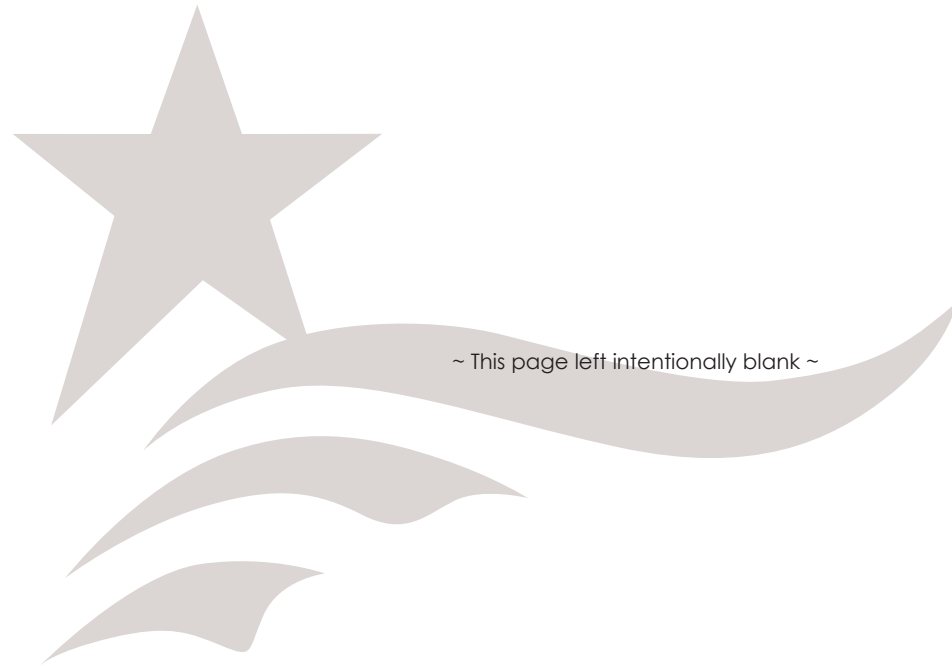


CITY OF MERIDIAN | APRIL 2023

# LAND USE & DEVELOPMENT

*Report*





~ This page left intentionally blank ~

CITY OF MERIDIAN | APRIL 2023

# LAND USE & DEVELOPMENT

*Report*

## TABLE OF CONTENTS

- Introduction ..... 1
  - Introduction..... 1
  - Purpose ..... 1
  - Report History..... 1
  - Data Sources ..... 1
  - Report Use..... 2
  - General Definitions..... 2
- Future Land Use Areas ..... 3
- Zoning District Areas ..... 9
- Addressing ..... 15
- Land Valuation..... 19
- Permit Development..... 27
- Ten Mile Interchange Specific Area Plan Analysis ..... 35

### For Questions:

City of Meridian  
Planning Division  
33 E Broadway Suite 102  
Meridian, Idaho 83642

<https://meridiancity.org/planning>

Phone 208.884.5533





# INTRODUCTION

## Introduction to Report

Annually the City of Meridian Community Development Department prepares a summary of land use, zoning, and permitting information. This summary data is intended to provide a citywide snapshot of comparative land use and development activities.

## Purpose

The purpose of this Report is to memorialize land use, zoning, and development activities in the city. Without an understanding for what we have and where we've come from, understanding our needs as a City and ensuring a diverse and well balanced portfolio of development opportunities going forward would be more difficult.

In part, this Report relates to policy goal 3.06.00 of the City of Meridian Comprehensive Plan. This Report does not satisfy all of the policies in this goal, but in coordination with other materials including the Existing Conditions Report (ECR) should help to convey to city staff, elected officials, and the public, what the City's existing and future land use portfolio looks like.

For information on population, income, and other demographics, see the City of Meridian ECR on the Comprehensive Plan website at: <https://www.meridiancity.org/compplan>.

## Report History

City staff began informally tracking land uses and zoning activities in 2012. For the first several years of collection there was no benchmark to understand what some of the data represented.

After years of collection, some of this data has become comparable over time and is better able to show change. In time and as more indicators are tracked, it is hoped that trends become even more apparent.

“ Ensure a variety and balance of land uses to support the Area of City Impact. ”  
- policy 3.06.00

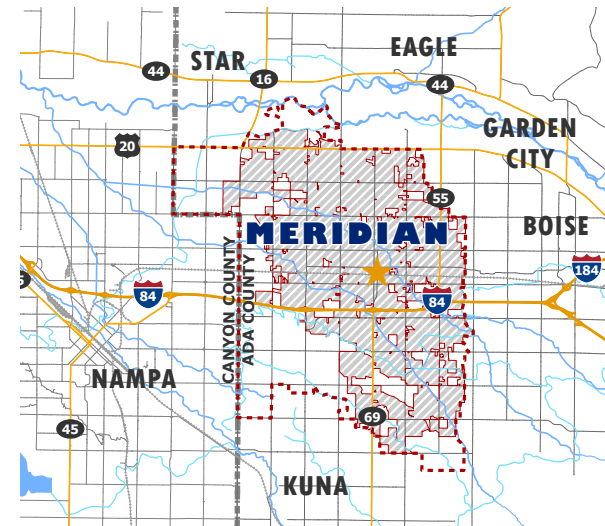
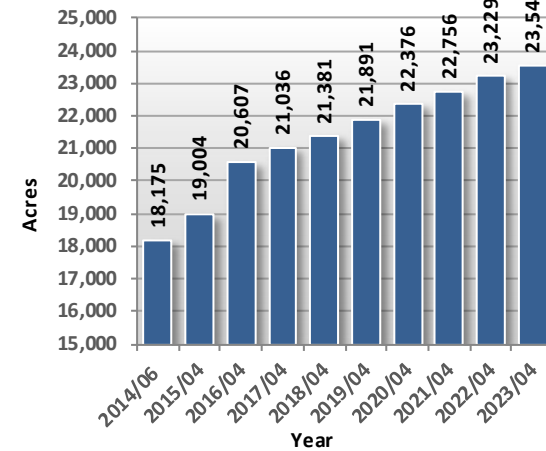
## Data Sources

This Report uses city-wide data created and maintained by both Ada County and the City of Meridian. Ada County provides all parcel and zoning based information. Some of the data in this report uses parcel level land values, improvement values, property exemptions, acreage, and ownership, among other attributes for analysis. The City maintains and tracks all permit data and future land use information, and is responsible for the aggregate and joined data in this report.

The information in this report is updated and largely generated automatically through a series of models and indicators created through SQL script, ESRI ArcMap, ESRI ArcCatalog, and City Explained CommunityViz software and extensions. Data generated through this process is then output for the current year and further refined. Microsoft Excel is used to generate all of the tables and charts in this report.

*Data varies by source, but all information in this summary was compiled on April 3rd, 2023.*

Meridian City Limits | 2023



**Note:** Meridian City limits (grey hatch) and Meridian's Area of City Impact line (dashed-red) in relation to the surrounding Treasure Valley communities.

*Note: for charts referencing historical information, the month will be shown after the year in format YYYY/MM.*

## Report Use

All charts, data, and analysis in this report is only as valid and accurate as original source material, for which the City makes no guarantee. Because parcel valuation information is based on assessed values and not market values, trends should be considered comparative. *It is not intended that any information in this Report be compared with other areas outside of Meridian.* The City's permit types, process, and classification are unique, and is similarly comparative within Meridian only. Described geographic areas are also unique, and may vary from other similar data sources such as from COMPASS and the Intermountain MLS. Charts and tables should be taken as generalized.

## General Definitions

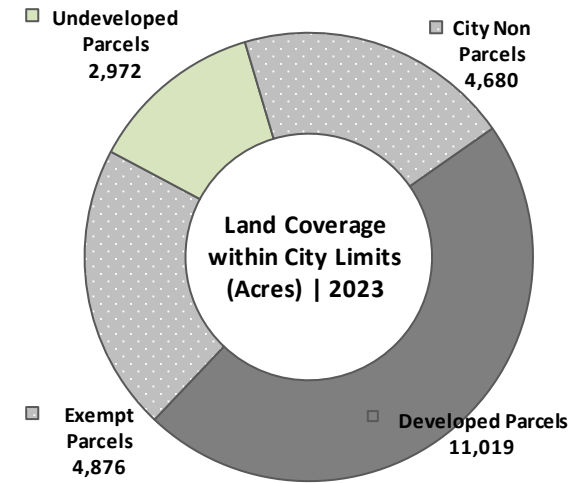
**Exempt:** Properties that are "exempt" are parcels that do not pay "normal" property taxes. These may be government, quasi government, commercial properties with tax exemptions (such as State incentives), or land that is currently in transition (e.g. - annexing, changing zoning, etc.). Schools and churches often make up very large portions of any given zoning designations total land area, but are also not assessed.

**Undeveloped Land:** Properties that are characterized as undeveloped are generally those considered to be ready for development. However, in many cases land that is

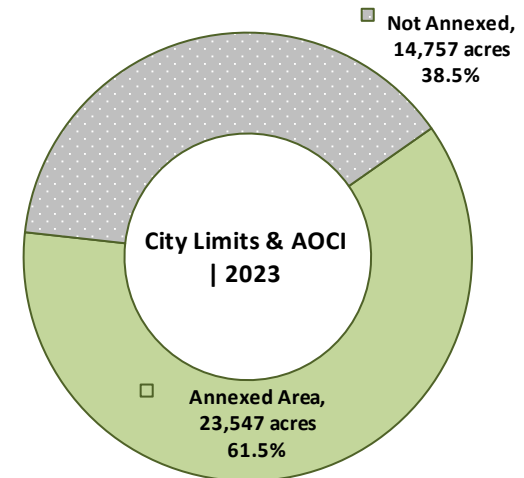
ready for development has some level of assessed improvement values. For example, many large agricultural properties which are expected to redevelop, actually have structures on them with assessed values. *To consider some of these properties as undeveloped, especially for old dilapidated structures, a minimum improvement assumption value and a minimum improvement per square foot assumption value is used to include or exclude properties with limited improvements respective of the larger parcel.* Details on these assumption values can be requested.

**Developed Land:** These properties are those with assessed improvement values greater than the minimum improvement assumption values. See above.

**City Non Parcels:** These areas of the City are those that are not part of a parcel, such as public right-of-way, the rail corridor, and some irrigation facilities, but annexed and incorporated into the City.



**Note:** See General Definitions for information on Exempt, Developed, and Undeveloped land, and City Non Parcels.



**Note:** Areas not annexed are those lands within Meridian's Area of City Impact (AOI), but not yet annexed into the City.

# FUTURE LAND USE AREAS

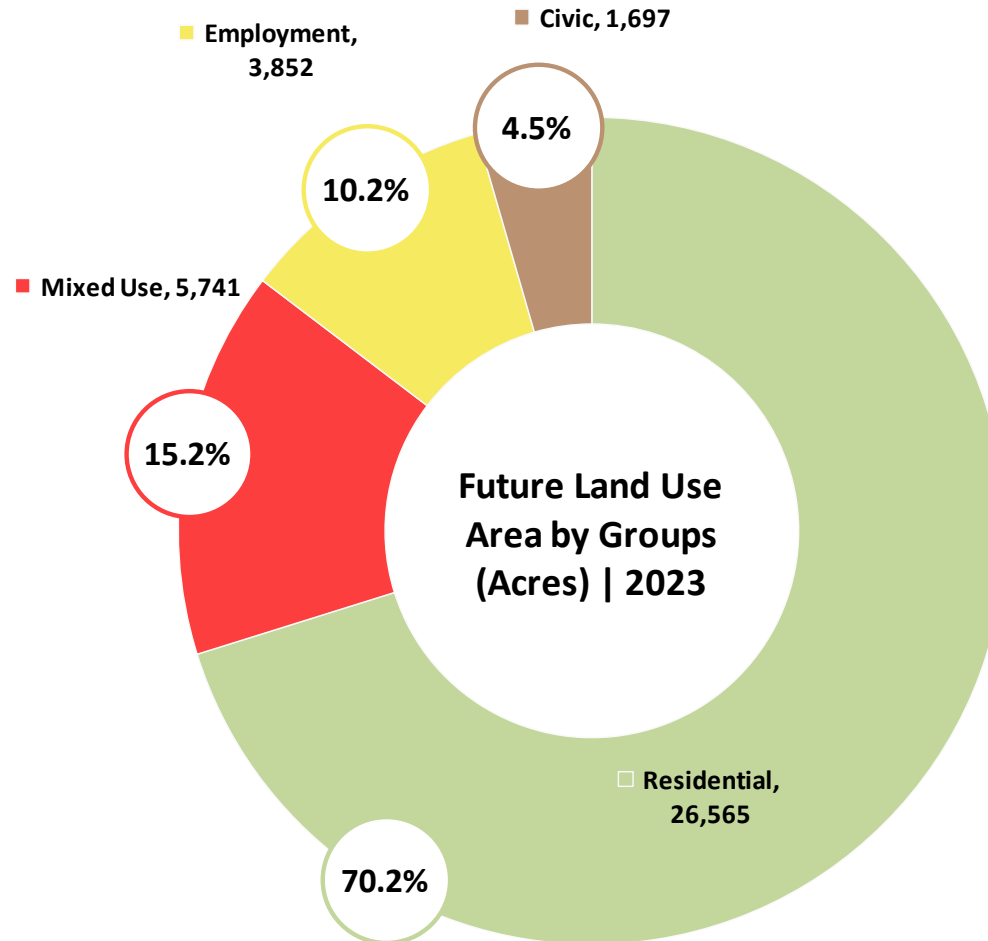
## KEY INFORMATION

### FUTURE LAND USES

Future land uses are designated and defined in the City of Meridian Comprehensive Plan. For the purposes of this report, land uses are characterized and combined into four groups:

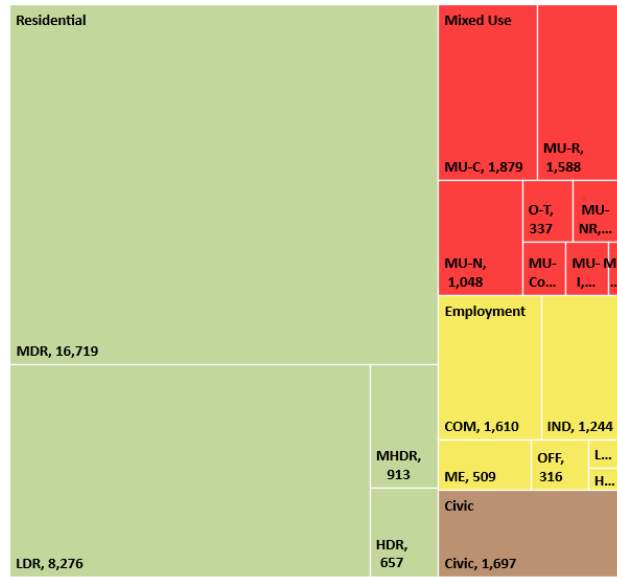
- Residential.** Includes low density residential (LDR), medium density residential (MDR), medium-high density residential (MHDR), and high density residential (HDR).
- Mixed Use.** Includes mixed use neighborhood (MU-N), mixed use community (MU-C), mixed use regional (MU-R), mixed use non-residential, (MU-NR) mixed use interchange (MU-I), old-town (O-T), mixed use commercial (MU-Com), and mixed use residential (MU-Res).
- Employment.** Includes commercial (Com), office (Off), industrial (Ind), high density employment (HDE), low density employment (LDE), and mixed employment (ME),
- Civic.** Includes Civic only. Other designations such as Gas and Park are no longer used.

The following tables and charts are current as of April 3rd, 2023.

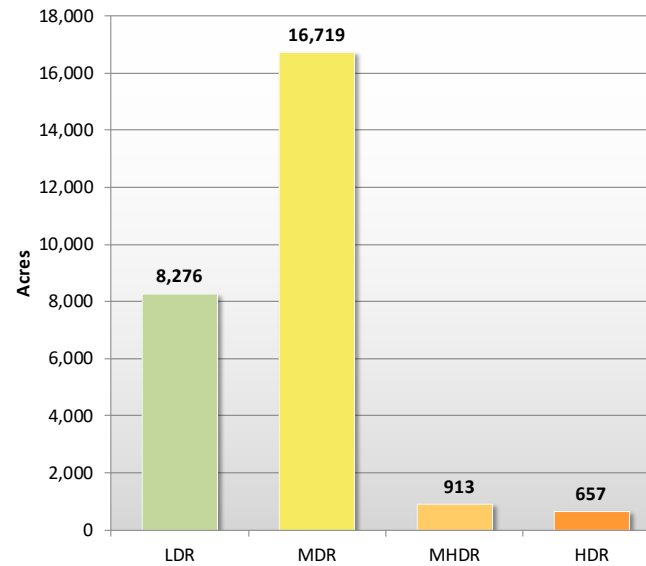


**Note:** Land use groups are for comparative purposes only, and do not correlate with City of Meridian Comprehensive Plan text or City zoning districts. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands.

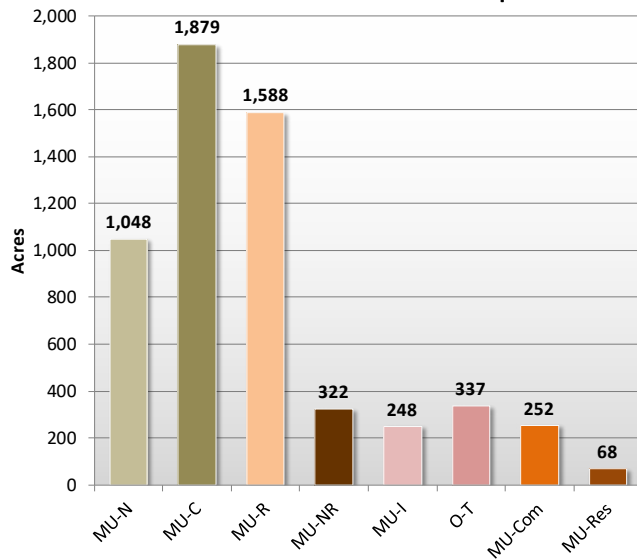
Future Land Use by Groups (Acres) | 2023



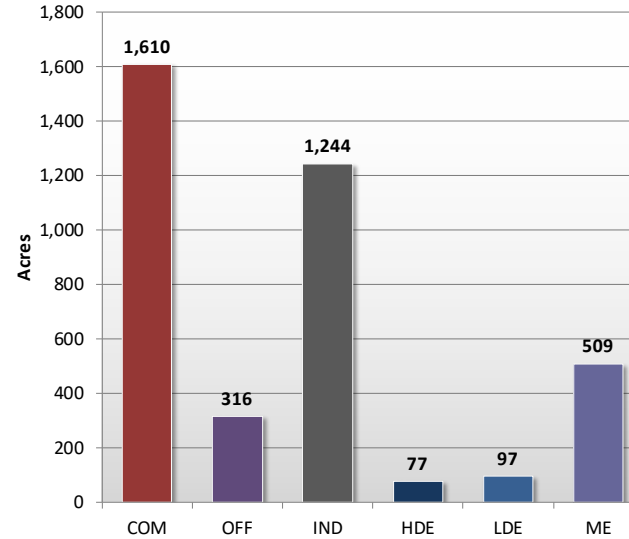
Future Land Use: Residential Areas | 2023



Future Land Use: Mixed Use Areas | 2023



Future Land Use: Employment Areas | 2023



DATA

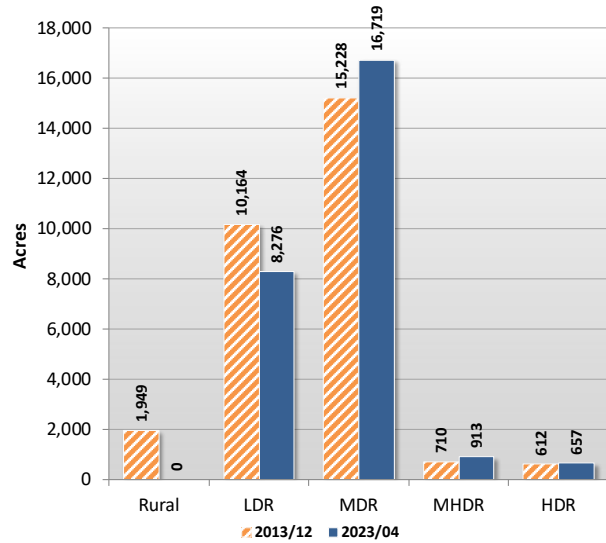
LAND USE AREA:

Land Use	Acres
LDR	8,276
MDR	16,719
MHDR	913
HDR	657
MU-N	1,048
MU-C	1,879
MU-R	1,588
MU-NR	322
MU-I	248
O-T	337
MU-Com	252
MU-Res	68
COM	1,610
OFF	316
IND	1,244
HDE	77
LDE	97
ME	509
Civic	1,697
<b>Total</b>	<b>37,855</b>

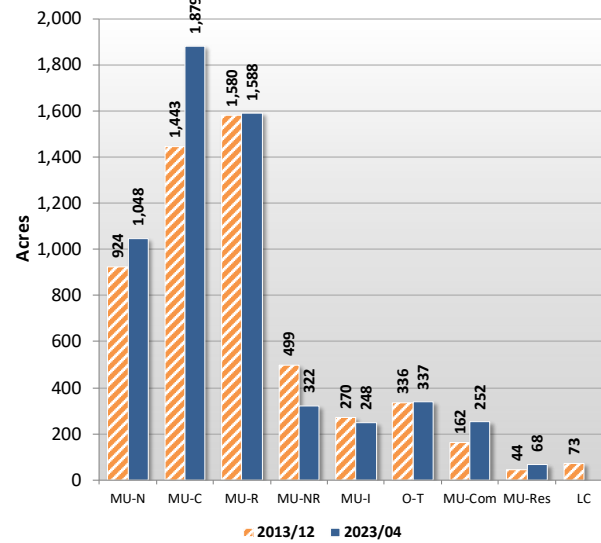
Note: See Key Information on previous page for full list of abbreviations and names of future land use designations. **Please note that the vertical bar scales may vary significantly for each of the charts.**



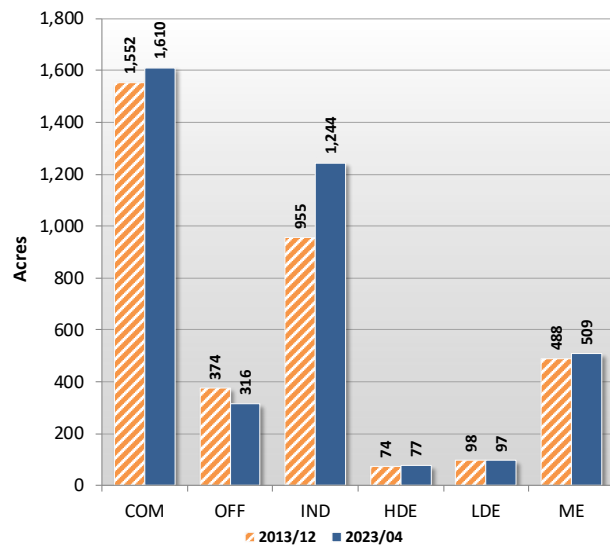
Future Land Use: Change in Residential Areas | 2023



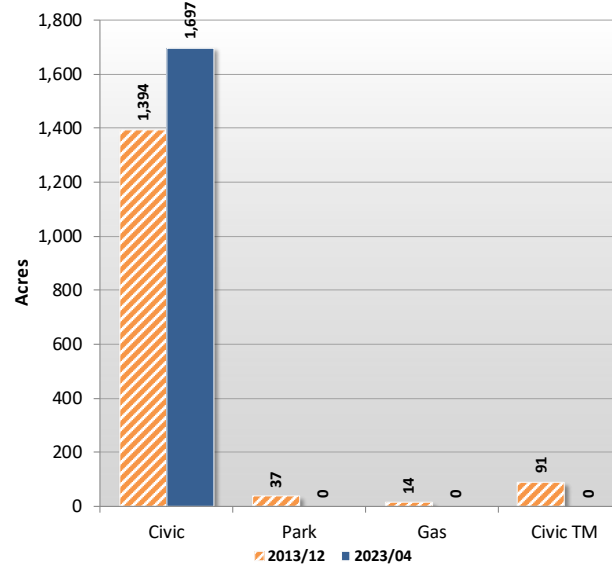
Future Land Use: Change in Mixed Use Areas | 2023



Future Land Use: Change in Employment Areas | 2023



Future Land Use: Change in Other Areas | 2023



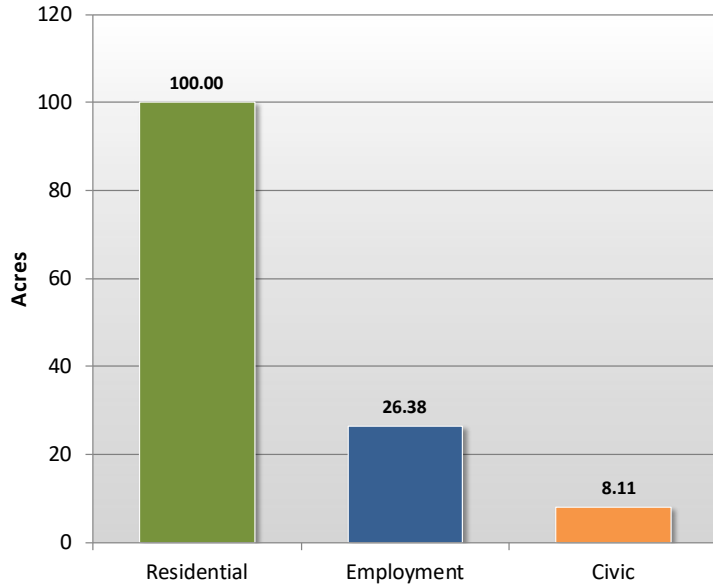
DATA

CHANGE IN LAND USE AREA:

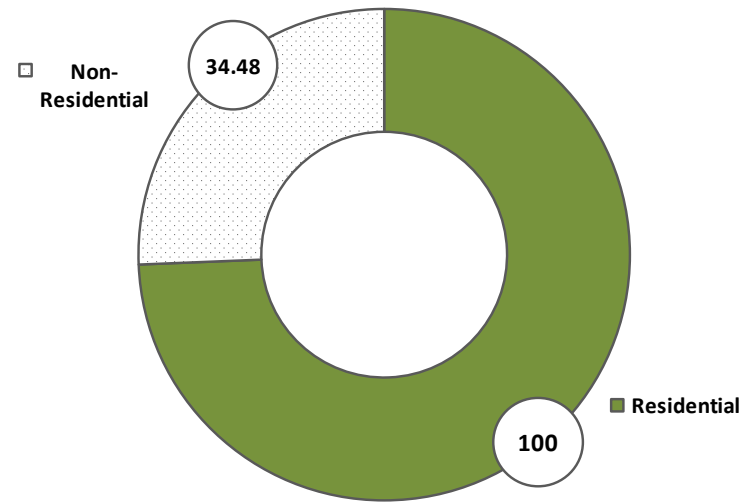
Land Use	2012/04	2022/04
Rural	1,949	-
LDR	10,164	8,276
MDR	15,228	16,719
MHDR	710	913
HDR	612	657
MU-N	924	1,048
MU-C	1,443	1,879
MU-R	1,580	1,588
MU-NR	499	322
MU-I	270	248
O-T	336	337
MU-Com	162	252
MU-Res	44	68
LC	73	-
COM	1,552	1,610
OFF	374	316
IND	955	1,244
HDE	74	77
LDE	98	97
ME	488	509
Civic	1,394	1,697
Park	37	-
Gas	14	-
Civic TM	91	-
<b>Total</b>	<b>39,071</b>	<b>37,855</b>

Note: Values are in acres.

**Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2023**



**Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2023**



**Note:** These charts compare the ratio of residential to non-residential land uses, by depicting how many acres exist of non-residential land uses for every 100 acres of residential. Residential land uses include all residential designations plus assumed ratios for each of the mixed use designations. Employment designations are all non-residential designations, excluding those that are Civic type, and portions of mixed use.

**DATA**

**RATIO OF RESIDENTIAL FUTURE LAND USES TO OTHERS**

Type	Not Mixed Use	In Mixed Use	Total	Ratio	Acres
Residential	26,565	1,679	28,245	1.00	100
Employment	3,852	3,598	7,450	0.26	26.38
Civic	1,697	593	2,290	0.08	8.11
<b>Non-Residential</b>			-	<b>0.34</b>	<b>34.48</b>

Note: This chart uses information from the Land Use Area tables on previous page.

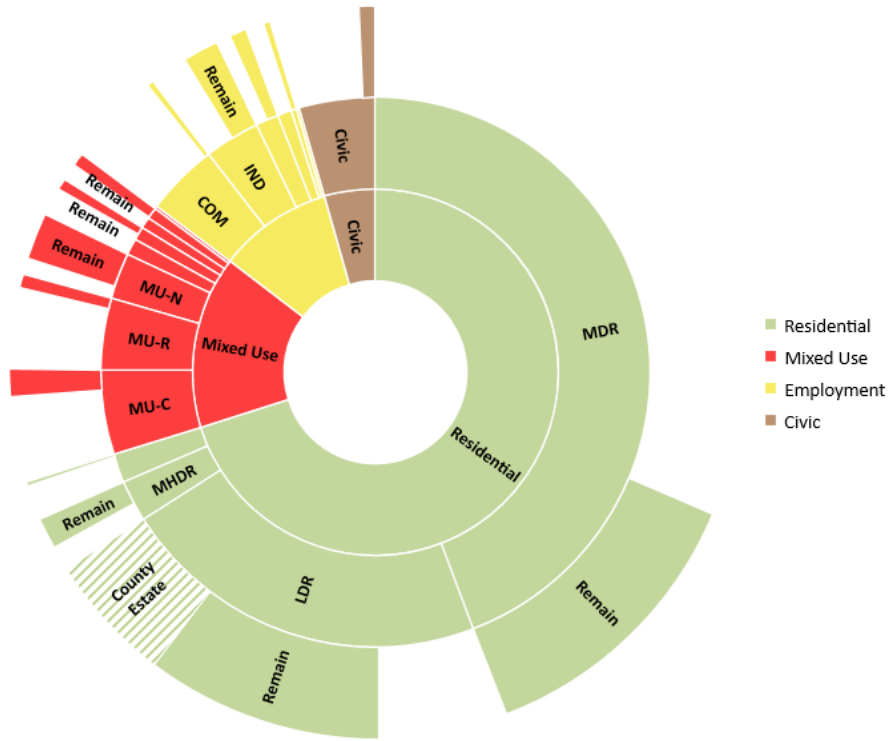
**DATA**

**FUTURE MIXED USE ASSUMPTIONS**

Type	% Residential	% Office	% Commercial	% Civic	Total % NR
MU-N	50	30	10	10	40
MU-C	35	25	30	10	55
MU-R	15	25	50	10	75
MU-NR	0	40	55	5	95
MU-Com	20	25	50	5	75
O-T	25	25	35	15	60
MU-Res	50	25	20	5	45
MU-I	30	30	20	20	50

Note: While some of the mixed use assumptions are based on performance criteria of the past, others are simply planning for a diversified and balanced future buildout. This chart uses information from the Land Use Area tables on previous page. NR is non-residential but excludes Civic uses.

## Land Use Areas: Remaining Undeveloped | 2023



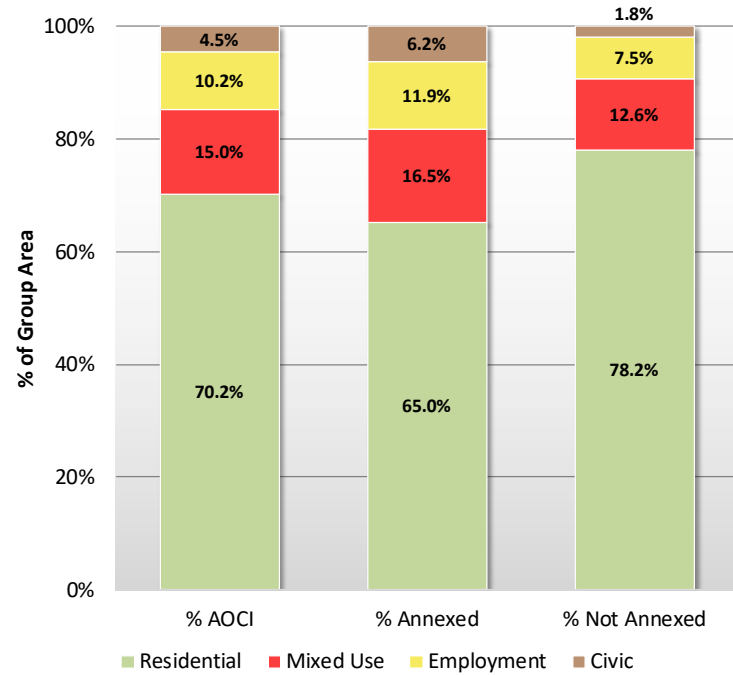
### Notes:

These charts explore the different land uses and groups by their annexation status.

The sunburst chart (top-left) shows remaining (unincorporated) lands in relation to the total available for each land use. Remaining lands are those on the outside edge of the chart. The section titled County Estate, are those subdivisions and estate homes on non-farms in the County, and which are likely to remain in their current configuration, even when annexed. Some of this area does fall into land use groups other than LDR, but are consolidated into County Estate category for reporting.

The bar chart (top-right) shows the relationship of land use groups by total AOCI (in and outside of the City, by annexed (in the City), and by not annexed (in the County). % Not Annexed are those areas that may be annexed into the City in the future.

## Future Land Use by Groups | 2023



### DATA

#### STATUS OF FUTURE LAND USE AREAS BY ANNEXATION

	AOCI Acres	Annexed Acres	Not Annexed Acres	% AOCI	% Annexed	% Not Annexed
<b>Group</b>						
Residential	26,565	14,977	11,589	70.2%	56.4%	43.6%
Mixed Use	5,741	3,876	1,865	15.2%	67.5%	32.5%
Employment	3,852	2,743	1,109	10.2%	71.2%	28.8%
Civic	1,697	1,432	265	4.5%	84.4%	15.6%

Note: Civic will continue to grow in area (size) over time, as new parks, schools, and other public facilities are added to the map. This will come out of the other land use designations.



# ZONING DISTRICT AREAS

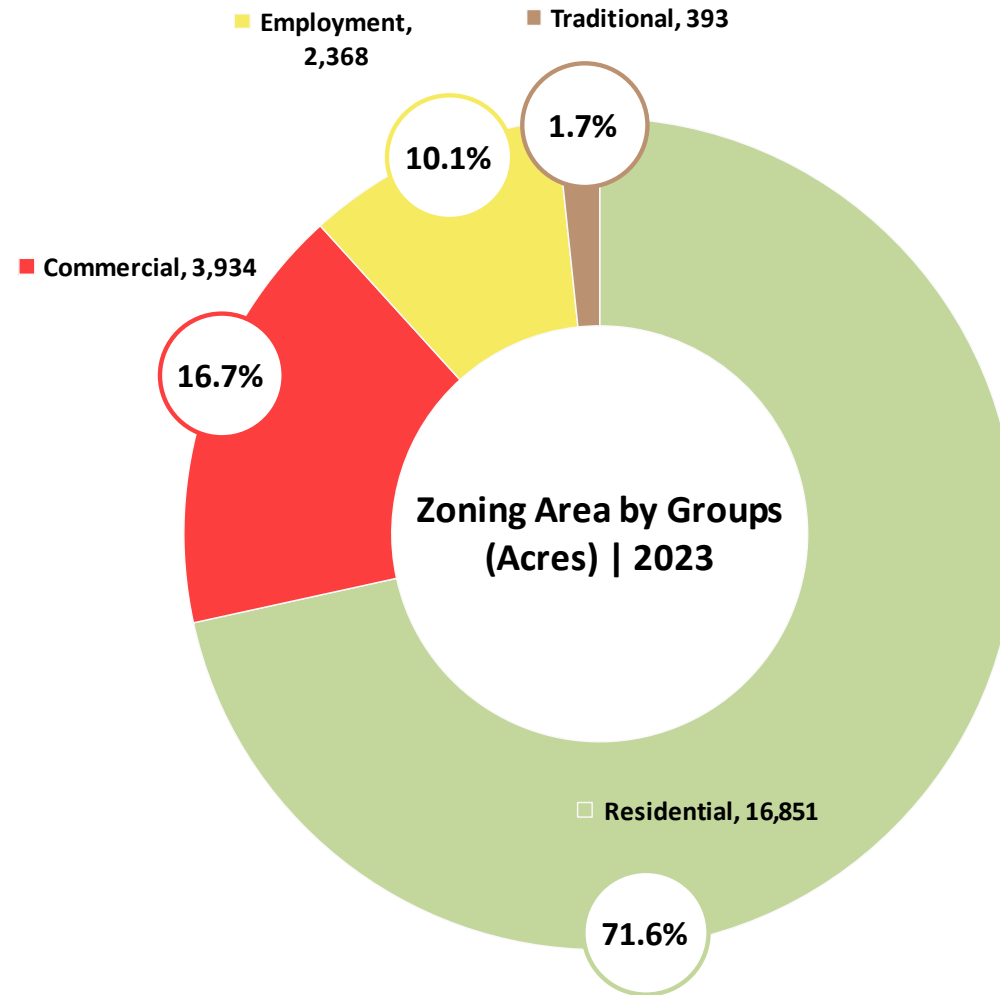
## KEY INFORMATION

### ZONING DISTRICTS

Zoning is outlined and described within the City of Meridian Unified Development Code (UDC). For the purposes of this report, and to more closely compare with future land uses (outlined in the City of Meridian Comprehensive Plan), zoning can be characterized in four groups:

- Residential. This includes low density (R-2), medium-low density (R-4), medium density (R-8), medium-high density (R-15), and high density (R-40).
- Traditional. This includes old town (O-T), traditional neighborhood residential (TN-R), and traditional neighborhood center (TN-C).
- Commercial. This includes neighborhood business district (C-N), community business district (C-C), and general retail and service commercial district (C-G).
- Employment. This includes limited office (L-O), mixed employment (M-E), high-density employment (H-E), light industrial (I-L), and heavy industrial (I-H).

*The following tables and charts are current as of April 3rd, 2023.*



**Note:** Zoning by groups are for comparative purposes only and do not necessarily correlate with text in City Code. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands

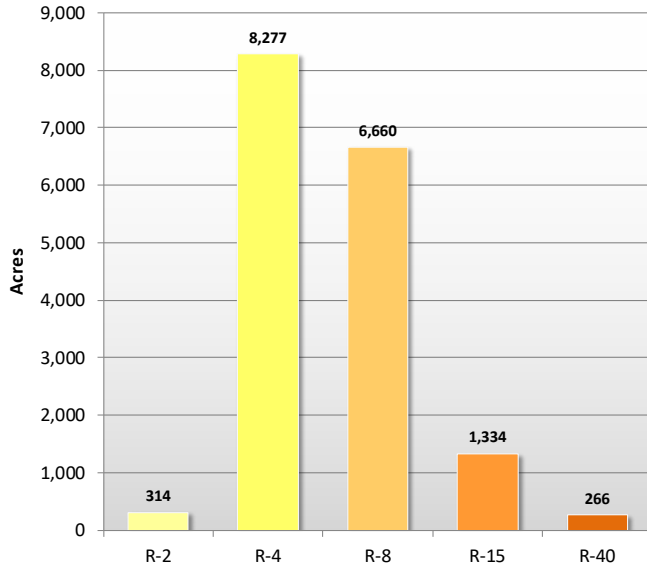
DATA

ZONING AREA:

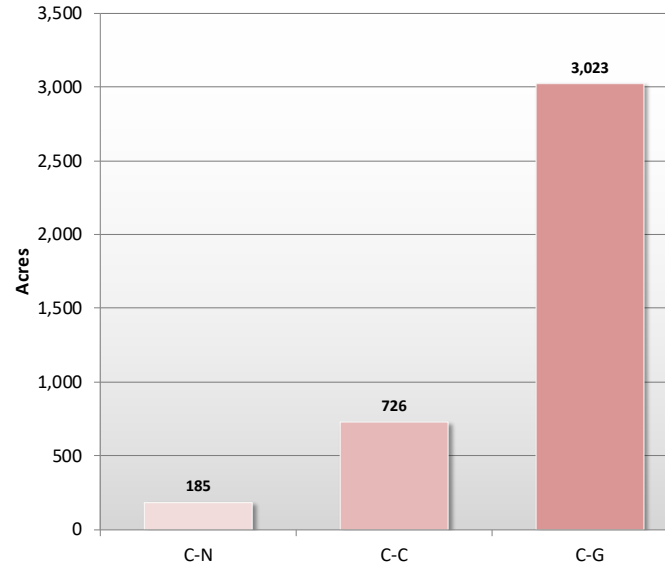
Land Use	Acres
R-2	314
R-4	8,277
R-8	6,660
R-15	1,334
R-40	266
O-T	141
TN-C	65
TN-R	187
C-N	185
C-C	726
C-G	3,023
L-O	769
M-E	92
H-E	56
I-L	1,451
I-H	0
<b>Total</b>	<b>23,547</b>

Note: This information is official city-wide zoning data and includes areas of land that are public right-of-way. Zoning district areas that are parcel specific may have different totals. See Key Information on previous page for full list of abbreviations and names of zoning designations. **Please note that the vertical bar scales may vary significantly for each of the charts.**

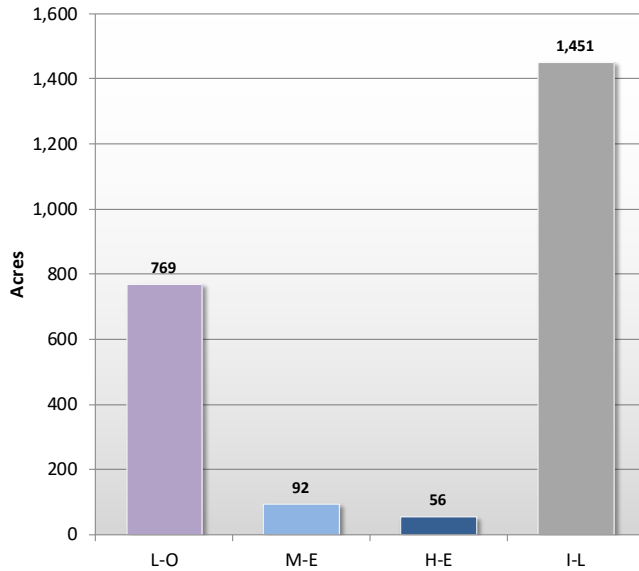
Zoning: Residential Areas | 2023



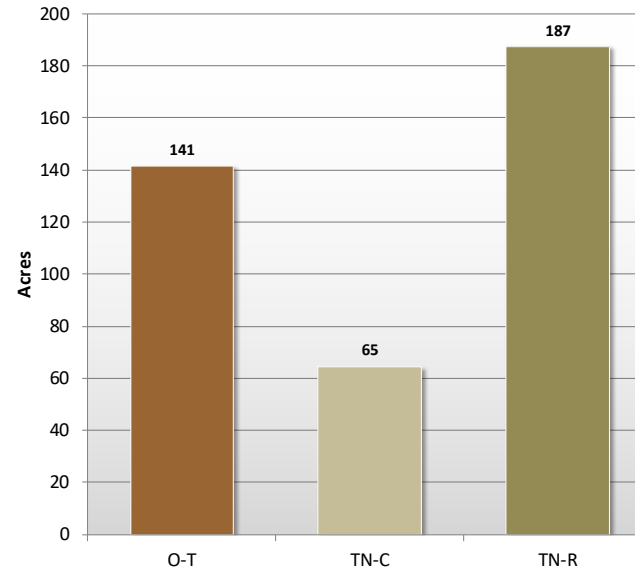
Zoning: Commercial Areas | 2023



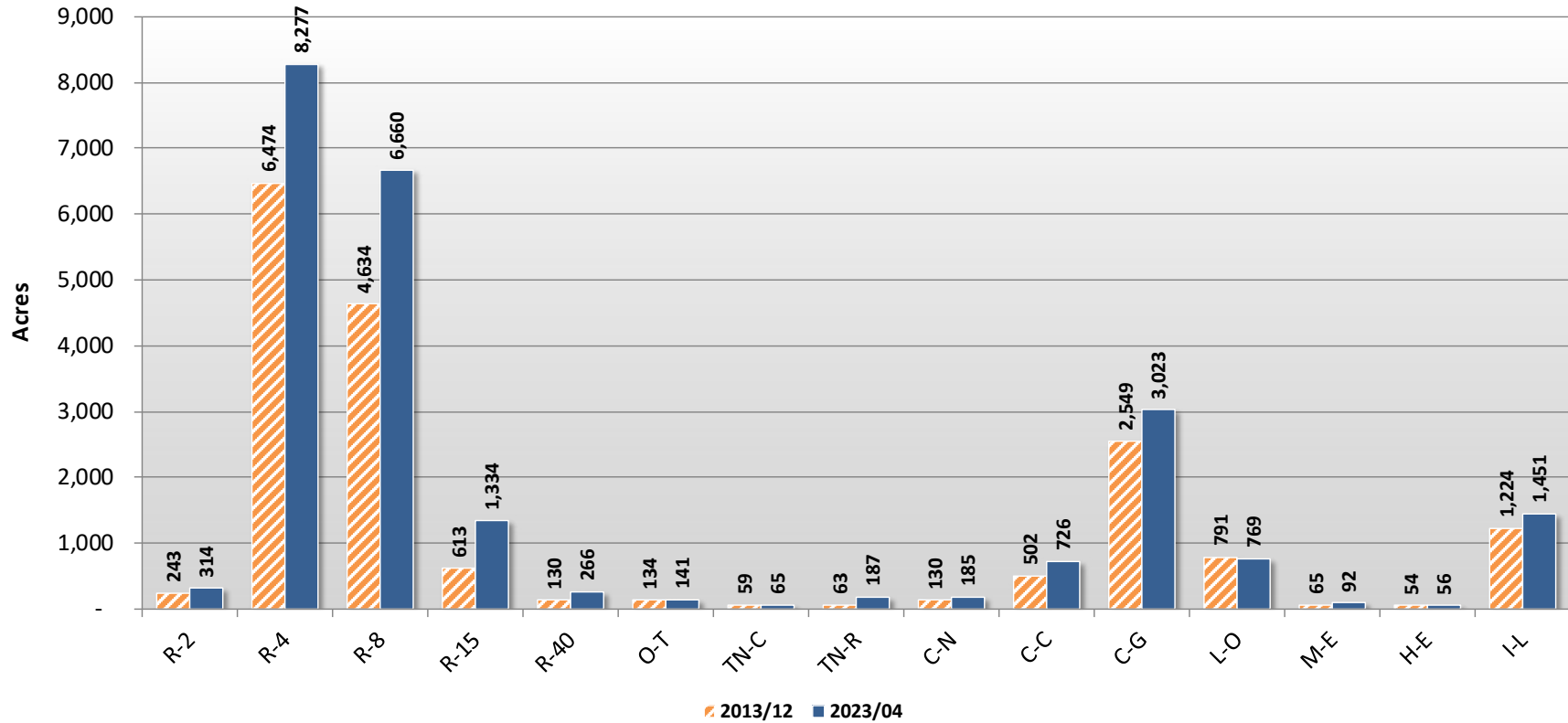
Zoning: Employment Areas | 2023



Zoning: Traditional Areas | 2023



### Change in Zoning Areas | 2023



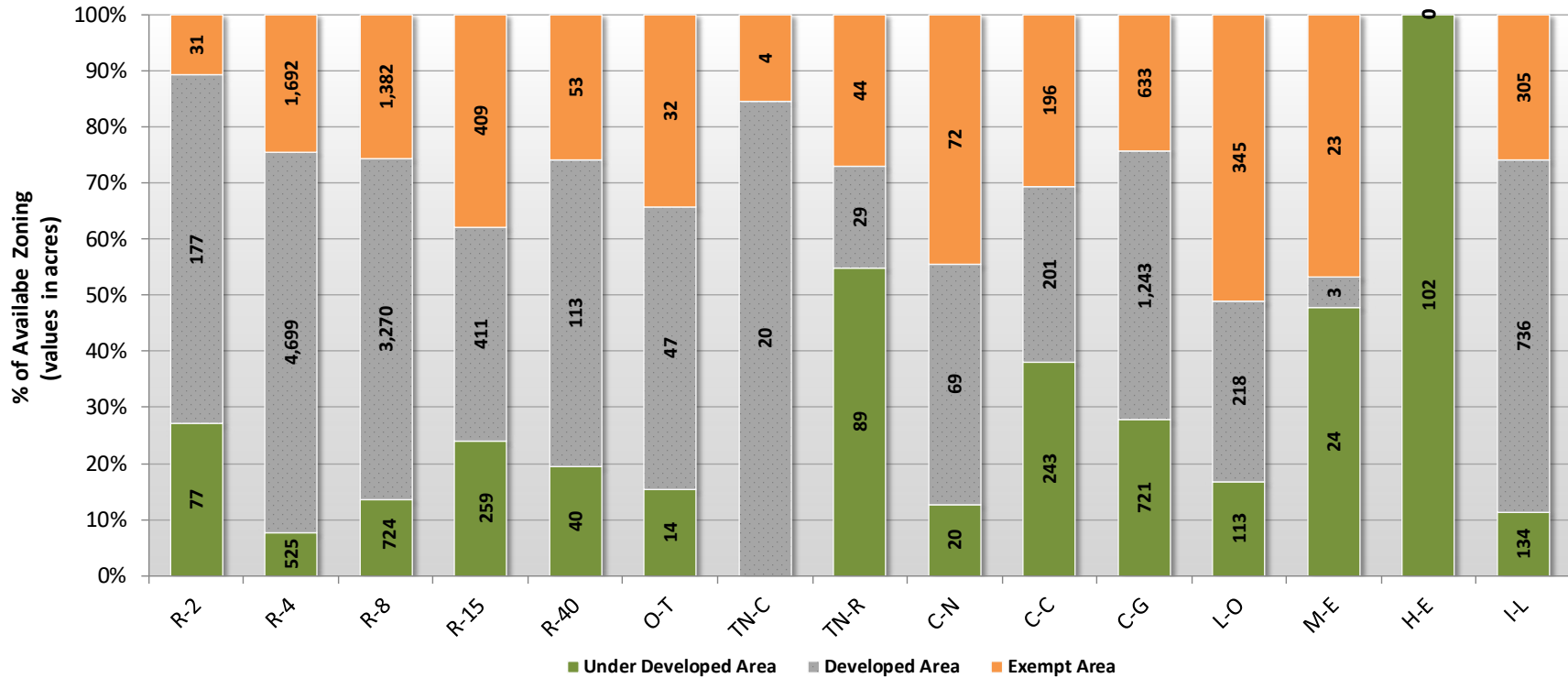
#### DATA

#### CHANGE IN ZONING AREA (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Year	Zoning Area (acres)														
2013/12	243	6,474	4,634	613	130	134	59	63	130	502	2,549	791	65	54	1,224
2023/04	314	8,277	6,660	1,334	266	141	65	187	185	726	3,023	769	92	56	1,451
Change	70	1,803	2,025	721	135	8	5	124	55	224	474	-22	27	1	228

Note: This information is official city-wide zoning data and includes area of land that is public right-of-way. Zoning district totals that are parcel specific may have different totals.

### Development Cover by Zoning | 2023



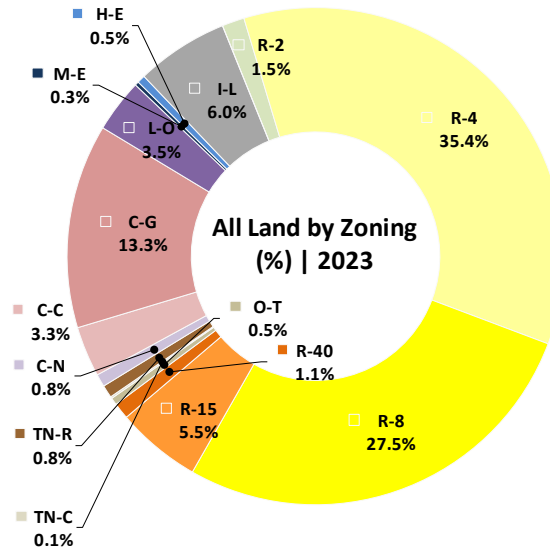
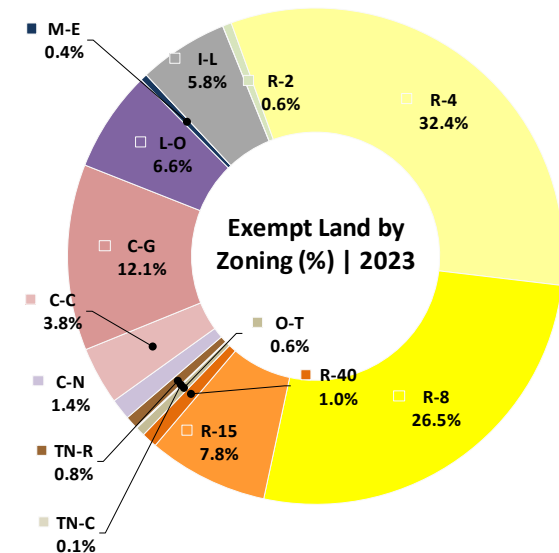
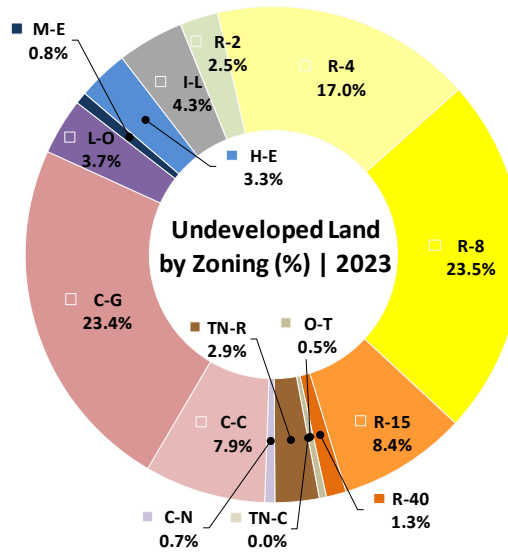
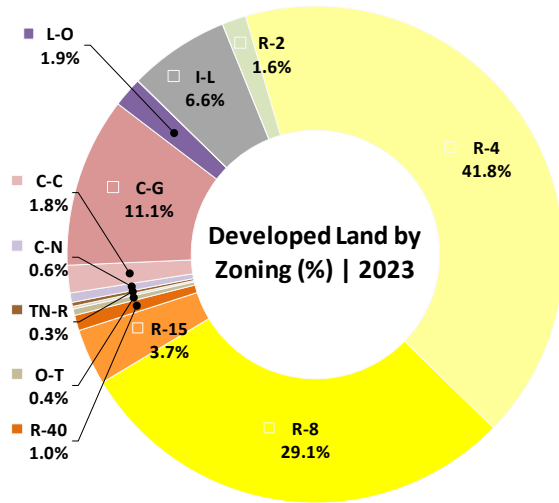
#### DATA

#### DEVELOPMENT COVER BY ZONING (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L	
Zoning Area (acres)																
Undeveloped	77	525	724	259	40	14	-	89	20	243	721	113	24	102	134	
Developed	177	4,699	3,270	411	113	47	20	29	69	201	1,243	218	3	-	736	
Exempt	31	1,692	1,382	409	53	32	4	44	633	196	633	345	23	-	305	
<b>Total</b>	<b>285</b>	<b>6,917</b>	<b>5,376</b>	<b>1,079</b>	<b>207</b>	<b>93</b>	<b>23</b>	<b>161</b>	<b>723</b>	<b>641</b>	<b>2,596</b>	<b>676</b>	<b>50</b>	<b>102</b>	<b>1,175</b>	

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Development Cover refers to all land as being either developed, undeveloped, or exempt.





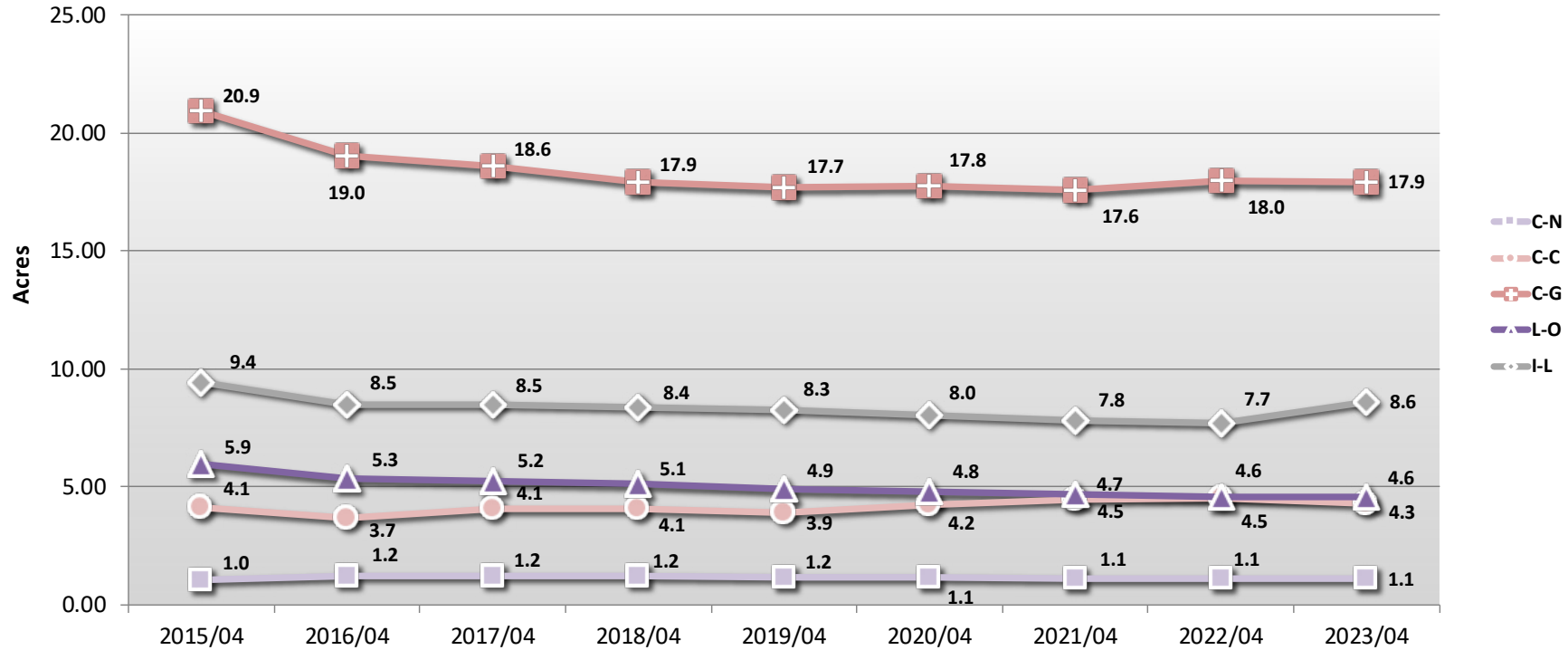
**DATA**

### DEVELOPMENT COVER BY ZONING (%)

Land Use	Undev .	Dev.	Exempt
R-2	2.5%	1.6%	0.5%
R-4	17.0%	41.8%	29.3%
R-8	23.5%	29.1%	23.9%
R-15	8.4%	3.7%	7.1%
R-40	1.3%	1.0%	0.9%
O-T	0.5%	0.4%	0.5%
TN-C	0.0%	0.2%	0.1%
TN-R	2.9%	0.3%	0.8%
C-N	0.7%	0.6%	11.0%
C-C	7.9%	1.8%	3.4%
C-G	23.4%	11.1%	11.0%
L-O	3.7%	1.9%	6.0%
M-E	0.8%	0.0%	0.4%
H-E	3.3%	0.0%	0.0%
I-L	4.3%	6.6%	5.3%
I-H	0.0%	0.0%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Development Cover refers to all land as being either developed, undeveloped, or exempt.

## Non-residential Zoning for every 100 Acres of Residential Zoning



### DATA

#### NON-RESIDENTIAL ZONING FOR EVERY 100 ACRES OF RESIDENTIAL ZONING:

	2014/06	2015/04	2016/04	2017/04	2018/04	2019/04	2020/04	2021/04	2022/04	
Acres of Designations shown on the left, for every 100 Acres of Residential Zoning Designations										
C-N	1.0	1.2	1.2	1.2	1.2	1.1	1.1	1.1	1.1	
C-C	4.1	3.7	4.1	4.1	3.9	4.2	4.5	4.5	4.3	
C-G	20.9	19.0	18.6	17.9	17.7	17.8	17.6	18.0	17.9	
L-O	5.9	5.3	5.2	5.1	4.9	4.8	4.7	4.6	4.6	
I-L	9.4	8.5	8.5	8.4	8.3	8.0	7.8	7.7	8.6	

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Mixed use zoning designations (such as Old Town) are not shown. Dates above are in sequential YYYY/MM format.

## KEY INFORMATION

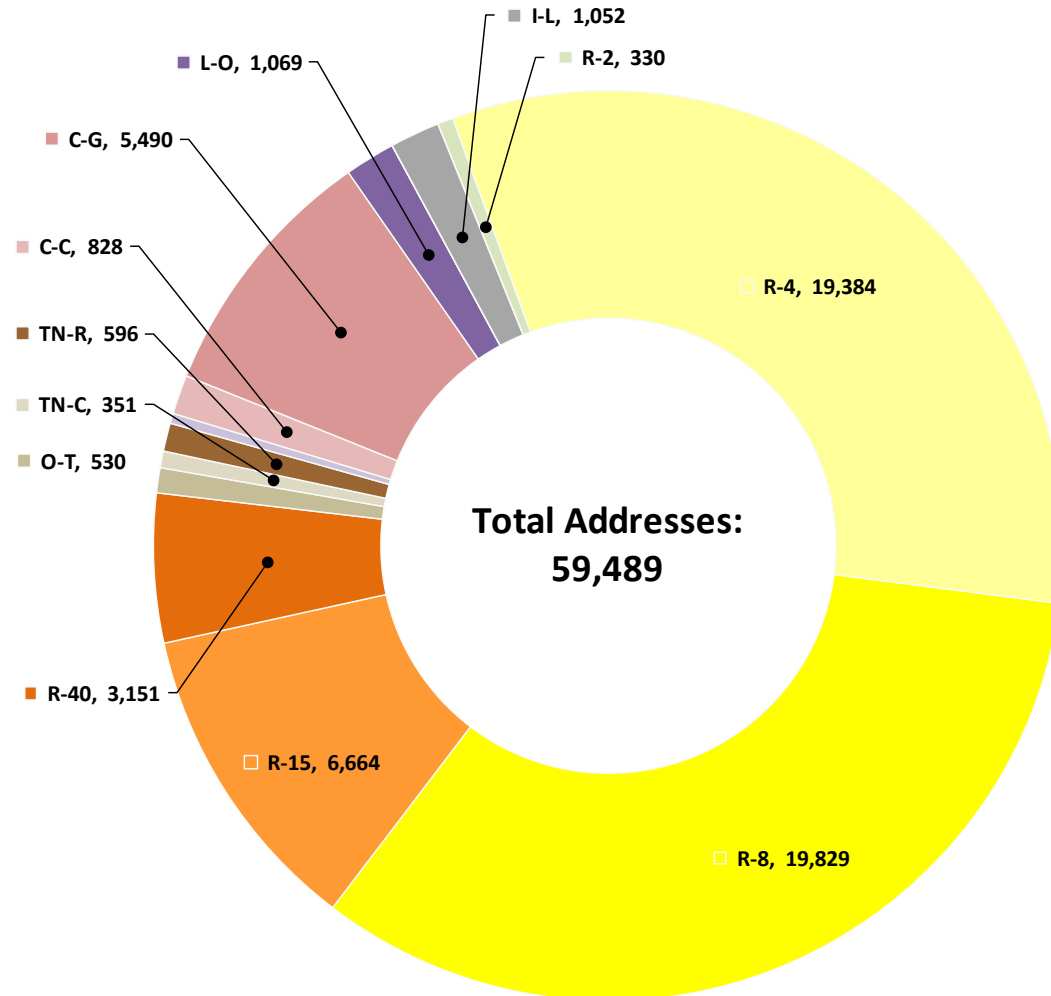
### ADDRESSING

Clear and consistent addressing is important for a variety of reasons, including life-safety, but data points can also be used in conjunction with other sources of information to provide insights into the framework of the City. Addressing for the purposes of this Report is either residential or non-residential, or both (the total), and then combined with developed land use areas (zoning) to understand make-up, density, and trends (over time).

- **Residential.** Address points for residential uses can exist in virtually every zoning designation for a variety of uses, from traditional residential to care-taker units in industrial storage.
- **Non-residential.** Address points for non-residential uses can also exist in virtually every zoning designation. However, schools, churches, and other quasi-governmental agencies are generally parsed out.

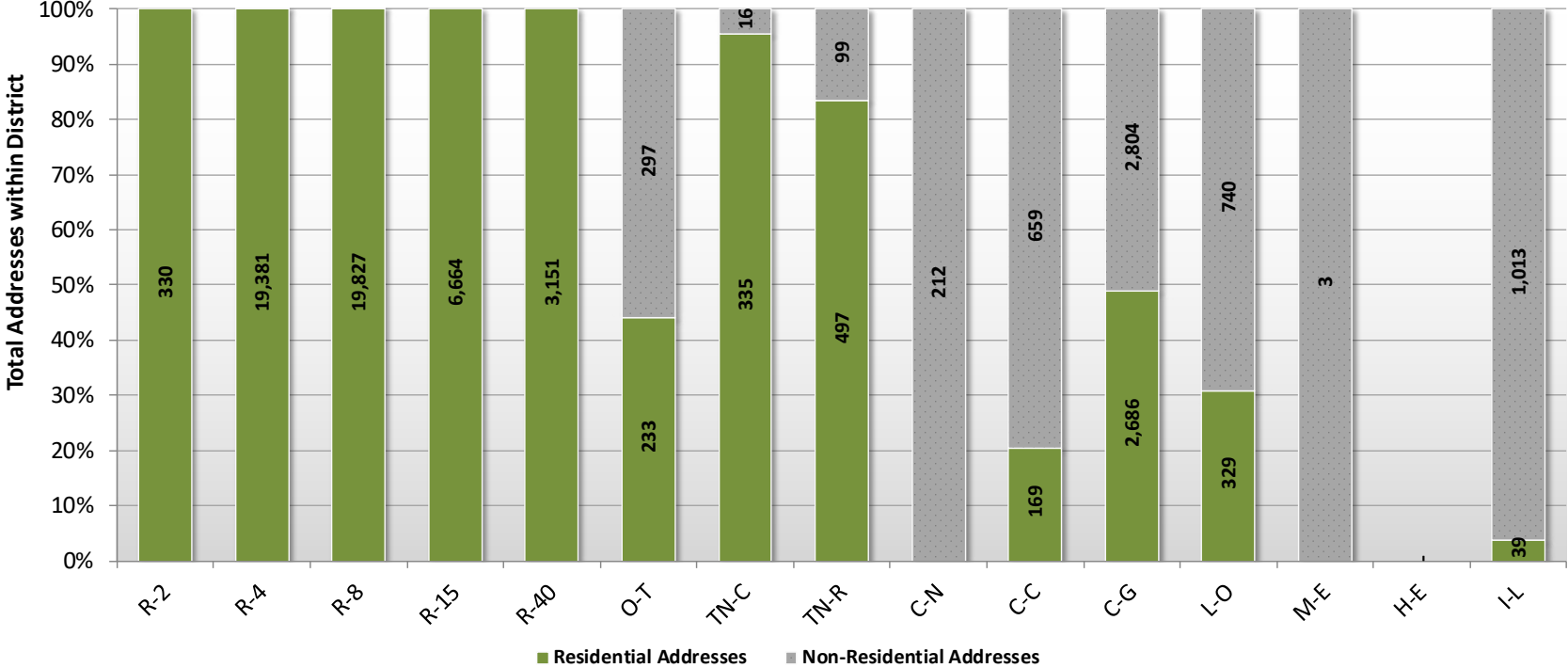
*The following tables and charts are current as of April 3rd, 2023.*

### All Addresses by Zoning | 2023



**Note:** Address totals exclude many public agency facilities in residential districts, and may include many “building” addresses that utilize sub address points such as units, suites, and apartments. Addresses are only those annexed and zoned in the City of Meridian.

### Comparison of Address Types by Zoning | 2023



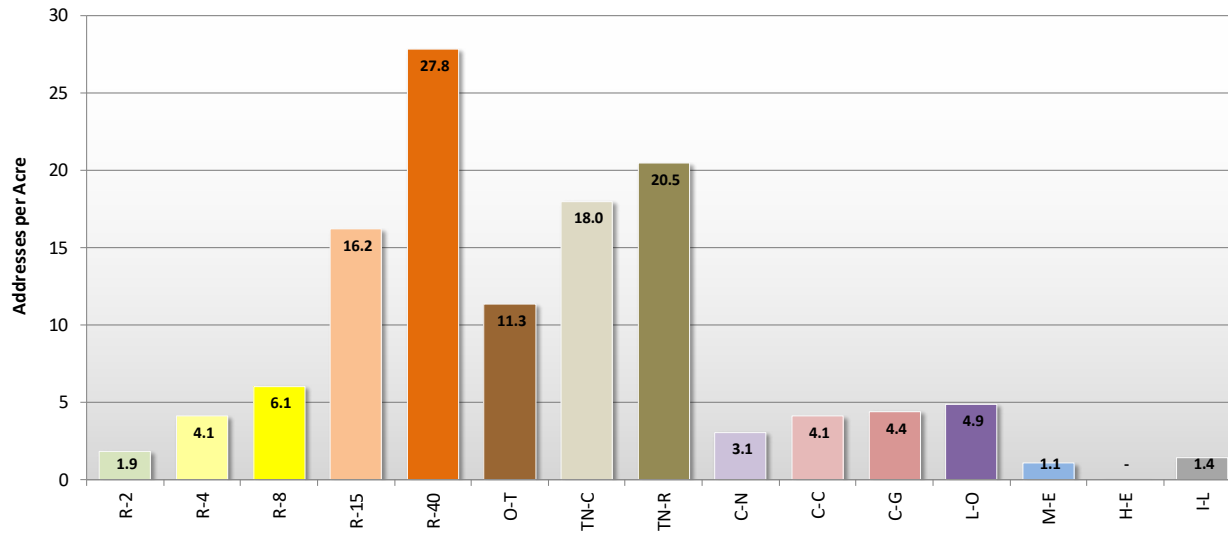
**DATA**

**ADDRESS TYPES BY ZONING:**

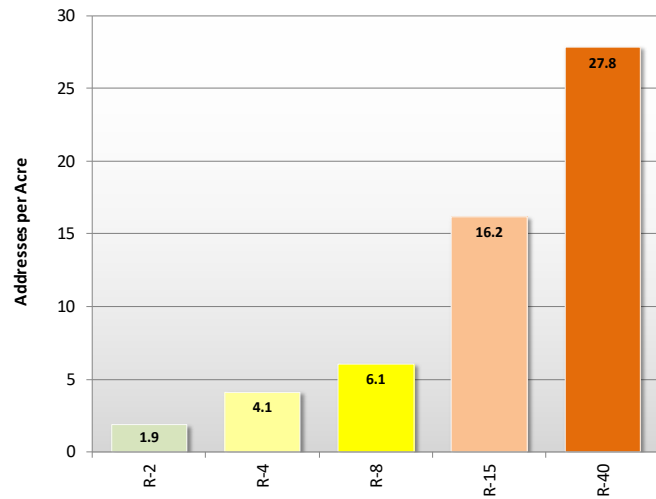
	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
<b>Address Type</b>	<b># of Addresses</b>														
Residential	330	19,381	19,827	6,664	3,151	233	335	497	0	169	2,686	329	0	0	39
Non-residential	0	3	2	0	0	297	16	99	212	659	2,804	740	3	0	1,013
<b>Total</b>	<b>330</b>	<b>19,384</b>	<b>19,829</b>	<b>6,664</b>	<b>3,151</b>	<b>530</b>	<b>351</b>	<b>596</b>	<b>212</b>	<b>828</b>	<b>5,490</b>	<b>1,069</b>	<b>3</b>	<b>0</b>	<b>1,052</b>

Note: Address totals exclude many public agency facilities in residential districts, and may include many "building" addresses that utilize sub address points such as units, suites, and apartments. Addresses are only those annexed and zoned in the City of Meridian.

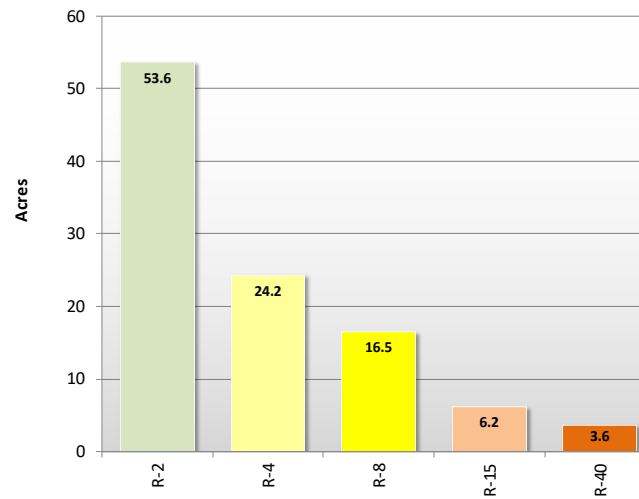
Address Density by Zoning | 2023



Average Residential Density by Zoning



Average Acres Needed for 100 Residential Units | 2023



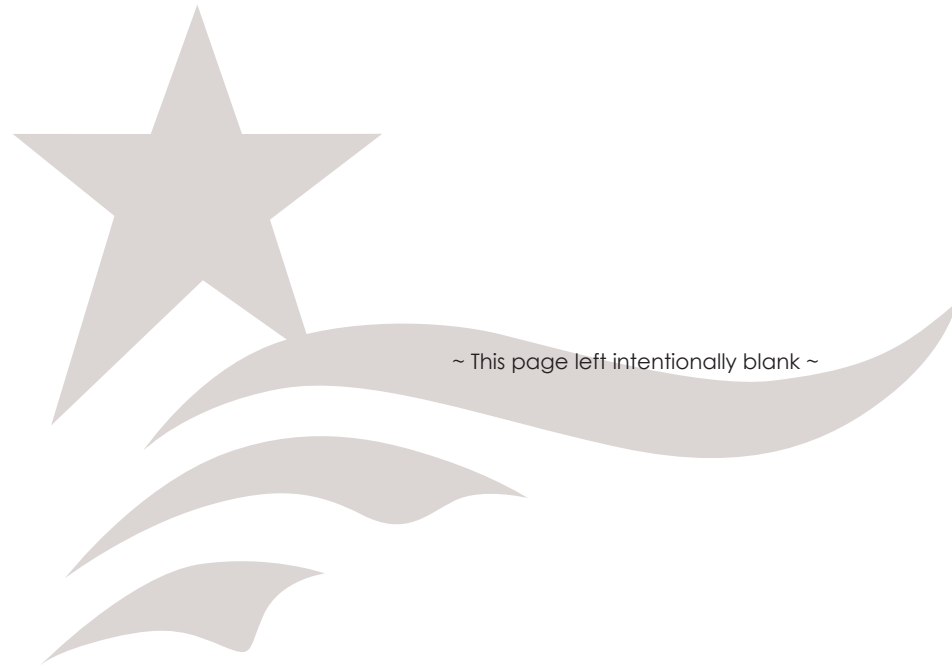
DATA

ADDRESS PER ACRE

Zoning	Residential Types	All Types
R-2	1.9	1.9
R-4	4.1	4.1
R-8	6.1	6.1
R-15	16.2	16.2
R-40	27.8	27.8
O-T	5.0	11.3
TN-C	17.2	18.0
TN-R	17.1	20.5
C-N	0.0	3.1
C-C	0.8	4.1
C-G	2.2	4.4
L-O	1.5	4.9
M-E	0.0	1.1
H-E	0.0	0.0
I-L	0.1	1.4

Notes: Acreage needed for 100 acres is a hypothetical comparison of the area needed to develop residential units, using average density.

Address densities (residential and not-residential) in commercial and traditional neighborhood districts are low due to being averaged over all developed acreage, often including expansive areas of parking. Residential addresses densities in commercial areas does not reflect density trends in specific projects, such as multi-family in C-G zones.



# LAND VALUATION

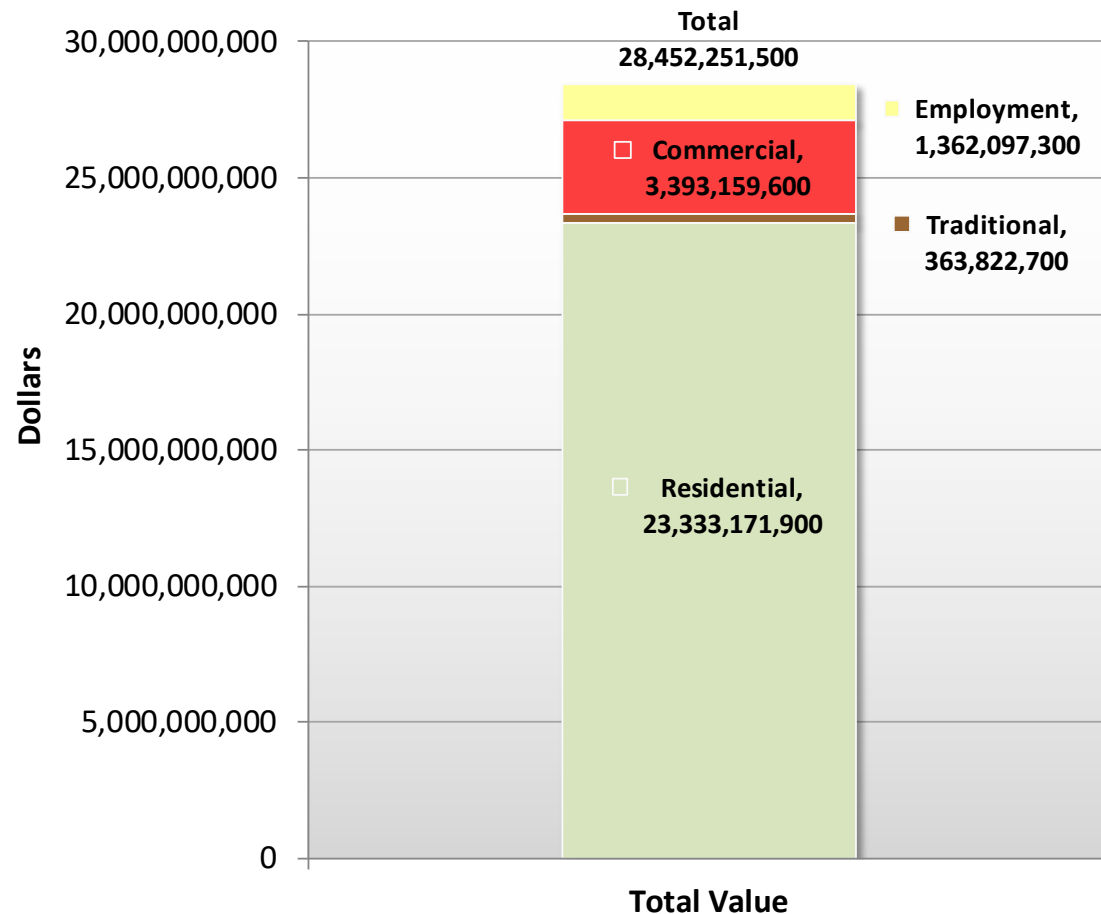
## KEY INFORMATION

### SUMMARY OF DEVELOPMENT INFORMATION

The following land valuation information and parcel information is based on Ada County Assessor records, and does not necessarily reflect market rates. This information is intended to inform comparisons of taxable land values only. While not exhaustive, the following are a sample of indicators used to compile this data:

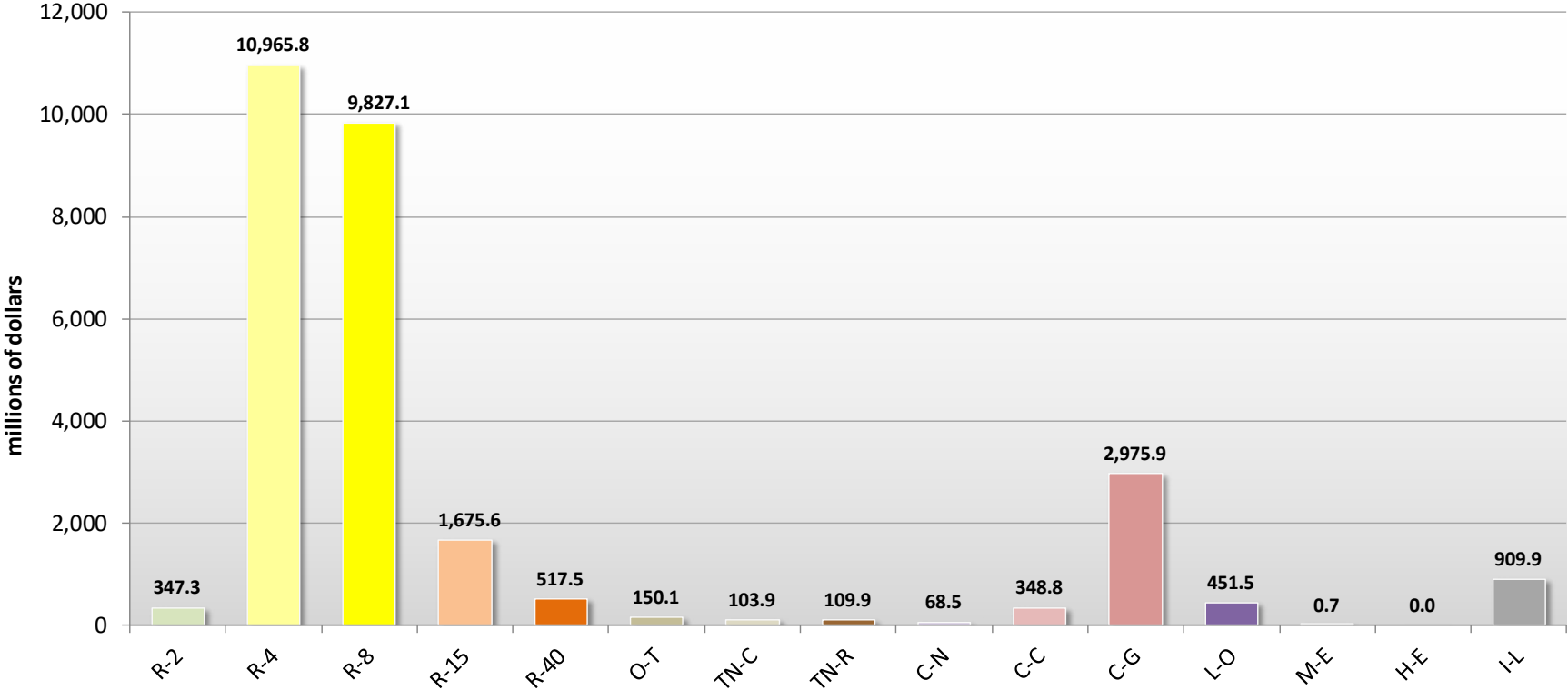
- County Property Code. This is used in conjunction with zoning districts, to determine whether a property is being used for a residence, commercial property, or other.
- Zoning District. This is used in almost all indicators to group types of development together.
- Improvement Values. This is used most frequently to determine if a property is developed or not. It is often used with a minimum improvement assumption and minimum square foot assumption values, such that small improvements like an old houses or small shed on large properties, are excluded from developed property aggregate.

## Total Developed Land Values by Zoning District Group | 2023



**Note:** These values do not reflect improvement costs on exempt land, such as City facilities, Schools, Churches, those properties with tax exemptions, etc. See Zoning section for explanation of zoning district groups. For explanation of developed land, see the Introduction section.

### Total Developed Land Value by Zoning | 2023



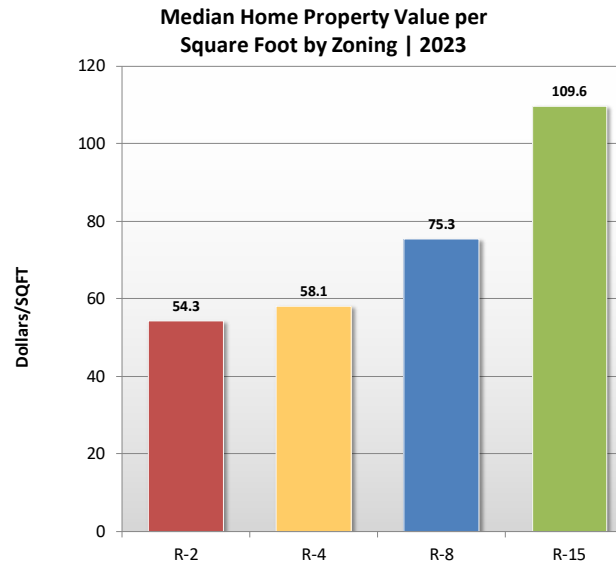
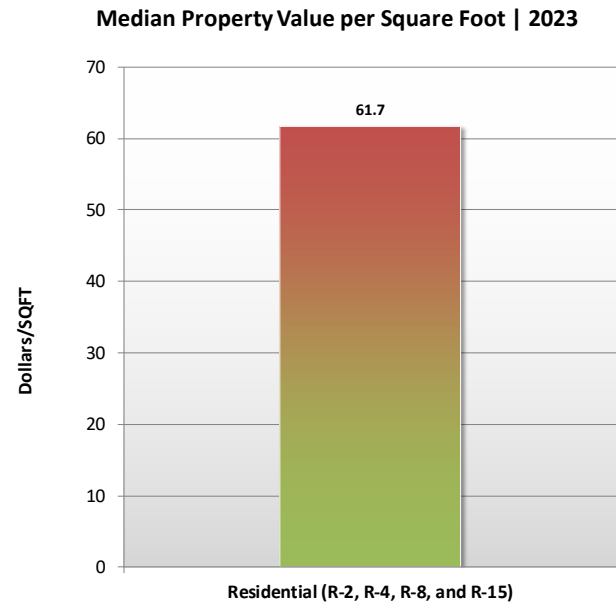
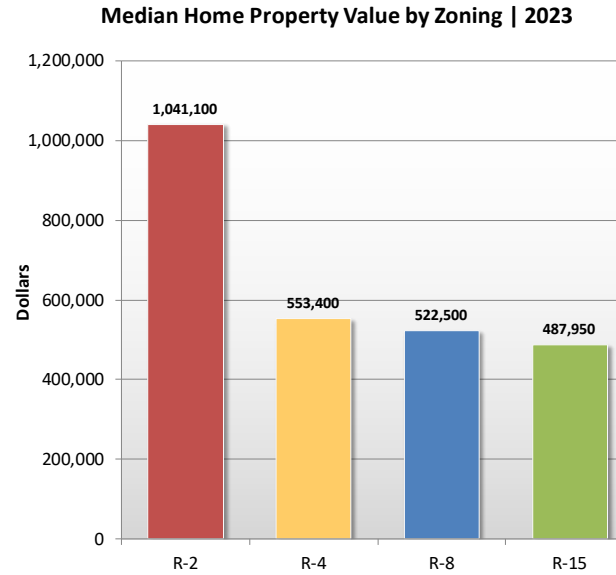
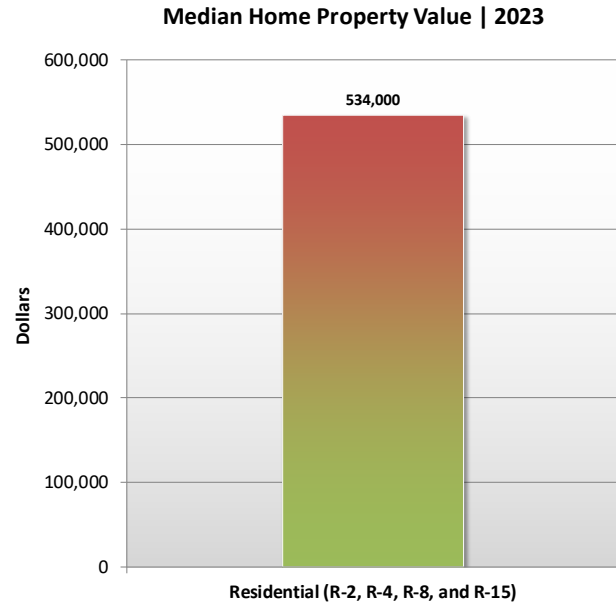
**DATA**

**TOTAL DEVELOPED LAND VALUE BY ZONING (MILLIONS OF DOLLARS):**

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
Developed Value (millions)	347.3	10,965.8	9,827.1	1,675.6	517.5	150.1	103.9	109.9	68.5	348.8	2,975.9	451.5	0.7	0.0	909.9

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.





**DATA**

**MEDIAN HOME VALUE:**

Total Value	
R-2	1,041,100
R-4	553,400
R-8	522,500
R-15	487,950
<b>Median</b>	<b>534,000</b>

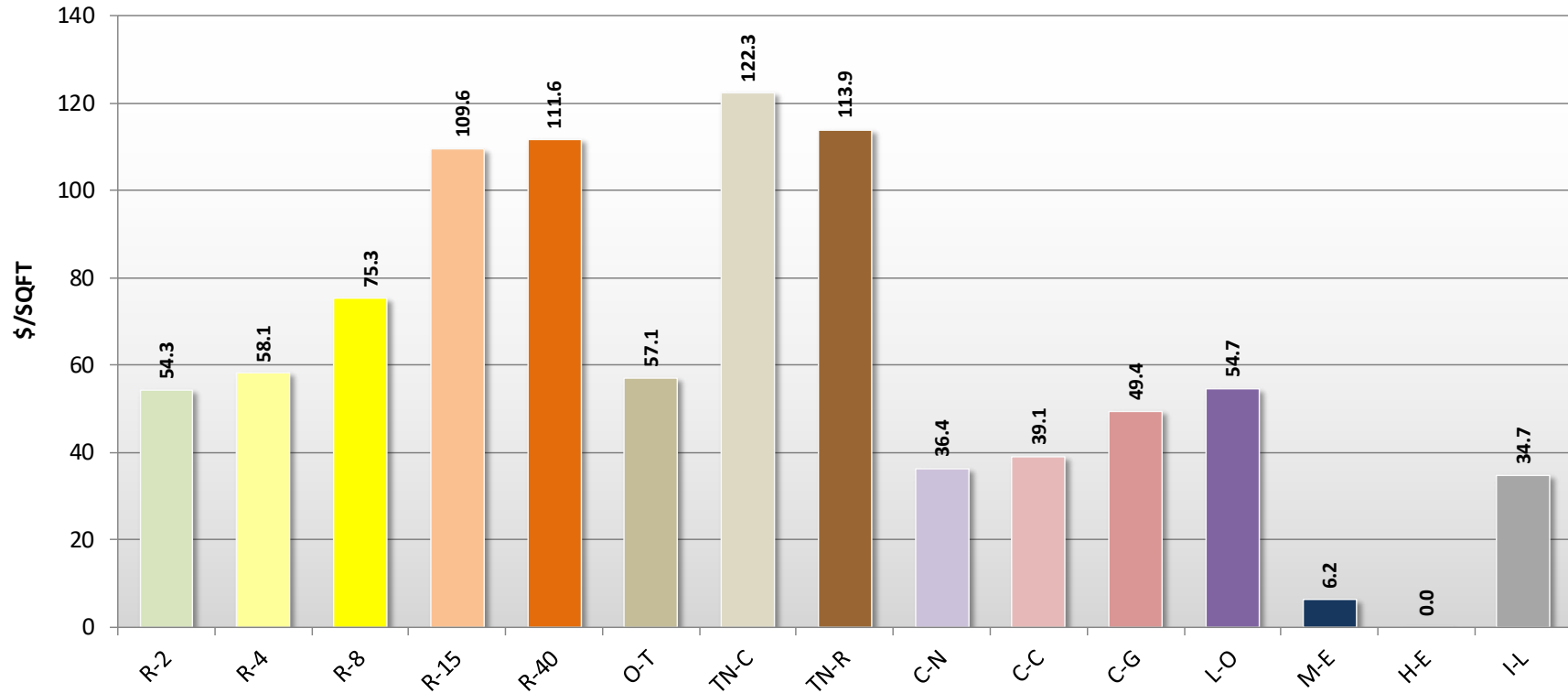
Note: Only parcels with residential "R" propcodes are included in median value calculations. Median value includes both land and improvements.

**MEDIAN HOME VALUE:**

Value/SQFT	
R-2	54.3
R-4	58.1
R-8	75.3
R-15	109.6
<b>Residential</b>	<b>61.7</b>

Note: Only parcels with residential "R" propcodes are included in median value calculations. PPSF indicates property per square foot. Median PPSF values are based on the total property value divided by the total land area.

## Median Property Value per Square Foot by Zoning District | 2023



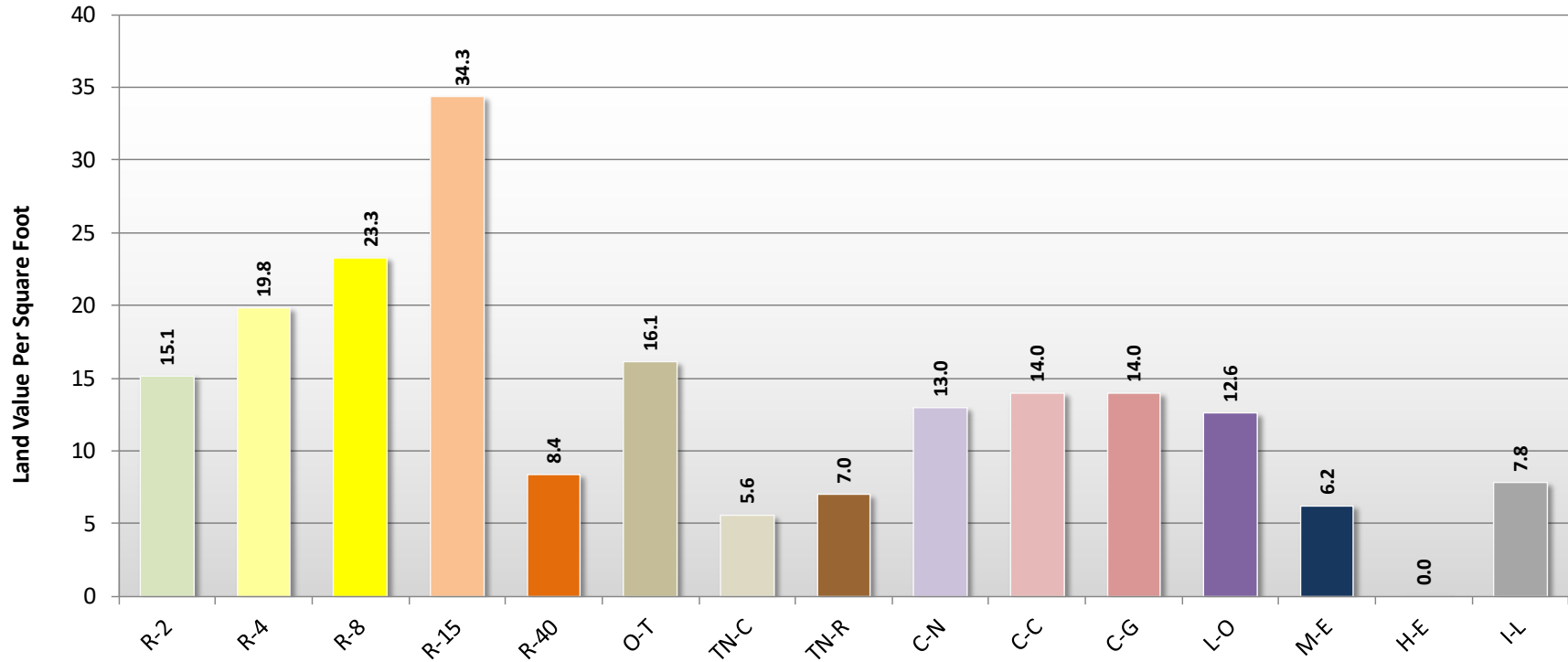
### DATA

#### MEDIAN ZONING VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	54.3	58.1	75.3	109.6	111.6	57.1	122.3	113.9	36.4	39.1	49.4	54.7	6.2	0.0	34.7

Note: Median values shown are for entire parcel area and their total value (both land and improvements). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.

## Median Land Value Per Square Foot by Zoning District | 2023



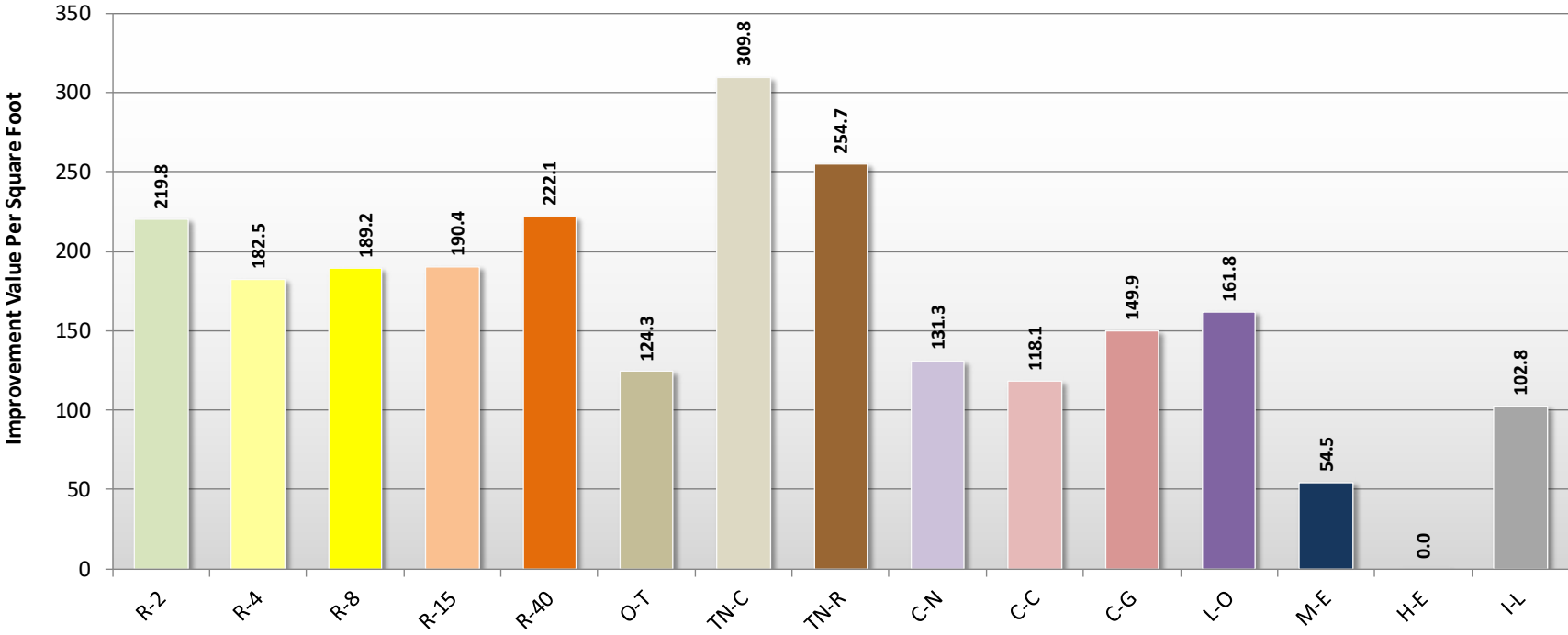
### DATA

#### LAND VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	15.1	19.8	23.3	34.3	8.4	16.1	5.6	7.0	13.0	14.0	14.0	12.6	6.2	0.0	7.8

Note: Median values shown are for entire parcel area and the underlying land value only (does not include improvement values). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.

### Median Improvement Value Per Square Foot by Zoning District | 2023

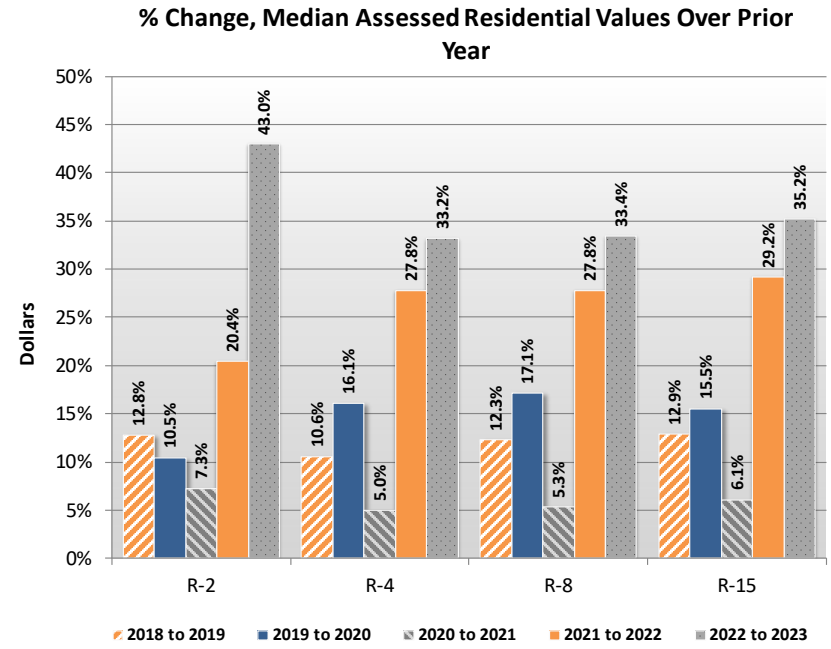
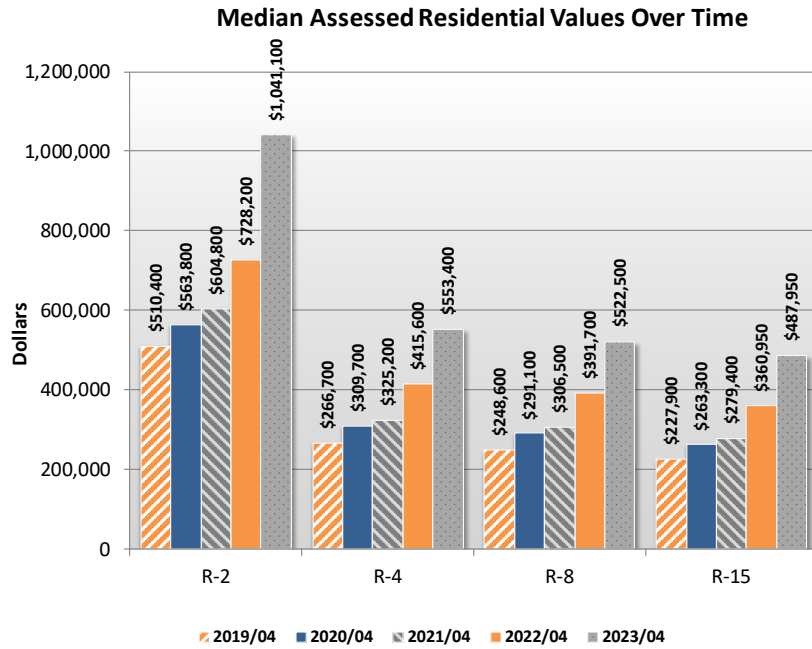


**DATA**

**MEDIAN IMPROVEMENT VALUE PER SQUARE FOOT (DOLLARS):**

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	219.8	182.5	189.2	190.4	222.1	124.3	309.8	254.7	131.3	118.1	149.9	161.8	54.5	0.0	102.8

Note: Median values shown are for the parcel improvement value (which excludes value of the land) and the building area of a parcel (not the entire parcel). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.



**DATA**

#### MEDIAN ASSESSED RESIDENTIAL VALUES OVER TIME

	R-2	R-4	R-8	R-15
<b>Year</b>	<b>Dollar Value</b>			
2019/04	\$510,400	\$266,700	\$248,600	\$227,900
2020/04	\$563,800	\$309,700	\$291,100	\$263,300
2021/04	\$604,800	\$325,200	\$306,500	\$279,400
2022/04	\$728,200	\$415,600	\$391,700	\$360,950
2023/04	\$1,041,100	\$553,400	\$522,500	\$487,950

#### % CHANGE, MEDIAN ASSESSED RESIDENTIAL VALUES OVER PRIOR YEAR

	R-2	R-4	R-8	R-15
<b>Year</b>	<b>Percent Change in Dollar Value</b>			
2018 to 2019	12.8%	10.6%	12.3%	12.9%
2019 to 2020	10.5%	16.1%	17.1%	15.5%
2020 to 2021	7.3%	5.0%	5.3%	6.1%
2021 to 2022	20.4%	27.8%	27.8%	29.2%
2022 to 2023	43.0%	33.2%	33.4%	35.2%

Note: Median values shown are for entire parcel area and their total value. This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.



# PERMIT DEVELOPMENT

## KEY INFORMATION

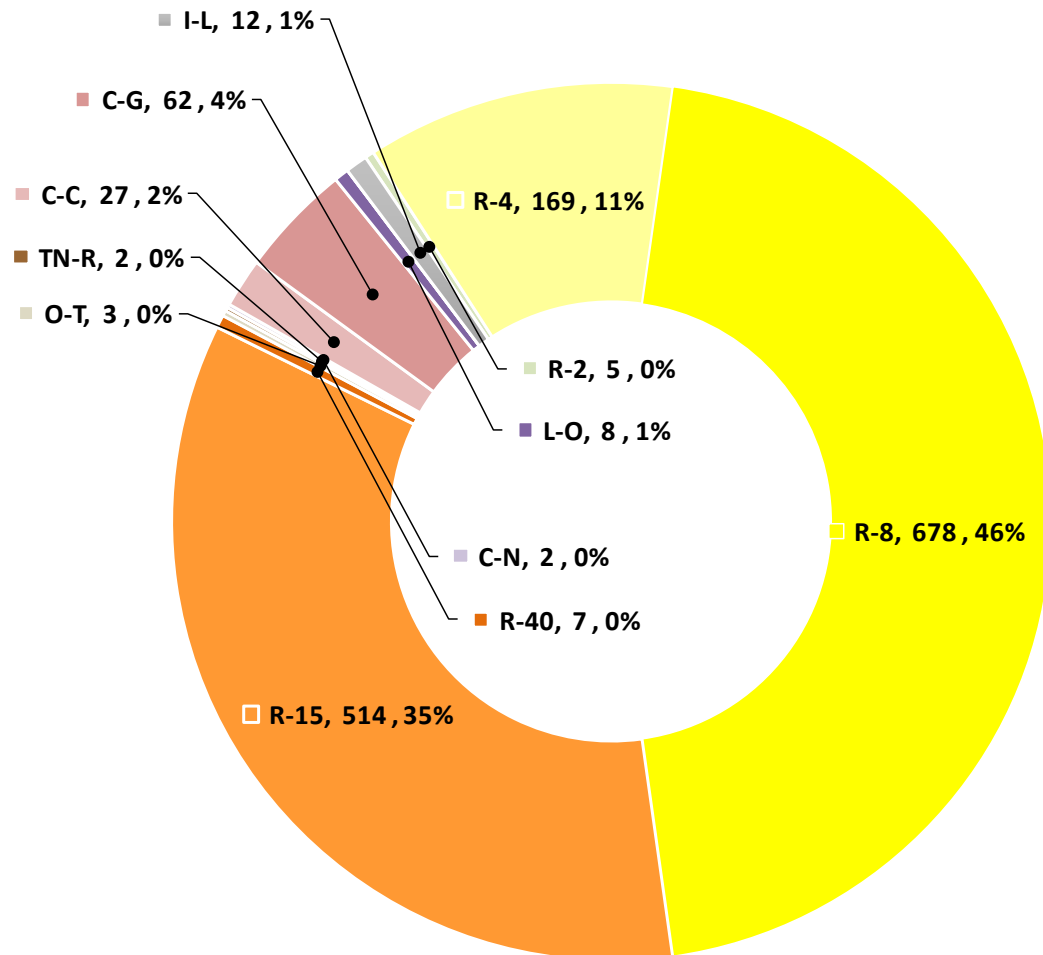
### SUMMARY OF PERMITTING DATA

The Community Development Department's New Construction (N.C.) permits process when geolocated can be coded to zoning designations and demographic areas. Demographic areas are essentially "buckets" intended to define specific geographic areas.

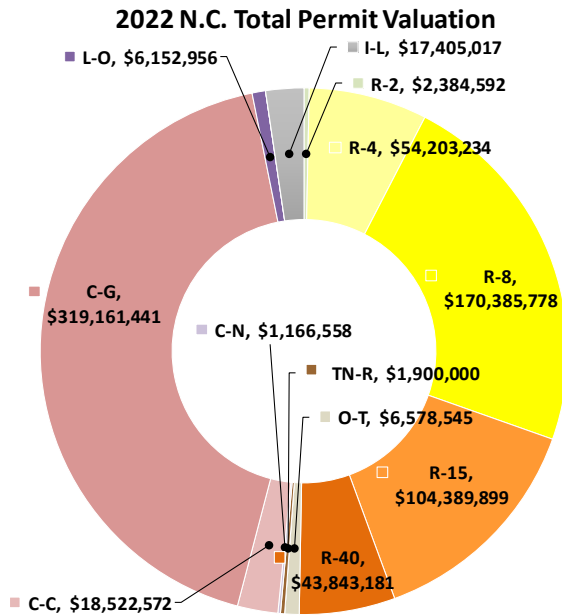
By grouping permits into demographic areas and zoning districts it is more apparent which areas are seeing development activity. It also helps to generally understand the types of development, either residential or commercial, and to better understand the general size and configuration of residential development based on zoning designations. Keep in mind that zoning is not always an indication of use; some facilities such as schools and utilities are allowed in many zoning designations.

*The following maps, tables, and charts are based on new construction permit data only, for the entire previous calendar year of 2023. This permit data does not include permit information for remodels, tenant improvements, or other similar types of activities. Some new construction permits with temporary or generalized addresses may not be reflected in all of the charts, tables, and maps.*

2022 N.C. Permit Counts by Zoning



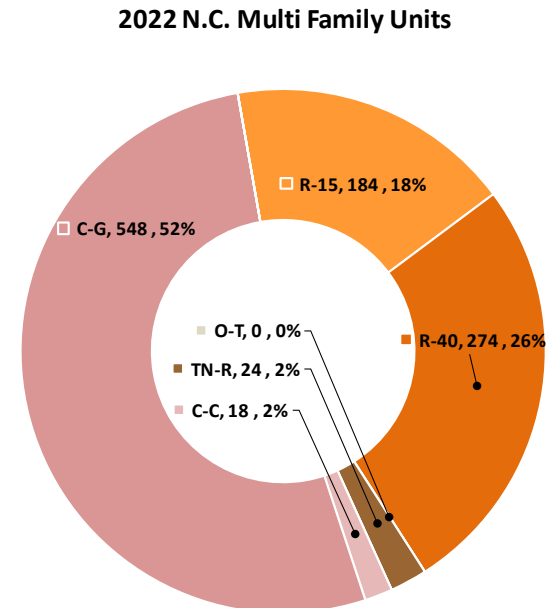
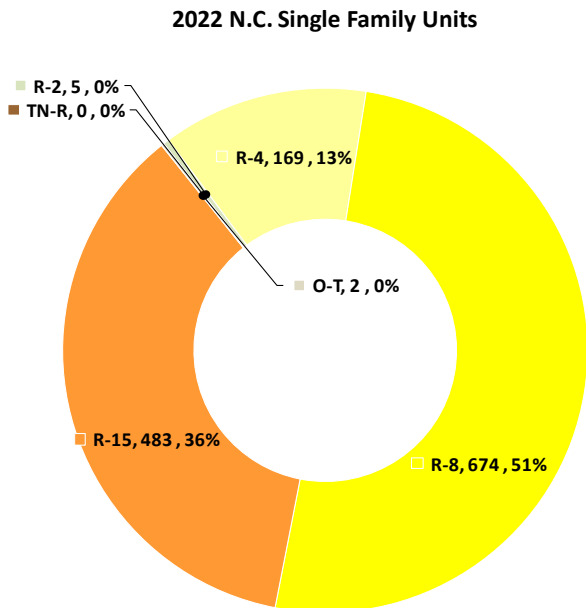
**Note:** For additional zoning information, see the Zoning District section. See the following page for a complete table of associated permit values. Please note that zoning designations do not indicate density. Instead, zoning defines elements like building envelopes, setbacks, minimum property/building size, etc.



### DATA

#### N.C. PERMIT INFORMATION BY ZONING:

Zoning Designation	Total Permits	Permit Valuation	Dwelling Units	Single Family Units	Multi Family Units
R-2	5	\$2,384,592	5	5	0
R-4	169	\$54,203,234	169	169	0
R-8	678	\$170,385,778	674	674	0
R-15	514	\$104,389,899	667	483	184
R-40	7	\$43,843,181	274	0	274
O-T	3	\$6,578,545	2	2	0
TN-C	-	\$-	-	0	0
TN-R	2	\$1,900,000	24	0	24
C-N	2	\$1,166,558	-	0	0
C-C	27	\$18,522,572	18	0	18
C-G	62	\$319,161,441	548	0	548
L-O	8	\$6,152,956	-	0	0
M-E	-	\$-	-	0	0
H-E	-	\$-	-	0	0
I-L	12	\$17,405,017	-	0	0
<b>Total</b>	<b>1,489</b>	<b>\$746,093,773</b>	<b>2,381</b>	<b>1,333</b>	<b>1,048</b>





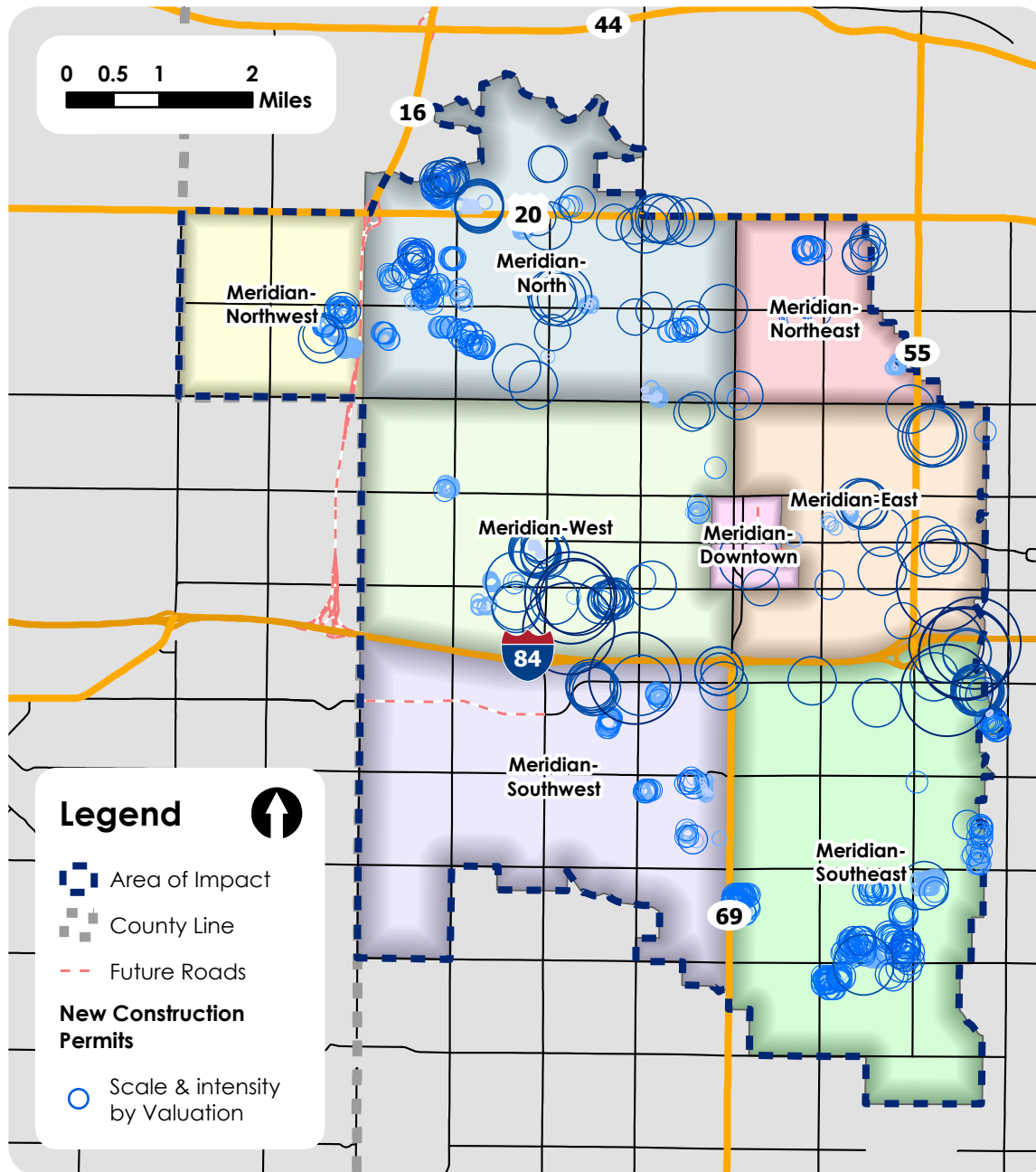
MAP

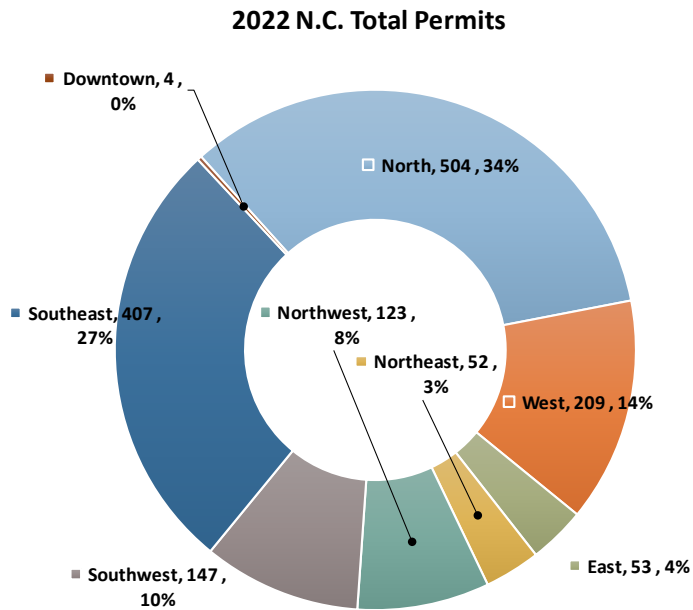
### PERMITS BY DEMOGRAPHIC AREAS

The map to the left shows N.C. permits geolocated by address and correlated by relative permit value.

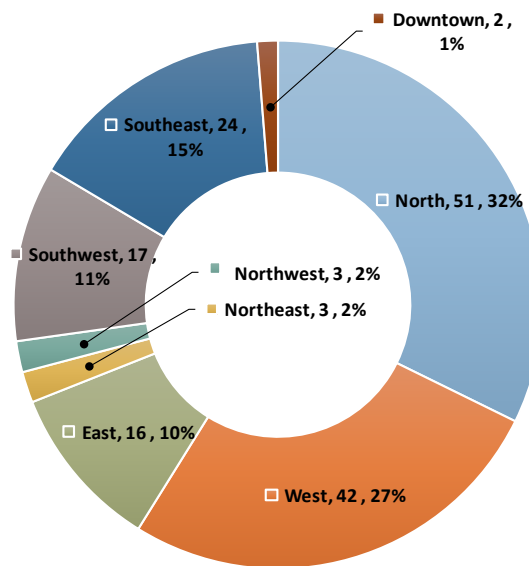
- Typically commercial permits such as large retail, office, and multifamily projects, are of significantly greater value than other permits. There are fewer of these permit types. One multi-family permit may be for many dwelling units.
- The larger the permit value, the larger the ring.
- Areas of many dense smaller overlapping rings are typically single-family homes in traditional subdivisions. Increasingly, some of these may also be commercially owned.

The demographic areas defined on the map are named by their geographic area within the City. Downtown Meridian is the only one not generally defined entirely by major roadway corridors, or by the Area of City Impact boundary.

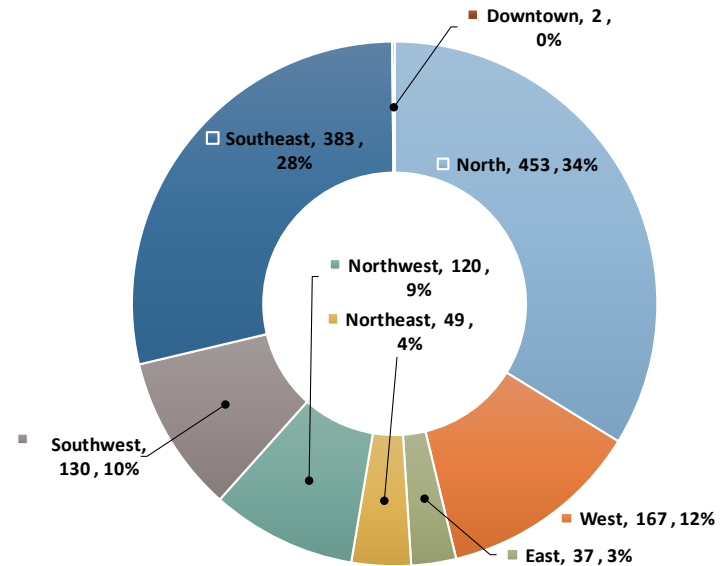




### 2022 N.C. Commercial Permits



### 2022 N.C. Single Family Permits

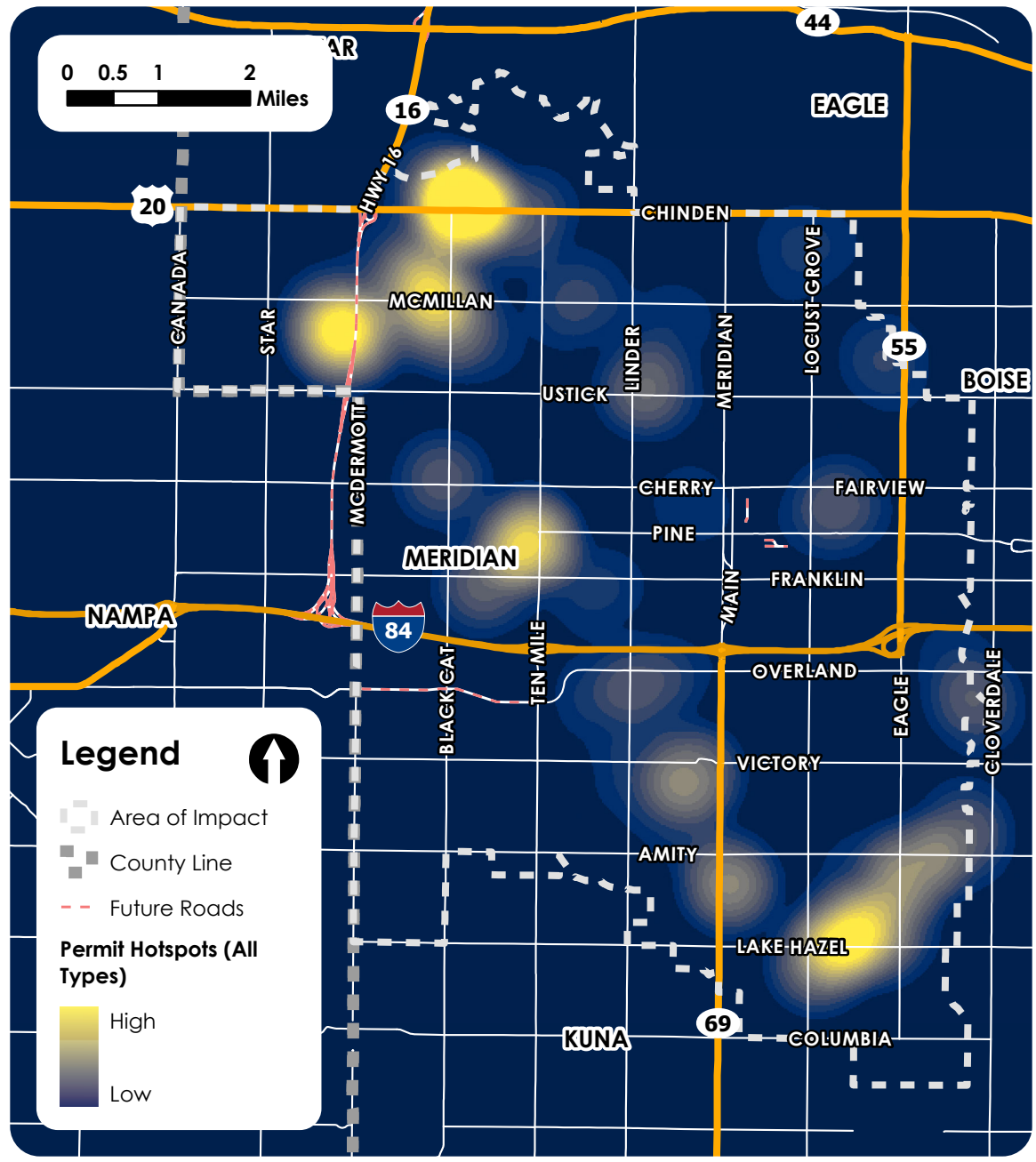


## DATA

### N.C. PERMIT INFORMATION BY DEMOGRAPHIC AREA:

Demographic Area	Total Permits	Commercial Permits	Total Dwelling Units	Total Single Family Units	Total Multi Family Units
North	504	51	597	453	144
West	209	42	517	167	350
East	53	16	229	37	192
Northeast	52	3	49	49	-
Northwest	123	3	120	120	-
Southwest	147	17	214	130	84
Southeast	407	24	661	383	278
Downtown	4	2	2	2	-
<b>Total</b>	<b>1,499</b>	<b>158</b>	<b>2,389</b>	<b>1,341</b>	<b>1,048</b>

For more information of Demographic Areas, see the Permit Development Section intro sidebar.



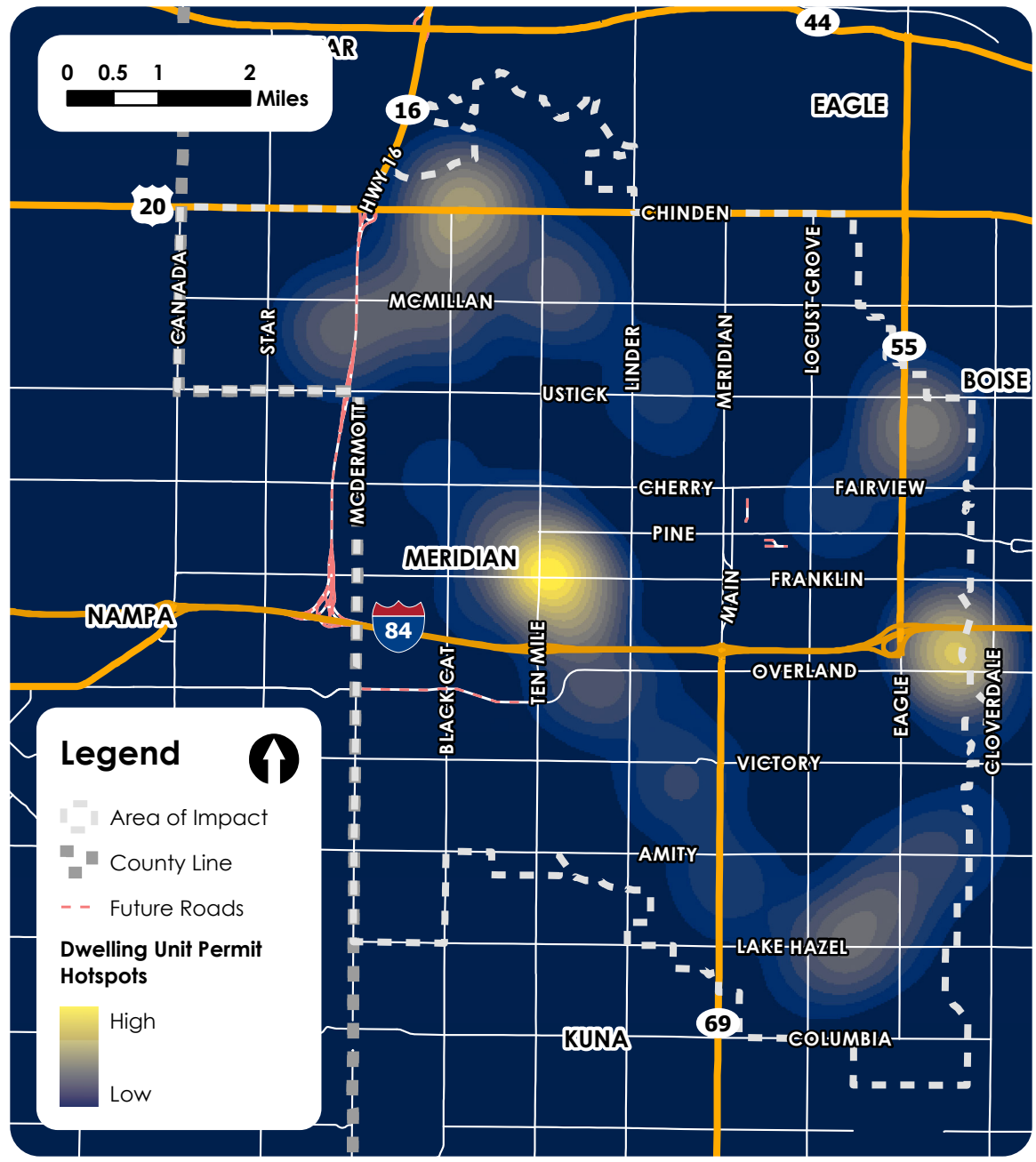
MAP

**N.C. PERMIT HOT SPOTS**

The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a “population” control field such as dwelling units or permit value.

This map looks at the density of permits only, and does not use a population control.

The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.



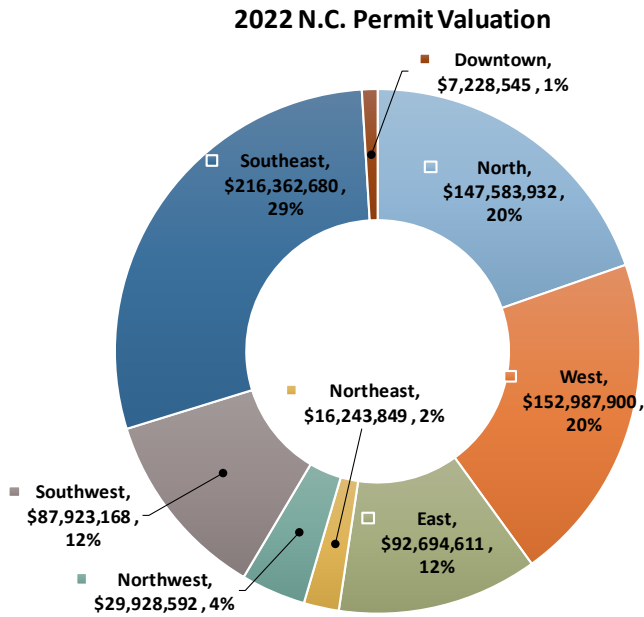
MAP

**N.C. DWELLING UNIT PERMIT HOT SPOTS**

The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a "population" control field such as dwelling units or permit value.

This map looks first at the permit location, and then factors a population control representing dwelling units. Large multi-family complexes are typically much higher densities than single-family homes, and so those types of facilities may be more pronounced on this map.

The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.

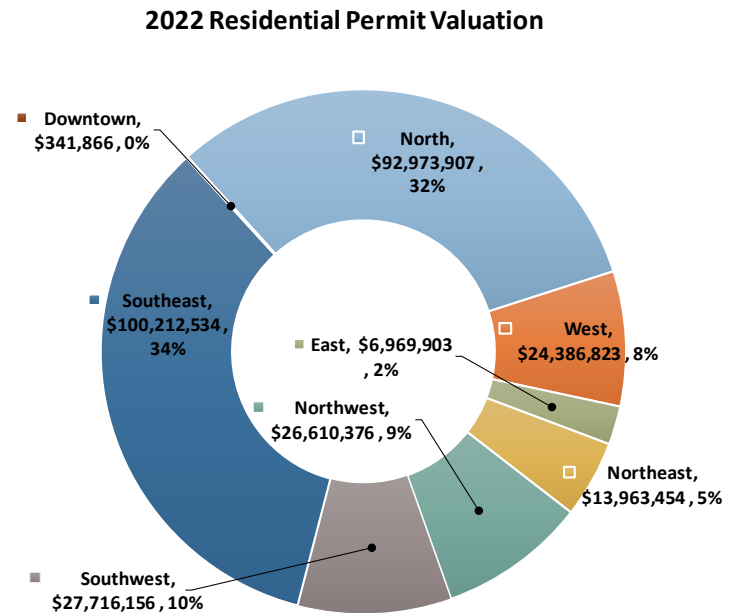
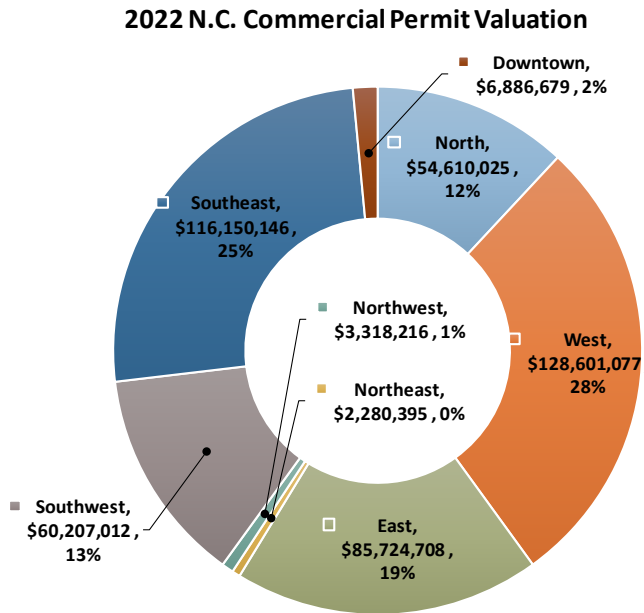


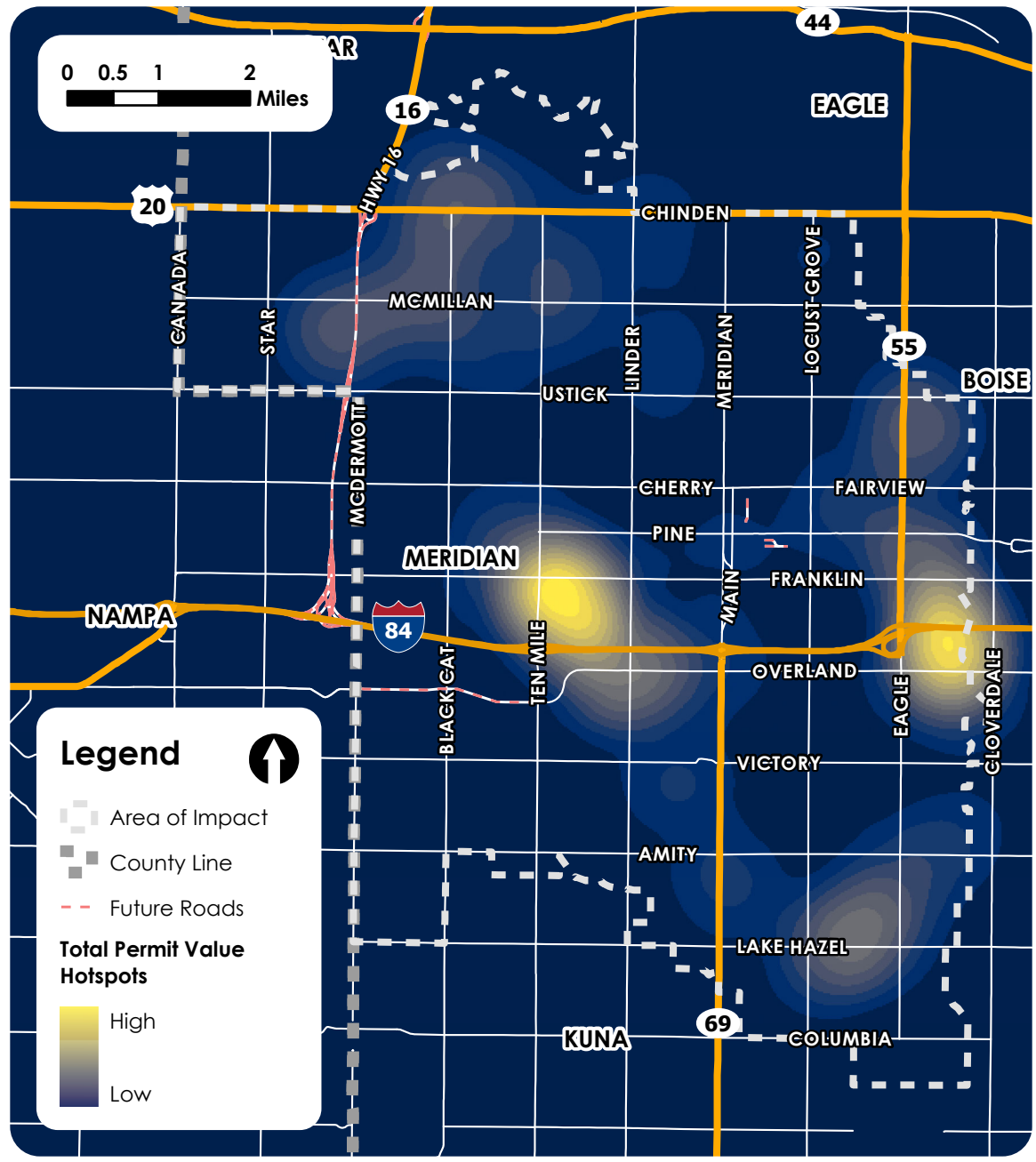
### DATA

#### N.C. PERMIT VALUATION BY DEMOGRAPHIC AREA:

Demographic Area	Total Valuation	Commercial Valuation	Single Family Residential Valuation
North	\$147,583,932	\$54,610,025	\$92,973,907
West	\$152,987,900	\$128,601,077	\$24,386,823
East	\$92,694,611	\$85,724,708	\$6,969,903
Northeast	\$16,243,849	\$2,280,395	\$13,963,454
Northwest	\$29,928,592	\$3,318,216	\$26,610,376
Southwest	\$87,923,168	\$60,207,012	\$27,716,156
Southeast	\$216,362,680	\$116,150,146	\$100,212,534
Downtown	\$7,228,545	\$6,886,679	\$341,866
<b>Total</b>	<b>\$750,953,276</b>	<b>\$457,778,258</b>	<b>\$293,175,018</b>

For more information of Demographic Areas, see the Permit Development Section intro sidebar.





MAP

### N.C. PERMIT VALUATION HOT SPOTS

The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a “population” control field such as dwelling units or permit value.

This map looks first at the permit location, and then factors a population control representing permit values. Both new subdivisions, usually with many permits, and large multi-family and commercial buildings, typically with fewer permits and higher values, may be more pronounced on this map.

The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.

# TEN MILE INTERCHANGE SPECIFIC AREA PLAN ANALYSIS

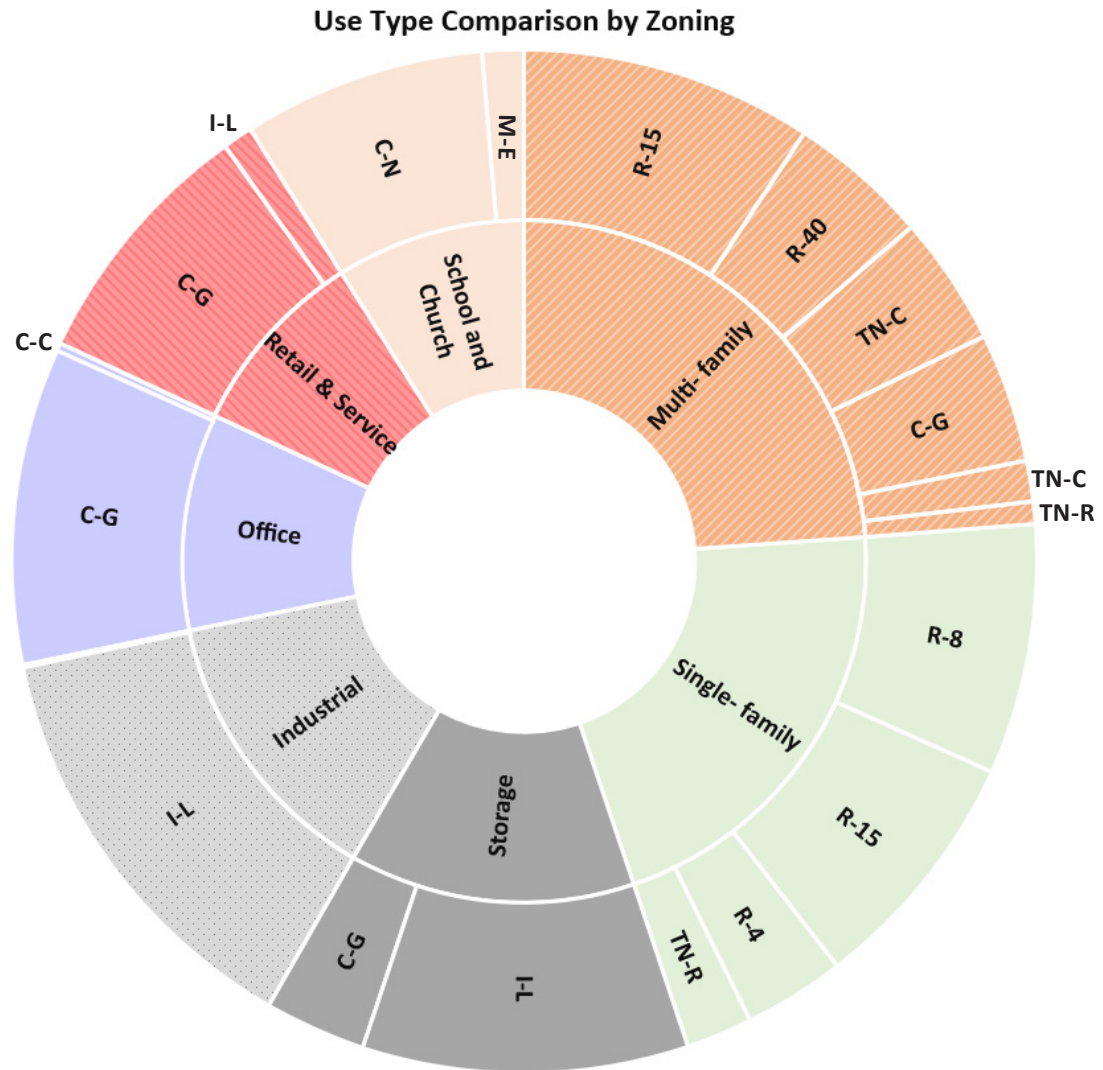
## KEY INFORMATION

### SPECIAL PLANNING AREAS

The City has two special planning areas shown on the Future Land Use Map. These include the Ten Mile Interchange Specific Area Plan (Ten Mile SAP) and the Fields Subarea Plan. In this year's Report some additional land use analysis is provided for the Ten Mile SAP due to the level of interest and development activity. Analysis consists of a combination of the following:

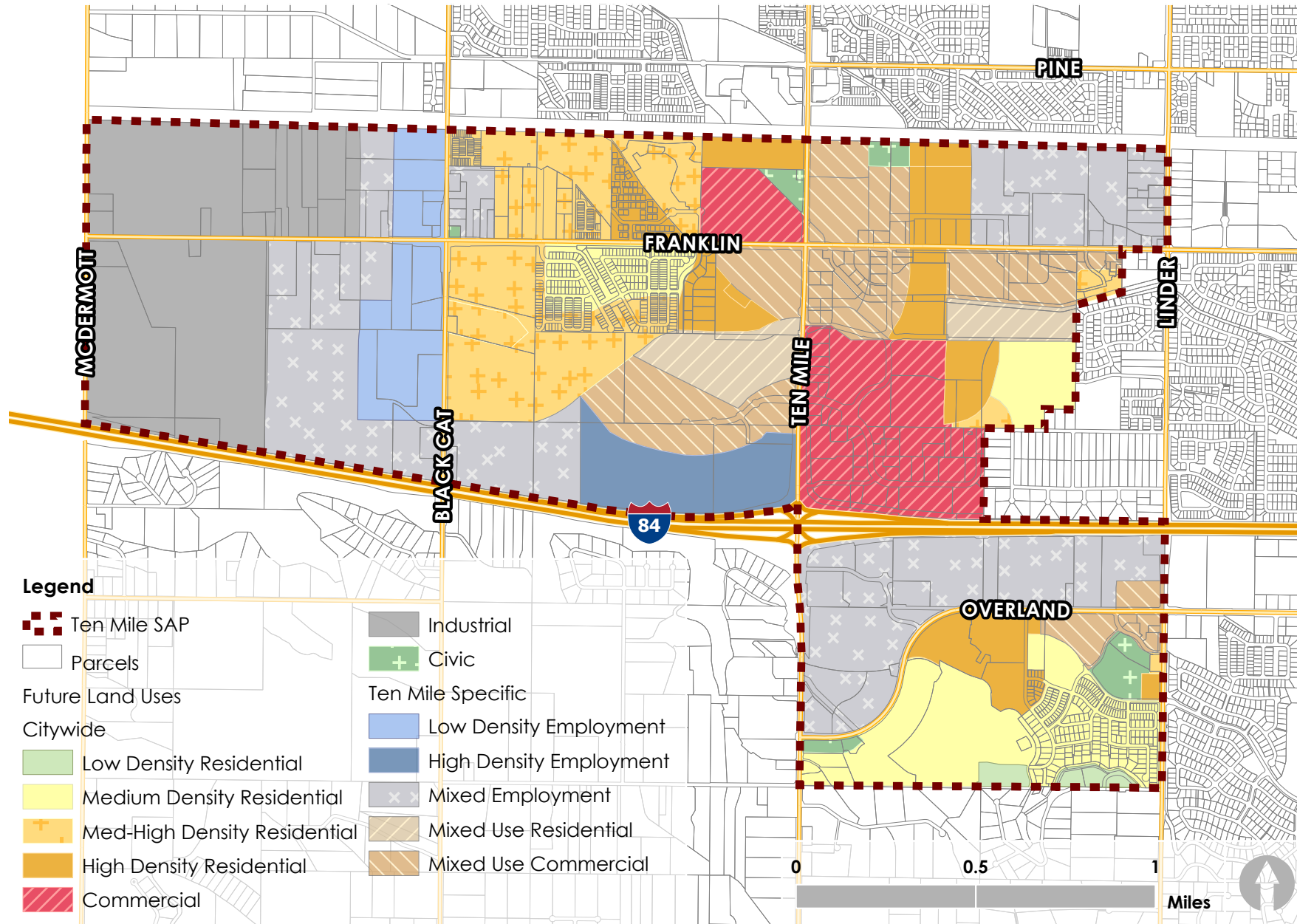
- area of existing zoning designations;
- area and type of active/pending entitlements (public hearings requesting the right to specific uses in the City);
- addressing information; and
- commercial building area.

The Ten Mile SAP is focused on providing an employment base for both the City and the region. On the whole, most of the future land use areas of the Ten Mile SAP that aren't supporting the local workforce, are now constructed, entitled, or pending entitlement (i.e. most of the residential and retail areas are committed). All of the following data within this section of the Report is constrained to the boundaries of the Ten Mile SAP. *The following tables and charts are current as of March 1, 2023.*



**Note:** The chart above is a comparison of broad use types existing within the Ten Mile SAP, and then the breakdown of the various zoning designations for the same uses by area as a percent of the whole. This split of uses and zoning are for developed areas only. "Storage" includes both mini storage and outdoor storage.

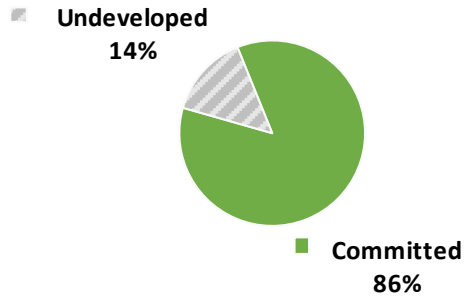
MAP: ADOPTED FUTURE LAND USES (FOR REFERENCE)



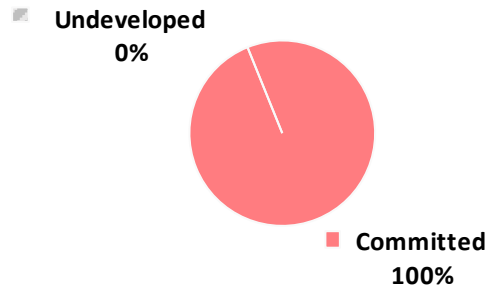


**DEVELOPMENT STATUS OF LAND IN THE TEN MILE SAP, BY AREA AND USE GROUP**

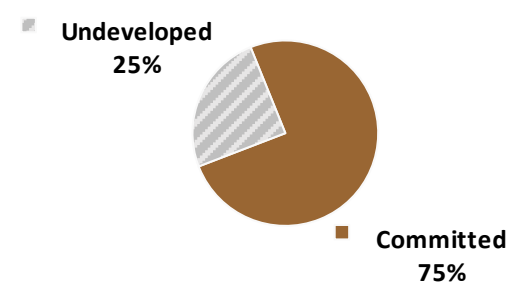
**Residential Land Status**



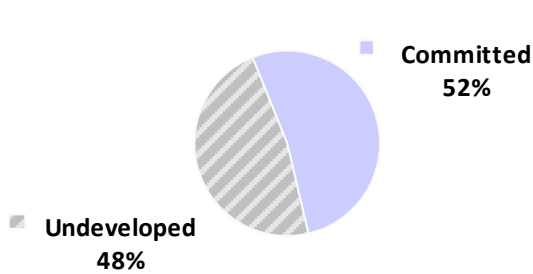
**Commercial Land Status**



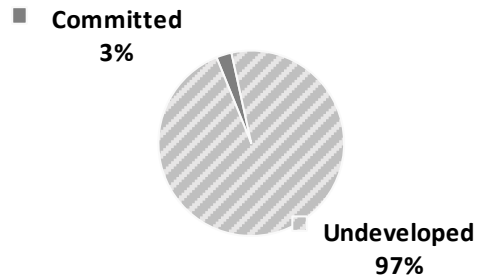
**Mixed Use Land Status**



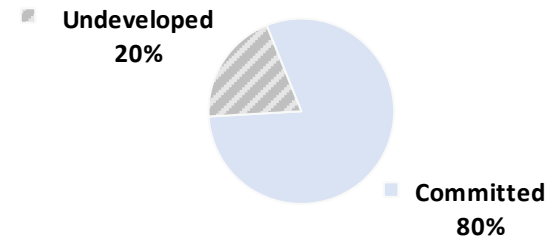
**Employment Land Status**



**Industrial Land Status**



**Other Land Area Status**



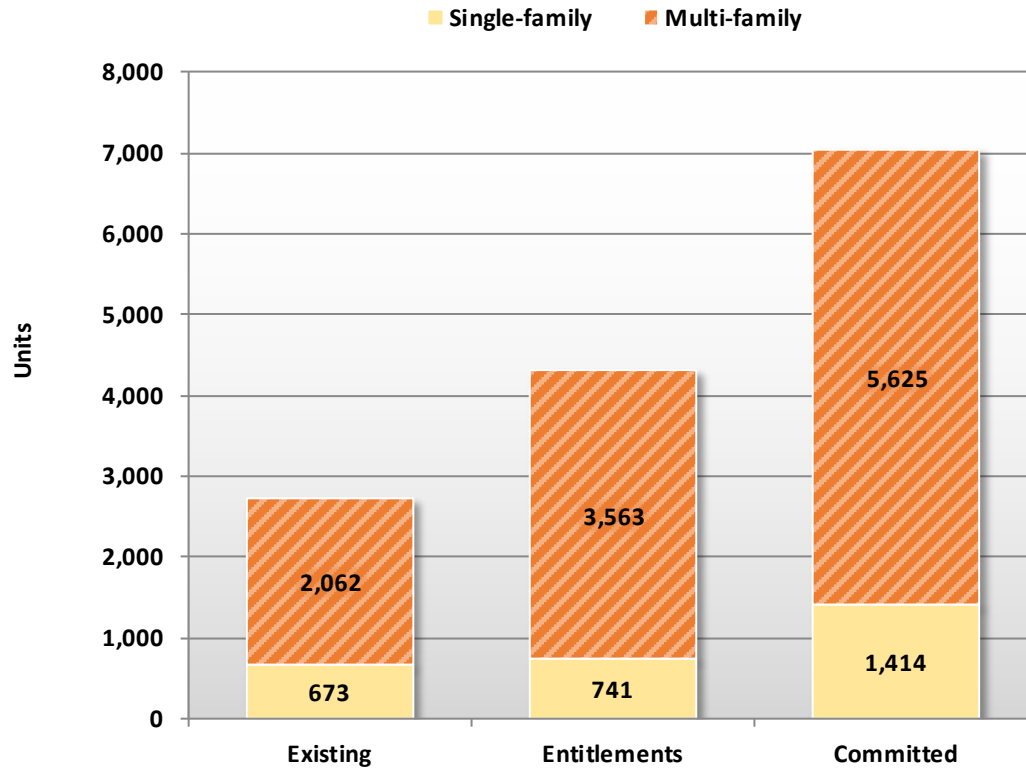
**DATA**

**DEVELOPMENT STATUS OF LAND BY USE (ACRES)**

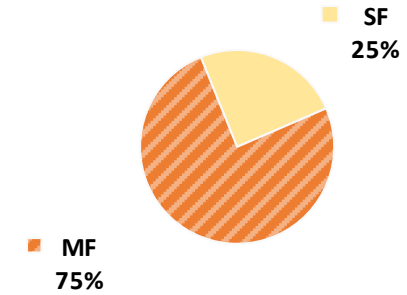
Use Type	Committed	Undeveloped	% Committed	% Undeveloped
Residential Land Status	576.0	97.4	85.5%	14.5%
Commercial Land Status	181.2	-	100.0%	0.0%
Employment Land Status	358.0	324.6	52.4%	47.6%
Industrial Land Status	9.0	326.2	2.7%	97.3%
Mixed Use Land Status	249.4	81.9	75.3%	24.7%
Other Land Area Status	50.8	12.5	80.2%	19.8%
<b>Overall Status</b>	<b>1,424.4</b>	<b>842.7</b>	<b>62.8%</b>	<b>37.2%</b>

Note: Areas are based on generalized future land use groups of the Ten Mile SAP, development status, and acreage.

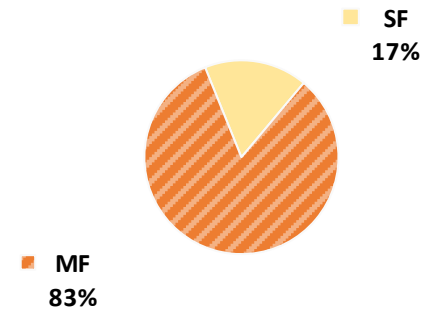
### Residential Units by Type and Status



### Existing Units



### Entitlement Units



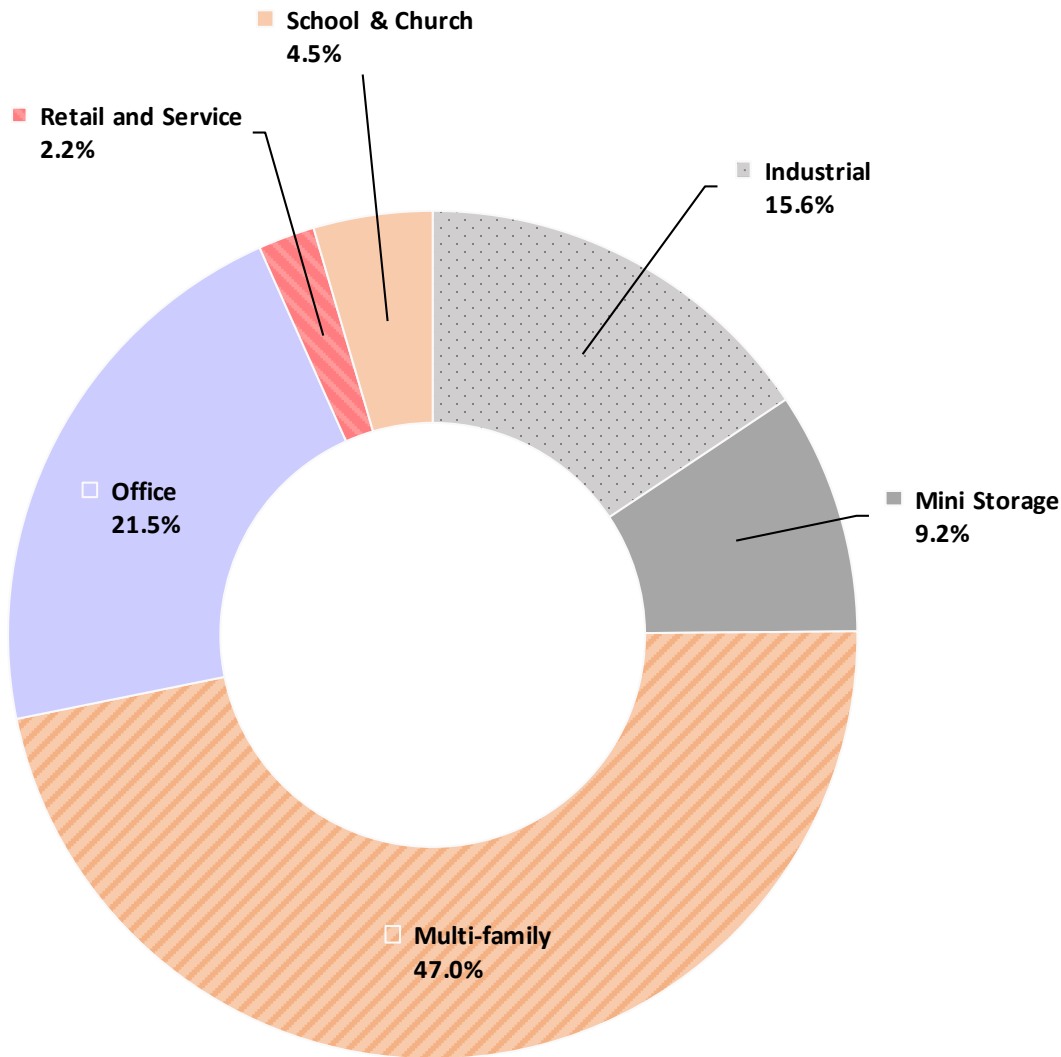
#### DATA

#### RESIDENTIAL UNITS BY TYPE AND STATUS:

Use Type	R-4	R-8	R-15	R-40	C-N	C-C	C-G	TN-R	TN-C	M-E	I-L	Existing	Entitlements	Committed
Single-family	51	204	328					90				673	741	1,414
Multi-family			631	493		31	466	90	351			2,062	3,563	5,625
<b>Total</b>	<b>51</b>	<b>204</b>	<b>959</b>	<b>493</b>	<b>-</b>	<b>31</b>	<b>466</b>	<b>180</b>	<b>351</b>	<b>-</b>	<b>-</b>	<b>2,735</b>	<b>4,304</b>	<b>7,039</b>

Note: Existing residential units are based on the City's addressing system. Entitlements are either approved or pending developments that have yet to begin construction. Committed represents the aggregated total of both existing and entitled units. Entitlements are sometimes not approved, and those approved sometimes change (through development agreement modifications). There are several entitlements of substantial area with development agreements that are very loosely restrictive to the amount and type of residential they may provide, and are not included in these numbers. Committed totals will very likely be higher for both single- and multi-family.

## Existing Commercial Building Area (SQFT)



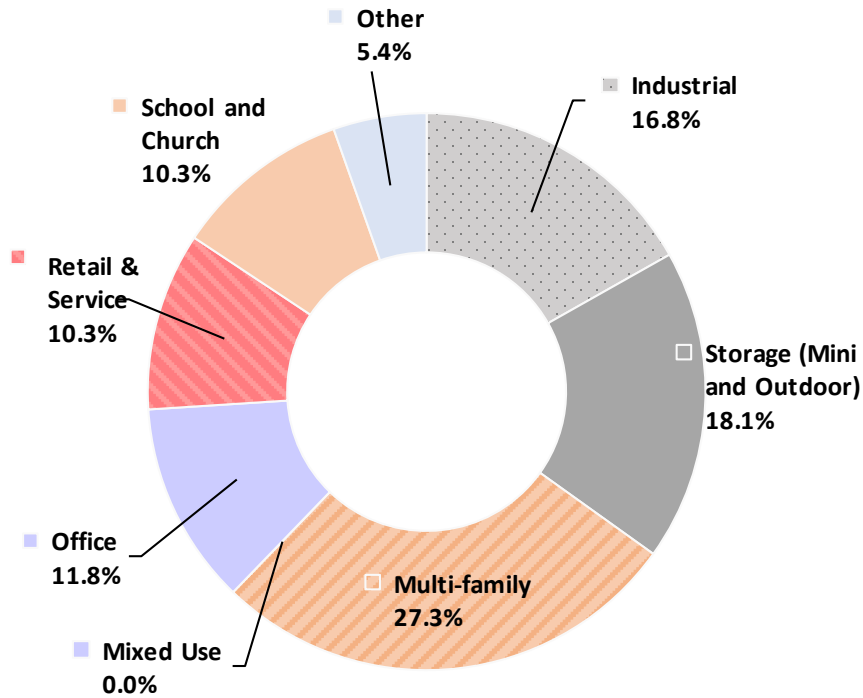
### DATA

#### EXISTING BUILDING AREA

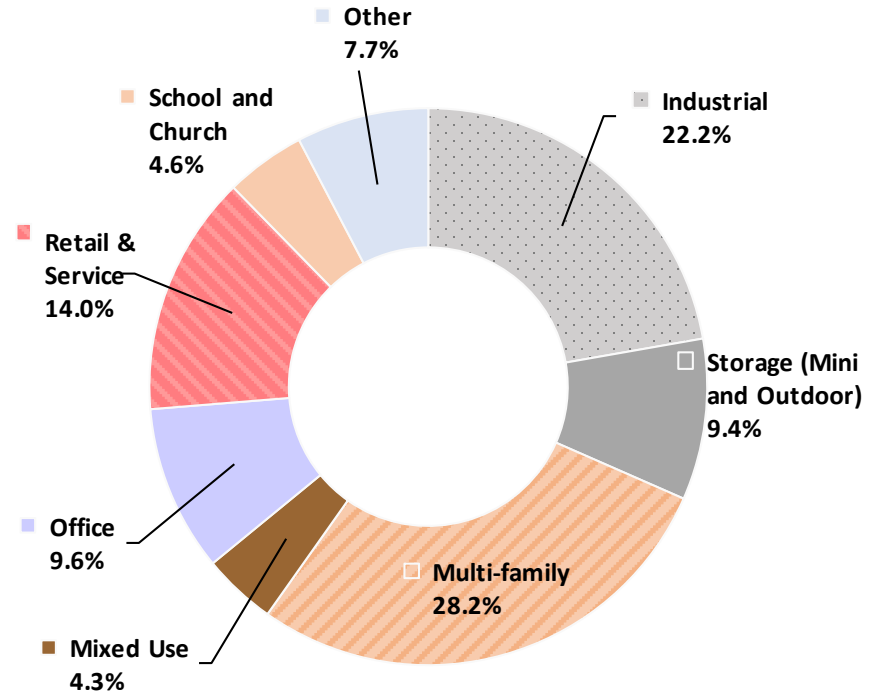
Building Type	SQFT
Industrial	511,555
Mini Storage	302,097
Multi-family	1,536,351
Office	703,241
Retail and Service	70,528
School & Church	148,137
<b>Grand Total</b>	<b>3,271,909</b>

Notes: Building areas are based on Ada County Assessor data. Buildings must have been constructed and assessed when this data was collected, to be included in this area. One notable missing project under construction is Scheels, which will add considerable retail area. However, analysis in this area generally shows that Office and Retail area consume far more land area for parking than both parking and open-space for multi-family. This is more significant when also considering that open space often includes land area that could not be parked (drainage canals, irrigation creeks, and literal landscape buffers from streets).

**Developed Commercial Land Area (Acres)**



**Committed Commercial Land Area (Acres)**



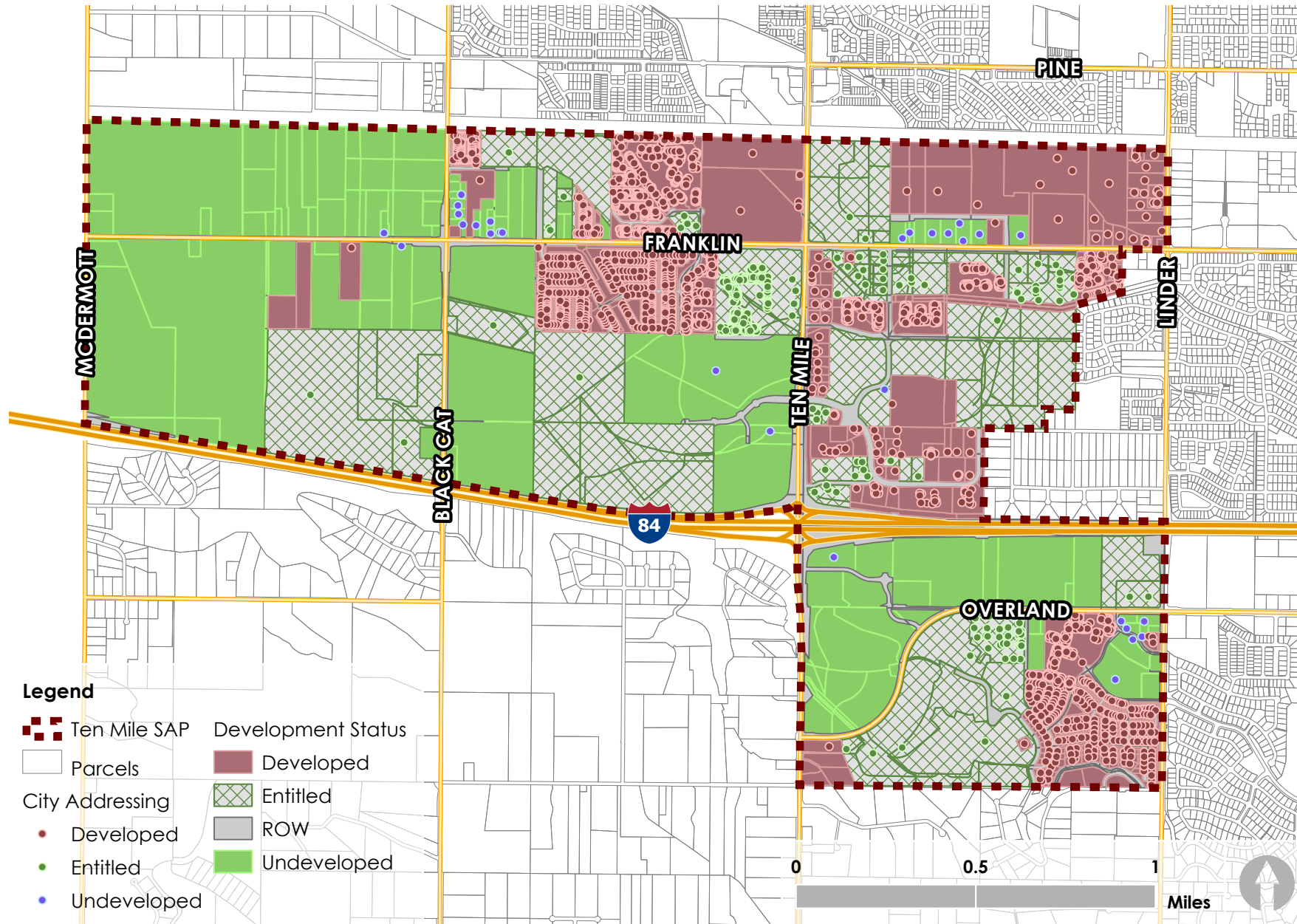
**DATA**

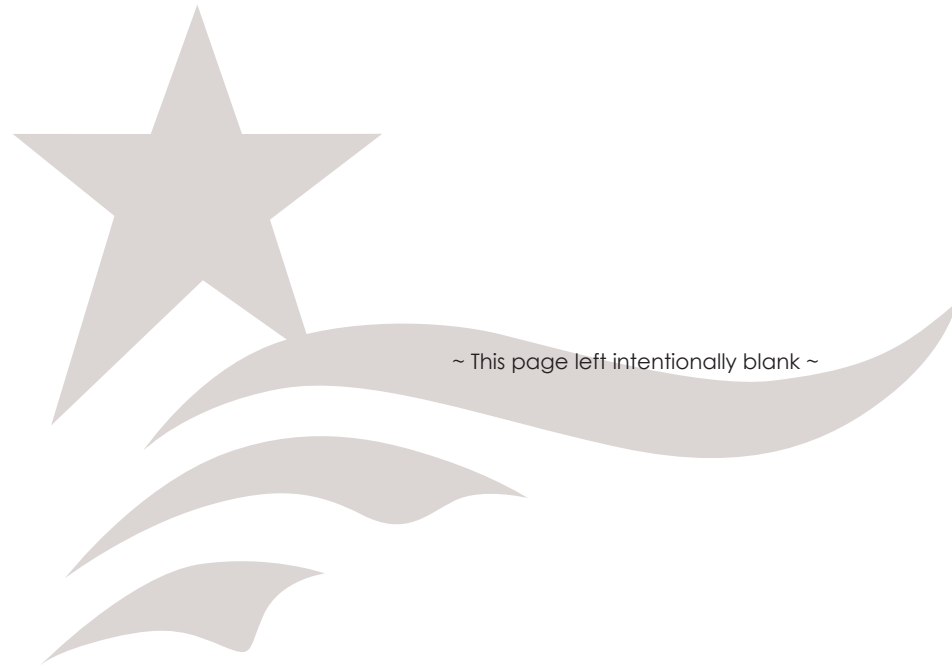
**RESIDENTIAL UNITS BY TYPE AND STATUS (ACRES):**

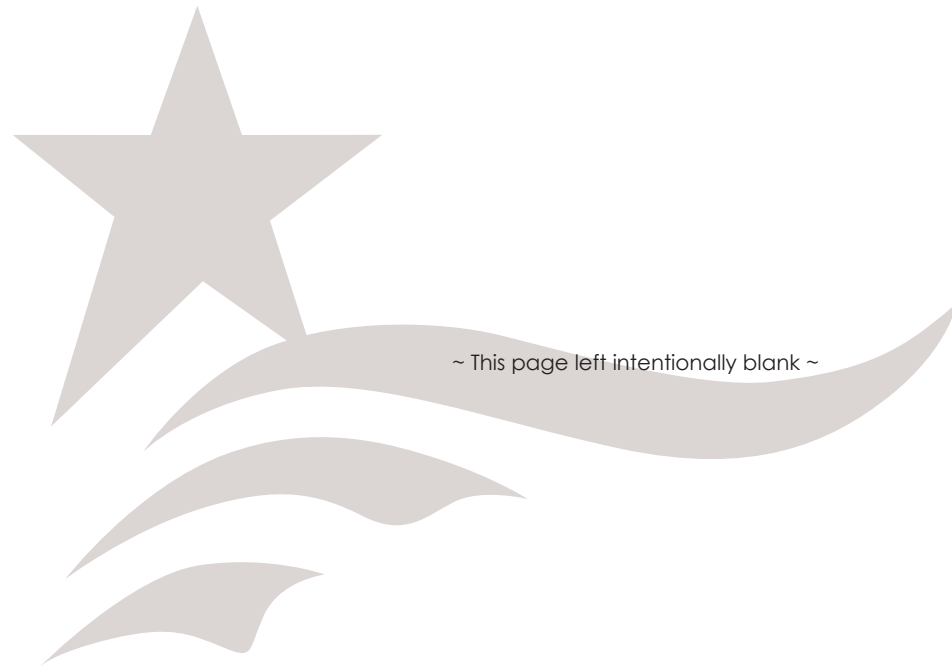
Use Type	Industrial	Storage (Mini and Outdoor)	Multi-family	Mixed Use	Office	Retail & Service	School and Church	Other	Grand Total
Developed	69.7	74.9	113.2	-	48.8	42.9	42.6	22.4	414.5
Entitled	134.2	10.8	145.3	39.2	39.6	85.3	0.0	47.9	502.3
Committed	203.9	85.7	258.5	39.2	88.4	128.2	42.6	70.3	916.9

Note: Commercial Land Area by Type and Status aligns with the same generalized uses as existing commercial building area, except the entire property (including land area) is included in this analysis. Developed (Existing) are generally those areas constructed (or under construction), and Committed are the same as Developed but also include entitled or pending entitled project areas.

MAP: TEN MILE SAP BY DEVELOPMENT STATUS







~ This page left intentionally blank ~

