

CIVIC BLOCK
City Council Workshop
05.03.2022



Agenda

Introductions

Timeline

Public Involvement Input

Updated Plans

Summary & Next Steps

Introductions





WORK

EXPERTISE

COMPANY

NEWS & BLOG

DEVELOP

DESIGN

Architecture, Engineering & Interiors

Our architects, engineers and interior designers exercise creativity, flexibility and innovation for every project from start to finish. Through collaboration with our team of experts and you, we design buildings that meet your needs and vision. We share the goal of creating long-term value by aesthetically capturing your organizational culture, maximizing function and utility and enhancing operational efficiency.

[LEARN MORE](#) ▶



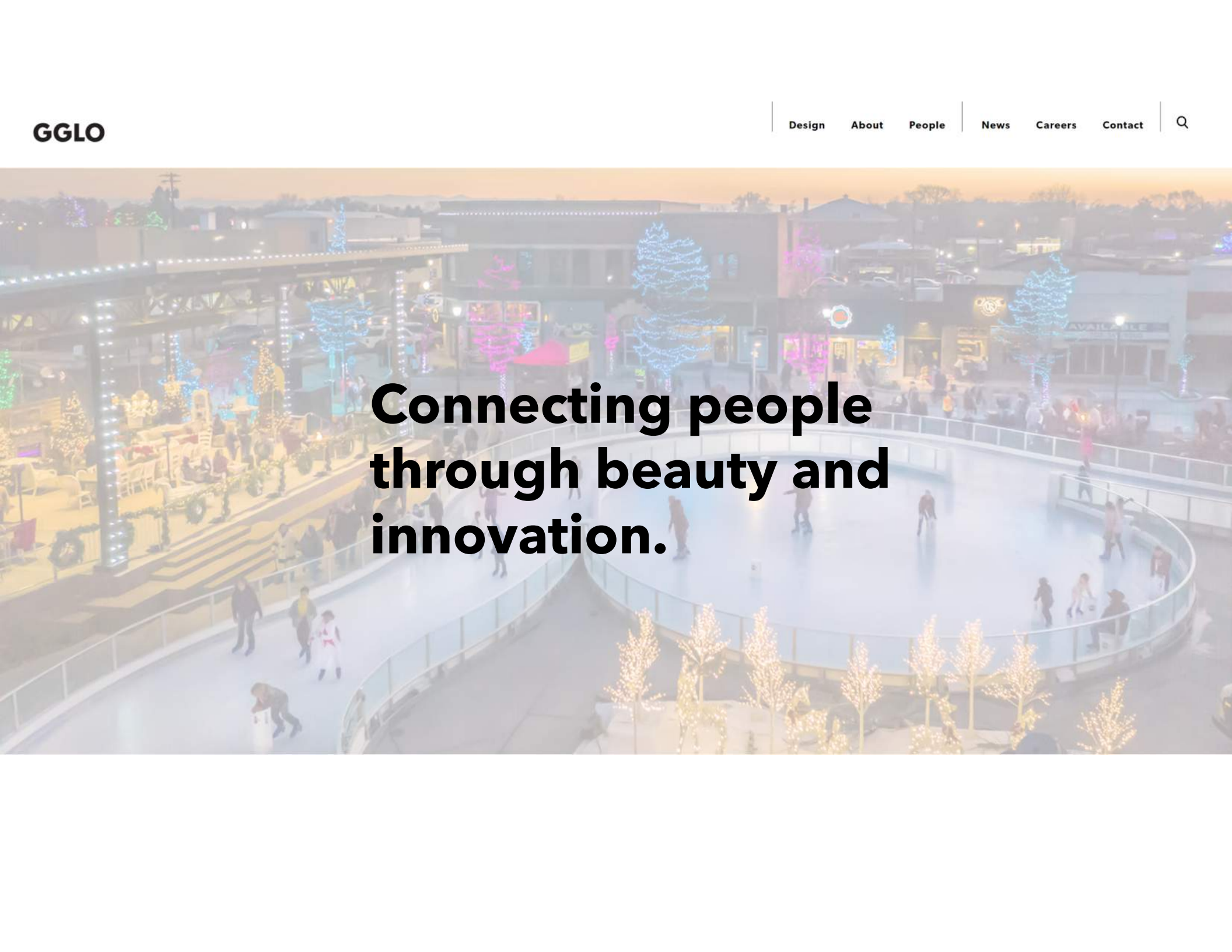
Collaborative Architecture, Engineering & Interior Design



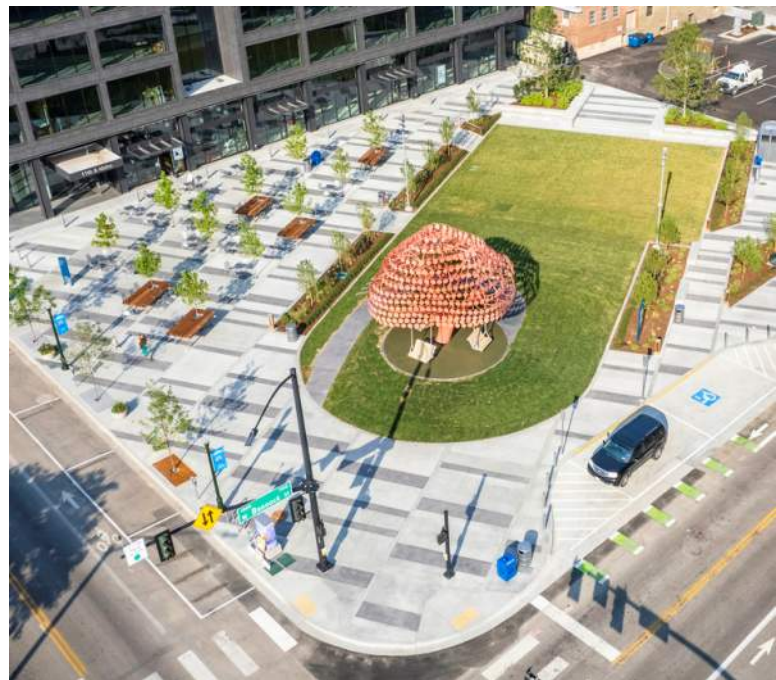
BUILD

Acting Responsibly in Our Work

[Check out our 2021 Annual Report](#) ▶

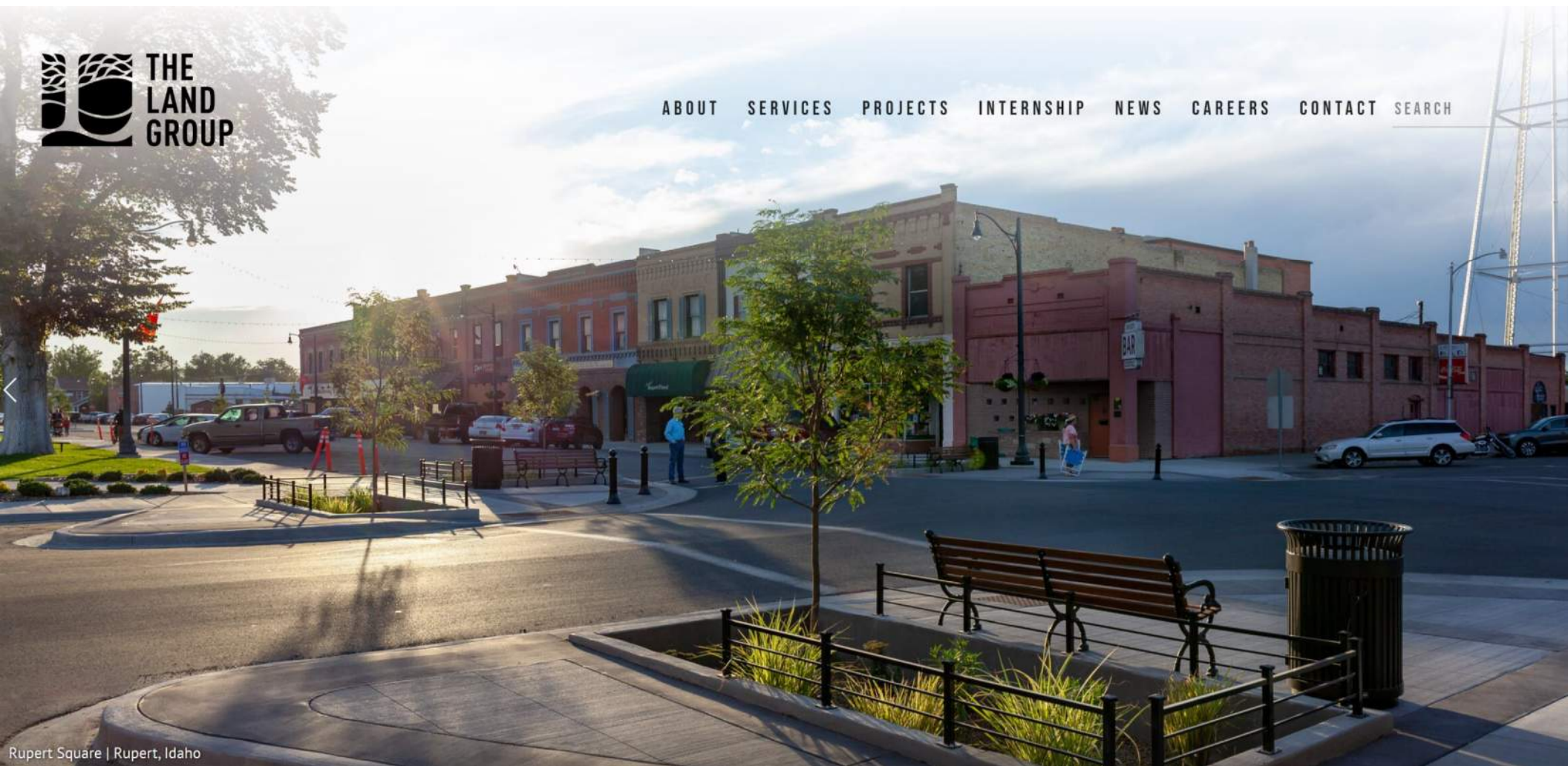


**Connecting people
through beauty and
innovation.**

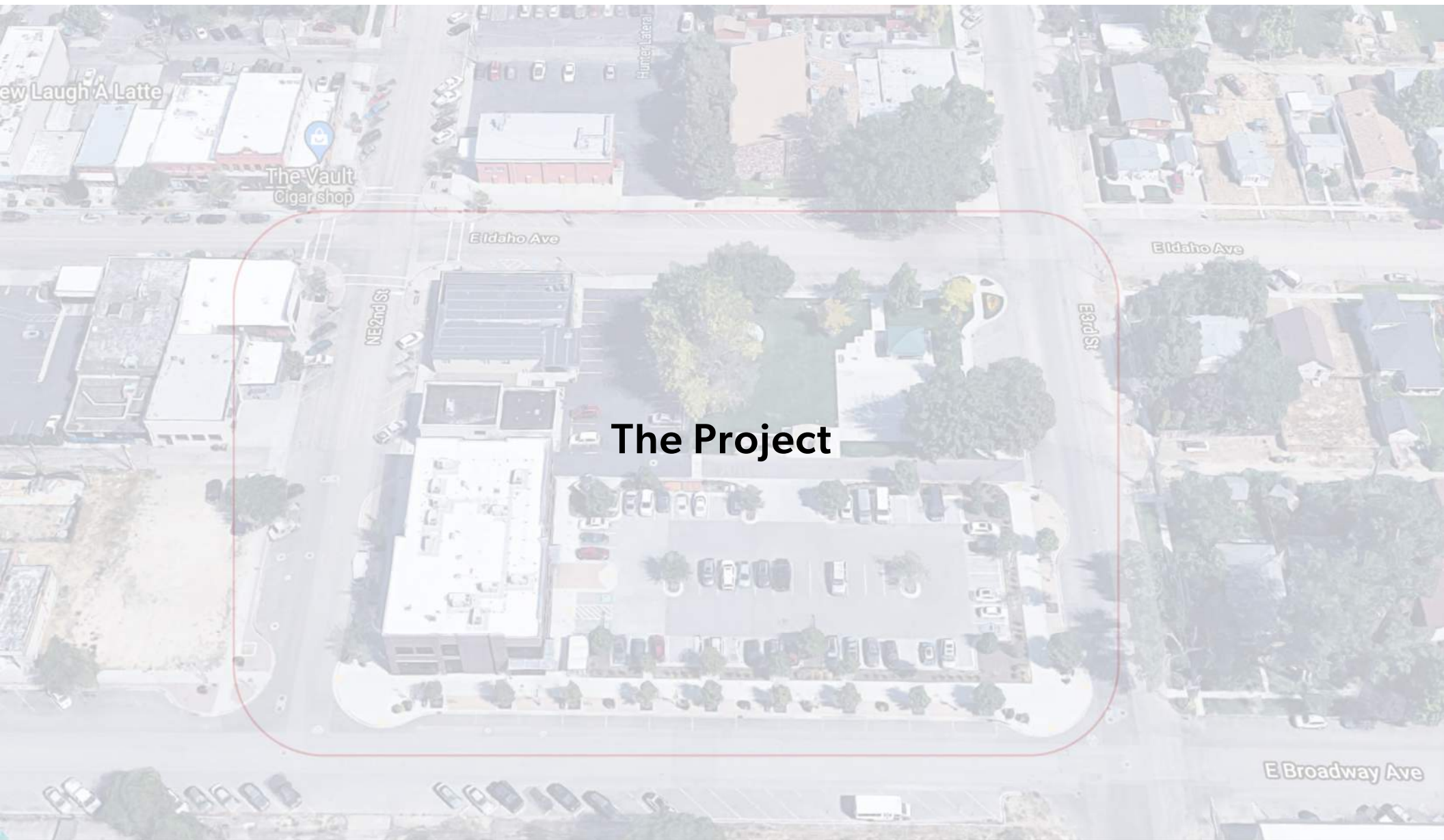




[ABOUT](#) [SERVICES](#) [PROJECTS](#) [INTERNSHIP](#) [NEWS](#) [CAREERS](#) [CONTACT](#) [SEARCH](#)



Rupert Square | Rupert, Idaho

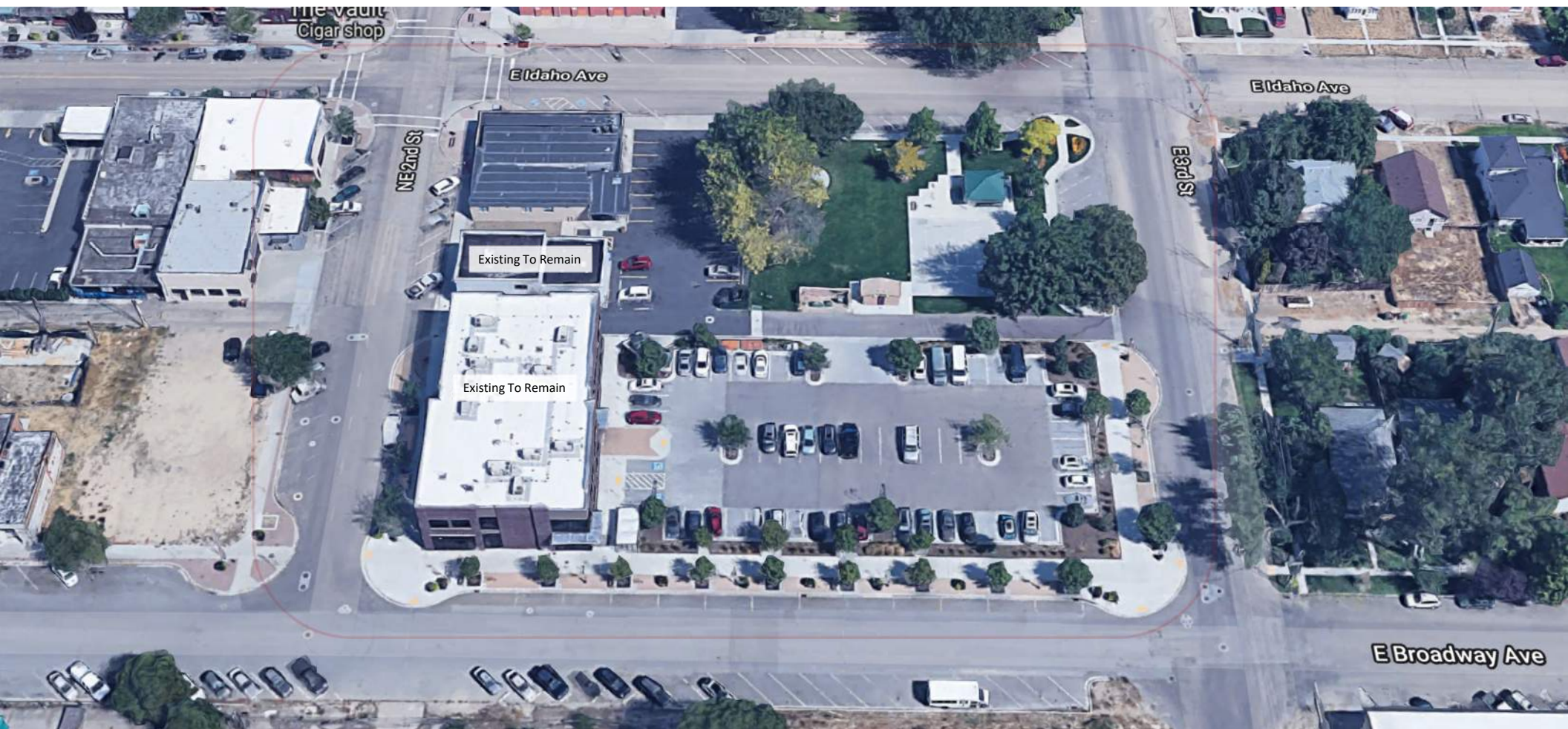


The Project

City of Meridian Civic Block



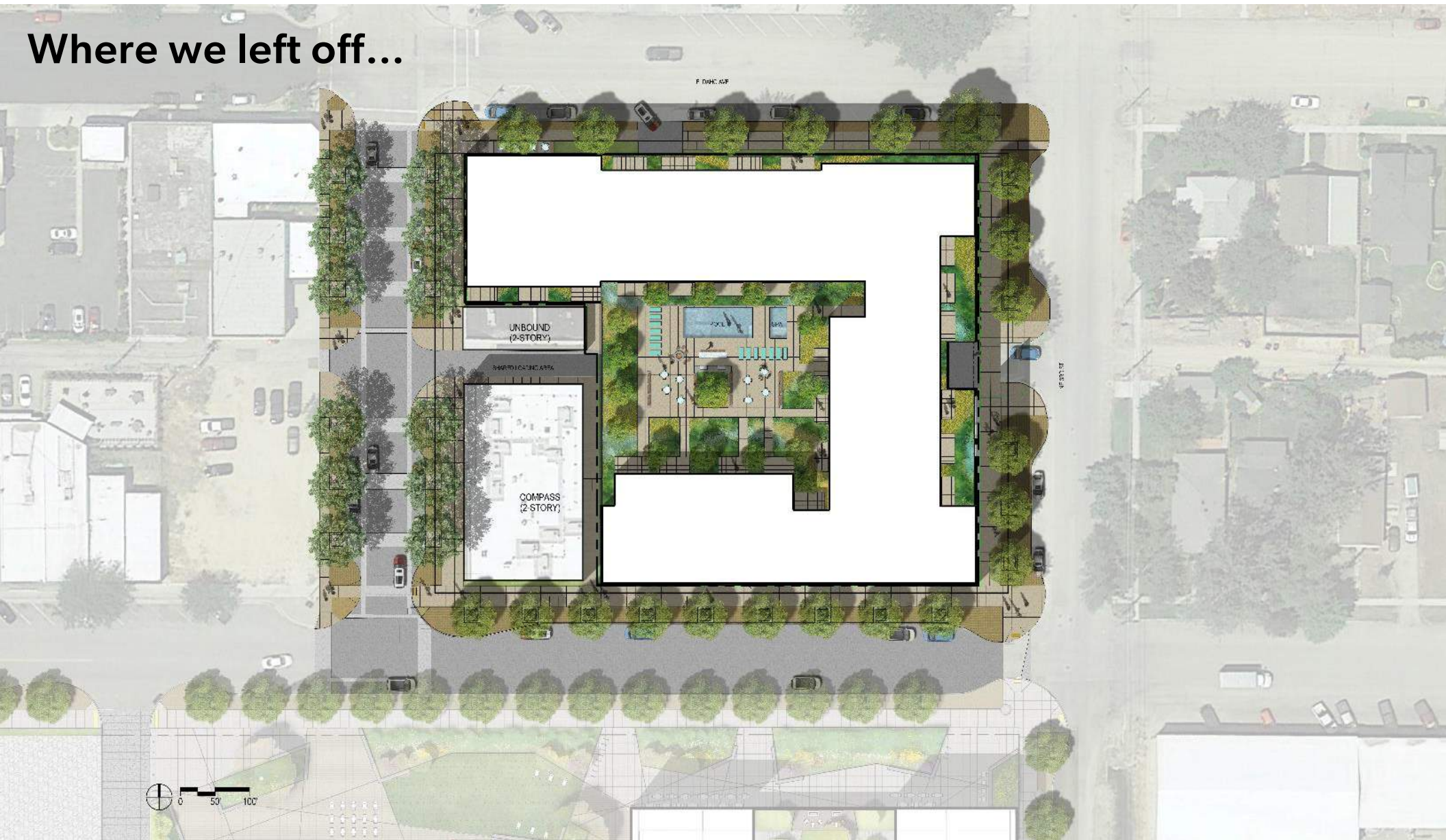
“Create a signature downtown mixed-use project that will promote further economic growth and vitality for the site and surrounding properties in Downtown Meridian”



City of Meridian Civic Block



Where we left off...



City of Meridian Civic Block



Preliminary Timeline

Spring/Summer 2022

Pre-Development
Public Input
Programming
Infrastructure Planning
Preliminary Design
MDC/Council Approval

Fall/Winter 2022

Design
Documentation
Permitting
Pre-Construction
Hunter Lateral Relocation
Agency Coordination

2023-2024

Building Construction
2nd Street Construction
Grand Opening!

Public Involvement

Public Involvement Process

Completed

Public Workshop #1 & Online Survey: April 7, 2022 (Identity & Programming, Site Layout)

Chamber of Commerce Presentation, Q&A #1: April 8, 2022

Stakeholder Meetings: April, 2022

Next

Public Workshop #2 & Online Survey: May 9, 2022 (Preliminary Design)

Stakeholder Meetings: May, 2022

Chamber of Commerce Presentation, Q&A #2: May 9, 2022

Open House: June, 2022

"a premier, evolving, livable, vibrant, and connected community."

MERIDIAN, IDAHO

*2020 Census: current population is just over 117,000

HISTORY

The City of Meridian has transitioned in the last 25 years from a small productive farming community to one with a diversified economy, increasing population, and rapidly changing landscape. With a 2018 non-census population estimate of 106,410, Meridian is now the second-largest city in the state and among the fastest-growing cities in the country.

Established in 1893, the city incorporated as a village in 1903 with a population of approximately 200 and a bustling business center. A creamery established in 1897 and accelerated other dairy-related businesses, which made Meridian popular as a dairy center for the state. Through the 1940s, Meridian was the home of a large fruit growing, packing, and shipping industry. Local apiaries were among the largest in the nation, as bees were necessary to the fruit growing industry. These and other early agricultural industries later joined by businesses connected with the timber and housing industries.

In 1908, the Interurban electric railway connected Meridian with other Treasure Valley towns. It provided convenient public transportation, as well as a means for shipping milk to the creameries and hauling fruit to market.

Meridian has been the fastest growing city in Idaho since 1994, with the population tripling between 1990 and 2000, and more than doubling between 2000 and 2007. With the increase in population, farms and fields have given way to residential and commercial developments. Local stores and businesses continued to be replaced with large residential subdivisions, commercial complexes, and major retail centers, large office parks, and restaurants throughout the city. The City's convenient access to I-84, Highway 55, and the railroad combine to make it a significant retail and commercial development center in southwest Idaho.

With the growing community and business opportunities, Meridian retains its small-town friendliness and style of living and still values and embraces its agricultural heritage.

Meridian lies on a flat plain, high desert location roughly in the north-central part of Treasure Valley. The Boise River runs north of the city and crossed by several irrigation canals generally run from the southeast to the northwest. Meridian has a semi-arid climate and receives only about 12 inches of precipitation per year. The native landscape is sparse, mostly treeless, and the summers are hot and dry.

Source: <https://meridiandcity.org/history/index>



EARLY 1800



The Electric Railway and Interurban Depots



Meridian Station

1897 - 1940



Heritage Pavilion, Bricks from the Original Creamery



Meridian in the Past

1994 - PRESENT



Meridian at Present

LIVABILITY ATTRIBUTES

LARGE
COMMUNITY
CELEBRATIONS

LOCAL
BUSINESS
SUPPORT

WALKABLE
&
CONNECTED

VIBRANT
&
DIVERSE

WELCOMING
ATTITUDE

FAMILY
FRIENDLY

EVERYONE
KNOWS
EVERYONE

ADAPTIVE

STRONG
TOWN PRIDE

COMMUNITY
INVOLVEMENT

STRONG
HISTORIC
CHARACTER

SAFE
&
HEALTHY





VISION THE COMMUNITY

"a premier, evolving, livable, vibrant, and connected community."
MERIDIAN, IDAHO

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EARLY 1800

1897 - 1940

1994 - PRESENT



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Meridian in the Past



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SAFE
&
HEALTHY

PROGRAMMING OPEN SPACE PROGRAM



A



B



C



D



E



F



G



H



I



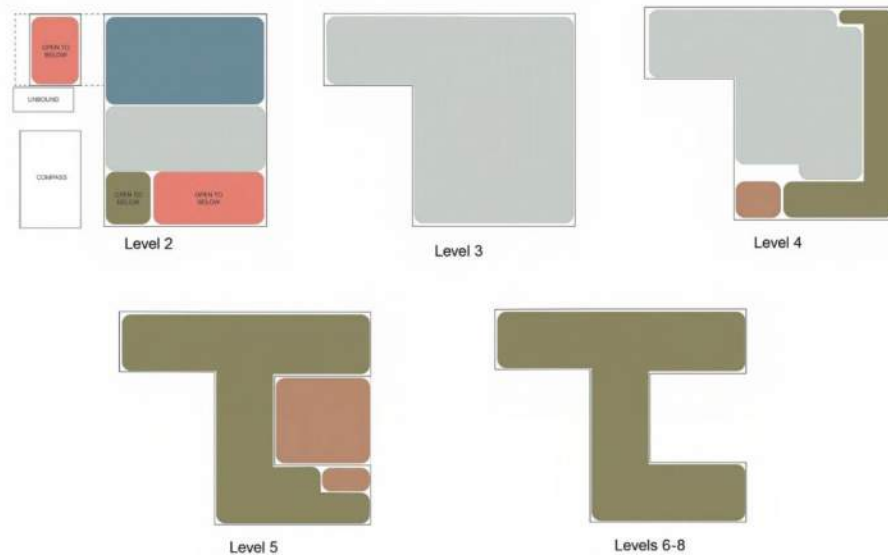
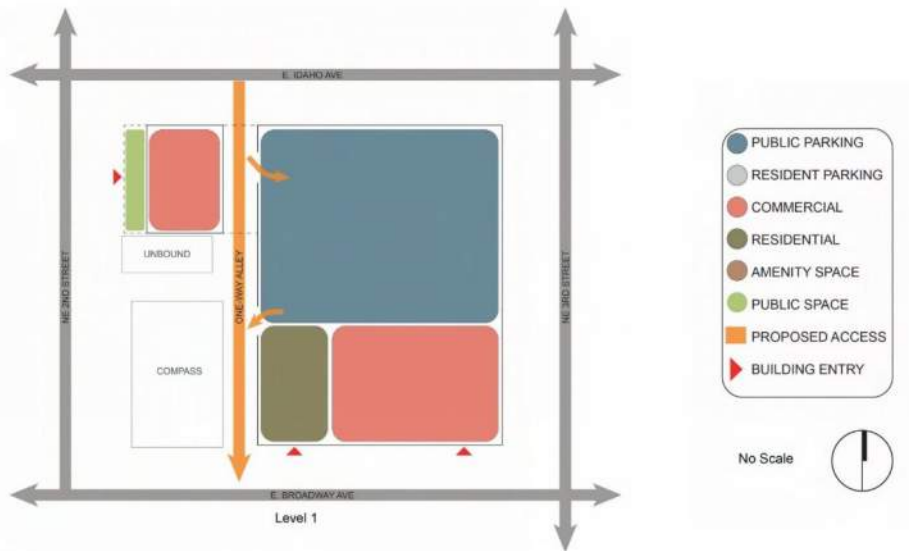
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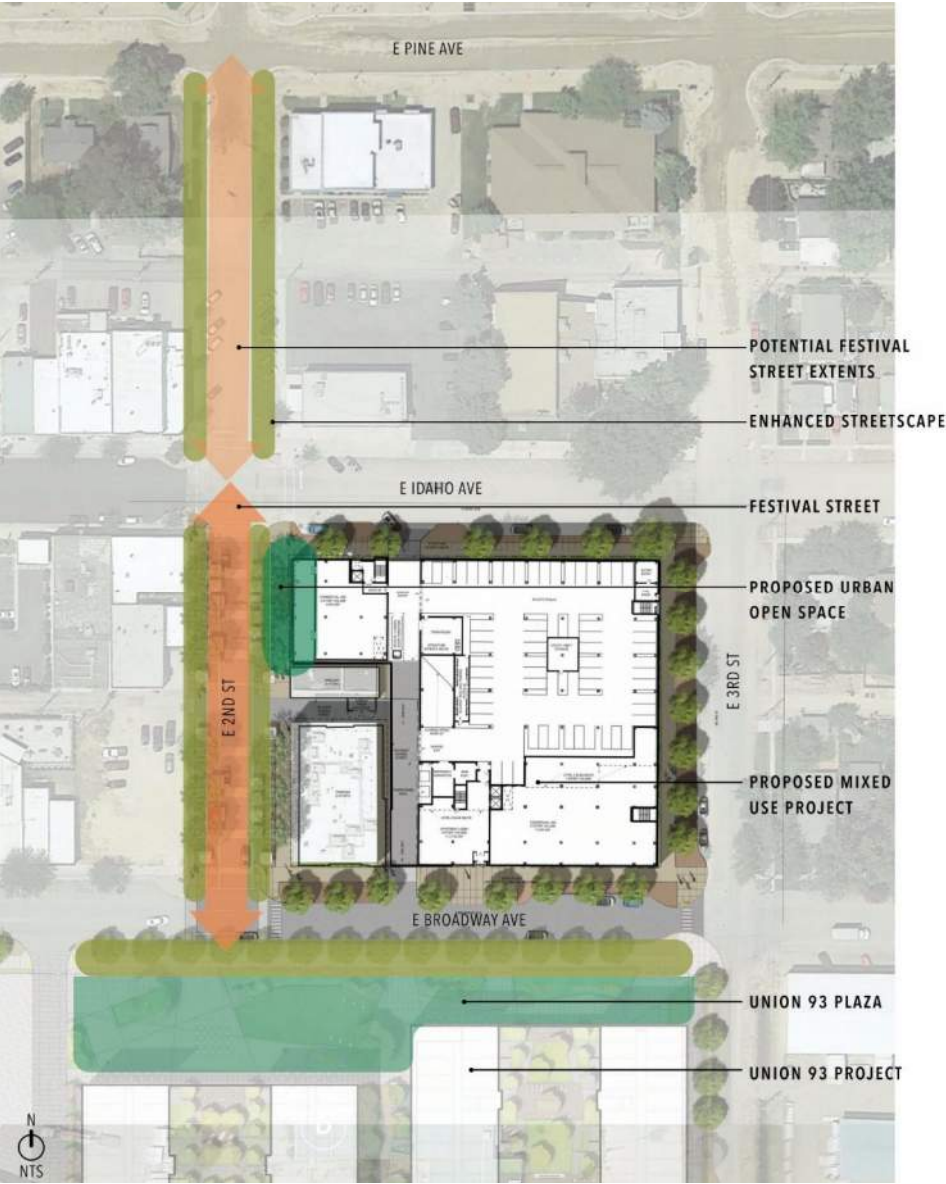


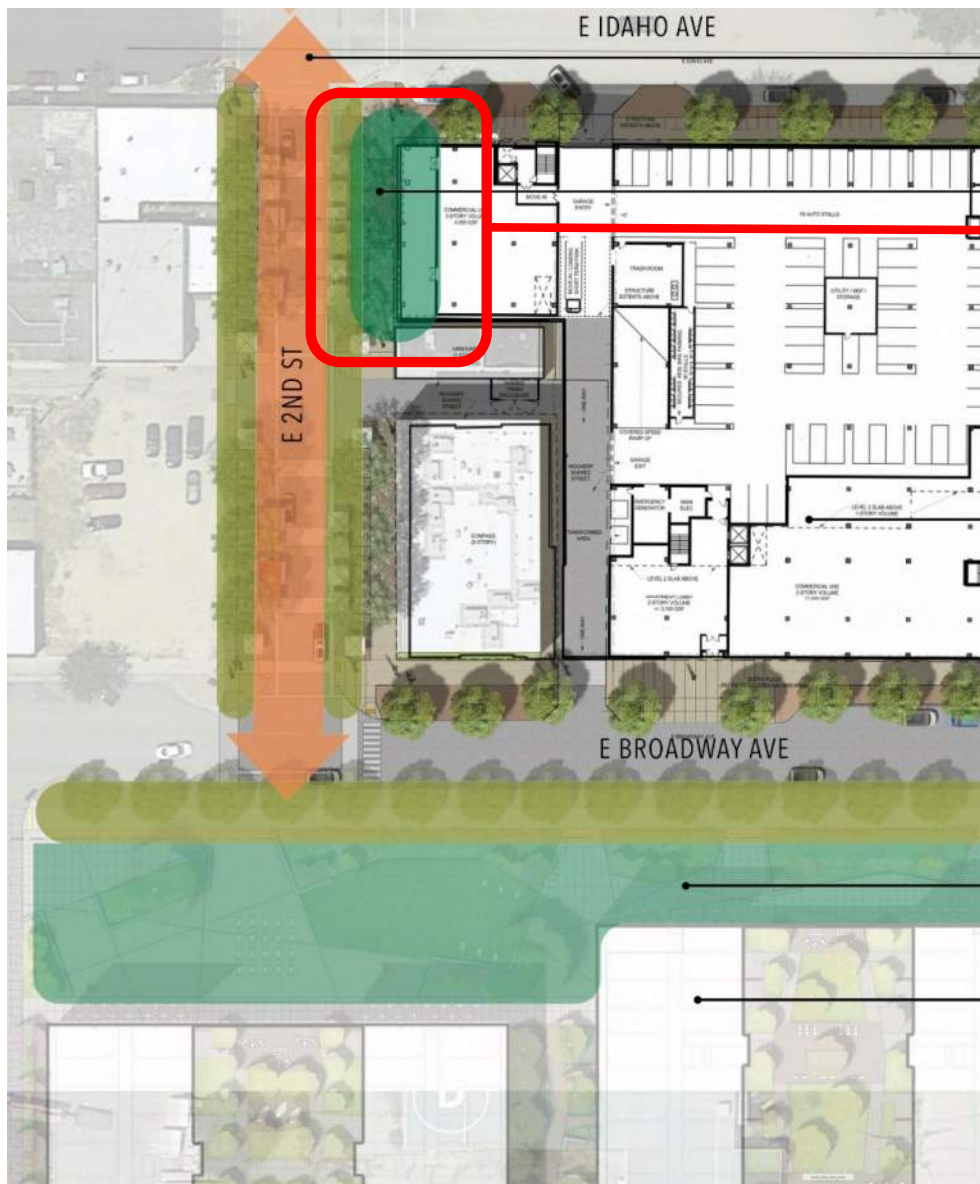
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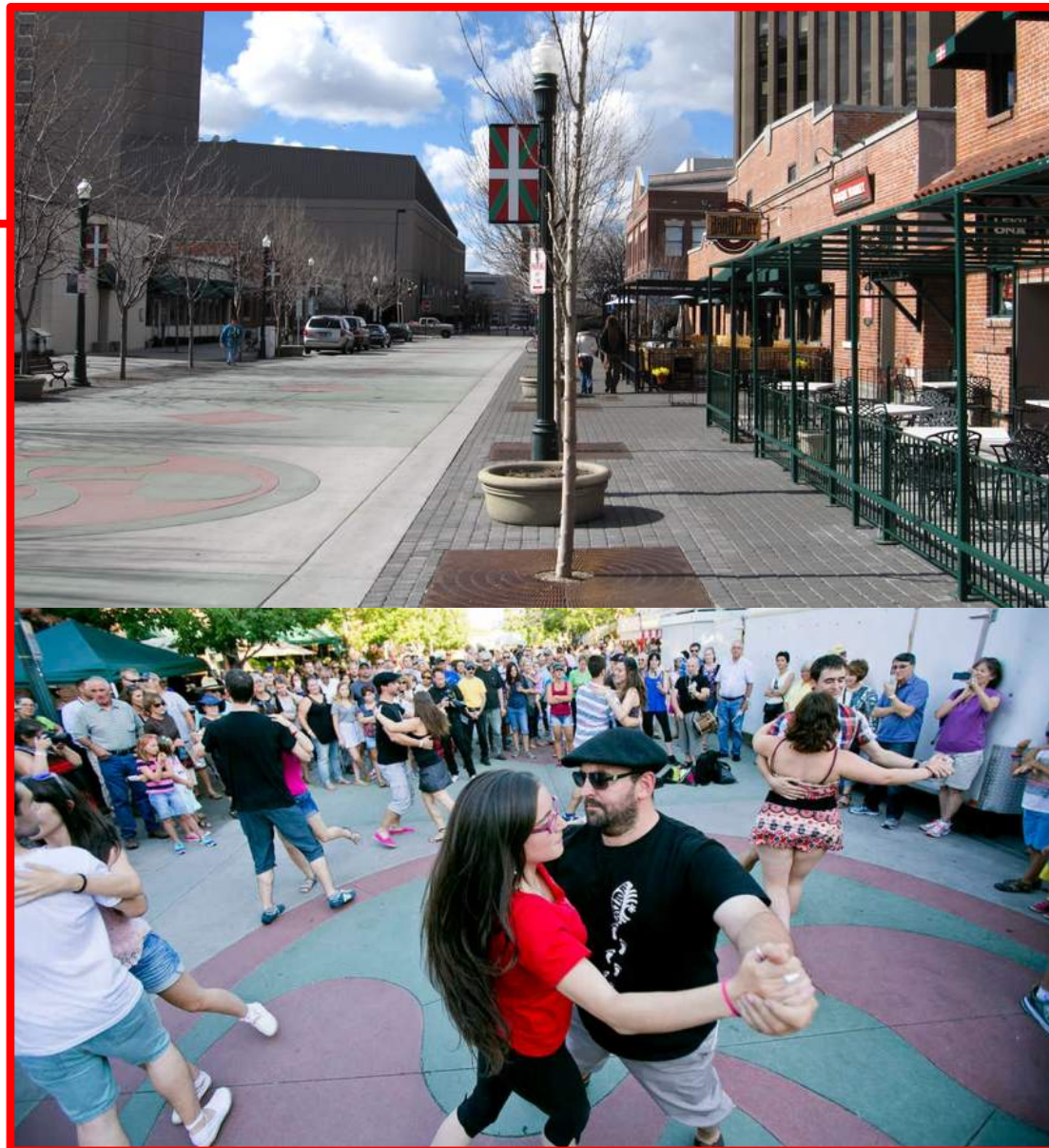
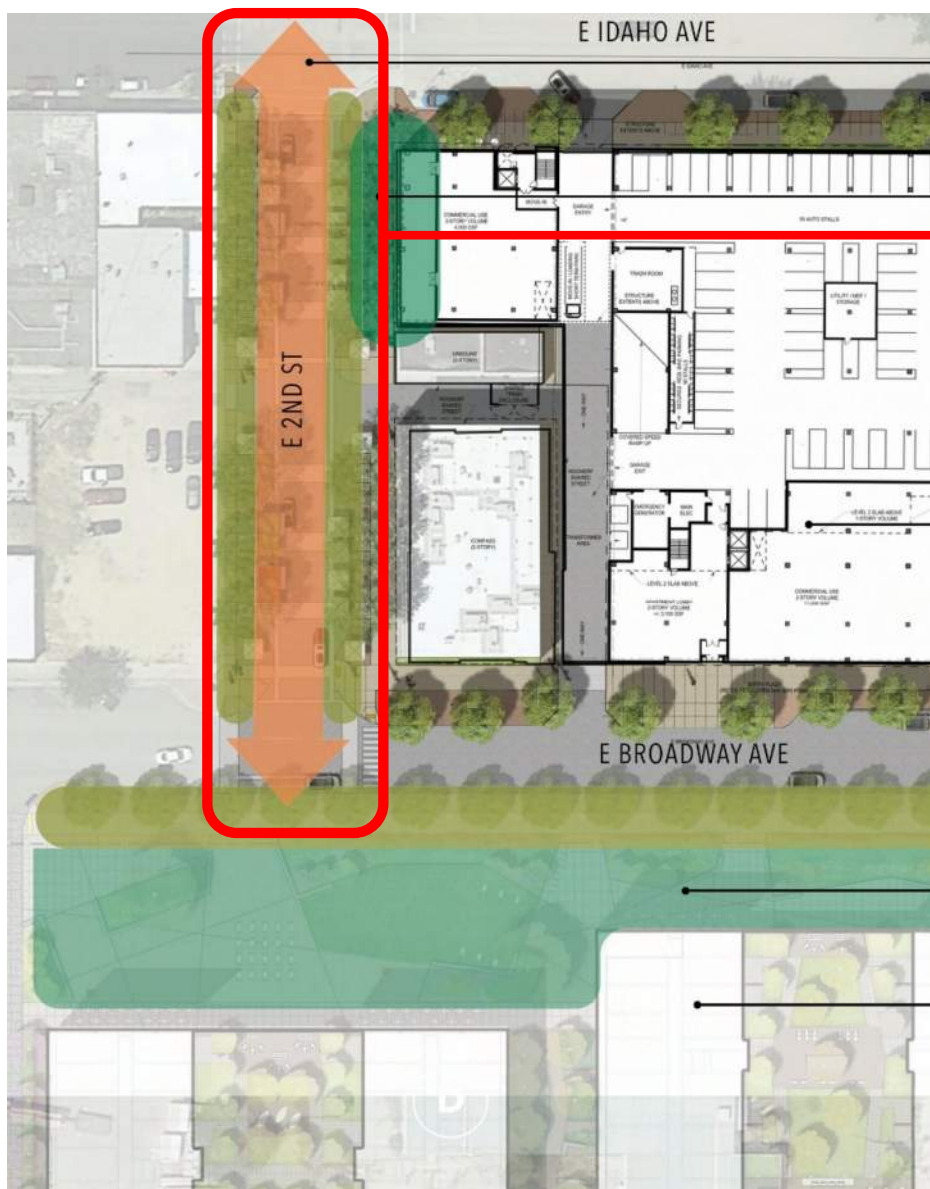


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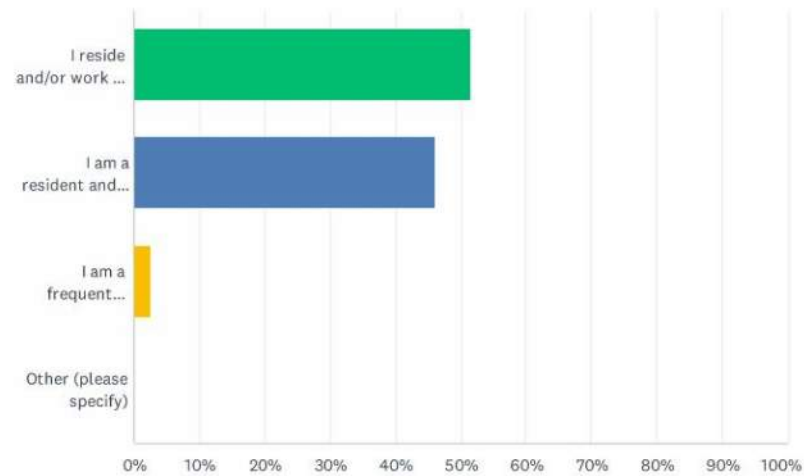






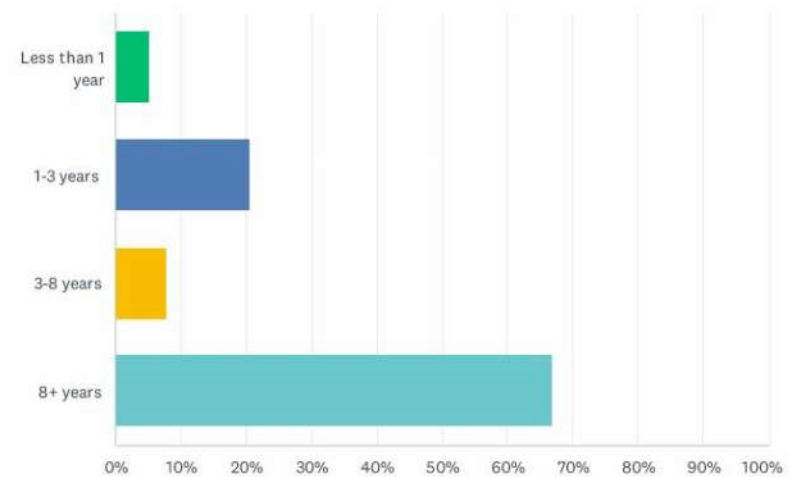
Q1 Why is this project important to you?

Answered: 39 Skipped: 0



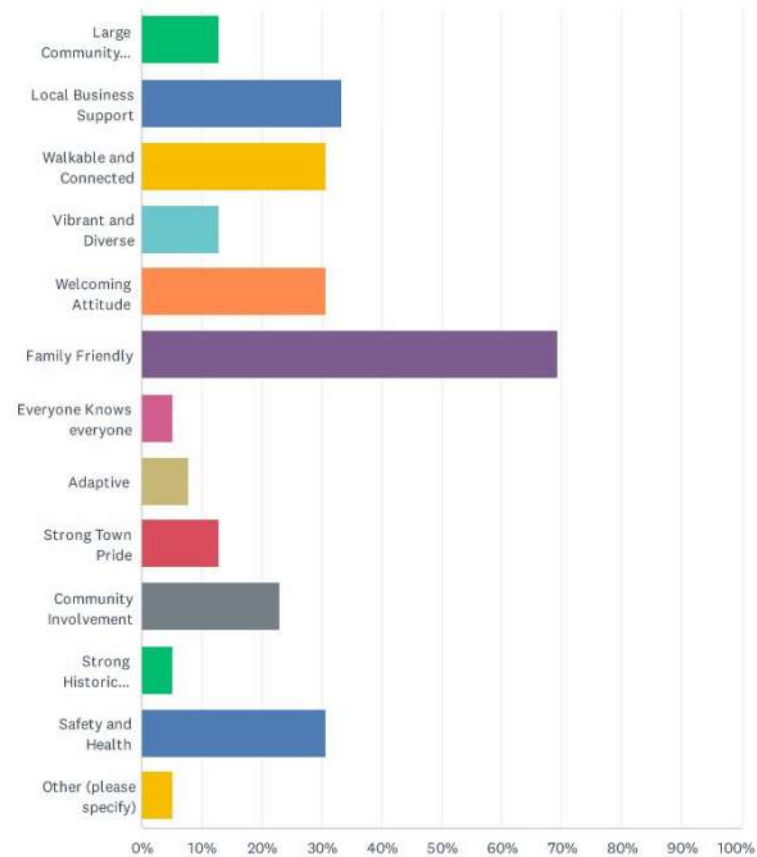
Q2 How long have you lived in Meridian?

Answered: 39 Skipped: 0



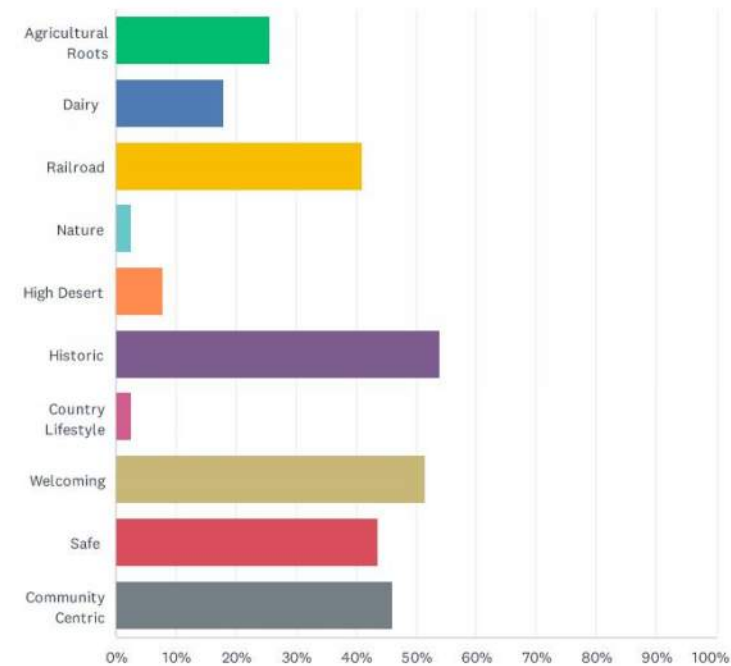
Q3 What makes Meridian a great place to live? (Choose up to 3)

Answered: 39 Skipped: 0



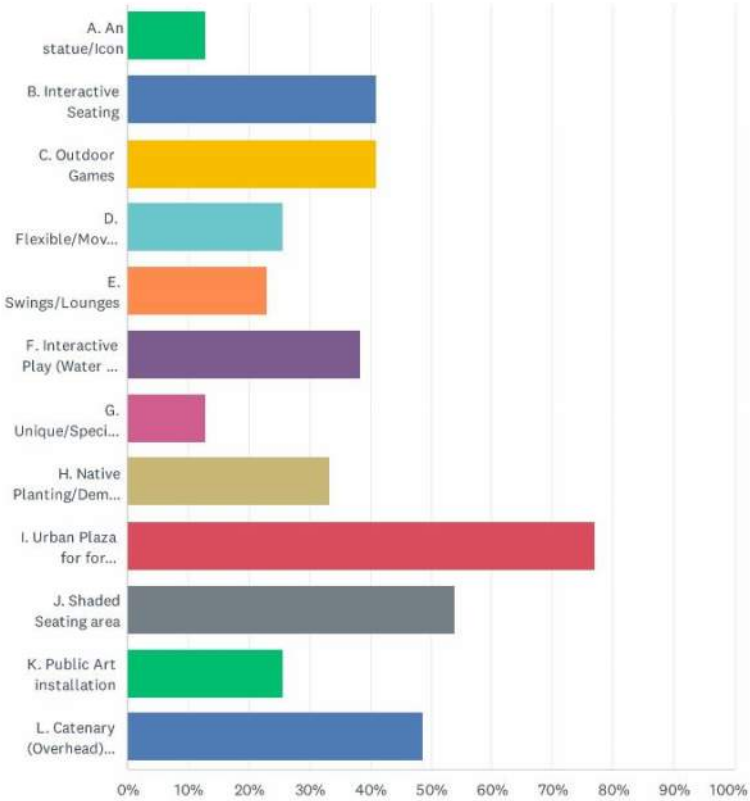
Q4 What words best represent the identity of downtown Meridian (Pick up to 3)

Answered: 39 Skipped: 0



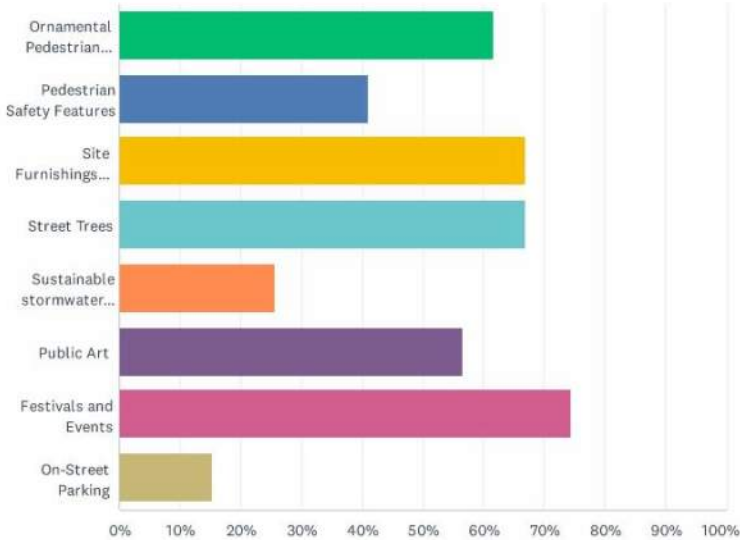
Q5 What program items would you like to see as a part of the public open space at the Northwest corner of the site (Choose up to 5)

Answered: 39 Skipped: 0



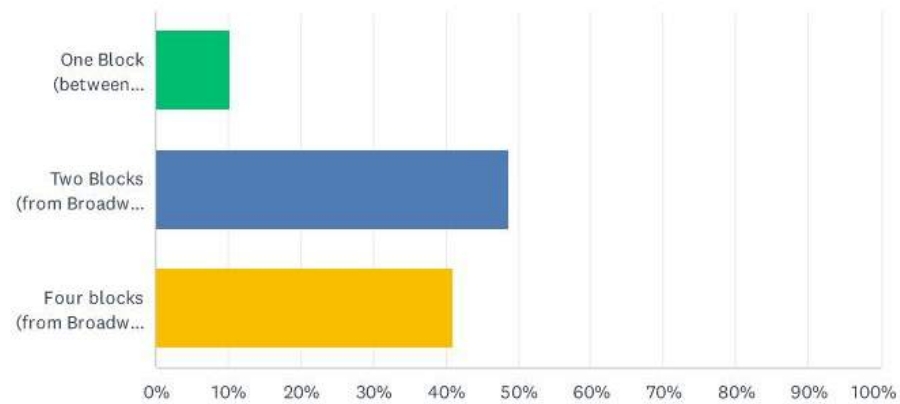
Q6 Which Program Items would you like to see as a part of the Festival Street Improvements on 2nd Street? (Choose up to 5)

Answered: 39 Skipped: 0



Q7 How far should the festival street improvements on 2nd Street Extend?

Answered: 39 Skipped: 0



Online Survey Results

Qualities

Family Friendly
Local Business Support
Walkable & Connected
Welcoming Attitude
Safety & Health

Historic
Welcoming
Community Centric
Safe

Urban Plaza Program

Flexible Urban Plaza
Shaded Seating
Festival Lighting
Interactive Seating
Outdoor Games
Interactive Play

Festival Street Program

2 Blocks
Festivals and Events
Street Trees
Site Furnishings
Ornamental Pedestrian Lighting
Public Art

Public Workshop & Chamber of Commerce Input

Support for Festival Street

Support for ground floor activation with retail/commercial

Consider height, bulk, scale on east side

Desire for trees and landscape to soften east side

Desire for open space/amenities to mitigate park

Working Group, Council & MDC Input

Expand retail/commercial on ground floor

Add urban public open space (small, quality)

Provide public parking

Shift vehicle access/loading from 3rd to Broadway

Mitigate height, bulk, scale on east side

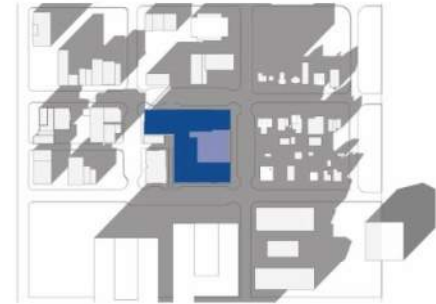
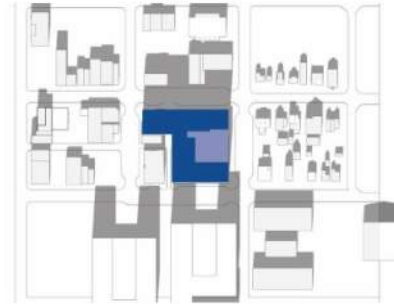
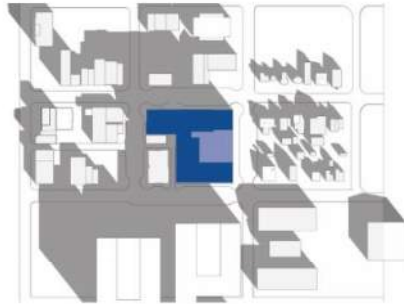
Preliminary Plans

9:00 AM

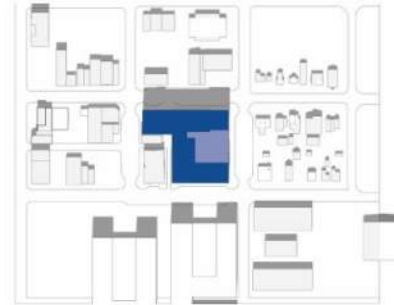
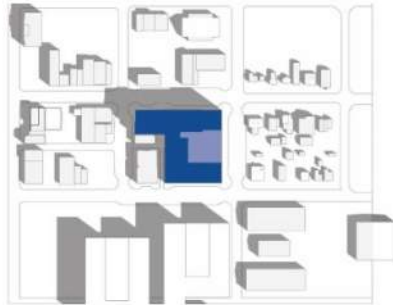
12:00 PM

3:00 PM

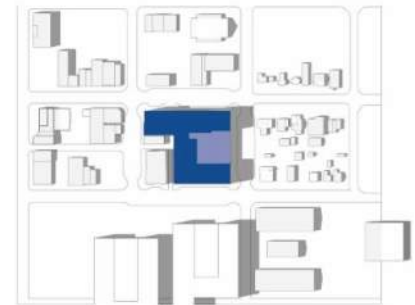
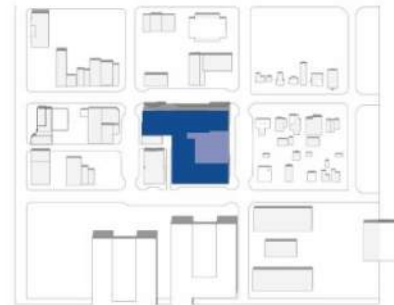
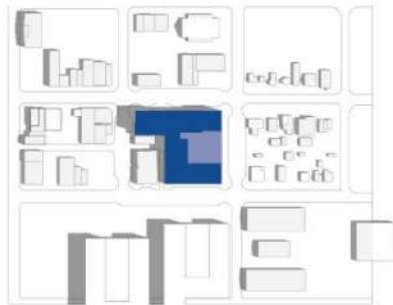
WINTER SOLSTICE



SPRING EQUINOX



SUMMER SOLSTICE



No Scale



Open Space (Existing)

Centennial Park: 19,638 sf

Total: 19,638 sf



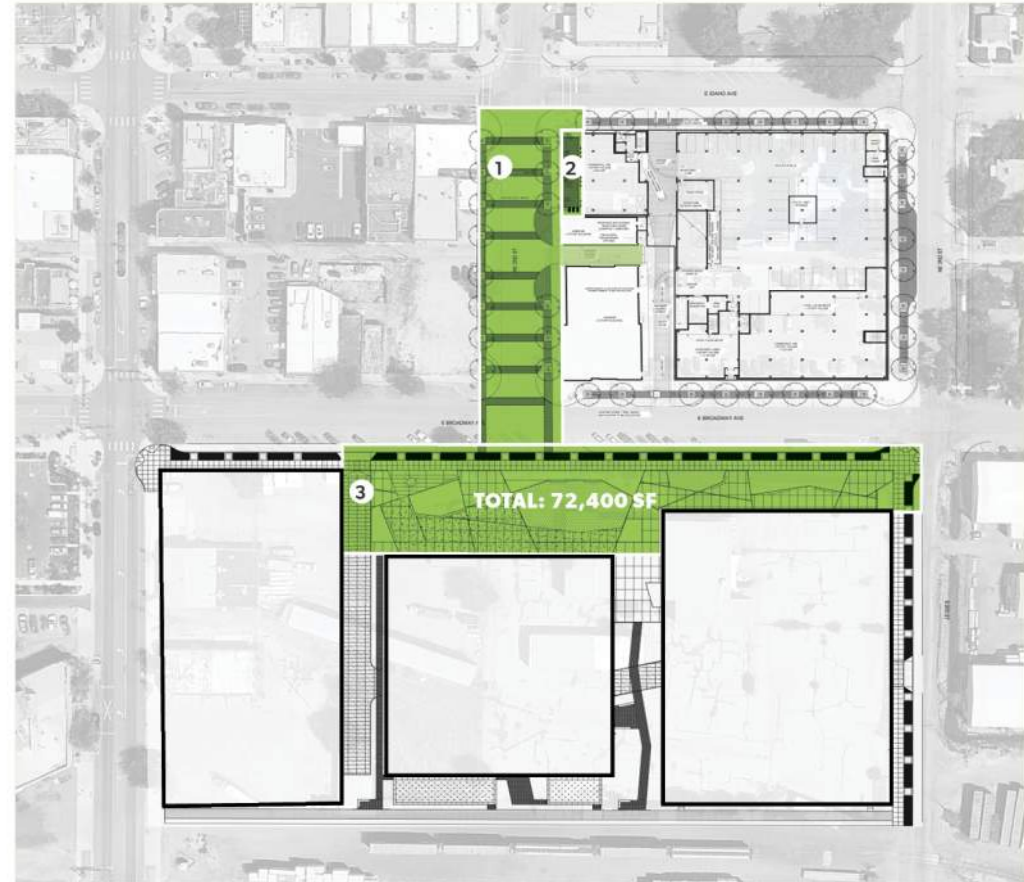
Open Space (Proposed)

Festival Street: 26,600 sf

Corner Plaza: 1,800 sf

U93 Event Plaza: 44,000 sf

Total: 72,400 sf



LEGEND

- 1 Festival Street
- 2 Public Plaza
- 3 Activated Alley
- 4 Tabletop Crossing
- 5 Vehicle Access
- 6 Rooftop Amenity
- 7 Pool & Hot Tub



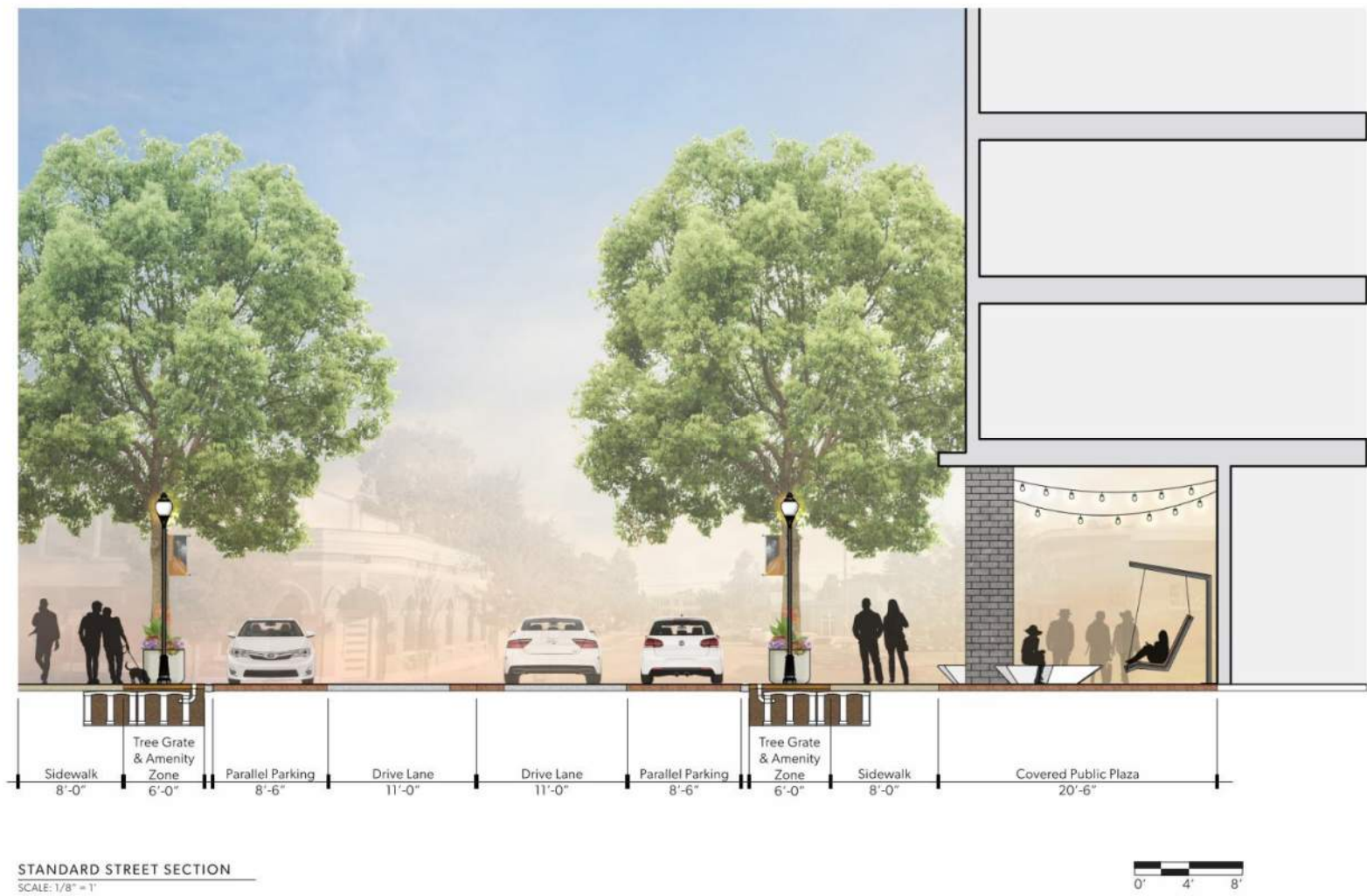
SITE PLAN

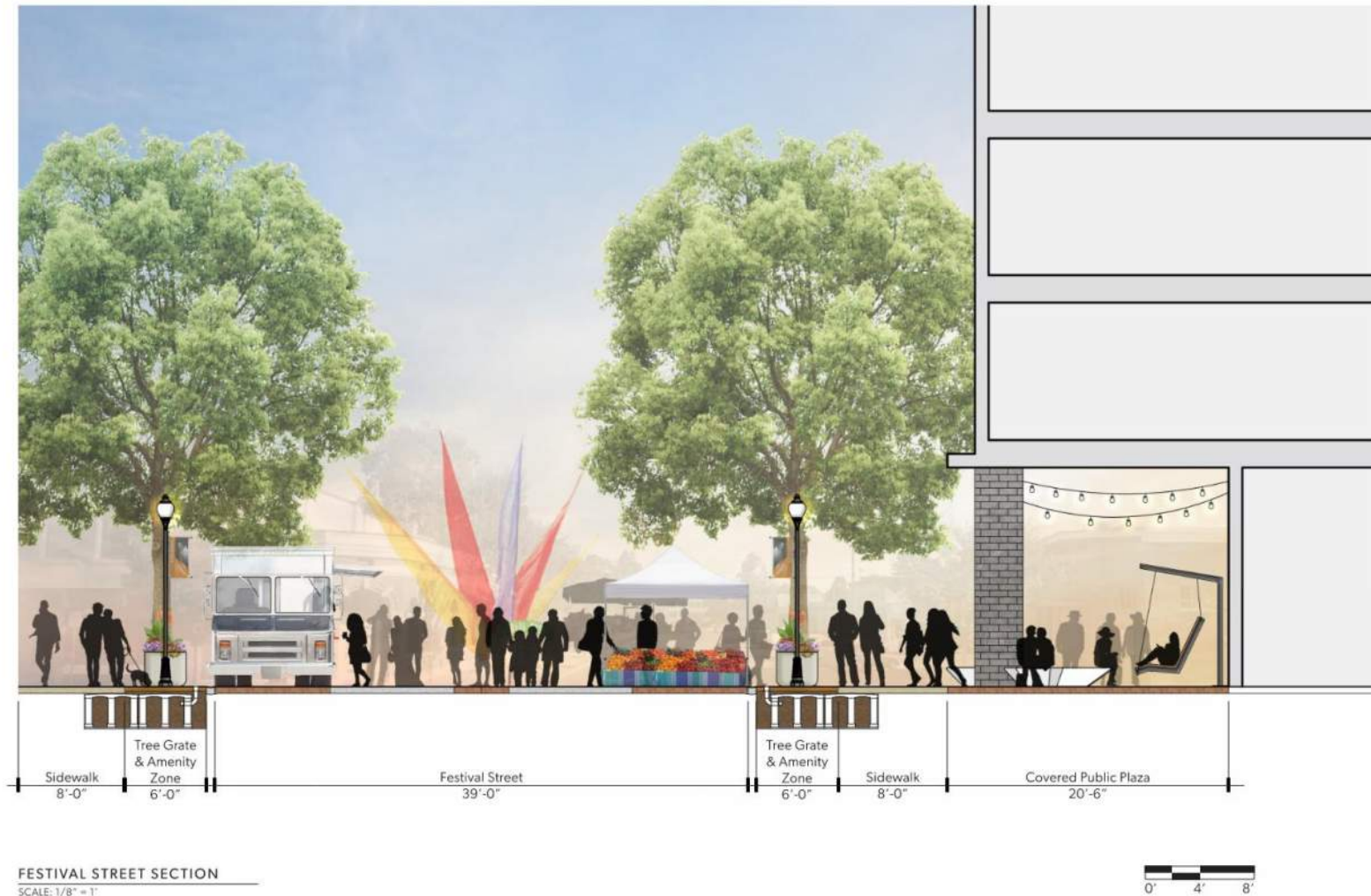
SCALE: 1" = 60'

City of Meridian Civic Block











View from Idaho and 2nd

City of Meridian Civic Block



View from Idaho & 2nd



City of Meridian Civic Block



View from Broadway & 3rd



City of Meridian Civic Block



View from 2nd & Broadway



City of Meridian Civic Block



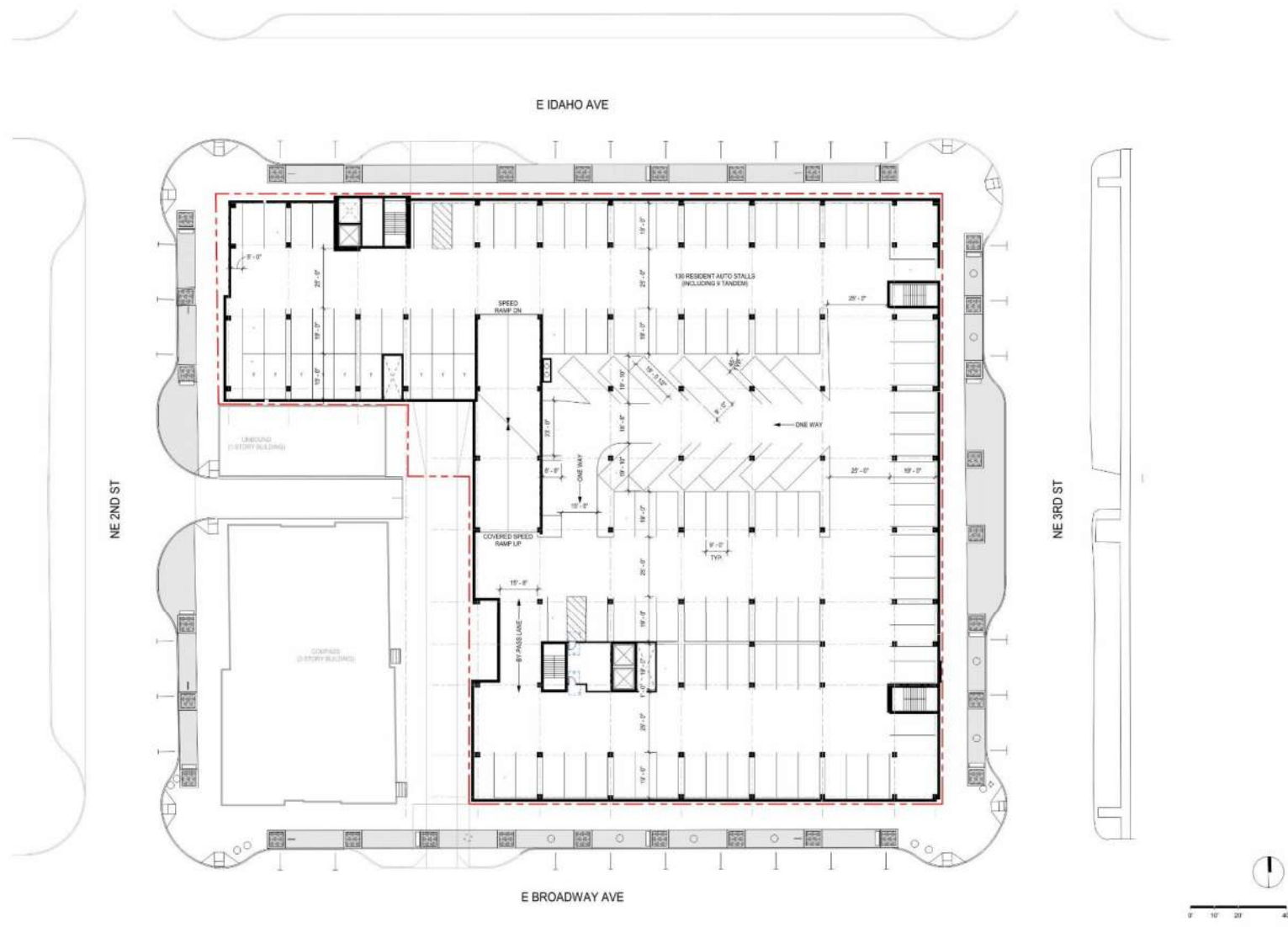
View from Broadway

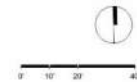


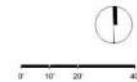
City of Meridian Civic Block











Summary

Expanded retail/commercial on ground floor

Added urban public open space at northwest corner

Provided 100 public parking stalls

Shifted vehicle access/loading from 3rd to Broadway

Reduced height on east side with courtyard/building step down

Next Steps

Public Workshop #2 & Online Survey: May 9, 2022 (Preliminary Design)

Stakeholder Meetings: May 2022

Chamber of Commerce Presentation, Q&A #2: May 9, 2022

City Council Presentation: May 10th, 2022

MDC Board Presentation: May 11th, 2022

Public Open House: June 2022

City Council Public Hearing (Land Disposition Approval): June/July 2022

Questions

Contact Information

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Mark Sindell, ASLA

Principal
GGLO