all the bonds and taxes needed to fund additional schools. There has to be a better way to make sure our children get the education they deserve.

## ResponseID Response

986	More thoughtfully planned housing communities and protection of those who already own property. Additional freeway on/off ramps to allow for less traffic on feeder roads
987	Housing market needs to slow down until schools and traffic can be accommodated. In addition there needs to be more variety in housing options rather than the cookie cutter, small lot subdivisions.
988	Widen roads and improve schools. No more high density housing (such as apartments).
989	The pace of construction/development to be slowed. There is very little improvement needed- Meridian is a great place to live but will not be if we keep tearing down our open spaces!
990	Preserve farm land. Reduction in housing. Better roadways
992	Less focus on high density housing. It's all the construction rage. Developers don't care about the community only maximizing their profit.
994	The roads and infrastructure are the most important aspect which must improve in Meridian. I understand that ACHD owns the roads, however the city of Meridian must make a concerted effort to work with ACHD to rectify the current issue as well as planning for smart growth going forward.
995	Expansion of roads to create less traffic
997	More thoughtfulness when it comes to mixed residential zones. I wish it were more walkable & bike friendly.
999	Growing roads with population
1001	Traffic is horrible. I don't understand why the ADHD starts 20 projects and takes forever to finish them. So there's construction everywhere. They should all just team up and have more manpower to get one job done before starting another one. Roads need to have more lanes since population is growing like crazy. Also it's so expensive to find housing while our wages stay the same. Soon only the higher class will be able to live here, kicking out the middle and lower class. Definitely upset that I might have to relocate after being here my whole life because people from wealthier states are moving here.

## ResponseID Response

1004	Need to extend Gruber between N. Sandlin and Lakes Place. This would give a stop light access at Lakes & Fairview for many people who travel Stonehenge to Fairview, but have to wait up to 20 minutes to enter Fairview from Stonehenge during commute times. This was a failure of the planning committee when apartment complex at N. Sandlin was approved.
1006	Better infrastructure expertise and strategy. Restrict growth to what the existing infrastructure can support.
1008	Transportation in the treasure valley continues to be clogged by the necessity of individuals having to drive their own vehicles. Meridian could work with the surrounding cities to establish a solution.
1009	More focus on education and not relying only on bonds for building new schools, but putting more effort into getting impact taxes for education from developers on all these new developments.
1011	widen roads, less apartments, more single family homes
1012	Less density in housing. Better integration of shopping options with residential neighbors. Better traffic planning.
1015	Slow the building waaaay down. Just because you can build a subdivision in every available spot doesn't mean you should.
1016	more safe bicycle paths and routes.
1019	Ease of getting around
1020	Roads.. widening and fixing
1022	Local control of transportation improvements
1025	Road ininfrastructure that can handle the amount of drivers, schools that aren't over crowded, more shopping/eating options in south Meridian.
1027	I'd like a nice bike trail, a kinders deli, and an In and Out. But over all I am very happy
1030	Limit housing, keep meridian safe, friendly and family focused. Save farmland
1031	More schools on the outskirts of the city and in places of rapid construction

**ResponseID    Response**

1032	Stop building so many subdivisions until infrastructures are up to speed with the growth already here.
1033	Schools! Better education! Education system here is not up to par!
1038	As we build, keep trees, parks, ponds and walking/biking paths a priority. Consider options for children and teens to love where they live, and be able to enjoy new adventures.
1039	Widen Eagle Road, also a no turn on red arrow at Fairview and Eagle
1042	More public transportation
1044	Schools! Traffic congestion.
1045	Meridian is not some "dairy town" anymore. Its time to accept that Meridian will be huge. Also DOWN TOWN SUCKS RIGHT NOW. NEEDS MAJOR IMPROVEMENT
1047	Transportation, education and high paying job
1051	More sidewalks on busy roads
1053	We moved here because there were more parks per capita and more opportunities to play tennis. Now all the nicest courts are painted over with pickle ball lines and taken over by pickleballers.
1056	Better road planning to improve traffic flow. Uncrowding and improving our schools.
1057	IMPROVED education.....not additional opportunities that are inadequate.
1058	Expand the highways and roads to accommodate growth or limit growth while these are worked on. I'd also like to see taxes increased for builders (especially building of high density homes that create more traffic than our roads can sustain) instead of just increasing home owner's taxes. City planning was good for a while, but it seems that money is talking and smart planning has gone out the window and it's growing too fast.
1059	Put a cap on the growth!
1061	I would love to see our farmland and country left alone. Let families own 5 to 10 acre lots

## ResponseID Response

1064	Be like Houston and get rid of the planning and zoning
1066	No new developments, until traffic issues are resolved.
1067	Stop approving housing developments as our roads and schools can handle them.
1069	You have to address the main arterial roads.
1070	Meridian needs an arts center and a convention center.
1077	I think we need more parks and year round swimming pools run by city. Also think it's sad that all the old barns are being torn down. Can't we save them? Maybe relocate to a new park or somewhere downtown?
1080	Mass transit options into downtown Boise for downtown events, ZooBoise and sporting events: maybe express busses from pick-up to drop-off locations. Staging infrastructure for light rail down the road.
1081	The roads and that we don't over populate the area by just allowing more and more houses.
1085	The time for a professional planner and elected planning zoning has come. We need accountability at all levels of govt.
1086	I am one of those who are FOR the Winco Linder development as well as the Costco Ten Mile development. It would be nice to have the ability to walk and/or bicycle to amenities, but they are either not safe to get to or too far away for the semi-lazy citizen.
1088	Slow the growth! We need to keep as much open space and farmland as possible and not become to metropolitan!
1089	Stop putting in big box stores we already have enough put in more little stores and restaurants and bars
1091	STOP BUILDING ! Too many homes and not enough open space/farmland
1092	We moved to Treasure Valley 13 years ago when there was farmland, friendly drivers and a lot less traffic, While it has grown immensely we wonder if our now college age kids will come back here because there are still no jobs to support them.



## ResponseID Response

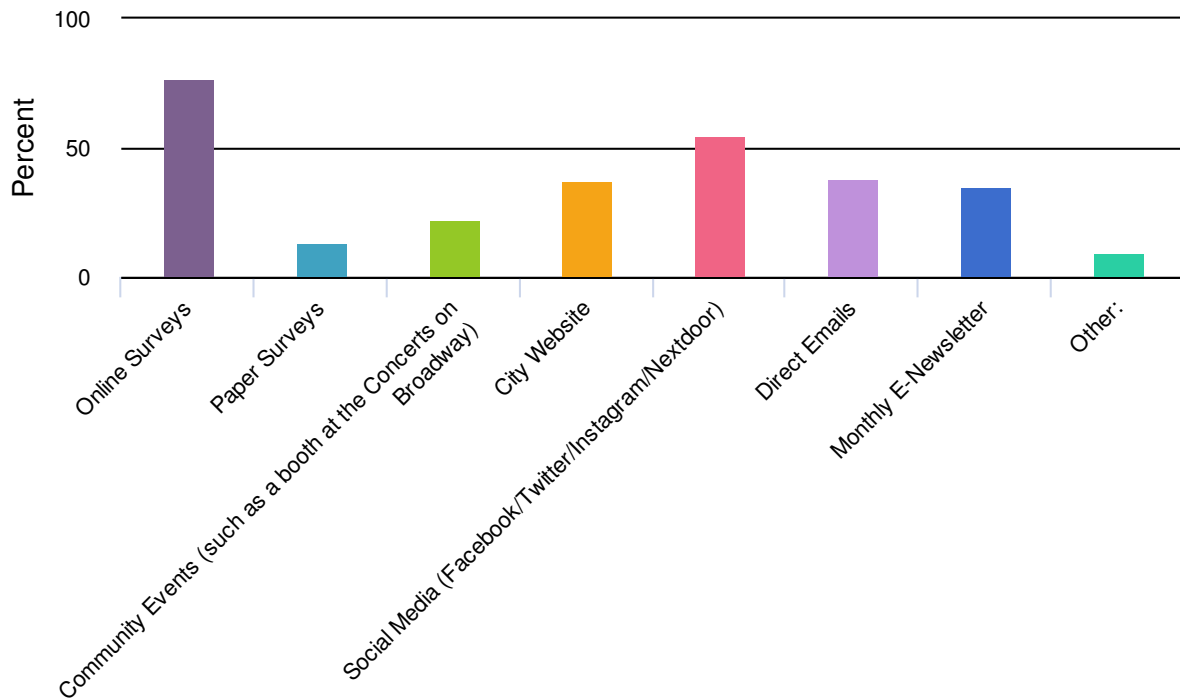
1094	More sidewalks and safer options for running (trails) and biking (bike lanes) in south Meridian. Less housing development....meridian was more charming before all the beautiful fields were being developed.
1095	Do more to rally residents for diverse events in our city!
1098	Listen more to the residents that have committed and invested in being here in the community. Stand up to and do not bow to the increasing influence of developers like City Council and Planning and Zoning has done over and over in the past recent years.
1099	Focus needs to continue to be on updating, improving and roads. The growth in Meridian is fantastic in a lot of ways, but soon the streets won't be able to sustain and we'll have parking lots.
1103	more bike paths that connect together, green and open space (not just developed parks)
1106	We have a huge shortage of new talent in the trades and not enough is coming out of CWI. I think a good trades program for automotive, welding, machining and other trades would be beneficial. It would be great to recruit a good private trades school like Lincoln Tech with a good track record to fill the gaps.
1107	Downtown core.
1108	I believe that Meridian needs to address the transportation issues it faces now not at a later date. Need to concentrate on revitalization of existing areas not just out lying areas for new residents. We need to have a walkable down town with parking!
1110	Stop with the large chain stores.
1112	Do NOT allow Meridian to become the composting center for all of the Treasure Valley.
1114	Catch up on widening roads.
1118	If we don't plan, we will have gridlock traffic wise with a poorer quality of life, more people doesn't make a safer, kinder place to live









## ResponseID Response

1119 Boise has the river and Foothills, downtown, concert and performance venues, golf courses. Nampa and Caldwell have lake Lowell and wineries. Meridian has great parks and the village, but I'm worried our only identity will be lots of neighborhoods. We don't seem to have a big recreation option or true identity beyond being a suburb or Boise. I don't have an answer of what we need, but it seems like we are missing the mark on a great opportunity while land and money are available to create a lasting feature to our city.

1121 Stop growth

5. What is the best way to reach the Meridian community during the plan development process? Select your preferences below or add your own ideas.



Value		Percent	Responses
Online Surveys		76.8%	688
Paper Surveys		13.6%	122
Community Events (such as a booth at the Concerts on Broadway)		22.5%	202
City Website		37.2%	333
Social Media (Facebook/Twitter/Instagram/Nextdoor)		55.1%	494
Direct Emails		38.3%	343
Monthly E-Newsletter		35.2%	315
Other:		9.3%	83

Other:	Count
Direct mail	2
Mailing of paper surveys to ALL west Ada County residents and not just Meridian City residents. As the city expands it is taking in properties not currently within city limits. In all fairness, all "potential Meridian city limit residents" should be included in the survey and involved in the plan development.	2
A combination of all of the above.	1
A slap up side the head.	1
Action by new leaders - housing industry dogma of the past has morphed to a tape loop of developers, & their housing industry czars, as common as cheap politicians	1
Community groups from volunteers in different subdivisions.	1
Community meetings and hearings on issues and listen to the community and its residents.	1
Totals	79

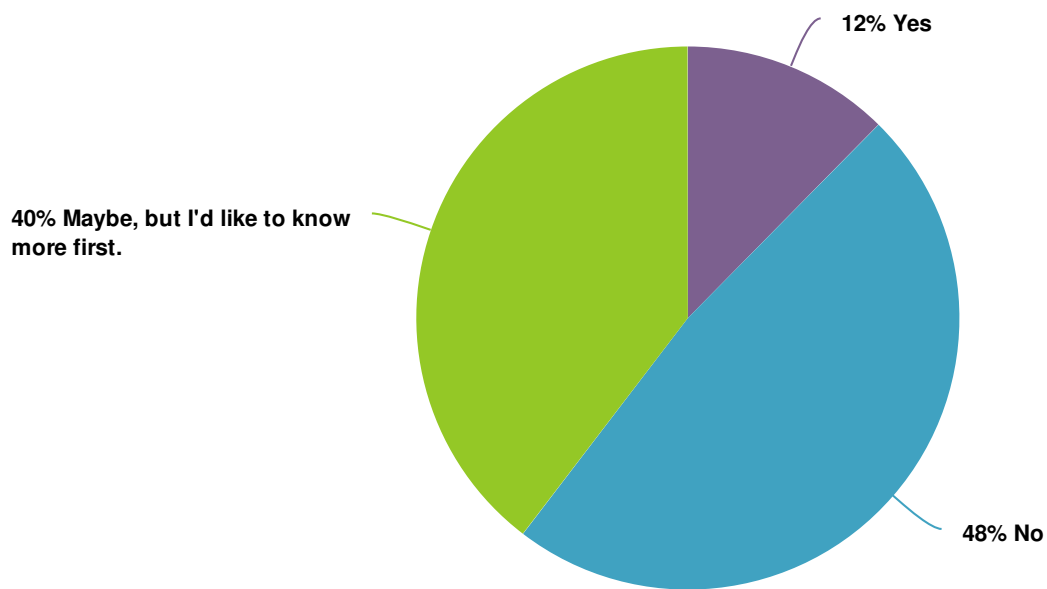
Other:	Count
Community workshop, planning charrette and meaningful engagement with targeted, neighborhood specific historic data, present conditional analysis and forecast of future condition: preferred or otherwise	1
Create a network of neighborhood associations. Give them a voice and opportunities to share ideas and present their united belief's	1
Door to door surveys	1
Door to door; billboards; booth at village	1
Gatherings at Meridian City Hall.	1
Help them trust that the end result won't be ignored.	1
I'd also utilize neighborhood representatives/residents via respective HOA management companies..	1
I'd like my (the communities') opinion to actually matter.	1
Include in the water bill.	1
Info sent via USPS	1
Information mailed to citizens	1
Information office/booth at City Hall, Commercials on TV with info on how to get involved.	1
It doesn't matter because Meridian does what they want and the residents have little to say.	1
It doesn't really matter since they be ignored in the future as they are now.	1
It doesn't do any good to reach the Meridian community if you continue to ignore existing taxpayer concerns about explosive growth.	1
It really doesn't matter, as they don't listen. I have been to many City Council meetings. Novices for sure.	1
Keep in mind not everyone is on-line, especially older people.	1
Totals	79




<b>Other:</b>	<b>Count</b>
Local TV news	1
Local news stations.	1
Mail	1
Mailers sent with utility bill.	1
Meridian press	1
Monthly bills sent electronically	1
Neighborhood	1
Neighborhood meetings	1
News	1
Newsletters in utilities bills - everyone gets them	1
Next Door	1
Nextdoor	1
No comment	1
Nothing that costs the city more money	1
Notifications in water bills.	1
Open meetings in addition to utilization of web based interaction.	1
Phone survey.	1
Pre-paid mail/drop of ballot style questions	1
Printed or e-newsletter that goes out with monthly utility billings	1
Public Meetings where you actually listen to the residents and not just cave into big businesses and developers.	1
Totals	79

<b>Other:</b>	<b>Count</b>
Public meetings in the community.	1
Radio	1
Reaching out is one thing, but truly listening and following through is more important.	1
Road signs	1
Signs around town: "take the survey"	1
Signs, email, letters, early enough to let people voices be heard and the city pay attention and remember you work for us. Stop chasing the dollar.	1
Surveys are a big NO because we feel no one really looks at them. So, use social media, or your webpage to let us know what is going on. I also don't like town hall meetings because they just turn into a complaining session, or a shouting match.	1
TV and radio	1
Telephone calls	1
The Current Problems Speak for Themselves and all government does is collect data instead of taking obvious action	1
The neighborhood websites	1
Through the school kids	1
Town Hail meetings and direct Mail	1
Town Hall Meetings	1
Town Hall meetings to discuss various topics	1
U.S. postal mail	1
USPS postal mail	1
Use all methods available.	1
Water Bill	1
<b>Totals</b>	<b>79</b>

Other:	Count
Whatever reached the masses - in other words, use what means are necessary to reach and educate people in the community	1
You need to have continual citizens involvement and oversize from those truly interested in serving, not just lining their pockets from their associations with builders/developers.	1
any way you can reach people	1
attached message to utility bill	1
but only if the leaders listen to the people who live here not just builds here	1
comng to our neighborhoods and talk to us.	1
leave to city council	1
not everyone has a computer.. especially seniors and poor	1
scientific polling. Everything else is completely self-serving	1
signs with a phone number to call for info. And a website/facebook link to visit.	1
surveys at the work sites/businesses in Meridian	1
the paper surveys to direct citizens to online or city website surveys and announcements of planning mtgs to be decided	1
they don't listen to their constituents so whats the use	1
town hall meetings - not concerts	1
Totals	79

6. Would you be willing to be a Co-Creator? Co-Creators serve as advocates for creation of the Comprehensive Plan; participate in select co-creator events; represent their community, neighborhood, organizations or constituencies; and have broad personal perspectives. Co-Creators will be asked to actively participate at key points in the process and at community events; bring other stakeholders into the conversation; reach out to underrepresented populations; review and enhance the Plan as it develops; facilitate, represent and convene as necessary; bring high quality, informed, and constructive personal perspectives; provide a short bio about your relationship with Meridian; and help make the plan a success.

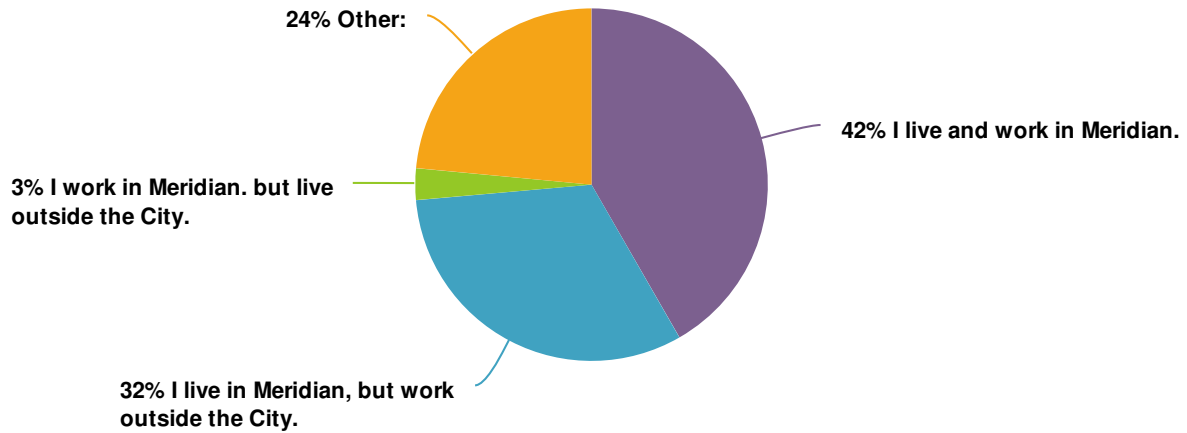


Value		Percent	Responses
Yes		12.4%	110
No		48.0%	425
Maybe, but I'd like to know more first.		39.6%	351

Totals: 886



## 7. Are you a resident of Meridian or do you work in Meridian?



Value	Percent	Responses
I live and work in Meridian.	41.7%	348
I live in Meridian, but work outside the City.	31.9%	266
I work in Meridian. but live outside the City.	2.9%	24
Other:	23.5%	196

Totals: 834

Other:	Count
I live in Meridian	7
Retired in Meridian	6
I live in Meridian and am retired	5
Totals	194

<b>Other:</b>	<b>Count</b>
I live in Meridian and am retired.	5
retired	5
Retired	4
Retired and live in Meridian	4
I live in Meridian but am retired	3
I live in Meridian.	3
Retired	3
I live in Meridian and am a stay at home mom	2
Live in Meridian	2
Live in Meridian and retired.	2
Live in Meridian but retired	2
Live in Meridian but retired.	2
Live in Meridian, retired	2
Retired, live in Meridian	2
live and retired	2
live in Meridian and retired	2
live in Meridian, retired	2
retired in Meridian	2
Colorado	1
Did live in meridian.	1
<b>Totals</b>	<b>194</b>

<b>Other:</b>	<b>Count</b>
East of Linder & North of Chinden	1
I live in Meridian but not currently working or planning to.	1
I am a retired resident.	1
I am a taxpayer and homeowner retiree in Meridian.	1
I am an at home parent who lives in Meridian.	1
I am retired	1
I am retired and live in Meridian	1
I am retired and live in Meridian.	1
I am retired but live in Meridian.	1
I am retired in Meridian	1
I am retired in Meridian.	1
I am retired in Meridian.	1
I don't live or work in meridian	1
I have been at my rural meridian place for 45 years	1
I have lived in Meridian as a retiree for 12 years.	1
I just moved away from Meridian. I won't be moving back. The cops/govt in Meridian were the #1 reason I left.	1
I leave near Meridian and own a rental property in Meridian	1
I live In Meridian and am retired	1
I live and am retired in Meridian.	1
I live and work from home in Meridian but travel extensively for work nation wide.	1
<b>Totals</b>	<b>194</b>

<b>Other:</b>	<b>Count</b>
I live and work in Meridian as well as travel for work.	1
I live and work just outside the City limits	1
I live and work outside the City but drive through daily.	1
I live here but am retired	1
I live in Boise but attend school in Meridian	1
I live in Boise but go to school in Meridian.	1
I live in Eagle adjacent to Meridian.	1
I live in Meridian	1
I live in Meridian & retired	1
I live in Meridian (retired)	1
I live in Meridian and I am retired.	1
I live in Meridian and I am retired. Before retiring I worked at St Luke's in Meridian	1
I live in Meridian and I'm retired	1
I live in Meridian and am retired from Executive Corporate Management.	1
I live in Meridian and am retired. (don't work )	1
I live in Meridian and own a business in Meridian as well as work for a large company in Meridian, Nampa and Caldwell	1
I live in Meridian and work from home part time and commute to Boise part time.	1
I live in Meridian and work from home.	1
I live in Meridian and work in Ada and Canyon counties	1
I live in Meridian but I am retired	1
<b>Totals</b>	<b>194</b>

Other:	Count
I live in Meridian but I'm retired.	1
I live in Meridian but am a stay at home parent/housewife	1
I live in Meridian but am retired.	1
I live in Meridian but work all over.	1
I live in Meridian, I am currently a student at BSU with plans to attend law school	1
I live in Meridian, am a teacher in West Ada, but my school is just outside of our city limits in Boise.	1
I live in Meridian, am retired, but my husband works all across Idaho and Utah	1
I live in Meridian, my husband and I own a small business where he works, and I am a stay at home mom.	1
I live in Meridian, not working at the present time	1
I live in Meridian, retired	1
I live in Meridian, working from home (telecommute, main office is not in Idaho)	1
I live in Meridian. Currently I am retired from a long career as a Human Resources Manager.	1
I live in Meridian...happily retired.	1
I live in meridian --retired	1
I live in meridian but an a stay at home Mom and don't currently work	1
I live in south meridian and work from home.	1
I live in the city and am retired	1
I live inAda County area and not Meridian incorporated area since1980 and am retired	1
I live just west of Black Cat - still unincorporated Ada County. I have a Meridian mailing address. I consider myself a Meridian resident.	1
Totals	194

Other:	Count
I own property in Meridian, but have been relocated to another state.	1
I will be moving my family to Meridian in 2019.	1
I work in Meridian and own property in Meridian, I physically live outside the City	1
I work in Meridian, and live in a County pocket surrounded by Meridian	1
I'm Live in Star.	1
I'm going to move there soon. Worried about lack of housing choices even though we have work opportunities there.	1
I'm retired and live in Meridian	1
I'm retired and living in Meridian	1
I'm retired but live in Meridian.	1
I live in Meridian	1
Im going to move to Meridian in 2019	1
Live but not work.....retired	1
Live in Meridian	1
Live in Meridian and am retired from California	1
Live in Meridian and am retired,	1
Live in Meridian and retired	1
Live in Meridian for almost 21 years; husband works in Nampa	1
Live in Meridian retired	1
Totals	194

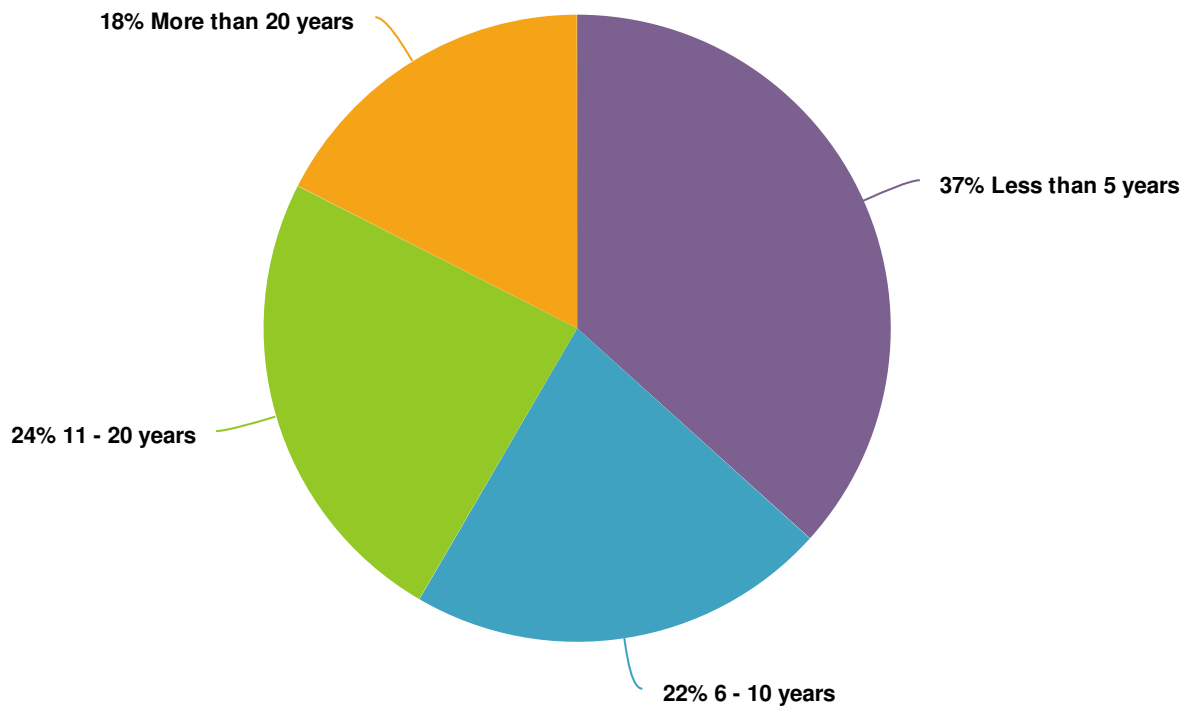
<b>Other:</b>	<b>Count</b>
Live in Meridian, Retired	1
Live in Meridian, Retired.	1
Live in Meridian, am retired, but perform volunteer services in Meridian and Boise	1
Live in Meridian, don't work. Disabled Veteran.	1
Live in Meridian, only work taking care of a person with dementia.	1
Live in Meridian, retired.	1
Live in Meridian, self employed and work in the entire valley including Meridian	1
Live in Meridian, work BOTH in and out od City	1
Live in Meridian.	1
Live in Meridian. Retired.	1
Live in Meridian. Retired.	1
Live in meridian and am a homemaker	1
Live north central Meridian, retired	1
Live not work	1
Live outside city; do business in Meridian	1
Live, retired	1
No	1
Own property in area	1
Part-time resident now, permanent in 2019	1
Retired and live here	1
<b>Totals</b>	<b>194</b>


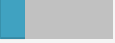


<b>Other:</b>	<b>Count</b>
Retired and live in Meridian.	1
Retired and live n Meridian	1
Retired here now.	1
Retired in Meridian,sorry to see sod farms, potato farms gone	1
Retired live in Meridian	1
Retired living in Meridian	1
Retired to Meridian	1
Retired, live in City	1
Retired, live in Meridian	1
Senior retiree	1
Some of us are retired!	1
We are business owners in Old T own Meridian	1
We live in Meridian and are retired.	1
You are NOT going to enjoy my critique. I have already been laughed at by Jeff Lacy & Luke Cavener. I have been avoided by joe Borton	1
i live in meridian	1
live in Meridian & retired	1
live in Meridian, am retired	1
live in Meridian. Retired.	1
live in area of impact	1
live in meridian /retired	1
Totals	194



Other:	Count
resident	1
resident and retired with a pension and other earned benefits	1
retired and live in Meridian	1
retired in Meridian	1
retired living in Meridian	1
retired resident	1
retired, live in Meridian	1
retired/meridian	1
Totals	194

8. If you live in Meridian, how long have you lived here?

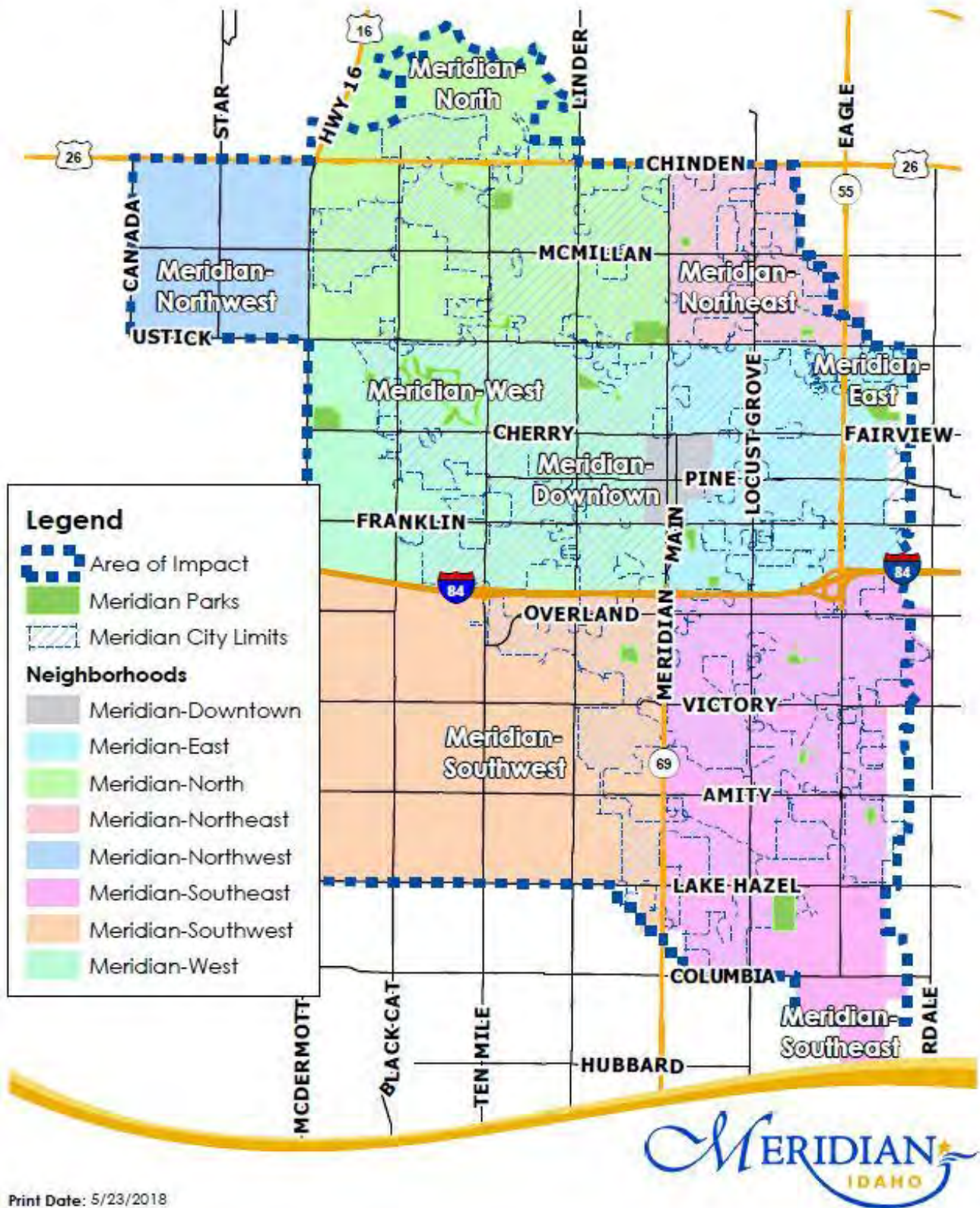


Value		Percent	Responses
Less than 5 years		36.7%	308
6 - 10 years		21.7%	182
11 - 20 years		24.1%	202
More than 20 years		17.5%	147

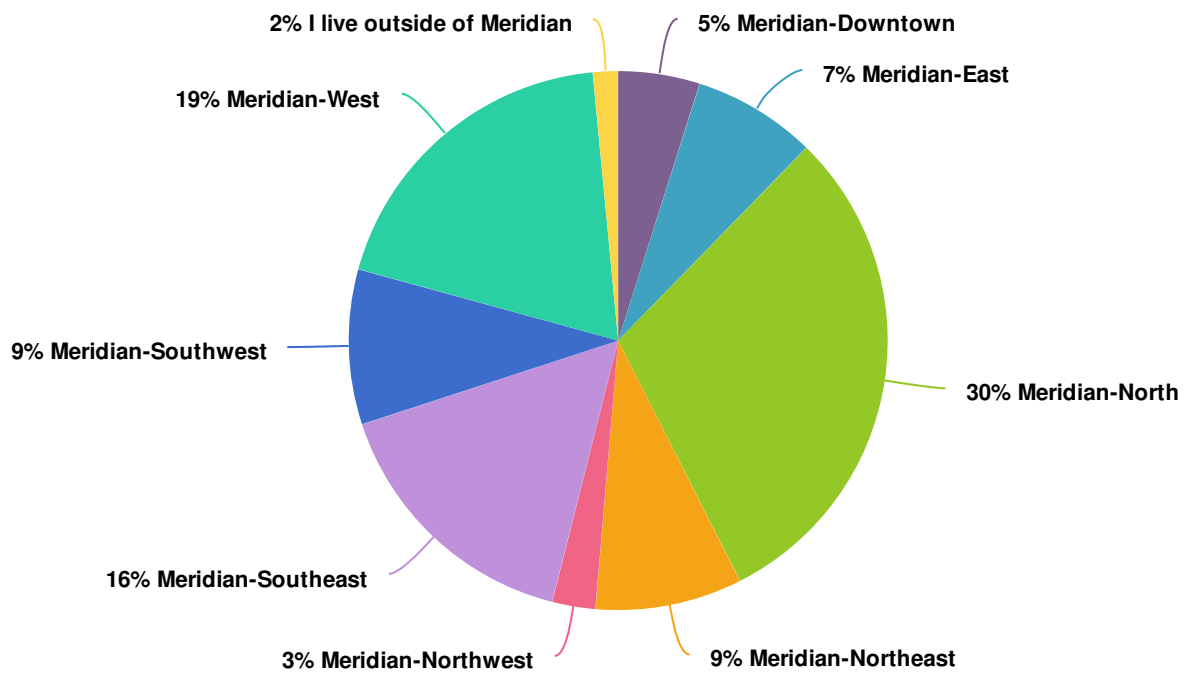
**Totals: 839**

9. Please select the general location of your neighborhood and/or business from the map below.

# Meridian Neighborhoods



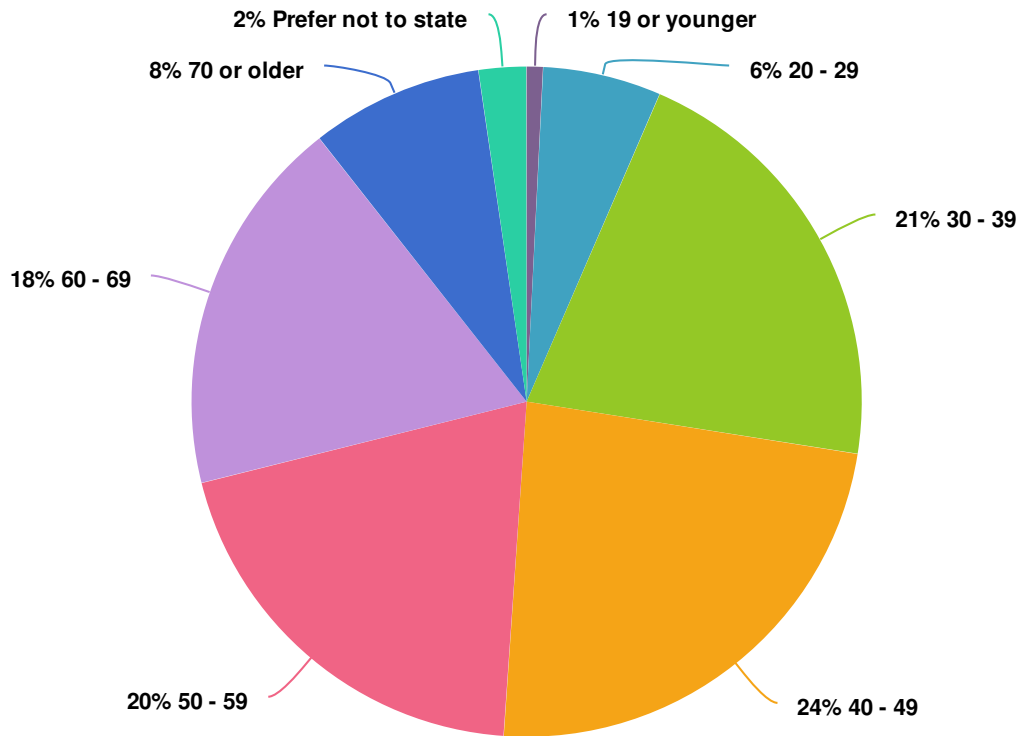
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Value	Percent	Responses
Meridian-Downtown	4.9%	42
Meridian-East	7.4%	64
Meridian-North	30.2%	260
Meridian-Northeast	8.8%	76
Meridian-Northwest	2.6%	22
Meridian-Southeast	16.0%	138
Meridian-Southwest	9.3%	80
Meridian-West	19.2%	165
I live outside of Meridian	1.5%	13

Totals: 860

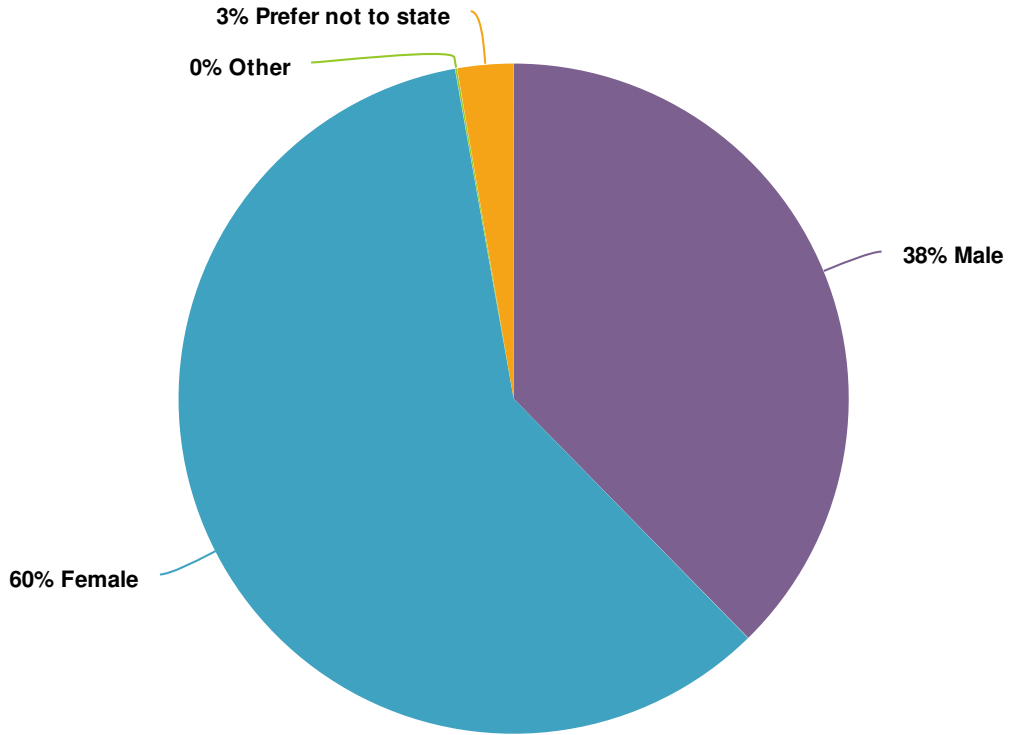
## 10. What is your age?







Value	Percent	Responses
19 or younger	0.8%	7
20 - 29	5.7%	49
30 - 39	21.0%	182
40 - 49	23.6%	204
50 - 59	20.0%	173
60 - 69	18.3%	158
70 or older	8.3%	72
Prefer not to state	2.3%	20

Totals: 865

## 11. Gender:



Value		Percent	Responses
Male		37.7%	325
Female		59.6%	514
Other		0.1%	1
Prefer not to state		2.7%	23

Totals: 863



# STAKEHOLDER INTERVIEWS SUMMARY

Meridian Comprehensive Plan Update  
July 2018



## Introduction

Meridian Idaho, in collaboration with planning consultants from Logan Simpson, conducted a series of small group stakeholder interviews to gather valuable feedback from community stakeholders regarding goals, challenges, opportunities, and values present in Meridian today. The purpose of the stakeholder interviews was to not only inform the public about the Meridian Comprehensive Plan update, but to:

- Stimulate community-wide interest in the Plan;
- Solicit candid feedback from those who know the community best;
- Identify initial themes, opportunities, local values, and future goals for the City; and
- Generate initial visioning ideas that will help inform the basis for the 2018 Plan.

This report outlines the method and structure for the small group stakeholder meetings and summarizes the feedback gathered during the interview process so far.

## Methodology

A running total of 40 individuals were interviewed in several small group stakeholder interview sessions over the course of two days in June of 2018. The interviews took place at Meridian City Hall and lasted, on average, 45 minutes each.

Each session began with a round of introductions and a brief presentation with background information about the Comprehensive Plan update process. Stakeholders then engaged in an open dialogue, facilitated in an open and relatively informal or conversational approach guided by a set of questions intended to meet the objectives described above.

During the group sessions, two interviewers from the project team recorded in-depth notes on all concepts introduced by the stakeholder interviewees, along with how many times they were repeated. The notes were subsequently compiled, summarized, and sorted by categories and subcategories. The summarized findings presented in the following pages of this report are organized according to the following six topics:

1. Community Character
2. Transportation
3. Land Use
4. Parks, Open Space and Recreation
5. Housing
6. Community Facilities and Services





## Stakeholder interviewees to-date include representatives from the following groups:

ADA County Highway District  
Blue Cross of Idaho  
Business Owners  
COMPASS  
Developers  
Faith Group  
Food Services of America  
Idaho Smart Agents  
Meridian City Chamber of Commerce  
Meridian City Council  
Meridian City Staff  
Meridian Historical Society  
Meridian Library District  
Meridian Planning Commission  
Planning Consultants  
Residents/Voters  
Southern Rim Coalition  
St. Luke's  
Sundance Co.  
Urban Land Institute  
Van Auker Co  
West ADA School District

## Outreach Completed To-Date & Ongoing Opportunities

The Meridian Comprehensive Plan Update process will offer multiple opportunities for the public to contribute further on key issues during the public review of all major products before the completion in 2018. Below are some events we have hosted and attended to receive public input so far, stay tuned on more ways to get involved by regularly checking the project website for information and updates!

- Public Works Week Expo
- Coffee With the Mayor
- Listening Sessions
- Stakeholder Interviews
- Hillside Park Grand Opening
- CableOne Movie Night
- Main Street Market

## How Will This Information Be Used?

The findings from the stakeholder interviews will set the foundation for ongoing research and analysis and help make the most efficient use of project resources by revealing the most pressing issues in which to direct future efforts. The project combination of input from public engagement efforts and the research/ analysis within the existing conditions snapshots will shed light on the most pertinent issues and opportunities to address within the Meridian Comprehensive Plan.

*Project Information:*

**[meridiancity.org/complan](http://meridiancity.org/complan)**

## Key Community Values:

Depicted in the word cloud below are the values that Meridian stakeholders hold close to their hearts - elements and phrases mentioned when describing the City, and are the great aspects of Meridian's character that keep residents here. These statements speak to the emotional truth about what the City of Meridian means to its residents. The bigger the word is, the more it was used.

## Q: WHAT DO YOU LOVE ABOUT MERIDIAN?



## Key Community Concerns:

Depicted in the word cloud below are the values that Meridian stakeholders see as an opportunity for change. These words were used frequently when asked “What would you change about Meridian?” and “What should this plan accomplish?” The bigger the word is, the more it was used.

## Q: WHAT WOULD YOU CHANGE ABOUT MERIDIAN?



## SUMMARIZED FEEDBACK:

# COMMUNITY CHARACTER

### VALUES

- Parks
- Community
- Town Character
- Open Space
- The Village
- Local Government
- History
- Clean
- Public Events

### GOALS AND OPPORTUNITIES

- Improve Traffic
- Preserve Small Town Feel
- Preserve Parks and Open Space
- Improve Public involvement
- Attract Younger Families
- Implement Catalyst Project Downtown
- Add More Destination Hubs
- Get Away From “Bedroom Community” Values

### Key Topics and Issues

- Balance between economic/population growth and small-town values
- Preservation of parks and open space
- Preservation of small town feel and rural character
- Improve traffic
- Improve public involvement and ensure all residents feel that they had the opportunity to be engaged; possibly by adding more programs for teens and young adults

*“Meridian has maintained a family-friendly and community oriented feel.”*

*“Meridian is just like it was back in the day, it’s just a little bigger now.”*

*“We need to plan for new development and high density with the proper infrastructure - roads and schools.”*

## SUMMARIZED FEEDBACK:

# LAND USE

### VALUES

- Parks
- Open Space
- Downtown
- Public Amenities
- Concentrated Density
- Separate Commercial and Residential

### GOALS AND OPPORTUNITIES

- Commercial too Close to Residential
- Density
- Need for Downtown Revitalization
- Too Many Apartments
- Annexation Issues
- Too Much Residential

### Key Topics and Issues

- Preservation of parks and open space
- Concentrate density in commercial areas - away from single family residential
- Reduce the amount of apartment projects -- at the same time, many stakeholders commented on the need for a diversity of housing types
- Plan for the unincorporated islands



*“We could be ready for vertical mixed-use in certain locations. Some examples could be downtown, Ten-mile, and The Village.”*

*“We want people to be able to live, work, and play in the same spot.”*

*“We love our parks, we need to protect them and push for more as Meridian builds out. It’s about balance.”*



## SUMMARIZED FEEDBACK:

# HOUSING

### MOST COMMON TOPICS

- Need More Diverse Housing
- Need Affordable Housing
- Less Apartments
- Income Restricted Housing

### Key Topics and Issues

- More diverse housing options
- Keep apartments in commercial, high density areas
- Provide homes affordable enough to attract and keep younger families



*“We need to keep our children here, as our kids move out they need to have attainable housing options.”*

*“Don’t subsidize housing, create more diverse housing options instead.”*



## SUMMARIZED FEEDBACK:

# TRANSPORTATION

### Key Topics and Issues

- Gain control over Meridian’s roads
- Improve relationships with ACHD
- Widen main corridors to improve traffic
- Add public transportation/ rail options and educate the public on how to use them
- Add more bike paths and connect them to Boise’s greenbelt
- Connect a rail system to downtown Boise
- Connect missing sidewalk gaps

### MOST COMMON TOPICS

- Public Transportation
- Improve Roads
- Connect Sidewalks
- Traffic Congestion
- Rail Connections to Boise
- Gain Control Over Roads



*“Responsible growth = responsible infrastructure.”*

*“Meridian is too car-centric.”*



## SUMMARIZED FEEDBACK:

# COMMUNITY FACILITIES & SERVICES

### VALUES

- Preserve public parks in Meridian
- The local government is seen as transparent, hardworking, and friendly
- Keep the free concerts and other public events held around Meridian

### GOALS AND OPPORTUNITIES

- Utilize the URA (Urban Renewal Area)
- Crowded schools in Meridian are a common concern, some stakeholders have suggested redrawing school boundaries



*“Our Mayor takes the job as a 24/7 position.”*

*“The City Council and Mayor work really hard.”*

*“Our schools can’t keep up with the rapid growth!”*





# MY MERIDIAN SPECIFIC AREA SUMMARY

## INTRODUCTION

As part of the My Meridian Comprehensive Plan Update, several areas were identified for further future land use discussion: The Fields, Magicview/Woodbridge, Southwest Meridian, and South Rim. Two public meetings were held; one at Willowcreek Elementary on Feb. 11th discussing the Fields area and one at City hall on Feb. 12th discussing the Magicview/Woodbridge area. In addition to these meetings, residents could submit comments through an online survey available for all four areas through the month of February.

Between the neighborhood meetings and online surveys, residents were able to review several scenarios for each area, vote on their favorites, and provide insight and ideas. There were over 130 event participants, 202 online participants, and over 40 comments were submitted by email.

The City’s current Future Land Use Plan was originally adopted as part of the comprehensive plan in 2011, with regular updates. The Future Land Use map is designed to guide development and density for every area in the City with color blocks showing general land use categories like “low density residential” or “mixed use neighborhood.”

Any changes to the allowed use or density of the land must be consistent with the Future Land Use Map. This helps ensure that infrastructure and services will be in place for future growth within a given area.

The input received during this phase of updating the Comprehensive Plan is invaluable to the process. Input received will be considered as the part of the land use recommendations to these Specific Areas, and will be reviewed with the community’s vision for an ideal future in Meridian.

## CONTENTS

- Outreach to Date.....2**
- Current FLUM and Area Boundaries.....3**
- What We Heard.....4**
  - The Fields.....4
  - Magicview/Woodbridge.....6
  - SouthwestMeridian.....8
  - South Rim.....10
- Public Event Map Comments.....12**
- Verbatim Comments.....15**

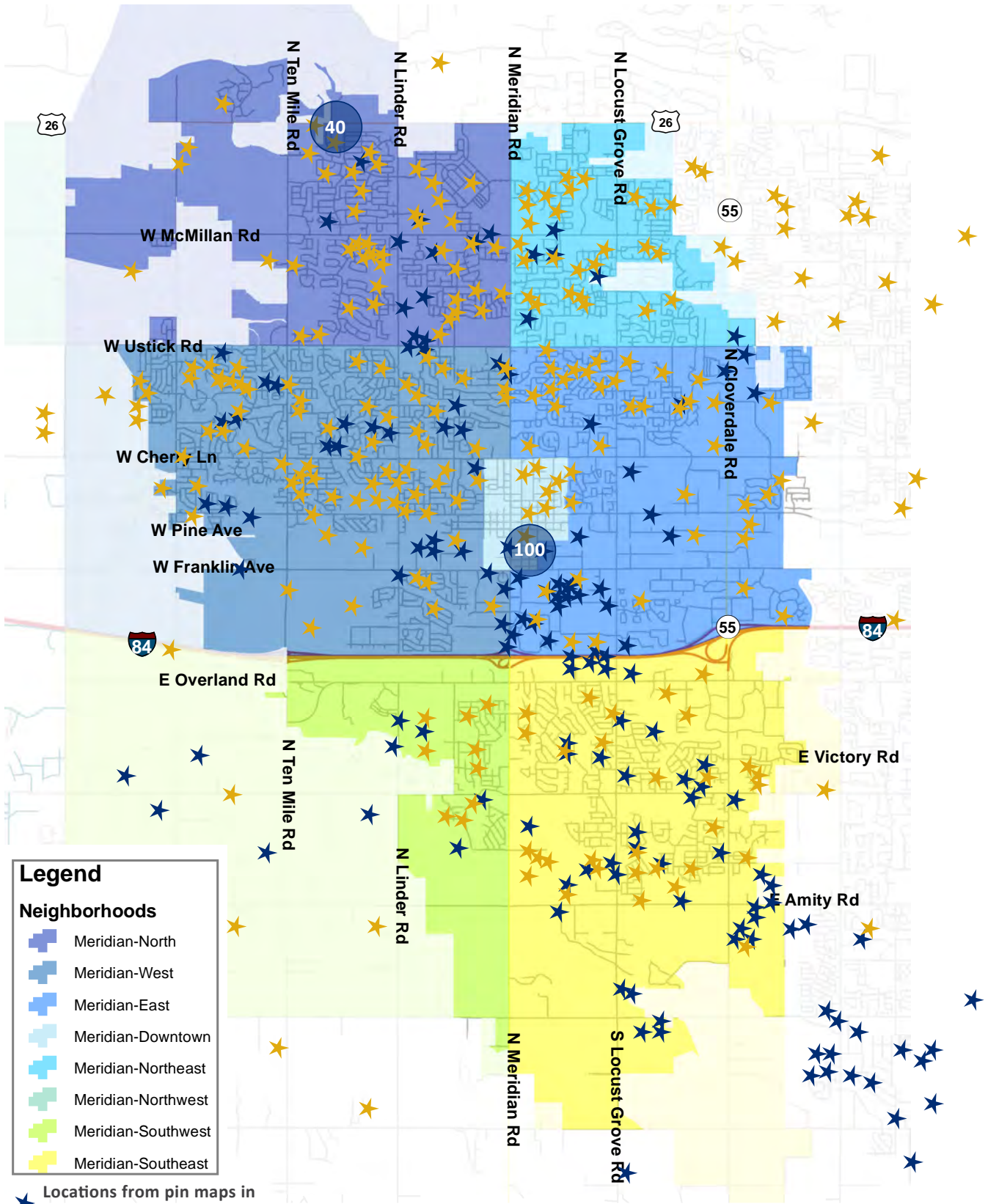


**THANK YOU FOR YOUR PARTICIPATION!**

**#MyMeridian [www.MeridianCompPlan.com](http://www.MeridianCompPlan.com)**



# MY MERIDIAN OUTREACH TO DATE



**Legend**

**Neighborhoods**

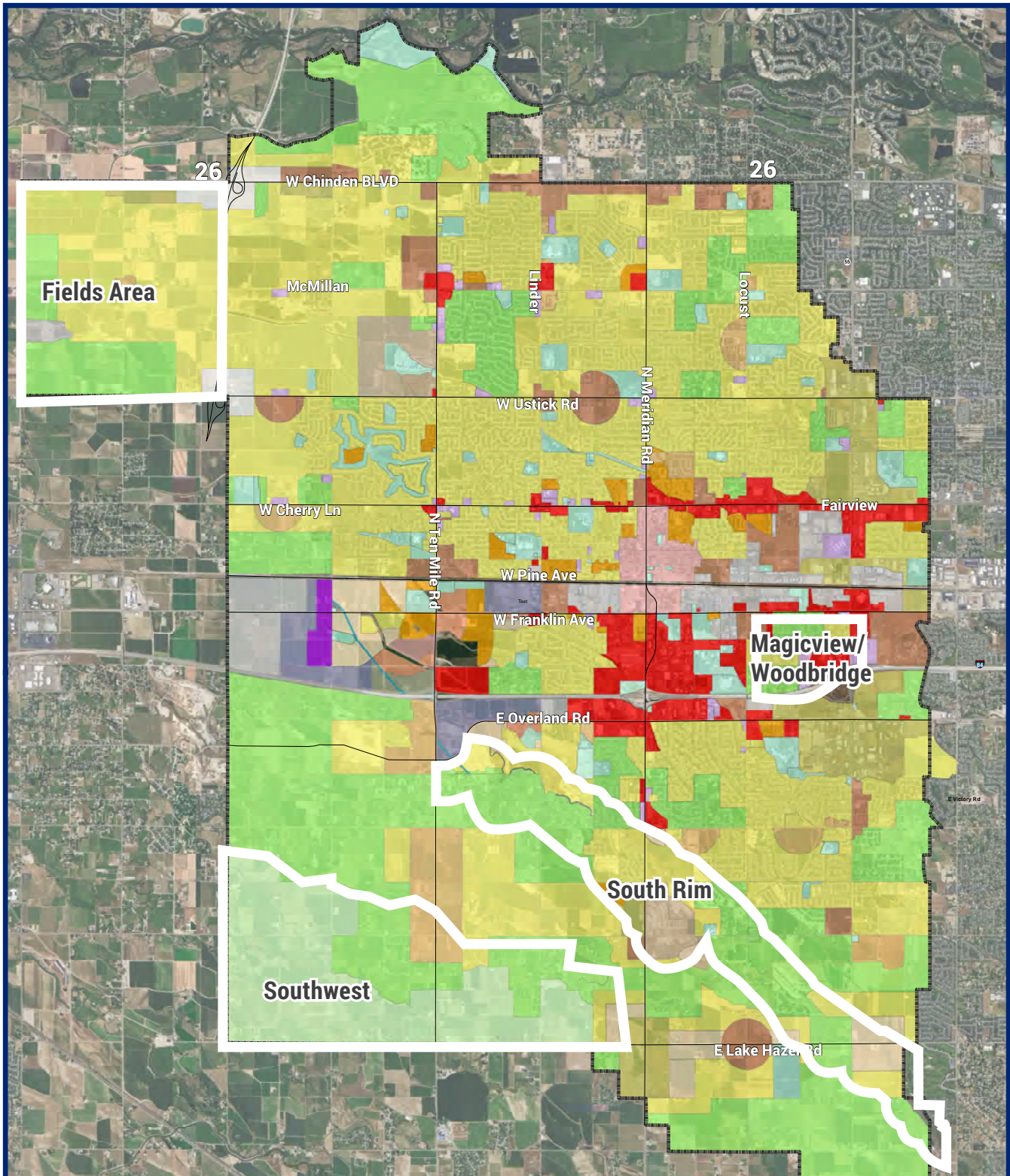
- Meridian-North
- Meridian-West
- Meridian-East
- Meridian-Downtown
- Meridian-Northeast
- Meridian-Northwest
- Meridian-Southwest
- Meridian-Southeast

- ★ Locations from pin maps in the Values Phase
- ★ Locations from pin maps in the Visioning Phase
- # Locations of specific area workshops and participants

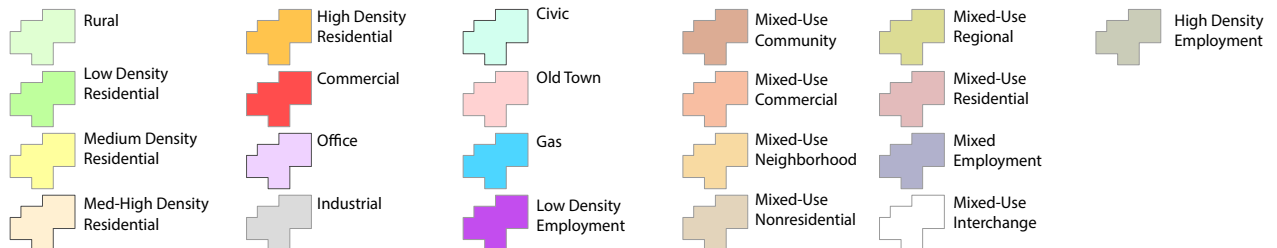
**Total Online participation to date\*: 3996**  
**Total in-person participation to date\*: 961**

\*March 13, 2019

# CURRENT FUTURE LAND USE / SPECIFIC AREA BOUNDARIES

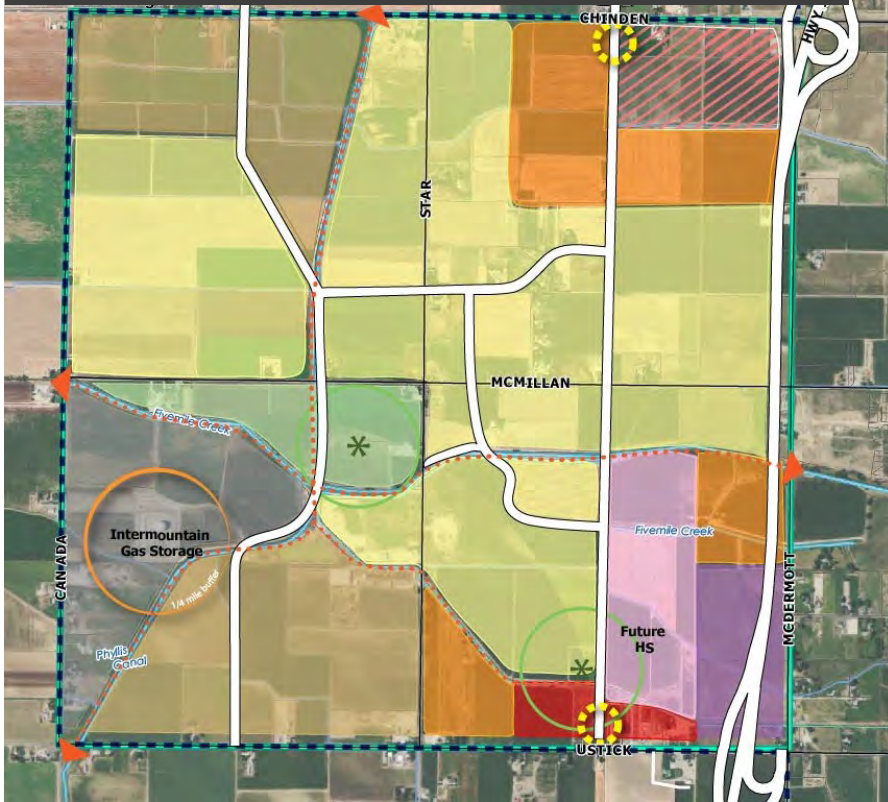


## Adopted Future Land Use Map



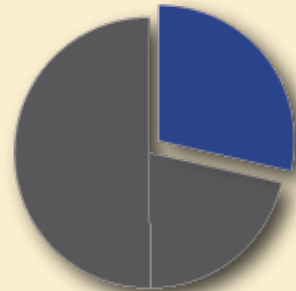
# THE FIELDS CONCEPTS

## CONCEPT 1: EMBRACING OUR INTERCHANGE

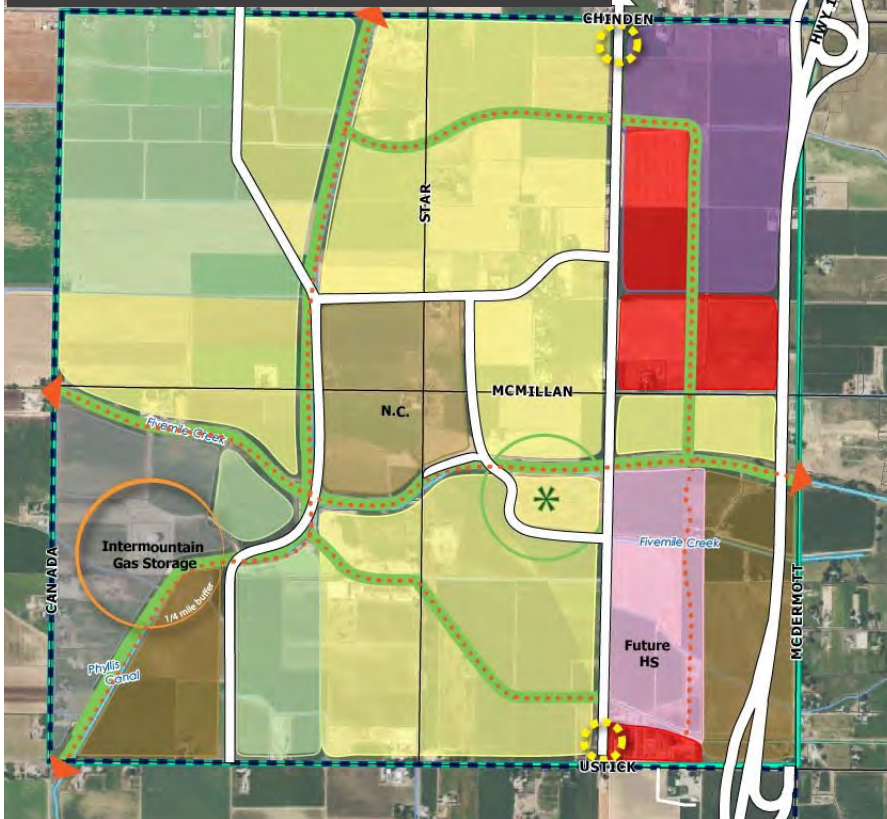


### Concept 1:

- A grand park to anchor our community and buffer industrial uses
- A focus on employment - from Class A office to industrial
- Access to housing for all workforce stages

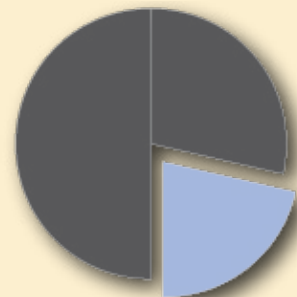


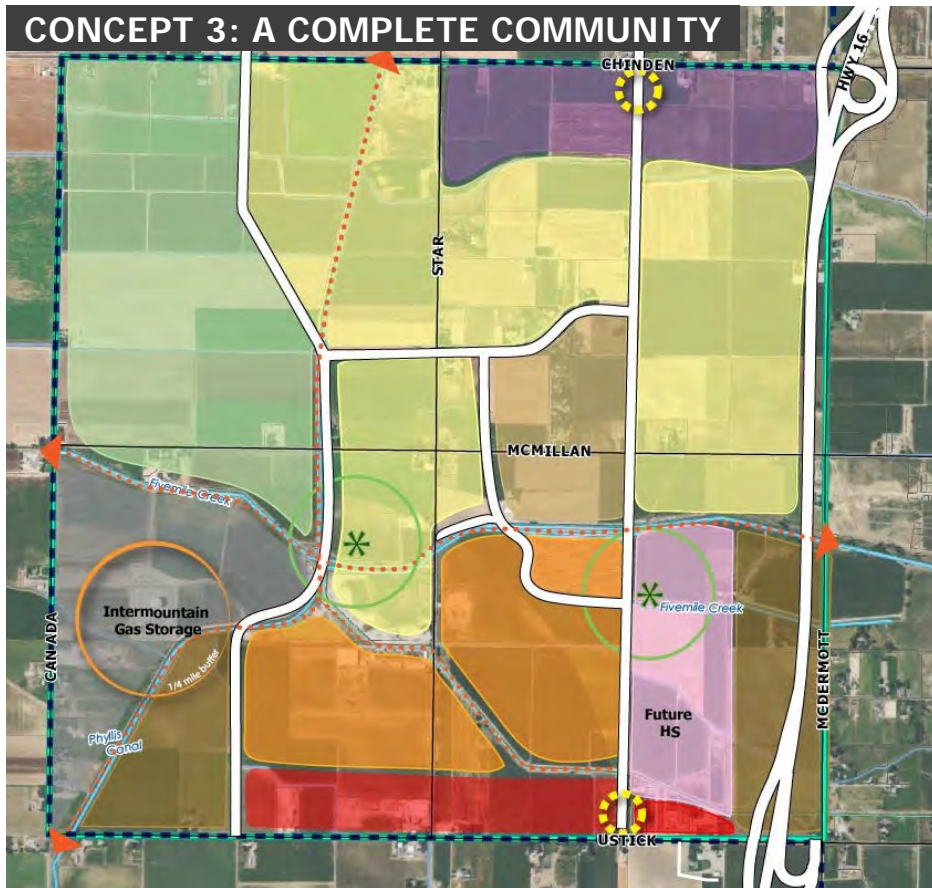
## CONCEPT 2: LOCALIZED CENTER



### Concept 2:

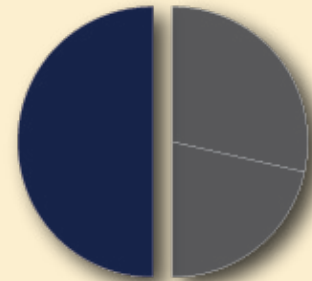
- A focus on community and quality of life with greenway connections
- A Central, localized neighborhood center with access to and from every neighborhood via trail
- A grand park providing views into the neighborhood
- Phased housing to buffer existing neighborhoods





#### Concept 3:

- All services and amenities needed for a complete community
- A mixed-use community center supported by surrounding high and medium density neighborhoods
- Service commercial anchored by non-residential mixed-use on Ustick
- Large, campus office setting to support the future hospital development



#### Legend

- Area of City Impact
- Discussion Area
- Desired Future Park Area

- Pathways
- Greenway Concepts
- Roadway Concepts
- Gateway Areas

#### Concept Future Land Use

- Low Density Res
- Medium Density Res
- High Density Res
- Mixed Density Res
- MU - Residential
- MU - Non Residential
- Industrial/Flex
- Office
- Commercial
- Interchange
- Civic

#### Key Takeaways:

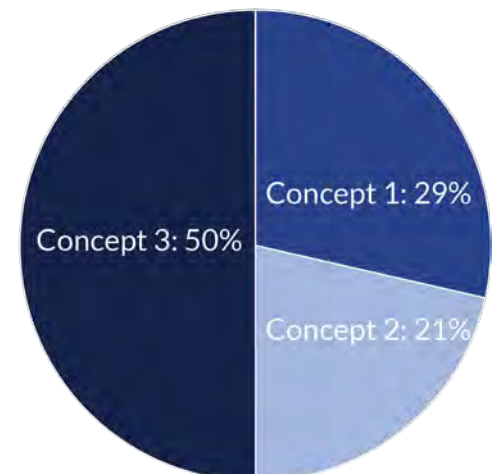
Overall, those who took the survey preferred Concept 3 which includes a mix of residential densities and offers non-residential amenities to serve future neighborhoods.

#### Participants Generally Liked:

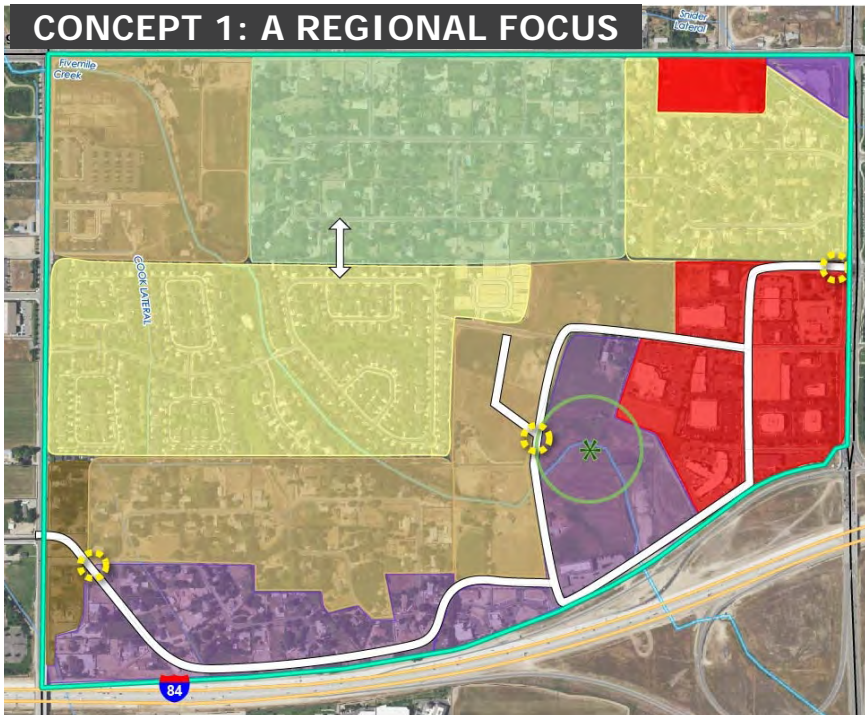
- The inclusion of low and medium densities
- The greenway and trails

#### Concerns:

- Traffic congestion around the new high school
- Keep new roads along existing property lines where possible
- Too much high density residential

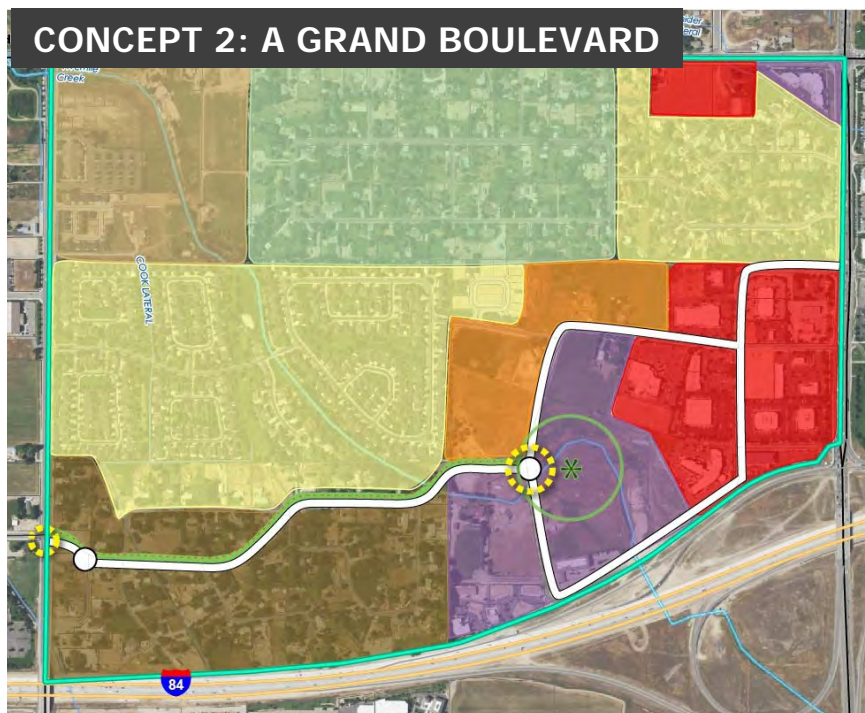
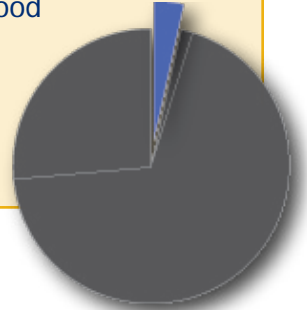


# MAGICVIEW / WOODBRIDGE CONCEPTS



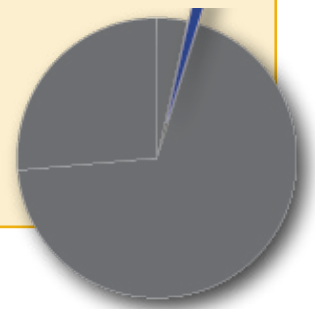
## Concept 1:

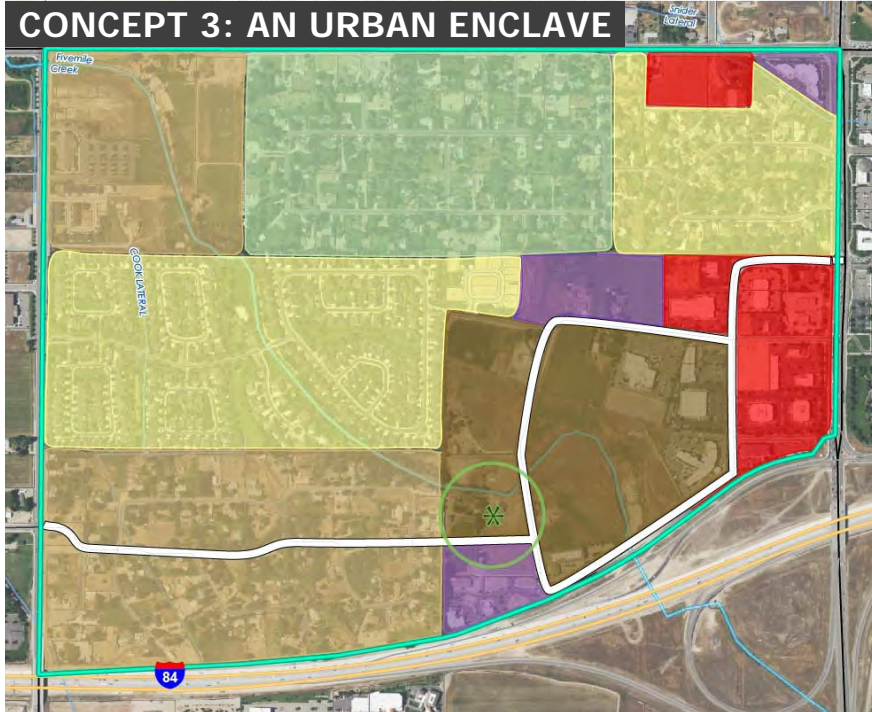
- Roadway realignment along the freeway to maximize visibility
- Mixed-use intended to support hotel and conference facilities
- Pad of commercial to serve neighborhood
- Medium density residential should be phased and oriented to buffer existing neighborhood



## Concept 2:

- A Grand boulevard and parallel greenway connecting mixed-use areas to office and commercial
- A new park to encourage redevelopment
- Roundabouts to manage traffic flow
- Phased housing to buffer existing neighborhoods





**Concept 3:**

- Provided opportunity for slow redevelopment
- Mixed-use residential and non-residential to support office, residential, and commercial uses
- New commercial center that serves locally and regionally

**Legend**

- Area of City Impact
- Discussion Area
- Desired Future Park Area

- Pathways
- Greenway Concepts
- Roadway Concepts
- Gateway Areas

**Concept Future Land Use**

- Low Density Res
- Medium Density Res
- High Density Res
- Mixed Density Res
- MU - Residential
- MU - Non Residential
- Industrial/Flex
- Office
- Commercial
- Interchange
- Civic

**Key Takeaways:**

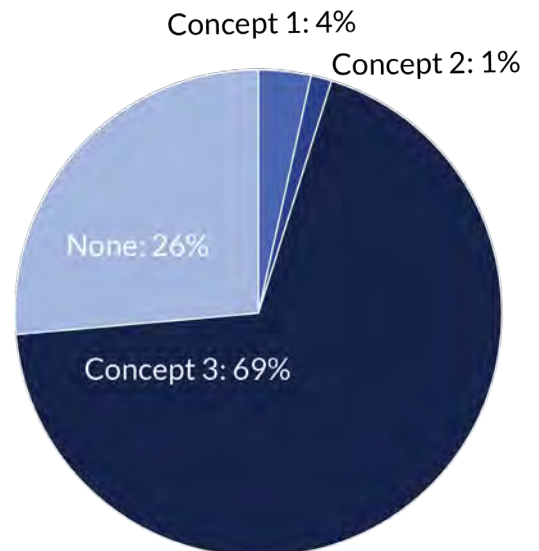
Overall, those who took the survey preferred Concept 3 which provides opportunity for slow redevelopment with a large area of residential mixed use to the south of the existing Woodbridge Subdivision and non-residential mixed use, office, and commercial uses moving closer to the east. A second runner up to Concept 3 was "none of the concepts."

**Participants Generally Liked:**

- The proposed park
- The greenway in Concept 2
- Roundabouts

**Concerns:**

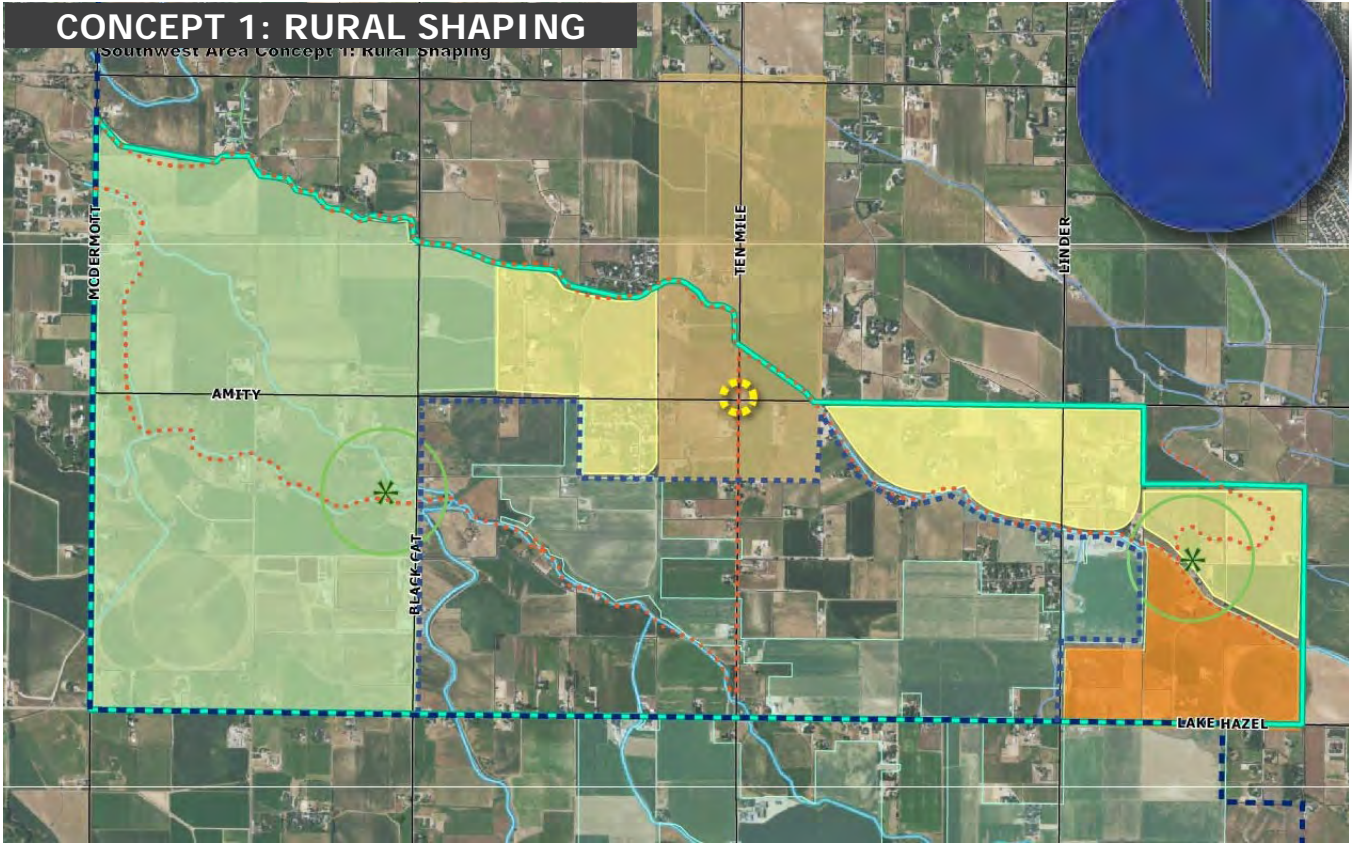
- Low-impact, low-density buffer from existing subdivisions
- High density housing will add to traffic congestion
- Many don't want the area to change



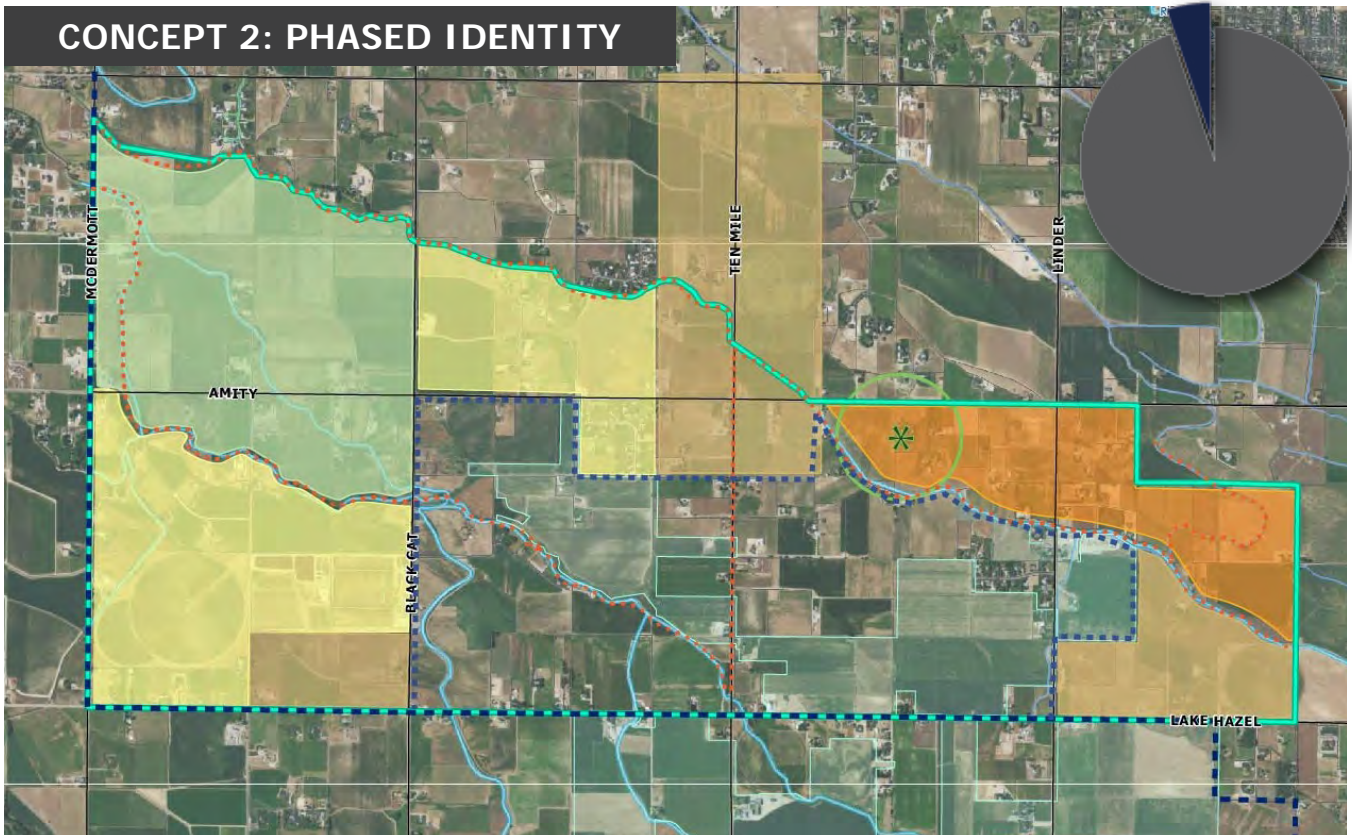
# SOUTHWEST CONCEPTS

## CONCEPT 1: RURAL SHAPING

Southwest Area Concept 1: Rural Shaping



## CONCEPT 2: PHASED IDENTITY



### Concept 1:

- An urban growth buffer of large residential lots
- Trail connections by canal to allow access to and from neighborhoods for all ages abilities

### Concept 2:

- Phased growth with the most intense development to the east
- Low intensity development to the west with medium and low density residential
- Area is served by a mixed-use development along Ten Mile

### Legend



### Concept Future Land Use



### Key Takeaways:

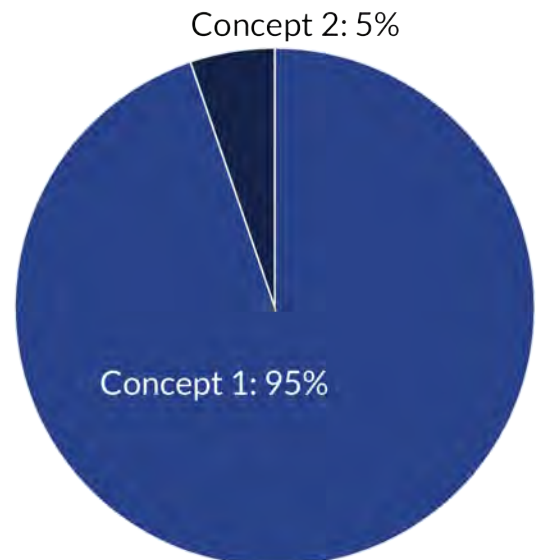
Overall, those who took the survey preferred Concept 1 which has a large amount of low density residential with a residential mixed use center, and medium to high density residential to the east.

### Participants Generally Liked:

- Mixed-use along Ten Mile
- Option for large lots

### Concerns:

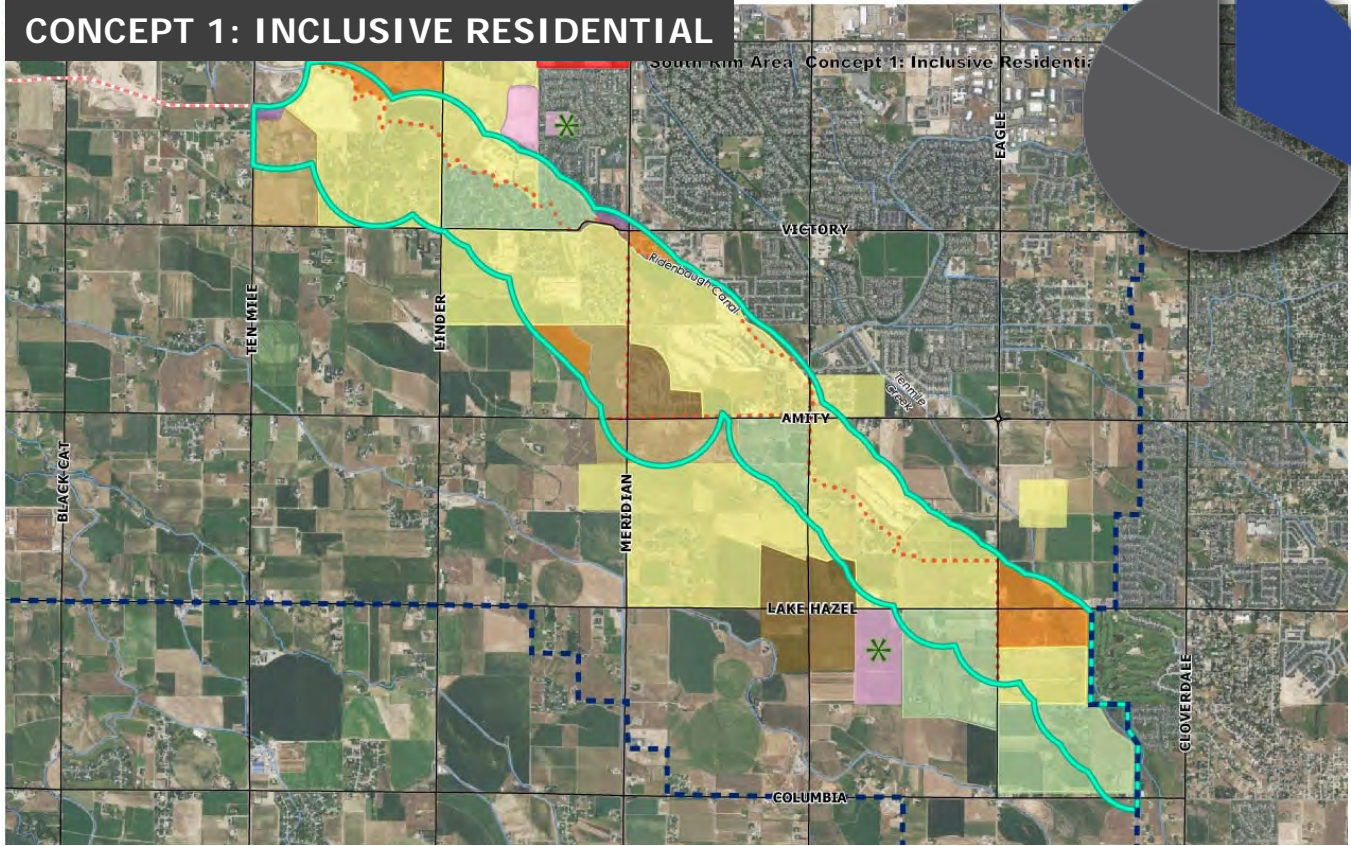
- Many want to preserve all existing farmland
- Keep higher density residential areas south of the canal



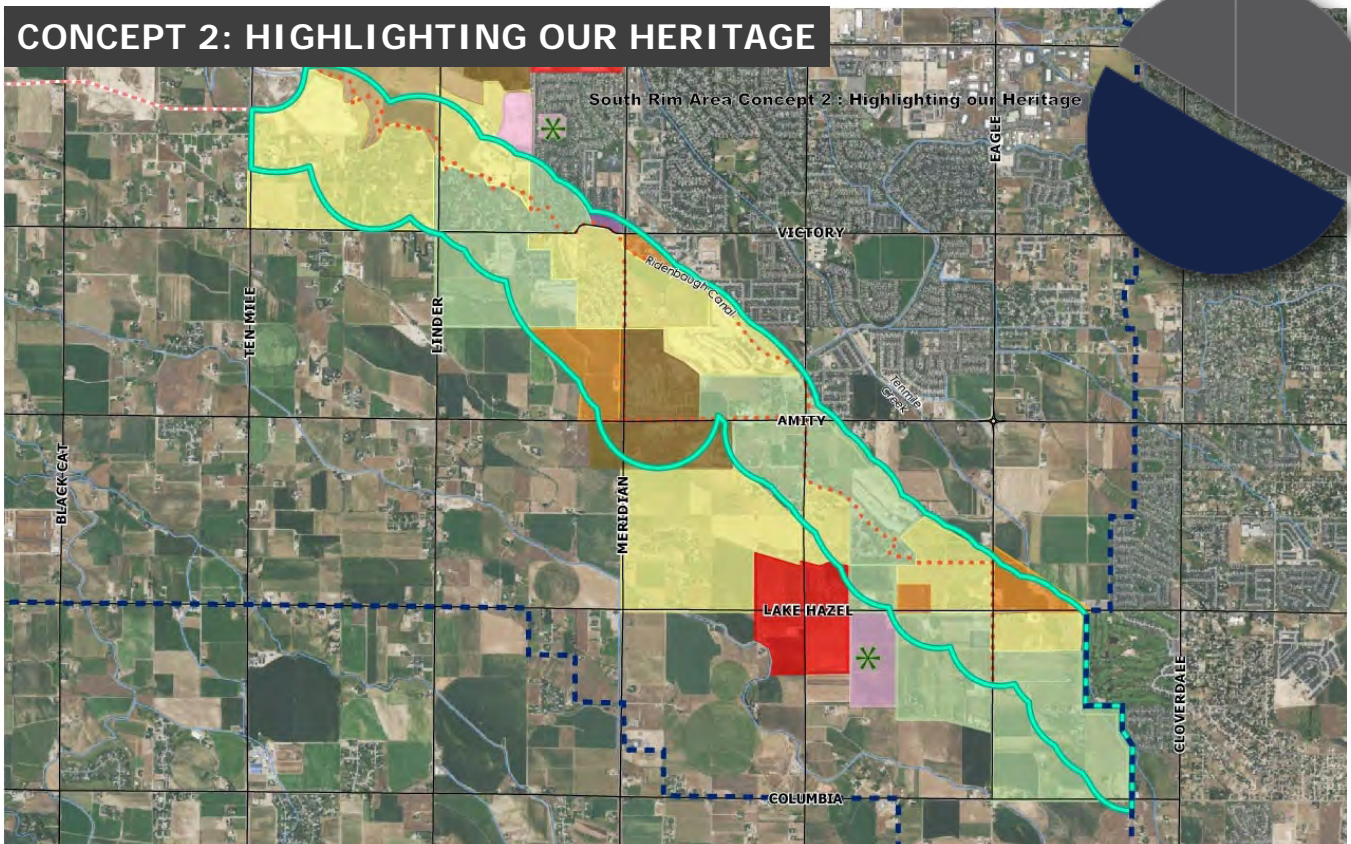


# SOUTH RIM CONCEPTS

## CONCEPT 1: INCLUSIVE RESIDENTIAL



## CONCEPT 2: HIGHLIGHTING OUR HERITAGE



### Concept 1:

- A wide variety of housing types and opportunities
- Small-scale mixed-use centers
- High-end amenities and services to support housing types

### Concept 2:

- A wide variety of housing types and opportunities with amenities and services
- Small-scale mixed-use centers with rural architecture guidelines
- Low density residential pockets with large estate properties

### Legend



### Concept Future Land Use



### Key Takeaways:

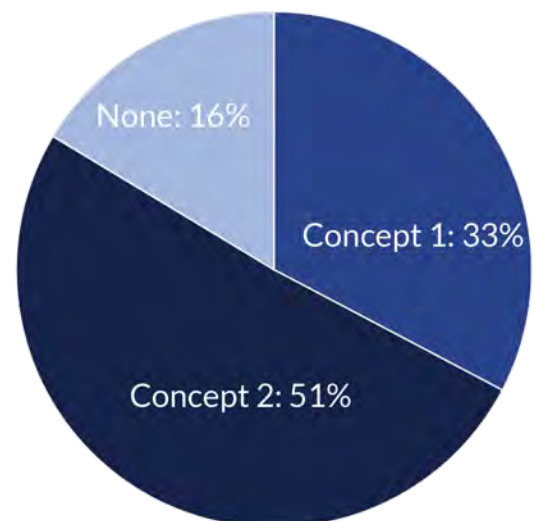
Overall, those who took the survey preferred Concept 2 which focuses on low density residential with pockets of large estate properties and pockets of mixed use amenities.

### Participants Generally Liked:

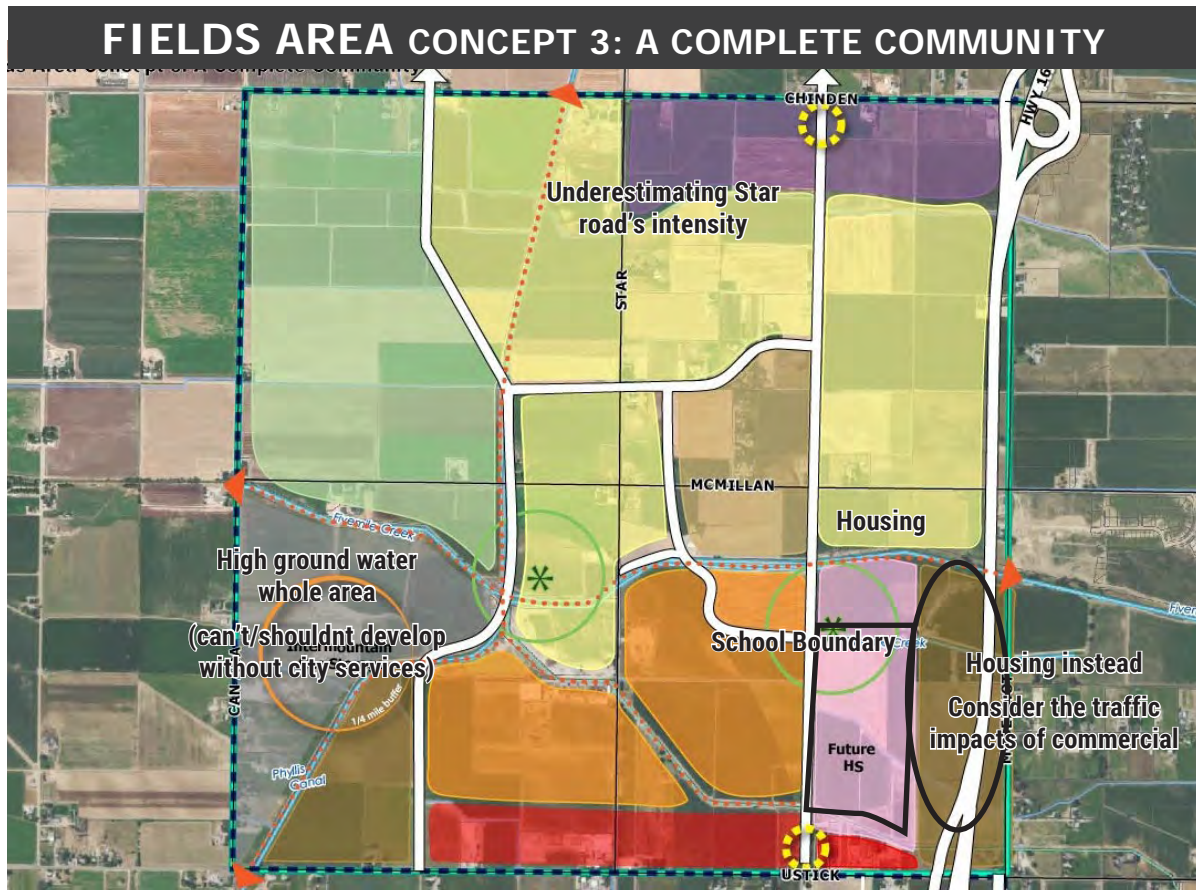
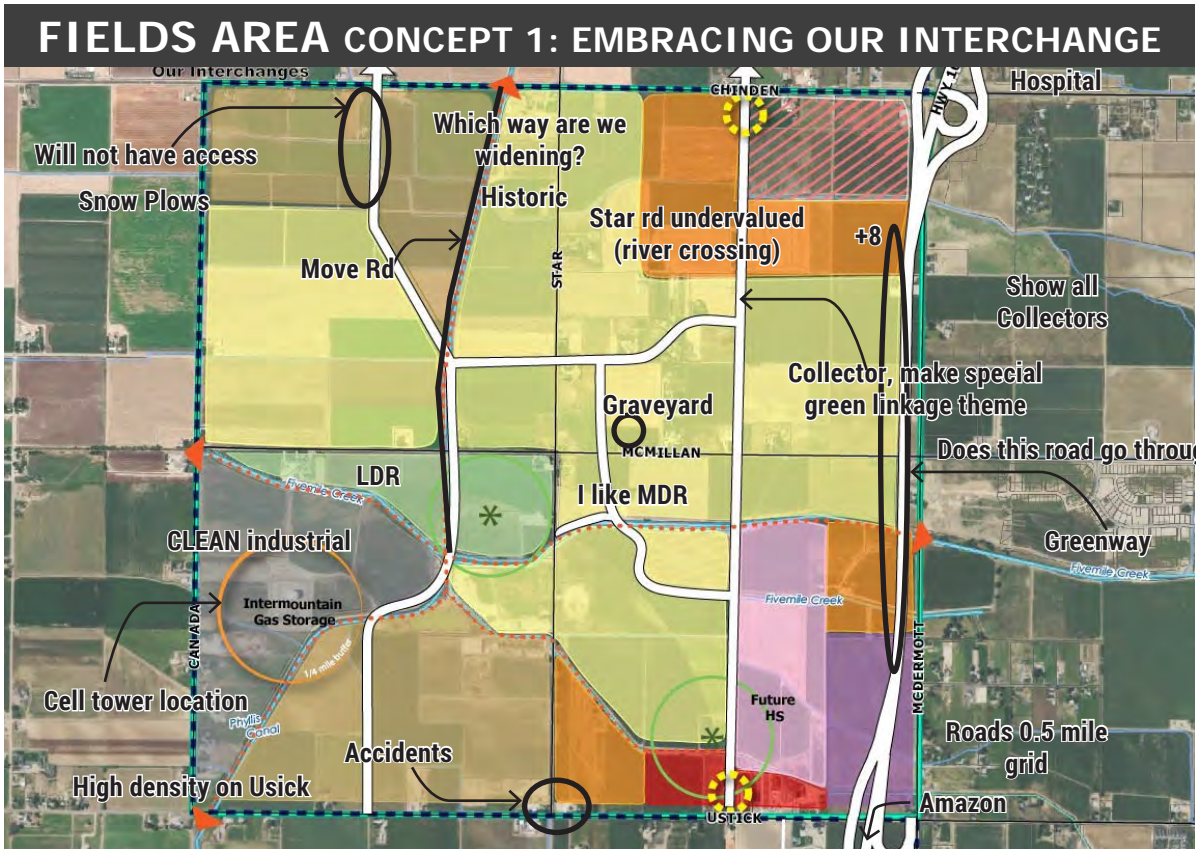
- Option for large lots and low density
- Rural architectural guidelines

### Concerns:

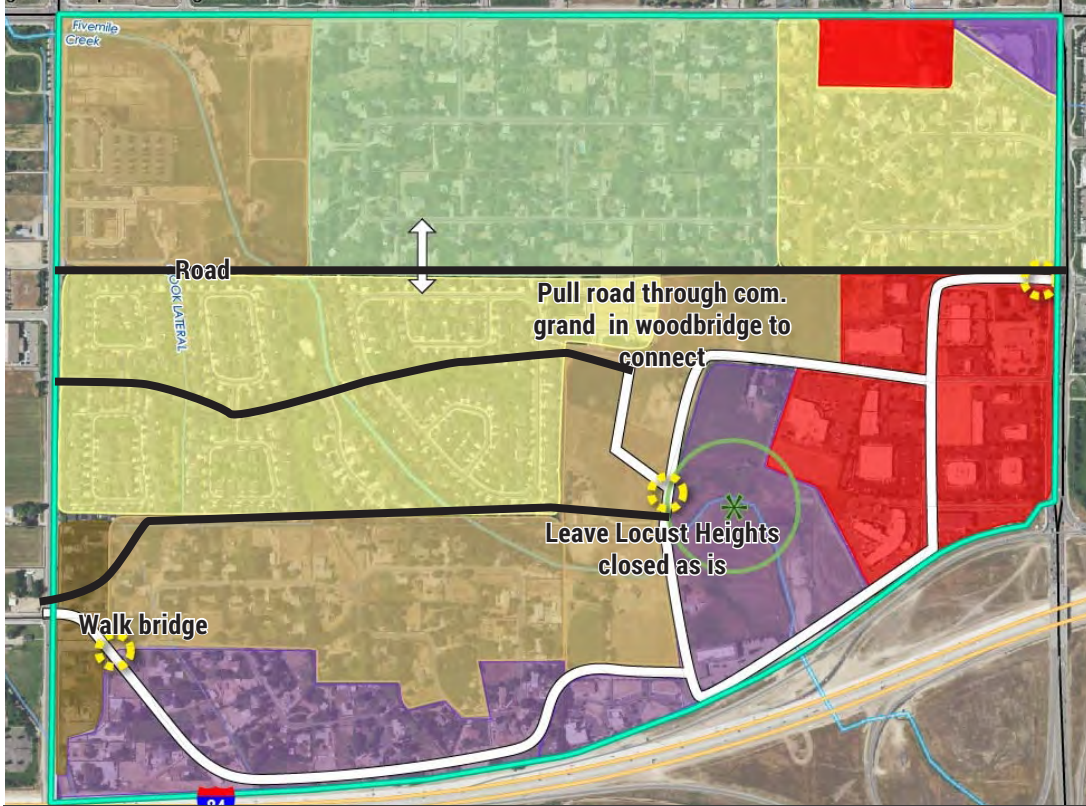
- Too much proposed medium density
- Plan for schools as new housing is developed
- More open space
- Intense commercial not appropriate at corner of Locust Grove and Lake Hazel



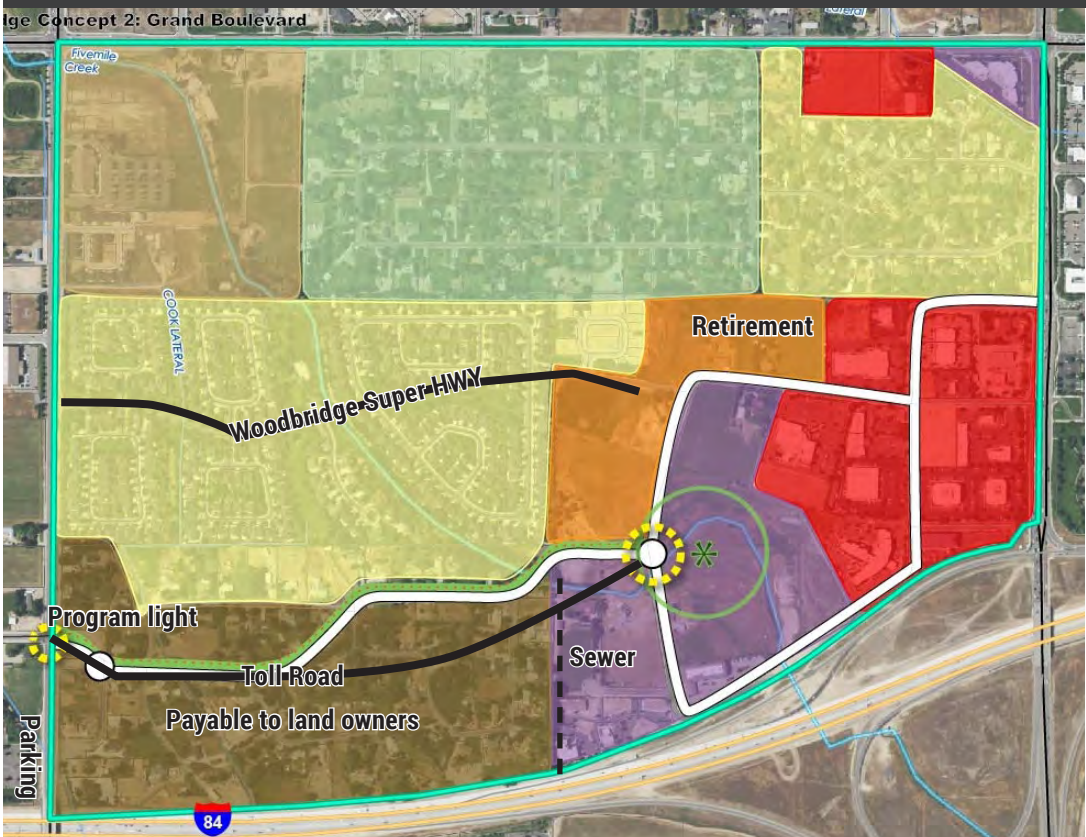
# PUBLIC EVENT MAP COMMENTS



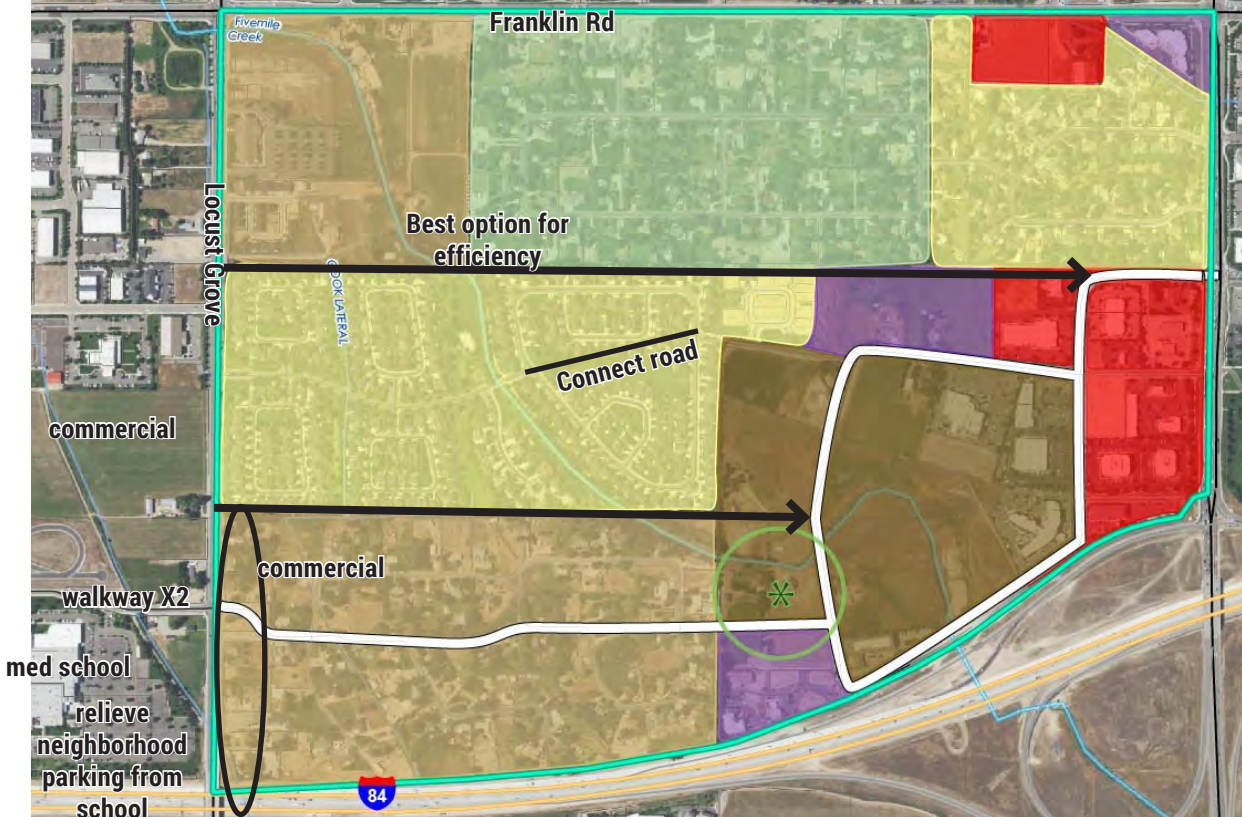
## MAGIC/BRIDGE CONCEPT 1: A REGIONAL FOCUS



## MAGIC/BRIDGE CONCEPT 2: A GRAND BOULEVARD



# MAGIC/BRIDGE CONCEPT 3: AN URBAN ENCLAVE



# VERBATIM COMMENTS

## The Fields

### Concept 1:

- Appreciate the clarification that The Fields is no longer considered to be an agriculture business 4-mile square for the City of Meridian. Urge planners to be flexible due to unknown impacts of the large ongoing projects nearby (i.e. Amazon etc.) Design the connector roads along property lines as much as possible to avoid dividing properties into small parcels of unusable lands. Paths along the drainage ditches create issues of privacy, trespassing and liabilities for the adjoining landowners.
- Consider inclusion of the future hospital referenced in Concept 3
- Be cautious of traffic congestion for young drivers around the high school.
- We as a family own and farm approximately 200 acres, which is a block bordered by Can-Ada Road on the west and McMillan Road on the South. Concept 01 has most of our property designated as Medium Density Residential as compared to concepts 02 & 03 which have either part or most of it designated as Low Density Residential. For future land value considerations, it is important to us to have a Medium Density designation rather than a Low Density designation. Therefore, we support concept 01 as it pertains to our property. In the past, it has sometimes been stated by some that there should remain an agricultural influence in the Fields Focus Area, either in the form of maintaining farm land or in the form of agriculture supporting businesses. We think that the days of serious agriculture in this area have basically come to a close. Therefore we think that any future agriculture in this area should be done at the determination of the individual landowner regarding his own property, and not determined by the city or other planning authorities. This should mean that property owners should have freedom if they wish to sell their property to those who will use it for other than agriculture uses. In discussions with neighbors who own farmland in the Fields Focus Area, we believe that generally they think as we do on this matter.

### Concept 2:

- Concept 2 makes more sense to us than the other plans. We own property with the Waite LLC in the Fields Area.
- One concern/question we have that is shown on all three concepts is the proposed roadway along the east side of the Phyllis Canal near McMillan Road. The concern/question is how the proposed road might impact my sister's home, which is located at 8478 W. McMillan road. Based on the drawings, it appears that the proposed roadway may be located very near to her house.

### Concept 3:

- Increase low density residential and decrease high density residential

### Other:

- 1. First off, you did a great job preparing for the meeting. Having three concepts for discussion was superior to the usual approach of a blank map and then asking the general public to express opinions. It was the best public meeting that I have been to in a long time. The tone and the interaction was great. Congratulations! 2. Having the comp plan information from Nampa and Star would have been preferred as you can't look at the area in isolation. 3. I believe the Star Rd. and Chinden Blvd. intersection will become a significant activity area. Think of Linder and Chinden. River crossings are transportation focal points. 4. Regarding the land uses on the Trilogy property, the market will not support office or mixed-use on the mid-mile collector and particularly not at an intersection with an arterial. Circulation and access are very restricted due to Highway 16. The proposed 4 ac. fire station use does fit as a civic use. Residential is more appropriate north of the future elementary school to create easy walking access to the school. 5. I like the concept of a parkway feel along the mid-mile collector from Ustick to Chinden to give the area some identity, but implementation will make medians (suggested by Chrissy) almost impossible. In most cases that mid-section line is the dividing line between ownership with no existing right-of-way. A developer would need to own both sides to create medians. Trilogy will dedicate right-of-way and construct a half street in that alignment, but you can't combine a half street with a median. And with the sewer limitation (no access to the Oaks lift station west of the mid-mile) it will be a long time before development can occur west of the Trilogy property.

## Magicview / Woodbridge

### Concept 1:

- Greenways, parks
- Consider the potential of decreasing the amount of MU Residential, shifting it instead towards Office or similar. The currently specified Office proposed seems relatively small and may be inadequate for fuller commercial development, particularly for the stated hotel/conference facilities as well as for anything that would truly deliver against the Regional Focus. Overall, I distinctly prefer this option over the others; first and foremost, Concept 1 is clearly and directly in line with and appears the only one that would actually fully deliver against the Meridian Vision and Planning goals.
- We think that with any of these concepts there needs to be an freeway interchange at Locust Grover to minimize the traffic on Eagle and Meridian roads.

### Concept 2:

- I love roundabouts!

### Concept 3:

- We need a lower density buffer adjacent to all sides of Woodbridge Subdivision in this Non-residential designation. Single story, low lighting, no high density next to our low density residential neighborhood. We do like the new road configuration which will alleviate the flow of traffic through Woodbridge. The purple office designation to our east should be light office **(This was said 53 times)**
- We have an amazing neighborhood and we are not enthusiastic about any change that would lower the standard of living here.
- Traffic thru must be alleviated. To the east of Woodbridge needs to be light office designation. There must be low density around Woodbridge. Thru the entire city quit cramming high density in every corner.
- We need low density to protect our subdivision and ease the traffic.
- Add a greenway along Five Mile Creek if possible.
- I like the idea of a park and the additional road access will help alleviate traffic use in the neighborhood. Woodbridge sub needs low density buffer around the neighborhood.
- NO high density housing. Fix the traffic issues - tired of my neighborhood being a raceway. Keep with hotel and light office designation. But know the Eagle Road - St Luke's Dr intersection is a mess now!
- I like the idea of a future park in the area, please ensure it is kid friendly.
- I like enclave 3 because it impacts the least amount of existing residences in the area. The other two options impact a large number of existing homes. Many of the people that live in this subdivision have been there for 30+ years. I would be very disappointed to see those family homes torn down. One of which is owned by one of my relatives. If changes have to be made to this neighborhood, please be considerate of those people who live in that area. Preferably, I would like to see no changes made to that area.
- The area off Wells, near where the canal/waterway is has a very high water table, and building on that land would be very costly. With the amount of wildlife that frequents along this area, it would be wonderful is a small park could be put in, in this area bordering both sides of the canal. This would not only help preserve the wildlife, but would give the neighboring hotels a place for guests to walk, visit. Especially those who are extended stay guests, like those with family in the nearby hospital. There are no small parks near this area.
- Increase sewer and water to other areas and follow through on a comprehensive that will allow for growth. Use foresight and opportunities that project outward. Vision is the only way to truly plan.
- A park or greenway should be added. My biggest concern is that the roads need to be constructed first. If building construction precedes the roads, there will be no leverage to force road construction. Further, is ACHD the entity for road construction or is the City of Meridian responsible? If the city, where does it get the money?

- We need a lower density buffer adjacent to all sides of the Woodbridge subdivision
- I strongly feel that #3 is the best option for our area. I have a lot of concern about adding high-density housing right next to the existing Woodbridge neighborhood in what is already a heavily trafficked area. I like the new road and the light office around this neighborhood. Single store and low-lighting associated with light commercial will be best.
- Allowing high density housing will further complicate traffic flow/access to Eagle Road.
- Roundabouts for existing traffic flows
- We would like to see low density residential around Woodbridge subdivision. Too much traffic coming through our neighborhood but the new road configuration would move traffic away.

**Other:**

- Medium Density Residential Buffer to the east & south of Woodbridge & Greenhill Estates A Collector road from Central & Locust Grove east through Locust View Heights connecting to the signal at St. Luke's ST. & Eagle Road No high density residential is constructed off of Magic View east of Woodbridge until the signal to signal (Central/Locust Grove to Eagle) is connected. The developments should be done in a responsible and respectable manner in relation to existing residential housing next to any proposed developments. **(This was said 20+ times)**
- We do not want Concept #1 – they are considering to change this area to mixed use residential which would allow apartments all around us. We don't want Concept #2 – This change would make it high density residential directly to the East of us. In other words, if they get this change, they could change it to high density apartments. Those of you that have been here for many years, remember that Woodbridge fought long and hard in early 2005 when we approached City Hall and P&Z through the appeal process to prevent Conger from building these high density apartments. It is this concept all over again. Concept #3 is the best choice for Woodbridge because directly to the east of us is mixed use residential so they can't build apartments. It is critical that you complete this tonight due to time constraints. You must vote in order to be heard. Thank you to everyone for your support.
- None of these concepts reflect other discussions that have been on going with regard to a step down buffer area adjacent to Woodbridge with any redevelopment to the south. Having a buffer of equitable R-8 residential style housing up against Woodbridge and then beginning any higher density construction or business designations to Woodbridge. In other focus groups we actually had concepts that reflected this design, but apparently this group did not. I think they should.
- I oppose all of your planning ideas. No one should be able to upturn peoples lives by destroying the neighborhood they live in. Any one of your plans would lower property value and disrupt our quiet lives. We moved into this neighborhood 15 years ago. We knew it would be a wonderful place to raise our family. My children are able to walk around the corner to visit their grandparents, as they also live in the neighborhood. The city of Meridian act like they care about family and community but all they care about is money. The people of this neighborhood shouldn't have to sacrifice because you didn't plan. Maybe Woodbridge shouldn't have been built. If this goes through and we are forced out of our homes where are we to go? We would never be able to find a comparable place. I just can't believe this is happening. It's one of my worst fears.
- I oppose all of your planning ideas. No one should be able to upturn peoples lives by destroying the neighborhood they live in. Any one of your plans would lower property value and disrupt our quiet lives. We moved into this neighborhood 15 years ago. We knew it would be a wonderful place to raise our family. My children are able to walk around the corner to visit their grandparents, as they also live in the neighborhood. The city of Meridian act like they care about family and community but all they care about is money. The people of this neighborhood shouldn't have to sacrifice because you didn't plan. Maybe Woodbridge shouldn't have been built. If this goes through and we are forced out of our homes where are we to go? We would never be able to find a comparable place. I just can't believe this is happening. It's one of my worst fears.
- Medium Density Residential Buffer to the east & south of Woodbridge & Greenhill Estates A Collector road



from Central & Locust Grove east through Locust View Heights connecting to the signal at St. Luke's ST. & Eagle Road No high density residential is constructed off of Magic View east of Woodbridge until the signal to signal (Central/Locust Grove to Eagle) is connected. This area has an inherent traffic problem I have discussed with ACHD. Getting traffic through the area, and on/off eagle road is a big problem. The intersections are overloaded already, and the intersections at eagle have a lower priority than eagle road or the hospital. One ambulance disrupts traffic for up to 30 minutes. Please consider low impact options for traffic. The developments should be done in a responsible and respectable manner in relation to existing residential housing next to any proposed developments.

- After attending your meeting, Tuesday, February 12, 2019, many concerns were raised: 1. This is stage three of four of a plan that has a great deal of impact on our neighborhood, yet this is the first time we have been informed. One committee member said it was generally reported on T.V. and newspaper but did not specify our neighborhood. 2. The three plans only addressed our neighborhood and did not consider any other alternatives. The concerns seemed to be the neighborhood to the north who had gained city approval without addressing traffic problems and now wants our neighborhood to remedy their problem. 3. Our neighborhood is an established county neighborhood that has at least four three generation families where the children have grown up, married, and are now raising their children down the street from grandparents. 4. A large percentage of our owners are original owners who have lived here since the early 1970s or are second or third owners who have been here since before 2000. 5. Any of your three plans would cut the neighborhood into sections and would move families and friends who depend on each other for safety, friendship, and health. this appears to be a city problem and should be settled within city boundaries. The original plan of the valley to have one mile main road should be honored and not infringe on neighbors' rights or livelihood.
- The presentation Feb. 12, 2019 only considered three passages through County land of Locust Grove Heights Subdivision to connect Locust Grove and Eagle Roads. Less expensive and less intrusive roads could be on city property: 1) Straight through Woodbridge --instead of T after the bridge, go through the green area and connect to the outlet on the east side of Woodbridge. 2) Take a lane on the north or south side of the L.D.S. church to connect with property to the east. An established three generation neighborhood should not be disrupted to meet the needs of poor planning by new subdivisions. Franklin Rd. is established for through traffic so this is not a need but a want.
- I have learned with shock and dismay that the Locust View Subdivision where I have lived for 47 years in Meridian is being considered for disruption by a proposed roadway. Left standing by development all around us, we have maintained a modest group of acreages where generations of families have lived and loved for more than fifty years. Overlooked, it has thrived as a semi-rural environment: quiet, winding streets; pastures; mature trees, neighborliness, tolerance, a place where joggers and bicyclers from other places come to find safety and exercise out of the main, speed-driven adjoining streets. In some cases, individuals have enhanced standardized farm home properties; others have created bases for cottage industry. Still living here are retired teachers, widows, aging veterans, and disabled persons alongside young lively families. Few homes are ever advertised for sale; it is a stable neighborhood. It has enabled many of us to maintain a quiet, self-reliant, relatively unpolluted home environment. Our children used to sled on adjacent property now filled with new homes. Traffic is confined to that of homeowners, visitors, and school buses and does not endanger the paths of children or walkers. In short, we have been endowed with an affordable place which many others might strive to achieve. In fact, the very values the comprehensive plan subscribes to in print are already vested here and would be contradicted by the proposed changes. What we cherish and have striven to maintain would be swept away with an increase in traffic and a change in configuration. An aerial view reveals our subdivision to be a green oasis which counters some of the freeway noise and compromised air quality. It forms a unit which has its own irrigation system, pasturage for horses, goats, and chickens and room for gardens whose bounty is shared. It embodies and preserve the values of the stakeholders expressed in #My Meridian Vision (p. 10-11) and repeated again and again: family friendly, community, open space, small acreages, small town atmosphere. Furthermore, within the Summary of Stakeholder Feedback (p.6) key topics are said to be: balance between growth and values; preservation of open space; preserve small town and rural character; and improve traffic.

What traffic studies justify sacrificing the first three of these values for the last one, which would be involved in intruding a roadway through the Locust View Heights Subdivision. What cost, maintenance, environmental and residential impact beyond that already inherent in main roads such as Franklin, Locust Grove, and Overland is being fully measured.

- ACHD could have run a road from Locust Grove Road to Eagle Road straight thru along Woodbridge and Green Hill before Woodbridge was built. Piss poor planning on ACHD does not lead to running a road thru our subdivision. I have lived here for 48 years.

## Southwest Meridian

### Concept 1:

- More trails! I go for long runs along these roads. Its beautiful scenery, but hardly any room on the side of the road.
- I think the Northeast corner of S. McDermott and Lake Hazel should be zoned commercial so we can build a 7-eleven or Maverick there. Maybe Stinker. Local gas and convenience store cuts down on traffic.
- Keep Medium and High Density areas south of the canal. We do not want Medium density in our area
- Personally, I don't like either one of these. My farm is at the northwest corner of Blackcat and Amity. 160 acres. There is nothing in these plans about open space , which is what everyone is screaming for. The people that are in want open space. And aren't you people concerned about farmland preservation? This map of your #6 currently has lots of green in it. You can see all of the farms. Why don't you do something to preserve that. Why do we have to have every inch of land put into houses? Aren't you concerned about where your next meal might come from, or are you like the new Governor of Georgia? He is going to get his food from the grocery store . Well where does he think the grocery store gets it? There is a bumper sticker that says No Farms, No Food . Just leave what is zoned Agriculture as Agriculture. If you have to zone #6 as something, zone it all into Low Density, nothing under 5 acre lots. At least there will be a little bit of Open Space left in Ada County.
- Bigger lots for houses. Some of these houses you can reach out and shake hands with your next door neighbor. We moved here to Meridian 24 years ago and we love our city. We don't mind the growth because every one wants to live in the best place possible for their family. Be careful of too much density as it will spoil a lot of the wonderful life we all enjoy in our lovely city.
- Use of some pockets for small commercial occupancies.
- Please zone for more 1 acre or larger lots to preserve the rural area as much as possible.
- The area shown as 'Southwest Meridian' is actually unincorporated Ada County. We like it that way. We definitely need an urban buffer of small farms and fields between the massive urban sprawl developing in our valley. Everything south and west of the South Rim area should be kept as Agricultural and Low Density Residential.
- I would want to be zoned to southwest meridian schools. I love the idea of keeping big lots and have an place to hike!
- Retain rural corridor along 10 Mile between Victory and Amity to blend with existing development at Twin View Lane and larger acreages North of Victory. Keep this entire corridor as a buffer between Kuna encroaching from the South. Keep residential because of land ownership by West Ada School District for possible school East side of 10 Mile between Victory and Amity.

### Concept 2:

- I like the idea of mixed use along 10-Mile Road. Gets tremendous traffic because of the freeway and Kuna at the other end.

## South Rim

### Concept 1:

- This is where I live now. Would love to have that long bike/jogging path!
- It is RIDICULOUS to have non-residential use at the corner of Lake Hazel/Locust Grove when 1 mile away at Meridian Road/Lake Hazel is a clear choice for mixed use or commercial. The corner of Lake Hazel/Locust Grove should be medium or low density residential to be consistent with the area around the new park. Also, if this area is planned and zoned for residential, there should not be ANY industrial operations allowed. The Timber Creek industrial operation SHOULD NOT be allowed because it is incompatible with the current residential environment and will become even more incompatible with planned residential density. This is happening even now with new residential building permits in surrounding Ada Co/Meridian Impact Area. If Timber Creek is allowed to operate an industrial operation at the corner of Columbia and Locust Grove, surrounding Ada Co land will be forced to develop industrial operations which will disrupt planning for future residential development. HONOR YOUR OWN PLAN!!
- My concern is with Shafer View Estates and the land around it going from low to medium density. Our homes sit on a little over an acre. The parcels to the north and south, R7824220040 and R7824220180 that are part of the original plan, need to remain one house per acre.
- If I had to pick from Concept 1 or Concept 2, I would pick Concept 1, but don't like either one. Concept 1 - Move the mixed use non-residential from the corner of Locust Grove/Lake Hazel to the corner of Meridian Rd. /Lake Hazel. Having commercial or mixed use non-residential makes no sense there. Need more LOW DENSITY - the South Rim is ideal for Low Density and now it is all being eliminated. Low Density around the Park would be extremely desirable and add value to the Southern end of town. Go back to the existing FLUM not allow developers to step up from Low Density to Medium+. Require pathway connectivity from the Park to residential development. Definitely dislike Commercial on Locust Grove and Lake Hazel. Such use will really devalue the new park's impact on the part of the town! Why can't we just keep the existing FLUM and adhere to it WITHOUT step ups!! Immediately start requiring developers to pay the maximum allowable level of impact fees - growth is so hot right now, developers will not blink - they may complain a lot, but it won't prevent them from developing in Meridian. Now is the time! We need to be collecting the maximum allowable impact fees for services required. Increase architectural and landscape buffer requirements. Again, developers will complain, but the result will be a better, more appealing community in the long run. Consider the berming along Eagle Road on the south side of the freeway in comparison to that North of Chinden. Now is the time to raise our standards & increase the desirability of our community. Demand more from developers - don't allow them to get away with meeting the minimum standard. Require more - more green space; lush planting and landscaping to border subdivision; subdivision entrances that have character and architectural features that reflect our rural heritage; more space between houses; more LOW DENSITY housing options (why does Meridian want to be the low-end R8 capital of the Valley?). Developers will always try to get away with the MINIMUM, but now is the time to say that is not good enough and require MORE. If we were in an economic downturn, it may be more difficult, but now is the time to require more from developers!! Keep the existing FLUM and adhere to it WITHOUT step ups!! Require developer to provide grading plans before P&Z or City Council approval. Developers are changing the contour of the land in such a way that negatively impacts the land value and appeal of the adjoining property. Developers are allowed to move thousands of yards of dirt/rock and build up their property and block the original view sheds of neighboring property owners. By the time the developer starts moving dirt, the project is approved and the neighboring property owners have no recourse. City Council and P&Z need to ask the developers how their grading plan will impact the adjoining property before approving projects. I have examples of the devastating impact of developers if you are interested. Please establish and enforce a unique identity for South Meridian that reflects our rural heritage!!
- Make it low density with no ability for developers to get an automatic step-up. Drive around the suburbs of Portland, Vancouver, or Spokane and there is a lot of low density with much more open space than Meridian. Look at Eagle with how they have effectively implemented much more low density that maintains a rural feel. Additionally there does not seem to be any coordinated alignment with ACHD or Ada West School District

to support Medium Density. Without coordinated infrastructure developed in a reasonable time frame, it is irresponsible to plan anything but low-density in this area. Can you maintain the rural feel of Locust Grove versus putting in a commercial center that would be better suited for Meridian and Lake Hazel? Make Eagle Rd and Meridian Rd higher traffic and limit Locust Grove.

- What is the difference between high end amenities in concept 1 and amenities and services in concept 2? I like the written description of concept 2 and all the low density, but according to city reps tonight, the density has already been increased. I don't like the large section of commercial in concept 2. It seems like the city ignores the comprehensive plan to do whatever the developers want. Neighbors organize, comment, and attend meetings but the city steps up density regardless. I see lots of higher density neighborhoods but not a lot of infrastructure to support them.
- Would prefer to have low density along Locust Grove. Mixed use should be along Meridian Rd. and Hazel Rd. leaving Locust to remain more rural feeling with larger lots and residential rather than commercial and apts.
- Commercial and mixed use should be at Meridian Rd. not Eagle Rd. The comprehensive plan should be updated so undeveloped areas match developed areas. We are planned for R4 but we are surrounded on four sides by R8. If you do not allow step ups in the future, update the plan for existing undeveloped areas to match what has been approved. There are many properties in the comprehensive plan that have step up developments surrounding them. We are one such property.
- R2 and R4 where the infrastructure is not able to handle the increase in population - schools are overcrowded, roads are congested. I would change the high density off Lake Hazel to Medium Density. Once a plan has been decided on the step-up density should be forbidden.
- Like this concept except move mixed use to Meridian Road commercial and mixed use should be on Meridian. Since step-ups in density have been allowed all over Meridian, please change the comp plan and zoning to reflect what has been approved to adjoining properties. For example, when R8 has already been approved, change future use to reflect R8 or whatever the step-up was. For example, future land use shows our property in R4, but city council has approved R8 touching all sides of our property . So our area should reflect R8 so as to not paralyze us in the future if we ever decide to develop. Another example is the development by the church of god on Cloverdale: a step-up was approved, not changing the future land use map zoning to reflect what is on their property line would not be right to current land owners.
- Actually, I would leave it. The damage has already been done to the existing area. I am worried about the build-up of land on The Keep. With erosion and time of the build up to level their land, the run-off from the keep will be dumped into the irrigation ditch and run land. That is a concern. Our land will become a lake.
- Blackrock is low density residential now. Why would areas on the Rim to the SE and again to the NW have low density and that not continue through the rim area at black rock? This is represent as low density on concept 2 and should be designated as such on concept #1. The commercial rating directly behind Blackrock on concept 2 looks like payback for our protesting the application to put high density residential below us at Blackrock/Sky mesa. The basis for a comp plan is to upgrade the possibilities for the future but not to downgrade the plan people invested in the past. The commercial area should be over on Meridian Rd where the traffic warrants it/not in the middle or right next to low density residential existing development. It would be interesting to know who owns that land and what the ulterior motive was to stick that red section in rural neighborhood development. Inclusive Residential means Inclusive Residential doesn't it??
- Pathway connectivity across Meridian Rd. The CP should include guidelines for Land Use inclusive of Locust Grove and Columbia Rd. The current plans for Timber Creek Recycling call for it to be temporary! Why are we avoiding it in our Comprehensive Plan? Southwest Meridian has a strong Rural Heritage, that should be honored and considered by City planning. Rural does not mean Industrial, but rather larger expansive lots, green spaces (parks). Homestead farming and appropriate amenities. Much like Eagle, we should establish an Architectural review board to maintain consistent planning for generations to come. I recognize that city planners and city council may be at odds, when it comes to the comprehensive plan but city council members are here today, gone tomorrow. Please be willing to keep up the fight for the residents in South Meridian. Other concerns, besides planning, are improved walkways along Locust Grove. It is dangerous to walk or ride

bicycles along Locust Grove. When accidents occur, students are blocked in traffic for 20 + minutes. If ACHD is unwilling to fund expansion of Locust Grove, the city needs to step in and help.

- I would reduce the housing density! Quit changing the comprehensive plan! Council members need to stand up to the builders and not cave-in on their requests.

### Concept 2:

- Fewer houses, bigger lots. More rural feel would be nice.
- Keep this part of Meridian as rural as possible. Keep the farm land, and only allow for large country estates without medium to high density housing. Meridian needs to maintain rural areas. It's one of the beautiful things about Meridian. The infrastructure of Meridian and the freeway can't support more high density housing areas. I know people want to move here, we did just last year, but we choose not to move into new housing. We bought off Ten Mile south of the freeway because we wanted a rural feeling. If you build more on the south side, or really anywhere in the city, more freeway on and off ramps should be built. Traffic should also be fixed or rerouted on S. Eagle before allowing more homes. Lastly if the city is going to allow for significant growth, consider putting in big recreation center with pools, a gym, an ice rink, fields, etc. This area can use something like that.
- My wife and I have lived at our location for 25 years. We have five acres, and are surrounded by five acre parcels that are protected by covenants. Most all of my neighbors live here for the rural life style. We do not want any intrusion on that life style. This area is unique and needs to stay that way. The heritage option is the best of the two options, but frankly I don't trust the process. There needs to be a community meeting where homeowners are invited to discuss future uses.
- I like the idea of trying to keep the rural feel as much as possible in the South Rim area in spite of the rapid growth. Our Heritage will disappear soon enough.
- The school boundaries for West Ada School District should extend to Meridian's area of impact boundaries.
- I would like to see more 'civic' areas. Parks and 'green belts' that connect.
- We are content with the covenants now in place to give our five acre home lot protection from intrusion. We do not want our rural lifestyle changed in any way. We believe your Heritage plan is the best fit for us. Please take care not to disrupt/degrade long established, developed neighborhoods.
- We'd like to keep it as rural as possible. No new lots under 1 acre, even better would be 2+acres per lot. We'd like to see the West Ada School District boundaries changed to match the Meridian area of impact boundaries to the South.
- I would change the property next to the park on Lake Hazel Rd to Medium Residential use.
- High Density Residential on the NW corner of Meridian Road and Amity is ill advised as most residents will attempt to travel north on Meridian Road, and will not be able to easily enter that roadway. Another traffic signal is not an ideal solution either, as it will impede already slow northbound travel.
- I would like to see a more zoning of subdivisions with 1 acre lots or larger to preserve the rural feel. I would also like to see the roads widened before the housing is built like they do in UT. I make a living off of residential homes being built and am a member of the Building Contractors Association but still feel like we need the infrastructure built first.
- We have a residence on S Ariel Lane which is an area of homes on 5 acres. We purchased the property to be rural and enjoy the land. My suggestion would be to keep the area between S Linder Rd and S Ariel Ln, and between the canal and W Victory Rd as Low Density Residential. Between 3 and 8 homes per acre can forever remove this relatively small area from the beautiful rural area that it is.
- We need more low density residential. There is not enough open space. We moved to this part of Meridian because it felt rural. I have not seen anyone developing any neighborhoods with even acre lots. They are all tons of houses on smaller lots which our roads and especially our SCHOOLS can not absorb the growth. As I understand the Keep was originally large lots and sold quite quickly so there is an obvious market for large lots.

Please, please keep this as heritage feeling as possible- meaning not back to back to back neighborhoods.

- 1. Keep large commercial zoning at Lake Hazel/Meridian, rather than bringing it in a mile to Lake Hazel/Locust Grove. 2. Create greenspace buffer between MU-Non-Residential and Low Density Housing. 3. Maintain as much low density as possible to preserve the beauty of our farming community, which is what makes this area such an exceptional place to live. If we wanted to be looking in our neighbor's windows, we would've moved North of 84.
- I attended the meeting at Hillsdale Elementary School this past week and reviewed the Concept maps that were provided. While I understand that growth in our community is inevitable, I do believe that spontaneous approvals of subdivision after subdivision will only hurt the South Meridian community in the long run. Many of us moved to this part of town because of the open space and rural feel, because we want to preserve and enjoy the local farming practices ourselves and with our neighbors. While it would be easy to fill every square inch of the South Rim with houses, I feel it would be an irresponsible, regrettable action. By doing so, the South Rim will lose the character and beauty it currently maintains. Of the maps that were exhibited, the current City of Meridian projection map is the one I approved of most, because it included mostly low density housing and more green space. Of the 2 concept maps, I preferred Concept 2 with exceptions. I was happy to see more low density housing in it over Concept 1. However, there is a Commercial area highlighted at the intersection of Locust Grove and Lake Hazel. To me, this seems out of place, when just one mile West is Meridian Road where most of the latest commercial new construction has been occurring. Why not keep the large commercial structures along Meridian Rd, where the road capacity is larger and structured for greater amounts of traffic? I am not opposed to say, small business, minimal traffic commercial businesses at the LG/LH intersection. I am aware that medium density housing allows up to 8 houses per acre. I would hope that there would be a maximum number of houses per acre set at no more than 4, without exceptions. I feel that many of these projections are putting the cart before the horse. We need to look at our roads and our schools before we build houses and businesses. Our country roads are just that and are not set up with sidewalks or bike paths to keep children and families safe with a buffer from the roadways. We don't have space in our already overcrowded schools to place new children moving into the area. I think the City needs to work more closely with the School District in this regard. Overcrowding in our schools does not benefit the teachers and definitely doesn't benefit our students. If we need to raise taxes to do so, so be it. We owe it to our children. We spoke at the meeting about the need to implement education impact fees to the builders. Can't we tell the builders we won't approve any more construction unless they pay an impact fee towards schools? That way, the builders would have to take on the state with this issue, rather than the homeowners. The City's current projection map shows a park next to Mary McPherson Elementary which would be wonderful and perhaps allow more seasonal sporting events and practices to happen there, just like the new Hillsdale location with the park alongside it. Thank you for providing the opportunity to give feedback.
- No high density residential should be allowed. No development that fails to provide for separate (non city) water source should be allowed. No development that fails to provide adequate open space for kids should be allowed.
- I like more about Concept 2, except for the large commercial zone at Locust Grove and Lake Hazel. This is very contradictory to even the concepts name: Highlighting Our Heritage. I don't like the idea of having large commercial areas butt up next to our future park, and along a small, rural 2 lane road with stop signs. If we were to keep a commercial area near, Meridian Rd seems like the obvious choice. The road is already equipped for increased traffic and its already a major thoroughfare. We are in support of keeping our area rural. Our area needs to keep options for people to own some land, ie: 1+ acre lots and highlight our heritage. We'd also love to see the West Ada School District boundaries mirror the Meridian Area of Impact.
- I was under the impression that much of this area was zoned for low density only, but it appears that many areas have been changed to medium and or high density. This has been done without the input of us residents. I think I can safely say that a majority of us moved to this area because we liked the more open, rural feel. Please keep this feel by keeping the low-density zoning. The developers have enough money already. Don't ruin the South Rim. There has got to be a change with how schools are funded and built. We are already 150 kids over capacity at Hillsdale (and it has only been open for 2.5 years!) and developers keep throwing down houses

without any accountability to making sure there are adequate schools for the new homes. Instead they get the city council to change their zoning from low to medium or medium to high density and cram even more families into an area without any thought for schools. It is criminal in my opinion. How can Idaho be so backwards on education. We are setting up our kids and the future of our state to failure.

- The commercial digression on Lake Hazel and Locus Grove should be moved west to be on Lake Hazel and Meridian Rd. The plans outlined don't provide good insight into the road plans to support traffic through these designations. Having some idea would help better inform my thoughts on the plan and recommendations.
- Eliminate red commercial area. Liked more Low Density Residential than Concept 1
- North of Lake Hazel on both sides of Eagle I would lower density. It's next to low density it would make sense to go on other side of Lake Hazel (south). I really don't like the high density by Lake Hazel and Eagle. I would suggest to move this west by proposed commercial on Lake Hazel and Locust Grove.
- Preserve greenspace. Trails are limited in both plans. Colorado Springs attracts business/company because of trail system. Should always consider greenspace/trails. Utilize canal system as natural resource/not eyesore.
- Density needs to transition better. I'm in R-1 and would go to R-4 or R-8. Needs to taper out. I see some R-2 with an R-15 next to it. Boise and West Ada boundaries need to be redrawn to lessen over crowding in W. Ada and help Boise schools that are under capacity
- Are we taking into account the stench that is going to be generated by the composting facility? Please consider architectural guidelines that make sense in our area. This is not Italy or the South of France, this is a farming area and new construction should embrace that. Please give the south rim a real library! We need safer bike lanes. I have had multiple close calls with cars while I am cycling and I am terrified when my kids are out on bikes.

**Other:**

- Dear Mayor de Weerd: On behalf of several property owners with large land holdings in the Columbia Road/S. Eagle Road/Locust Grove area of South Meridian, we are requesting consideration of a Medium Density Residential designation for these properties in Meridian's new Comprehensive Plan. Our request is based on existing and proposed infrastructure, surrounding residential land uses, Meridian's Sewer Master Plan, and plans that have been made by the City of Meridian for the future development of South Meridian. The City of Meridian is currently making substantial investments in this area of South Meridian with the construction of an 80-acre regional park immediately to the north of the properties we are representing. The designation of Lake Hazel as a Mobility Corridor will result in Lake Hazel becoming a major East/West route across the Valley. These types of significant investments in infrastructure and public facilities warrant residential densities that range from 3-8 units per acre. It should also be noted that Meridian's 2017 Sewer Master Plan update has designated this area in South Meridian for residential growth and that 12 sewer lines have been extended to this area in anticipation of future growth. With the development of a Neighborhood Center at Lake Hazel and Locust Grove; Lake Hazel as a major Mobility Corridor, the development of a Regional Park, and the higher densities for neighboring properties in this area, area, the designation of Medium Density Residential is entirely appropriate and will be beneficial to the City. Development trends have changed noticeably in Meridian over the last few years; with recent increased in land values, many Meridian residents are unable to afford homes on large, low-density residential lots. A designation of Medium Density for the South Meridian area will allow for the development of homes that can be purchased by Meridian families. South Meridian's location, transportation and utility infrastructure, and large regional park make South Meridian a perfect location for medium density housing. In the past, the City's Comprehensive Plan allowed for a step up in density for any given property. ...In practice, through Meridian's Comprehensive Plan, these properties were already envisioned to have the ability to develop at Medium Density Residential. By not designating these properties Medium Density Residential, it could be argued that they are effectively being down-zoned.
- I find both to be confusing. I need a bit more information on the different categories. These are both sub par. Please stop allowing step-ups that are not reflected on the plan! Please consider more green space. Green

corridors, larger lots and more open spaces create an inviting place to live! The current development speed is too fast for our infrastructure. Our schools are bursting. My kids are at Hillsdale in K & 2nd grade. We live across Eagle Rd. and likely will not be able to finish school here as Century Farm subdivision has the potential to completely fill the school. We need to plan better for our local schools. 26-40 kids is too much for teachers! Kids suffer, teachers suffer. We know growth is our future. But let's control it and plan for a smart future. It does not need to be R8 everywhere. I cannot understand how our infrastructure (or lack of) can handle the continued growth w/out proper vision. We moved to the Southern Rim so we could have more room. This was 2008 and we still in the country. We are not opposed to the growth. We are asking for more thought and planning to be put forth w/ regards to space, schools, roads. Specifically LOWER Density to help balance the high density that is everywhere. Above all, it's important to adhere to the plan. It does not appear that that is what has been happening in the last 5 years. People plan where to live based on the plan.

- Area of concern in west of home, 11 acres that border Shafer View Estates. Making that 4-8 homes/acre makes no sense w/ 1-1.5 acre homes surrounding it. It needs to flow from larger to smaller. Not have small and high density next to each other. Make land use flow from one area to another.
- Meridian as a whole community has enough mixed housing. We propose preserving what land is left in South Meridian to be preserved for larger lots and more room for homes and families. At the rate and plans you are proposing, roads and schools cannot keep up. Congestion is terrible. Community planning needs to coordinate before building starts between city planning - school planning & ACHD - road planning. We oppose all high density in all of these concepts. Meridian citizens want low density and right now it is difficult to find. Please refocus your plans and listen to the people.
- We oppose all high density residential in S. Meridian future planning. There is enough High Density in Central Meridian. We deserve a low density plan for the S. Meridian area for building a more permanent community base for Meridian families. Our growth is too fast - our homes are too close the lots and yards are too small. Please listen to what families need to raise strong active families. We want room to breath - space between houses/neighbors. No more high density in future planning. There is already enough. Stop high density housing. Approve subdivision w/ larger lots for families that want to live and stay in one place to raise their families and become long term community supporters.
- We talked to Brian McClure. Future land use map shows our property as low density. We are surrounded by medium density developments. When the new plan is implemented, we want our property to be designated medium density. Thank You. (Steven Stark, 2630 E. Amity Rd)
- Overcrowded school - awful! How can you be this far behind and continue to approve more and more development? Same goes for the roads! Stop putting the cart before the horse! Listen to the residents more and the developers less or at least have them pony up on putting in the supporting infrastructure before they build the new neighborhoods! At least how about redrawing the Boise District boundaries to immediately alleviate some of the overcrowding of West Ada!
- 1. Restrict large commercial to Meridian Rd. and Ten Mile. 2. Create a swath of low density, estate and rural housing in Area of Impact with Eagle/Lake Hazel/Kuna/Meridian Rd. with minimal commercial and no industrial districts. 3. Create an overlay district with architectural guidelines, generous open space and amenities in MDR/HDR/LO/CML that complement the area's rural flavor and history. 4. Require gathering spaces and streets as spaces to enhance community identity. 5. Public art in every public space Architectural Design committee for each Meridian district. Raise impact fees! Adhere to the Plan as the City's development bible. Respect property owners' rights! (e.g. drainage, slope, building materials etc.). Elevate the quality of what's required per UDC (Open space, amenities, trails, safe routes to school). Do not allow back door land use changes via DA amendments or CMPS. Increase resident participation in hearings. Improve transitions. Understand that residents represent property tax \$\$ and deserve to have as great (or greater) voice in growth and development as developers. Residents are important stakeholders!
- Sing the map for commercial changed when Albertson's was approved there is now no need for commercial at Locust Grove and Lake Hazel. We need to restrict applications by percentage only so many R8's can be approved until a certain percentage of R2s are approved. Etc



- We need to have impact fees to help build new schools in high growth areas. We are very concerned about green space and trails in our community. We have concern about pedestrian safety around the new park in South Meridian. We are concerned about the lack of large lot size available for purchase in the city. There is a need for large lots in spite of what the developers say.
- There needs to be better coordination between the school district and ACHD and the city. No development should be approved without a solid plan for school capacity. School capacity is paramount. Safe walking and biking paths.
- With most of ADA Co. rapidly growing, it would be nice to have an area set aside that stays relatively rural. The pathway concept goes through private property. How's that going to work?? The irrigation companies stress to stay out and no trespassing, now the City of Meridian wants to open those canal roads to the public??? What a nightmare. Who assumes the liability when someone gets hurt or drowns? Bad idea



# #MYMERIDIAN DRAFT OUTREACH SUMMARY

## INTRODUCTION

As the final part of the community outreach process for the #MyMeridian Comprehensive Plan Update, several public events were held from June to August of 2019 (see page 2 for a list of events). Between informational booths at community events, surveys, text polling, and online mapping activities, participants were able to review the first public draft of the #MyMeridian Plan and Future Land Use Map and provide feedback and insight. Participants in this outreach phase included residents, employees, business owners, community leaders, property owners, and other stakeholders.

The input received during this phase is invaluable to the Comprehensive Plan Update Process. Through careful review of the draft Plan and Map, **roughly 448 participants** provided thoughtful comments and final changes to ensure the Plan reflects the community’s desires and hopes for the future!



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- Survey Formats.....2
- What We Heard.....3
- More from Town Hall.....8
- Verbatim Draft Comments.....15



**THANK YOU FOR YOUR PARTICIPATION!**

**#MyMeridian #MyMeridianPlan**

## WHERE WE WENT



Join us in celebrating the great vision and values developed through our community-based process!

Did we hear you? Did we miss anything? This is YOUR city and YOUR plan, join us in the final phase of outreach to celebrate #MyMeridian!

[WWW.MERIDIANCITY.ORG/COMPLAN](http://WWW.MERIDIANCITY.ORG/COMPLAN)



● **Coffee with the Mayor**  
 ● June 11th, 2019  
 ● Albertsons Market Street

● **YMCA Outreach**  
 ● July 1st, 2019  
 ● South Meridian YMCA

● **Playin' in the Plaza**  
 ● July 11th, 2019  
 ● City Hall

● **Family Fun Night**  
 ● July 20th, 2019  
 ● Kleiner Park

● **Town Hall**  
 ● July 24th, 2019  
 ● Scentsy

● **Discovery Park**  
 ● July 27th, 2019  
 ● Discovery Park

● **Chamber Meeting**  
 ● August 1st, 2019  
 ● City Hall

● **CableOne Movie Night**  
 ● August 2nd, 2019  
 ● Settlers Park

# **SURVEY FORMATS**

## **DRAFT PLAN WEBSITE SURVEY**

The #MyMeridian Plan is organized into five main themes: a Premier Community, an Evolving Community, a Liveable Community, a Vibrant Community, and a Connected Community. Each theme addresses several related policies, designed to achieve the community vision statements. Alongside these topics, The plan and its process strive to provide grass roots and citizen engagement, a collaborative community vision, strategic planning for growth, in-depth analysis and data driven tools, alignment with other city plans, protection of private property rights, and ease of use and readability.

The Survey for this phase of outreach asked participants, “What aspects of the planning process are most important to get right?” and “What aspect of this chapter are you most excited about?”. Participants were also given the option to provide in-depth comments and insight on each chapter.

## **TOWN HALL SURVEY**

On July 24<sup>th</sup>, the planning team hosted a Town Hall Meeting to present and gather feedback on the draft #MyMeridian Plan. The meeting consisted of a presentation asking participants 20 questions regarding the new Comprehensive Plan and inviting them to go online and review the full draft.

## **TEXT POLLING**

Staff attended several public events throughout this summer outreach period with two text polling questions designed to raise interest and direct people to the website to review the draft plan.

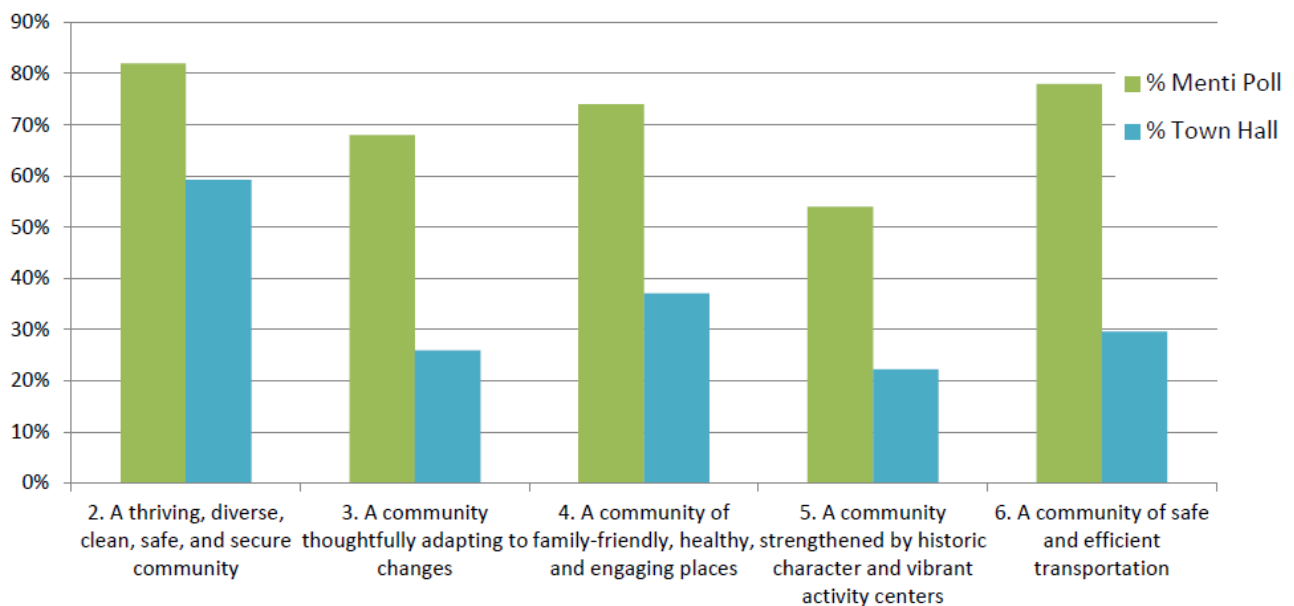
# WHAT WE HEARD

## WHAT ASPECTS OF THE PLAN ARE MOST IMPORTANT TO GET RIGHT?

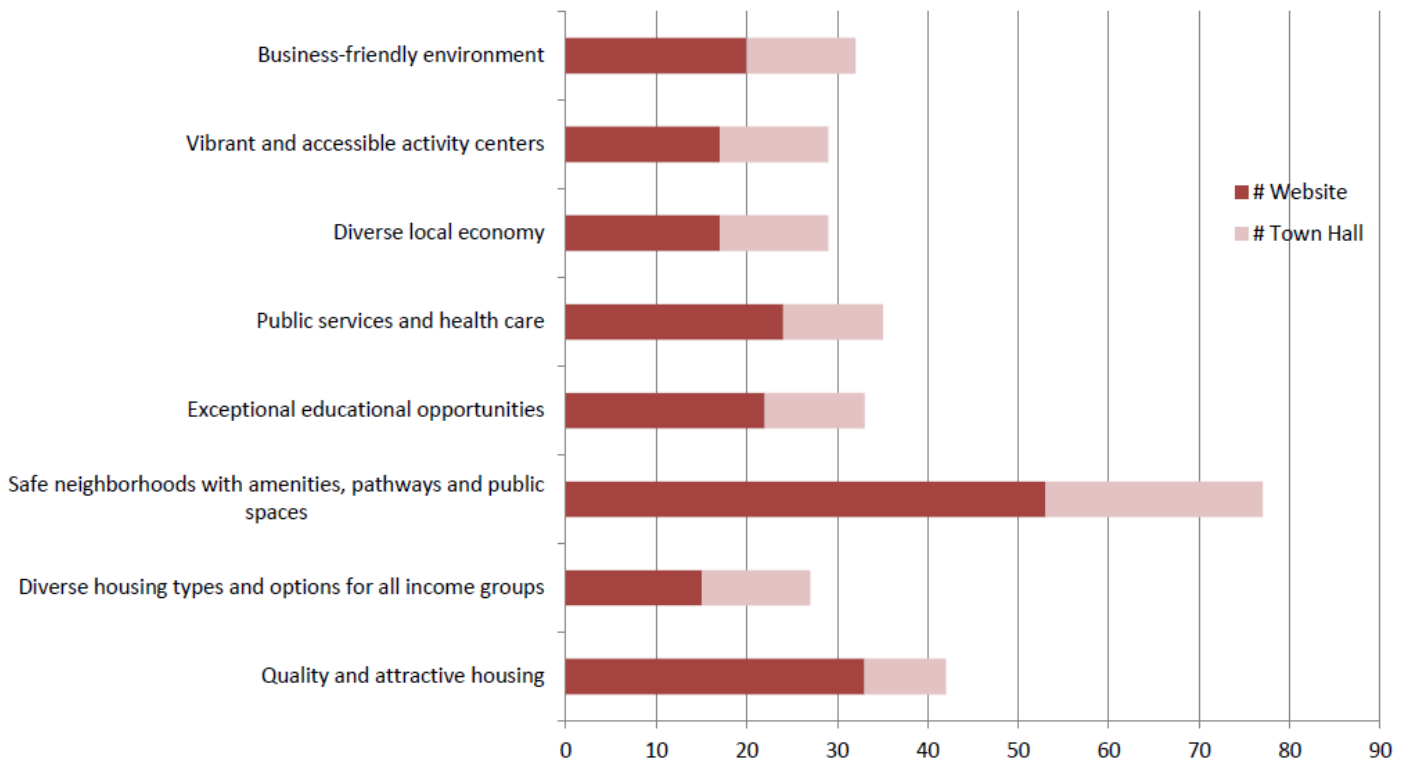


Note: Participants could select more than one response.

## WHICH OF THESE CHAPTERS NEED MORE EMPHASIS?

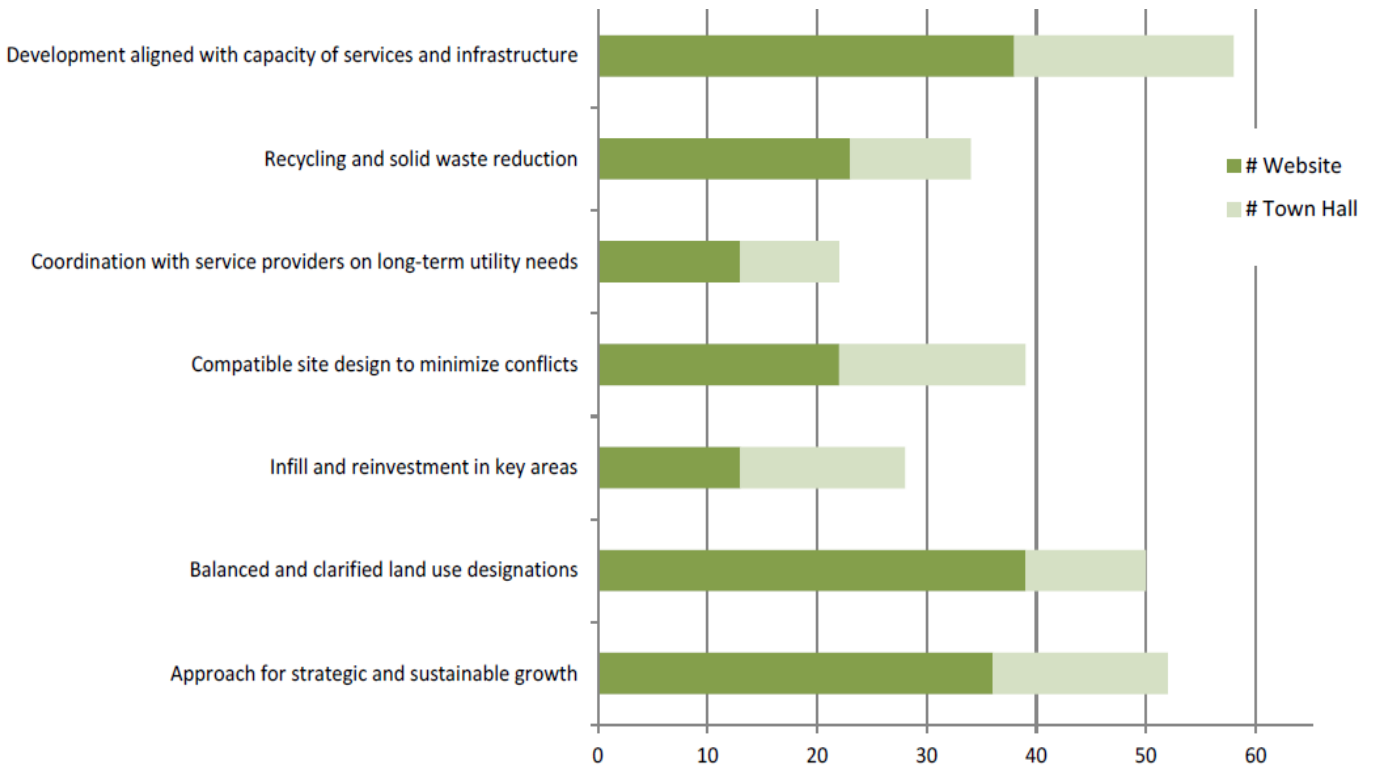


**THE PREMIER COMMUNITY CHAPTER INTENDS TO ADDRESS EACH OF THESE ASPECTS. WHICH ARE YOU MOST EXCITED ABOUT?**



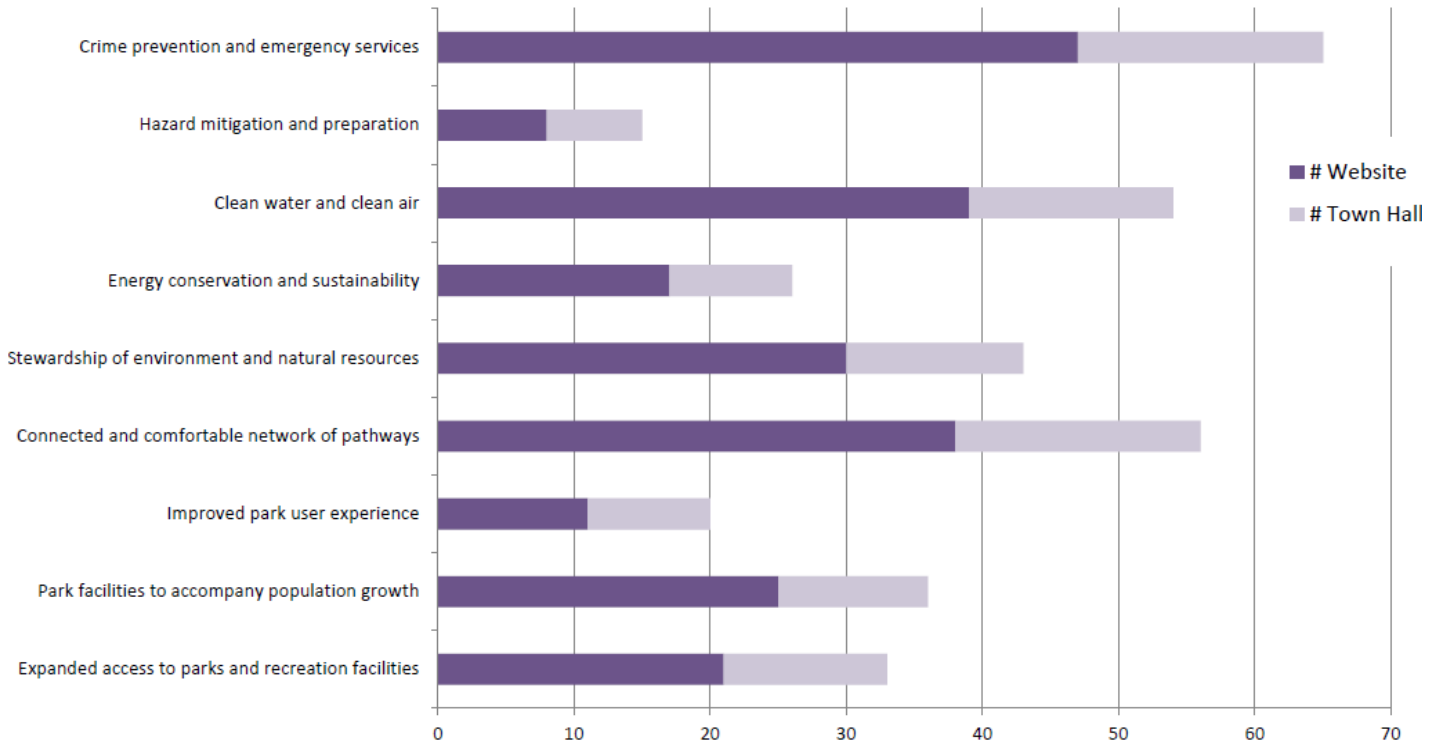
*Note: Participants could select more than one response.*

**THE EVOLVING COMMUNITY CHAPTER INTENDS TO ADDRESS EACH OF THESE ASPECTS. WHICH ARE YOU MOST EXCITED ABOUT?**



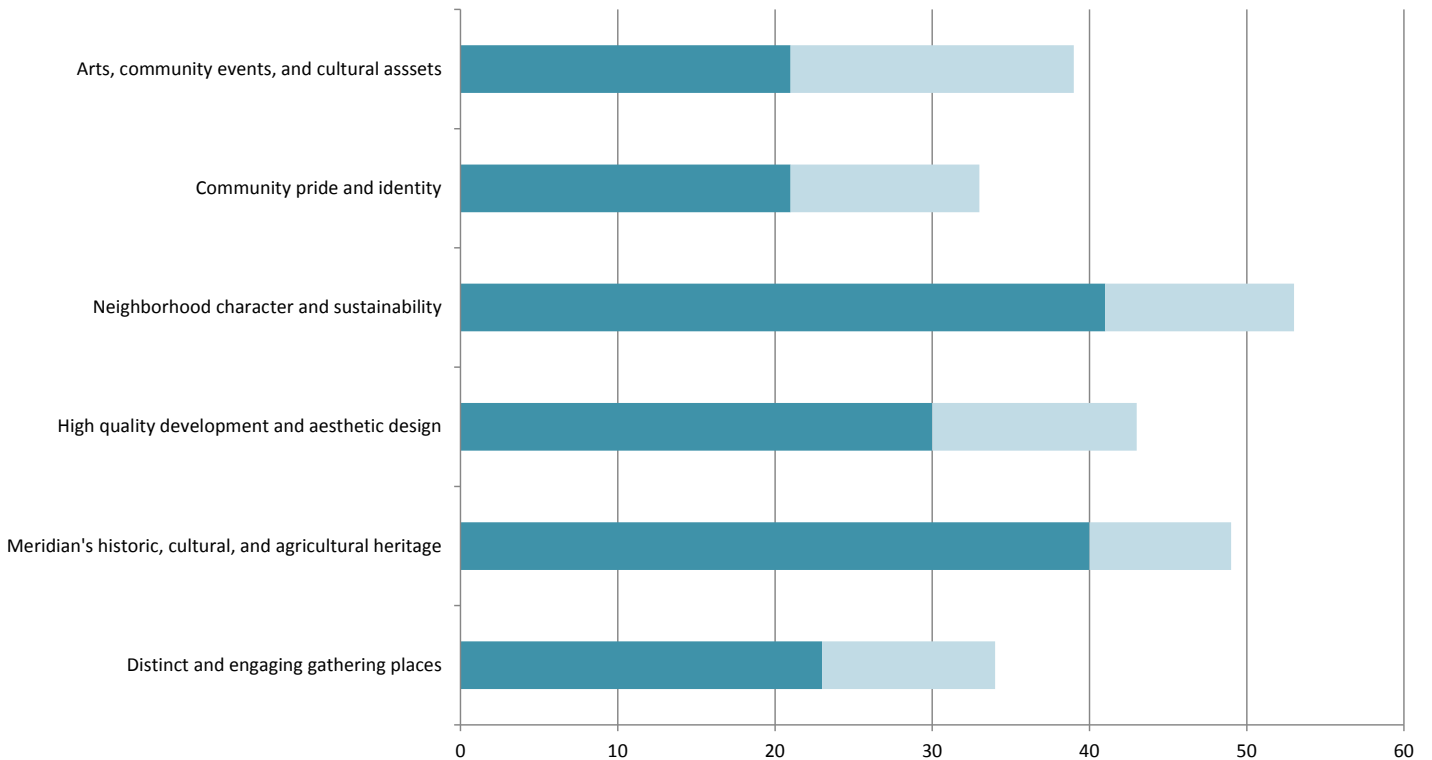
*Note: Participants could select more than one response.*

**THE LIVABLE COMMUNITY CHAPTER INTENDS TO ADDRESS EACH OF THESE ASPECTS. WHICH ARE YOU MOST EXCITED ABOUT?**



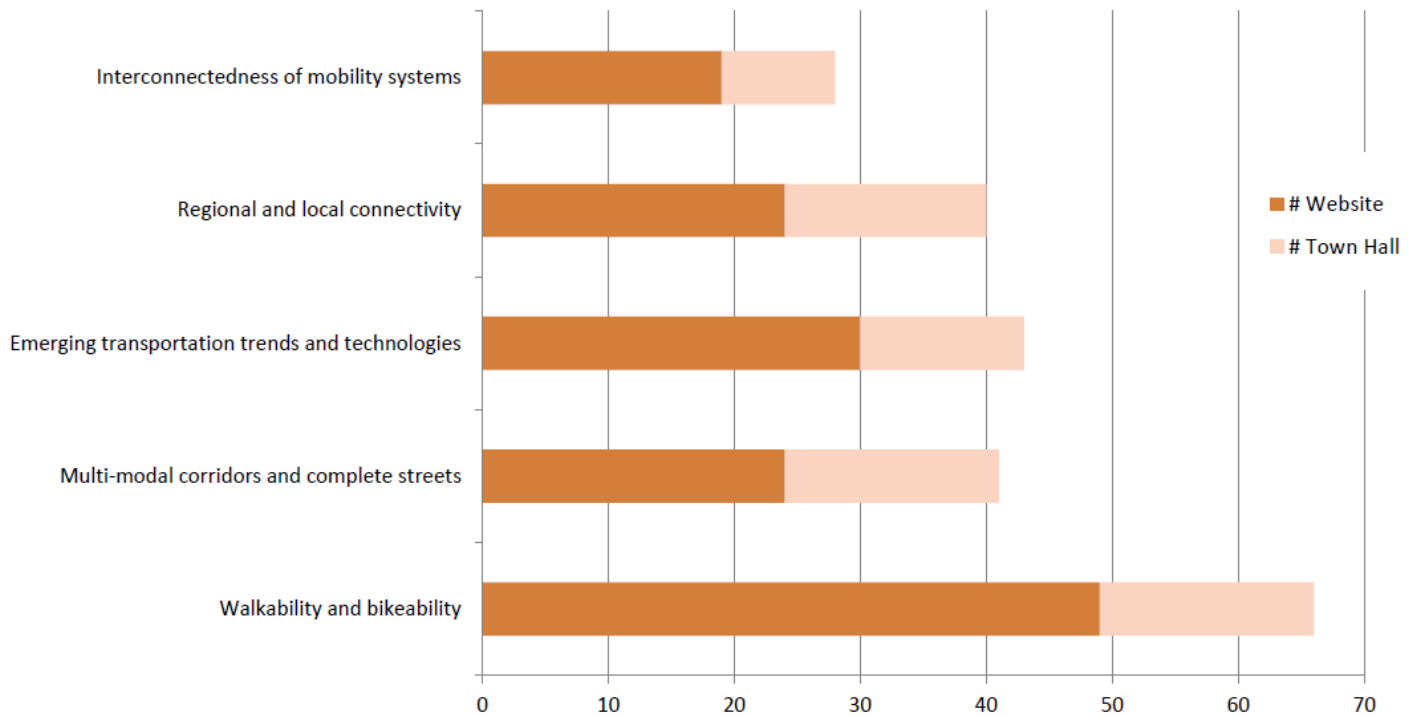
*Note: Participants could select more than one response.*

**THE VIBRANT COMMUNITY CHAPTER INTENDS TO ADDRESS EACH OF THESE ASPECTS. WHICH ARE YOU MOST EXCITED ABOUT?**



*Note: Participants could select more than one response.*

**THE CONNECTED COMMUNITY CHAPTER INTENDS TO ADDRESS EACH OF THESE ASPECTS. WHICH ARE YOU MOST EXCITED ABOUT?**

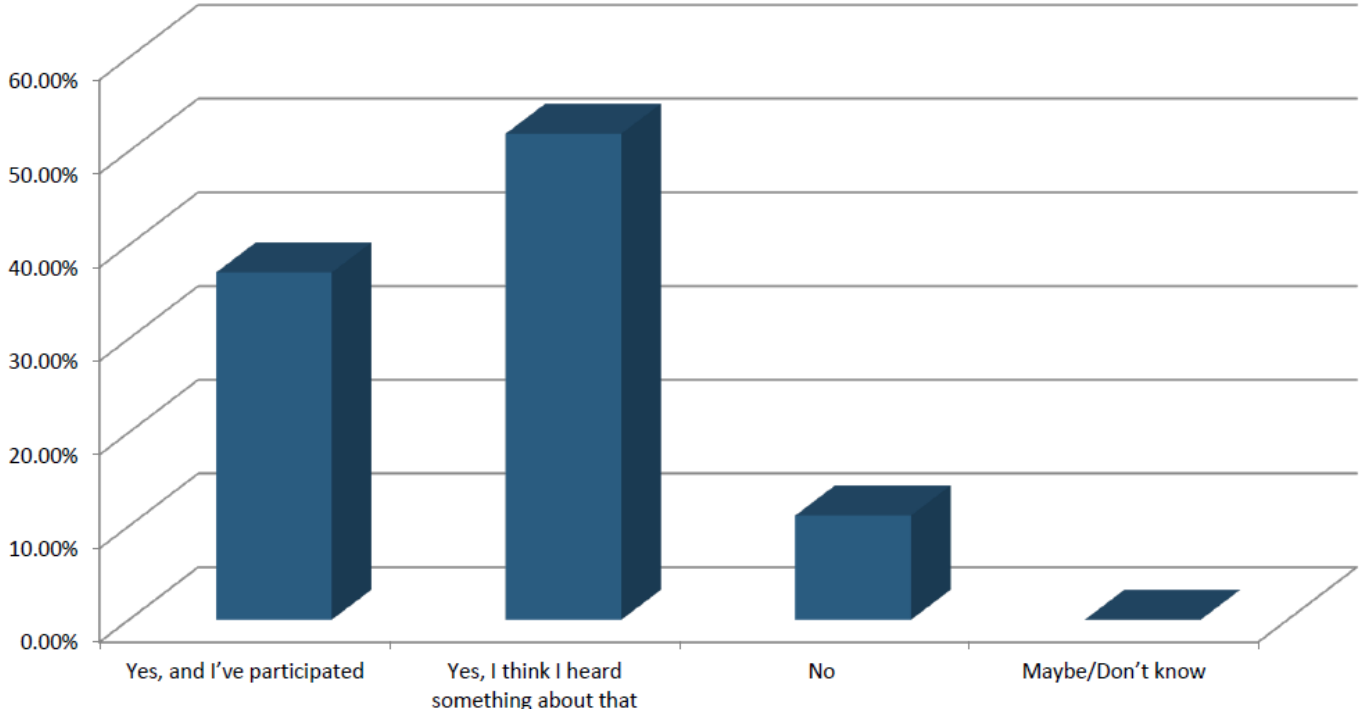


*Note: Participants could select more than one response.*

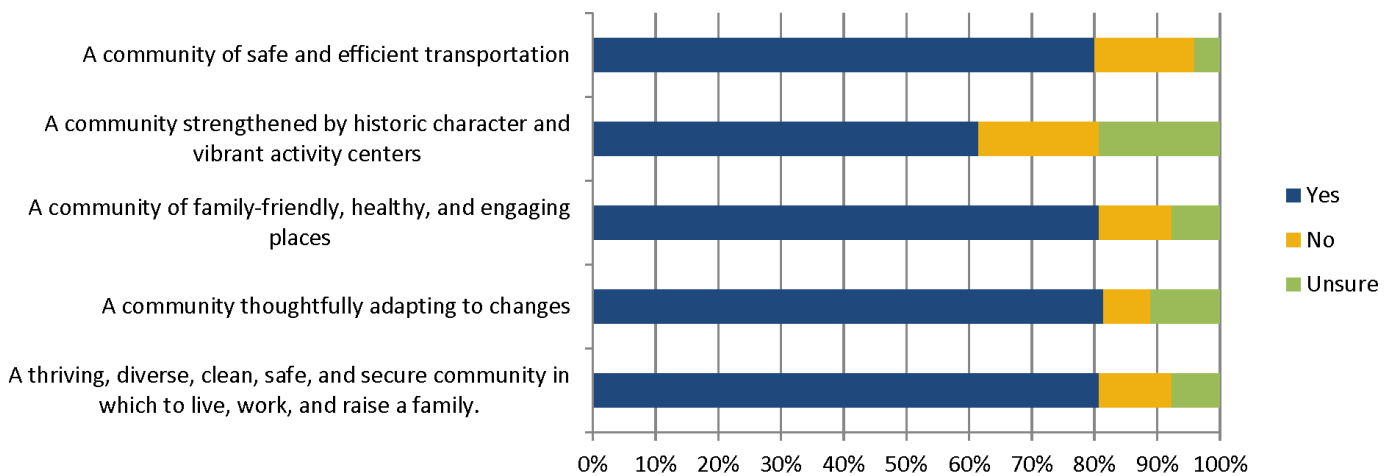


## MORE FROM THE TOWN HALL MEETING

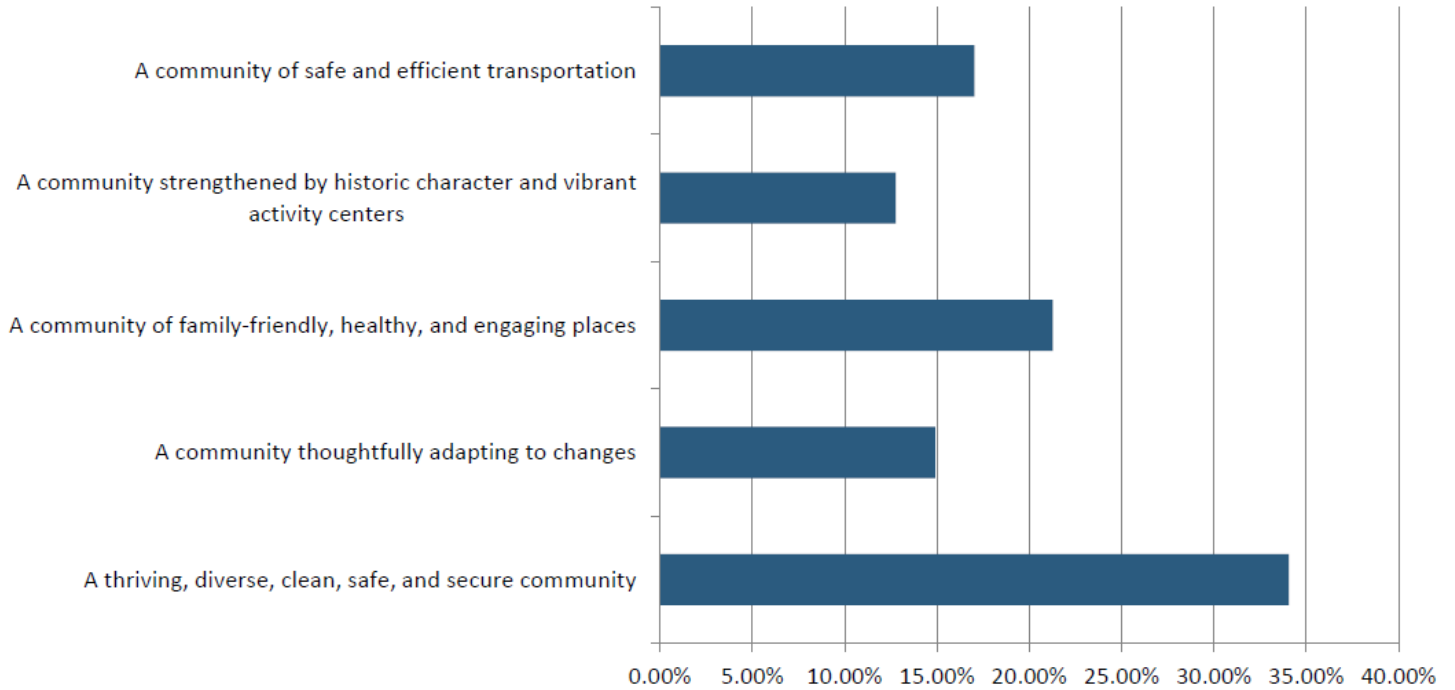
**BEFORE TONIGHT, DID YOU KNOW THAT THE CITY WAS IN THE PROCESS OF DEVELOPING A COMPREHENSIVE, LONG-RANGE PLAN?**



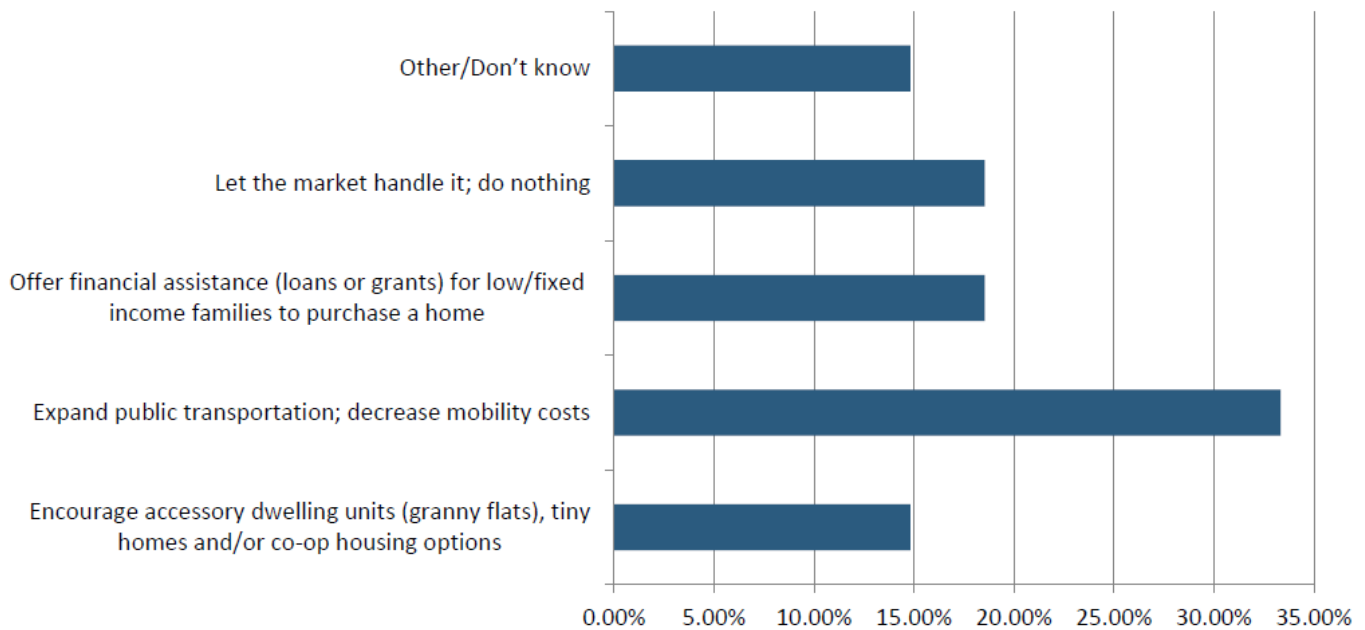
**DO THE #MYMERIDIAN VISION STATEMENTS RESONATE WITH YOU?**



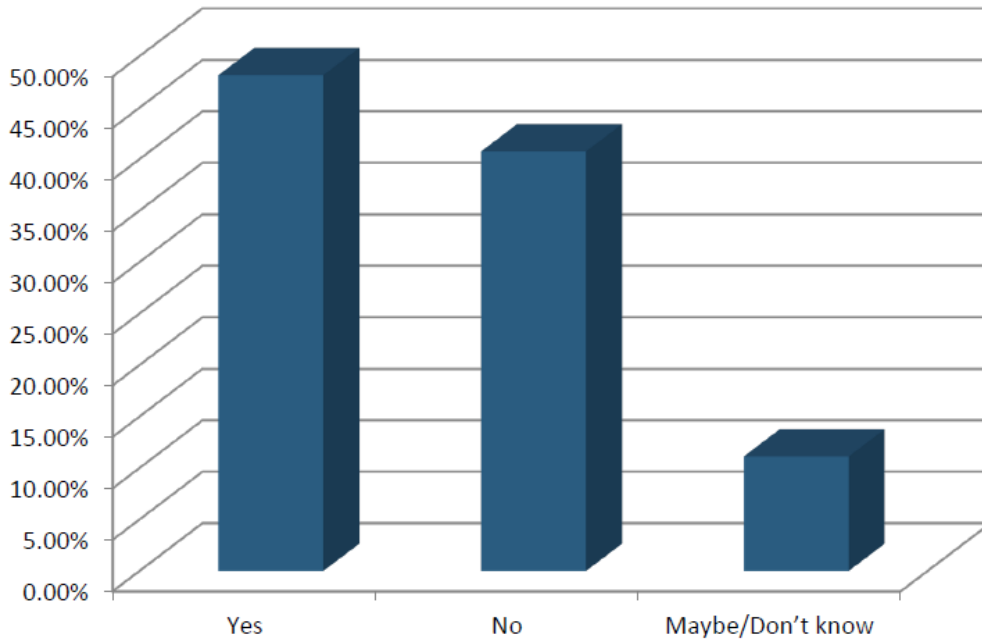
**WHICH OF THE VISION THEMES (CHAPTERS) OF THE PLAN ARE MOST IMPORTANT TO YOU?  
(SELECT AS MANY AS APPLY)**



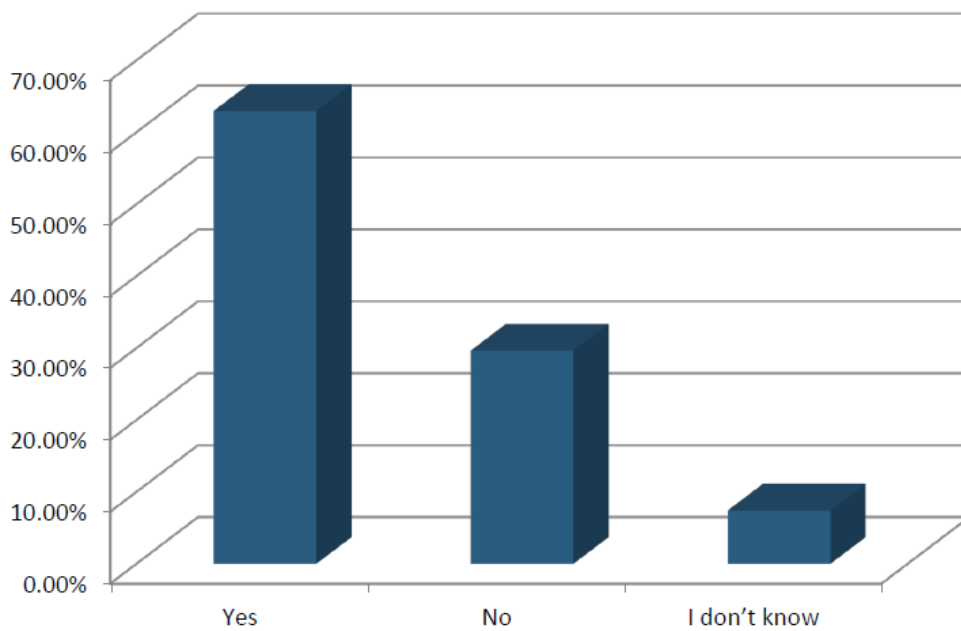
**WHAT IS THE MOST APPROPRIATE ROLE OF A CITY TO HELP ENSURE HOUSING OPTIONS ARE ATTAINABLE ACROSS ALL INCOME LEVELS?**



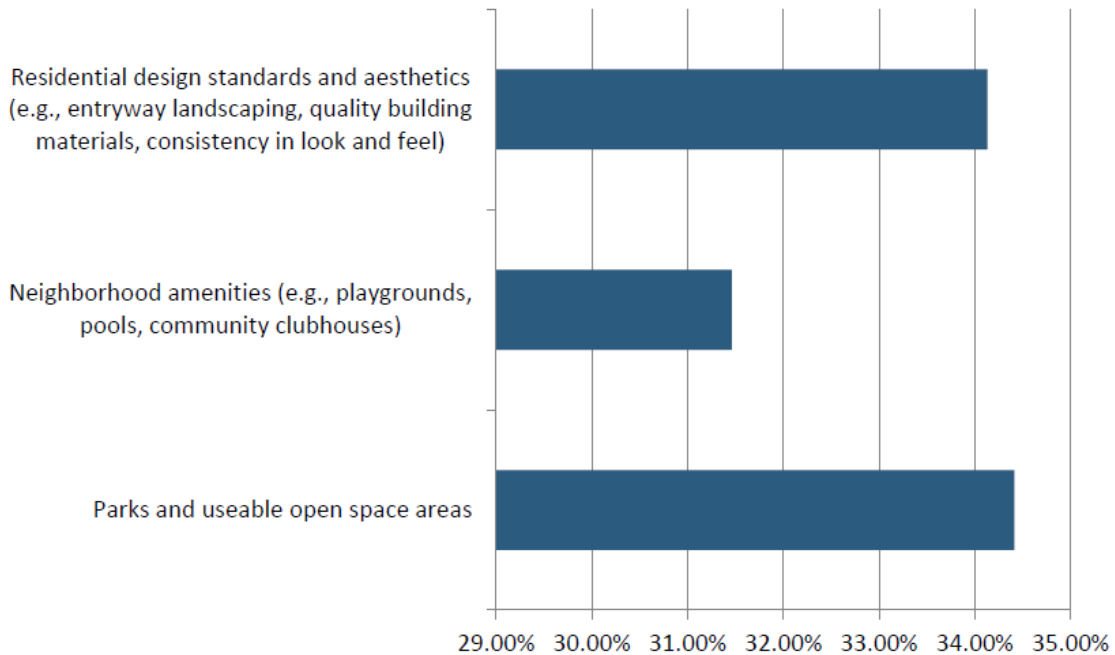
**THROUGHOUT THE OUTREACH PROCESS, COMMUNITY MEMBERS HAVE REITERATED THE NEED TO PRESERVE AND PROTECT EXISTING NEIGHBORHOODS. SHOULD THE CITY ESTABLISH NEIGHBORHOOD DISTRICTS OR ASSOCIATIONS TO EMPHASIZE, PROMOTE AND PROTECT UNIQUE COMMUNITY IDENTITIES?**



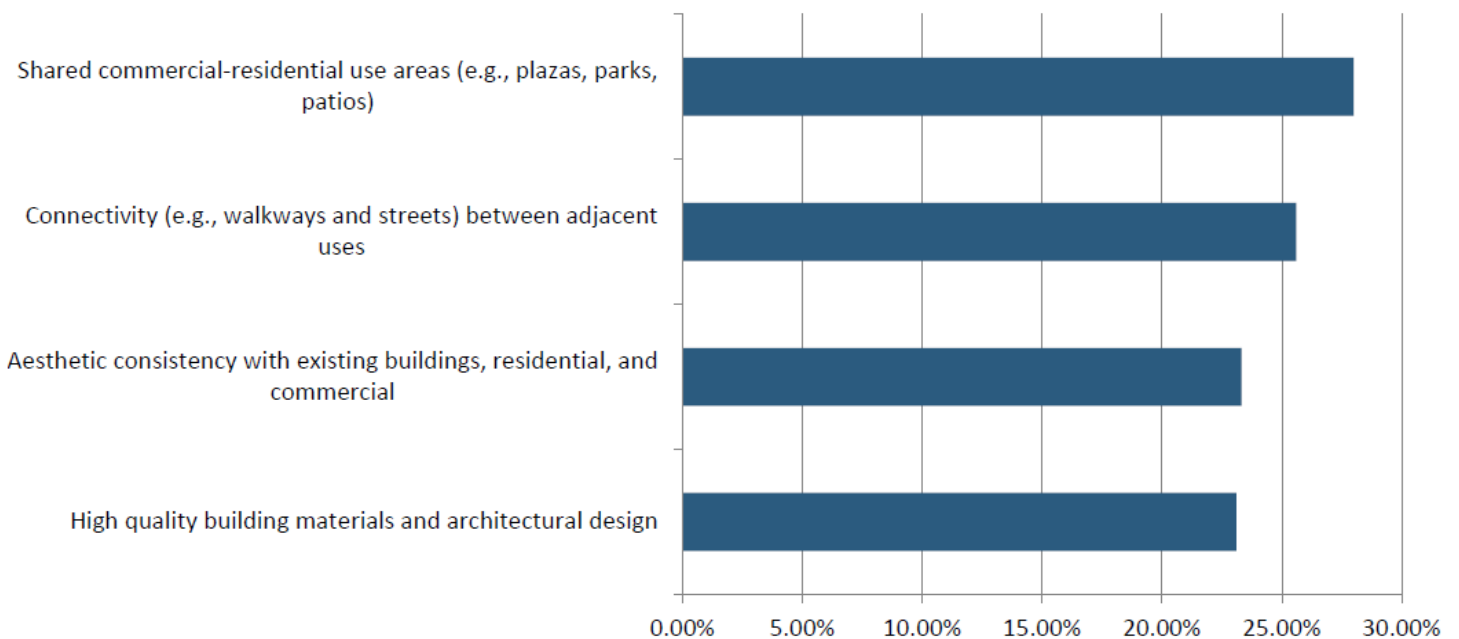
**SHOULD THE CITY EXPLORE PUTTING GEOGRAPHICAL LIMITATIONS ON GROWTH? I.E. RESTRICT ANNEXATION AND DEVELOPMENT TO SPECIFIC AREAS?**



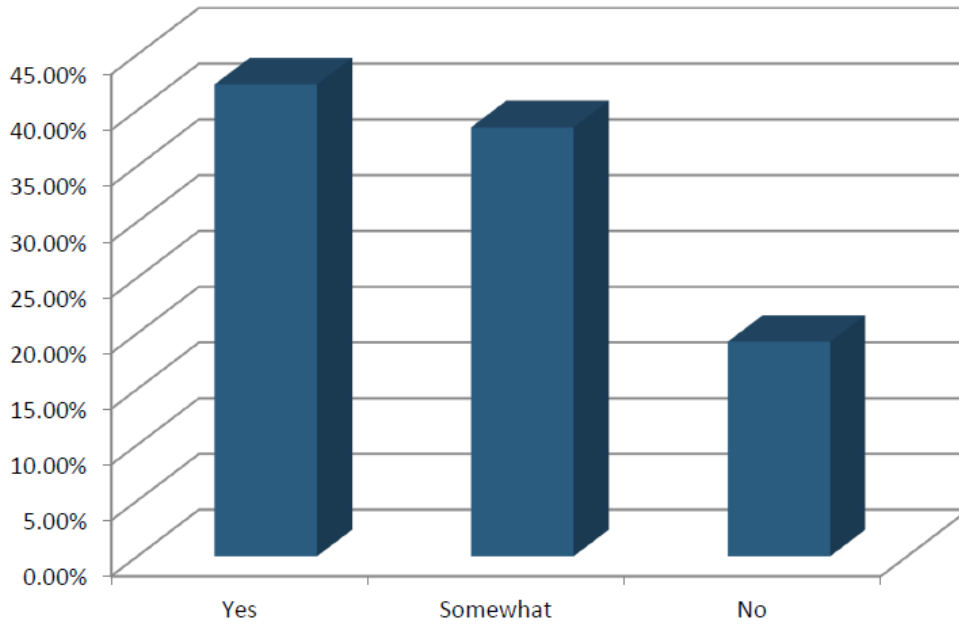
**RANK THE FOLLOWING, FROM HIGHEST TO LOWEST PRIORITY NEED, FOR RESIDENTIAL NEIGHBORHOODS GOING FORWARD? (RANK 1-3; 1 IS HIGHEST PRIORITY)**



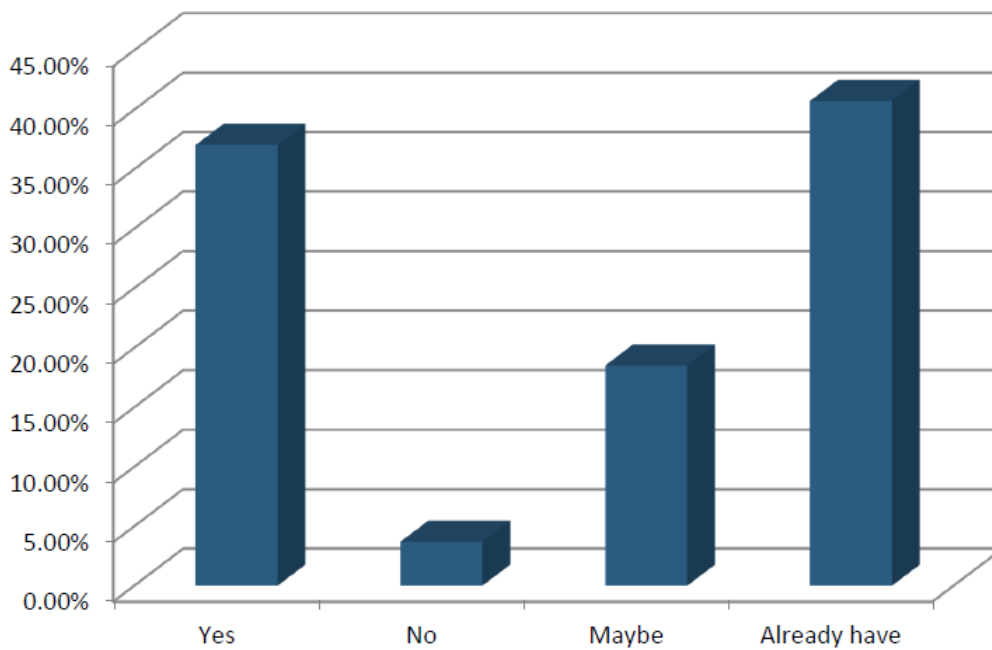
**RANK THE FOLLOWING, FROM HIGHEST TO LOWEST PRIORITY NEED, FOR COMMERCIAL AND MIXED-USE AREAS INTO THE FUTURE? (RANK 1-4; 1 IS HIGHEST PRIORITY)**



**HAS THIS PRESENTATION AND SURVEY HAS HELPED YOU UNDERSTAND GROWTH AND DEVELOPMENT ISSUES AND HOW THE COMMUNITY PLANS TO ADDRESS THEM THROUGH THE COMPREHENSIVE PLAN?**



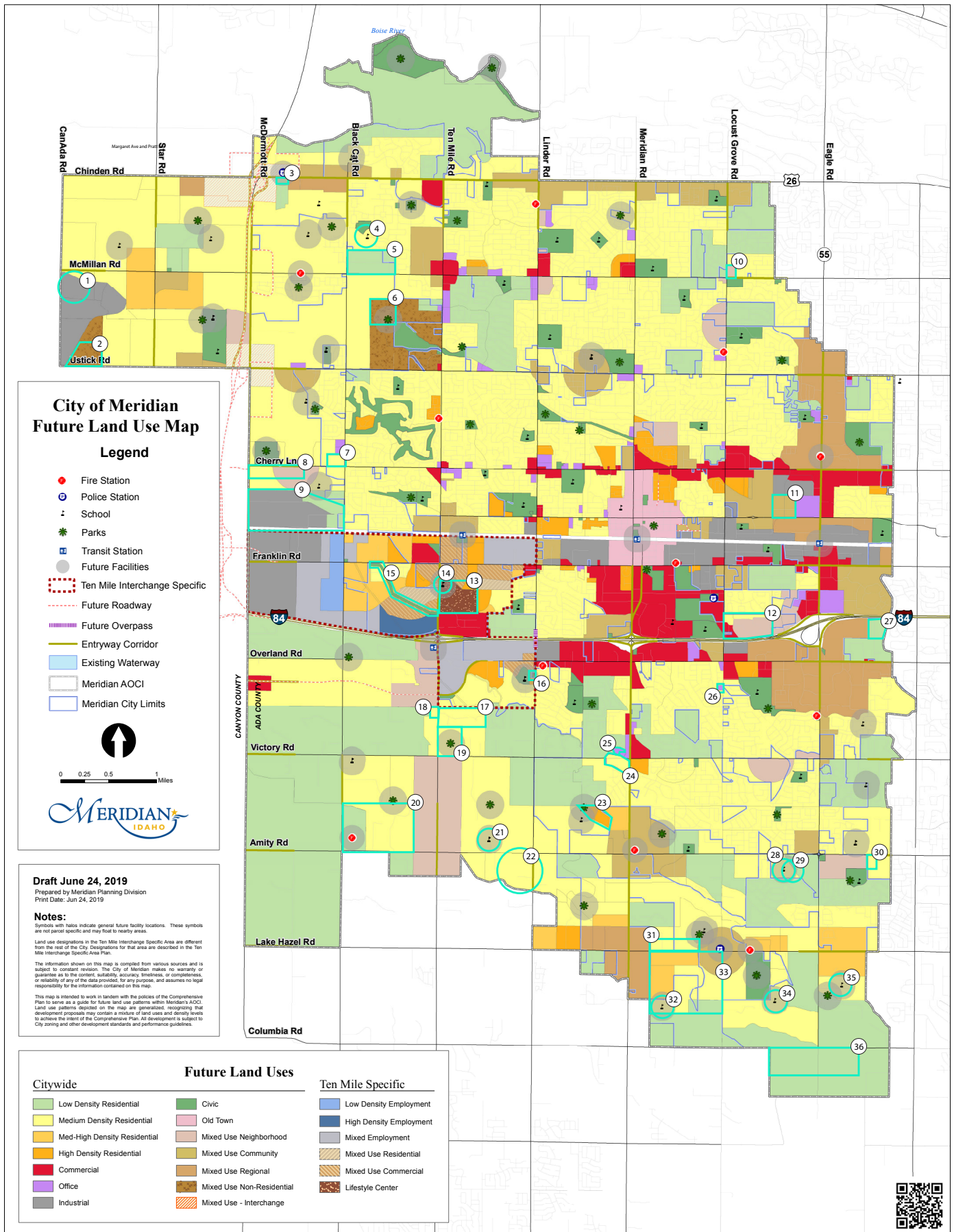
**WILL YOU VISIT [WWW.MERIDIANCOMPLAN.COM](http://WWW.MERIDIANCOMPLAN.COM) AND REVIEW THE DRAFT COMPREHENSIVE PLAN PRIOR TO AUGUST 5<sup>TH</sup>?**



# SUMMARIZED FUTURE LAND USE COMMENTS

(SEE CORRESPONDING NUMBERED AREAS ON THE MAP ON THE FOLLOWING PAGE)

1. Make medium density residential with commercial uses along Can-Ada
2. Allow residential uses in Mixed Use Non-Residential on Ustick Rd.
3. Make lots on Chinden Mixed Use Regional to accommodate access to Mixed Use-Interchange area
4. Move School symbol northeast of Black Cat and McMillan to center of Civic Land Use
5. Increase allowable density for Black Cat Estates Subdivision to Medium Density
6. Re-evaluate necessary buffer distance from Waste Water Treatment facility and allow medium density on interior parcels
7. Reduce density on Cherry and Black Cat
8. Move Mixed Use Neighborhood off mid-mile location, transition to Medium Density
9. Retain Low Density neighborhood north of railroad tracks. Do not transition to Industrial.
10. Change Mixed Use Neighborhood at northeast corner of McMillan and Locust to Commercial
11. Do not allow more residential on Pine, west of Eagle
12. Retain Low Density in Locust Grove Subdivision / Keep changes to future land uses as proposed
13. Remove Lifestyle Center designation, replace with Commercial and Mixed Use Commercial
14. Move future school site to west side of Ten Mile
15. Remove linear civic greenway
16. Redesignate private property to Medium-High Density instead of Civic
17. Redesignate the properties facing Val Vista Ct. to Low Density
18. Increase to High Density on Ten Mile south of planned Mixed Use Neighborhood
19. Continue Mixed Use Neighborhood to northeast corner of Ten Mile and Victory
20. Retain Low Density north of Amity between Black Cat and Ten Mile
21. Move future school symbol to the West Ada property closer to the NE corner of the intersection of Ten Mile and Amity
22. Do not make this area High Density residential
23. Concerned about High Density residential in this area
24. Give Commercial designation to area at the southwest corner of Victory and Meridian
25. Clean up boundary of Office so it does not cover existing residential area
26. Allow mixed use and residential uses at currently designated Office property
27. Transition Low Density neighborhood to Mixed Use Regional along I-80
28. Move future school south of Amity and west of Eagle to be placed mid-mile
29. Clean up boundary of Medium Density to follow Pratt Ln
30. Include High Density adjacent to Mixed Use Neighborhood south of Amity Rd.
31. Redesignate to Medium-High Density on north side of Lake Hazel between Mixed Use areas
32. Remove the future school east of Meridian and south of Lake Hazel
33. Concerned with Medium Density designation south west of Lake Hazel and Locust Grove
34. Move school southeast of Discovery Park closer to Lake Hazel
35. Remove school southeast of Lake Hazel and Eagle
36. Increase to Medium Density



# VERBATIM COMMENTS

## DRAFT PLAN

### Chapter 1

- I have commented supportively of the medical office general plan for the parcel we own under the Tebo Revocable Trust. Also supported our neighbors in the adjoining Woodbridge Community in controlling traffic through their neighborhood. We voted against the apartment complex across from us on Magic View, but voted in favor of the Senior Campus, currently under construction. One other usage we thought would be suitable for our property, would be no maintenance senior patio home with no egress onto Magic View. Thank you, Roger & Linda Tebo, 2731 S. Marypost Pl. Egel ID 83616
- Meridian's strength is its family-friendly environment.
- Meridian has spread out over the past 10 years. I would prefer to see the future plans begin with infilling rather than simply additional expansion "outward".
- and "one" of the top ten fastest growing . . ."
- The plan is flawed in that it does not fully integrate with all communities within the treasure valley and the fact the city does not have authority over roads or transportation in this state
- This change seems like a land grab.
- Every community needs a plan.
- reduce the number of HOA and allow citizens to own their own homes and do what they want with their own property. There should be a plan to reduce property taxes!!!!
- Table 2: List of Adopted Plans By Reference (pages viii and ix) – I did not see the FONSI for the US-20/26 Environmental Assessment completed in October 30, 2017. I was not a part of the project management team for this effort; is there content that the City of Meridian is not in agreement with and therefore has not accepted this document?

### Chapter 2

- Would like to see senior citizen housing options.
- Discourage the use of high density for commercial buffers.
- Could use something under the premier statement that is cross-generational. It feels geared towards the young. Consider adding some more text. Doesn't need to remove anything (i.e. raise a family), just more.
- Encourage and promote homeownership.
- Discourage land leases for residential developed properties.
- Encourage homeownership with land or homeowner's association.
- How about roads that can accommodate the influx of newcomers? You mention vibrant job market, but really, how many of those are high paying jobs, not just in service industries? What ARE the high paying companies in Meridian and how many people do they employ?
- The market should decide what types of housing are available - the city should not be forcing certain housing types based on what it considers the "correct" housing distribution. With growth, roads should allow for as much commuter traffic as possible, not prioritize bike lanes and public transportation. Keeping rush hour traffic manageable will be a huge benefit for the workforce.
- When I wanted to move my business, I was informed that if I wanted to build a building in a large portion of downtown Meridian I would have to build a two-story building that had an elevator. This demand is absurd; it doesn't make good business sense. Second floor business space is rarely attractive except in very high density business areas. An elevator is expensive. It seems the plan is working as there has been only one new building constructed in downtown in over ten years. The downtown is stagnant. Businesses have gone elsewhere because of this foolish preoccupation with two story buildings. This is not business friendly in the slightest.
- There should be more emphasis on green space, walking & biking pathways, and reducing traffic congestion.
- My primary concern is adequate water and sewer services, as well as - or most important - the ability of the existing



roads in the plan area being able to properly handle the increased traffic. Infrastructure in the Meridian area is not currently adequate for the type of growth in this plan.

- We are seeing many apartment buildings going up, more elite subdivisions, lots of construction. However, in order to get all the incoming people around the city there has to be a better infrastructure. The roads are not being upgraded, we now have traffic jams, sit through many lights and have longer and longer commutes. The city should have considered the infrastructure a long time ago. Seems all the city really wants is the revenue from the construction.
- Maintain a consistent development flavor to the area. Manage traffic thru neighborhoods
- Do not like the business, apt, residential layout at all. Plan looks to be including more business for more \$ rather than putting residents first...
- Roads
- Can't have premier communities with two lane roads. Need 5 lanes at a minimum on main streets. If i have to fight traffic to get to things, i am not likely to go.... still too many two lanes between 10 mile and eagle road. Waiting thru several traffic light cycles in peak hours is not good....
- trees and beautiful landscaping all around the city.
- No enhancements: Having grown up in Meridian, this is long overdue. It's exciting to at last see things shift in this direction
- Maintain the roots of Meridian - the rural farmland. Don't turn it into all subdivisions.
- Quality and attractive housing in my opinion is low density housing in a small acreage (1 acre minimum) rural/ agricultural setting.
- None of these express my concerns with your changes.
- You are not addressing our (my) concerns with any of these choices.
- The libertarian freedom to do whatever we want on our own land.
- Our neighborhood was originally designed to be a rural residential neighborhood with agricultural use. Properties were designed as 5 acre parcels to be enhanced with available irrigation use. Homes are on each of the 5 acre parcels. Families have been raised in a community atmosphere. To zone these properties into general industrial would result in a drop in property value, and eventual destruction of most of the existing family homes.
- bike paths. Reduced property taxes
- There is nothing attractive about more housing all it does is add more gridlock, most major intersections are backed up close to a mile or more during morning and late afternoon rush hour times, as a 3rd generation Meridian resident I have witnessed the growth first hand and I can tell you that our family is not thrilled about it nor do we support it.
- "Thank you for the opportunity to provide comment on the updated Comprehensive Plan being developed by the City of Meridian.
- After conducting an in-depth review of the proposed modifications and amendments to Meridian's Comprehensive Plan and the June 25, 2019 Future Land Use Map ("FLUM") revisions, we respectfully request four (4) modifications to the FLUM, as they relate to properties our client BVA Development, LLC, has a contractual interest in as a joint venture with other entities and owners. These modification requests are based on language contained in the new Comprehensive Plan as well as the existing Comprehensive Plan. If implemented, these requested modifications would promote the objectives of the new Comprehensive Plan and would reflect recent development trends and considerations in Meridian.
- In addition to the requested modifications to the FLUM, we suggest one minor textual revision to the proposed the draft Comprehensive Plan. Our four (4) requested modifications to the FLUM are discussed in detail below:  
SW Corner of Victory Road and Meridian Road. First, as depicted on the FLUM, the southwest corner of the intersection of Victory Road and Meridian Road is designated as Medium Density Residential. As depicted upon the current FLUM this property has both designations for Low Density Residential and Medium Density Residential. This property is owned by an affiliate of BVA who has evaluated it for development. It has not been annexed into the City of Meridian. There are topographical and physical limitations preventing its integration to the existing residential property to the

south. The residential streets that have been stubbed from the south, have not been stubbed to my client's property limiting the ability to share and integrate access. The southern boundary is a ridge that also topographically limits integration with the residential properties to the south. The other three corners of this intersection have developed at a more intensive level than the existing Low Density Residential and Medium Density Residential designations with zoning designations of C-G, R-15, and L-O. We strongly believe that due to the topographic limitations of this site as well as the other development at the intersection that a Future Land Use Designation of Commercial be applied to this site. That would support a commercial zoning designation (C-C, C-G, or M-E) in a location that clearly is more intensive and has developed as commercial node. This will facilitate service commercial and employment opportunities supporting the existing residential and future residential that have been contemplated in the immediate vicinity. We believe that this reflects the policy direction provided in the draft Comprehensive Plan.

- Pursuant to the draft Comprehensive Plan, "an adjacent abutting designation, when approved as part of a public hearing with a land development application, may be used." (Proposed Draft Comprehensive Plan, p. 3-9.) As depicted in the FLUM, this area is immediately adjacent to areas designed Office, Medium Density Residential, and Commercial. Based on these adjacent designations and the location of the area on an entryway corridor, we respectfully request that the southwest corner of the intersection of Victory Road and Meridian Road be designated as Commercial on the FLUM, which would permit a commercial zoning designation (C-C, C-G, or M-E) when the property is annexed to the City of Meridian.
- Northern Rolling Hill Drive. BVA Development's affiliate, BVABC Eagle View has acquired the property located east of Eagle Road and south of I-84. This property is presently designated as Mixed Use Regional (MU-R) on the Future Land Use Map. Affiliates of BVA and BVABC Eagle View have either acquired, or have placed under contract properties to the east of this property and west of the canal that are presently designated as Low Density Residential and which are contemplated to retain that designation.  
This area is largely comprised of two older subdivisions (Rolling Hill and Jewel) developed in Ada County as large lot agricultural type properties. Redevelopment of this area has begun with a portion of Rolling Hill subdivision being annexed into Meridian and zoned as C-G. This area is adjacent to: I-84; Overland Road; Mixed Use property, and Commercial property. Redesignating this area as Mixed Use Regional, would permit its redevelopment consistent with the existing improvements and projects located at the intersection of Overland Rd and Eagle Rd. The existing designation on the Future Land Use Map will require modification in the future as these property owners within the Jewel and Rolling Hill subdivisions contemplate the sale of their properties and their redevelopment. Although this area was previously developed as residential subdivisions, future improvement of these properties will require extension and expansion of public services, such as sewer, water, and roadways that do not presently exist. A Mixed Use Regional designation for this site is generally consistent with the larger area and would facilitate redevelopment of this area consistent with the Silverstone, El Dorado, and Eagle View Landing projects, as well as the other commercial development of these areas adjacent to Overland Road.
- NE Corner of McMillan Road and Locust Grove Road. Third, the area located immediately northeast of the intersection of McMillan Road and Locust Grove Road has a Mixed Use Neighborhood designation that poses issues due to the small size of the property. It is owned by an affiliate of BVA Development, which has had difficulty finding users for the property due to its size and configuration. In the FLUM, the subject properties currently are depicted as Mixed Use Neighborhood. The parcels located at the north east corner of the intersection are presently zoned Neighborhood Business based upon the existing FLUM. However, the area that has been designated as Mixed Use Neighborhood is approximately six (6) acres in area, rendering it difficult to satisfy all the requirements of the MU-N FLUM designation. Although the property is currently zoned C-N under the City of Meridian's zoning code, there are neighborhood serving commercial uses that are excluded from that zone. Moreover, a portion of this site was previously developed as a convenience store which affects the compatible uses that are adjacent to it.
- Because there is a large utility facility to the south, significant irrigation facilities adjacent to the site, a small MU-N designated parcel to the southwest and the remaining parcels have Medium Density Residential or Low Density Residential designations, it has been difficult to identify a user for this site that could support the type of uses contemplated by the existing FLUM designation. Therefore, we would request a Commercial designation on the FLUM recognizing the existing C-N zoning and which would permit other compatible zoning designations in the future. The subject property is located in the midst of an area that already is inundated with residential designations and existing

housing developments; redesignation of the area northeast of McMillan and Locust Grove will enable development that provides support to high-density housing and complements and serves existing residential developments.

- Ten Mile Interchange Specific Plan Area. Fourth, BVA Development has been working with Brighton Corporation in the development of Ten Mile Crossing within the Ten Mile Interchange Specific Area. Although all the property has been zoned C-G, the existing future land use designations do not presently reflect the market realities that existed when the Ten Mile plan was adopted. Brighton presently has the property between its parcels at Ten Mile Creek and Ten Mile Crossing under contract and it is our understanding that Brighton has requested modification to Lifestyle Center in the FLUM. Since this designation was first applied, two large lifestyle type centers have been constructed at Eagle Road and at Garrity Road. While there is a need for retail serving the larger area along Ten Mile, we believe that the eastern portion of this site should be designated in such a way as to contemplate expansion of the employment center that is being developed at Ten Mile Crossing. We are supportive of Brighton's request to ensure that future development applications that are consistent with the existing C-G zoning are not limited by language of the Comprehensive Plan or a new FLUM.
- In addition to the foregoing, we believe these requested modifications are supported by numerous provisions of the proposed Draft Comprehensive Plan. For example: "The City realizes that the 21st Century economy requires flexibility... The City is striving to strengthen its competitive position by creating an environment and infrastructure where industries can create, respond, and adjust rapidly." (Proposed Draft Comprehensive Plan, p. 2-9.) All of the requested FLUM modifications offer the increased flexibility necessary to adapt to changing economic conditions, without sacrificing the oversight the City feels is necessary to guide sustainable growth and development. These changes are sought to reflect the development patterns that have emerged since the current FLUM was integrated into the Comprehensive Plan. Conditions that existed ten years ago, do not exist today and these requested revisions are necessary to address the flexibility identified above.
- "Create a business-friendly environment that supports and expands existing business opportunities..." (Proposed Draft Comprehensive Plan, p. 2-10, Table 5, Item 2.7.) All of the requested modifications offer expanded business opportunities, thereby helping to ensure sufficient jobs and economic opportunities to support sustainable growth and development in Meridian. Ensuring the development of employment opportunities and commercial services in reasonable proximity to existing residential development minimized infrastructure demand and reduces vehicular demand. "Diversify Meridian's economic base..." (Proposed Draft Comprehensive Plan, p. 2-10, Table 5, Item 2.6.1) The requested redesignations will support meaningfully diverse development of employment centers, which, in turn, will ensure that Meridian's economic base continues to diversify and serves the growing residential population.
- "Support economic opportunities for a community with diverse income levels." (Proposed Draft Comprehensive Plan, p. 2-10, Table 5, Item 2.6.2) The diversity of development that could result with the requested redesignations would directly help the City achieve the objective contained in this policy direction. Also, development at Ten Mile can be promoted as a "center of activity and growth." (See Proposed Draft Comprehensive Plan, p. 2-12, Table 5, Item 2.9.3.B) "Pursue economic development opportunities with technology, healthcare, environmentally-friendly manufacturing, light industrial, and professional service industries." (Proposed draft Comprehensive Plan, p. 2-11, Table 5, Item 2.8.2) the requested modifications support development in technology, healthcare, and professional service industries, all of which conform to the policy guidance contained in the proposed draft Comprehensive Plan. "Capitalize on the City's central location by promoting more tourism and business growth along entryways and key corridors." (Proposed Draft Comprehensive Plan, p. 2-11, Table 5, Item 2.8.2.B) All of the areas in which redesignations are requested are located adjacent to entryways and key corridors. Implementing the requested redesignations will result in business growth along these entryways and key corridors, thereby meeting the objective contained in policy direction in the proposed draft Comprehensive Plan.
- "Cultivate unique and diverse destination-type activities..." (Proposed Draft Comprehensive Plan, p. 2-12, Table 5, Item 2.9.3) The areas in which redesignations are requested are envisioned to include planned "destination-type activities." We can provide additional analysis for these requested modifications as necessary. It is important to reiterate that

the FLUM is only one element of the comprehensive planning process under Idaho Code Section 67-6508. In fact, it is not intended that the land use component be static, rather it is intended to identify "suitable projected land uses". Idaho Code Section 67-6508(e). First and foremost, the existing zoning, and not the comprehensive plan governs, the use of land. Where a modification is sought, then the comprehensive plan comes into play, however, it is a guide. Zoning decisions must be in accordance with the elements of the comprehensive plan, but that does not require slavish devotion to the plan. Neither the comprehensive plan nor the land use map element of it are in fact zoning ordinances. *Bone v. City of Lewiston*, 107 Idaho 844, 850 (1984).

- We are concerned that in light of the very minimal revisions to the land use map in this comprehensive planning exercise, that inadequate attention has been paid to the actual planning process and changes that have occurred since the last comprehensive update of the plan. The land use map and plan components should be somewhat dynamic reflecting changes in development patterns and economic conditions over time.
- To summarize these four (4) requests:  
First, the area at the southwest corner of Victory and Meridian be given a Commercial designation in the FLUM supporting a commercial zoning designation upon its annexation and recognizing the development of the remainder of the intersection;  
Second, the area south of I-84 and west of the eastern boundary of the City of Meridian, be given a designation of Mixed Use-Regional in the FLUM, instead of Low Density Residential, reflecting the existing development patterns in the neighborhood;  
Third, the area northeast of the intersection of McMillan and Locust Grove be redesignated as Commercial, to support commercial development flexibility around the existing convenience store and to better buffer the adjoining residential development; and  
Fourth, within the Ten Mile Interchange Specific Area, the parcels currently depicted as Lifestyle Center be redesignated to support general retail uses and expansion of the office uses on the eastern portion of the site.
- As we mentioned at the start of this letter, in addition to our requested FLUM re designations, we recommend the following correction (depicted in red) in Table 4 of the draft new Comprehensive Plan, in tem 2.5:  
2.5 Plan for a multi-generational city with adequate public services and health care needs resources for existing and future residents of all ages.
- We are grateful for the opportunity to submit these comments and requests, and we look forward to discussing them with you at your earliest opportunity. We would request a meeting with planning staff to discuss these request and other issues that may arise from public comments and revisions to the updated Comprehensive Plan."
- Monitor the property taxes generated and future forecast to ensure a balance housing types that support the City financial. Ensure calculation take into account homestead exemption and other exemption.
- Develop standards to set allowable monitor and set mix of rental verses ownership market.
- This can be misconstrued given the extremely large number of inward migrations that buys houses here and there isn't a correlation between Meridian's income level. The inward migration buyers are willing to pay a lot more for a home.
- Develop grading and draining policies to be used by developers and builders to ensure water on buildable lot moves away from the structure through drains, French drains, trench or other mean.
- Can SC revisit this particular action item? How complex will it be to maintain this list. What is the value? Will residents go to the City for this kind of information? What are the parameters for being included in this list? Should it exclude daycare facilities – this realm seems a lot trickier to pin down/update/etc. Does the city hosting a list seem like a recommendation or pre-qualified list
- Add back in: "Research potential sites with the Meridian Development Corporation for entertainment venues and a civic center in Downtown"
- Work with existing business to streamline regulations.
- Review regulation that are costly, burdensome or cause time delays when operating, opening or expanding a business. (i.e. liquor license for restaurants.

- Encourage creative economic development that improve the quality of life through improved health, innovation, access to quality healthy food, walkability, biking and place-making.
- Work to honor and promote existing business.
- Connect existing small business up with agency resources such a SBA, SBDC and SCORE.
- Develop a selection criteria list for business types, and incorporate it into the development review process.
- Encourage and work with existing business and look to this group to see how the City can assist them in thriving. (Regulations, incentives for long term businesses, local headquarter, Idaho local business.)
- Ensure a process so taxpayers have a vote on XX dollar project when using taxpayer money now or in the future.
- Encourage and incentive plottage used to develop vertically with a minimum of 10 stories.
- Encourage mix used building. (ie. Parking, retail, office, residential mixes.)
- Suggestion to change “live, work, and grow.” to “live, work, and thrive.”
- Under Education & Community Services, consider Education, “Health”, and Community Services.
- Age in place isn’t mentioned specifically. I know we’ve talked about it though. For them, this is just about remaining in a neighborhood. They also view it as housing that is built to support all walks.
- Accessory Dwelling Units not really touched on.
- Add: “Support an open housing market for all persons, regardless of protected class.”

### Chapter 3

- No new homes until roads and schools can accommodate more people.
- Housing areas should not include things like storage units which detract from the housing values. They should include mall community venues scattered throughout various neighborhoods and business developments for celebrations and events would help bring people together - like they have in SLC, or like Hyde Park in Boise.
- there seems to be no interest is the people that have been in Meridian the longest, their property is just something to change with a whim, there has been a lot of contradicting statements about the use of the subdivision Locust Grove heights.....one talks out one side of the mouth and another talks on the other side.....there has been a road between Eagle and Locust Grove, just because it is now inconvenient to Wood Bridge and they have a voice in City Business.....they want another way, and that involves destroying another subdivision, seems wrong to me.....
- Your last bullet point is failing. Open your eyes and drive the streets; traffic jams, increasing accidents, slower commutes. One obvious solution - dramatically raise the impact fees for any residential development besides small-scale filling in in existing residential areas. The citizens have spoken in the “ what we have heard “ area. We are sick of the pace of growth and the lack of vision of how this is effecting our quality of life. The impact fees have inched up but not enough to pay for the full impact of thousands of new cars pounding our streets and strain on all utilities. When the big bills for repairs come, the people who have been here for decades will suffer disproportionately.
- Development shouldn’t come BEFORE roads and schools and parks... Development needs to fund the needed infrastructure at the same time.
- This is a tall order when what we already have is under capacity for what we already have and need.
- diversity within a consistent plan, prioritized for traffic flow enhanced by good planning.
- Make Developers pay for roads before they built large developments and clog up the roads even further. Spend money on roads rather than education.
- Want to make sure utilities and pricing stays the SAME - NO INCREASES!
- There has been no plan for growth????We have subdivisions without basic road infrastructure so how does this fit as we evolve?
- The biggest concern is that the roads are not accommodating the growing traffic. It would be great to think of ways to

add more roads and/or maybe spandex the existing ones.

- Add graphic for Figure 2. General Mixed Use Concept Diagram
- Roads and infrastructure are way behind..... many areas of poor traffic flow....
- High density amongst low density developments does not protect the value of current homeowners nor does it allow for enough rural elements
- we are in a rural area that was zoned for low density when we purchased the land and built our house and believe Meridian needs to honor that in the square mile of Amity/Victory & Black Cat/Ten Mile
- Don't allow development without proper public utilities and roads. Make the developers put these things in.
- Upon reviewing the map, balance does not really describe the mix of uses throughout the city. More low-density housing is needed to create a "BALANCE."
- When we decided to make Meridian our home, it was inviting to us because of the balance between agriculture, small acreages, parks, residential areas with very limited high density residential areas. It was an average sized town with a small town feel, with easy access to all the amenities of the larger sized city of Boise. Over the past few years we have begun to see a lot of urbanization of the area which is changing the feel of our community. Land use designations are leaning a lot more towards business and high density residential. There is no longer a "balance" and the city is swallowing what made this area so appealing to us.
- None of these express my concerns.
- You are over-stepping your right to govern!
- Implementation of the plan outlined in your comprehensive plan would result in destruction or removal of the existing agricultural residences and extremely devalue the property.
- reduced property taxes increased private property rights
- Balanced and clarified land use designations? It's all being gobbled up, soon there won't be any open land left. The Meridian that I grew up with and loved is now gone and getting worse each year.
- Fields area: The proposed FLUM appears to be quite different than any of the three plans presented at the public meeting for that area held in February, 2019. Residential densities generally seem to be higher through much of the area than was presented in the meeting. Just curious what caused the change from options that were previously presented.
- The mixed-use community zoning near Old Town, Pine, and Idaho Ave. is important to get just right. This portion of Meridian buffers the Old Town zone and industrial zone near the train tracks. I would encourage smaller buildings and residential units to preserve the unique feel of the neighborhood. A situation to avoid would be adding residential at 12 to 15 people/acre in a parcel adjacent to industrial use and train tracks as this will lead to rundown housing in a few years. A 60,000 sq.ft. grocer allowed in the description would overrun the roads. Additionally, there are already too many large commercial properties sitting empty and rundown between the train tracks and nearer the downtown corridor. BUT, a good blend of retail boutiques or restaurants with offices and residential above could buffer the industrial zone and transition well from the Old Town. I appreciate the need identified for the proper architecture to match the existing area.
- Policy 3.3.1.A (page 3-5) – Continue to develop and implement the desired vision in special areas, areas with specific plans, and along key transportation corridors. Please refer to the first bullet point, above.
- These two policies aren't a great fit here (regarding youth and senior activities).
- Consider City Master Plans and Strategic Plans in all land use decisions.
- Work to improve the neighborhood meeting process and the noticing process of all land use public hearings.
- Ensure that Plan drives the direction of regulations, policies and ordinances.
- Requires an analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.
- Identify and communicate future and current fire station locations based on adopted response time standards.

- Communicate development impact regarding adopted Fire Department response time standards.
- Build and provide services in a manner that promotes the vision of priority growth areas, reinforcing and protecting Meridian's growth objectives
- Require all annexed properties to be develop within two year or require an extension of time. City reserves to right to de-annex property for failure to development.
- Develop understand with City Council, Planning & Zoning Commission, and City staff that existing landowner have property rights and well as developing property. Both existing and developing property rights needs to be considered. Balance existing property rights and developing property rights and develop transitions and mitigation plans to achieve compatible developments.
- Revise or develop Unified Development Code that helps to maintain or protect the value of a property by ensuring incompatible uses of land or kept apart or mitigated. Ie. commercial outlets like factories out of residential areas
- Add back in: "Coordinate with the City of Nampa, Canyon County, Star, Eagle, Kuna, Boise, and Ada County on land use, transportation, and emergency services."
- Add back in: "Coordinate with Ada County and establish and maintain an Area of City Impact Agreement, to ensure that rural areas are developed in accordance with all applicable provisions of this plan."
- Add back in or consolidate with other: "Coordinate with Ada County to amend City and County Area of City Impact agreements to require Meridian land use ordinances be adopted by Ada County for developments within the Area of City Impact but outside City Limits."
- Add back in: "Require rural area residential development to submit alternative development plan to allow for the efficient extension of urban services in the future (resubdivision plan).
- Add back in: "Consider City Master Plans and Strategic Plans in all land use decisions."
- Add back in: "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.
- Add: "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."
- Discourage the use of multi-family as a buffer for commercial development.
- [remove "Symbol" after land use descriptions]
- Provide for transition and buffering between commercial development.
- Update Uniform Development Code to eliminate multi-family uses in a commercial area.
- Restrict access points on key transportation corridors to ½ mile section and require collector, backage or frontage roads.
- Specify neighborhood health/medical clinics or similar example uses under all mixed use areas (it's in some).
- [replace "federal highways" with "state highways"]
- Broadband/fiber not really addressed. Meridian has some dead areas apparently. Downtown was an example.
- [replace "traditional phone and T.V. agreement" with "landline phone and cable television agreement..."]
- The language in reference to Idaho Power electric facilities looks good. Having this language in the plan will ease the process of siting future substation and transmission line facilities in the city. Thanks for the opportunity to allow Idaho Power to participate in the plan.
- Include a short blub of text under Utilities/Power regarding the Eastern Treasure Valley Electrical Plan. Could be something as simple as, "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."

## Chapter 4

- I am not "most excited" about any of the options above. I am most concerned about the costs. Impact fees need to be

substantial. Many life-long Meridian residents - both in the city and in the impact area - are retired residents managing on fixed incomes. Or soon to be retired residents who will be managing on fixed incomes. You are proposing development and the resulting tax increases that will make it impossible for life-long Meridian residents to continue to afford living in the Meridian area.

- Extended and connecting pathways allowing for safe walking, biking, etc. to parks, restaurants, schools, and neighborhoods across the entire city.
- How about libraries?
- improved walking paths to reduce crossing at intersections beneficial
- We have enough beautiful parks already. Make sure we have the PATHS, SIDEWALKS, and less congested WIDER streets to get to them!
- Again, without roads to move the growing traffic, all the new growth will be choked.
- We would like to see more energy expansion, not over-regulating people out of existence. Very much against Agenda21 or Agenda2030 push on our communities and the way of life.
- KEEP Farm Land here! Do NOT drive them away but incorporate THEM into the plan...
- None of these express my concerns.
- These choices have nothing to do with my concerns or desires.
- Many of the 5 acre parcels on El Gato are used for growing crops, gardens, tree groves, horses and cattle. If the land is usurped into general industrial all these enhancements will go bye bye.
- bike paths reduced property taxes increased private property rights
- All of this "growth" has done nothing but add more congestion, increased crime, I constantly read on our neighborhood Next Door app about car break ins, house and car eggings, strange/creepy people snooping around peoples property caught on their surveillance cameras.
- These are dissimilar. The action talks about outreach but objective signage. Consider removing both after draft. Small scale signage is strategic and already being done.
- This has already been done with a plan/work in place.
- Plan to remove. Strategic time element.
- Add dust to grading and drainage policy and add to strategic action list: "Adopt a Dust Abatement Ordinance in conformance with the prototype developed by COMPASS for governments in the Treasure Valley"

## Chapter 5

- Add similar policy: "Implement the City of Meridian Design Standards and City of Meridian Architectural Standards Manual that will ensure that downtown remains the historic center for mixed-use tourism, business, retail, residential, and governmental activities."
- A vibrant community needs diversity. Meridian is one of the whitest areas I've ever lived in. The ONE African American family who lived in my neighborhood moved out. Meridian needs to be welcoming and accepting to people of color and VARIOUS faiths. We need to celebrate a variety of cultures.
- I do not see anything in your plan (above) about preserving Meridian's agricultural lands. Perhaps I missed something?
- The city needs to hold onto the historic history here in Meridian.
- I know we're not exactly competing with Boise, but we should make ourselves distinct - what sets us apart from our neighbor?
- Use of energy efficient materials within good design, considering baby boomers and seniors within the comprehensive plan, establishing walkways and inviting rest areas in the design. Keep landscaping to a min for water conservation and usable space.



- Jobs that pay enough to afford to live in this new California city
- We should cherish our heritage and teach kids to respect it.
- Ditto
- We do not require or need change in our designation.
- Changing these 5 acre lots from a low density residential into general industrial certainly does not sustain the neighborhood character and the original plan of the developer to provide an agricultural heritage for families in the Meridian area.
- bike paths reduced property taxes increased private property rights
- There is no more agriculture heritage, farm land is being bought up daily to build more houses and apartments, I believe there are no dairies left in Meridian and only 3 in Ada County. It's pretty sad to tell you the truth. The good ole days are long gone.
- Just echoing the ideas I mentioned in the previous comment. I appreciate the need to reflect and preserve our existing community. For me, preserving the transition the small town feel is critical, especially as it pertains to the Old Town zoning.
- Make sure that 5.1.2.A covers this: "Implement design criteria to set quality standards city-wide"
- Consider developing a percentage of art set aside on new development.
- Policy 5.1.4.A is a duplicate with 4.7.1.B (verbatim).
- Encourage development to incorporate part of old building material in design.

## Chapter 6

- Add walkways to enhance safety and provide rest stops with sit down opportunities. encourage a variety of transportation modes, supporting fuel efficient or electric vehicles; encourage bike transportation when weather and routes permit. Encourage less trip shopping and ride sharing.
- Add sidewalks, trails and pathways to Chapter 6 (Connected Community). Move from Chapter 4.
- We keep hearing that there aren't funds to expand the roads. The residents are suffering the lack of infrastructure while the developers make a lot of money on subdivisions and businesses. The impact fees to make Meridian sustainable and livable need to be much higher and put toward ROADS. Right now allowing basically un-restricted growth has put us in a downward spiral as far as transportation goes.
- Please prioritize commuter traffic over biking, walking, and public transport when planning road additions. The growing population causes increased rush hour traffic.
- Interconnect with what? there is no bus system
- Sidewalks needed alongside every roadway. Currently ten mile is unsafe for walkers and bikers with no sidewalks.
- Already too late - but there should be a train system like Boston or NYC - nothing overhead like the stupid and ridiculous "light rail" that WA State is doing - imminent domain EVERYWHERE. Would be great to put something like this along the new Hwy 16 to i-84 that then goes into downtown. However would need a MASSIVE parking garage. All the other cities never build enough parking to use the transportation system.
- ACHD is not able to keep up with these grand plans, so what are we doing for roads. Stop with the beautification and fix the real problems.
- We need enough 4-5 lane roads to be able to handle the huge amount of traffic that has been allowed to grow because of uncontrolled growth.
- This is the single largest problem with this master plan. The vision can not be fulfilled as stated without significant development of the roads and highways. We have already seen the challenges on Eagle road as result of not effective planning. What makes the treasure valley desirable is the lack of congestion yet this plan only creates for more business to flourish at the expense of residents unless you build the roads or mass transit to support it first. If you look at well done master city development plans they built the infrastructure to handle the development

- These choices have nothing to do with my concerns or desires.
- Any community is enhanced by providing safe walking and biking. El Gato provides that now.
- preserving hobby farms and low density residential areas bike paths reduced property taxes increased private property rights
- Traffic is a joke in Meridian, gridlock everywhere you go, when a light turns green there are still 3-5 cars going thru a red light at all major intersections all day long. I see and hear nothing about taking care of these problems. Lets build it all first and the worry about road/transportation problems later which only compounds the problem.
- Policy 6.1.1.E (page 6-5) – Pursue bicycle routes/lanes/paths on roadways that will be appropriate for a wide range of ages and abilities. Recommend “. . . on or adjacent to roadways . . .”
- Policy 6.1.1.F (page 6-5) – Work with transportation providers to implement transportation plans, projects and studies. Reference to first bullet point.
- Policy 6.1.3.C (page 6-6) – Require the public street system to be continuous through each mile section, avoiding long straight stretches. Would this be applicable to both collectors and non-collectors? Is there any desire that such roadways connect across mile sections too?

### General Draft Plan Comments

- Everything is great for all the new people moving in and great jobs but there are also many seniors that live here and property taxes keep going up. There should be some kind of freeze on property tax for seniors if they stay in their home or a much much lower rate. Property tax is the one thing that could prevent many seniors from living in their homes for the rest of their lives that they love and don't want to move. They have memories and it's very hard to let go. I understand there are tax breaks for low income individuals but there are some that don't meet that criteria just yet and can't even enjoy life. They are between low and above income. With everything going up, food, clothing, etc which is out of our control, we need to come up with something else to help seniors before they reach that level. Maybe a proportion that gives them a larger discount as long as they live in the house BUT if they move then they lose it. I hope the committee can think about us seniors and come up with something to help us continue to live in our homes comfortably with no stress or worries and enjoy our golden years. Thank you for listening.
- In Oregon and California, taxes are limited to a set percentage each year. Maybe this could be an option. I am a senior who moved back to Idaho after 50 years because I couldn't afford to live in Oregon any more because the property taxes funded everything. My property assessment has increased \$100,000 here in two years but my house still needs lots of renovation that I cannot now afford. New roof, new windows and new flooring. What happened to the idea of removing sales tax on food? That would help a lot. We definitely need more professional and better planning leadership in Meridian!
- As a Meridian resident and business owner for over five years, I've seen a lot of change in the area -- no kidding right? The City of Meridian "plan" is lacking (no surprise) in common sense and realistic planning. There's reference to "guiding growth" and this isn't well defined given we clearly need to control or mitigate growth at the same rate as our infrastructure and with the actual community (not city revenue) in mind. For example, the roads and schools are not growing at the same rate as new subdivisions. The plan suggests the impact of growth is an increase in crime and vehicle collisions and the solution is "coordination with fire and police." How is "coordination" an actual solution? There's no mention of a light rail, no suggestion for mitigating/controlling/slowing growth so infrastructure can catch-up, but there is an emphasis on "mixed-use" which has already caused challenges (there are so many blocks in Meridian that are MU and the property values of one subdivision are either improved or negatively impacted by the neighboring subdivision -- no consistency and definitely not a win-win -- it's a long-term lose-lose). And finally, this is probably a concept no politician will touch and I'm not advocating to stop growth but I am advocating that our elected officials need to actually have our interests in mind -- population growth that's aligned with infrastructure and planning/zoning that uses common sense!
- Greg, You're right on. The planning is just that, a plan that shifts like the wind with these folks at Meridian. They just can't say no to the developers and their money. I was in the fight over the Costco issue at Ten Mile and Chinden, only because I felt it was the wrong site at the wrong time due to lack of infrastructure and the negative impact these large developments have on the neighbors. My concern and fight was how the city came to decide to permit this development- it looked pretty shady in my opinion. I'm not against growth, it's going to happen. It just needs to be smartly planned and

executed smartly, we don't have this here at this time. Elections are coming up soon, the current leadership downtown should see some change, not only the elected but the staff as well. Just my thoughts and opinion is all.

- Residents and community FIRST - not BIG BUSINESS.
- "I live in the Locust Grove Heights subdivision and I wanted to share my feedback with you on the Comprehensive Plan. I know you've been getting a lot of negative feedback from my neighbors on the plan and the future land use designation for our area, but I just wanted to express my support for the plan. I've reviewed the plan in its entirety and I see that our neighborhood is in the middle of everything. It only makes sense to change the land use destination for this area so that as Meridian continues to grow people have more flexibility in how they use or develop the area between Locust Grove and Eagle. I know that the rate of growth in the valley and especially in Meridian has been overwhelming and difficult to keep up with and I appreciate the city taking a more proactive approach to planning for the city's continued growth. I especially like that the comprehensive plan accounts for varied types of housing, with more low cost options.

I also wanted to convey that I have found the communication on this project to be exceptional. I found the website and its maps easy to follow and understand. Staff responded quickly to my emails, and made sure all my questions and concerns were addressed."

- "I reviewed the comp plan website and the will continue to review the details of the comp plan. Based on my review, and discussions I've had with a few committee members, I have 2 comments for you.

First, regarding future land uses or densities for specific parcels, I think it is really important for the city to listen more to an actual land owner and their desired or requested density. I know that the city has talked about taking away step-up in densities and so it is really important to get the future density right in the new comp plan. Also, during this process I am concerned that some will want to tell another landowner what they can or cannot do with their land and I really struggle with that.

Second, I appreciate and respect the process the city has followed to get to this point with the new comp plan. The city has done a great job trying to blend and transition densities throughout the city. I hope they city continues to strike the proper balance of future land uses and densities as they also listen to concerns and not allow small, anti-business groups to try to impose their interests.

Lastly, keep reaching out to landowners that have not yet been annexed but probably will within the next 5-10 years."

- "As a long-time residents of Idaho and the Treasure Valley we appreciate access to so many wonderful activities, shopping options and restaurants. However having been in the Boise/Meridian/Nampa area for the past 50 years and watching the continued growth, we also treasure the quiet and peacefulness living in the country provides.

It is understood improvements and growth are a natural progression of Meridians future but it must be planned and managed by informed leaders of the community who have the ability to balance growth in appropriate areas while retaining undeveloped and rural areas. Not everyone wants to live surrounded by thousands of people, asphalt, business complexes and retail centers. We do not want to look out our window and see a 2-4 story apartment complex or a mass of roof tops of homes sandwiched into a subdivision. There is a reason the neighbors in Mason Creek paid large sums of money to live in the neighborhood; we desire and appreciate the space, tranquility, and lack of development this area provides.

We want the current land use to remain as is, we do NOT want the proposed future development plans to take place along the Amity & 10-Mile corridor. The last thing the residents of Mason Creek want or need is more traffic, lack of developed roads to accommodate the increase in traffic, and the devalue of our properties by incorporating low and middle income homes on top of us. If we wanted every square inch developed and people and homes on top of us we would live in California!

We currently deal with a significant amount of traffic coming from Canyon County, risk our children getting on the school bus on a 50-mph road and not getting rear-ended when turning off Amity into our subdivision. The areas around Mason Creek which the City of Meridian is proposing to develop currently has power transformer poles running through it, a large lava flow along the aqua fir, mature trees which house several bird species to include

Red Tail Hawks and Barn Owls, a canal and beautiful farm land. Had we known about the planned development for this area, we would not have chosen to settle in Meridian and certainly would not have invested our retirement savings into purchasing this property only to be surrounded by apartments and Corey Barton type homes.

We are also perplexed how the City of Meridian can force this change on the Mason Creek residents and surrounding farm land as we are in the COUNTY, not CITY. We have not been annexed and have no desire to do so. The homes in Mason Creek are on individual septic systems and wells and do not need city services. If development must take place how about considering expanding with similar development; homes on 1-acre or larger parcels with minimum 3,500 sf homes? This would provide increased property tax revenue for Meridian, reduced waste of natural resources, attract educated financially stable families or retirees who respect each other and what Idaho has to offer.

The residents of Mason Creek and surrounding properties have millions of dollars invested in their homes and property and plan to fight the proposed development. We will use all means of communication to include the Governors Office, news media, HomeOwners Association, friends and family to continue to educate the community and fight the City of Meridian on this matter.

To reiterate, we do NOT want the proposed development!"

- "Thank you again for meeting with me and discussing the Proposed Collector Road. After leaving the meeting it is apparent that the Butte Fence development was a mistake. Our properties are not ready for City services. Had they been denied this conversation would be mute."

## Evolving Regional Role

### Meridian's Unique Economic Geography

Most metropolitan areas, especially in the interior U.S., have grown over the years around a central primary city, with connected suburbs and other secondary satellite cities encircling that center. Due to mountainous terrain just east and north of downtown Boise, however, this metro area has taken on a shape more like a coastal urban area, with the primary downtown pressed to one side and its suburbs (including previously free-standing towns) spreading out primarily to the west.

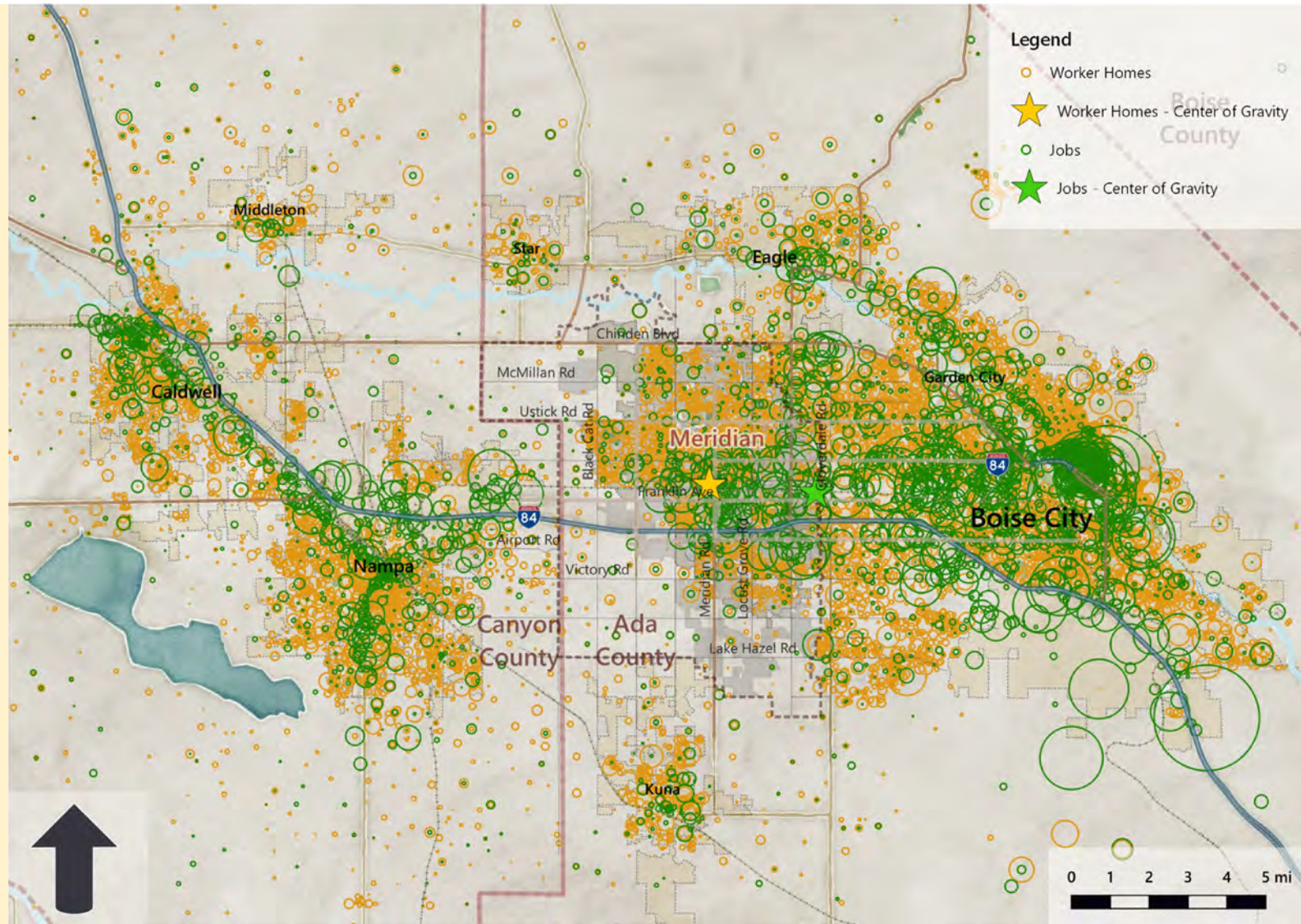
Over the past two decades, downtown Boise has prospered through vigorous infill development and continues to add both jobs and housing near the core. This renaissance has had significant spillover effects in Meridian for both commercial and residential development. Because of the terrain-shaped geography of the valley, workers wanting to live X miles (or minutes) from downtown have a limited array of suburban options, with Meridian emerging as the increasingly clear choice.

### Locational Advantage

The map at right shows where area residents live and work (the dots are proportional to count of workers in each census block). We computed a weighted center of gravity for both jobs (workplaces) and homes (worker residences) across the whole two-county metro – both of which now fall in the city of Meridian. The home-weighted center falls just north of Franklin Ave. and Meridian Road, while the jobs-weighted center is closer to Boise, just west of Cloverdale Rd.

### Traffic

Meridian's growing center-of-the-universe role in the region comes with one significant downside: worsening traffic congestion – on I-84 as well as most primary east-west arterials. Without a viable regional mass transit option, road service levels will degrade further over time. While this is a quality-of-life concern for Meridian, longer commute times may actually further solidify it as a wise residential choice (especially for families with members commuting in different directions)



### Value Geography

#### Edge-Driven

Central Meridian has some scattered high-value properties, primarily of arterial commercial uses, but the city's pattern of value density is generally inverted – **with highest values pushed towards the edges and lower values more common in the middle**. This is in contrast to a more traditional “bullseye” value distribution with a downtown anchoring the strongest real estate and stepping off towards less central locations.

There is nothing inherently bad about having edge-driven growth in real estate values, but the risk is that economic and cultural critical mass becomes more difficult to achieve as investment chases an ever-widening ring.

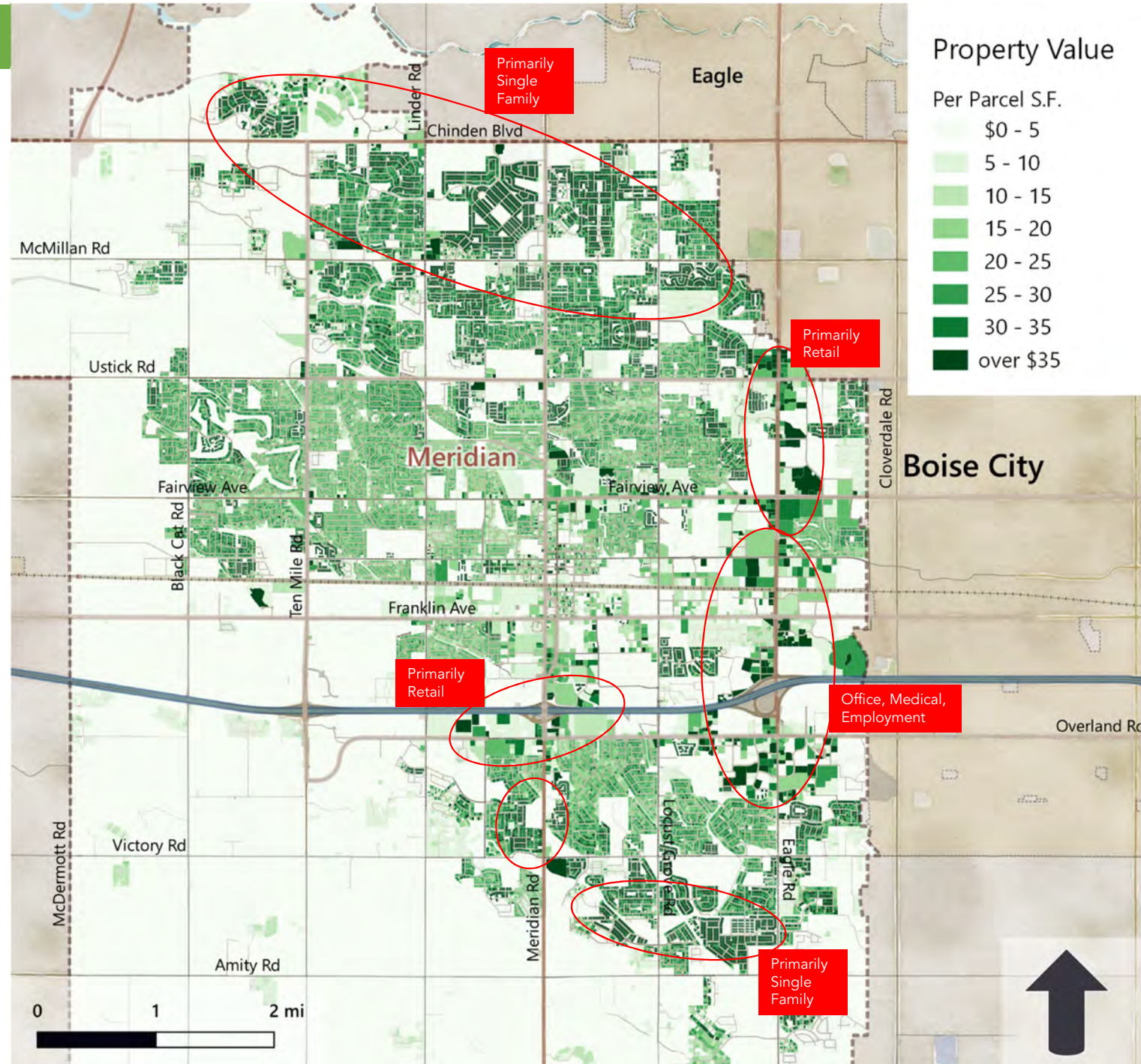
#### Enclaves

From this citywide perspective, the patchwork of “missing teeth” -- where total property values (including buildings) drops below \$5 per parcel square foot – is readily apparent. This pattern generally occurs across the city's **many unincorporated enclaves**. These typically vacant or agricultural tracts may help preserve a semi-rural feel desirable by many, but also serve to interrupt localized development momentum.

#### East Versus West

Property values **tend to run higher to the east**, near Meridian's boundary with the Boise. While Canyon County to the west also includes major population centers in Caldwell and Nampa, western Meridian is notably lacking in high-value commercial land uses. The single family edge subdivisions west of Ten Mile Road near Fairview follow the higher-value pattern as those on the north and south edges, but to a lesser extent.

Note that **significant new office development activity is occurring near the I-84 and Ten Mile Road interchange**, but those rising values are not yet reflected in the late-2017 parcel data used here.



### Outward Expansion

#### Meridian Development Over Time

In 1970, the Meridian planning area consisted mainly of a highly centralized downtown area surrounded by scattered farmsteads, including larger agricultural operations towards the southeast. These early developments are shown in **blue** at right.

Development from the 1970s through the 1980s has since expanded outward from downtown in fairly regular procession – ending in the most recent developments, in **red**, pushed mainly towards the norther and southern extents of the city.

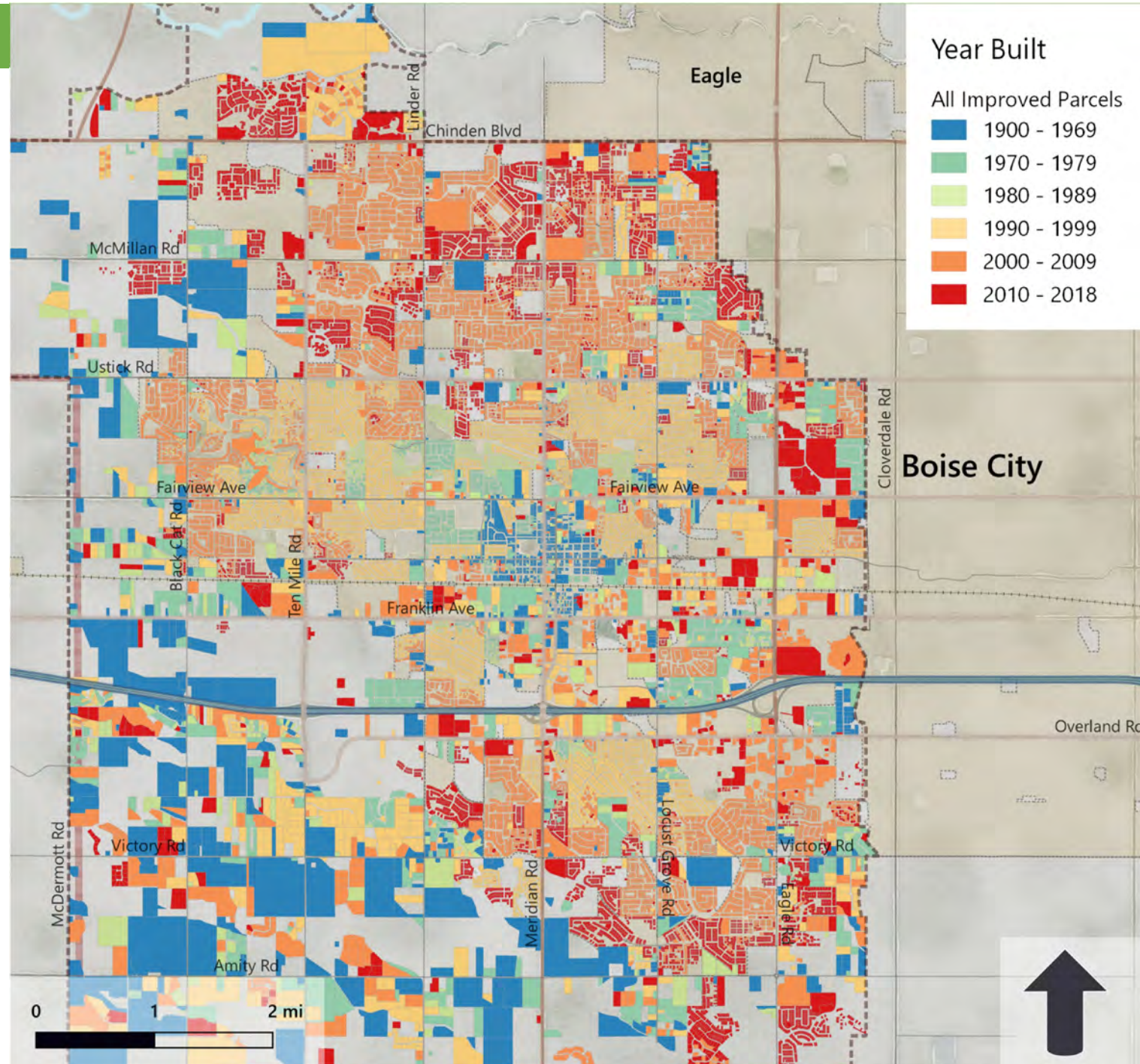
Some instances of “leapfrogging” are evident, such as in the southwest quadrant of Chinden & Linder, where 2000s development lies further out than adjacent 2010’s construction. This phenomenon, which tends to strain infrastructure resources, can often be due to projects approved and platted only to be stalled by real estate down-cycles.

Note that areas of most recent construction – mainly residential to the far north and south, and largely commercial along Eagle Road and at scattered key intersections – very closely matches the areas of highest value density shown on a separate map.

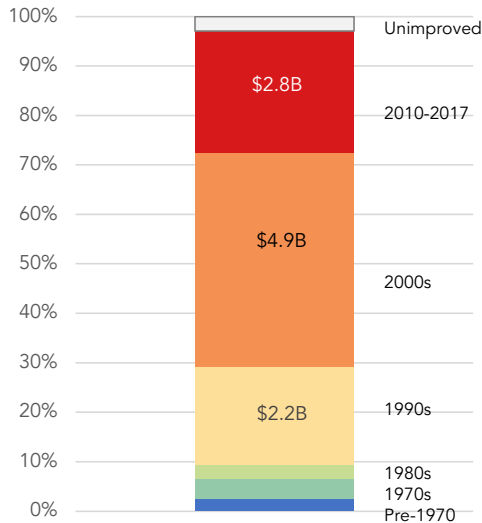
#### Year Built

All Improved Parcels

- 1900 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2009
- 2010 - 2018



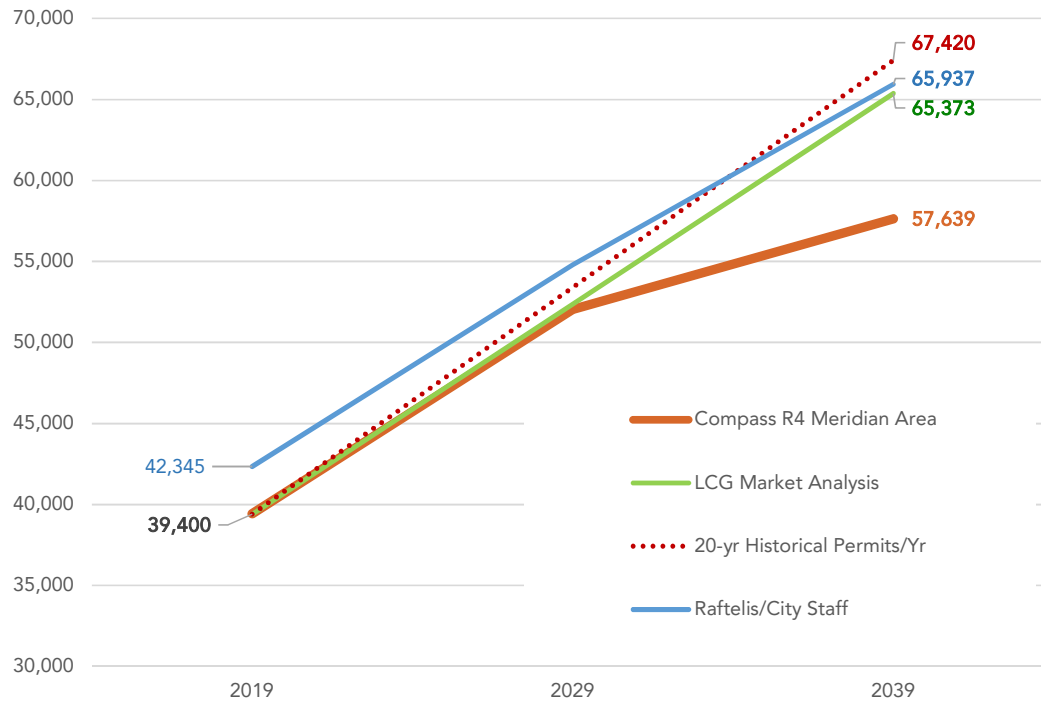
Total Property Value by Year Built





## Projected Growth

Meridian Housing Unit Projections Compared



This sheet is more for internal debate, rather than final inclusion as a snapshot.

Estimated & Projected Housing Units, Meridian					
	2019	2029	2039	Starting Point Assumption	Growth Assumptions
<b>Compass R4 Meridian Area</b>	39,432	52,045	57,639	2018 HHs + 1 year at 3.4% growth + 5% vacancy/2nd home overage	Nearest year projections adjusted by nearest 5-yr CAAGR
<b>LCG Market Analysis</b>	39,400	52,386	65,373	2010 Census units plus building permits from 2010 to 2017	Wtd Avg CAAGR from Compass for 2018 to 2028; then second decade reverts to straight-line (i.e. repeats the absolute unit growth from Decade 1)
<b>20-yr Historical Permits/Yr</b>	39,400	53,410	67,420	2018 set equal to LCG starting point	Straight-line at average absolute unit growth from 2000 to 2018
<b>Raftelis/City Staff</b>	42,345	54,811	65,937	starting point is 2019 units less one year of growth at 7.2%	n/a, but follows Compass in assuming decreasing CAGR rates over time

### Notes

LCG and Raftelis end at very similar 2039 unit count, but Raftelis appears to start with too many units in 2019 (more than 2010 Census count + total permits issued by 2018).

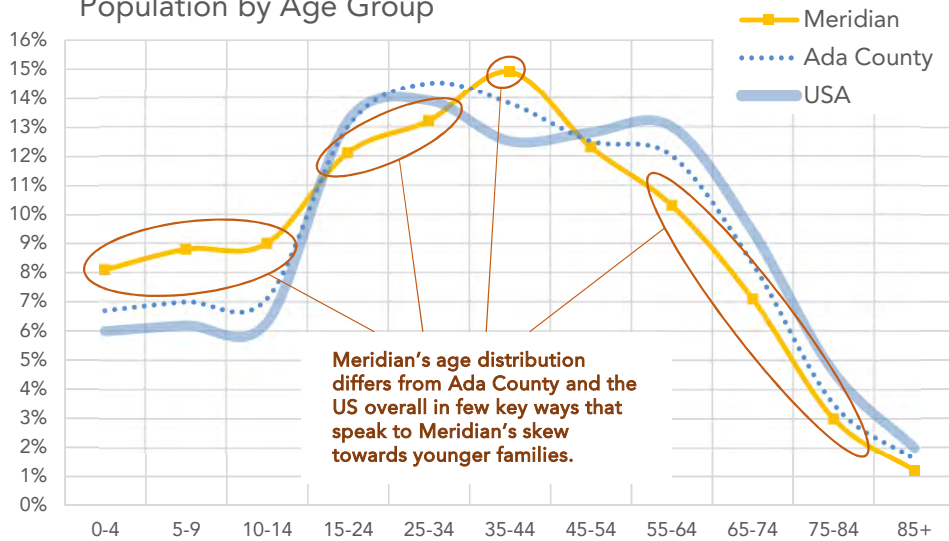
Compass slows more steeply than either LCG or Raftelis in Decade 2. It's common to have forecasts with declining long-term growth rates, but should be based on some actual limiting factor like land supply or water supply.



## Age, Diversity & Household Characteristics

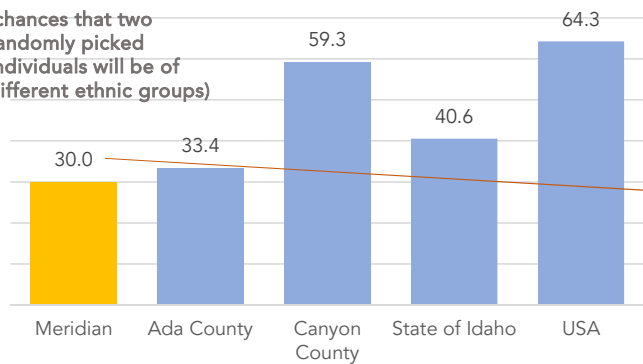
## Education-Income Link

Population by Age Group



Diversity Index (2018)

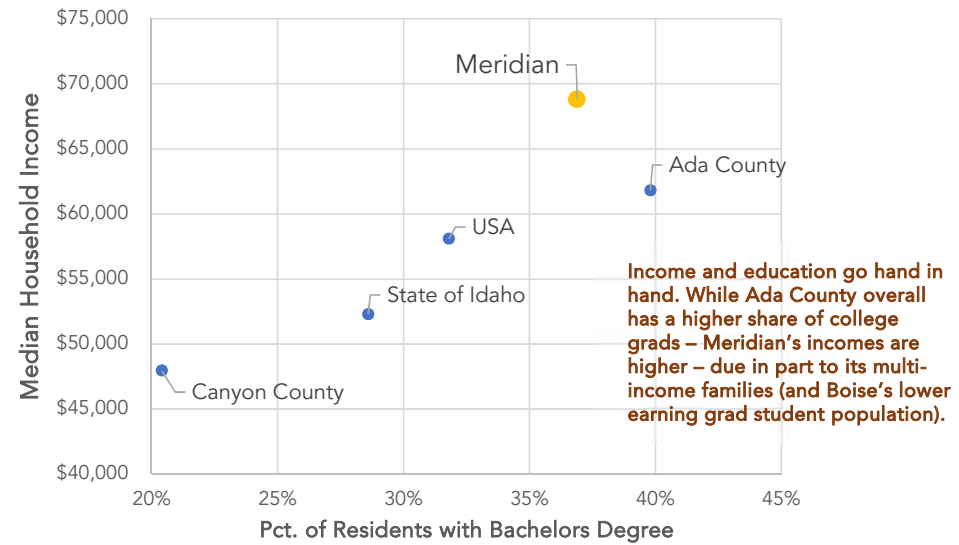
(chances that two randomly picked individuals will be of different ethnic groups)



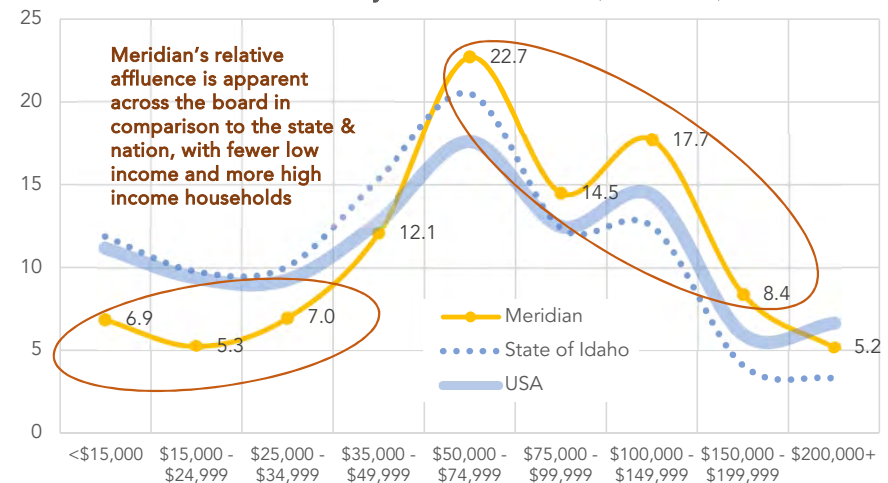
### Diversity Rising

Meridian's ethnic diversity is currently lower than all comparison groups, but it's on the rise as the city expands and urbanizes. The index climbed from 26 in 2010 and is expected to top 34 over the coming five years.

Income by Educational Attainment

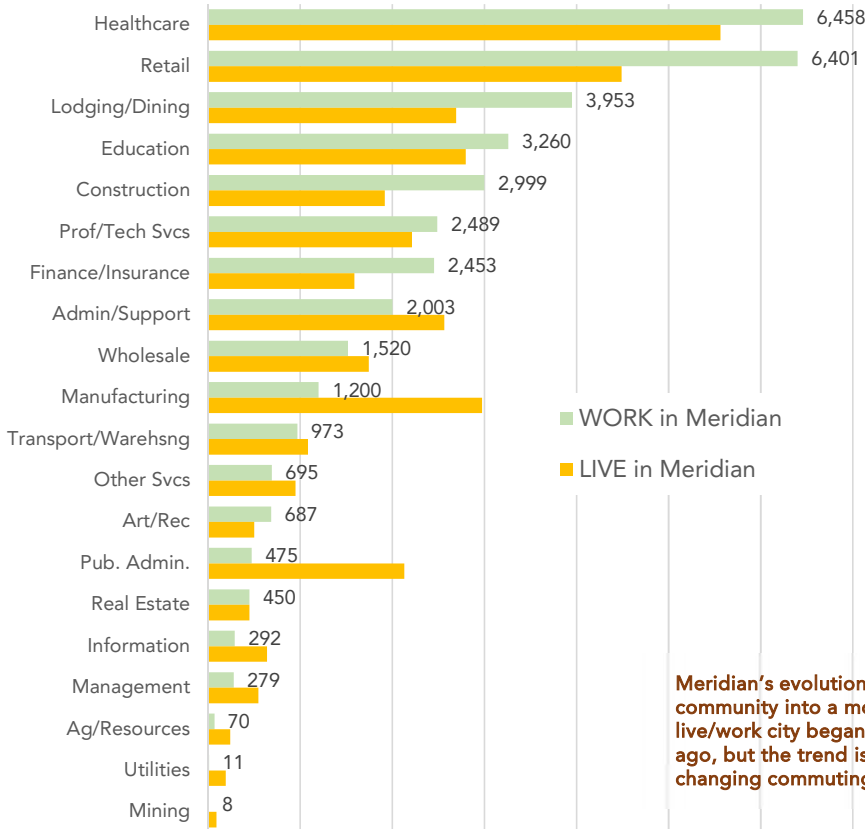


Percent of Households by Income Bracket (2018 est.)



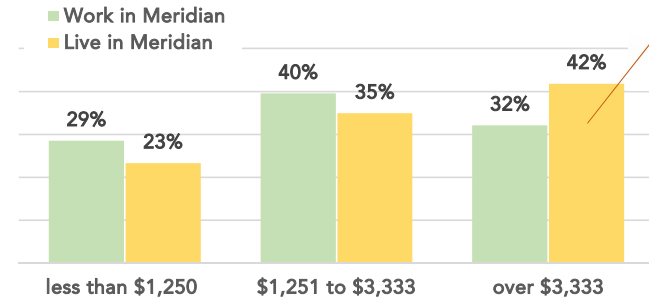
## Jobs and Commuting Patterns in Meridian

Meridian Employees by Industry (2015)



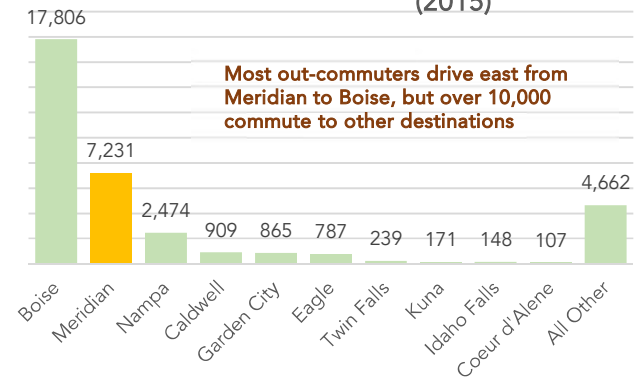
Meridian's evolution from bedroom community into a more complete live/work city began a few decades ago, but the trend is still visible in its changing commuting patterns.

Monthly Wage Comparison



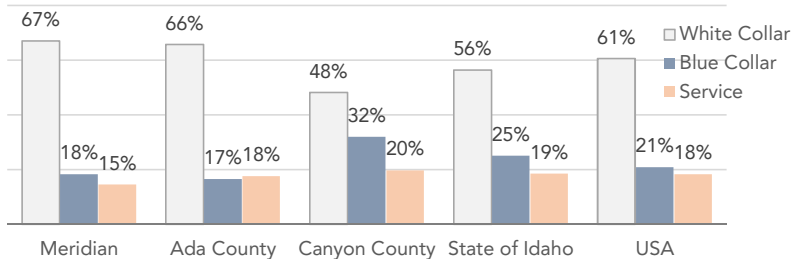
Meridian out-commuting residents tend to earn more than its in-commuting workers.

Where Do Meridian Residents Work? (2015)

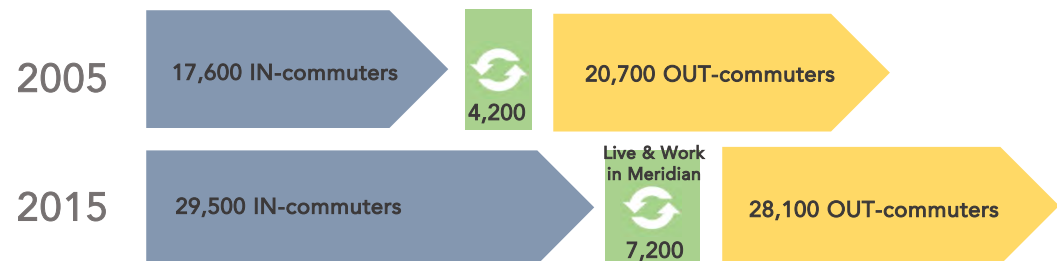


Most out-commuters drive east from Meridian to Boise, but over 10,000 commute to other destinations

Occupation Types by Place of Residence



Meridian's Daily Commuter Flow



### Multifamily Supply Conditions

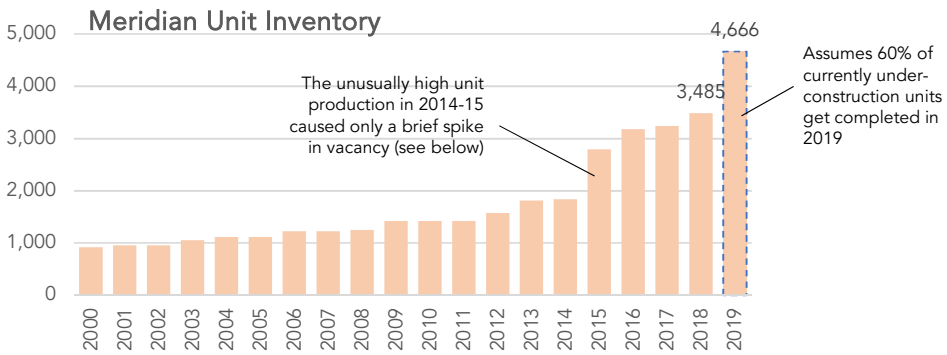
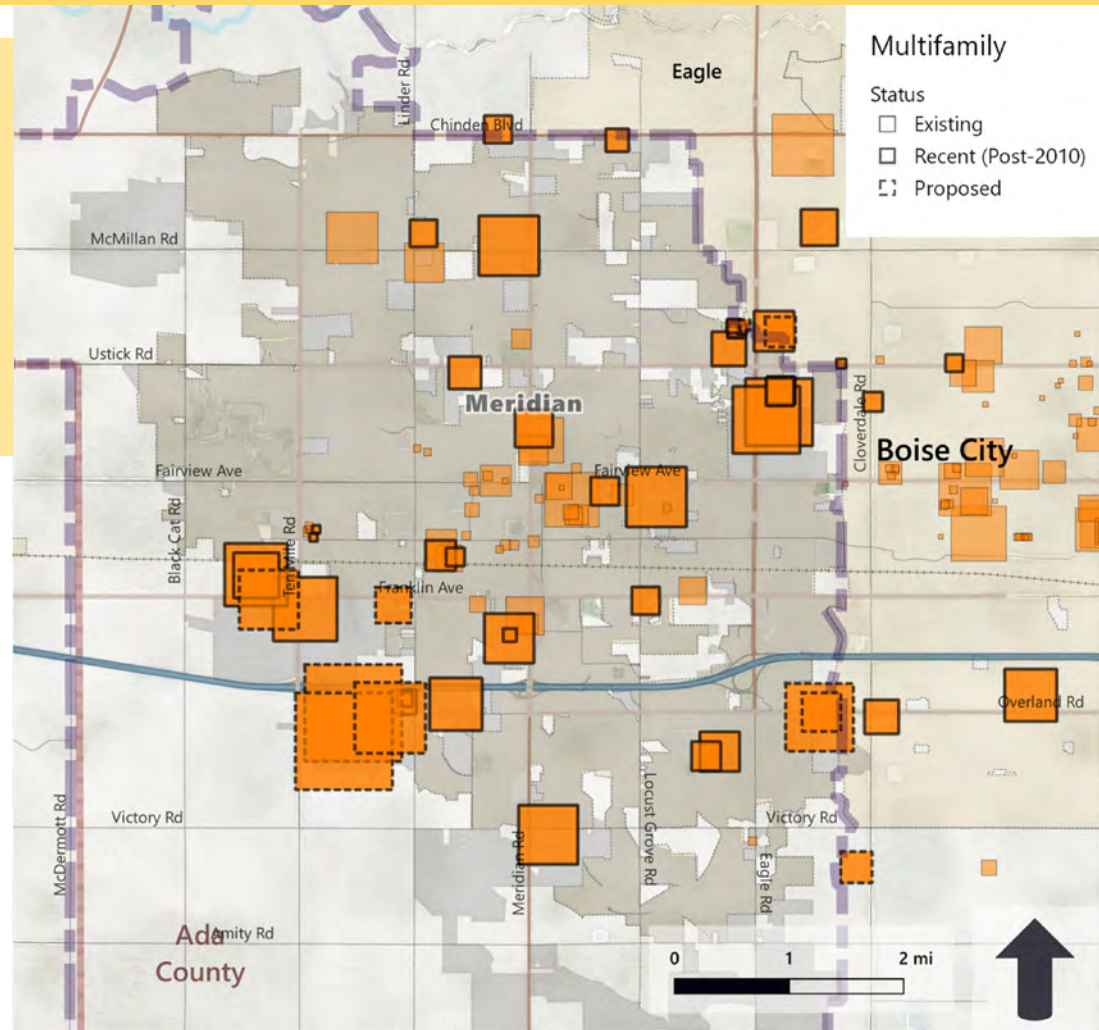
#### Scattershot Locations

Pre-2010 apartment inventory was fairly centralized within Meridian, whereas recent projects have been fairly scattered, with a few centralized but generally pushing towards more edge locations. There is little clustering of new or proposed projects.

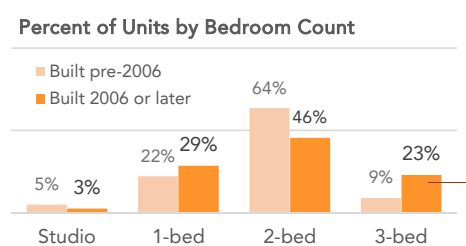
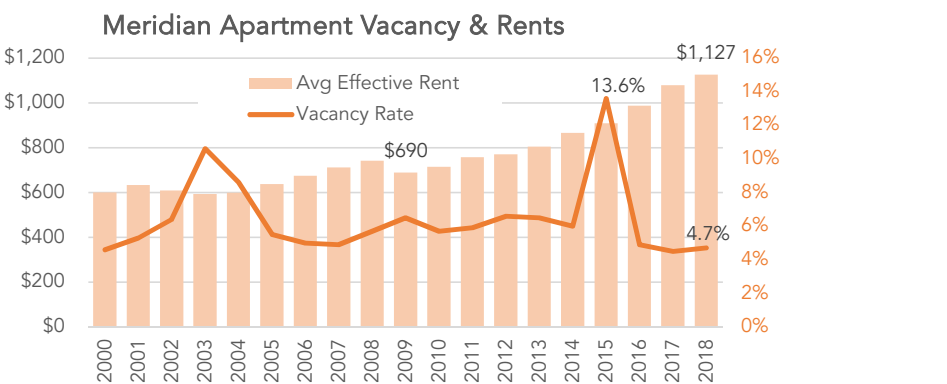
#### Inventory & Rents Both Climbing

By the end of 2019, the count of Meridian apartment units will have quadrupled since 2000. Despite some spikes in vacancy as major projects have come on line, the overall vacancy rate has generally remained healthy, at around 5%, even through the recent recession. With the recent spate of new construction (Costar shows over 1,900 units under construction at the end of 2018)

Rents across the city now average \$1,127, versus \$994 metro-wide. Meridian rents are 63% higher than at the trough of the recession. Over that same period, metro rents rose just 42%. While above average rent growth reflects the generally increasing prosperity for Meridian, there may be negative economic development impacts as the lack of rent diversity makes hiring more difficult across the wage spectrum.



Assumes 60% of currently under-construction units get completed in 2019

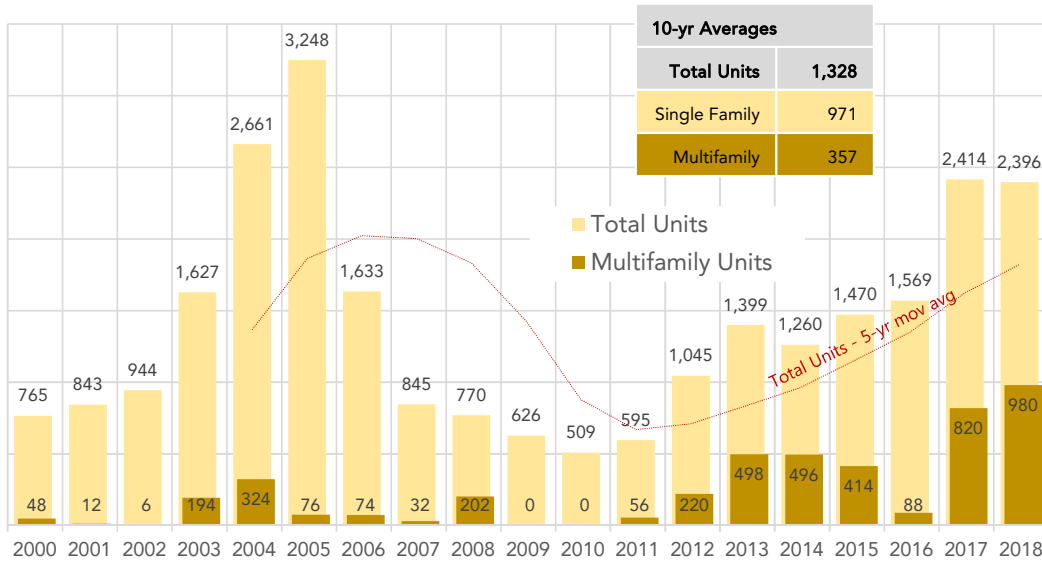


**Size Inflation**  
In 2018, the average apartment unit size in Meridian topped 1,000 s.f. (now 1,008), up from 901 s.f. as late as 2005. Across the two-county metro, the average unit size is currently just 883 s.f.

This change appears to be partly in the form of increasing the share of 3-bedroom apartments (despite little change in average household sizes).

## Where are we now?

### Meridian Building Permit Trends



#### Recent Permit History

2017 and 2018 have been the busiest years for new home permitting for over a decade, but still not equal to the pre-recession record of 3,248 units built in 2005 (almost all single-family then).

For 5 of the past 6 years, Meridian has seen multifamily units accounting for at least 20% of all residential permits. Last year, multifamily permits hit a historic high of 980 units, 40% of all units.

Although the past two years might suggest a "new normal" of nearly 2,500 annual permits, mid- and long-term planning

#### About the Market Projections

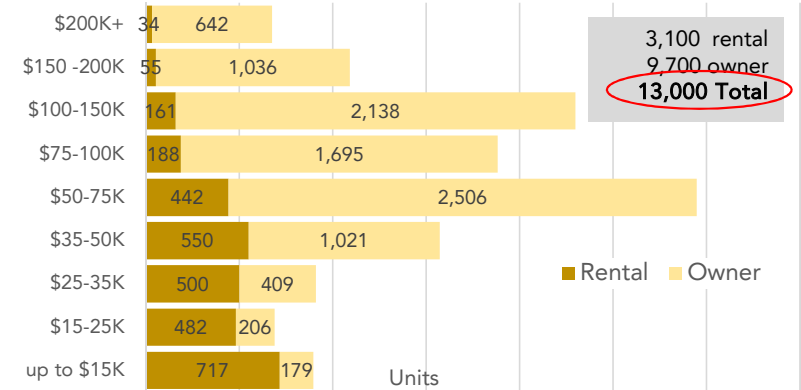
Meeting the 13,000 new housing units required to accommodate household growth over the coming decade would require average annual production of 1,300 units annually (just below the previous decade's average).

Assuming no substantial change to Meridian's current income distribution and a slight decrease in the city's homeownership rate, approximately 3,100 units through 2029 will be in the form of rental units. Almost 1,600 total units would be meeting demand for households earning under \$25,000 – most of whom would require some form of housing subsidy. As such, Meridian's future share of regional affordable housing absorption will flow more from political choices than "market" forces, per se.

Thanks in part to a handful of larger, master-planned subdivisions, Meridian now has increased the diversity in lot sizes among its single family parcels at least somewhat. The absorption projections shown here assume the City will encourage further diversification in lot sizes and price points for both ownership and rental new housing.

## Where are we headed?

### Per-Decade Meridian Residential Demand by Income



### Key Demand Assumptions

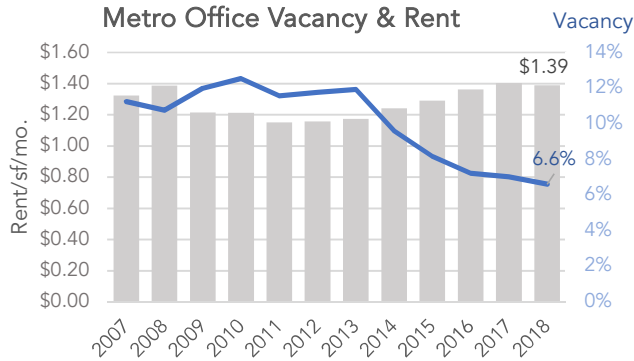
		Sources, Rationale
<b>Starting 2019 Households</b>	37,430	2010 Census count + permitted units from 2010 to 2018 (adjusted down 5% to account for vacancy)
<b>Growth Type</b>	Decade 1: Fixed annual percent rate (exponential) Decade 2: Fixed annual unit count (linear)	Assumes long-term growth will slow due to shrinking land supply. Decade 2 unit demand will match Decade 1 unit demand.
<b>Annual Growth Rate (Decade 1)</b>	2.90%	Weighted Avg. CAAGR from Compass for 2018 to 2028
<b>2029 Households &amp; 10-yr Unit Demand</b>	43,173 households (increase of 12,368)  Approx. 13,000 new units required	Adding 12,368 households requires 12,986 new units  (a 5% overall add-on to maintain healthy vacancy rates and account for a modest amount of 2 <sup>nd</sup> homes & demolitions)
<b>Household Income Distribution</b>	Pegged to ESRI (Census-based) 2018 estimates by income bracket (i.e. each bracket grows at the same overall CAGR)	No compelling evidence for changing income assumptions. Recent new households have had higher incomes due to rising rents/prices, but declines in aging Boomer incomes could be countervailing force.
<b>Percent Renter</b>	Sliding scale by income with most affluent households being least likely to rent. Overall share to increase moderately from current 22% to 24% in first decade..	Renter households as a percent of total in Meridian have been steady at 21-22% since 2010, but are up from 16% in 2000. Although Millennials are aging out of prime renting years, empty nest Boomers could offset somewhat. Reasonable to assume that Meridian would gradually move closer to the Ada County overall rate of 31% as population increases.

### Supply Conditions

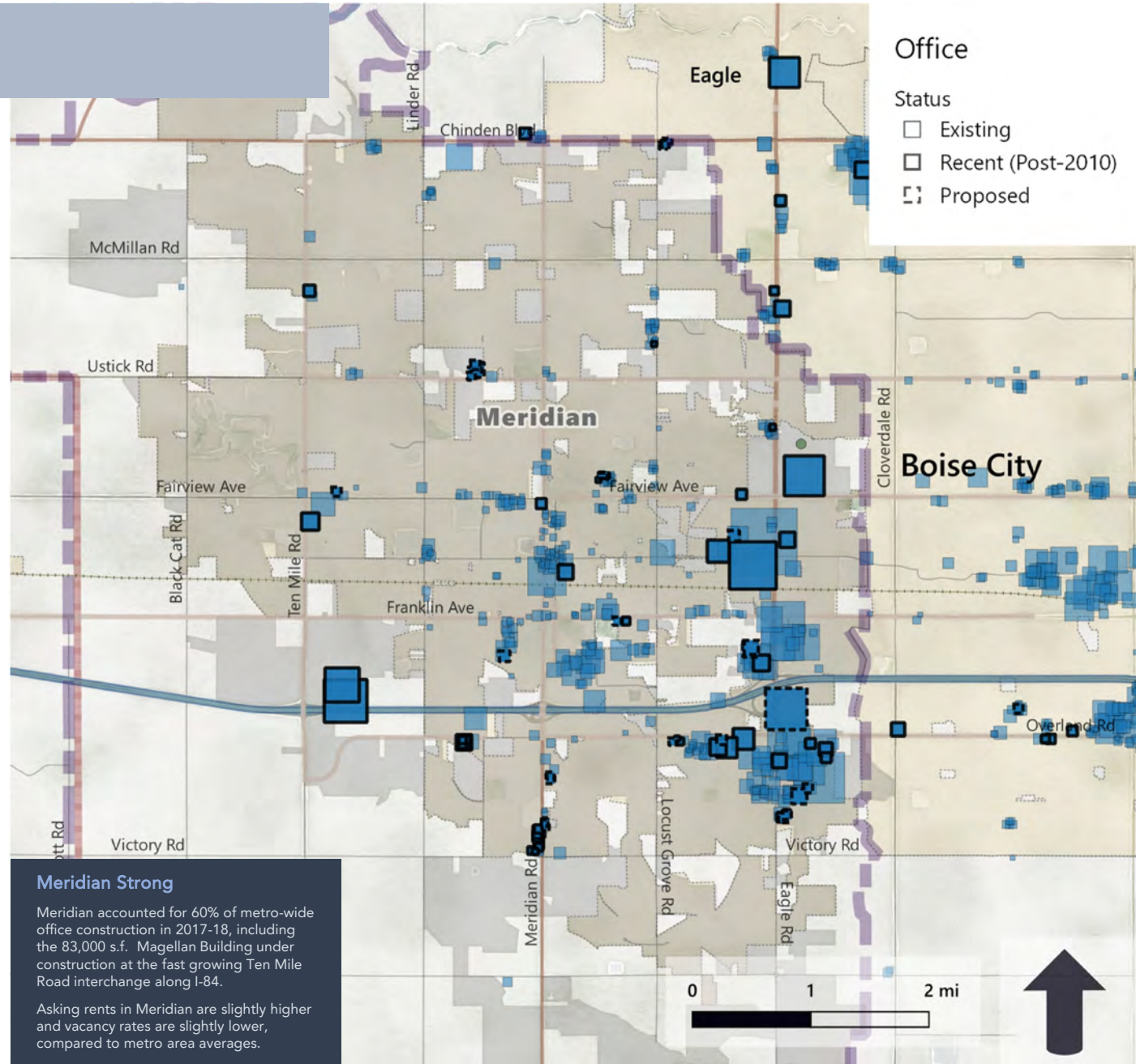
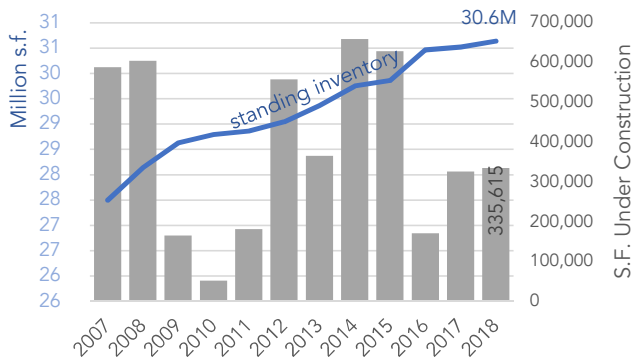
Office Supply, Meridian vs. Metro, Mid-2018

	Inventory (s.f.)	Pct. Vacant	Asking Rent/Mo	2018 Delivered & Under Construction
<b>Meridian</b>	4.6 million	6.0%	\$1.44	224,500
<b>Metro Boise</b>	30.6 million	6.8%	\$1.38	365,300

Metro Office Vacancy & Rent



Office Inventory & Activity



**Meridian Strong**

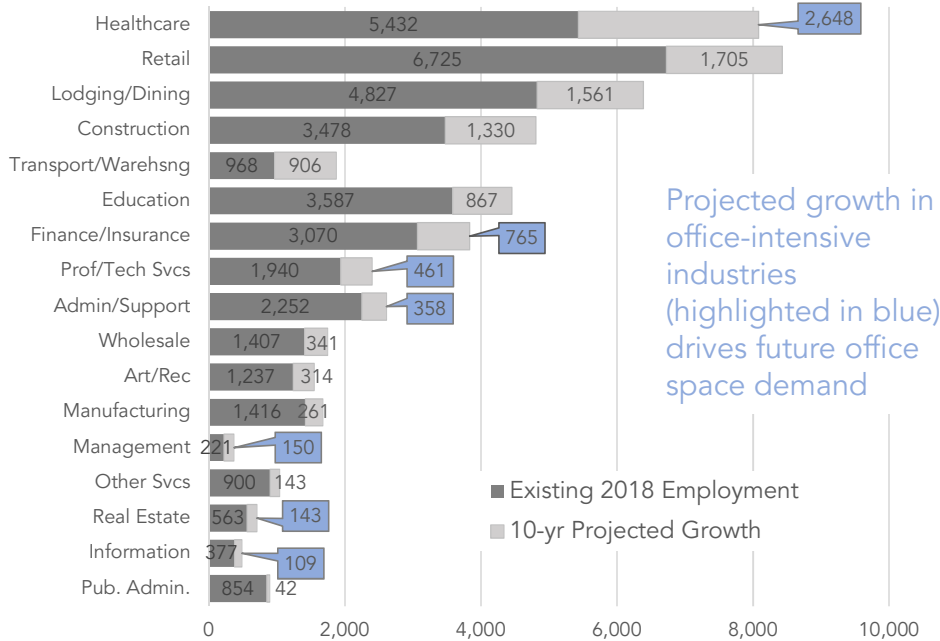
Meridian accounted for 60% of metro-wide office construction in 2017-18, including the 83,000 s.f. Magellan Building under construction at the fast growing Ten Mile Road interchange along I-84.

Asking rents in Meridian are slightly higher and vacancy rates are slightly lower, compared to metro area averages.



### Growth in Office Jobs

Projected Meridian Job Growth (10-yr)



Projected growth in office-intensive industries (highlighted in blue) drives future office space demand

Note: This graph omits agriculture, mining, and utilities, which together accounted for less than 50 jobs in 2008

2018 Employment based on State of Idaho QCEW data. Industry growth rates taken from State of Idaho Long Term Industry Employment Projections (2016-2026), then adjusted upwards by a factor of 1.92 to account for Meridian's faster projected growth rate (per Compass).

### Where are we headed?

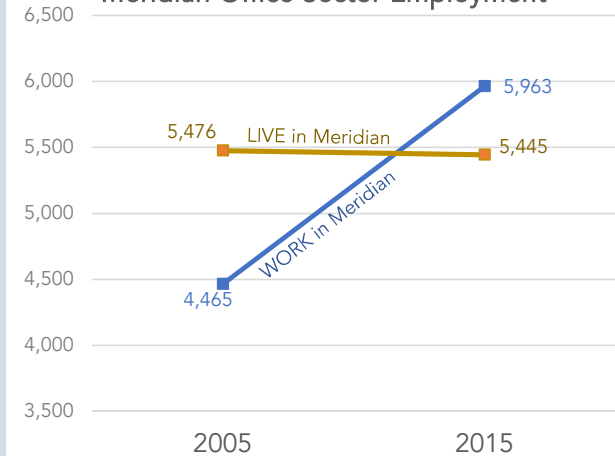
	2018 Jobs	Est. Pct. In Office Space	Est. Gross S.F. per Office Job	Est. Current Office Space (sf)	10-yr Growth Rate	10-yr Office Space Growth
Information	377	95%	350	125,353	2.6%	36,406
Finance/Insurance	3,070	100%	350	1,074,500	2.2%	267,708
Real Estate	563	100%	350	197,050	2.3%	49,967
Prof/Tech Svcs	1,940	95%	350	645,050	2.2%	153,444
Management	221	100%	350	77,350	5.3%	52,486
Admin/Support	2,252	85%	350	669,970	1.5%	106,616
Healthcare	5,432	35%	350	665,420	4.1%	324,427
All Other	25,448	(mixed)	350	528,825	(mixed)	132,652
<b>Total</b>	<b>39,303</b>			<b>3,983,518</b>	<b>2.72%</b>	<b>1,123,705</b>

#### Bedrooms and Boardrooms

Meridian's declining role as simply a bedroom community is especially evident in primarily office-sector jobs. In 2005, there were 1,000 more office sector workers living in Meridian than working in Meridian. In just a decade, that relationship has flipped – with 500 more office sector workers now employed in Meridian businesses than living in the city.

Adding the estimated 1.1 million square feet of office space supported in Meridian over the next decade should further diminish the old "bedroom" role for the city.

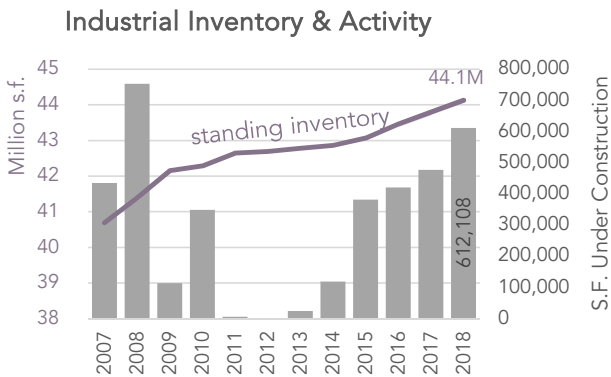
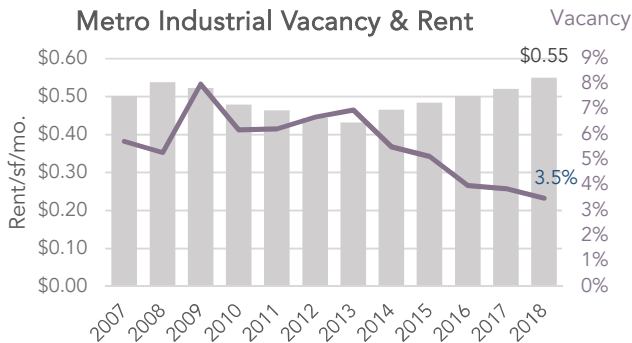
Meridian Office Sector Employment



### Supply Conditions

Industrial Supply, Meridian vs. Metro, Q4,2018

	Inventory (s.f.)	Pct. Vacant	Asking Rent/Mo	2018 Delivered & Under Construction
<b>Meridian</b>	5.4 million	2.6%	\$0.63	44,540
<b>Metro Boise</b>	44.1 million	3.6%	\$0.55	733,563



### Role of Rail

Meridian industrial space is a westward continuation of a manufacturing, warehousing and logistics corridor in west Boise, clustered around the Union Pacific rail line.

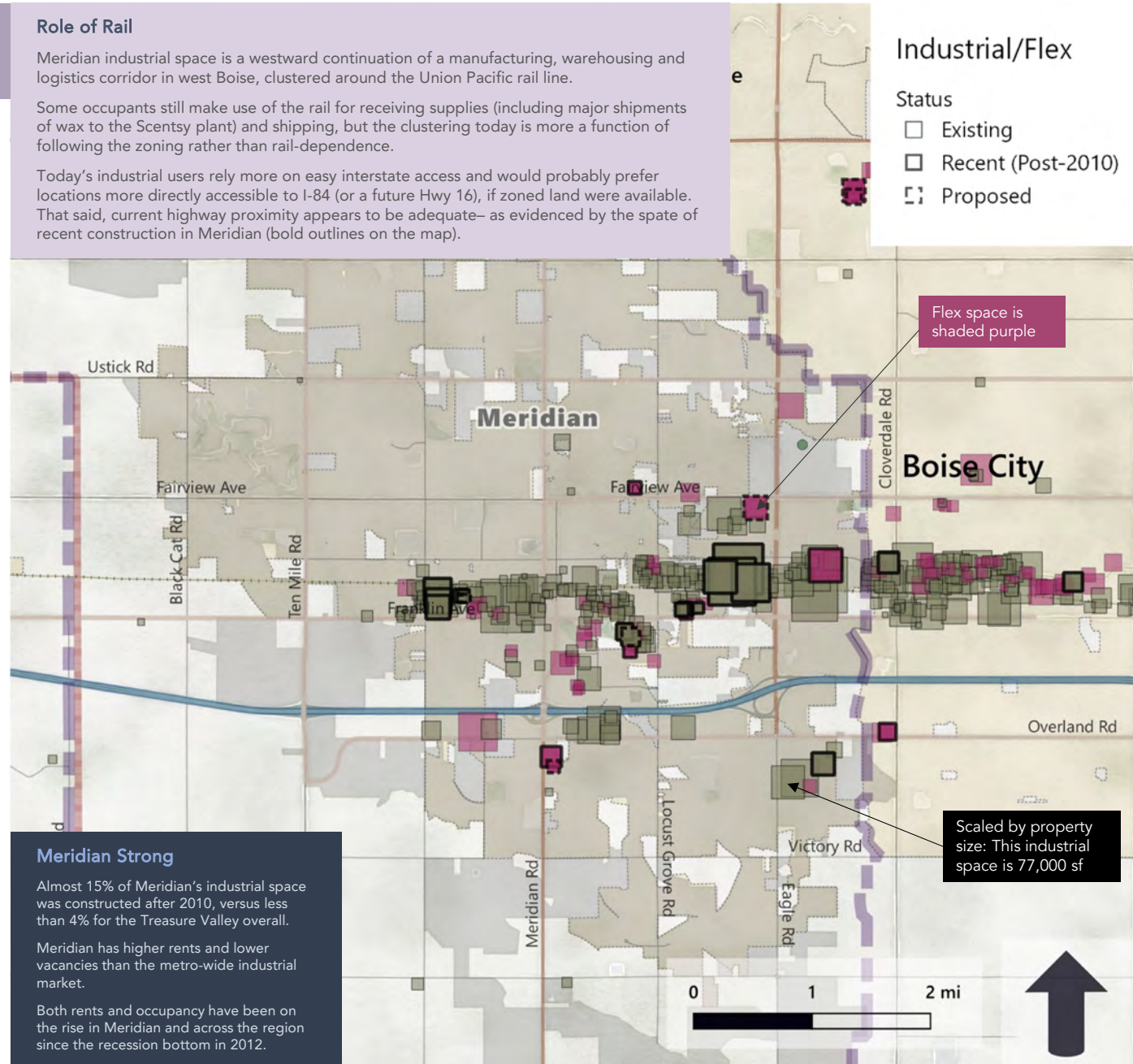
Some occupants still make use of the rail for receiving supplies (including major shipments of wax to the Scentsy plant) and shipping, but the clustering today is more a function of following the zoning rather than rail-dependence.

Today's industrial users rely more on easy interstate access and would probably prefer locations more directly accessible to I-84 (or a future Hwy 16), if zoned land were available. That said, current highway proximity appears to be adequate— as evidenced by the spate of recent construction in Meridian (bold outlines on the map).

### Industrial/Flex

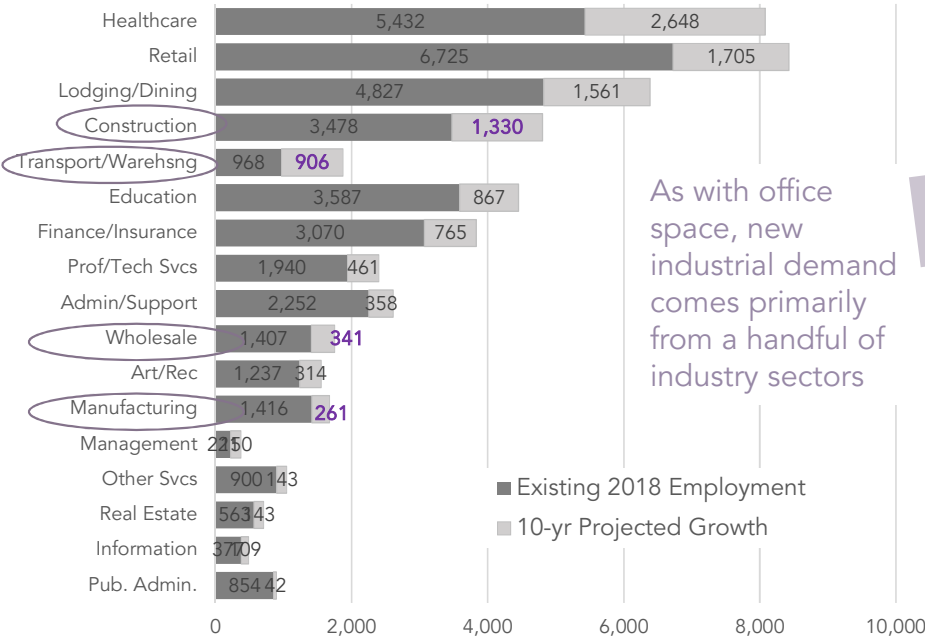
#### Status

- Existing
- Recent (Post-2010)
- Proposed



## Estimating Demand

Projected Meridian Job Growth (10-yr)



As with office space, new industrial demand comes primarily from a handful of industry sectors

## Meridian Industrial Employment & Demand

	2018 Jobs	Pct. In Industrial Space	Est. S.F. per Industrial Job	Current Industrial & Flex Space (sf)	10-yr Growth Rate	2028 Jobs	10-yr Industrial Space Growth
Construction	3,478	10%	800	278,240	3.3%	4,808	106,365
Manufacturing	1,416	95%	800	1,076,160	1.7%	1,677	198,410
Wholesale	1,407	95%	1500	2,004,975	2.2%	1,748	486,157
Transport & Warehousing	968	90%	1500	1,306,800	6.8%	1,874	1,223,496
All Other	32,034	mixed	mixed	552,313	mixed	41,307	127,122
<b>Total</b>	<b>39,303</b>			<b>5,218,488</b>	<b>2.72%</b>	<b>51,414</b>	<b>2,141,550</b>

### Increasingly Industrious

From an acreage standpoint, residential dominates Meridian's land use mix – and will well into the future. The city, however, is adding to its industrial, flex and R&D jobs base. By 2029, projected employment growth in industrial-oriented sectors should drive demand for **2.1 million s.f. of new industrial** and flex space. Fully 1.2 million of that is likely to be devoted to logistics – the transportation and warehousing of goods.

## Industrial Trends

### Automation & Productivity

In decline for decades, the US manufacturing sector has seen a gradual rebound of late. While manufacturing jobs have begun a modest resurgence, most of the sector's rebound has been evidenced by increased output (sales) and productivity. In other words, thanks to widespread automation of a growing range of processes, more money is being made using fewer human employees. So, while manufacturing regains its hold in the US, new related job growth may be moderate.

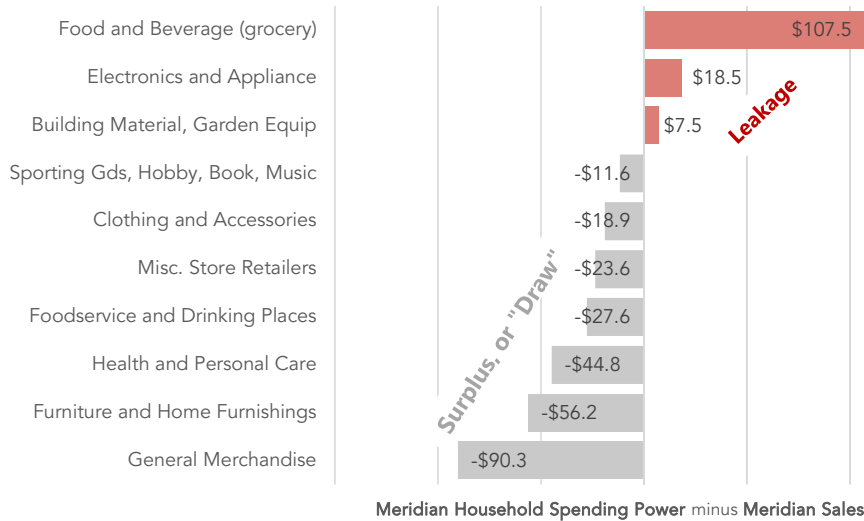


State of Idaho Key Industries	BVEP Target Industries	Meridian Proposed Clusters
Advanced Manufacturing	Manufacturing	<b>Manufacturing</b>
Back Office/Shared Services	Professional Services	<b>Professional Services</b>
Technology & Innovation	Technology	<b>Technology</b>
		<b>Health Care</b>
Food Production	Food Processing and Agribusiness	
Aerospace		
Idaho's Energy Industry		
Outdoor Recreation		



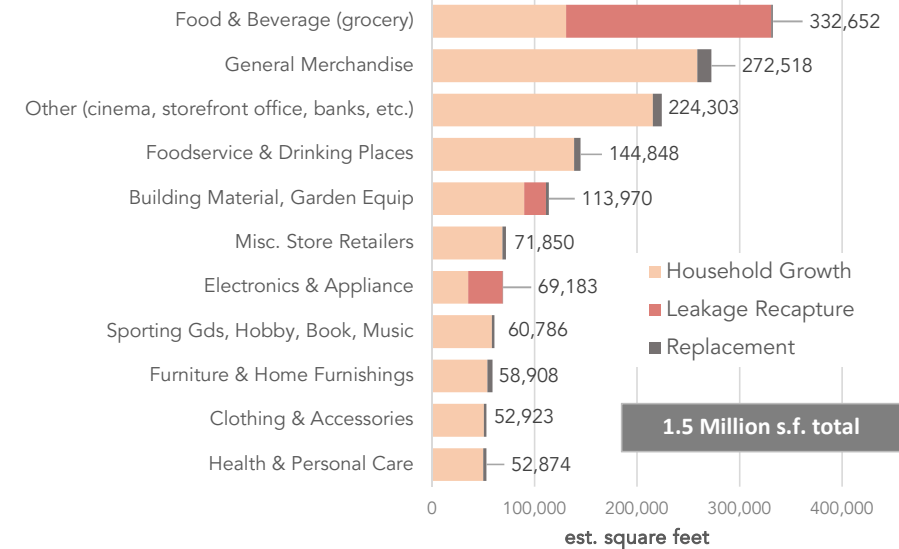
## Where are we now?

Retail Leakage/Surplus by Category (X 1,000,000)



## Where are we headed?

Meridian 10-year Retail Demand by Source



### Mind the Gap

Based on a comparison of estimated Meridian resident spending power and estimated Meridian store sales, it appears that over \$100 million in resident grocery spending alone is currently "leaking" to stores outside the city limits – enough to support up to 200,000+ s.f. of new supermarket space. Additional leakage is occurring, but to a lesser extent, for spending on electronics and at home centers.

As Meridian matures as a more well-rounded suburban community (and as traffic congestion in and out of the city increases), it becomes increasingly important to shore up these spending gaps by adding more retail inventory within the city.

In fact, as of the date of this report, a **considerable amount of grocery-anchored retail is already under construction** or has concrete plans to open in Meridian, including an 80,000 s.f. WinCo, a 100,000 s.f. Albertson's flagship store, branded Market Street, and a new Costo (with a large grocery component) is slated to open in 2020 – additions that together would address the lion's share of currently identified pent-up demand.



Albertson's 100,000 s.f. Market Street flagship store under construction

### Rooftops Drive Retail

Over the next ten years, Meridian's robust residential growth is expected to continue at 2.9% annually – more than 3.6 times the national pace. Household growth alone should add some \$330 million in retail spending potential, resulting in approximately 1.15 million s.f. of supported retail space.

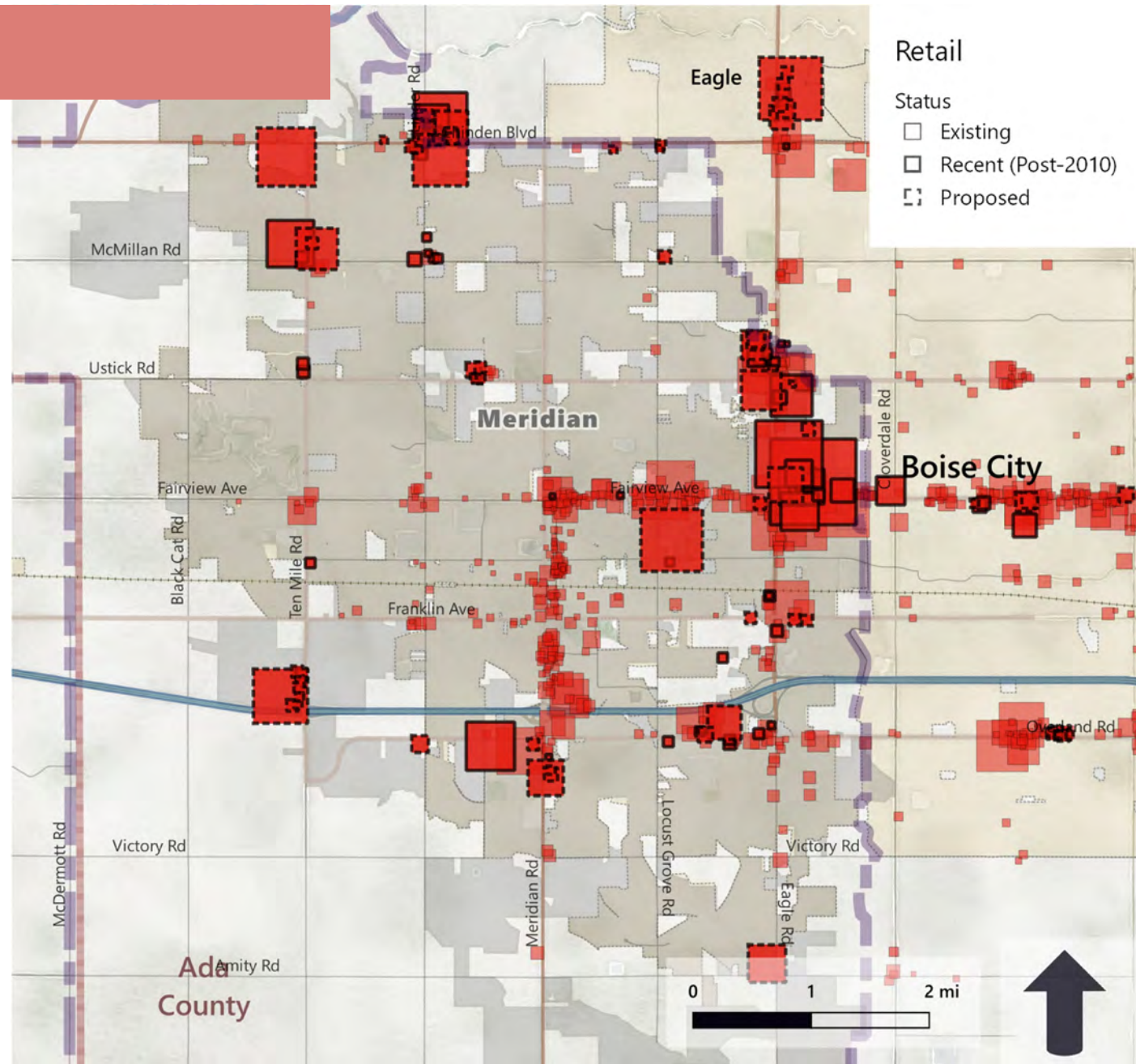
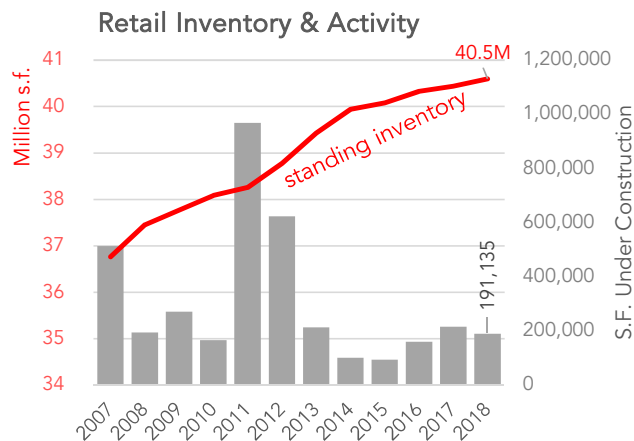
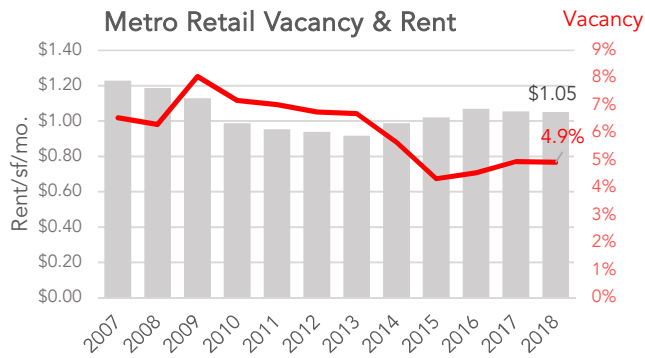
Except for within the food and beverage (grocery stores) category, the lion's share of growth in Meridian retail demand over the coming decade will be driven by these new rooftops. Together with recouped leakage and a modest amount of replacement of obsolete space, Meridian will be able to support approximately 1.5 million square feet of new retail – led by over 300,000 s.f. of grocery store space.

While Meridian may eventually require another regional scale lifestyle-type shopping center (like The Village), that level of support in shoppers goods spending will not likely manifest within the next decade.

## Supply Conditions

Retail Supply, Meridian vs. Metro, Q4,2018

	Inventory (s.f.)	Pct. Vacant	Asking Rent/Mo	2018 Delivered & Under Construction
<b>Meridian</b>	6.1 million	6.0%	\$1.36	21,846
<b>Metro Boise</b>	40.5 million	4.9%	\$1.05	320,389

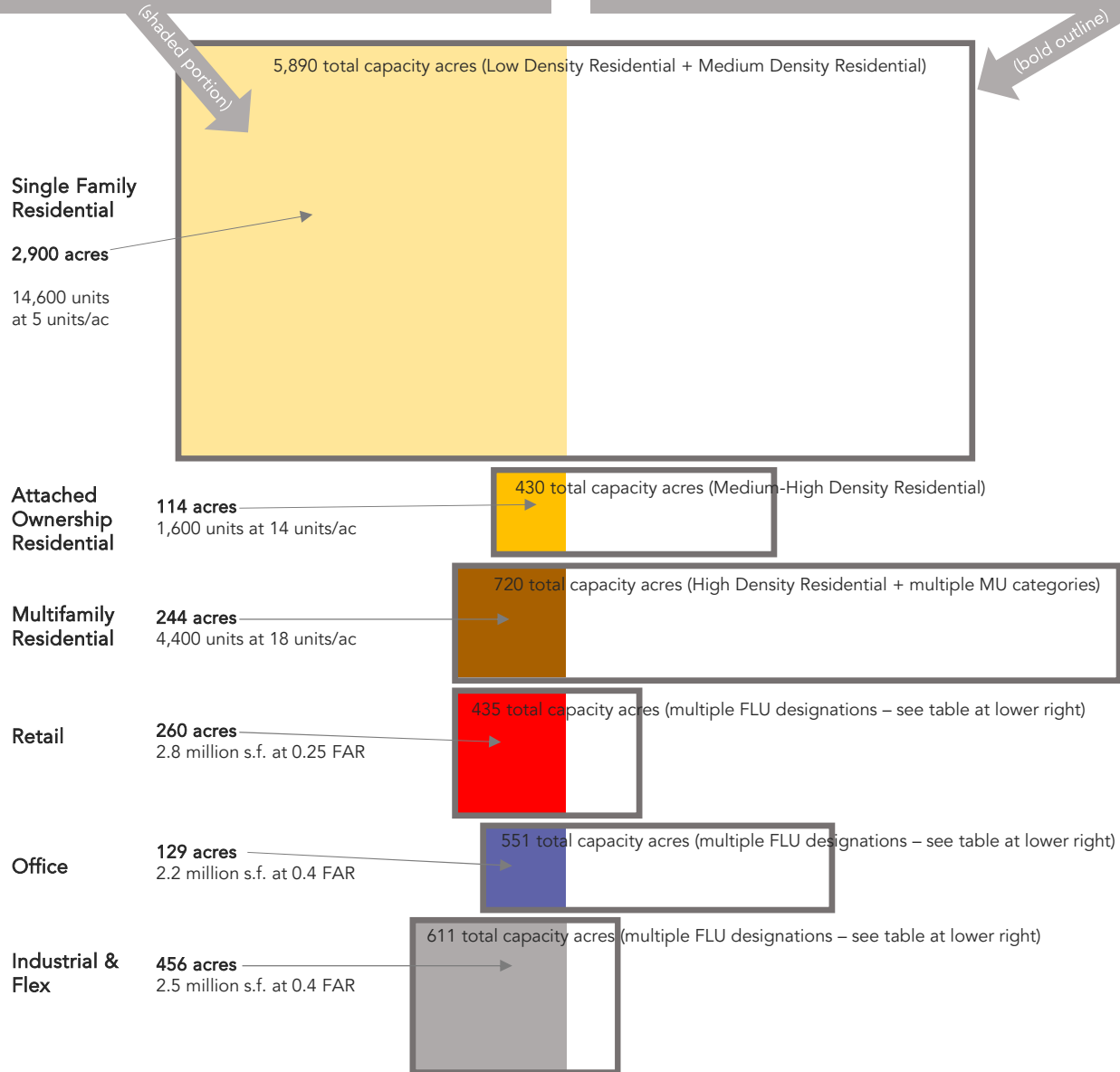


# DEMAND VS. LAND SUPPLY



## Estimated 20-year Demand

## Designated Land Capacity



### Meridian's Supply of Developable Land

Meridian is technically land-locked to a certain extent, in the sense that other municipalities lie outside its boundaries that will one day limit its expansion through future annexation. That said, with the exception of the eastern border with Boise, those obstacles are unlikely to be a major constraint during the 20-year horizon for this plan update.

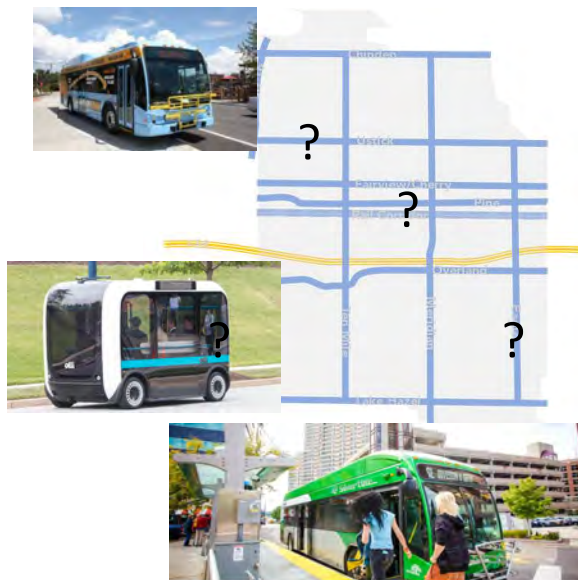
In addition to this room at the edges, Meridian has substantial stocks of vacant and highly underutilized land already within its boundaries that are available for development in the near term. This supply is further boosted by the abundant, largely undeveloped, unincorporated enclaves within the city limits. Some of those enclaves will probably remain as rural ag holdouts through the planning horizon, but most will likely sell and be annexed by 2039.

### Demand Totals

Residential (units)	10-year (Units)	Est. Units/Ac	10-yr Parcel Acres	20-yr Parcel-Acres
Multifamily Rental	2,200	18	122	244
Multi/attached Ownership	800	14	57	114
Single Family Detached	7,300	5	1,460	2,920
Non-Residential (s.f.)	10-year (s.f.)	Est. FAR		
Retail	1,414,000	0.25	130	260
Office	1,124,000	0.40	65	129
Industrial	2,483,000	0.25	228	456

Future Land Use Designation	Est. Buildable Acres	Mixed-Use Assumptions
Low Density Residential	2,314	
Medium Density Residential	3,577	
Med-High Density Residential	433	
High Density Residential	218	
MU-Community	560	50% residential
MU-Neighborhood	158	70% residential
MU-Residential	75	90% residential
MU-Regional	675	20% residential
Old Town	39	40% residential
Commercial	401	50% office/50% retail
General Industrial	355	100% industrial
High Density Employment	31	70% office/30% industrial
Lifestyle Center	126	80% retail/20% office
Low Density Employment	18	50% office/50% industrial
Mixed Employment	257	50% office/50% industrial
Mixed Use - Interchange	82	40% retail/30% office/30% industrial
MU-Commercial	125	30% retail/30% office/20% residential
MU-Non Residential	212	30% office/30% retail/40% industrial
Office	41	100% office

## Identifying Potential Corridors to Make Ready for Future Transit Service



### What is Transit?

There are, of course, many forms that mass transit can take, ranging from dedicated rail options like commuter trains, light rail and streetcars to variations on buses and other rubber-tired vehicles.

Today's bus options, including bus rapid transit (BRT) and so-called "enhanced bus" blur the distinction between the familiar city bus and rail-based modes by incorporating dedicated travel lanes, station-like stop areas with elevated entry, and "smart" technologies like traffic signal prioritization. Rider amenities like Wi-Fi, bike racks, phone chargers, etc. are becoming more common.

This report assumes a likely technology for Meridian might range from a high-frequency bus line to a BRT with at least some dedicated travel lanes. However, future possible modes like autonomous mini-buses are not ruled out. For purposes of analysis, these options all depend on some minimum density of possible riders, so the decision criteria are not that different across possible modes.

### Introduction

In conjunction with updates to Meridian's comprehensive plan and the plan's mobility goals in particular, this analysis takes a city-wide look at how best to ready the city for future transit service by identifying those corridors most likely to benefit from transit while providing ridership support into the future.

### Approach

We focus on 11 total candidates – all existing transportation corridors in Meridian:

- 7 east-west, including 6 arterial roadways and the existing BNSF freight rail corridor
- 4 north-south, including 3 arterials plus the proposed SH16 extension in northwest Meridian

The analysis looks at existing population and employment densities using data from Compass, Ada County Assessor, and the US Census Longitudinal Employment-Household Dynamics (LEHD) dataset, together with existing zoning and future land use designations to evaluate corridors and likely station areas (typically, arterial intersections) for future transit-supportive development capacity.

Well-research benchmarks for minimum and target densities of residents and employees, taken from other metro areas with growing suburban transit systems (Puget Sound and Metro Minneapolis), are discussed and applied to evaluation and discussions throughout.

### What's in the Report?

The following report leads a more detailed discussion of evaluation criteria and then gives summary recommendations for priority corridors and quantitative summary statistics. The bulk of the report is then devoted to zoomed-in corridor maps, annotated to discuss specific on-the-ground conditions and policy considerations for how best to begin cultivating transit-supportive land use.



### Potential Transit-Supported Corridors



#### Successful transit corridors are:

- Geographically positioned to move people between homes & jobsites (and other activity centers)
- Zoned/designated to allow for compact development across a mix of land uses
- Poised to grow and accommodate transit-supportive new development (including projects with potential to catalyze growth where desired)

Criteria	Measures & Benchmarks
Commuter Connectivity	<p>Sum of workers and households along corridor (with consideration of connectivity to homes and jobsites beyond the corridor).</p> <p>No benchmark thresholds, per se, but useful as a “big picture” comparison across candidate corridors.</p>
Existing Household & Employment Density	<p>Benchmarks for minimum and target densities vary:</p> <ul style="list-style-type: none"> <li>• Puget Sound Regional Council has a transit-supportive minimum standard of 17 “activity units” (workers + residents) per gross acre, for BRT and all-day frequent buses.</li> <li>• Minneapolis’ Metro Council’s recommended residential density for suburban BRT and high-frequency bus is 8-15 units/acre (8 for highway BRT serving edge suburbs; 15 for higher-frequency arterial BRT )</li> <li>• The Twin Cities guidelines also call for a general target of at least 7,000 total activity units within ½ mile of transit facilities (a gross density of approx. 14 AU/ac).</li> </ul> <p>Density recommendations for light rail are generally higher, with 20 units per acre as a typical minimum standard and target densities often considerably higher.</p> <p>BRT and bus guidelines tend to look at ¼-mile station areas, while light rail systems focus more on ½-mile areas.</p>
Development Capacity	<p>For each corridor, we flag potentially developable or re-developable parcels parcel acreage near station areas, based on building values relative to (including discussion of potential re-zone policies).</p>
Zoning Density	<p>Acreage of likely station-area parcels zoned for higher densities (especially if vacant, underutilized). Looking for zoning capable of accommodating the above minimum density benchmarks.</p>
Zoning Mix/Balance	<p>Acreage of parcels allowing a mix of residential and commercial/employment land uses. (esp. vacant, underutilized).</p>
Potential Catalyst Nodes	<p>Identify &amp; characterize (including discussion of potential supporting infrastructure investment).</p>

The four north-south and seven east-west highlighted Meridian roadways (including one existing freight railway) are analyzed on the following pages as potential transit-supportive corridors, based on economic and market criteria in the table at right.

## Short-Term, Highest Priority

### **Fairview/Cherry**

- Probably terminating at Ten Mile on the west side at least at first. That is, no need to beef up densities at Black Cat or to the west, since those residents could be well served by a park & ride at Ten Mile, even if a line continues through (say as an express BRT) to Nampa.
- Requires strong cooperation from Boise, since will serve as a much-needed east-west commuter connector into downtown Boise.

### **Meridian Road**

- Unlike Fairview, this can succeed as a Meridian-only corridor, aiding in north-south movement to and from workplaces and residents in the city.
- Could later expand to connect with a growing Kuna or with future east-west connections (like a State Street BRT) to the north.

## Short- to Mid-Term, High Priority

### **Overland**

- As with Fairview, this could safely be planned for as terminating at a Ten Mile stop/station on the west side at least at first. Good overall ridership potential on the eastern half, but could stand to densify and broaden to include more residential land use (and flexibility).
- Again, cooperation with neighboring cities is key – first with Boise, later with Nampa.

### **Ten Mile**

- As with Meridian Road, this can be a within-city endeavor. While land uses are somewhat mixed throughout the corridor, the commercial focus is likely to be near I-84, expanding over time north to at least Pine and south beyond Overland, and primarily residential uses towards the north and south borders.
- Encouraging highest acceptable residential densities throughout the corridor (with non-residential flexibility where appropriate) will boost ridership support.



## Long-Term, Lower Priority

### Lake Hazel Road

- This road is still early in its evolution, but is shaping up to surpass Amity and Victory to the north as south Meridian's primary east-west arterial. Potential to spur TOD may be limited over time to the corridor's eastern half, since Kuna controls the south side of the street and may not add significant density.
- Should be promoted as a future transit corridor to help justify needed increases to land use flexibility and densities, especially at arterial intersections that may become future stop/station areas.

### SH16

- Proposed additions of medical center and potential for compact new urbanist-style development in the Chinden/Ustick area raises the prospect for this new highway to serve as some sort of transit corridor, but lack of strong transit suitability along Chinden and Ustick lowers will hamper the usefulness of SH16 as a transitway.
- The limited access nature of the planned highway also constrains possible transit applications to those with very limited stops (such as BRT). Meridian should cooperate with any regional efforts to bring transit to the highway.

Identifying these arterials as "low priority" for transit does not mean they will not benefit from compact, walkable urban design with attention to wayfinding and bike/pedestrian amenities. Importantly, most of these roads intersect with higher-priority corridors and may thus be home to important station/stop areas serving those potential lines.

However, in a suburban political environment where increased density and mixing of land uses is often met with resistance, it may be best to focus efforts on those corridors with the most potential for success as transit-supportive streets.

## Unlikely, Lowest Priority

### Chinden, Ustick

- Both roads have some good remaining development potential, but densities are generally on the low side and the linkage to downtown Boise and Nampa is inferior to Fairview to the south. Also may be somewhat redundant with a proposed BRT along State Street to the north.

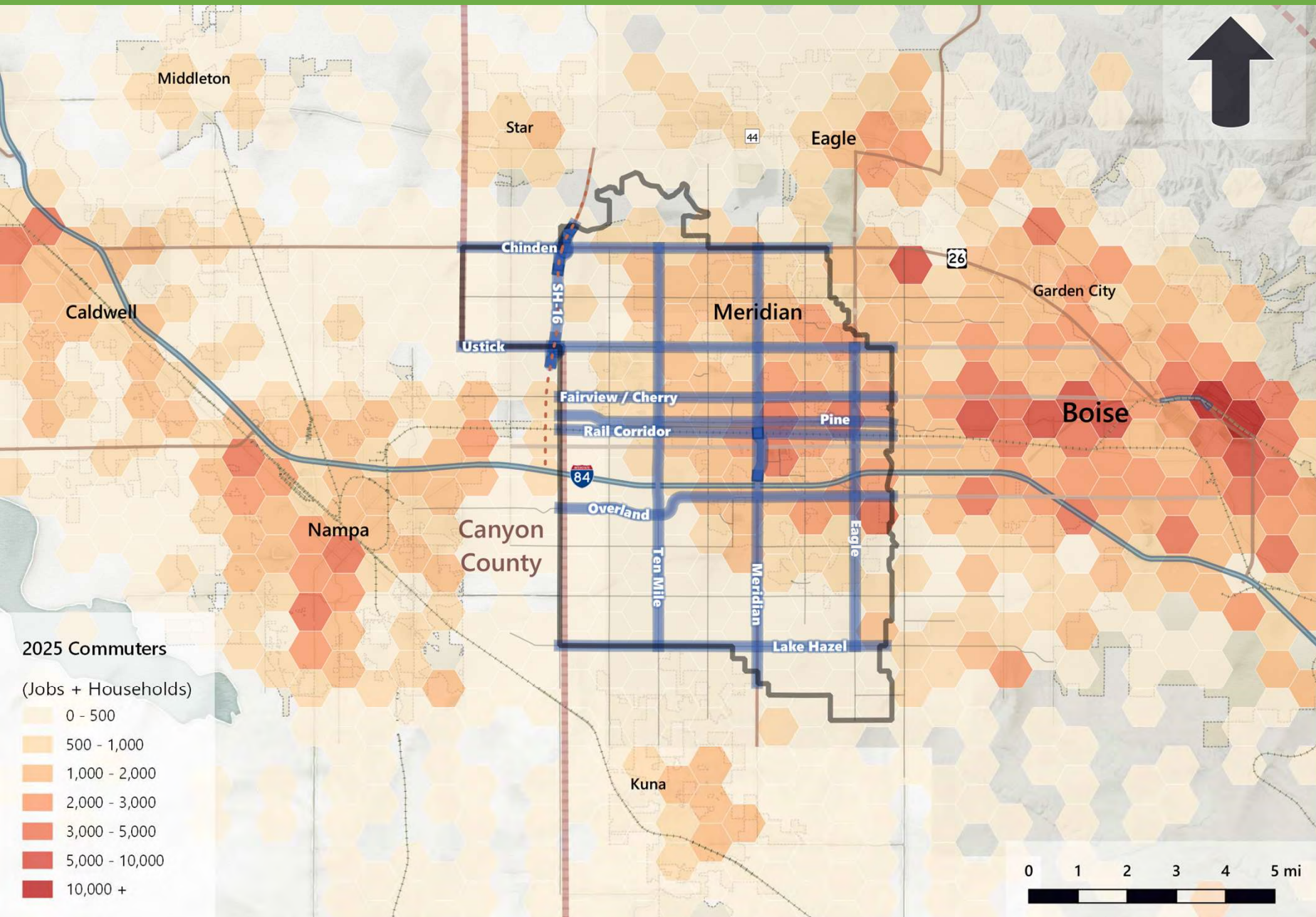
### Pine, Rail Corridor

- Good potential for linking commuters and destinations (including downtown/Old Town Meridian), but rail corridor is controlled by an uncooperative railroad and Pine is simply inferior to Fairview/Cherry on activity and development potential metrics (and too closely spaced to justify prioritizing both).

### Eagle Road

- Definitely in need of transit relief, but poorly suited to allowing ROW acquisitions for dedicated lanes to allow for BRT (or even enhanced bus). Construction and ROW facilities in this case may actually make the current traffic situation worse. Inferior option to Meridian Rd. and too closely spaced to warrant pushing for both.
- Non-BRT applications such as frequent all-day bus service should still be seen as a possibility for Eagle Rd., so long as planning and design take care that operations would not worsen traffic congestion.
- Note that while the existing Eagle Road alignment might be overly challenging to transit planning, there are efforts underway to identify opportunities to add traffic relief by expanding and linking a network of frontage and backage road along its length. Such an approach could be amenable to some innovative transit solutions, such as autonomous micro-buses, etc.

## Overview of Candidate Corridors Relative to Commuter Density



Among east-west candidate corridors, Fairview/Cherry, Pine and the Rail Corridor form the most direct links between Meridian and the heart of Boise's commuter concentrations – and to Canyon County commuter clusters to the west.

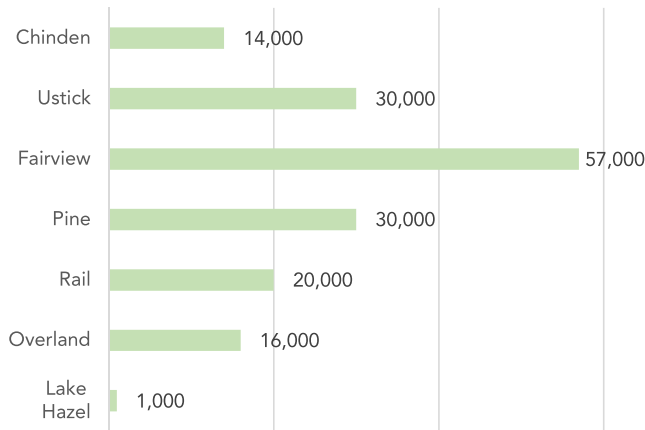




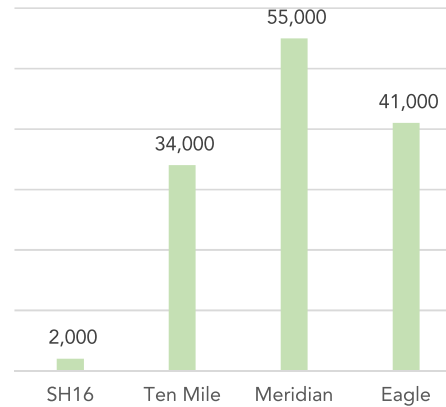
### East-West Corridors

### North-South Corridors

2025 Activity Units (Pop + Jobs)



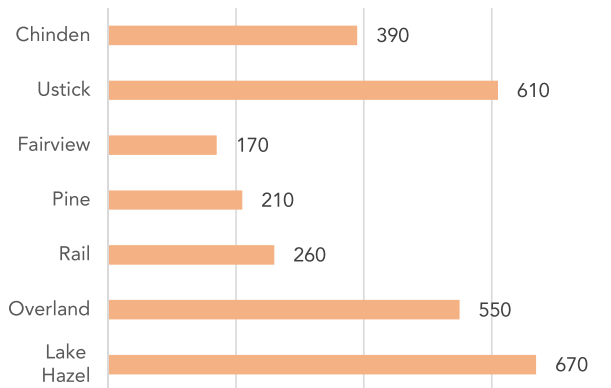
2025 Activity Units (Pop + Jobs)



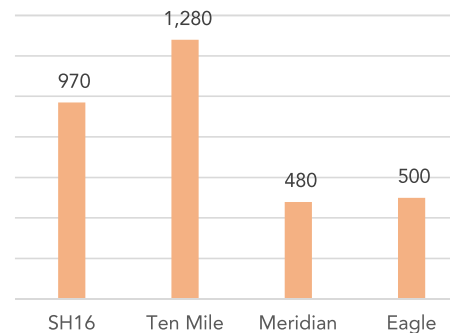
“Activity units” represents the sum of population + jobs in potential ½-mile station areas along each candidate corridor (proportional to ridership potential in the short-term).

- The intersection of Fairview & Meridian represents the sweet spot for serving current commuter demand, with demand trailing off in either direction for both E-W and N-S corridor options.
- Note that this metric only sums jobs and residents located in Meridian -- thus understating total commuter potential by ignoring commuters with origins and destinations outside Meridian (i.e. people commuting *through* Meridian, mainly between Boise and Canyon County).

High TOD Potential Development Acres



High TOD Potential Development



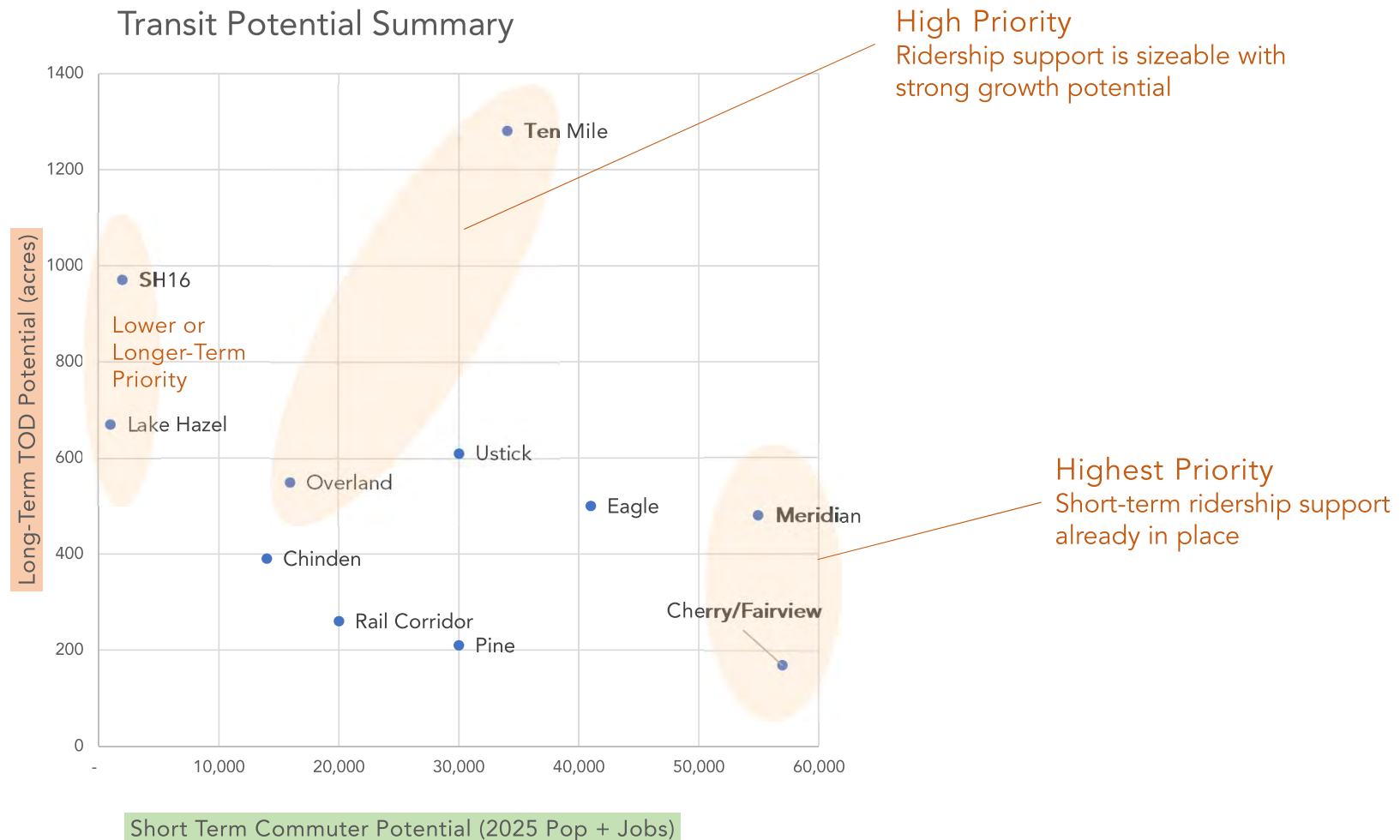
- TOD Potential is the land capacity in each corridor identified as having a strong chance for transit-supportive development, based on a combination of intersection proximity, higher-density designation, and flexibility in allowed land uses.
- Less developed areas tend to have more land capacity, but are also less likely to have higher density zoning or mixed-use designations.
- Ten-Mile and Lake Hazel have a promising balance.

# SUMMARY METRICS

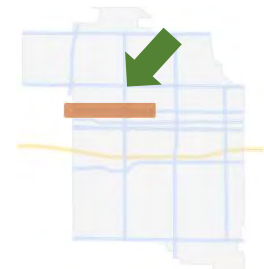


The graph below combines the two previous metrics to show both short-term commuter-moving potential and longer-term potential for Transit-Oriented Development.

- Meridian and Fairview have the strongest short-term commuter potential (furthest to the right in the graph), while Ten Mile and SH16 appear to have the highest future TOD potential, followed by Lake Hazel.



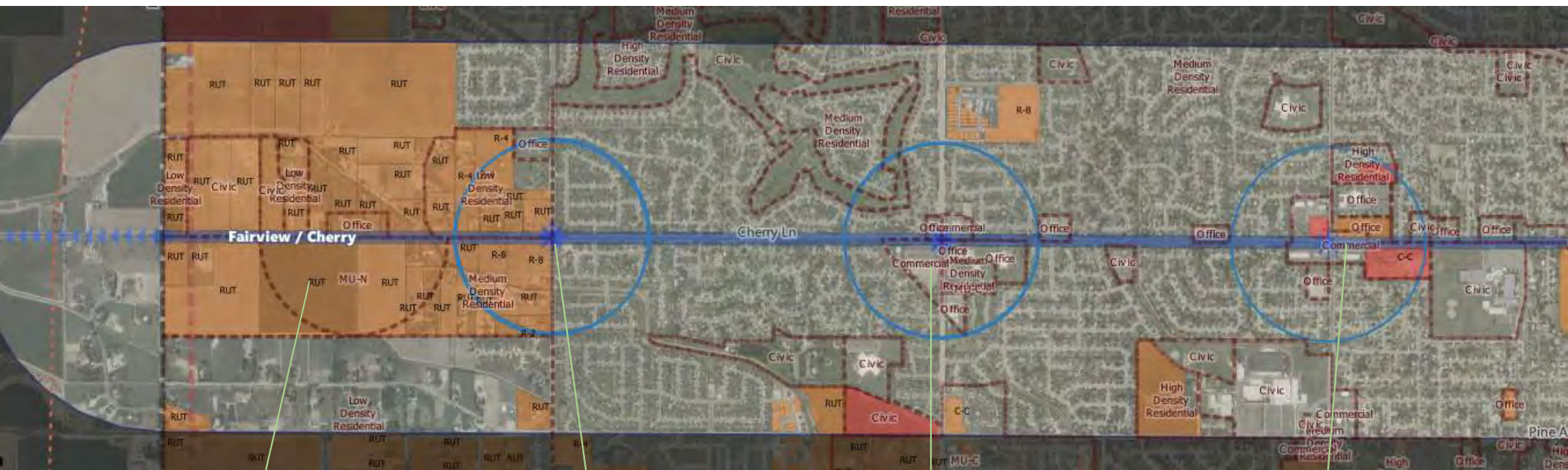
- While Fairview/Cherry has more potential commuters than any other candidate corridor, most of its western portion is below generally accepted transit supportive densities.
- Because much of the west portion is built out with higher-value (but lower density) residential unlikely to redevelop, the City will need to encourage fairly aggressive densities at the remaining mixed-use intersections – especially at Ten Mile, which has strong potential as a future north-south transit corridor.



Black Cat Rd

Ten Mile Rd

Linder Rd



- Good mix of designated uses, but overall densities are on the low side for transit (and seem shifted ¼ mile west of the true arterial intersection).
- Future land uses assume a future north-south connection between SH 16 and Black Cat.
- Existing properties are developed as ag-residential and assembly may be difficult.
- Longer-term opportunity in general

- Black Cat is the highlighted arterial intersection, but densities on the built-out east side are quite low for transit (approx. 2.5-3 households per acre).
- As such, Black Cat is a poor candidate for future TOD. A more likely station area appears to be further west, although the cross-street is not clear at this time.

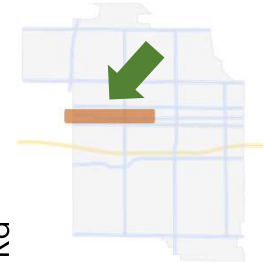
- Density and land use mix are good at the core of this built-out node, but the core is not very large.
- Because the resulting quarter-mile density is low for transit and the residential areas outside the intersection core are unlikely to redevelop, the City should encourage development densities on the high end of what is allowed.

- Linder node is largely built-out, but there are a few smaller opportunity parcels.
- Even with compact development at those parcels, quarter-mile station area would still be too low-density for suburban transit benchmarks (around 3 homes and 2 jobs per gross acre)



Burlington Northern operates an active freight rail line running east-west through the Treasure Valley, crossing through central Meridian.

The railroad has recently made clear that it has no interest in selling or pursuing commuter rail, so this analysis should be considered a longer-term possibility, at best.



Black Cat Rd

Ten Mile Rd

Linder Rd



- As with other east-west candidate arterials, the westernmost portions of the rail corridor are largely ag-residential properties with unknown redevelopment potential.
- They are currently underutilized (from an urban perspective) but could activate sooner than expected if the future SH 16 extension generates developer interest to the west.

- Black Cat should be considered an unlikely TOD candidate due to the abundance of ag-residential acreages with diverse ownership.

- The self-storage business at the hard corner (SW) is un-highlighted due to its high improvement value, but could represent an excellent redevelopment opportunity should it ever relocate.
- Parcels north of the tracks are less likely to redevelop favorably for transit in the near-term since many of them have fairly high-value homes.

- Ten Mile is shaping up to be a strong mixed use corridor, and there is considerable land capacity in the vicinity of the rail corridor.
- Land use designations appear to be generally transit-supportive, with flexible mixed-use, school/civic and high-density residential parcels.
- Clustering of redevelopment prospects here actually favors a station at Franklin over the rail line itself.

- The node at Linder is largely built out with relatively low density industrial uses to the south and a more mixed environment north.
- Little opportunity for redevelopment.



Meridian Rd

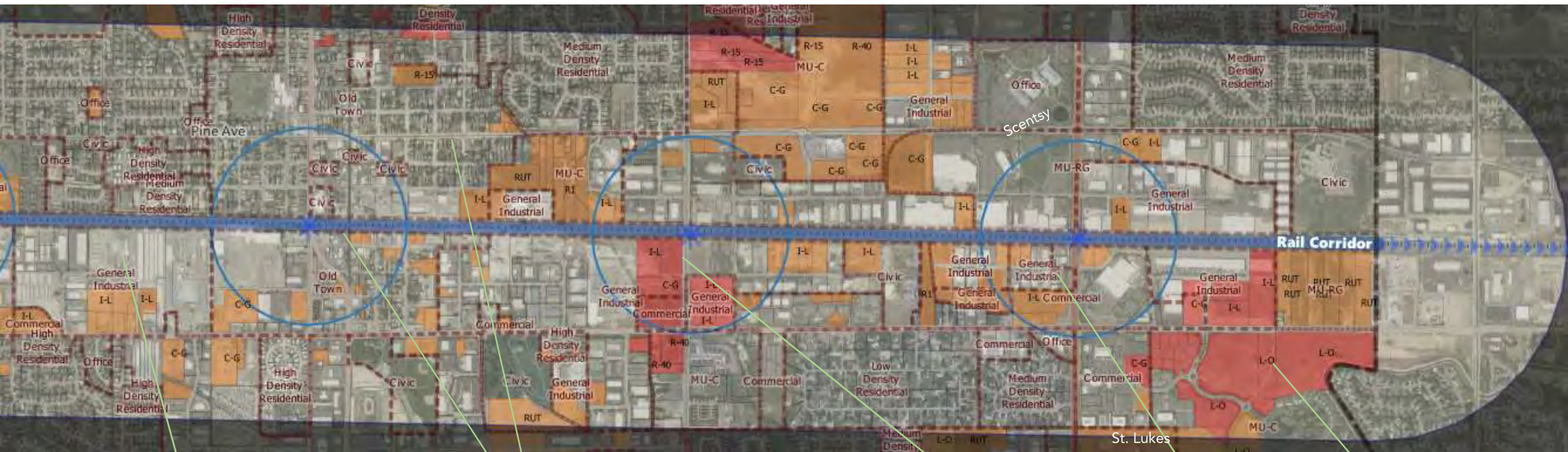
Locust Grove Rd

Eagle Rd

Cloverdale Rd

Relative to the arterial east-west options, the rail corridor is the most skewed towards non-residential use – especially east of downtown.

Uncertainty surrounding BNSF's willingness to cooperate with any transit plans makes this corridor unattractive as a focus point for cultivating future transit.



- Between Linder and Meridian Road is built out with industrial uses to the south and older, primarily single-family streets to the north.
- There are plenty of jobs south of the tracks, but employment density is fairly low, with many storage yards and warehouses and almost all single-story construction.
- Much appears underutilized, but it is difficult to discern successful operations from struggling businesses without closer investigation.

- Old Town Meridian features the city's only rectilinear street grid, facilitating pedestrian and bicycle wayfinding and movement that could be integrated with a transit stop – especially if positioned north of the rail line.
- Development is fairly compact (by suburban standards, though promoting/incentivizing accessory dwelling units could raise densities above the current 8-10 units per gross acre level.
- Redevelopment prospects are piecemeal, but urban renewal and Opportunity Zone finance mechanisms are in place to encourage investment.

- Approaching Locust Grove, land use is more exclusively non-residential, with industrial job sites on both sides and a major development assembly right along Locust grove, south of the tracks

- Employment density intensifies ( but limited by extensive surface parking lots) including Scentsy's HQ offices and production, along with furniture showrooms and distribution centers.
- No major vacant parcels within a ¼-mi. station area.

- This opportunity area has potential for higher densities (including St. Lukes-related medical office & clinic uses, but would probably require a station east of Eagle Rd.

Overland Road is overall a strong candidate for cultivating transit-supportive land uses; however, its true TOD potential is probably limited to the Ten Mile Road intersection and points east, as designated future densities drop off sharply to the west.

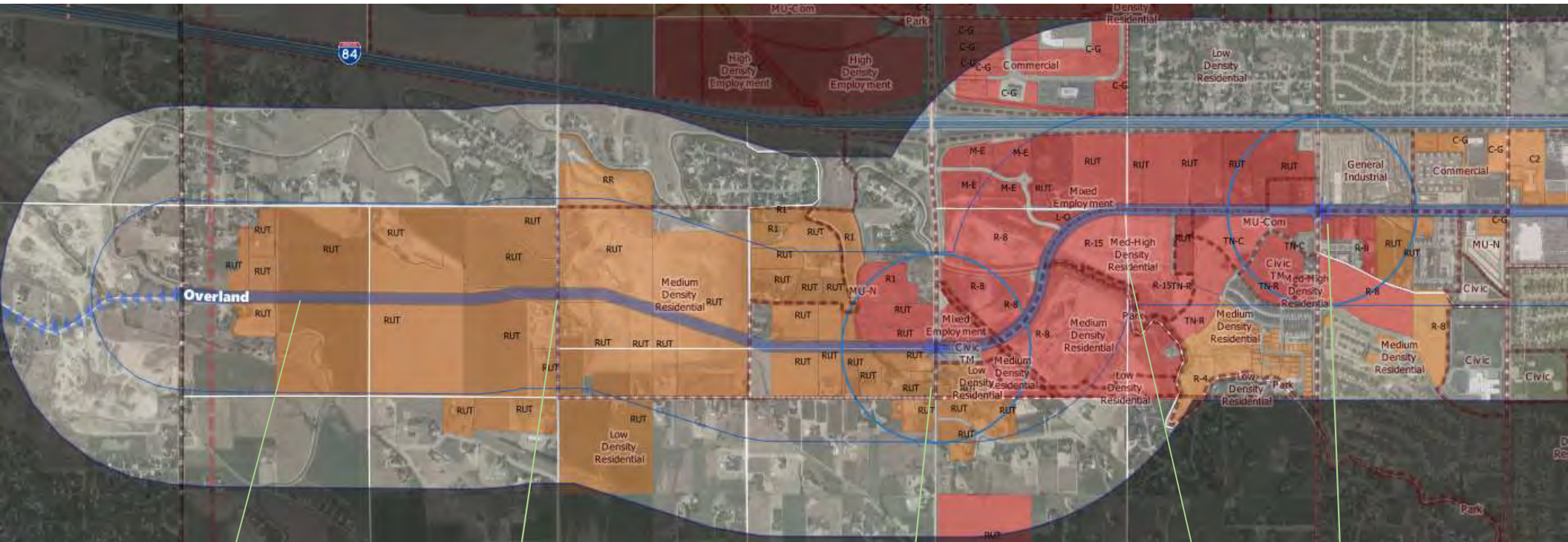
That conclusion doesn't necessarily dictate densifying around Black Cat, since having Ten Mile Road as a western terminal station/stop would not preclude a successful transitway serving central and eastern Meridian.



Black Cat Rd

Ten Mile Rd

Linder Rd



- Overland doesn't currently continue west of Ten Mile, but good opportunity to extend and connect with Nampa – a move that would likely reduce future traffic burdens on I-84.

- No station opportunity shown at Black Cat since future land use designation is not at transit-supportive densities and current zoning is Rural-Urban Transition.
- Redevelopment prospects are long-term and even then could be served by a park & ride terminal station at Ten Mile.

- Ten Mile intersection may actually have lower TOD potential than development land to the east (between intersections).
- Future activity levels will depend in part on what zoning will replace RUT – recommend beefing up densities here since it would make more sense to have a station/stop here (serving both Ten Mile and Overland) than to the east.

- While not an arterial intersection, this area has very good development capacity and generally transit-supportive designated densities. Designated uses are mixed (but not vertically).

- Linder begins the transition from mixed-use to more industrial.
- Again, the better TOD opportunities may be to the west (between arterials) than on Linder itself.

# Overland Road

## (Eastern Portion)

### Transit Corridors: MARKET ANALYSIS



Overland Road provides an important alternate route to I-84 from Ten Mile Road into Boise. It carries the highest traffic volumes south of I-84 and is identified as a Mobility Arterial east of Meridian Road in ACHD's Master Street Map. It provides access to shopping, office, and other commercial destinations. ValleyConnect 2.0's Growth Scenario includes Premium service on the entire corridor.

Meridian Rd

Locust Grove Rd

Eagle Rd



- The stretch around Meridian Road is largely built out but highlighted parcels north of Overland (owned by water park operators) is used as overflow parking and may be a redevelopment opportunity.
- Zoning supports reasonable density, but existing patterns are fairly low-density.

- Land and existing activity centers north of I-84 would not support transit on Overland unless major ped/bike connection is made.

- Locust Grove intersection is poised to add density at 3 of 4 quadrants.
- Could be a strong TOD site. Zoning supports suitable densities (but not much land use diversity).

- While conceptual land use changes in the "Magic Bridge" area may improve connectivity over current conditions, the interstate will remain a barrier to ped/bike linkages to transit on Overland.

- Northeast quadrant of Eagle & Overland has good redevelopment potential
- Southeast quadrant has good existing density (approx. 18 jobs per gross acre) despite a few vacant parcels.

- Not an arterial intersection, but could be a station opportunity
- Future densities south of Overland are acceptable for transit, and, though currently poor to the north, could be redeveloped at more transit-supportive densities.



Lake Hazel Road appears to be a good candidate for transit-supportive development over the longer-term, but primarily further to east of what is shown on this map.

Adjacency with the Kuna city limits is a major constraint to any commercial transit-oriented development on the western portion of Lake Hazel, mainly as a risk factor due to uncertainty and lack of control over rooftop densities surrounding any prospective development.



Black Cat Rd

Ten Mile Rd

Linder Rd



- No station opportunity shown at Black Cat.
- Future land use designation is not at transit-supportive densities and current zoning is Rural-Urban
- Transition. Redevelopment prospects are long-term.

- This is the least transit ready arterial intersection along Ten Mile, with no medium or high density zoning or future land uses designated.
- Lake Hazel marks the boundary with the municipality of Kuna to the south, meaning Meridian will have little control over land uses south of the intersection.

- No station opportunity shown for Linder – no zoning/designation density to speak of and up against Kuna

# Lake Hazel Road

(Eastern Portion)

## Transit Corridors: MARKET ANALYSIS



Meridian Rd

Locust Grove Rd

Eagle Rd

Lake Hazel Road is planned to be the key east-west route south of Overland Road from south Meridian to Boise. ACHD's Master Street Map identifies it as a Residential Mobility Arterial and plans to extend it east to Eisenman Road to provide a connection to I-84 east of Boise. Communities in Motion 2.0 also identifies an extension into Nampa as an unfunded project. Multifamily housing and commercial development have been occurring along Lake Hazel Road in Boise. There is opportunity for Meridian to start planning for transit-supportive development along Lake Hazel Road now.



- At Meridian Road, the border with Kuna drops a half-mile to the south, making room for greater City control over this intersection.
- Potential for density is somewhat higher than rural zones to the west, but still quite low density, especially south of Meridian Rd.

- Zoning continues to densify moving east, but little flexibility of use and still below transit-supportive densities around the Locust Grove intersection.

- This intersection is a special discussion area and likely to move towards higher density and mix of retail and residential uses.
- If so, it could be a future transit-supportive station area.

- Southwest Boise is largely low-density residential, but includes a large (and growing) swath of rooftops that is underserved by shops and services.
- These Boise residents represent an untapped retail market that Meridian could address in the near future.
- Such a move would have clear fiscal benefits for Meridian (although would technically be something of a "leapfrog" expansion for Meridian in terms of its own southward growth.

# Eagle Road

## (North & Central Portions)

### Transit Corridors: MARKET ANALYSIS



Ustick



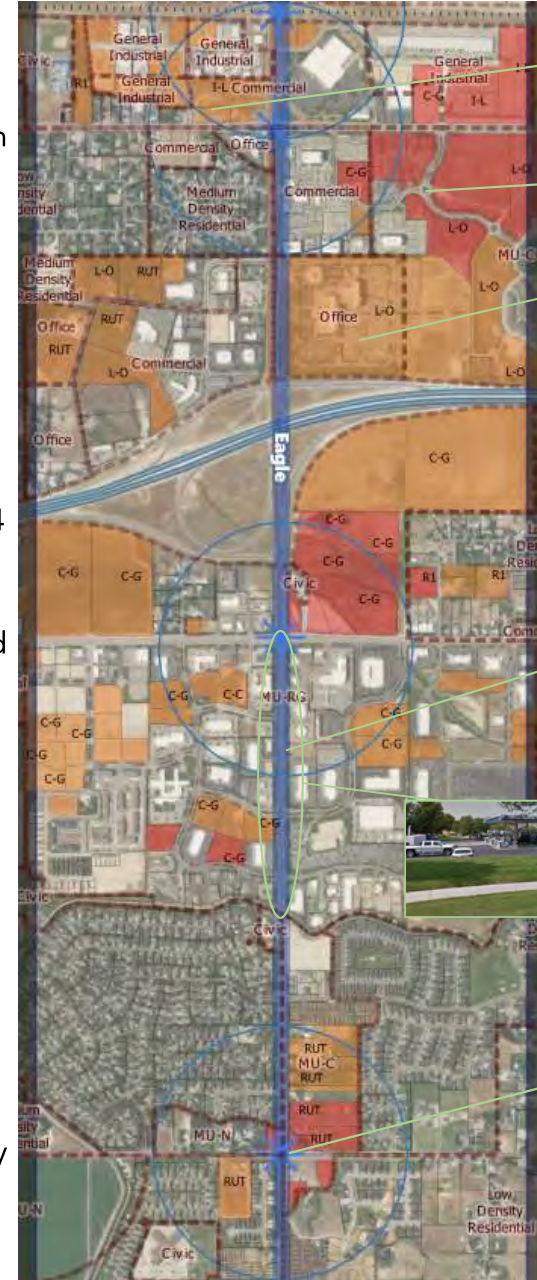
- The northern quadrants at Ustick are good activity generators, but currently strongly geared to shoppers and their automobiles.
- The SW hard corner appears destined for retail, but could be a good opportunity for adding more pedestrian-friendly design.
- Housing is fairly compact in terms of lot usage, but overall densities are still suburban here.

Franklin

I-84

Overland

- Eagle at Fairview/Cherry is strongly anchored by The Village lifestyle center in the NE quadrant. While clearly auto-oriented, it at least has a pedestrian-friendly central circulation design.
- Approved apartments on the SW corner will boost this node into acceptable ranges for transit-supportiveness.
- Bolstering streetscaping, wayfinding and other ped/bike infrastructure (already very strong in places), especially at connection points between The Village and its civic and apartment neighbors will go a long way towards boosting the TOD potential here.



- Any development around a Franklin station would need to be opportunistic – removing underperforming industrial along the rail line.
- Further southeast of Franklin includes vacant parcels slated for limited office development (likely influenced by Saint Luke's medical center to the south).
- Without substantial investment in structured parking, this is likely to continue heavy reliance on extensive surface parking – not a transit or pedestrian-friendly pattern.

- Although clearly auto-oriented with little potential to add residential rooftops, this stretch of Eagle benefits from an impressive investment in sidewalks and streetscaping that would be a strong positive for potential transit serving decent existing job density.



- Few major redevelopment opportunities at Pine, but strong overall job density, driven by Blue Cross and Scentsy. Both sites have pedestrian-friendly on-site amenities, but need to complement with stronger off-site connections.

Victory

- Slated for a retirement village at NE hard corner, which could be a positive for ridership potential, depending on density (assuming for active seniors).

Amity



- The R-8 zoning on much of the developable land surrounding the Amity intersection is considerably less compact than transit-supportive benchmarks, but the mixed-use future land use designation is a positive.
- The intersection would seem to have the potential to support grocery-anchored retail serving immediate neighbors as well as underserved Boise residents to the east.

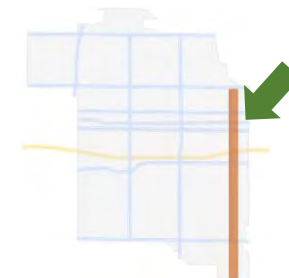
- Unclear what is likely to transpire at this intersection. High-dollar, large-lot homes along Lake Hazel west of Eagle may set the tone for more of the same to the east, despite the Medium-High Density designation.
- Somewhat challenging topography at the southwest corner.

Eagle Road is already a concern for the City given its serious and growing traffic congestion.

This cuts both ways in terms of transit suitability:

- On one hand, transit investment would have the potential to alleviate some traffic as a portion of commuters switch modes—the same commuter concentrations that currently clog the roadways represent a ready-made pool of would-be transit riders.
- However, high-functioning BRT lines take advantage of dedicated running ways on large stretches of the roadway.
- Because existing rights-of-way already have little room for expansion on Eagle (part of the current congestion problem), there may be few opportunities to acquire dedicated lanes.

A scenario with buses added to the mix without exclusive lanes (even with signal prioritization at intersections) could result in a fairly slow transit alternative, likely to draw lower income riders only, with “choice” riders opting to continue fighting the traffic.



North of I-84, Eagle Road is a state highway (SH 55) and carries some of the highest traffic volumes in the state. There are several major office and retail developments north of I-84, making it an important regional destination for employment, shopping, and recreation. Development is less intensive south of I-84, though there is potential in certain locations for additional development. ACHD’s Master Street Map also plans to extend Eagle Road south of its current terminus to King Road.

# Meridian Road

(Far North & North Central Portions)

## Transit Corridors: MARKET ANALYSIS



Chinden



- North of Chinden (outside city limits) is very low density, transitioning to medium density master-planned residential on the Meridian side
- Vacant SW quadrant slated for multifamily will improve densities, but still on the low side at this node.
- Church uses at SE quadrant are a good activity center, but very low density campus.

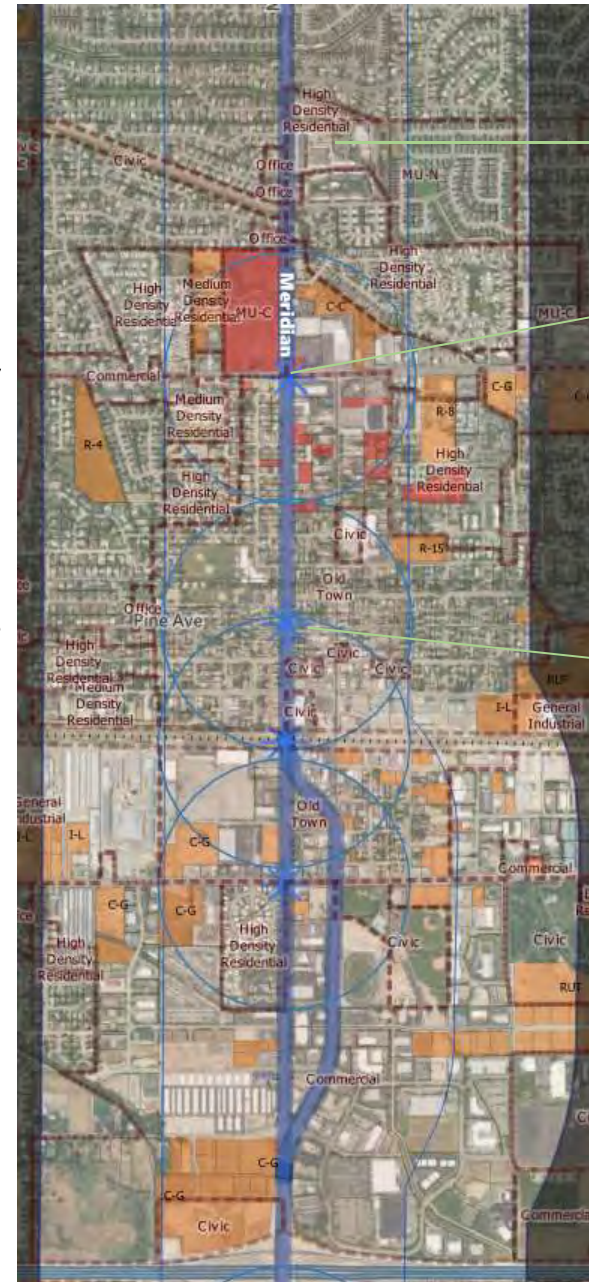
McMillan

- Good mix of land uses at McMillan intersection, including a new 250-unit apartment property.
- Commercial area at hard corner appears to be building now – relatively low density dining & services.
- Medium density residential around this node is good relative to surrounding area, but still low relative to transit-supportive benchmarks.
- Middle School at NE corner is activity generator, but very low density.

Ustick

- Ustick has a mix of uses at Meridian intersection, but very suburban densities (and zoning). As with other arterial nodes along Meridian, this needs added density and mix to better support transit.

Cherry



Pine

Rail

Franklin

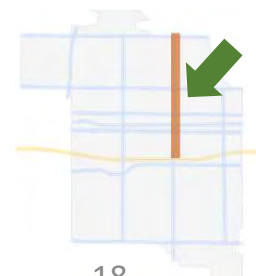
- Gross unit densities west of Meridian Rd. remain fairly low south of Ustick, but approach 10 units per gross acre in this multifamily area.

- Around the Fairview/Cherry node, land use patterns become more transit friendly, with strong employment (17+ jobs per gross acre), some higher density housing, and a large mixed-use development parcel at the NW quadrant.

- The potential station area at Pine is the most purely downtown-serving opportunity.

- Densities are higher than elsewhere in Meridian, though somewhat low for a suburban downtown.

- Redevelopment sites are very piecemeal, so gains in density will need to come from promoting/inciting accessory dwelling units and opportunistic property assembly to add another story of verticality where possible.



# Meridian Road

(South Central & Far South Portions)

Transit Corridors:  
MARKET ANALYSIS



- Land and existing activity centers north of I-84 would not support transit on Meridian without a major ped/bike connection.

- The stretch around Overland Road is largely built out but highlighted parcels north of Overland (owned by water park operators) is used as overflow parking and may be a redevelopment opportunity.
- Zoning supports reasonable density, but existing patterns are fairly low-density.

- The NE quadrant at Victory is a longer-term redevelopment opportunity, but currently home to active landscape supply and feed store businesses.
- More flexible land use designation may make more sense here – with option to make residential, especially given Amity may have better chance to emerge as better retail site.

- Decent density for transit here (around 12 units per gross acre), but drops to lower density on underutilized land to the south.

Amity

Lake Hazel



- Potential for mixed-use, transit-supportive uses on at least three of four corners at Amity.
- Currently very urban-rural transitional, so opportunities may be several years away.

- Lake Hazel has the potential to emerge as a regionally important arterial over time, with plans for increased densities to the west and strong existing residential population to the east in west Boise.
- Could be a good location for grocery-anchored retail and housing mix.
- Current zoning on all but NW quadrant seems too low-density and non-mixed given longer-term potential here.



Meridian Road extends from Kuna through Meridian to Chinden Boulevard. It has an interchange with I-84. North of I-84, it runs through downtown Meridian (along with Main Street). South of I-84, it is a state highway (SH 69) and has mostly residential development. ValleyConnect 2.0's Growth Scenario includes Express service through downtown Meridian on Meridian Road.

# Ten Mile Road

(Far North & North Central Portions)

## Transit Corridors: MARKET ANALYSIS



Chinden



- Good development potential at SW quadrant, but even high densities there would not be enough to bring this intersection up to transit-supportive standards, given the lower density construction at all other corners.

McMillan

- Land use designations and ample land capacity suggest McMillan might be a promising activity center (though mostly non-residential).

Ustick

- Ustick intersection is built-out on all but the NW quadrant with fairly low density single-family housing.
- Remaining capacity land at NW is likely to be entirely non-residential due to treatment plant adjacency.
- Generally low potential as a transit-supportive station area.

Cherry



- No identifiable redevelopment candidates at the intersection
- Low suburban densities surrounding intersection

Pine

- Redevelopment candidates at Pine are difficult to predict, given occupied remaining residential acreages.
- Densities of newer construction slightly higher than areas to the north, but still below transit-supportive benchmarks.

Rail

- Lots north of rail corridor are lower density and questionable redevelopment candidates.

Franklin

- Potential densities improve south of tracks, with considerable redevelopment potential and supportive zoning (applies to both Rail Corridor and Franklin).
- With well-designed bike and pedestrian amenities, a station at Franklin could expand its reach to draw riders from quality development opportunities (and activity) further south towards interstate.

# Ten Mile Road

(South Central & Far South Portions)

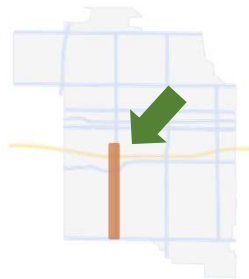
Transit Corridors:  
MARKET ANALYSIS



I-84

Overland

Victory



- A transit station at Overland would have better support from parcels to the east (although densities could be brought higher where currently zoned R-8).
- Land to the west has flexible land use designation, but currently quite exurban and uncertain as to eventual zoning.
- In general, zoning and future land use designations seem at least one notch too low in terms of density, given the potential importance of this node for both east-west and north-south transit.
- Ten Mile at Victory is currently fully rural/ag/exurban, but mixed-use designation could be zoned to be more transit supportive.

Amity

Lake Hazel



- A similar blank slate feel as the Victory intersection. Most of the ag-residential homes are occupied and small enough to present a land assembly challenge for would-be development.
- This intersection is the subject of ongoing debate as to appropriate land use designation.
- Would appear to have potential as an important intersection, given employment growth to the north and strong existing population cluster in southwest Boise.
- Location at city boundary carries a measure of uncertainty for development to the south (as well as lack of control). This may seriously constrain development upside (especially for retail) at this node

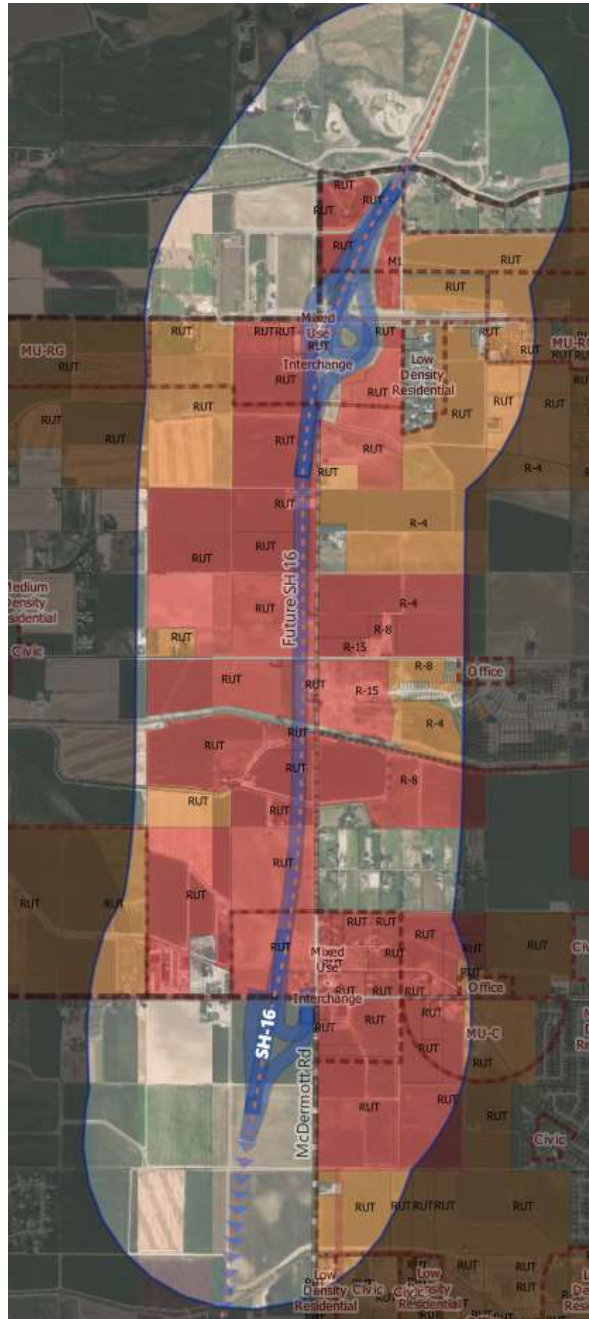
Ten Mile Road has the newest interchange with I-84 in the Treasure Valley. Similar to Meridian Road, it extends from Kuna Road to Chinden Boulevard. The interchange area is developing with office and other commercial uses. Because the interchange is relatively new, there is also opportunity along much of the rest of the corridor to plan for transit-supportive densities.



Chinden

McMillen

Ustick

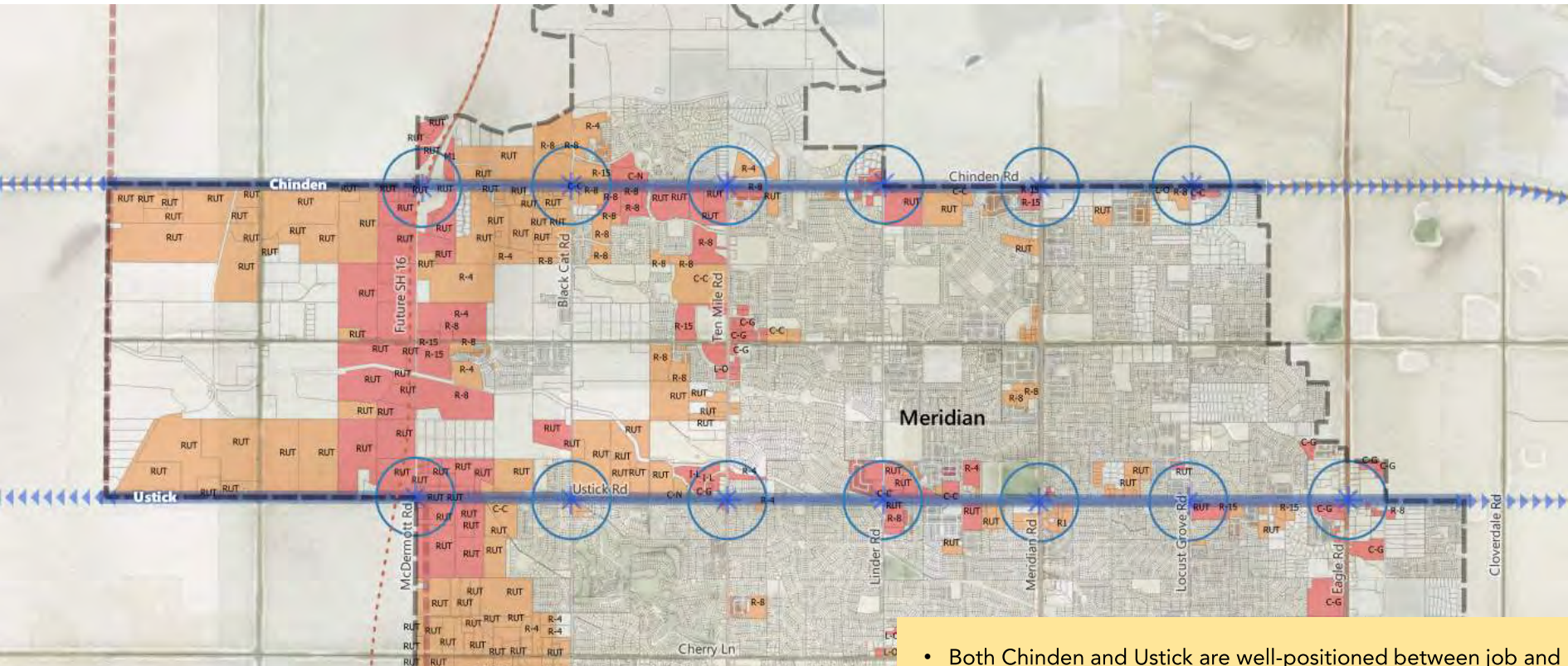


- Land west of the planned SH 16 alignment is subject to additional land use designation and zoning changes as part of The Fields special discussion area.
- From a market perspective, the announced surgical center (with other future medical uses likely) at Chinden will be the main driver of interchange development on the north.
- Land north of Chinden, outside of the city limits, is an unreliable source of future ridership support – outside the City's control and unpredictable.

SH 16 will undoubtedly be important to west Meridian, but without transit at Chinden or Ustick, it will be a challenge to have successful multi-modal corridor isolated at this relatively short stretch of highway.

- Any new urbanist concepts incorporating a neighborhood center to be “centered” around the natural value/density attractor already happening with the medical development. Creating a separate geographic center by design, independent of prevailing visibility and access realities, is a recipe for future retail struggles.
- Better to concentrate density where it “wants” to go – at the arterial hard corners – and apply the new urbanist principles to feather out with decreasing densities.

### Alternate East-West Corridors (not assigned for analysis but included for comparison purposes)



- Both Chinden and Ustick are well-positioned between job and household populations in Caldwell and Boise, but limited potential to move large numbers of commuters to *Meridian* homes or jobsites
- Poorly connected to Nampa
- Rapid transit on Chinden might be partly redundant with Bus Rapid Transit (BRT) planned along State Street (Hwy 44) between Boise & Eagle
- Any TOD along eastern Chinden would be difficult given that policies and land use direction will be outside the City's control.
- Most development capacity on both corridors is currently in the form of very low density ag-residential parcels that are uncertain to sell/develop in the foreseeable future. Selective and opportunistic land assembly could result in opportunities for transit supportive development at potential arterial intersections where transit stations could locate.