

MERIDIAN REVITALIZATION PLAN

URBAN RENEWAL PROJECT

**MERIDIAN URBAN RENEWAL AGENCY
(also known as the Meridian Development Corporation)**

CITY OF MERIDIAN, IDAHO

Ordinance No. 02-987
Adopted December 3, 2002
Effective December 3, 2002

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- Attachment 2 Project Area-Revenue Allocation Area Boundary Map
- Attachment 3 Private Properties Which May Be Acquired by MDC
- Attachment 4 Map Depicting Expected Land Uses and Current Zoning Within Revenue Allocation Area and Project Area
- Attachment 5 Economic Feasibility Study, Meridian Urban Renewal Area

MERIDIAN REVITALIZATION PLAN

MERIDIAN URBAN RENEWAL AGENCY (also known as the Meridian Development Corporation)

SECTION 100 INTRODUCTION

This is the Meridian Revitalization Plan (the "Plan") for the Meridian Area Project (the "Project") in the City of Meridian (the "City"), County of Ada, State of Idaho, and consists of the text contained herein and the following attachments:

Description of the Project Area and Revenue Allocation Area Boundaries (Attachment 1);

Project Area-Revenue Allocation Area Boundary Map (Attachment 2);

Private Properties Which May Be Acquired by MDC (Attachment 3);

Map Depicting Expected Land Uses and Current Zoning Within Revenue Allocation Area and Project Area (Attachment 4);

Economic Feasibility Study for the Meridian Urban Renewal Area (Attachment 5).

The term "Project" is used herein to describe the overall activities defined in this Plan and conforms with the statutory definition of "urban renewal project." Reference is specifically made to Idaho Code Section 50-2018(j) for the various activities contemplated by the term "Project." Such activities include both private and public development of property within the Urban Renewal Area. The term "Project" is not meant to refer to a specific activity or development scheme.

This Plan was prepared by consultants and staff of the Meridian Urban Renewal Agency, also known as the Meridian Development Corporation (the "MDC"), reviewed and recommended by the MDC Board of Commissioners, pursuant to the State of Idaho Urban Renewal Law, chapter 20, title 50, Idaho Code (the "Law"); the Local Economic Development Act, chapter 20, title 50, Idaho Code (the "Act"); and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the Comprehensive Plan of the City of Meridian, as adopted by the City Council on August 6, 2002.

The MDC may create several planning documents that generally describe the overall Project and identify certain specific public and private capital improvement projects. Because of the changing nature of the Project, these documents, by necessity, must be dynamic and flexible. The MDC anticipates that these documents will be modified as circumstances warrant. Any modification, however, shall not be deemed as an amendment of this Plan. No modification will

be deemed effective if it is in conflict with this Plan. The planning documents are purposely flexible and do not constitute specific portions of the Plan. Provided, however, prior to the adoption of any planning document or proposed modification to any planning document, the MDC shall notify the City and publish a public notice of such proposed modification at least thirty (30) days prior to the consideration of such proposed modification, thus providing the City and any other interested person or entity an opportunity to comment on said proposed modification. The MDC Board shall consider any such comments and determine whether to adopt the modification. The planning documents apply to redevelopment activity within the Project Area as described herein. In the event of any conflict between this Plan and the appended documents, the provisions of this Plan shall control. The MDC intends to rely heavily on certain design standards to be adopted by the City which will cover most, if not all, of the Project Area. Those design standards, as of the effective date of this Plan, remain under discussion by the City and the City Planning and Zoning Commission.

This Plan provides the MDC with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project (the "Project Area"). The MDC retains all powers allowed by the Law and Act. Because of the long-term nature of this Plan and the need to retain in the MDC flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the MDC to fashion, develop, and proceed with such specific plans, projects, and solutions.

Implementation of this Plan will require public co-investment to help stimulate desired private development. Typically, the public will fund enhanced public facilities like streets, sidewalks, parking garages, parks, public buildings such as City Hall, or plazas which, in turn, create an attractive setting for adjacent private investment in office, retail, housing or hotels, entertainment and convention-related facilities.

The particular projects or redevelopment projects by private entities described herein are not intended to be an exclusive or exhaustive list of potential redevelopment activity. Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan.

The purposes of the Law and Act that will be attained through and the major goals of this Plan are:

- (a) the elimination of environmental deficiencies in the Project Area, including, among others, obsolete and aged building types, and inadequate public improvements and facilities;

- (b) the assembly of land into parcels suitable for modern, integrated development with appropriate setbacks, parking, pedestrian, and vehicular circulation in the Project Area;
- (c) the replanning, redesign, and development of undeveloped and underdeveloped areas which are stagnant or improperly utilized;
- (d) the strengthening of the economic base of the Project Area and the community by the installation of needed public improvements and facilities to stimulate new commercial expansion, employment, and economic growth;
- (e) the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area;
- (f) the strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and the Project Area as a whole, and benefiting the various taxing districts in which the Project Area is located; and
- (g) the creating of open plazas, civic buildings, gateway entries, and the like.

SECTION 101 GENERAL PROCEDURES OF THE AGENCY

The MDC is a public body, corporate and politic, as defined and described under the Law and the Act. The MDC is also governed by its bylaws as authorized by the Law and adopted by the MDC. Under the Law, the MDC is governed by the Idaho open meeting law, the Public Records Act, the Ethics in Government Act, financial reporting requirements, and the competitive bidding requirements under Idaho Code Section 50-341.

Generally, the MDC shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision. Whenever in this Plan it is stated that the MDC may modify, change, or adopt certain policy statements or contents of this Plan not requiring a formal amendment to the Plan as required by the Law or the Act, it shall be deemed to mean a consideration by the Board of such policy or procedure, duly noticed upon the MDC meeting agenda and considered by the MDC at an open public meeting and adopted by a majority of the members present, constituting a quorum, unless any provision herein provides otherwise.

SECTION 102 PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

SECTION 102.1 CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED

The laws of the State of Idaho allow for an urban renewal plan to be submitted by any interested person or entity in an area certified as an Urban Renewal Area by the Meridian City Council. The original Project Area was certified by the Meridian City Council by Resolution 01-367 on July 24, 2001. The eligible area was modified by the inclusion of an additional and revised area through the adoption of Resolution No. _____ on _____, _____.

In accordance with the Idaho Urban Renewal Law of 1965 this Plan was submitted to the Planning and Zoning Commission of the City of Meridian. After consideration of the Plan, the Commission filed its recommendation with the City Council stating that this Plan is in conformity with the Comprehensive Plan of the City of Meridian.

SECTION 103 HISTORY AND CURRENT CONDITIONS

Much of the Project Area was the subject of a Treasure Valley Futures Study, entitled "Old Town Meridian Project," encompassing what is referred to as the "Blue Zone" in the Economic Feasibility Study, Attachment 5. Similarly, much of the Blue Zone has been the subject of the Downtown Core Existing Conditions Report. Both the Treasure Valley Futures Study and the Downtown Core Existing Conditions Report are background documents available as an appendix to the Plan. Particularly, several properties in the Blue Zone provide a link to the City's historic culture.

SECTION 104 PURPOSE OF ACTIVITIES

The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the MDC's activity. The MDC reserves the right to change amounts from one category to another, as long as the overall total amount estimated is not substantially exceeded. The items and amounts are not intended to relate to any one particular development, developer, or owner. Rather, the MDC intends to discuss and negotiate with any owner or developer who seeks MDC assistance. During such negotiation, the MDC will determine, on an individual basis, the eligibility of the activities sought for MDC funding, the amount the MDC may fund by way of percentage or other criteria. The MDC will also take into account the amount of revenue allocation proceeds estimated to be generated from the developer's activities. The MDC also reserves the right to establish by way of policy, its funding percentage or participation, which would apply to all developers and owners.

The activities listed in Attachment 5 are also prioritized by way of importance to the MDC by the amounts funded, and by year of funding, with earlier years reflecting the more important activities. As required by the Law and Act, the MDC will adopt more specific budgets annually.

The MDC reserves the right to prioritize the several projects described in this Plan. The MDC reserves the right to retain its flexibility in funding the various activities.

SECTION 200 DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area and of the Revenue Allocation Area are described in Attachment 1, which is attached hereto and incorporated herein by reference, and are shown on the Project Area and Revenue Allocation Area Boundary Map, attached hereto as Attachment 2 and incorporated herein by reference. The Project Area includes several parcels of property which are located outside the geographical boundaries of the City but within the City's impact area. Under the Law and Act, for this Plan to be effective over such properties, an agreement must be entered into with Ada County.

SECTION 300 PROPOSED REDEVELOPMENT ACTIONS

SECTION 301 GENERAL

The MDC proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements for public facility building sites, to eliminate unhealthful, insanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration;
3. The provision for participation by property owners within the Project Area;
4. The management of any property acquired by any under the ownership and control of the MDC;
5. The provision for relocation assistance to displaced Project occupants, as required by law;
6. The installation, construction, or reconstruction of streets, utilities including electrical distribution and transmission lines in underground configuration, if needed to encourage new developments of fiber optic systems, parking facilities, and other public improvements, including, but not limited to, irrigation and drainage laterals and ditches, storm drain systems, walkways, public civic center, and improvements to railroad tracks and property;

