

MERIDIAN REVITALIZATION PLAN

URBAN RENEWAL PROJECT

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

CITY OF MERIDIAN, IDAHO

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TABLE OF CONTENTS

	<u>Page</u>
SECTION 100	INTRODUCTION 1
SECTION 101	GENERAL PROCEDURES OF THE AGENCY 3
SECTION 102	PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS 4
SECTION 102.1	CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED .. 4
SECTION 103	HISTORY AD CURRENT CONDITIONS 4
SECTION 104	PURPOSE OF ACTIVITIES 4
SECTION 200	DESCRIPTION OF PROJECT AREA 5
SECTION 300	PROPOSED REDEVELOPMENT ACTIONS 5
SECTION 301	GENERAL 5
SECTION 302	URBAN RENEWAL PLAN OBJECTIVES 6
SECTION 303	PARTICIPATION OPPORTUNITIES AND AGREEMENT 8
SECTION 303.1	PARTICIPATION AGREEMENTS 8
SECTION 304	COOPERATION WITH PUBLIC BODIES 9
SECTION 305	PROPERTY ACQUISITION 10
SECTION 305.1	REAL PROPERTY 10
SECTION 305.2	PERSONAL PROPERTY 11
SECTION 306	PROPERTY MANAGEMENT 12
SECTION 307	RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS, AND OTHERS DISPLACED BY THE PROJECT 12

SECTION 308	DEMOLITION, CLEARANCE, AND BUILDING SITE PREPARATION	13
SECTION 308.1	DEMOLITION AND CLEARANCE	13
SECTION 308.2	PREPARATION OF BUILDING SITES	13
SECTION 309	PROPERTY DISPOSITION AND DEVELOPMENT	13
SECTION 309.1	REAL PROPERTY DISPOSITION AND DEVELOPMENT	13
SECTION 309.1(A)	GENERAL	13
SECTION 309.1(B)	DISPOSITION AND DEVELOPMENT DOCUMENTS	14
SECTION 309.1(C)	DEVELOPMENT BY THE MDC	15
SECTION 309.1(D)	DEVELOPMENT PLANS	17
SECTION 310	PERSONAL PROPERTY DISPOSITION	17
SECTION 311	REHABILITATION AND CONSERVATION	17
SECTION 312	PARTICIPATION WITH PRIVATE OR PUBLIC DEVELOPMENT	17
SECTION 313	CONFORMING OWNERS	18
SECTION 400	USES PERMITTED IN THE PROJECT AREA	18
SECTION 401	REDEVELOPMENT PLAN MAP AND DEVELOPMENT STRATEGY	18
SECTION 402	DESIGNATED LAND USES	18
SECTION 402.1	COMMERCIAL USES	18
SECTION 402.2	RESIDENTIAL USES	18
SECTION 403	OTHER LAND USES	18

SECTION 403.1	PUBLIC RIGHTS-OF-WAY	18
SECTION 403.2	OTHER PUBLIC, SEMI-PUBLIC, INSTITUTIONAL, AND NONPROFIT USES	19
SECTION 403.3	INTERIM USES	19
SECTION 404	GENERAL CONTROLS AND LIMITATIONS	20
SECTION 404.1	CONSTRUCTION	20
SECTION 404.2	REHABILITATION AND RETENTION OF PROPERTIES	20
SECTION 404.3	LIMITATION ON TYPE, SIZE, AND HEIGHT OF BUILDING	20
SECTION 404.4	OPEN SPACES, LANDSCAPING, LIGHT, AIR, AND PRIVACY	20
SECTION 404.5	SIGNS	21
SECTION 404.6	UTILITIES	21
SECTION 404.7	INCOMPATIBLE USES	21
SECTION 404.8	NONDISCRIMINATION AND NONSEGREGATION .	21
SECTION 404.9	SUBDIVISION OF PARCELS	21
SECTION 404.10	MINOR VARIATIONS	21
SECTION 404.11	OFF-STREET LOADING	22
SECTION 404.12	OFF-STREET PARKING	22
SECTION 405	DESIGN FOR DEVELOPMENT	22
SECTION 405.1	DESIGN GUIDELINES FOR DEVELOPMENT	22

SECTION 405.2	DESIGN GUIDELINES FOR DEVELOPMENT UNDER A DISPOSITION AND DEVELOPMENT AGREEMENT OR OWNER PARTICIPATION AGREEMENT	23
SECTION 500	METHODS OF FINANCING THE PROJECT	23
SECTION 501	GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD	23
SECTION 502	REVENUE BOND FUNDS	24
SECTION 503	OTHER LOANS AND GRANTS	24
SECTION 504	REVENUE ALLOCATION FINANCING PROVISIONS	24
SECTION 504.1	ECONOMIC FEASIBILITY STUDY	25
SECTION 504.2	ASSUMPTIONS AND CONDITIONS/ ECONOMIC FEASIBILITY STATEMENT	25
SECTION 504.3	TEN PERCENT LIMITATION	26
SECTION 504.4	FINANCIAL LIMITATION	26
SECTION 504.5	REBATE OF REVENUE ALLOCATION FUNDS	27
SECTION 504.6	PARTICIPATION WITH LOCAL IMPROVEMENT DISTRICTS	27
SECTION 504.7	ISSUANCE OF DEBT AND DEBT LIMITATION	28
SECTION 504.8	IMPACT ON OTHER TAXING DISTRICTS AND LEVY RATE	28
SECTION 504.9	LEASE REVENUE BONDS	28
SECTION 600	ACTIONS BY THE CITY	28
SECTION 700	ENFORCEMENT	30
SECTION 800	DURATION OF THIS PLAN	30

SECTION 900	PROCEDURE FOR AMENDMENT	31
SECTION 1000	SEVERABILITY	31
SECTION 1100	ANNUAL REPORT	31

LIST OF ATTACHMENTS

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

7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors, and the MDC;
10. The preparation and assembly of adequate sites for the development and construction of facilities for commercial, retail, entertainment, lodging, and governmental uses;
11. To the extent allowed by law, lend or invest federal funds to facilitate redevelopment; and
12. The construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, industrial, and other uses contemplated by the Plan, and to provide utilities to the development site.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the MDC is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

SECTION 302 URBAN RENEWAL PLAN OBJECTIVES

Urban renewal action is necessary in the Project Area to combat problems of physical blight and economic underdevelopment.

The Project Area consists of 660 acres with boundaries of the I-84 freeway on the south, Cherry Lane/Fairview on the north, 4th Street on the west, and Five Mile Creek on the east. The area has a history of a slow-growing tax base primarily attributed to inadequate and deteriorating public improvements and facilities, poorly maintained properties, undeveloped and underdeveloped properties, diverse property ownership, and other deteriorating factors.

Hence, the Plan for the Project Area is a proposal for public improvements and facilities to: provide an improved environment for new commercial and residential developments; eliminate unsafe conditions; assist potential owner participation and other developers to create appropriate development sites through parcelization of existing larger parcels and, where necessary, through acquisition, demolition, and disposition activities; and otherwise prevent the extension of blight and deterioration and reverse the deteriorating action of the area.

The streets or irrigation or drainage ditches or laterals to be vacated or relocated will create additional building area for retail, commercial, office, or public use. Any such vacations

or relocations must be requested from the Ada County Highway District (the "ACHD") or other agency having jurisdiction over the particular public right-of-way.

Air rights and subterranean rights may be disposed of for any permitted use within the Project Area boundaries.

Acquisition of any interest in real property may be utilized by the MDC when and if necessary to promote redevelopment in accordance with the objectives of the Plan.

Temporary project improvement shall be provided to facilitate adequate vehicular and pedestrian circulation.

Improve transit opportunities throughout the Urban Renewal Area.

MDC may participate in the cost of removal of extraordinary site conditions. A further objective of the Plan is to provide for the acquisition and clearance of property to be used for other public facilities. Off-street parking facilities will be developed to serve new commercial uses within the Project Area. Over the life of the Plan, land use in the Project Area will be modified to the extent that buildings currently vacant and land underdeveloped will be converted to residential, lodging, commercial, retail, office, public and private parking, and public/semi-public uses.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not in any way abdicating the rights and privileges of the property owners which are vested in the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

It is recognized that the ACHD has exclusive jurisdiction over all public rights-of-way within the Project Area, except for state highways. Nothing in this Plan shall be construed to alter the powers of the ACHD pursuant to Title 40, Idaho Code.

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The following list represents the key elements of that effort.

1. Initiate simultaneous projects designed to revitalize the Project Area. From sidewalk improvements to significant new development, the MDC plans a key role in creating the necessary momentum to get and keep things going.
2. Secure certain public open space in critical areas, primarily in the Blue Zone or any Yellow Zone. This open space will greatly increase property

values adjacent to it and greatly contribute to a new sense of place (“placemaking”).

3. Develop new office buildings and public civic buildings, while providing a link to the City’s historic culture.
4. Pursue development across all land-use sectors simultaneously.

Without direct public intervention, much of the Project Area could conceivably remain unchanged for the next several years. Success will come through numerous public-private partnerships—no single developer will save the day. The Plan creates the necessary flexible framework for the Project Area to capture a share of Meridian’s growing population and economy.

SECTION 303 PARTICIPATION OPPORTUNITIES AND AGREEMENT

SECTION 303.1 PARTICIPATION AGREEMENTS

The MDC shall enter into an owner participation agreement with any existing or future owner of property, in the event the property owner seeks and/or receives assistance from the MDC in the redevelopment of the property. In that event, the MDC may allow for an existing or future owner of property to remove his property and/or structure from future MDC acquisition subject to entering into an owner participation agreement.

Each structure and building in the Project Area to be rehabilitated or new projects to be constructed as a condition of the owner participation agreement between the MDC and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the MDC will so certify, if the rehabilitated or new structure meets the following standards:

- (a) Executed owner participation agreements meet the conditions described below.
- (b) Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation or new development, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- (c) All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Meridian.
- (d) Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan.

- (e) Any new construction shall also conform to all applicable codes and ordinances of the City of Meridian.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties, whether or not a participant enters into a participation agreement with the MDC, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the MDC in accordance with Section 307 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

1. Encouraging established businesses to revitalize deteriorating areas of their parcels and to incorporate elements of the Plan such as street trees and sidewalk treatments to accelerate the enhancement of the street environment in the Plan area.
2. Subject to the limitations of the Law and the Act, providing incentives to existing business owners to encourage continued utilization and expansion of existing permitted uses to prevent properties from falling into disuse, a proliferation of vacant and deteriorated parcels and a reduction in downtown employment.
3. Allowing existing nonconforming uses to continue in accordance with City regulations and to accommodate improvements and expansions allowed by City regulations.
4. Subject to the limitations of the Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses over the planning horizon.

SECTION 304 COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The MDC shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The MDC may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan, provided, however, ACHD has exclusive jurisdiction over ACHD streets. The MDC is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements within the Project Area.

The MDC specifically intends to cooperate to the extent allowable by law with the City of Meridian, the State of Idaho, and the ACHD for the construction and reconstruction of public improvements and facilities, including a public civic center. Specifically, the MDC intends to address traffic issues in the urban renewal area with the ACHD. The MDC seeks to provide input, guidance, and financial assistance, if available, to improve traffic flow, roadway/access improvements, streetscapes, and related traffic issues. The Agency also intends to cooperate with local transit authorities to improve transit and other transportation opportunities in the Urban Renewal Area.

The MDC, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The MDC, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of an owner participant if such public body is willing to enter into a participation agreement with the MDC. All plans for development of property in the Project Area by a public body shall comply with the provisions of this Plan.

SECTION 305 PROPERTY ACQUISITION

SECTION 305.1 REAL PROPERTY

Only as specifically authorized herein, the MDC may acquire, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvement should be acquired to eliminate or mitigate the deteriorated or deteriorating conditions, and as otherwise allowed by law. The acquisition shall be by any means authorized by law (including, but not limited to, the Idaho Urban Renewal Law, the Local Economic Development Law, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970). The MDC is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The MDC shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performed under the agreement.

Generally, the MDC intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan, or for the assembly of properties for the redevelopment of those properties to achieve the objectives of this Plan. Such properties may include properties owned by private parties or public entities. This Plan does not anticipate the MDC's widespread use of its resources for property acquisition, except for the construction of

public improvements and any ability to engage in certain demonstration projects, such as gateway enhancement opportunities and other major objectives outlined in this Plan, including public civic center and gateway areas, primarily in the Yellow Zone and Blue Zone.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the MDC to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

The MDC shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless:

- (a) such building requires structural alteration, improvement, modernization, or rehabilitation;
- (b) the site or lot on which the building is situated requires modification in size, shape, or use;
- (c) it is necessary to impose upon such property any of the controls, limitations, restrictions, and requirements of this Plan and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan; or
- (d) the site or portion thereof is necessary for public improvements.

The purpose of this section is to allow the MDC to use its eminent domain authority to acquire properties necessary for the construction of public improvements or for acquisition of those sites that are deteriorated or deteriorating as described above.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area." Idaho Code § 50-2018(1). The MDC has identified several parcels for acquisition for the construction of public improvements. Those parcels are contained within Attachments 4 and 5. The MDC also intends to acquire property for the purpose of developing public parking structures, public open space, and to enhance the opportunity for other uses. At the present time, the MDC cannot specifically identify which parcels may be necessary for acquisition for the parking structures or for site assembly for private development. The MDC reserves the right to determine which properties, if any, should be acquired. Generally, the MDC will invoke its acquisition authority only for the elimination or mitigation of deteriorated or deteriorating buildings, structures, or properties in order to enhance the gateway areas to the project area.

SECTION 305.2 PERSONAL PROPERTY

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan and where allowed by law, the MDC is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain. For purposes of this Plan, acquisition of certain permanent fixtures or improvements upon real property shall be governed by this section. The MDC retains the right to purchase those fixtures or improvements (including buildings) for the purpose of eliminating certain deteriorated or deteriorating structures to facilitate the redevelopment of the real property upon which the buildings and structures are located. Such acquisition shall be based upon appraised value of the structures and negotiation with the owner of the structures. The MDC shall take into account, before

committing to such acquisition, any environmental or other liability present or potentially present in such structures. In the event, the MDC determines to acquire such property, it shall do so upon the successful negotiation of an owner participation agreement in compliance with the terms of Section 303.1 of this Plan. In addition, such owner shall commit to the redevelopment of the real property and to maintain the real property in a safe and clean manner. The MDC shall acquire such property by way of any acceptable conveyance.

SECTION 306 PROPERTY MANAGEMENT

During such time such property, if any, in the Project Area is owned by the MDC, such property shall be under the management and control of the MDC. Such property may be rented or leased by the MDC pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the MDC may adopt.

SECTION 307 RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS, AND OTHERS DISPLACED BY THE PROJECT

If the MDC receives federal funds for real estate acquisition and relocation, the MDC shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The MDC may also undertake relocation activities for those not entitled to benefit under federal law as the MDC may deem appropriate for which funds are available. The MDC's activities should not result in the displacement of families within the area. In the event the MDC's activities result in displacement, the MDC shall compensate such residents by providing reasonable moving expenses into decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families. For any other activity, the MDC will comply with the provisions of the Idaho Urban Renewal Law regarding relocation.

The MDC reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of state law under the Act or the Law. The MDC may determine to use as a reference the relocation benefits and guidelines promulgated by the federal government, the state government, or local government, including the State Department of Transportation. The intent of this section is to allow the MDC sufficient flexibility to award relocation benefits on some rational basis, or by payment of some lump sum per case basis. The MDC may also consider the analysis of replacement value for the compensation awarded to either owner occupants or businesses displaced by the MDC to achieve the objectives of this Plan. The MDC may adopt relocation guidelines which would define the extent of relocation assistance in non-federally-assisted projects and which relocation assistance to the greatest extent feasible would be uniform.

For displacement of families, the MDC shall comply with, at a minimum, the standards set forth in the Law. The MDC shall also comply with all applicable state laws concerning relocation benefits.

SECTION 308 DEMOLITION, CLEARANCE, AND BUILDING SITE PREPARATION

SECTION 308.1 DEMOLITION AND CLEARANCE

The MDC is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

SECTION 308.2 PREPARATION OF BUILDING SITES

The MDC is authorized (but not required) to prepare or cause to be prepared as building sites any real property in the Project Area owned by the MDC. In connection therewith, the MDC may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, traffic signals, drainage facilities, and other public improvements necessary to carry out this Plan. The MDC is also authorized (but not required) to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for industrial, commercial, private, public, and other uses provided in this Plan.

SECTION 309 PROPERTY DISPOSITION AND DEVELOPMENT

SECTION 309.1 REAL PROPERTY DISPOSITION AND DEVELOPMENT

SECTION 309.1(A) GENERAL

For the purposes of this Plan, the MDC is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code Section 50-2011 and as otherwise allowed by law. To the extent permitted by law, the MDC is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

All purchasers or lessees of property acquired from the MDC shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the MDC fixes as reasonable, and to comply with other conditions which the MDC deems necessary to carry out the purposes of this Plan.

Real property acquired by the MDC may be conveyed by the MDC and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the MDC in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

SECTION 309.1(B) DISPOSITION AND DEVELOPMENT
DOCUMENTS

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the MDC, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The MDC shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the MDC may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the MDC, such documents, or portions thereof, shall be recorded in the office of the Recorder of Ada County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, handicap, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law. The Developers (including owner/participants) will be required by the contractual agreement to observe the Land Use and Building Requirements provision of this Plan and to submit a Redevelopment Schedule satisfactory to the MDC. Schedule revisions will be made only at the option of the Meridian Urban Renewal MDC.

As required by law or as determined in the MDC's discretion to be in the best interest of the MDC and the public, the following requirements and obligations may be included in the agreement:

The developers and their successors and assigns agree:

- (a) A plan and time schedule for the proposed development shall be submitted to the MDC.
- (b) The purchase or lease of the land, subterranean rights, and/or air rights is for the purpose of redevelopment and not for speculation.
- (c) The building of improvements will be commenced and completed as jointly scheduled and determined by the MDC and the developer(s).

- (d) There will be no discrimination against any person or group of persons because of handicap, age, race, sex, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon or therein conveyed, nor will the developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises or any improvements therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Urban Renewal Project Area by the MDC.
- (e) The site and construction plans will be submitted to the MDC for review as to conformity with the provisions and purposes of this Plan.
- (f) At the discretion of the MDC a bond or other surety will be provided acceptable to the MDC to ensure performance under the contract of the sale.
- (g) Rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- (h) All such buildings or portions of the buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Meridian.
- (i) All new construction shall have a minimum estimated life of no less than twenty (20) years.
- (j) All disposition and development documents and owner participation agreements shall be governed by the provisions of Section 405.2 of this Plan.
- (k) All such buildings or portions of the buildings which are to retain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Meridian. All disposition and development documents shall be governed by the provisions of Section 420 of this Plan.

SECTION 309.1(C) DEVELOPMENT BY THE MDC

To the extent now or hereafter permitted by law, the MDC is authorized to pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement

within the Project Area for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Specifically, the MDC may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Attachment 5, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor.

The MDC may also prepare properties for development by renovation or other means as allowed by law. The MDC may also as allowed by law assist in the development of private projects.

In addition to the public improvements authorized under Idaho Code Section 50-2007, the MDC is authorized to install and construct, or to cause to be installed and constructed, within the Project Area or outside the Project Area for improvements or facilities that are needed to support new development in the Project Area, for itself or for any public body or entity, public improvements and public facilities, including, but not limited to, the following: (1) utilities; (2) pedestrian paths; (3) traffic signals; (4) landscaped areas; (5) street improvements, including new access roads and streets; (6) sanitary sewers; (7) flood control facilities and storm drains; (8) water mains, pumps, and reservoirs; (9) parks and recreation facilities; (10) improved railroad property use; and (11) civic centers, city hall, or the like.

Any public facility ultimately owned by the MDC shall be operated and managed in such a manner to preserve the public purpose nature of the facility. Any lease agreement with a private entity or management contract agreement shall include all necessary provisions sufficient to protect the public interest and public purpose.

The MDC seeks to coordinate special streets, parks, and urban open spaces within the Project Area. A network of well-developed pedestrian environments, landscaped front yards, and proposed new urban open spaces contribute to the public realm. A series of intersections where one enters or leaves the Project area serve as potential nodes for enhanced design treatment. When completed, the framework of civic places and corridors will extend the amenities of the core to the Project Area. Open spaces may include a water feature that would enrich the space in each season, perhaps providing skating in winter, sound, and movement in warmer weather, and light at night. The open space would have a family of furnishings that is compatible with downtown street furnishings. Ample seating would be provided along the promenade. Enhanced lighting would be provided for safety. This open space would be programmed, designed, and promoted to accommodate active day, night, and seasonal uses. Because of the predominantly commercial, governmental, and retail uses, as contrasted to residential, no specific park or park like improvements are anticipated.

The MDC may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the MDC under such contract, lease, or agreement shall constitute an indebtedness of the MDC as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the MDC under subdivision (2)(b) of Section 50-2908 of the Act and Section 504 to this Plan or out of any other available funds.

SECTION 309.1(D) DEVELOPMENT PLANS

All development plans, whether public or private, prepared pursuant to disposition and development or owner participation agreements shall be submitted to the MDC for approval and architectural review through the City Building Department. All development in the Project Area must conform to those standards specified in Section 404, *infra*.

SECTION 310 PERSONAL PROPERTY DISPOSITION

For the purposes of this Plan, the MDC is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the MDC.

SECTION 311 REHABILITATION AND CONSERVATION

The MDC is authorized to rehabilitate, renovate, and conserve or to cause to be rehabilitated, renovated, and conserved any building or structure in the Project Area owned by the MDC for preparation of redevelopment and disposition. The MDC is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the MDC. The Agency is authorized to acquire, restore, rehabilitate, move, and conserve buildings of historic or architectural significance.

As necessary in carrying out this Plan, the MDC is authorized to move or to cause to be moved any substandard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

SECTION 312 PARTICIPATION WITH PRIVATE OR PUBLIC DEVELOPMENT

Under the Idaho Urban Renewal Law the MDC has the authority to lend or invest funds obtained from the federal government for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the MDC are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program and other applicable federal programs.

Under those regulations the MDC may participate with the private sector in the development and financing of those private projects which will attain certain federal objectives.

The MDC may, therefore, use the federal funds for the provision of assistance to private for profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, or any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the MDC may also use funds from any other sources for any purpose set forth under the Law.

The MDC may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the MDC under such contract, lease, or agreement shall constitute an indebtedness of the MDC as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the MDC under subdivision (2)(b) of Section 50-2908 of the Act and Section 504 of this Plan or out of any other available funds.

SECTION 313 CONFORMING OWNERS

The MDC may, at the MDC's sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the MDC, provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

SECTION 400 USES PERMITTED IN THE PROJECT AREA

SECTION 401 REDEVELOPMENT PLAN MAP AND DEVELOPMENT STRATEGY

The Description of the Project Area and Revenue Allocation Area Boundary and Project Area-Revenue Allocation Area Boundary Map, attached hereto as Attachments 1 and 2 and incorporated by reference, describe the location of the Project Area boundaries. The proposed land uses to be permitted in the Project Area for all land, public and private, are depicted in Attachment 4.

SECTION 402 DESIGNATED LAND USES

SECTION 402.1 COMMERCIAL USES

The areas designated in Attachment 4 for commercial uses shall be for commercial uses as set forth and described in the Meridian City Zoning Ordinance.

SECTION 402.2 RESIDENTIAL USES

The areas designated in Attachment 4 for residential uses shall be for the residential uses as set forth and described in the Meridian City Zoning Ordinance.

SECTION 403 OTHER LAND USES

SECTION 403.1 PUBLIC RIGHTS-OF-WAY

The major public streets within the Project Area include Meridian Road, Main Street (formerly 1st Street), Pine, Idaho, Broadway, and Franklin.

Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development specifically for the Yellow Zone. Existing streets, alleys, and easements may be abandoned, closed, expanded or modified as necessary for proper development of the Project in conjunction with any applicable policies and standards of the City, ACHD, or Idaho Department of Transportation as may be applicable regarding changes to dedicated rights-of-way.

Any changes in the existing interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the City, ACHD, or Idaho Department of Transportation, as may be applicable, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

- (a) a balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain, such balancing taking into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the MDC for the Project and any participation agreements executed thereunder;
- (b) the requirements imposed by such factors as topography, traffic safety, and aesthetics; and
- (c) the potential need to serve not only the Project Area and new or existing developments but also to serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically in public rights-of-way.

SECTION 403.2 OTHER PUBLIC, SEMI-PUBLIC, INSTITUTIONAL, AND NONPROFIT USES

The MDC is also authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The MDC may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

SECTION 403.3 INTERIM USES

Pending the ultimate development of land by developers and participants, the MDC is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable Meridian City Code.

SECTION 404 GENERAL CONTROLS AND LIMITATIONS

All real property in the Project Area under the provisions of either a disposition and development agreement or owner participation agreement is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

SECTION 404.1 CONSTRUCTION

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the MDC to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

SECTION 404.2 REHABILITATION AND RETENTION OF PROPERTIES

Any existing structure within the Project Area subject to either a disposition and development agreement or owner participation agreement approved by the MDC for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

SECTION 404.3 LIMITATION ON TYPE, SIZE, AND HEIGHT OF BUILDING

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by applicable federal, state, and local statutes, ordinances, and regulations.

SECTION 404.4 OPEN SPACES, LANDSCAPING, LIGHT, AIR, AND PRIVACY

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air, and privacy.

SECTION 404.5 SIGNS

All signs shall conform to City sign ordinances as they now exist or are hereafter amended.

SECTION 404.6 UTILITIES

The MDC shall require that all utilities be placed underground whenever physically and economically feasible.

SECTION 404.7 INCOMPATIBLE USES

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors which would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

SECTION 404.8 NONDISCRIMINATION AND NONSEGREGATION

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, handicap, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

SECTION 404.9 SUBDIVISION OF PARCELS

Any parcel in the Project Area shall be subdivided only in compliance with the City Subdivision Ordinance.

SECTION 404.10 MINOR VARIATIONS

Under exceptional circumstances, the MDC is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the MDC must determine that:

- (a) the application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- (b) there are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- (c) permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- (d) permitting a variation will not be contrary to the objectives of this Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan, without amendment of this Plan. In permitting any such variation, the MDC shall impose such conditions as are necessary to protect this public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the MDC hereunder shall not supersede any other approval required under City codes and ordinances.

SECTION 404.11 OFF-STREET LOADING

Any development and improvements shall provide for off-street loading as required by the City ordinances as they now exist or are hereafter amended.

SECTION 404.12 OFF-STREET PARKING

All new construction in the area shall provide off-street parking as required by the City ordinances as they now exist or are hereafter amended.

SECTION 405 DESIGN FOR DEVELOPMENT

SECTION 405.1 DESIGN GUIDELINES FOR DEVELOPMENT

Within the limits, restrictions, and controls established in this Plan and to the extent allowed by law, the MDC is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. Any development must also comply with the City of Meridian Zoning Ordinance regarding heights, setbacks, and other like standards. As of the date of the adoption of this Plan, design standards for part or all of the Urban Renewal Area were pending before the City. Such standards, if adopted, would be required of all development, public or private, within the Urban Renewal Area.

In the case of property which is the subject of a disposition and development or owner participation agreement with the MDC, no new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan. Under those agreements the architectural, landscape, and site plans shall be submitted to the MDC and approved in writing by the MDC. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design and other amenities to enhance the aesthetic quality of the Project Area. The MDC shall not approve any plans that do not comply with this Plan.

In the event the MDC adopts design standards or controls, those provisions will thereafter apply to each site or portion thereof in the Project Area. Those controls and standards will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standards and provisions of any applicable City building or zoning ordinances; provided, however, each and

every development shall comply with all applicable City zoning and building ordinances. Absent the MDC developing and promulgating specific design standards or controls, the MDC shall review all projects by applying and/or deferring to the usual approval process imposed by the City.

**SECTION 405.2 DESIGN GUIDELINES FOR DEVELOPMENT
UNDER A DISPOSITION AND DEVELOPMENT
AGREEMENT OR OWNER PARTICIPATION
AGREEMENT**

Under an owner participation agreement or a disposition and development agreement the design guidelines and land use elements as imposed shall be achieved to the greatest extent feasible, though the MDC retains the authority to grant minor variations under Section 404.10 of this Plan and subject to a negotiated agreement between the MDC and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the MDC and approved in writing by the MDC. In such agreements, the MDC may impose additional design controls. One of the objectives of this Plan is to create an attractive pedestrian environment in the Project Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Project Area. These additional design standards or controls will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standard and provision of any applicable City building or zoning ordinance; provided, however, each and every development shall comply with all applicable City zoning and building ordinances, including any adopted City design standards.

SECTION 500 METHODS OF FINANCING THE PROJECT

**SECTION 501 GENERAL DESCRIPTION OF THE PROPOSED
FINANCING METHOD**

The MDC is authorized to finance this Project with financial assistance from the City, State of Idaho, federal government, interest income, MDC bonds, donations, loans from private financial institutions, the lease or sale of MDC-owned property, or any other available source, public or private, including assistance from any taxing district or any public entity.

The MDC is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the MDC. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the MDC in carrying out this Project.

SECTION 502 REVENUE BOND FUNDS

As allowed by law and subject to such restrictions as are imposed by law, the MDC is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the MDC, nor any persons executing the bonds shall be liable on the bonds by reason of their issuance.

SECTION 503 OTHER LOANS AND GRANTS

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Idaho, or any other public or private source will be utilized if available. Neither the members of the MDC nor any persons executing such loans or grants shall be liable on the loans or grants by reason of their issuance.

SECTION 504 REVENUE ALLOCATION FINANCING PROVISIONS

The MDC hereby adopts revenue allocation financing provisions as authorized by the Act, chapter 29, title 50, Idaho Code, effective retroactively to January 1, 2002. These revenue allocation provisions shall apply to all taxing districts in which the Revenue Allocation Area is located and described on Attachments 1 and 2 to this Plan. The MDC shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The MDC specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Urban Renewal Project.

The MDC, acting by one or more resolutions adopted by its board of directors, is hereby authorized to apply all or any portion of the revenues allocated to the MDC pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the MDC to finance or to refinance the project costs (as defined in Idaho Code Section 50-2903(12)) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the MDC into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The MDC shall use such funds solely in accordance with Idaho Code Section 50-2909 and solely for the purpose of providing funds to pay the project costs, including any incidental costs, of such urban renewal projects as the MDC may determine by resolution or resolutions of its Board of Directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachment 5 to this Plan. This statement necessarily incorporates estimates and projections based on the MDC's present knowledge and expectations. The MDC is hereby authorized to modify the presently anticipated urban renewal projects and use of revenue allocation financing of the related project costs if the

board of directors of the MDC deems such modification necessary or convenient to effectuate the general objectives of the Plan.

The MDC has also provided for expenditure of revenue allocation proceeds on an annual basis without the issuance of bonds. The MDC has also provided for obtaining advances or loans from the City or private entities in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the MDC until the improvements identified in Attachment 5 are completely constructed or until any obligation to the City or other public entity or private entity are fulfilled. Attachment 5 incorporates estimates and projections based on the MDC's present knowledge and expectations concerning the length of time to complete the improvements. The activity may take longer depending on the significance and timeliness of development. Alternatively the activity may be completed earlier if revenue allocation proceeds are greater or the MDC obtains additional funds.

The revenue allocation proceeds are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the MDC to finance or refinance the Project in whole or in part, as well as payment for costs incurred for activities of the Project.

The MDC is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

SECTION 504.1 ECONOMIC FEASIBILITY STUDY

Attachment 5 consists of the Economic Feasibility Study ("Study") for the Urban Renewal Area prepared by W. David Eberle Consulting, Inc. The Study constitutes the financial analysis required by the Act.

SECTION 504.2 ASSUMPTIONS AND CONDITIONS/ECONOMIC FEASIBILITY STATEMENT

The information contained in Attachment 5 assumes certain completed and projected actions. Under the provisions of the Act, the revenue allocation shall continue until the bond debt is satisfied. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of bonded indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Should all of the development take place as projected, bonded indebtedness could be extinguished earlier, dependent upon the bond sale documents or other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and bonds may continue for their full term.

The Plan and attachments incorporate estimates and projections based on the MDC's present knowledge and expectations. The MDC may modify the project if the Board of Commissioners deems such modifications necessary to effectuate the Plan. The Plan proposes

certain public improvements, including utility improvements, streetscapes, street improvements, property acquisition, and relocation costs, which will facilitate development in the Revenue Allocation Area.

SECTION 504.3 TEN PERCENT LIMITATION

Under the Act the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed valuation for the entire City. The base assessment roll, not including utilities and less any homeowner's exemption, for the revenue allocation area is \$146,334,050.00. The total assessed value for the City of Meridian as of January 1, 2002, less homeowner's exemptions, is \$2,065,940,795. The combined base assessment roll for the Revenue Allocation Area does not exceed ten percent (10%) of the assessed value for the City of Meridian.

SECTION 504.4 FINANCIAL LIMITATION

The Study identifies several capital improvement projects. Use of any particular financing source for any particular purpose is not assured or identified. Use of the funding source shall be conditioned on any limiting authority. For example, the MDC may consider participation with owners or developers for facade improvements, partial contribution by the MDC, or encouraging certain demonstration projects such as affordable housing projects. Use of revenue allocation funds for that purpose will be limited by the authority of the Act. If revenue allocation funds are unavailable, then the MDC will need to use a different funding source for that improvement, including grant funds. The Study has examined the potential of grant funding.

The amount of funds available to the MDC from revenue allocation financing is directly related to the assessed value of new improvements within the revenue allocation area. Under the Act, the MDC is allowed the revenue allocation generated from inflationary increases and New Development Value. The Study has assumed a four and three-tenths percent (4.3%) inflationary increase through year 2026.

The Study, with the various estimates and projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the project. Multiple financing sources including proposed revenue allocation notes and bonds, annual revenue allocations, developer contributions, and other funds are shown. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when relate costs or monetary obligations are to be incurred. *See* Idaho Code § 50-2905. Based on these funding sources, the conclusion is that the project is feasible.

The information contained in the Study assumes certain projected actions. First, the MDC has projected several bond terms and note issues. The bond term will be finally determined by the marketability of the notes. Under the provisions of the Act, the revenue allocation may continue until the end of the Plan term. Second, the total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and

timing of private development. Should all of the development take place as projected, indebtedness would be extinguished earlier, dependent upon the bond sale documents and legal obligations therein. Should private development take longer to materialize or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and bonds may continue for their full term.

The proposed timing for the public improvements may very well have to be modified depending upon the availability of some of the funds and the MDC's ability to sell an initial issue of notes or bonds.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

SECTION 504.5 REBATE OF REVENUE ALLOCATION FUNDS

In any year during which the MDC receives revenue allocation proceeds, the MDC, as allowed by law, is authorized (but not required) to return or rebate to the other taxing entities identified in Attachment 5 of this Plan any revenue allocation funds not previously pledged or committed for the purposes identified in the Plan. Under the Act, the MDC must first apply all such revenues for the payment of the projected costs of the urban renewal project identified and repayment of principal and interest on any moneys borrowed, indebtedness incurred, or bonds issued by the MDC and maintain any required reserve for payments of such obligation or indebtedness. Only to the extent revenues of the MDC exceed these obligations shall the MDC consider any rebate or return of revenue allocation funds to the other taxing entities. The MDC shall rebate such funds in a manner that corresponds to each taxing entity's relative share of the revenue allocation proceeds or on the basis of extraordinary service requirements generated by the Project. All other taxing entities shall first receive any such rebate before such rebate shall be disbursed to the City.

Attachment 5 describes the MDC's financing plan for the Project. The Project will be financed, in part, through tax increment financing, using revenue allocation funds as allowed by the Act. The MDC anticipates that on an annual basis, tax increment, and other funds may be sufficient to satisfy the obligations incurred by the MDC, even though the entire amount of revenue allocation funds must be pledged for the term of any bonds or other debts incurred by the MDC. Therefore, on an annual basis, the MDC will consider the rebate of funds, which funds, may not be revenue allocation funds, but other funds available to the MDC.

SECTION 504.6 PARTICIPATION WITH LOCAL IMPROVEMENT DISTRICTS

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the MDC reserves the authority to participate in the funding of local improvement district facilities. This participation

may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project.

SECTION 504.7 ISSUANCE OF DEBT AND DEBT LIMITATION

Any debt incurred by the MDC as allowed by the Law and Act shall be secured by revenues identified in the debt resolution or revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan.

SECTION 504.8 IMPACT ON OTHER TAXING DISTRICTS AND LEVY RATE

A specific delineation of tax dollars generated by revenue allocation upon each taxing district has not been prepared. The overall impact of the revenue allocation project is shown in the Study. Since the passage of House Bill 156 in 1995, taxing entities are constrained in establishing levy rates by a function of the amount each budget of each taxing district can increase on an annual basis. The amounts set forth in the Study would constitute the amounts distributed to other taxing entities from the Revenue Allocation Area if there were no urban renewal project. Each individual district's share of that amount would be determined by its particular levy rate as compared to the other districts in any given year. Therefore, the impact of revenue allocation is more of a product of the imposition of House Bill 156. In addition, without the revenue allocation district and its ability to pay for public improvements and public facilities, fewer substantial improvements within the revenue allocation area would be expected in the next five to ten years, hence there would be lower increases in assessed valuation to be used by the other taxing entities.

Additionally, the Study has taken the existing 2001 net levy rate of .010261953 (i.e., deducting the .004 school credit) and imposed a .001 annual reduction levy throughout the term of the Plan. One result of House Bill 156 is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. If the overall levy rate is less than as assured, the MDC shall receive fewer funds from revenue allocation.

SECTION 504.9 LEASE REVENUE BONDS

One other potential use of financing is lease revenue bonds from the user of a public facility. For example, a lease base revenue bond may be a way to finance a civic center or City Hall without the use or obligation of revenue allocation proceeds.

SECTION 600 ACTIONS BY THE CITY

The City shall aid and cooperate with the MDC in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- (a) institution and completion of proceedings necessary for changes and improvements in private and publicly-owned property, rights-of-way, or public utilities within or affecting the Project Area;
- (b) revision of zoning, if necessary, within the Project Area to permit the land uses and development authorized by this Plan;
- (c) imposition, wherever necessary, by conditional use permits or other means of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use;
- (d) provision for administrative enforcement of this Plan by the City after development, wherein the City and the MDC may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan;
- (e) building code enforcement;
- (f) performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays;
- (g) institutional and completion of proceedings necessary for the establishment of a LID under chapter 17, title 50, Idaho Code;
- (h) the undertaking and completing of any other proceedings necessary to carry out the Project;
- (i) administration of Community Development Block Grant and other state and federal grant funds that may be made available for the Project;
- (j) appropriate agreements with the MDC for administration, supporting services, funding sources, and the like;
- (k) the waiver of any hookup or installation fee for sewer, water, or other utility services for any facility owned by any public agency, including the MDC; and
- (l) the imposition, whenever necessary (by conditional use permits or other means as appropriate) of controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

SECTION 700 ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the MDC and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the MDC or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

SECTION 800 DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan shall be effective for twenty-four (24) years from the date of adoption of the original Plan by the City Council in 2002, which period shall expire on December 31, 2026, except for any revenue allocation proceeds received in calendar year 2027.

This plan shall terminate no later than December 31, 2026, except for revenues which may be received in 2027. Either on January 1, 2026, or if the MDC determines an earlier terminate date:

- (a) When the revenue allocation area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the MDC funded through revenue allocation proceeds shall be satisfied and the MDC has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Section 50-2908, Idaho Code, shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the revenue allocation area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the revenue allocation area; and the powers granted to the urban renewal agency under Section 50-2909, Idaho Code, shall thereupon terminate.
- (b) In determining the termination date, the Plan shall recognize that the MDC shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.
- (c) For the fiscal year that immediately predates the terminate date, the MDC shall adopt and publish a budget specifically for the projected revenues and expenses of

the Plan and make a determination as to whether the revenue allocation area can be terminated before January 1 of the termination year pursuant to the terms of Section 50-2909(4), Idaho Code. In the event that the MDC determines that current tax year revenues are sufficient to cover all-estimated expenses for the current year and all future years, by September 1, the MDC shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the revenue allocation area by December 31 of the current year, and declaring a surplus to be distributed as described in Section 50-2909, Idaho Code, should a surplus be determined to exist. The MDC shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Section 63-215, Idaho Code.

Upon termination of the revenue allocation authority of the urban renewal plan to the extent the MDC owns or possesses any assets, the MDC shall dispose of any remaining assets by granting or conveying or dedicating such assets to the City of Meridian.

SECTION 900 PROCEDURE FOR AMENDMENT

The Plan may be further modified at any time by the MDC, provided that, if modified after disposition of real property in the Project Area or after execution of an owner participation agreement, the modifications must be consented to by the developer or developers or their successor or successors of such real property whose interest is substantially affected by the proposed modification. Where the proposed modification will substantially change the Plan, the modifications must be approved by the Meridian City Council in the same manner as the original Plan. Substantial changes for Meridian City Council approval purposes shall be regarded as revisions in project boundaries, land uses permitted, land acquisition, and other changes which will violate the objectives of this Plan.

SECTION 1000 SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the MDC shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

SECTION 1100 ANNUAL REPORT

Under the Law, the MDC is required to file with the City, on or before March 31 of each year, a report of the MDC's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year.

Attachment 1

Description of the Project Area and Revenue Allocation Area Boundaries

Approximately 660 acres with boundaries of the I-84 freeway on the south, Cherry Lane/Fairview Avenue on the north, W. 4th Street on the west and Five Mile Creek on the east.

[Note: Legal Description of Project Area will be forthcoming. See Attachment 2 for a map of the Project Area.]

November 22, 2002

**PROJECT AREA AND REVENUE ALLOCATION BOUNDARY OF THE
MERIDIAN URBAN RENEWAL PROJECT
MERIDIAN, IDAHO**

A tract of land consisting of approximately 665 acres being portions of Sections 7 and 18 of Township 3 North, Range 1 East and portions of Sections 12 and 13 of Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho. Said tract being more particularly described as follows:

Commencing at the Section Corner common to Sections 12 and 13 of Township 3 North, Range 1 West and Sections 7 and 18 of Township 3 North, Range 1 East of the Boise Meridian, thence along the section line common to said Sections 12 and 13, being the centerline of Franklin Road North 89°32'43" West 1328.12 feet to the East 1/16th Corner on said section line, said corner being the **POINT OF BEGINNING**; thence leaving said section line

North 00°41'03" East 1622.42 feet along the west boundary and its northerly extension of Taylor Subdivision, Book 11 at Page 637, Ada County records to the north right-of-way line of the Union Pacific Railroad; thence

South 88°43'21" East 55.72 feet along said north right-of-way; thence leaving said right-of-way

North 00°45'49" East 74.97 feet along the southerly extension of the centerline of West 4th Street; thence

North 88°43'54" West 67.77 feet; thence continuing on a line tracing the westerly property lines of the parcels which are adjacent to the west right-of-way line of said West 4th Street the following courses:

North 00°35'17" East 267.95 feet to the south right-of-way line of West Broadway Avenue; thence

North 21°17'16" West 64.73 feet to the north right-of-way line of West Broadway Avenue; thence

North 00°31'10" East 137.88 feet; thence

North 89°28'10" West 13.50 feet; thence

North 00°43'43" East 137.64 feet to the south right-of-way line of West Idaho Avenue; thence

North 05°56'27" West 60.39 feet to the north right-of-way line of West Idaho Avenue; thence

North 00°42'58" East 120.01 feet; thence

North 89°12'15" West 4.50 feet; thence

North 00°41'42" East 144.26 feet to the south right-of-way line of West Pine Avenue; thence

North 09°12'40" West 60.91 feet to the north right-of-way line of West Pine Avenue; thence

North 01°11'23" East 301.00 feet; thence

North 89°09'24" West 25.41 feet; thence

North 00°14'20" East 228.60 feet; thence

North 89°29'47" East 16.70 feet; thence

North 01°15'34" East 89.92 feet to the south right-of-way line of West Carlton Avenue; thence

North 11°03'17" West 42.90 feet to the north right-of-way line of West Carlton Avenue; thence

North 00°26'51" East 64.39 feet; thence

North 88°12'50" West 1.00 feet; thence

November 22, 2002

Page 2 of 5

North 31°07'55" West 65.88 feet; thence
South 89°33'11" East 35.50 feet; thence
North 00°26'51" East 135.47 feet to the south right-of-way line of West Washington Street; thence
North 00°14'19" East 60.00 feet to the north right-of-way line of West Washington Street; thence
North 00°35'49" East 72.00 feet to the northwest corner of Lot 4 of the City of Meridian Park View
Addition, Book 12 of Plats at Page 663, Ada County records; thence along the north line of
said Lot 4 and its easterly extension
South 89°25'55" East 149.85 feet to the centerline of said West 4th Street; thence
North 00°25'30" East 1571.65 feet to the north line of said Section 12, said north line being the
centerline of Cherry Lane; thence along said north line
South 89°26'30" East 1263.31 feet to Northeast corner of said Section 12 at the intersection of said
Cherry lane with Fairview Avenue (US Highway 30) and Meridian Road; thence
North 88°34'34" East 1773.74 feet along the north line of said Section 7 said north line being
within the right-of-way of said Fairview Avenue (US Highway 30); thence leaving said
north line of Section 7
South 00°30'10" West 959.19 feet along the east boundary of a parcel of land designated by Ada
County Tax Parcel #S1107212705 to the north right-of-way line of East Badley Avenue;
thence along said north right-of-way line
North 89°46'56" West 101.40 feet; thence leaving said north right-of-way line of East Badley
Avenue
South 00°33'20" West 761.53 feet along the centerline of East 4th Street (unopened right-of-way) to
the intersection with the centerline of East Washington Avenue; thence
North 89°36'10" East 580.24 feet along said centerline of East Washington Avenue to the west
boundary of Sterling Creek Subdivision, Book 77 of Plats at Pages 8100-8101, Ada County
records; thence tracing said Sterling Creek Subdivision boundary the four (4) courses
South 00°35'53" West 276.09 feet; thence
South 89°20'48" East 150.00 feet; thence
North 00°35'53" East 272.64 feet returning to said centerline of East Washington Avenue; thence
along said centerline
North 89°34'56" East 226.36 feet to the west boundary of Danbury Fair Subdivision No. 5, Book
70 of Plats at Pages 7224-7225, Ada County records; thence along said west boundary of
Danbury Fair Subdivision No. 5 the following four courses:
South 33°13'49" West 183.42 feet; thence
South 04°06'26" West 354.61 feet; thence
South 37°55'28" East 145.72 feet; thence
South 38°43'05" East 457.95 feet along the southwest boundary line of said Danbury Fair
Subdivision No.5 and its southeasterly extension to the south right-of-way line of East Pine
Avenue; thence along said south right-of-way line
South 89°34'38" West 152.89 feet to the northwest corner of Oliason Park Subdivision, Book 80 of
Plats at Pages 8659 and 8660, Ada County records; thence along the east boundary line of
said Oliason Park Subdivision
South 00°34'41" West 373.46 feet to the centerline of East Idaho Avenue; thence along said
centerline of East Idaho Avenue

November 22, 2002

Page 3 of 5

North 89°25'46" West 333.50 feet to the north-south centerline of said Section 7; thence leaving said centerline of East Idaho Avenue
South 00°35'48" West 329.50 feet along said north-south centerline of Section 7 to the north line of a parcel of land designated by Ada County Tax Parcel #O1107325600 (being a railroad right-of-way parcel); thence tracing said parcel clockwise
South 88°46'23" East 235.20 feet; thence
South 00°35'18" West 410.00 feet; thence
North 88°32'20" West 235.20 feet; thence leaving the south line of said railroad parcel
South 00°41'03" West 407.79 feet crossing the Union Pacific Railroad right-of-way and Bown's Railroad Addition, Book 4 at Page 165, Ada County records to the south right-of-way line of East Bower Street; thence along said south right-of-way line of East Bower Street
North 89°32'46" West 9.27 feet; thence continuing along said south right-of-way line
Along a curve to the right 77.72 feet, said curve having a radius of 55.00 feet, a delta angle of 80°57'36" and a chord bearing and distance North 89°32'46" West 71.41 feet; thence continuing along said south right-of-way line
North 89°32'46" West 597.38 feet; thence leaving said right-of-way
South 00°18'57" West 85.25 feet along the line common to Bown's Second Addition, Book 5 at Page 216 and Meridian Business Park, Book 70 at Pages 7158-7159, Ada County records; thence continuing along said common line
South 00°31'11" West 1031.39 feet to the section line common to said Sections 7 and 18, said section line also being the centerline of Franklin Road; thence
South 89°19'06" West 630.69 feet along said section line; thence leaving said section line
South 00°31'16" West 282.35 feet along the west boundary of Honor Park Subdivision No. 3, Book 78 of Plats at Pages 8191-8192, Ada County Records; thence continuing along the boundary of said Honor Park Subdivision No. 3
North 89°30'36" East 622.00 feet; thence
South 00°43'59" West 1048.33 feet to the north boundary line of Honor Park Subdivision No. 2, Book 68 at Pages 6959-6960, Ada County records; thence along said north boundary line of Honor Park No. 2 and the north boundary of Lots 4 and 2, Block 2 of Honor Park Subdivision No. 1, Book 65 of Plats at pages 6652-6653, Ada County records
South 89°31'26" West 858.88 feet to the northwest corner of said Lot 2; thence along the west line of said Lot 2
South 00°41'30" West 164.14 feet to the north right-of-way line of East Waterhouse Lane; thence along said north right-of-way line
South 89°32'37" West 105.09 feet; thence leaving said north right-of-way line
South 00°27'16" East 243.03 feet crossing said East Waterhouse Lane and following the line common to Lot 1 and Lot 2, Block 1 of said Honor Park No. 1 to the north line of Central Valley Corporate Park No. 1, Book 57 at Pages 5332-5333, Ada County Records; thence
South 89°32'40" West 70.76 feet along said north line of Central Valley Corporate Park No. 1 to the northeast corner of Lot 1, Block 1 of said subdivision; thence along the east line of said Lot 1 and its southerly extension

November 22, 2002

Page 4 of 5

South 00°29'44" East 320.73 feet to the centerline of East Corporate Drive; thence along said centerline of East Corporate Drive
South 70°11'43" East 116.89 feet to the centerline intersection with East Progress Avenue; thence following the centerline of East Progress Avenue the following courses:
South 20°02'10" West 162.62 feet; thence
Along a curve to the right 15.07 feet, said curve having a radius of 100.00 feet, a delta of 8°38'05" and a chord bearing and distance of South 24°21'12" West 15.06 feet; thence
South 28°27'06" West 722.57 feet; thence
Along a curve to the left 92.39 feet, said curve having a radius of 200.00 feet, a delta of 26°28'04" and a chord bearing and distance of South 15°13'04" West 91.57 feet; thence
South 01°52'39" West 171.22 feet; thence
Along a curve to the left 132.89 feet, said curve having a radius of 270.00 feet, a delta of 28°12'01" and a chord bearing and distance of South 12°07'10" East 131.55 feet; thence
South 26°13'11" East 48.68 feet; thence
Along a curve to the right 57.26 feet, said curve having a radius of 330.00 feet, a delta of 9°56'32" and a chord bearing and distance of South 21°14'55" East 57.19 feet; thence leaving said centerline of South Progress Avenue
South 29°07'22" West 86.63 feet along the northwesterly line and its northeasterly extension of Lot 10, Block 4 of Central Valley Corporate Park No. 6, Book 76 of Plats at Pages 7960-7964, Ada County records; thence continuing along the westerly boundary of said Lot
South 30°06'40" West 179.76 feet; thence continuing long said westerly boundary of said Lot 10 and its southerly extension through Lot 11 of said Block 4
South 06°40'11" West 150.09 feet to the northerly right-of-way of Interstate Highway 84; thence along said northerly right-of-way
North 63°45'17" West 107.10 feet; thence
North 68°59'20" West 80.00 feet; thence leaving said northerly right-of-way
North 87°48'00" West 146.72 feet to a point on the section line common to said Sections 18 and 13; thence continuing
North 87°48'00" West 70.21 feet to a point on said northerly right-of-way line of Interstate Highway 84; thence along said northerly right-of-way the following courses:
South 71°00'08" West 402.38 feet; thence
South 74°38'59" West 471.23 feet; thence
South 83°21'56" West 332.84 feet; thence
North 89°29'55" West 1400.79 feet; thence leaving said northerly right-of-way
North 00°30'34" East 1050.00 feet along the north-south centerline of said Section 13; thence leaving said north-south centerline and following the east boundary of The Landing Subdivisions No. 9, Book 74 of Plats at Pages 7658-7659 and The Landing Subdivision No. 8, Book 70 of Plats at Pages 7230-7231 the following courses:
North 89°19'42" West 200.00 feet; thence
North 00°26'52" East 275.00 feet; thence
South 89°29'22" East 200.00 feet; thence

North 00°35'24" East 837.18 feet; thence leaving said east boundary of The Landing Subdivision No. 8 and following the southerly boundary of Franklin Square Subdivision, Book 44 of Plats at Pages 3587-3588, Ada County records

South 61°20'43" East 373.07 feet; thence

South 89°28'20" East 332.51 feet; thence

North 00°27'35" East 107.48 feet along the east line of said Franklin Square Subdivision to the southwest corner of Troutner Park Subdivision, Book 75 of Plats at Pages 7762-7764; thence along the southerly and easterly boundary of said Troutner Park Subdivision the following courses:

South 85°13'34" East 147.44 feet; thence

North 80°22'14" East 523.38 feet; thence

North 00°42'41" East 142.03 feet; thence

South 89°40'42" East 790.29 feet; thence

North 00°50'22" East 329.04 feet; thence

North 89°26'21" West 128.88 feet; thence

North 00°38'21" East 663.30 feet; thence

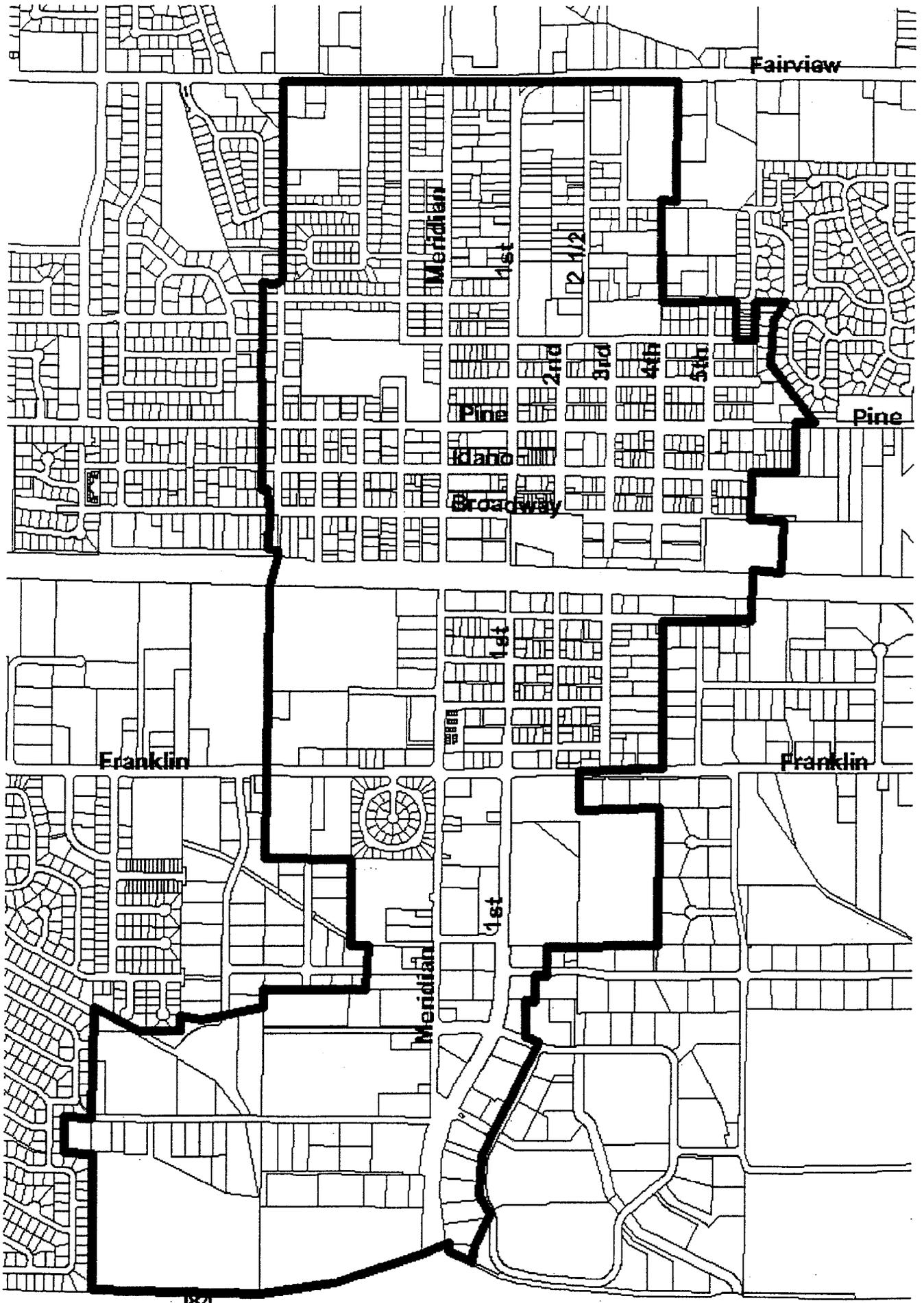
North 89°31'58" West 663.22 feet; thence

North 00°42'23" East 349.90 feet; thence leaving said east boundary of Troutner Park Subdivision

North 00°42'23" East 313.66 feet to the **POINT OF BEGINNING**.

Attachment 2

Project Area-Revenue Allocation Area Boundary Map



Attachment 3

Private Properties Which May Be Acquired by MDC

1. No particular properties have been identified for acquisition by MDC, except as may be required for the objectives of the Plan. MDC does intend to acquire certain properties, if necessary, to achieve the civic center location and parking structures within the Old Town or Blue Zone area.
2. The MDC also reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.
3. The MDC reserves the right to acquire property needed to provide adequately sized sites for high priority projects such as public buildings, infrastructure, public parking facilities, transit and transportation facilities, etc. (the exact location of which has not been determined).

Attachment 4

Map Depicting Expected Land Uses and Current Zoning
Within Revenue Allocation Area and Project Area

Urban Renewal Area Zoning

