

# OLD TOWN

## FUTURE LAND USE MAP DESIGNATION CUT SHEET

### GENERAL CRITERIA

**MAP COLOR**



**SAMPLE ZONING**

O-T

**DESCRIPTION**

This designation includes the historic downtown and the true community center. The boundary of the Old Town district predominantly follows Meridian’s historic plat boundaries. In several areas, both sides of a street were incorporated into the boundary to encourage similar uses and complimentary design of the facing houses and buildings. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses.

**SAMPLE POLICY**

- ❑ Encourage the development of high quality, dense residential and mixed use areas near in and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.
- ❑ Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.
- ❑ Promote area beautification and community identity through context sensitive building and site design principles, appropriate signage, and attractive landscaping.
- ❑ Require attractive landscaping and pedestrian friendly design within new developments.
- ❑ Require the improvement and maintenance of landscaping along public rights-of-way and landscaping of dedicated but unimproved rights-of-way strips.
- ❑ Support owners of historic buildings in their efforts to restore and/or preserve their properties.
- ❑ Encourage the integration of public art as an integrated component with new development.

**SITE PATTERN**



**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 <sup>1</sup>

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 <sup>1</sup>

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) <sup>3</sup> and Title 11 of City Code <sup>2</sup> 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 <sup>2</sup> 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. <sup>1</sup> This icon cites the source and location for additional information available under the References & Resources section of the cut sheet.

#### QUESTIONS?

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