

# MIXED USE INTERCHANGE (MU-I)

## FUTURE LAND USE MAP DESIGNATION CUT SHEET

### GENERAL CRITERIA

#### MAP COLOR



#### SAMPLE ZONING

Varies by project and location

#### DESCRIPTION

The purpose of this designation is to call-out areas where construction of future SH-16 interchanges is likely to occur, and to acknowledge that this land will have a high degree of visibility. These areas will be served by highway interchange ramps and restricted local access. There are two interchange areas, one located at US 20-26 and one at Ustick Road, that differ from the other Mixed Use categories in that a much stronger emphasis will be placed upon gateway elements and traffic flow/trip generation factors when reviewing new land use applications. Uses in these areas will need to be compatible with the impacts of a freeway interchange. *These areas are not intended for high volume uses such as retail. The intention is to protect the immediate vicinity of the interchange from traffic conflicts and shift the high traffic-generating uses away from the immediate vicinity of the interchange.*

#### SAMPLE USES

Examples of uses include schools, post office or library branches, office uses, light residential developments, athletic clubs, and technology/research parks.

#### DESIGN DIRECTION

- ❑ Land uses within the MU-I areas and adjacent to the SH-16 corridor should be carefully examined for their potential impacts on nearby existing and planned retail and restaurant in Commercial and Mixed Use areas.
- ❑ A traffic impact study may be required for larger developments in these areas.
- ❑ Vehicular access points are prohibited near interchange ramps. Future uses should be planned to integrate with a frontage/backage road type circulation system.
- ❑ Any new development at or near MU-I areas should promote a nodal development pattern where buildings are clustered, off-street parking is screened in the rear of the parcel and, where practical, development is inter-connected with adjoining parcels.
- ❑ The SH-16/US 20-26 interchange will be one of only two regional gateways to the City of Meridian for travelers coming from north of the Boise River (the other being Linder Road). As such, buildings, landscaping, and other design features at this interchange should reflect Meridian's heritage, quality, and character.
- ❑ Regional ridesharing, park-and-ride and transit transfer facilities are strongly encouraged.
- ❑ The MU-I area at Ustick Road, west of SH-16, should minimize retail and auto-oriented services and transition rapidly from the interchange to residential uses near the county line.
- ❑ Examples of uses include schools, post office or library branches, office uses, light residential developments, athletic clubs, and technology/research parks.

#### REFERENCES & RESOURCES

- 1 City of Meridian Comprehensive Plan  
<https://meridiancity.org/compplan>
- 2 Meridian Unified Development Code  
<https://meridiancity.org/UDC>
- 3 Meridian Architectural Standards Manual  
<https://meridiancity.org/designreview>

**Notes:** See the References & Resources section for additional materials. When determining appropriate zoning of a property, the transition from existing, adjacent zoning designations, as well as future anticipated land use should be considered.

### QUESTIONS?

Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642, or 208.884.5533, or <https://meridiancity.org/planning/>, or [planning@meridiancity.org](mailto:planning@meridiancity.org).  
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# VIBRANT COMMUNITY

## CHARACTER, DESIGN, AND IDENTITY (EXCERPTS FROM COMPREHENSIVE PLAN)

### Introduction ①

From residential areas to retail centers, business parks to open space, the community should look and feel intentional. Neighborhoods, neighborhood centers, and commercial developments should be both grounded and unique, incorporating features of their surroundings while offering residents, visitors, and employees distinctive, safe, and inviting environments.

Gathering places should be convenient and integrated, encourage social activity and engagement through generous and intentional amenities and activation, and be a cornerstone of community pride and timeless neighborhood value.

### Background ①

The inherent goal of community design is to prioritize and improve livability and quality of life for current and future generations of Meridian residents. Community design refers to both residential and non-residential layout and building design, transition, and buffers. Moreover, community design is inextricably linked to sustainability, livability, healthy initiatives, as well as other elements of this Plan.

Community design also involves preserving and enhancing unique and extraordinarily valuable areas or attributes of the City; community design provides a means to maintain the unique characteristics of the City and to improve the built environment.

### Subdivision Design

The foundation of ensuring good Community Design principles is largely accomplished through the City’s subdivision review and approval process. This process involves the entitlement of land for division through a public hearing process. While land use is an integral component of the development process, equally if not more important is the role of the Subdivision Design and Improvement Standards, Common Open Space and Amenity Requirements, and other supporting development standards contained in Title 11 of Meridian City Code.

Subdivision review and approval establishes future road configurations, access locations, lot layouts, areas and amounts of open space, and serves as a prelude to subsequent administrative design review.

### Building and Site Design

The City requires Certificate of Zoning Compliance and Administrative Design Review approval prior to construction of any new building (except single-family). This process typically occurs after subdivision approval. The Architectural Standards Manual (ASM) ③ and Title 11 of City Code ② are the primary tools used in this process. The ASM provides the City with a standards based tool to guide the creation of attractive, lasting, and quality-built environments that contribute to the progression of Meridian as a livable community. Thoughtful design of commercial and residential developments can have a positive or negative effect on community pride, city character, and economic vitality.

### Entryway Corridors and Gateways

Meridian welcomes residents and visitors into the community through designated entryway corridors and gateways. It is the community’s intent to require additional landscaping and entryway features at these locations. This includes elevated building façades, parking lot layout, and public space design. Artistic features and public art can also enhance the overall character of a gateway.

**DIFFERENT USES, DIFFERENT CODES**

Single-family, multi-family, and non-residential uses follow different codes and standards. For example, single-family uses do not typically undergo building design review, where multi-family and non-residential uses do. See the Unified Development Code ② for specific application and process information.

**COMMUNITY DESIGN, PARTNERSHIP**

If you feel like your area of the City could benefit from neighborhood specific architectural and/or landscape standards, historic preservation efforts, or other study, contact the Planning Division to discuss your idea further.

**Notes:** This page includes excerpts from the City of Meridian Comprehensive Plan. ① This icon cites the source and location for additional information available under the References & Resources section of the cut sheet.