

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT



Memo to Transportation Commission

From: Carl Anderson, Long Range Associate Planner **Meeting Date:** October 6, 2025
Presenters: Carl Anderson, Long Range Associate Planner **Estimated Time:** 20 Minutes
Topic: Update – Stratford to Touchmark Feasibility Study

Summary:

The City issued an RFQ to complete a project focused on transportation improvements that enhance local connectivity and efficiency, enhance public services, and support economic development. The consultants selected were Kittleson associates and Logan Simpson. Among other things, the final deliverable will be a technical transportation white paper that highlights potential connection of Stratford Drive, across Locust Grove and Eagle Roads, to S Touchmark Way.

The project has been broken out into multiple tasks which are detailed in Attachment A. Scope of Work.

To date, a draft land use memorandum has been complete and stakeholder meetings are underway. The consultant team are beginning to prepare alternative collector alignments, and a static open house will begin sometime in October/November. It is anticipated that the final report will be presented to City Council sometime between mid-December to early-January.

The Meridian Comprehensive Plan was adopted in December of 2019. The focus study area identified as part of this work was included in the "My Meridian Specific Area Summary" planning effort done in 2017 (See attachment B).

Discussion Items:

Staff would like to receive input from the Commission on the following:

- 1) Feedback on previous residential collector alignment proposals contained within Attachment B.
- 2) Are there any specific improvement areas/opportunities the Commission is aware of in the overall project area, rather than the entire alignment?
- 3) Are there any areas of focus the Commission would recommend in the overall project area (i.e. choke points or issue areas)

Attachments:

- A. Stratford to Touchmark Transportation Connection Feasibility Report - Scope of Work
- B. My Meridian Specific Area Summary

STRATFORD TO TOUCHMARK TRANSPORTATION CONNECTION FEASIBILITY REPORT

SCOPE OF WORK

PROJECT DESCRIPTION

The project is focused on transportation improvements that enhance local connectivity and efficiency, enhance public services, and support economic development. It will develop a technical transportation white paper that highlights potential connection of Stratford Drive, across Locust Grove and Eagle Roads, to S Touchmark Way. The project area is shown in Figure 1.

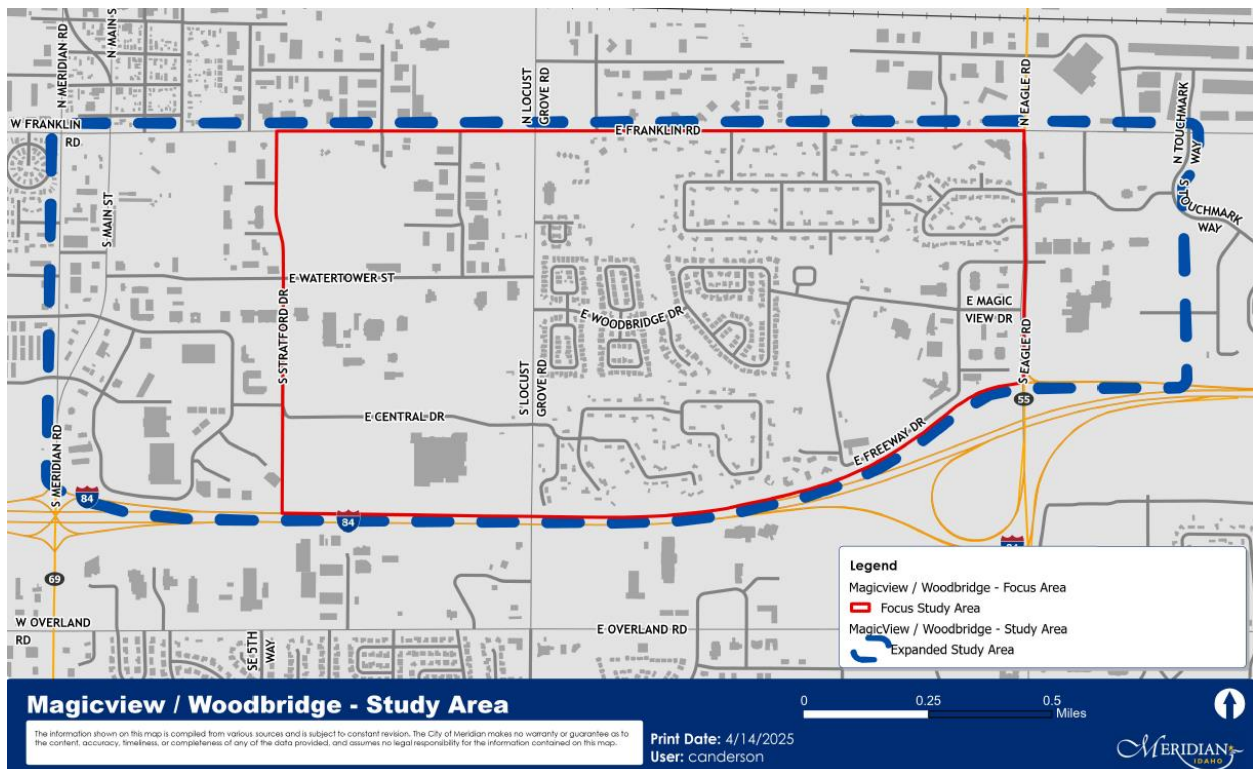


Figure 1 Study Area

The scope is organized into the following tasks:

TASK 1-Project Management

TASK 2-Plans Review & Transportation System Inventory

TASK 3-Community Outreach

TASK 4-Concept Development & White Paper

TASK 1 – PROJECT MANAGEMENT

This task includes conducting project management activities for the project. Kittelson will facilitate an initial kickoff meeting with City staff to confirm roles and responsibilities and finalize the project methodology, scope of services, timeline, and the format and content of deliverables. Kittelson will be provided with relevant documents, policies and/or summaries of documents, and parallel processes underway. City Meridian will support the project through coordination, mapping and data support.

SUBTASKS

- 1.1 **Project Kick-off Meeting**-Kittelson will prepare for and conduct a kickoff meeting with the Project Management Team (PMT). At that meeting Kittelson will:
 - a. Review a preliminary schedule, confirm the overall scope, objectives, final product type, and discuss planning area boundaries.
 - b. Discuss potential project issues or risks and a range of mitigation options for successfully completing the report.
 - c. Discuss and identify data needs, relevant plans, policies, studies; and key stakeholders.
- 1.2 **Project Updates**-Kittelson will participate in bi-weekly 30-minute Teams meetings with the PMT to check-in on progress and/or address questions that might arise during the project. This scope of work assumes up to 12 meetings. PMT meetings may be replaced by e-mail updates with approval by the City PM.
- 1.3 **Monthly Invoices & Progress Reports**-Kittelson will prepare monthly invoices and progress reports. One invoice and progress report will be submitted to the City PM each month (6 total).
- 1.4 **Project Schedule and Contract Administration**-Kittelson will prepare an initial detailed project schedule showing draft and final deliverable dates, project meetings, public outreach, and review times. Kittelson will submit a draft schedule to PMT for review and revise based on PMT feedback. Kittelson will maintain and update the schedule as necessary throughout the project. Potential changes in the project schedule will be communicated to and confirmed by the City PM as soon as Kittelson is aware that they may need to occur.

ASSUMPTIONS

- The project is expected to be 6 months in duration.
- The city of Meridian will invite representatives from ACHD, ITD, West Ada School District, and other agencies/organizations to participate where necessary in the project process.
- City of Meridian will provide contact information for key stakeholders that will be invited to participate in the planning process.

DELIVERABLES & SCHEDULE

- Project Kick-off Meeting (July 2025)
- Project Update Meetings (12) (Throughout the project)
- Invoices and Progress Reports (6) (Throughout the project)
- Draft & Final Schedule (July 2025)

TASK 2 – PLAN REVIEW & TRANSPORTATION SYSTEM INVENTORY

SUBTASKS

- 2.1 **Data Collection & Base Mapping**-Kittelson will collaborate with the City PM to identify and gather relevant data sets necessary for project review. This may include information on existing and planned roadways, utilities, land uses, and any additional information on identified industries and businesses within the planning area. Relevant data will be used to prepare project base maps to show, to the extent provided by the City, existing and planned transportation and utility infrastructure and future land-use.
- 2.2 **Plan Review**-Kittelson will review background documents provided by the City. The plan review may include proposed land-use designations, annexation request from Idaho State University Meridian campus, future redevelopment plans for neighboring state facilities (i.e., Idaho State Police POST Academy, land-use applications and building permit information, ACHD speed studies conducted in the planning area, new property development requests in Locust Heights, and additional future development in the identified area.
- 2.3 **Land Use Analysis** -Logan Simpson will complete a vacant and underutilized land analysis to help identify parcels with redevelopment or infill opportunities within the project area. This will also include comparing the future land use designations outlined in the Meridian Comprehensive Plan against existing land use patterns and current development proposals to identify alignment, gaps, and potential areas for change. The results of this analysis will be documented in an interim memorandum that will be updated in Task 4.

ASSUMPTIONS

- City of Meridian will provide relevant plan documents and GIS data

DELIVERABLES

- Interim Technical Memorandum #1 that will be updated in Task 4 (August 2025)

TASK 3 – COMMUNITY OUTREACH

Kittelson will work with the city of Meridian to conduct stakeholder outreach. The community outreach process will focus on educating residents about key issues and collecting information on the community context to support the report. Since significant engagement was completed during the 2019 Comprehensive Plan update, this effort will prioritize education and data gathering over additional engagement.

SUBTASKS

- 3.1 **Key Stakeholder List**-Kittelson will work with City PM to identify key stakeholders that need to be engaged in the planning process. The City will provide contact information for all stakeholders included in the list.
- 3.2 **Static Virtual Open House**-Kittelson will prepare an online open house using ESRI's Story Map platform that will include a brief project description, information on the project alternatives, and a platform for collecting community comments. The City will be responsible for advertising the website.
- 3.3 **One-on-One Meetings (x5)**- Kittelson and City PM will meet with property owners and identified key development teams, business stakeholders and identified agencies within subarea planning area in one-on-one or small group meetings (assumed to be 5 in total) to introduce the project, understand their current, and if applicable, planned development, and their desired outcomes of the project and discuss challenges related to traveling within the subarea planning corridor. These one-on-one meetings will occur prior to Task 4. Kittelson will prepare summaries of each meeting.

ASSUMPTIONS

- Kittelson will use City of Meridian branding.
- City of Meridian will schedule meetings with property owners at their property, at City Hall, or virtually.
- City will advertise virtual open house.
- City will provide input on, and contact information for, the one-on-one meeting attendees.

DELIVERABLES

- Virtual open house (November 2025)
- Meeting summaries (September 2025)

TASK 4– CONCEPT DEVELOPMENT & WHITE PAPER

Kittelson will develop up to 5 alternative scenarios for the identified sub-area. These scenarios will cover the expanded study area and consider adopted future land-use designations and other changes completed since the Comprehensive Plan's adoption. Kittelson will apply technical tools to assess roadway performance and transportation safety.

SUBTASKS

- 4.1 **Initial Concept Development & Evaluation**-Based on information gathered in Tasks 2 and 3, Kittelson will develop up to 5 alternatives for potential alignment a new east-west collector). These concepts will consider the following:
- 2D alignments with callouts of potential issues/considerations, major utility, structural, or other physical constraints (to the extent known based on data provided by the City) and potential traffic control at intersections with collector or arterial roads. Alignments will assume typical ACHD ROW reservation for a collector level road.
 - How each concept may allow for community improvement or market-driven redevelopment.
- 4.2 **Draft Technical Memorandum #1 (Concept Alternatives)**-Kittelson will summarize the results of subtask 4.1 in an update of interim Technical Memorandum #1 from Task 2 and submit a draft for review by the City.
- 4.3 **Revise Draft Concepts**-Kittelson will revise the selected alternatives based on feedback obtained in subtask 4.2, as directed by the City PM. It is assumed that edits will include modifications to the concepts and not the development of new alternatives.
- 4.4 **Final Concepts**-Based on guidance from the City, Kittelson will further develop up to three concepts by addressing the following:
- Needed infrastructure to serve future redevelopment, including future utility connections and planned timing of connections (as provided by the City).
 - Potential funding mechanisms that may be applicable (e.g., development-driven, publicly funded).

- c. Alternative/emerging considerations to be addressed during later phases of developing the road (e.g., known potential redevelopment that could reshape the alignment, agency coordination considerations, alignment with other agency plans).

4.5 Draft & Final Feasibility Report-Kittelson will summarize the results of previous tasks in the final report. The final document will be written as a white paper that will document the process (using Technical Memo #1 as the basis) and provide a summary of the three final potential concepts. The final report will include:

- a. An executive summary
- b. Supporting illustrations, graphs, cross-sections, maps, charts, exhibits, analysis and other data from previous tasks, the City and Kittleson have identified necessary to support the report's findings.
- c. Kittelson will revise the draft report once (1) based on City feedback and submit a final report.

4.6 Presentation Materials-Kittelson will prepare a PowerPoint presentation that can be used by City staff to support the approval/adoption process for Meridian elected officials.

4.7 Presentation-Kittelson will attend and deliver the presentations to respective elected officials at one meeting.

ASSUMPTION

- Alignments will be assumed for a collector with the ACHD standard cross-section & ROW reservation.
- City will lead the assessment of how utility infrastructure may affect the phasing of development and the potential collector road alignment(s).

DELIVERABLES

- Draft Technical Memo #1 (October 2025)
- Final Technical Memo #1 (October 2025)
- Draft Final Report (November 2025)
- Final Report (December 2025)
- Presentation Materials (December 2025)
- Presentations (TBD by City staff)

OPTIONAL TASKS

4.8 Cost Estimates-Kittelson will prepare high level cost estimates for up to three alignment scenarios. Cost estimates will be based on recent ACHD bid tabulations and

assume a typical ACHD collector cross-section. Unless provided by City, right-of-way costs will not be included in the estimate.

4.9 Final Concept Visualizations – Kittelson will prepare up to three visualizations of the potential alignments. Visualizations are assumed to be 3D representations of the typical cross-section with typical building massing adjacent to the roadway.

Optional Task Deliverables:

- Cost Estimates (Timing TBD)
- Concept Visualizations (Timing TBD)



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

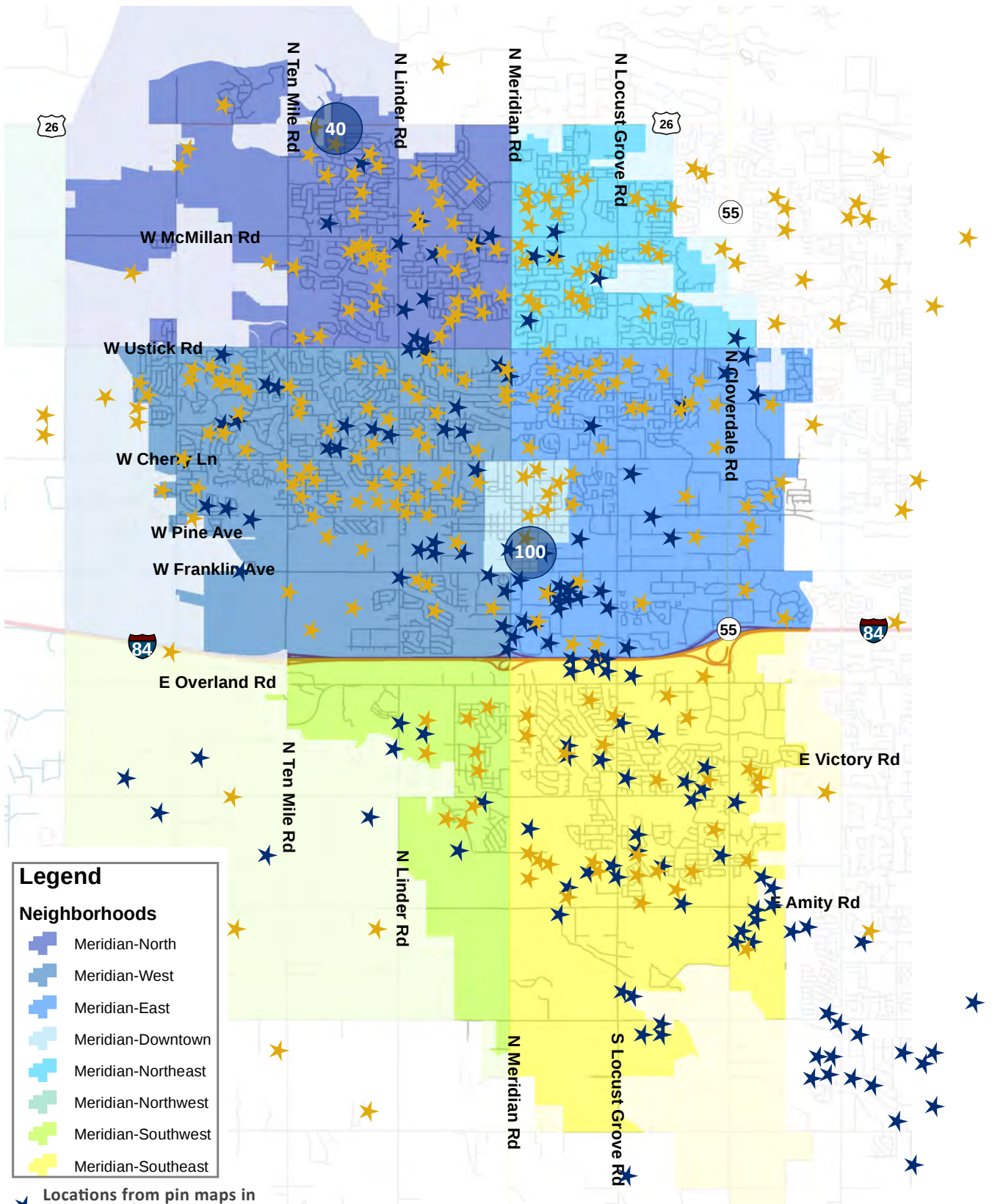
Outreach to Date.....	2
Current FLUM and Area Boundaries.....	3
What We Heard.....	4
The Fields.....	4
Magicview/Woodbridge.....	6
Southwest Meridian.....	8
South Rim.....	10
Public Event Map Comments.....	12
Verbatim Comments.....	15



THANK YOU FOR YOUR PARTICIPATION!

#MyMeridian www.MeridianCompPlan.com

MY MERIDIAN OUTREACH TO DATE



Legend

Neighborhoods

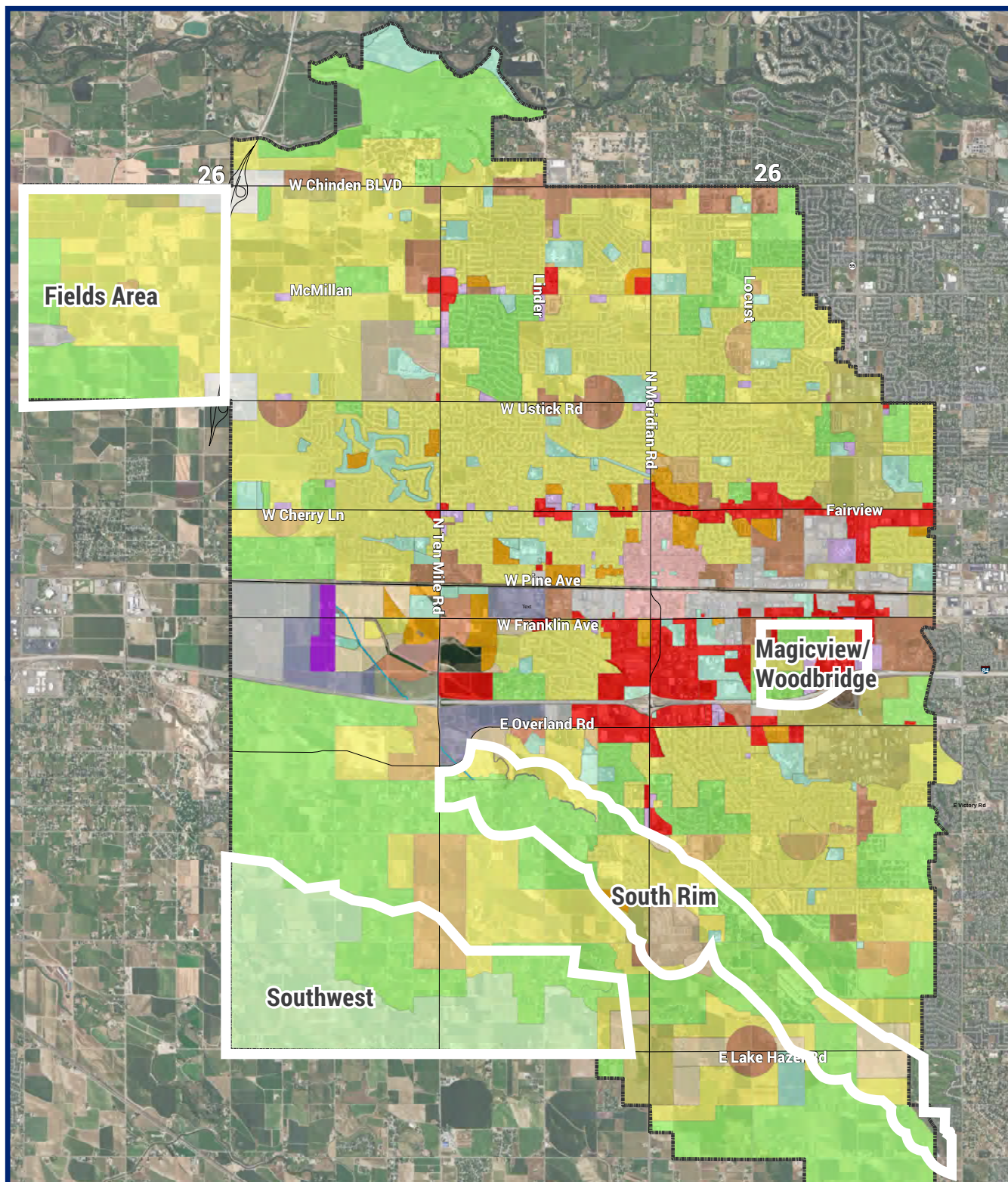
- Meridian-North
- Meridian-West
- Meridian-East
- Meridian-Downtown
- Meridian-Northeast
- Meridian-Northwest
- Meridian-Southwest
- Meridian-Southeast

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

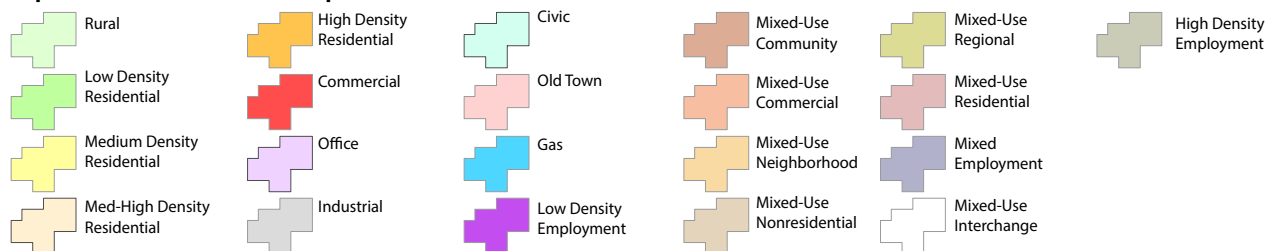
*March 13, 2019

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

CURRENT FUTURE LAND USE / SPECIFIC AREA BOUNDARIES

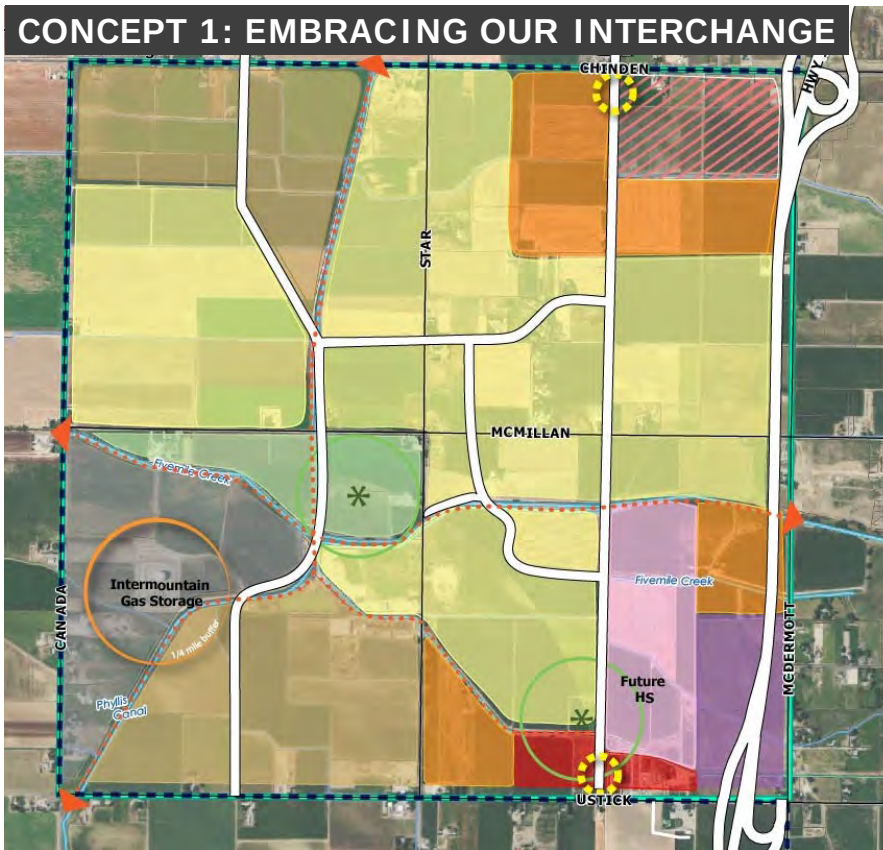


Adopted Future Land Use Map



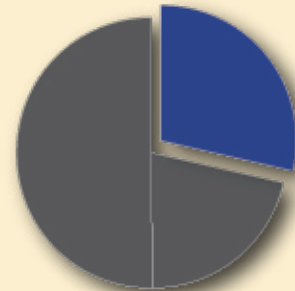
THE FIELDS CONCEPTS

CONCEPT 1: EMBRACING OUR INTERCHANGE

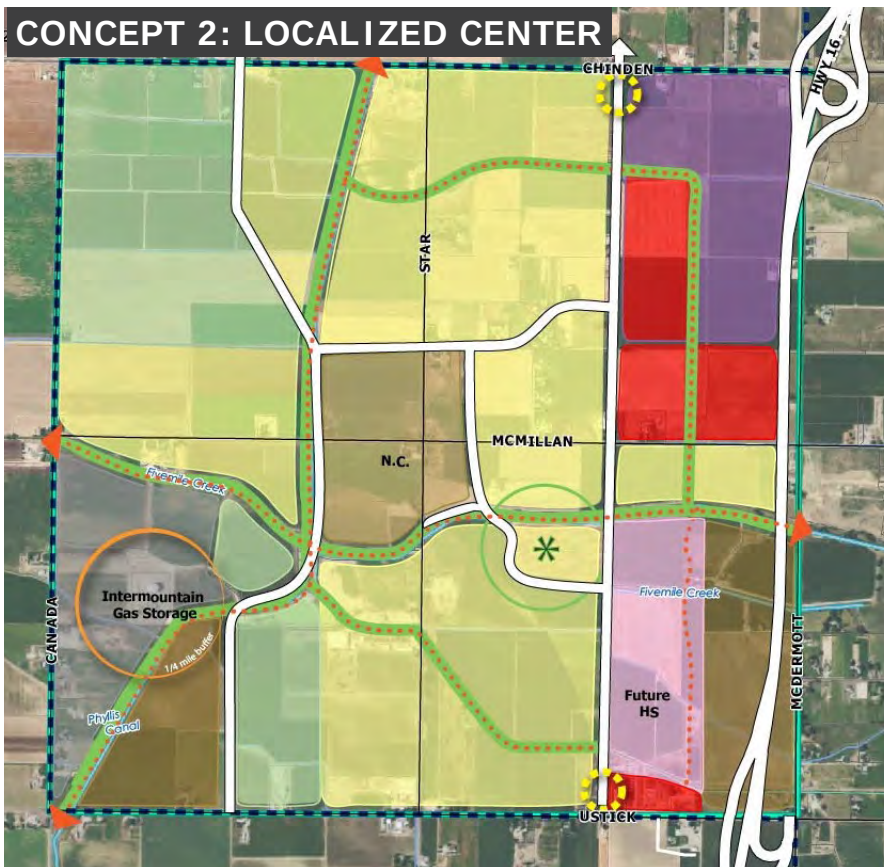


Concept 1:

- 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

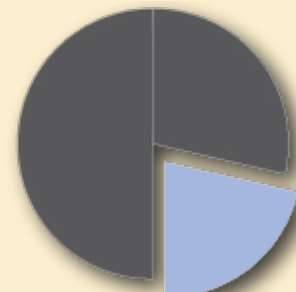


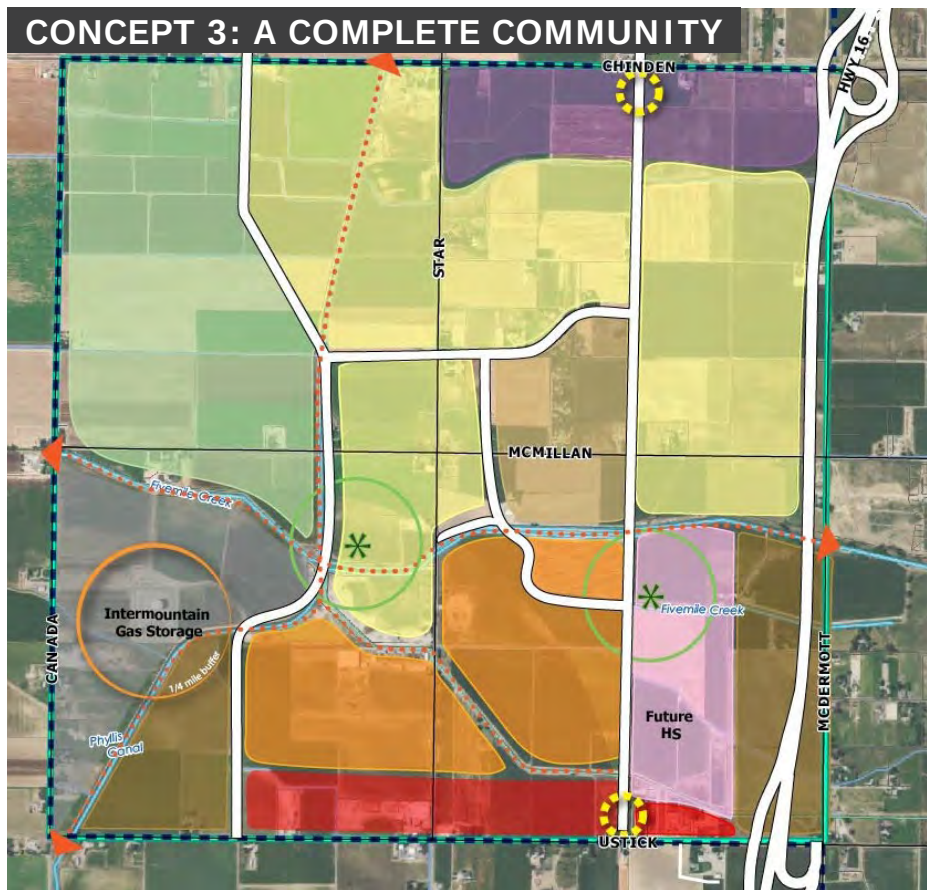
CONCEPT 2: LOCALIZED CENTER



Concept 2:

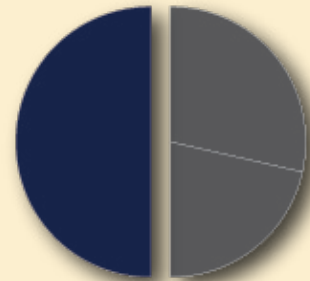
- A focus on community and quality of life with greenway connections
- A Central, localized neighborhood center with access to and from every neighborhood via trail
- A grand park providing views into the neighborhood
- Phased housing to buffer existing neighborhoods





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



Concept Future Land Use



Key Takeaways:

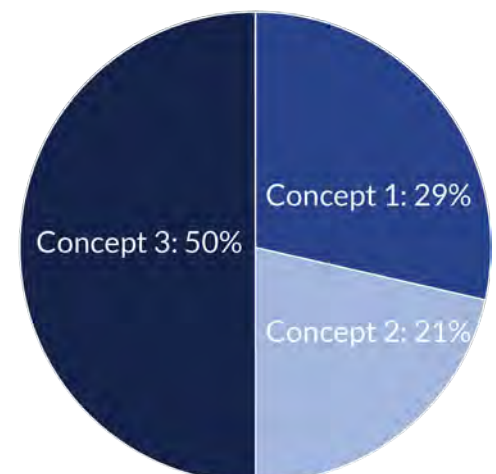
Overall, those who took the survey preferred Concept 3 which includes a mix of residential densities and offers non-residential amenities to serve future neighborhoods.

Participants Generally Liked:

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

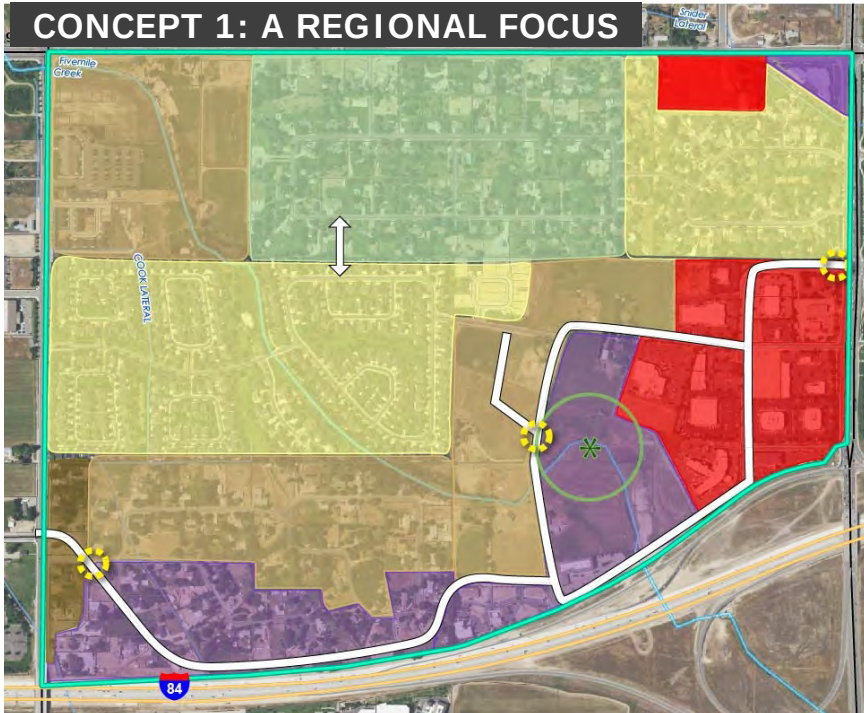
Concerns:

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



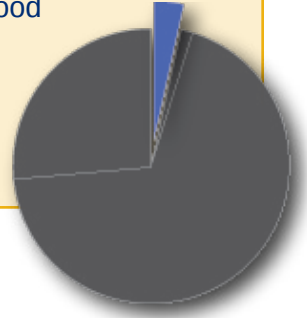
MAGICVIEW / WOODBRIDGE CONCEPTS

CONCEPT 1: A REGIONAL FOCUS

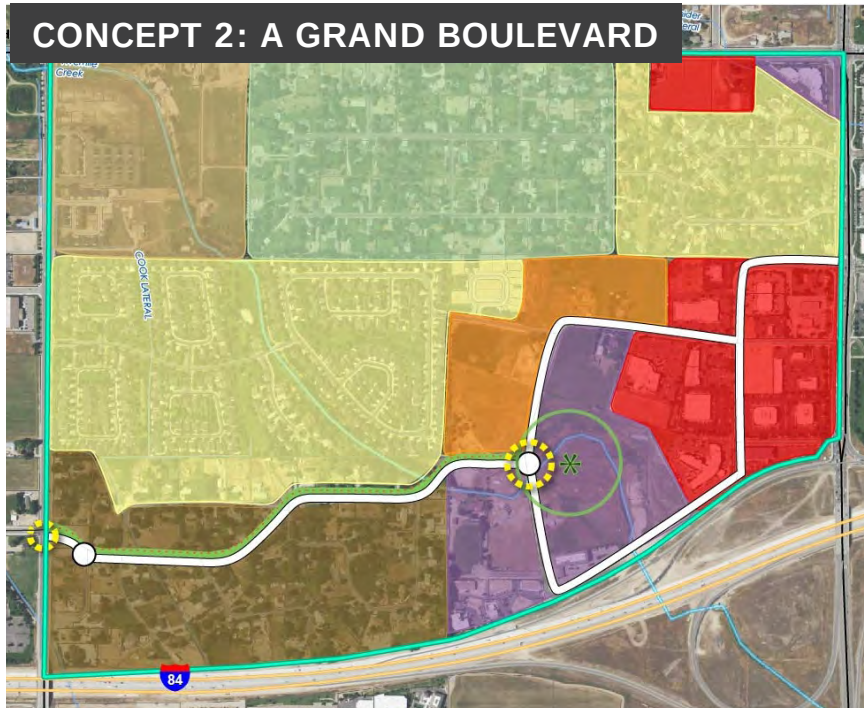


Concept 1:

- 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

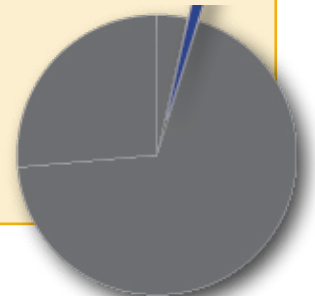


CONCEPT 2: A GRAND BOULEVARD

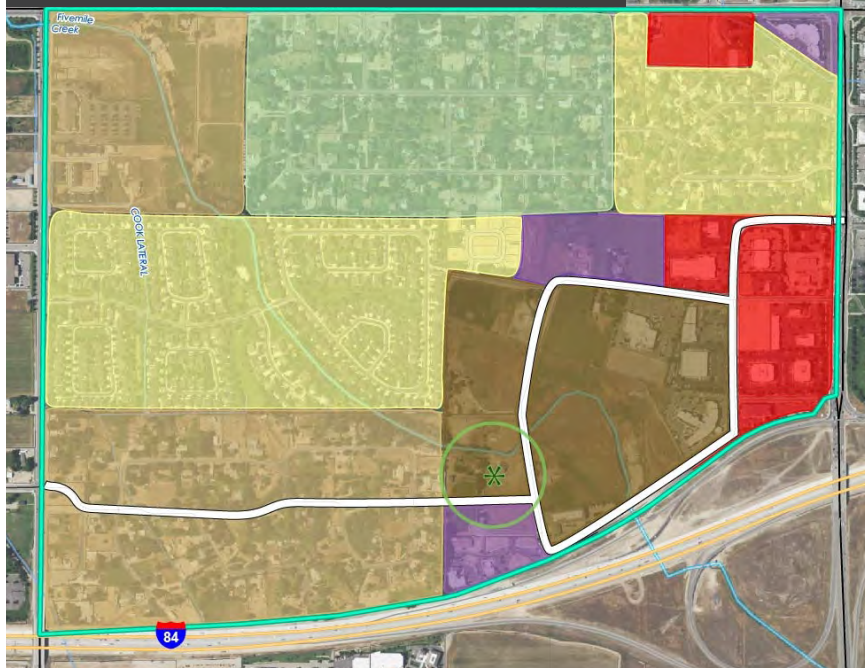


Concept 2:

- 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

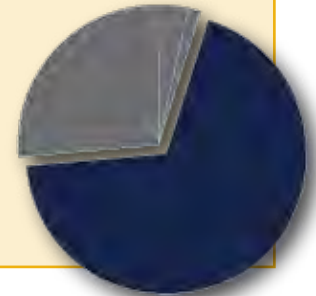


CONCEPT 3: AN URBAN ENCLAVE



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



Concept Future Land Use



Key Takeaways:

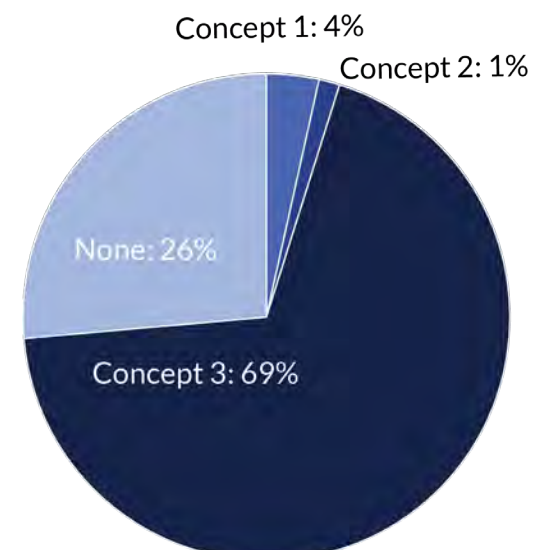
Overall, those who took the survey preferred Concept 3 which provides opportunity for slow redevelopment with a large area of residential mixed use to the south of the existing Woodbridge Subdivision and non-residential mixed use, office, and commercial uses moving closer to the east. A second runner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

Participants Generally Liked:

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

Concerns:

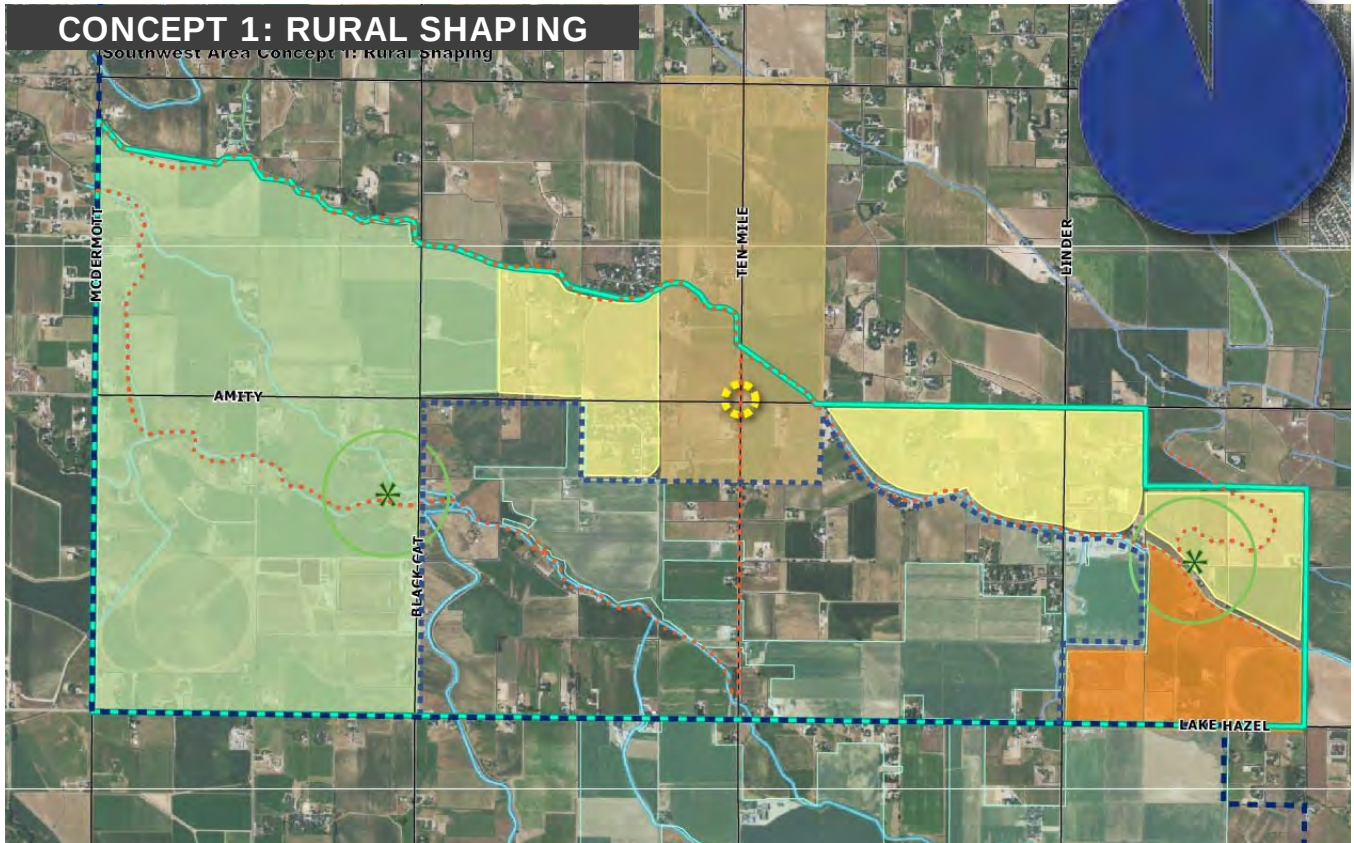
- Low-impact, low-density buffer from existing subdivisions
- High density housing will add to traffic congestion
- Many don't want the area to change



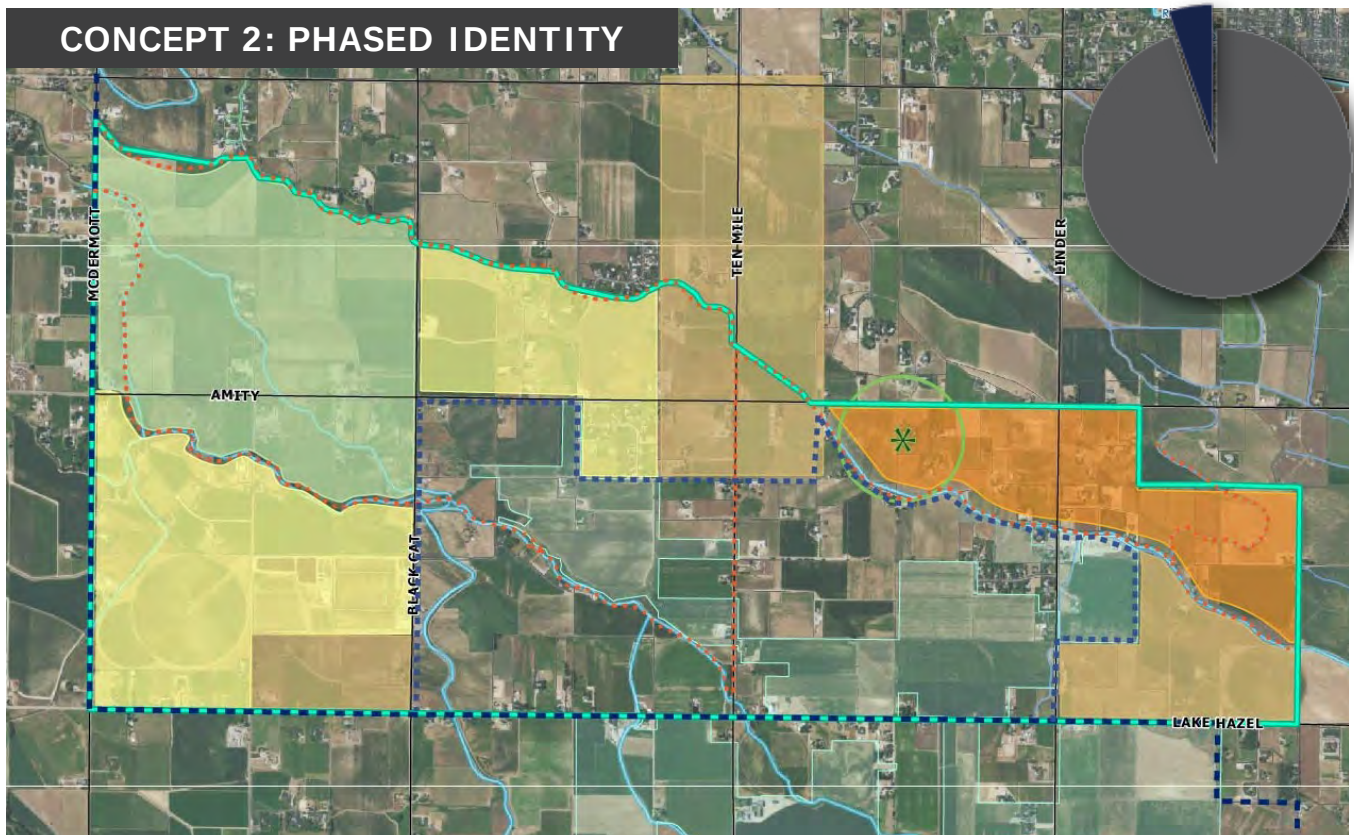
SOUTHWEST CONCEPTS

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



Key Takeaways:

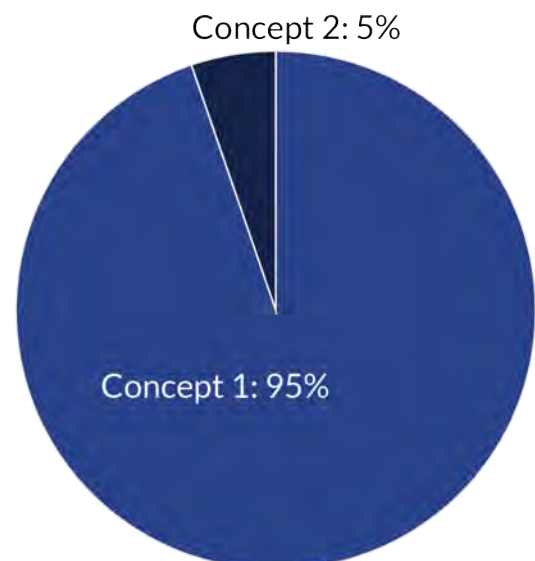
Overall, those who took the survey preferred Concept 1 which has a large amount of low density residential with a residential mixed use center, and medium to high density residential to the east.

Participants Generally Liked:

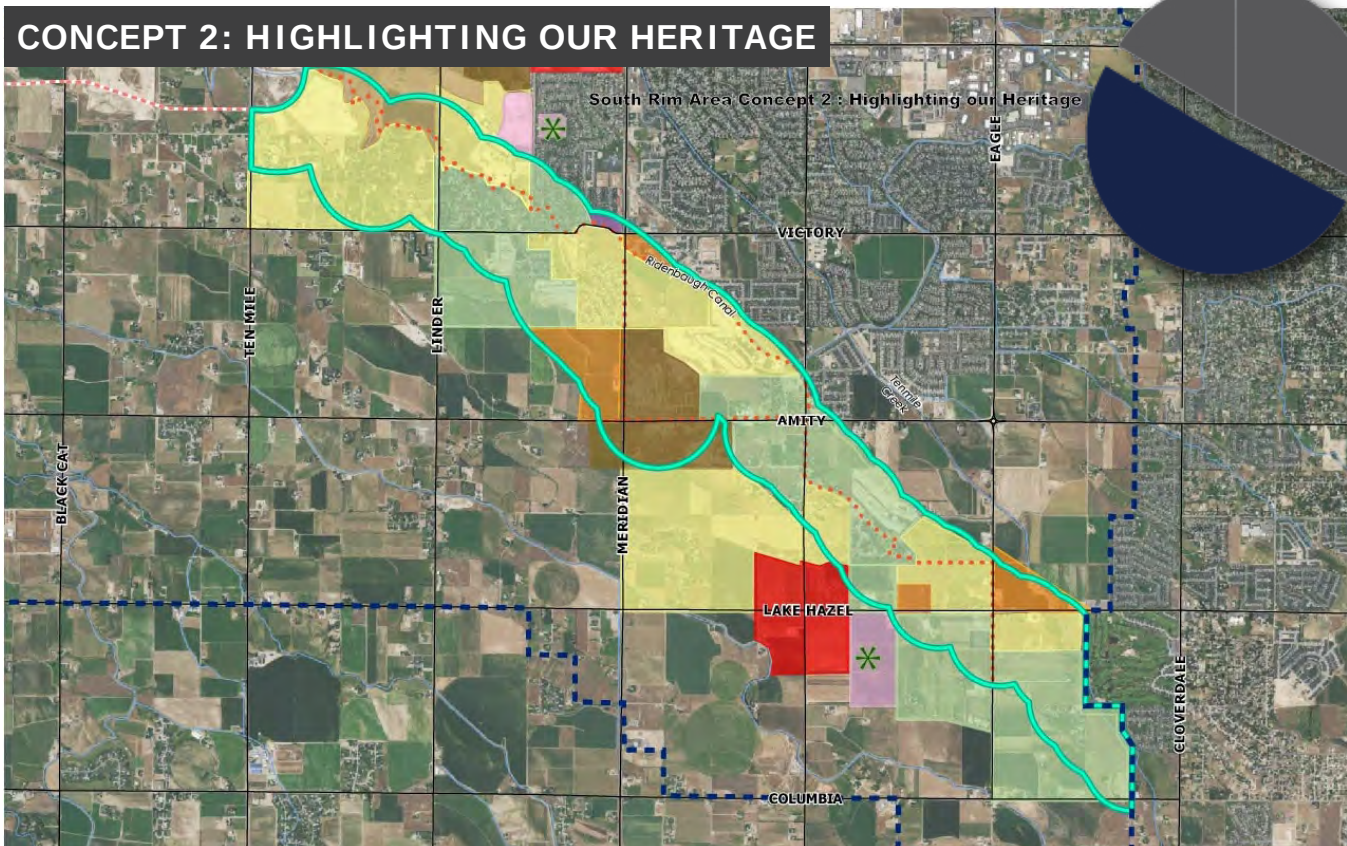
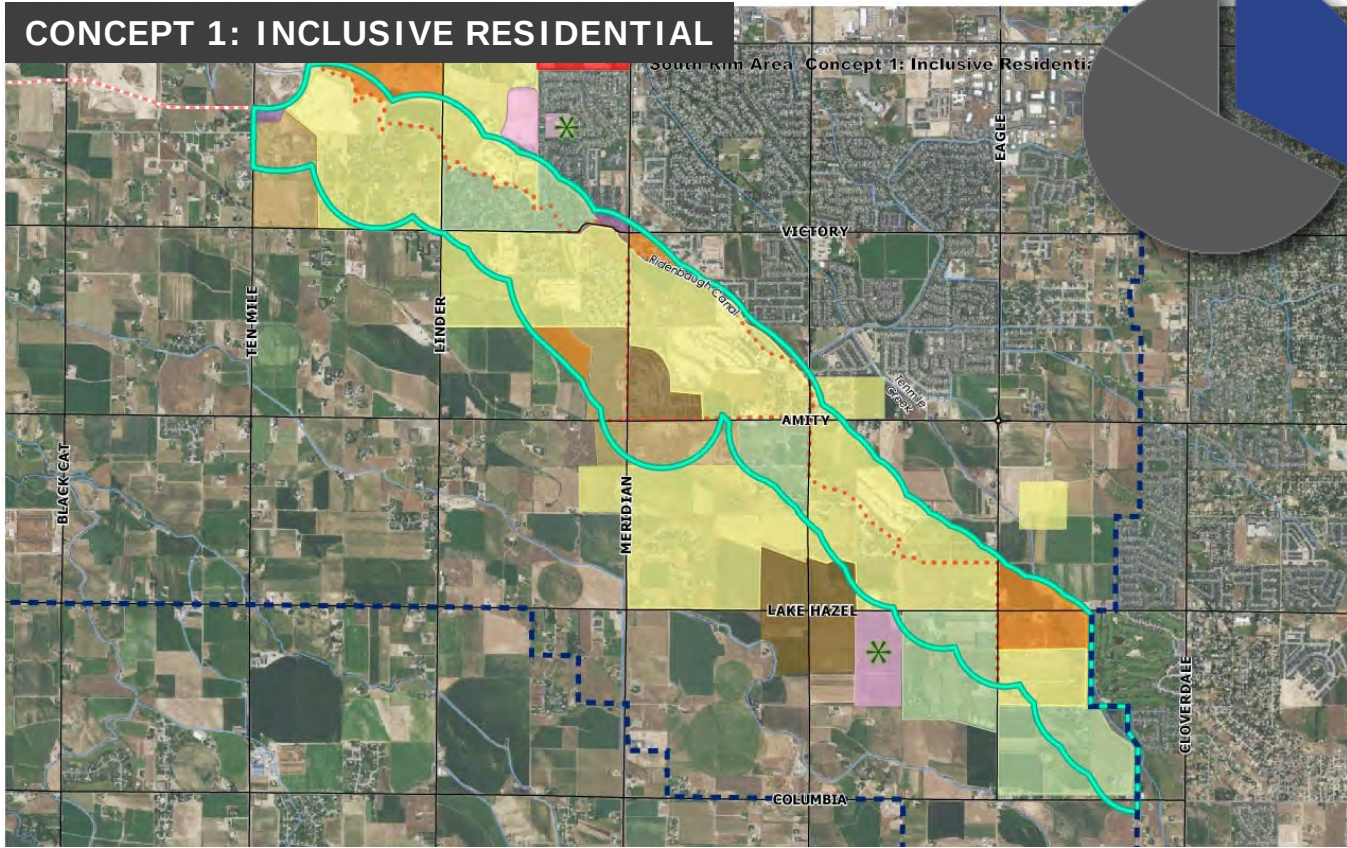
- Mixed-use along Ten Mile
- Option for large lots

Concerns:

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



SOUTH RIM CONCEPTS



Concept 1:

- 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:

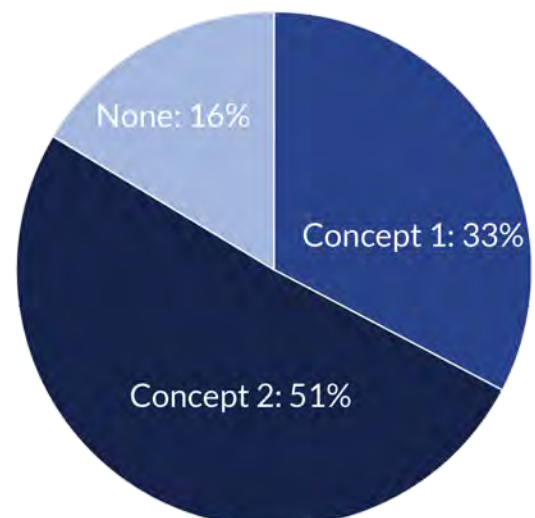
Overall, those who took the survey preferred Concept 2 which focuses on low density residential with pockets of large estate properties and pockets of mixed use amenities.

Participants Generally Liked:

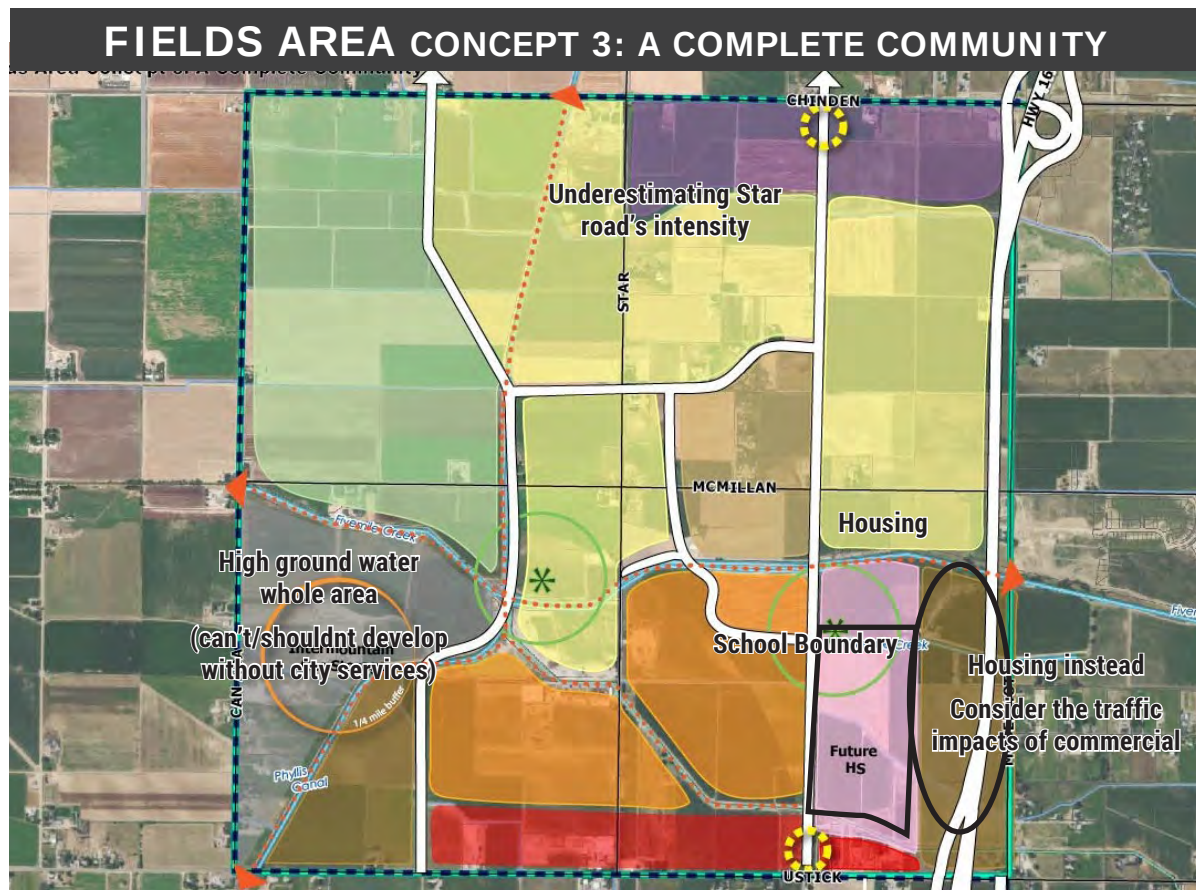
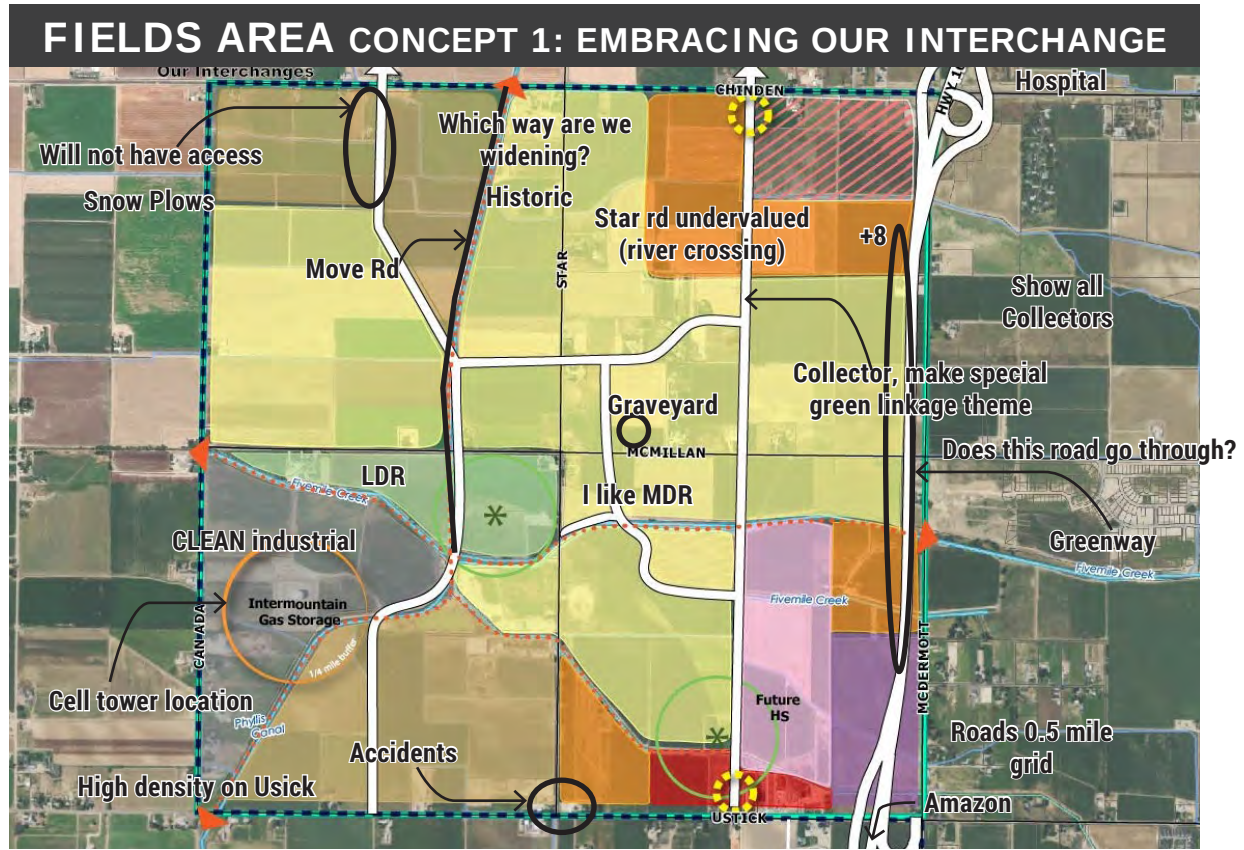
- Option for large lots and low density
- Rural architectural guidelines

Concerns:

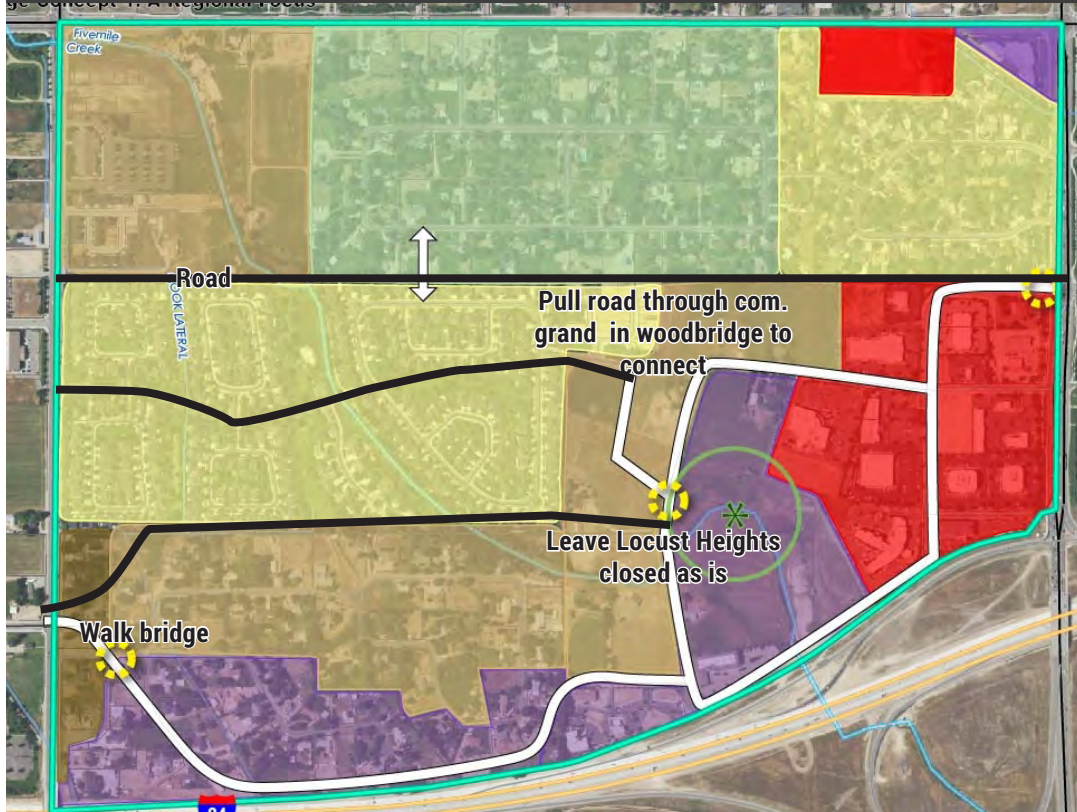
- Too much proposed medium density
- Plan for schools as new housing is developed
- More open space
- Intense commercial not appropriate at corner of Locust Grove and Lake Hazel



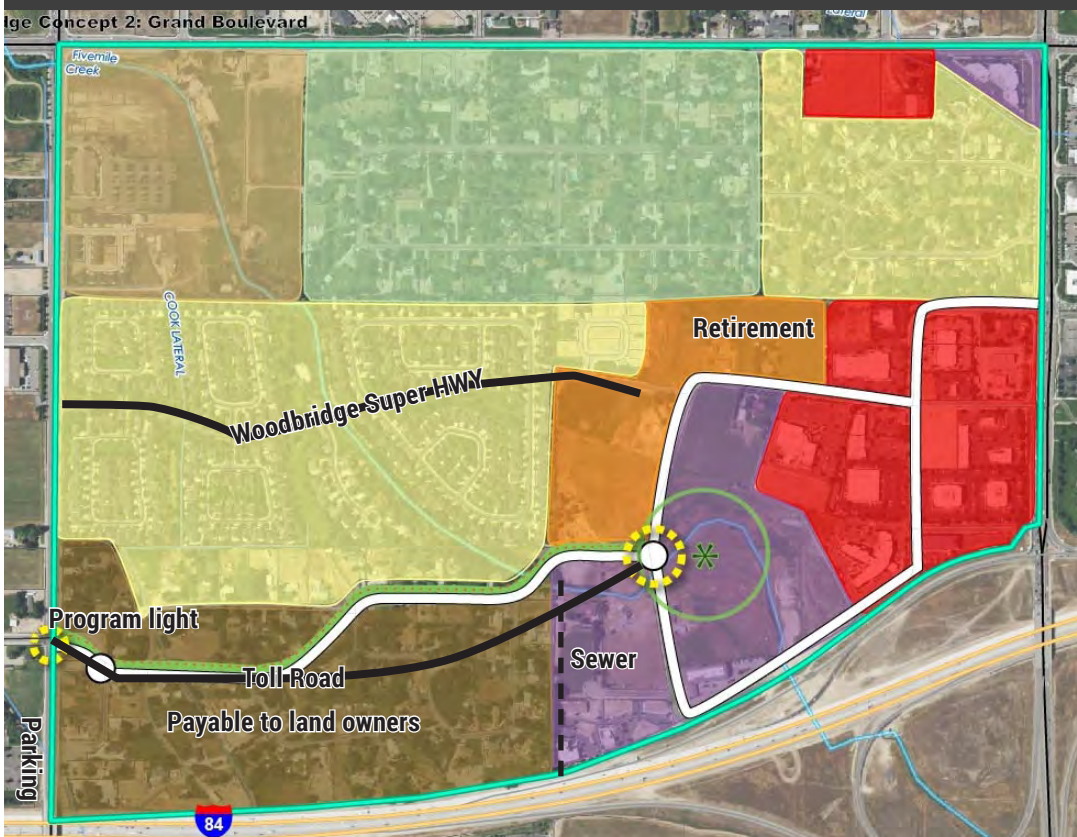
PUBLIC EVENT MAP COMMENTS



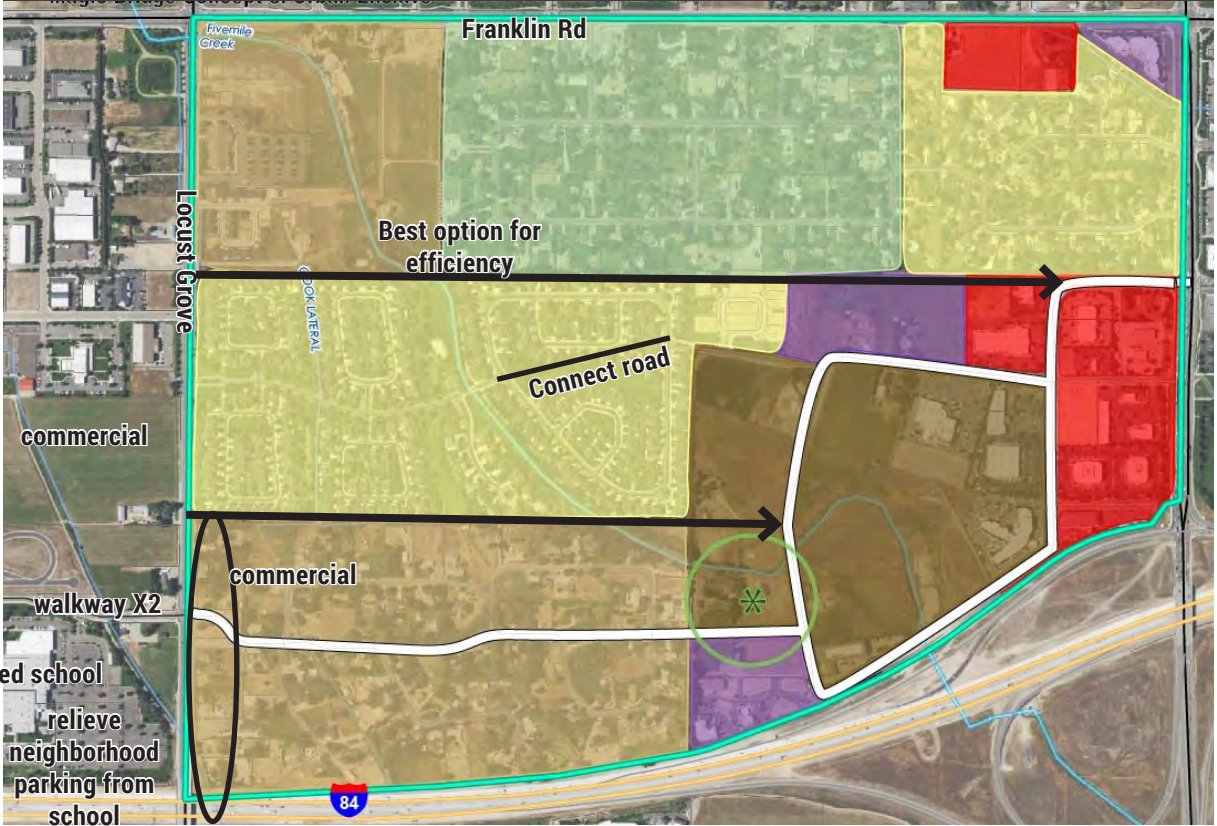
MAGIC/BRIDGE CONCEPT 1: A REGIONAL FOCUS



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 not 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 crowing 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 proprieties 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