



Mayor Robert E. Simison

City Council Members:

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Luke Cavener

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May 28, 2021

MEMORANDUM

TO: Meridian Planning & Zoning Commission

CC: David Miles, Chief of Staff
Cameron Arial, Community Development Director
Caleb Hood, Planning Division Manager

FROM: Victoria Cleary, Economic Development Administrator
Brian McClure, Comprehensive Associate Planner

RE: Second Amendment to the Meridian Revitalization Plan Urban Renewal Project

[Click Here](#) for Second Amendment to Meridian Revitalization Plan Documents Folder

This memo is intended to provide Comprehensive Plan related analysis for the Second Amendment to the Meridian Revitalization Plan Urban Renewal Project. The amendment as proposed includes two distinct de-annexations for the areas described as the Northern Gateway and the Idaho Block. Both of these areas are proposed to be removed from the original 2002 downtown Urban Renewal District. Approval of a resolution acknowledging compliance of this amendment with the City of Meridian Comprehensive Plan is a necessary pre-cursor to Meridian City Council action on the de-annexation.

Ultimately, the purpose of this de-annexation will lead to the designated areas being annexed into other Urban Renewal Districts (Districts). With the original District set to sunset in 2026, these other Districts will provide greater opportunities for continued redevelopment that are otherwise impossible within the lifespan of the existing District. The next steps after de-annexation will include annexing the Idaho Block into the existing Union District, and the creation of a proposed Northern Gateway District. Both of these distinct Districts will allow for continued public-private and public-public partnerships in an area of town with both infrastructure deficiencies and also unique opportunities. The Planning and Zoning Commission and City Council will have discretion to act on the future Union District Plan Amendment and the new Northern Gateway District Plan before they are implemented. Concurrent approval of

next steps was deemed to be inappropriate due to the timing of work associated with partner agencies and with ongoing Urban Renewal legislation.

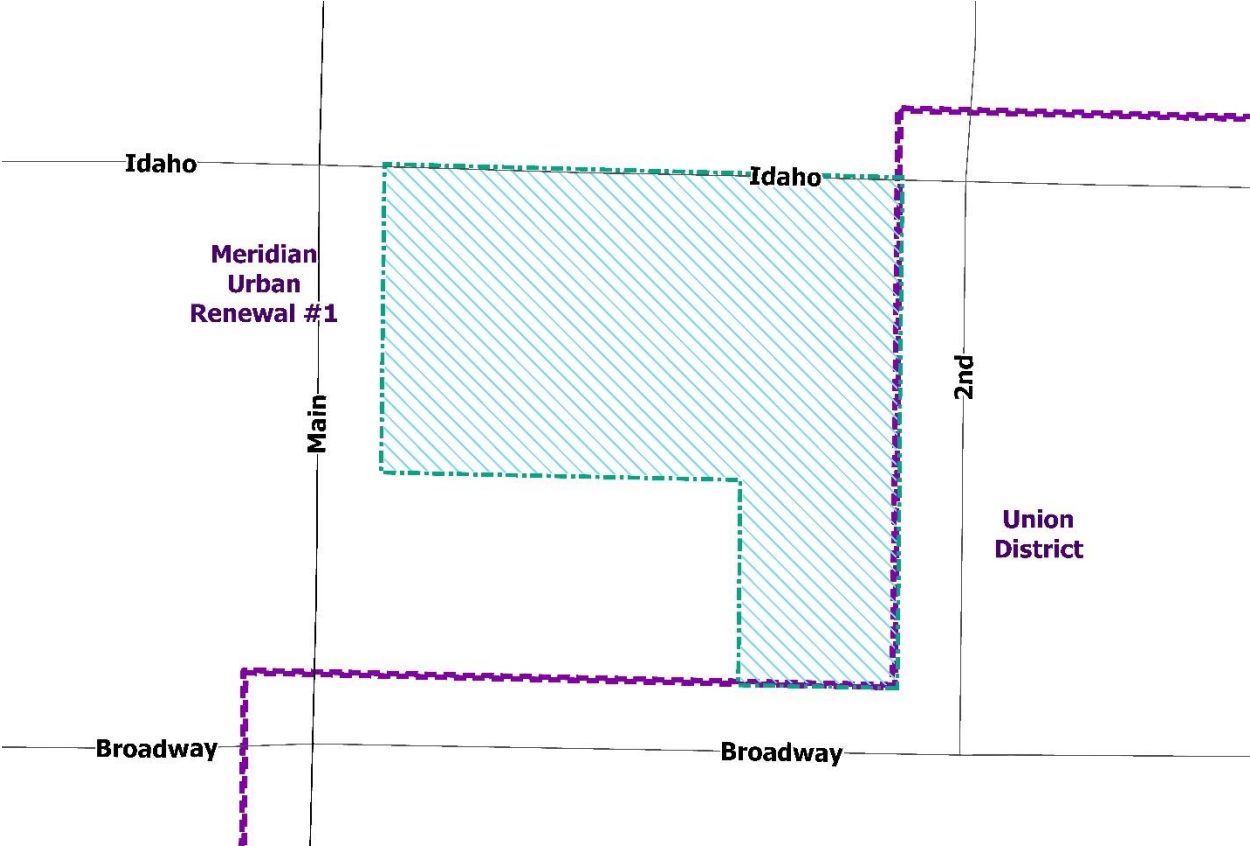
Recommendation

Since there are no new urban renewal area plans, proposed developments, use changes, or zoning changes associated with this Second Amendment, it maintains consistency with the City of Meridian Comprehensive Plan. Community Development staff recommends that the Planning and Zoning Commission approve the resolution confirming compliance of this amendment with the City's Comprehensive Plan. Following is a summary of the de-annexations by area.

Summary of De-annexations:

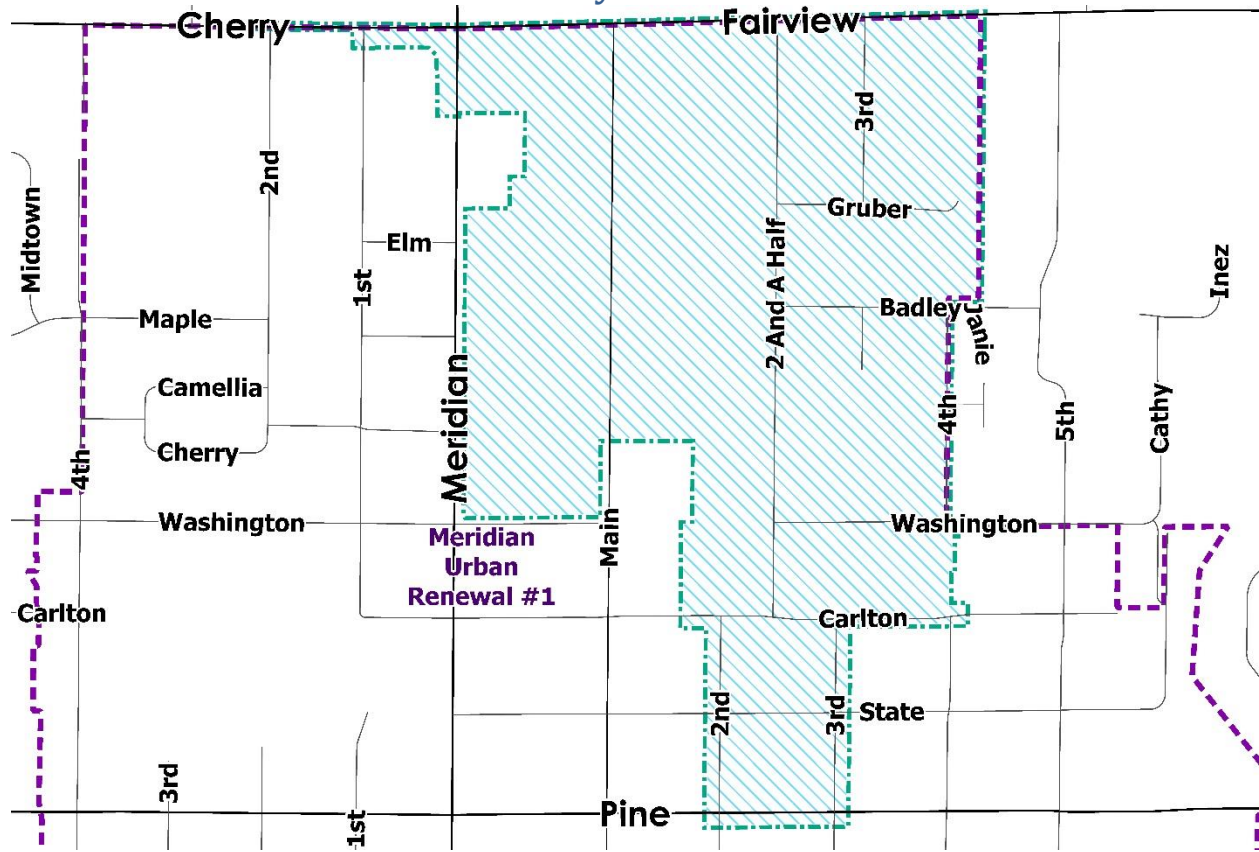
District Name	Size (appx.)	Current Zoning	Description
Idaho Block	1.5 Acres	O-T	De-annex intending to transfer to existing Union District
Northern Gateway	77.1 Acres	O-T, R-8, R-15, R-40, L-O, C-C, C-G, RUT	De-annex intending to incorporate into a new Northern Gateway District, which will also include land not previously within a URD.

Attachment A: Idaho Block De-annexation



Note: Area designated by the dash-dot-dash line and angled hatch (teal) is to be de-annexed. The single dash-dash line (purple), represents the boundaries of existing Union District.

Attachment B: Northern Gateway De-annexation



Note: Area designated by the dash-dot-dash line and angled hatch (teal) is to be de-annexed. The single dash-dash line (purple), represents the boundaries of existing Meridian Revitalization District.