



JOINT MEETING OF THE MERIDIAN CITY COUNCIL AND MERIDIAN DEVELOPMENT CORPORATION

SPECIAL MEETING AGENDA

Tuesday, March 13, 2018 at 6:00 PM 6:36PM

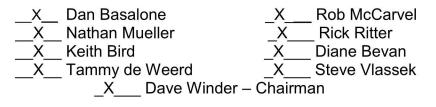
City Council Chambers 33 East Broadway Avenue, Meridian, Idaho

1. Roll-call Attendance:

City Council

X	Anne Little Roberts		X	Joe Borton
Х	Ty Palmer		X	Treg Bernt
_X	Genesis Milam		_X	Luke Cavener
	Х	Mayor Tammy de Weerd		

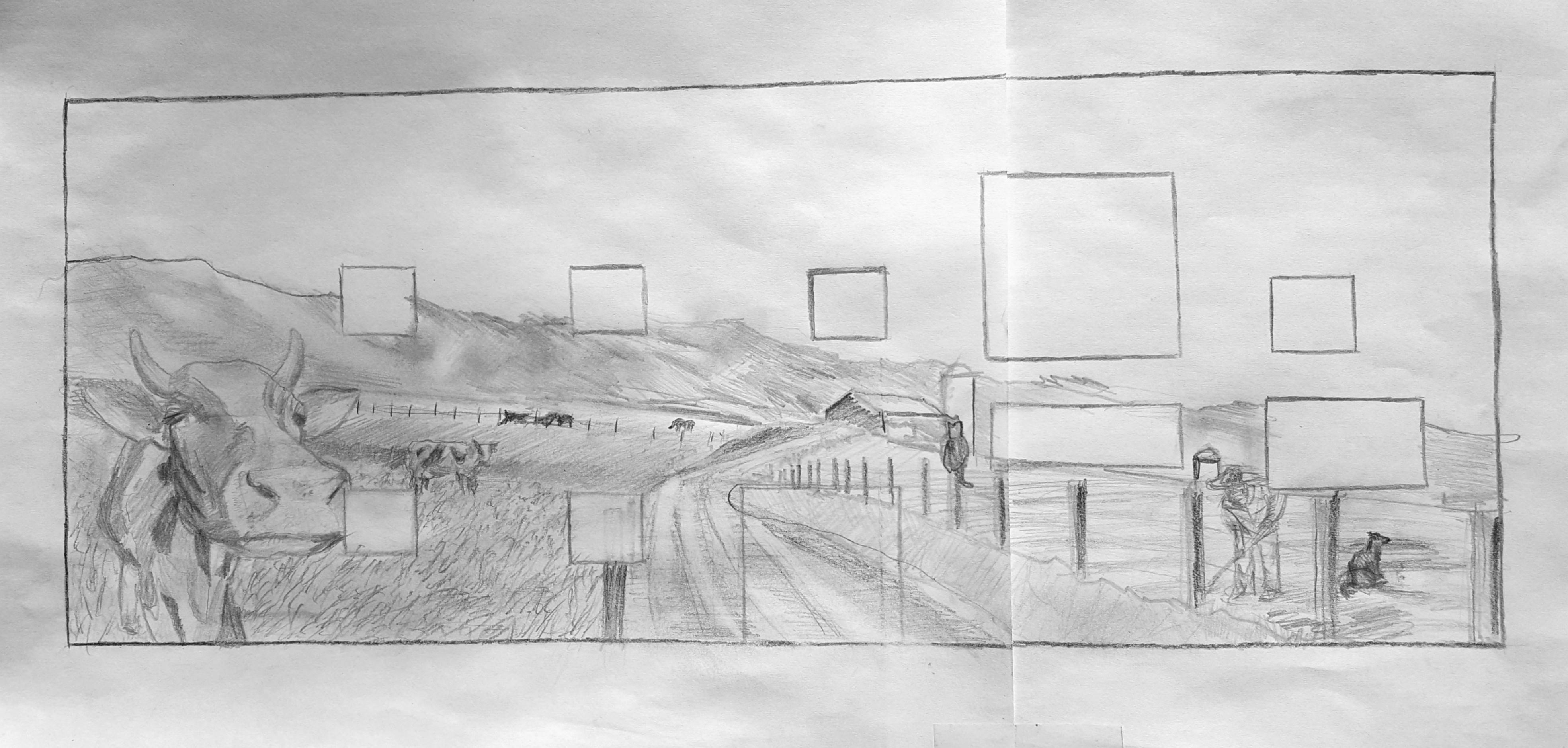
Meridian Development Corporation Board

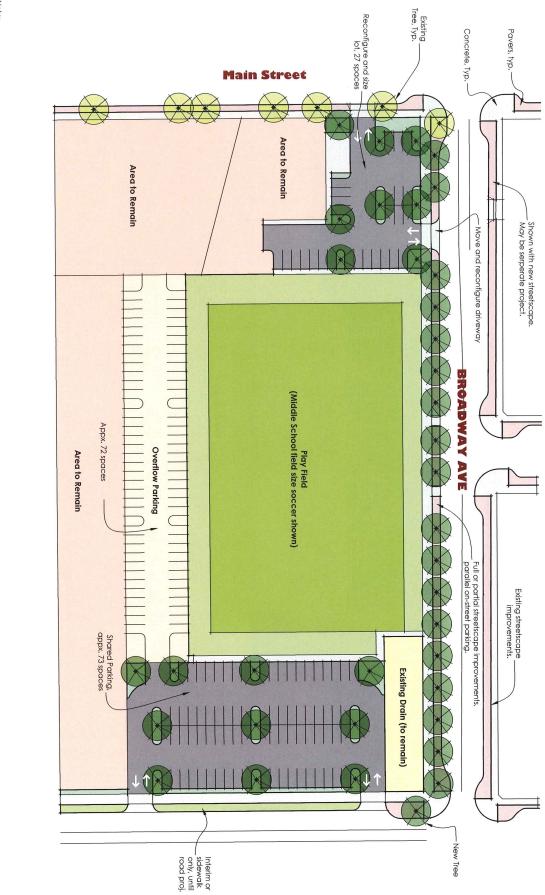


- 2. Adoption of the Agenda Adopted
- 3. Zamzows Mural Update
- 4. Main and Broadway Project Update
- 5. Union Pacific Railroad Update
- 6. Nine Mile Floodplain Discussion
- 7. Ten Mile Update

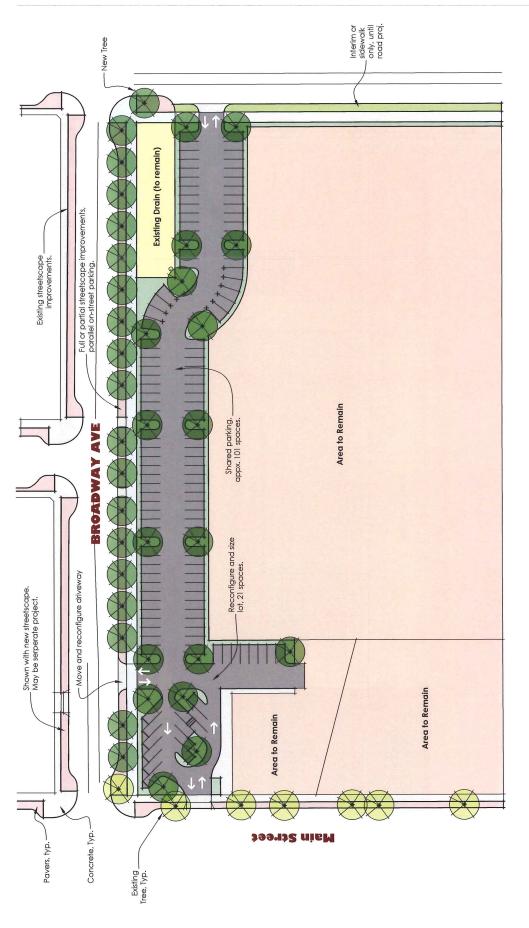
Adjourned at 8:28pm

Meridian City Council Special Joint Meeting Agenda – March 13, 2018 Page 1 of 1 All materials presented at public meetings shall become property of the City of Meridian. Anyone desiring accommodation for disabilities related to documents and/or hearing, please contact the City Clerk's Office at 888-4433 at least 48 hours prior to the public meeting.

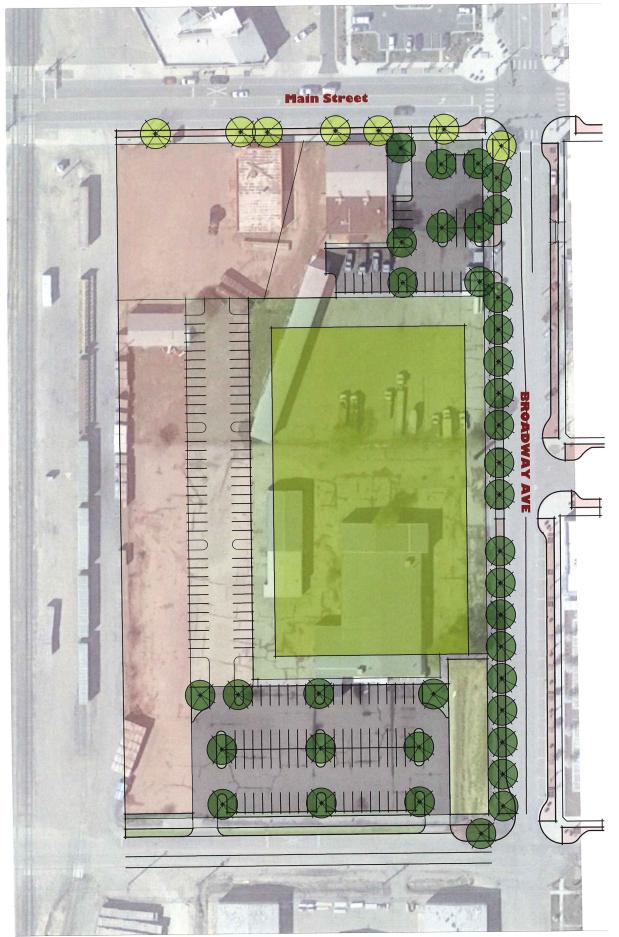




Note: 1.] Trees shown along street need tree boxes. Trees in planter areas do not. 2.] There may be opportunities for design features that reduce hard costs. Discuss with City of Meridian Community Development Department.



Note: 1.) Trees shown along street need tree boxes. Trees in planter areas do not. 2.) There may be opportunities for design features that reduce hard costs. Discuss with City of Meridian Community Development Department.



City of Meridian :: 33 E Broadway Ave, Meridianm ID 83642 :: April 24, 2017 ::

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Main Street

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March 4, 2017

To: MDC Board

- From: Jon Wardle Ten Mile Crossing, Inc.
- RE: Ten Mile URD March 2017 Report

This report details the following:

1. Infrastructure.

Ten Mile Crossing

- TM Crossing No. 1 site infrastructure is in progress, and we have completed onsite sewer and water.
- Waiting for ACHD approval of public roads and storm drainage. Expect approval March 2017, and will commence these improvements.
- Design of the roundabout is nearly complete and will be submitted for ACHD approval. *Ten Mile Creek*
- Culvert work within Ten Mile Drain has commenced and will complete by end of March 2017.

2. New building permits.

Ten Mile Crossing

- Building No. 3 was submitted for CZC / DR approval in February 2017. Building 3 is approximately 127,000 sf.
- Building No. 2 has received design approval, and a building permit is ready to be issued. Building 2 is approximately 60,000 sf.
- Building No. 1 has already commenced construction, and is anticipated to be completed July 2017. Building 1 is approximately 79,000 sf.

Ten Mile Creek

• Primary Health has received design approval, and a building permit is ready to be issued. No timeframe for construction has been provided.

3. New tenants secured for the project

Ten Mile Crossing

• Paylocity has signed a lease, and will occupy Building 3

4. New land entitlements and agreements pertaining to the project

Ten Mile Crossing

- We have requested a modification of the Ten Mile Crossing Development Agreement, with the purpose of bringing Building 3 and a potential hotel site into Phase 1 of Ten Mile Crossing. *Ten Mile Creek*
- TM Creek No. 2 plans have been submitted to agencies for approval, and includes nine (9) building lots on approximately 11 acres.

March 4, 2017 Page 2 of 2

BRIGHTON

5.	Forthcoming pre-application meetings Ten Mile Crossing
	• A pre-application meeting was held in February 2017 to modify the Development Agreement Ten Mile Creek
	None
6.	Land use hearings within the project Ten Mile Crossing
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	Ten Mile Creek
	None
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- Primary Health has received unsign approval, and a building permit is ready to be istured. No time have for conclust-on his been provided.
 - New tenants recurred for the protect

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- Paylocity Pus similar Jease, and will occupy Bisliding 3.
- New land antiblements and agreements pertaining to the project.
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 - TM Creek No. 1 plans have heen submitted to agencias for approval, and includes twee I9 be a ling fors on approximately of acres

April 7, 2017

To: MDC Board

- From: Jon Wardle Ten Mile Crossing, Inc.
- RE: Ten Mile URD April 2017 Report

This report details the following:

1. Infrastructure.

Ten Mile Crossing

- TM Crossing No. 1 site infrastructure is in progress, and we have completed onsite sewer and water. Storm drainage and pressure irrigation is in process.
- Design of the roundabout was submitted to ACHD March 2017 and are waiting for plan review by ACHD.

Ten Mile Creek

• Culvert work within Ten Mile Drain was completed in March 2017. We expect Ten Mile Creek No. 2 to commence development early summer.

2. New building permits.

Ten Mile Crossing

- Building No. 3 was submitted for CZC / DR approval in February 2017. Building 3 is approximately 127,000 sf. Building permit has been submitted and going through review.
- <u>No update Building No. 2 has received design approval, and a building permit is ready to be</u> <u>issued. Building 2 is approximately 60,000 sf.</u>
- <u>No Update Building No. 1 has already commenced construction, and is anticipated to be</u> <u>completed July 2017. Building 1 is approximately 79,000 sf.</u>

Ten Mile Creek

• <u>No update - Primary Health has received design approval, and a building permit is ready to be</u> <u>issued. No timeframe for construction has been provided.</u>

3. New tenants secured for the project

Ten Mile Crossing

• No update - Paylocity has signed a lease, and will occupy Building 3

4. New land entitlements and agreements pertaining to the project

Ten Mile Crossing

• We have requested a modification of the Ten Mile Crossing Development Agreement. Approved by Meridian City Council on April 4, 2017.

Ten Mile Creek

• <u>No update.</u> TM Creek No. 2 plans have been submitted to agencies for approval, and includes <u>nine (9) building lots on approximately 11 acres.</u>

April 7, 2017 Page 2 of 2

* BRIGHTON

5. Forthcoming pre-application meetings

Ten Mile Crossing

- None
- Ten Mile Creek
- None

6. Land use hearings within the project

Ten Mile Crossing

- April 4, 2017 Meridian City Council approved a modification of the Development Agreement to include Building 3within Phase 1 of Ten Mile Crossing.
- *Ten Mile Creek*None

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May 5, 2017

To:	MDC	Board
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- From: Jon Wardle Ten Mile Crossing, Inc.
- RE: Ten Mile URD May 2017 Report

This report details the following:

1. Infrastructure.

Ten Mile Crossing

- TM Crossing No. 1 site infrastructure is in progress, and we have completed onsite sewer and water. Storm drainage and pressure irrigation is in process.
- Design of the roundabout was submitted to ACHD March 2017. Expect plan approval by ACHD in early May.
- Entry Road and roundabout expected to be complete by early July 2017. *Ten Mile Creek*

Ten Mile Creek

• We expect Ten Mile Creek No. 2 to commence June 2017.

2. New building permits.

Ten Mile Crossing

- Building No. 3 was submitted for CZC / DR approval in February 2017. Building 3 is approximately 127,000 sf. Building permit is anticipated in mid-May, with onsite construction commencing by end of May 2017.
- <u>No update Building No. 2 has received design approval, and a building permit is ready to be</u> <u>issued. Building 2 is approximately 60,000 sf.</u>
- <u>No Update Building No. 1 has already commenced construction, and is anticipated to be</u> <u>completed July 2017. Building 1 is approximately 79,000 sf.</u>

Ten Mile Creek

• <u>No update - Primary Health has received design approval, and a building permit is ready to be</u> <u>issued. No timeframe for construction has been provided.</u>

3. New tenants secured for the project

Ten Mile Crossing

• No update - Paylocity has signed a lease, and will occupy Building 3

4. New land entitlements and agreements pertaining to the project

Ten Mile Crossing

• Development Agreement was modified by Meridian City Council on April 4, 2017. DA is attached.

May 5, 2017 Page 2 of 2

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Ten Mile Creek

• <u>No update.</u> <u>TM Creek No. 2 plans have been submitted to agencies for approval, and includes</u> <u>nine (9) building lots on approximately 11 acres.</u>

5.	Forthcoming pre-application meetings	
5.	Ten Mile Crossing	
	None	
	Ten Mile Creek	
	• None	
6.	Land use hearings within the project	
	Ten Mile Crossing	
	• None	
	Ten Mile Creek	
	None	
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June 9, 2017

To: MDC Board

- From: Jon Wardle Ten Mile Crossing, Inc.
- RE: Ten Mile URD June 2017 Report

This report details the following:

1. Infrastructure.

Ten Mile Crossing

- TM Crossing No. 1 site infrastructure is in progress, and we have completed onsite sewer and water, storm drainage. Pressure irrigation, and roadway work is in process.
- Design of the roundabout was approved in early May.
- Joint Trench completed their work in May.
- Entry Road and roundabout expected to be complete by early July 2017. *Ten Mile Creek*
- TM Creek No. 2 plans have been approved by agencies. We expect Ten Mile Creek No. 2 to commence mid-June 2017.

2. New building permits.

Ten Mile Crossing

- Building No. 3 was submitted for CZC / DR approval in February 2017. Building 3 is approximately 127,000 sf. Building permit is ready to be issued. Onsite construction will commence in early July 2017.
- <u>No update Building No. 2 has received design approval, and a building permit is ready to be</u> <u>issued. Building 2 is approximately 60,000 sf.</u>
- <u>No Update Building No. 1 has already commenced construction, and is anticipated to be</u> <u>completed July 2017. Building 1 is approximately 79,000 sf.</u>

Ten Mile Creek

• <u>No update - Primary Health has received design approval, and a building permit is ready to be</u> <u>issued. No timeframe for construction has been provided.</u>

3. New tenants secured for the project

Ten Mile Crossing

• No update - Paylocity has signed a lease, and will occupy Building 3

4. New land entitlements and agreements pertaining to the project

Ten Mile Crossing

• <u>No update</u>

Ten Mile Creek

<u>No update.</u>

June 9, 2017 Page 2 of 2

♦ BRIGHTON

5. Forthcoming pre-application meetings

Ten Mile Crossing

• None

Ten Mile Creek

• Multi-family. We held a pre-app on May 15, 2017 for a proposed 240 multi-family units in two buildings (4-stories) with a clubhouse.

6. Land use hearings within the project

Ten Mile Crossing

None

Ten Mile Creek

None

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July 7, 2017

- To: MDC Board
- From: Jon Wardle Ten Mile Crossing, Inc.
- RE: Ten Mile URD July 2017 Report

This report details the following:

1. Infrastructure.

Ten Mile Crossing

- <u>The Entry Road and Roundabout have been paved.</u> The balance of roadway paving will occur in July. We have completed onsite sewer and water, storm drainage, and pressure irrigation.
- Entry Road and roundabout expected to be complete by early July 2017.
- Ten Mile Creek
- TM Creek No. 2 onsite infrastructure has commenced with an anticipated completion in September 2017.

2. New building permits.

Ten Mile Crossing

- Building No. 3 was submitted for CZC / DR approval in February 2017. Building 3 is approximately 127,000 sf. <u>Building permit has been issued</u>. Onsite construction commenced in June.
- <u>Building No. 2 No update. Received design approval, and a building permit is ready to be</u> <u>issued. Building 2 is approximately 60,000 sf.</u>
- <u>Building No. 1 is to be complete the end of July 2017</u>. <u>Building 1 is approximately 79,000 sf</u>. <u>AmeriBen will move in August 2017</u>.

Ten Mile Creek

• <u>No update - Primary Health has received design approval, and a building permit is ready to be</u> <u>issued. No timeframe for construction has been provided.</u>

3. New tenants secured for the project

Ten Mile Crossing

- <u>No update Paylocity has signed a lease, and will occupy Building 3</u> Ten Mile Creek
- Epic Car Wash purchased two lots in TM Creek No. 1 in June 2017.

4. New land entitlements and agreements pertaining to the project

Ten Mile Crossing

<u>No update</u>

Ten Mile Creek

<u>No update.</u>

July 7, 2017 Page 2 of 2

- BRIGHTON

5. Forthcoming pre-application meetings

Ten Mile Crossing

None

Ten Mile Creek

• <u>Multi-family – No update. We held a pre-app on May 15, 2017 for a proposed 240 multi-family</u> <u>units in two buildings (4-stories) with a clubhouse.</u>

6. Land use hearings within the project

Ten Mile Crossing

None

Ten Mile Creek

None

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 - New land entitlements and agreements serializing to the project.

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September 8, 2017

To: MDC Board

From: Jon Wardle Ten Mile Crossing, Inc.

RE: Ten Mile URD September 2017 Report

This report details the following:

1. Infrastructure.

Ten Mile Crossing

- TM Crossing No. 1. All internal improvements, except landscape, have been finished within TM Crossing No. 1. Landscape will continue to progress through Fall 2017.
- TM Crossing No. 2 plans have been prepared and are routing through review agencies.
- A traffic signal has been approved at the intersection of Ten Mile and Vanguard. This will be installed and operational by late October 2017.

Ten Mile Creek

- TM Creek No. 2 onsite infrastructure will be complete by end of September 2017. Landscape improvements are ongoing and will progress through Fall 2017.
- Design of the TM Creek Cobalt Extension / roundabout / Franklin Crossing roadways have started. We anticipate approvals will occur in early 2018, and construction will commence afterwards.

2. New building permits.

Ten Mile Crossing

- Building No. 3 (127,000 sf) has commenced. Anticipated completion is July 2018.
- Building No. 2 <u>No update</u>. Received design approval, and a building permit is ready to be issued. Building 2 is approximately 60,000 sf.
- Building No. 1 AmeriBen is complete. Occupancy has been granted and the tenant has commenced moving into Building No. 1.

Ten Mile Creek

- Brighton has applied for an 8,000 sf building in TM Creek No. 1 (Lots 7 and 8, Block 2). No tenants have been signed, but anticipate those will be Commencement is anticipated by end of 2017.
- <u>No update Primary Health has received design approval, and a building permit is ready to be</u> <u>issued</u>. No timeframe for construction has been provided.

3. New tenants secured for the project

Ten Mile Crossing

• No update - Paylocity has signed a lease, and will occupy Building 3. Brighton has signed a lease in Building 3.

September 8, 2017 Page 2 of 2

♦ BRIGHTON

Ten Mile Creek

<u>No Update.</u>

4. New land entitlements and agreements pertaining to the project

Ten Mile Crossing

- <u>No update</u>
- Ten Mile Creek
- Multi Family. The P&Z public hearing process commences on Sept. 21st for a multi family development (240 multi-family units in two buildings in 4-stories with a clubhouse). This includes a CUP, Comp Plan Text Amendment and DA modification. There will also be a City Council Hearing.

5. Forthcoming pre-application meetings

Ten Mile Crossing

- None
- Ten Mile Creek
- None

6. Land use hearings within the project

Ten Mile Crossing

• TM Crossing No. 2 Final Plat. City Council on September 5, 2017 *Ten Mile Creek*

• Multi-Family CUP. P&Z on September 21, 2017.

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October 9, 2017

To: MDC Board

From: Jon Wardle Ten Mile Crossing, Inc.

RE: Ten Mile URD October 2017 Report

This report details the following:

1. Infrastructure.

Ten Mile Crossing

- TM Crossing No. 1. All internal improvements have been finished within TM Crossing No. 1. Landscape will continue to progress through Fall 2017.
- TM Crossing No. 2 plans have approved, and construction will commence in late October with a Spring 2018 completion.
- The traffic signal at the intersection of Ten Mile and Vanguard in under construction, and operationally by mid-November.

Ten Mile Creek

- TM Creek No. 2. Onsite infrastructure is complete. Landscape improvements are ongoing and will progress through Fall 2017.
- Design of the TM Creek Cobalt Extension / roundabout / Franklin Crossing roadways have started. We anticipate approvals will occur in early 2018, and construction will commence afterwards.

2. New building permits.

Ten Mile Crossing

- Building No. 3 (127,000 sf) has commenced. Anticipated completion is July 2018. Topping off of the 5-story steel structure will be October 19, 2017.
- Building No. 2 <u>No update</u>. Received design approval, and a building permit is ready to be issued. Building 2 is approximately 60,000 sf.
- Building No. 1 <u>No update</u>. AmeriBen is complete.

Ten Mile Creek

- Brighton has applied for an 8,000 sf building in TM Creek No. 1 (Lots 7 and 8, Block 2). No tenants have been signed, but anticipate the building will commence by end of 2017.
- Primary Health has commenced.
- Epic Car Wash has received a building permit and will commence construction by November 2017.

3. New tenants secured for the project

Ten Mile Crossing

• <u>No update - Paylocity has signed a lease, and will occupy Building 3.</u> Brighton has signed a lease in Building 3.

♦ BRIGHTON

Ten Mile Creek

• No Update.

4. New land entitlements and agreements pertaining to the project

Ten Mile Crossing

• <u>No update</u>

Ten Mile Creek

• Multi Family (240 multi-family units in two buildings in 4-stories with a clubhouse). The Meridian P&Z recommended approval of the CUP for multi-family (9/21/17). The Meridian City Council hearing will be on 10/24/17 for the UDC Text Amendment and DA Modification.

5. Forthcoming pre-application meetings

Ten Mile Crossing

None

Ten Mile Creek

None

6. Land use hearings within the project

Ten Mile Crossing

None.

Ten Mile Creek

- Multi-Family CUP. City Council 10/24/17.
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 - Yew pussing permits.

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February 12, 2018

To: MDC Board

- From: Jon Wardle Ten Mile Crossing, Inc.
- RE: Ten Mile URD February 2018 Report

This report details the following:

1. Infrastructure.

Ten Mile Crossing

- TM Crossing No. 1. <u>No update</u>. All internal improvements have been finished within TM Crossing No. 1. Landscape will continue to progress spring 2018.
- 2. TM Crossing No. 2. All internal improvements have been finished within TM Crossing No. 2. This plat will be recorded in late Spring 2018. Landscape will continue to progress spring 2018.
- The traffic signal at the intersection of Ten Mile and Vanguard is operational.

Ten Mile Creek

- TM Creek No. 2. Onsite infrastructure is complete. Landscape improvements are ongoing and will progress through Spring 2018.
- TM Creek No. 3 (TM Creek Cobalt Extension / roundabout). Relocation of the Kennedy Lateral is in progress with a completion date of March 15, 2018. Once complete, additional utility and roadway improvements will commence.

3. New building permits.

Ten Mile Crossing

- Building No. 3 (127,000 sf) has commenced. Anticipated completion is July 2018.
- Building No. 2 (78,000 sf) <u>UPDATE</u>. A revision of Building No. 2 is occurring. The building is being increased from 60,000 sf to 78,000 sf. Revised applications are being processed. Construction is anticipated to occur in April 2018, with a completion of April 2019.
- Building No. 1 <u>No update</u>. AmeriBen is complete.

Ten Mile Creek

- Brighton has commenced construction of an 8,000 sf building in TM Creek No. 1 (Lots 7 and 8, Block 2). Anticipated completion is April 2018.
- Primary Health has commenced. Anticipated completion is April 2018.
- Epic Car Wash has received a building permit and will commence construction by November 2017. Anticipated completion is April 2018.
- Multi-Family Units. Building permits have been submitted for 240 multi-family units. Commencement is anticipated in late March 2018 with an 18 to 20 month completion date.

February 12, 2018 Page 2 of 2

4. New tenants secured for the project

Ten Mile Crossing

- Paylocity has signed a lease, and will occupy Building 3. Horrocks has signed a lease in Building 3.
- Brighton has signed a lease in Building No. 2

Ten Mile Creek

- Two additional owner / operators are under contract in Ten Mile Creek. When the land has closed, additional information will be provided.
- 5. New land entitlements and agreements pertaining to the project

Ten Mile Crossing

• <u>No update</u>

Ten Mile Creek

- Merdian City approved the Multi Family (240 multi-family units in two buildings in 4-stories with a clubhouse) in October 2017.
- Submittals for TM Creek No. 3, which will include the multi-family building and public roadways will be submitted to Meridian in March 2018.

6. Forthcoming pre-application meetings

Ten Mile Crossing

- None
- Ten Mile Creek
- None

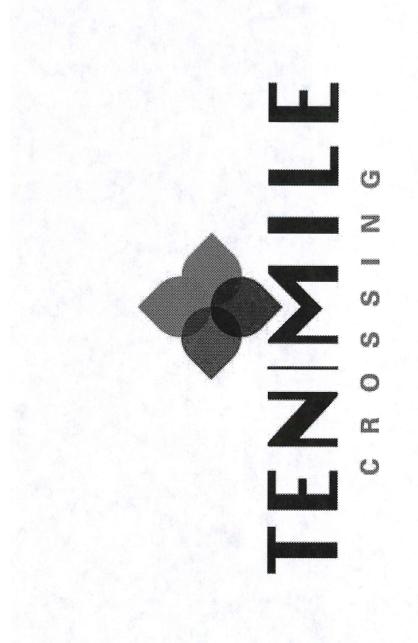
7. Land use hearings within the project

- Ten Mile Crossing
- None.

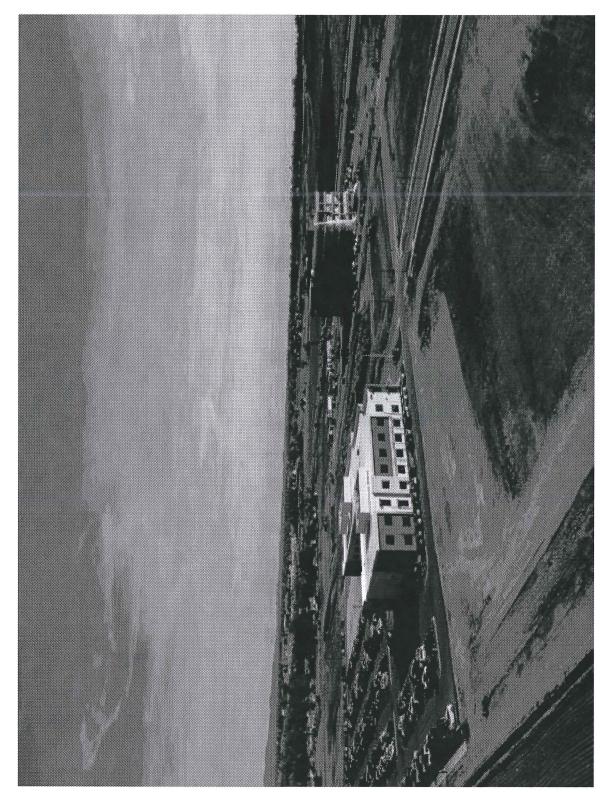
Ten Mile Creek

None.

TEN MILE





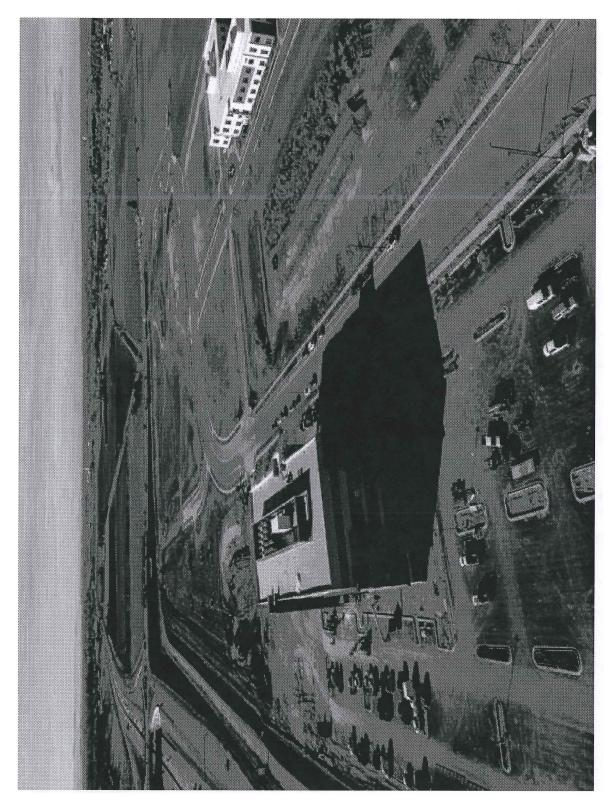


February 2018

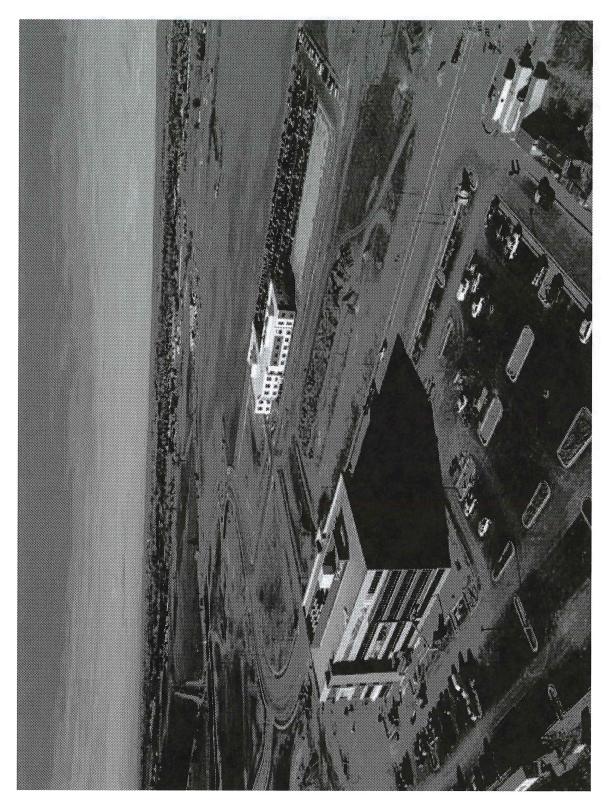
TEN MILE



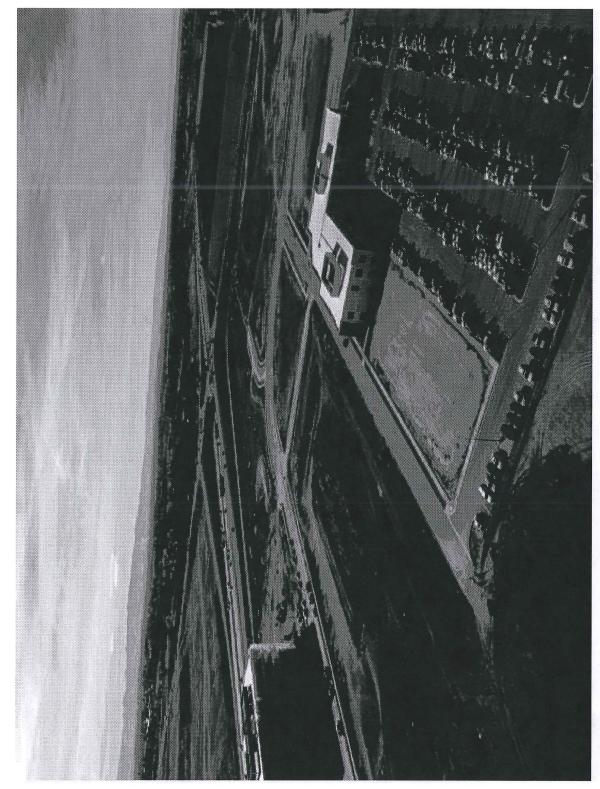




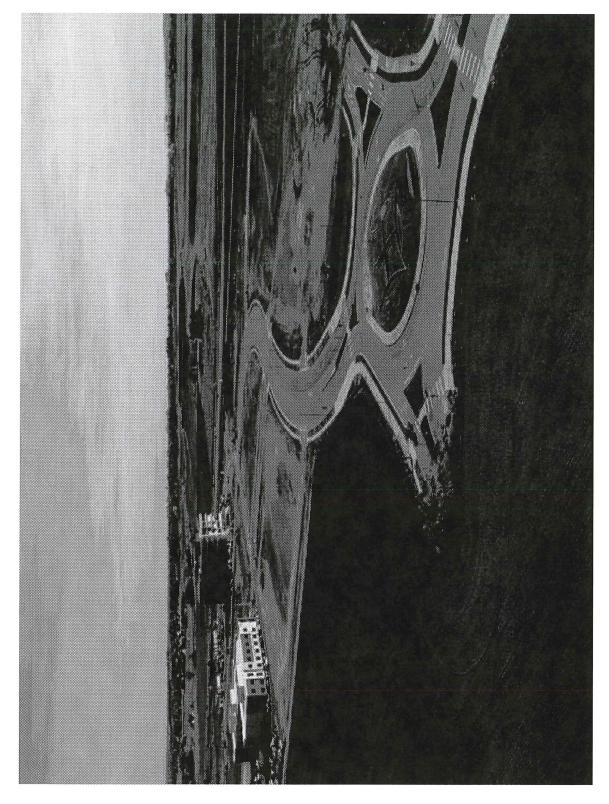




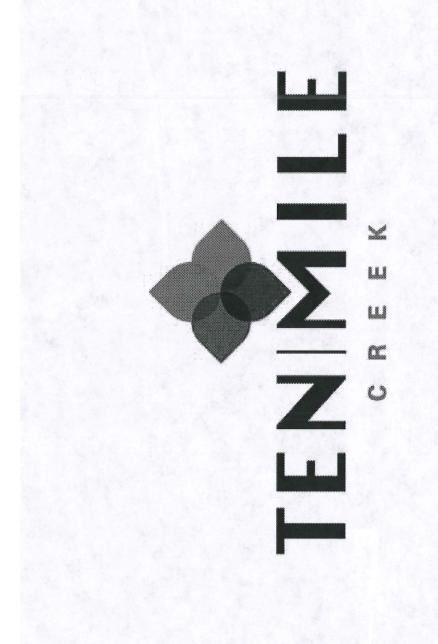




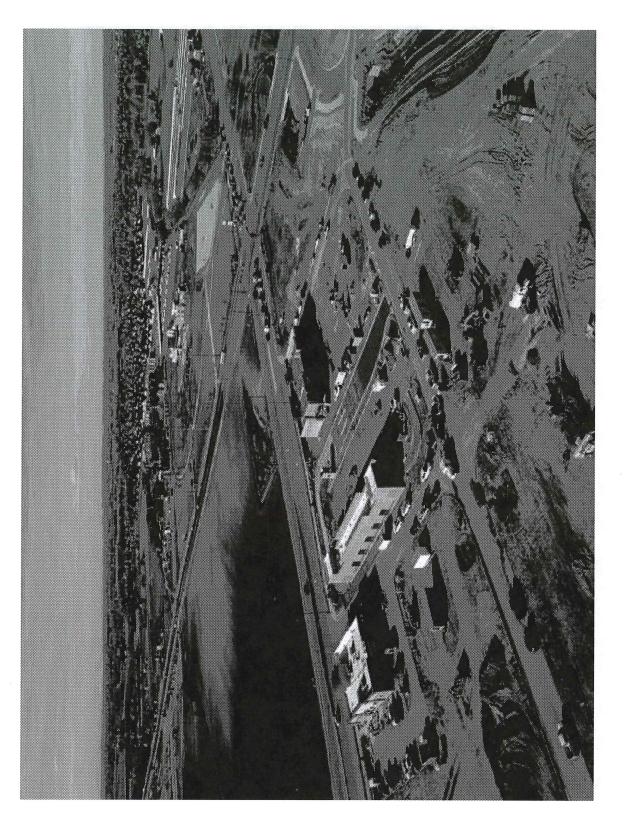
TEN MILE



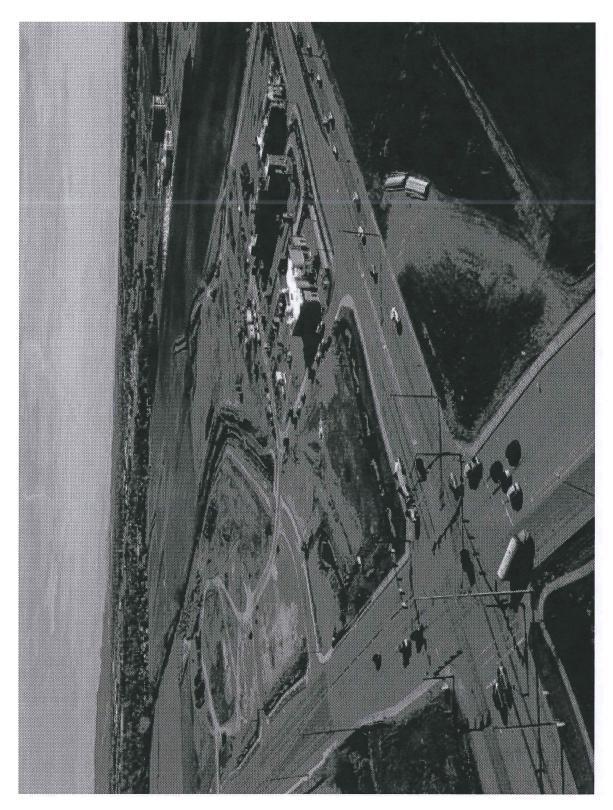




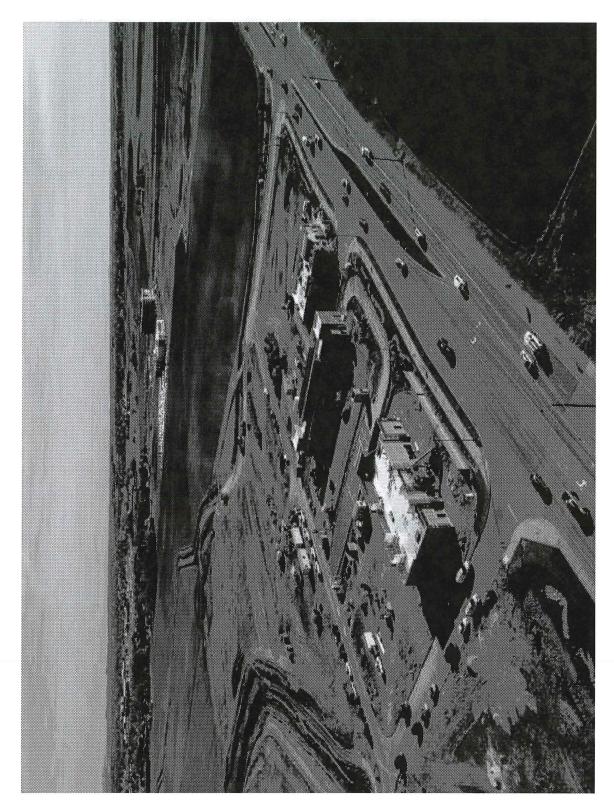
TEN







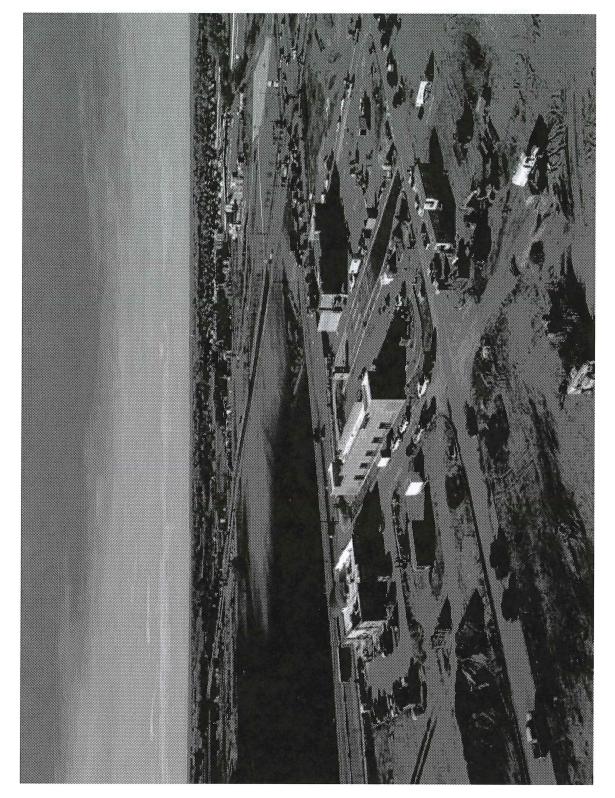
TEN MILE







TEN MILE

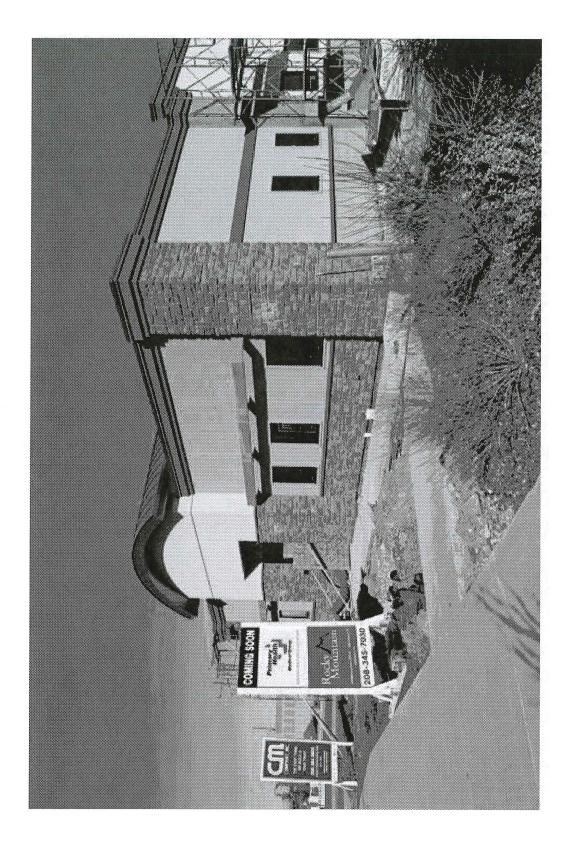


February 2018

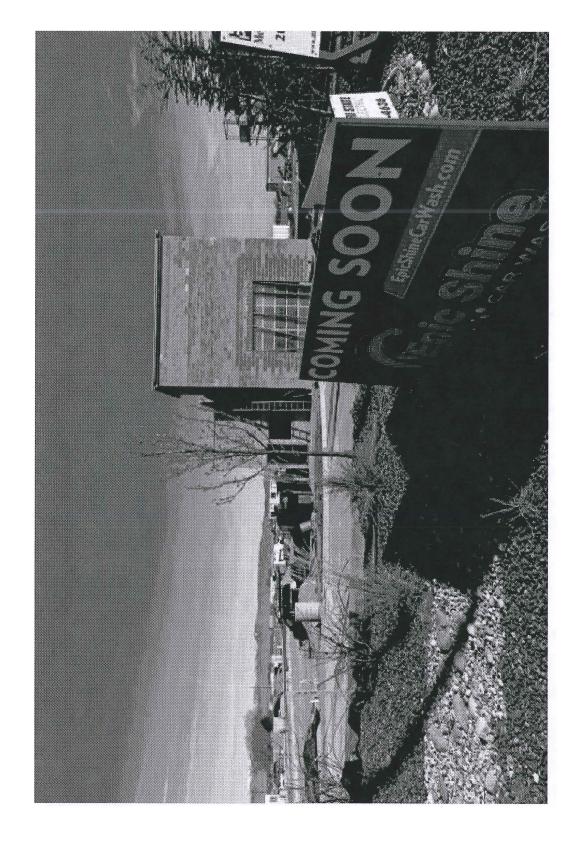


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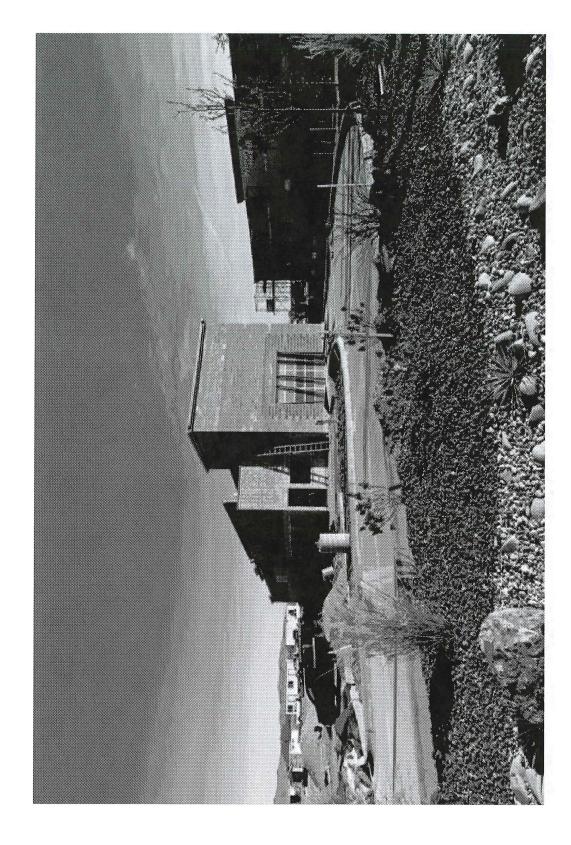
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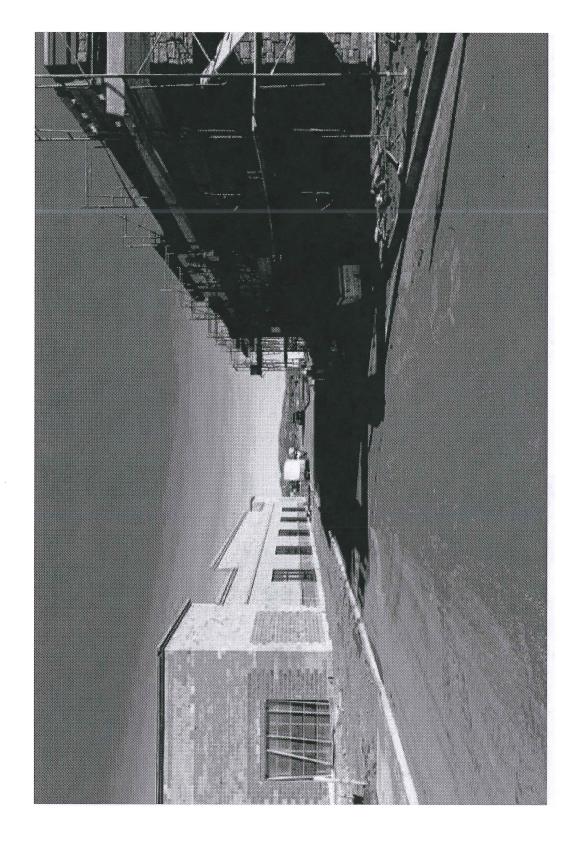
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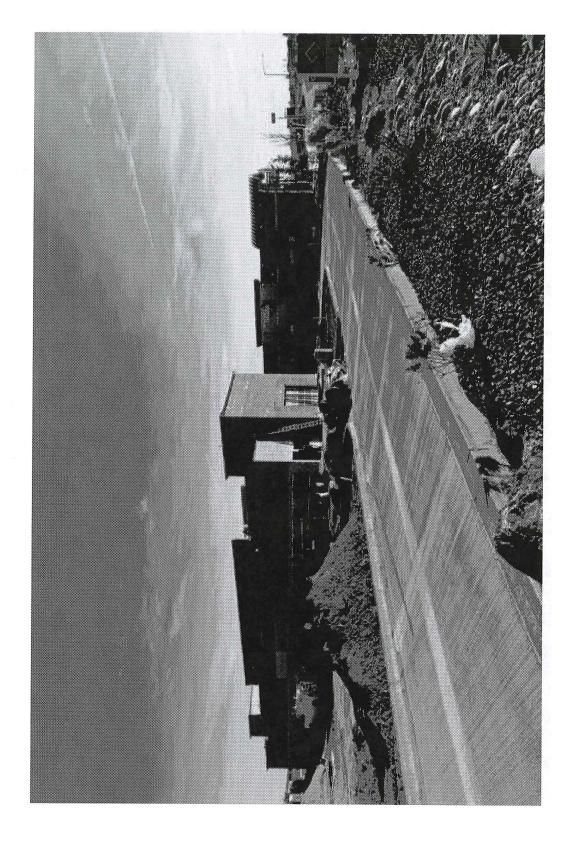
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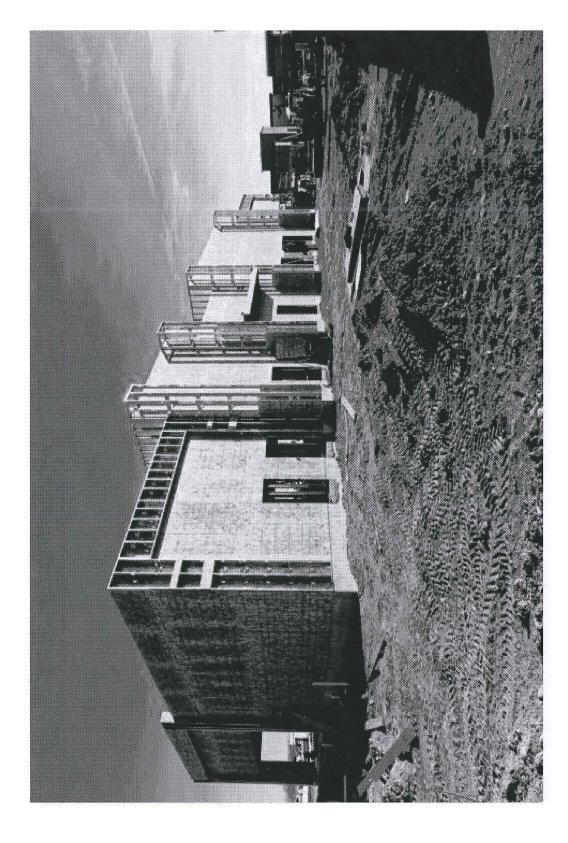
TEN MILE



TEN MILE



TEN MILE



TEN MILE

