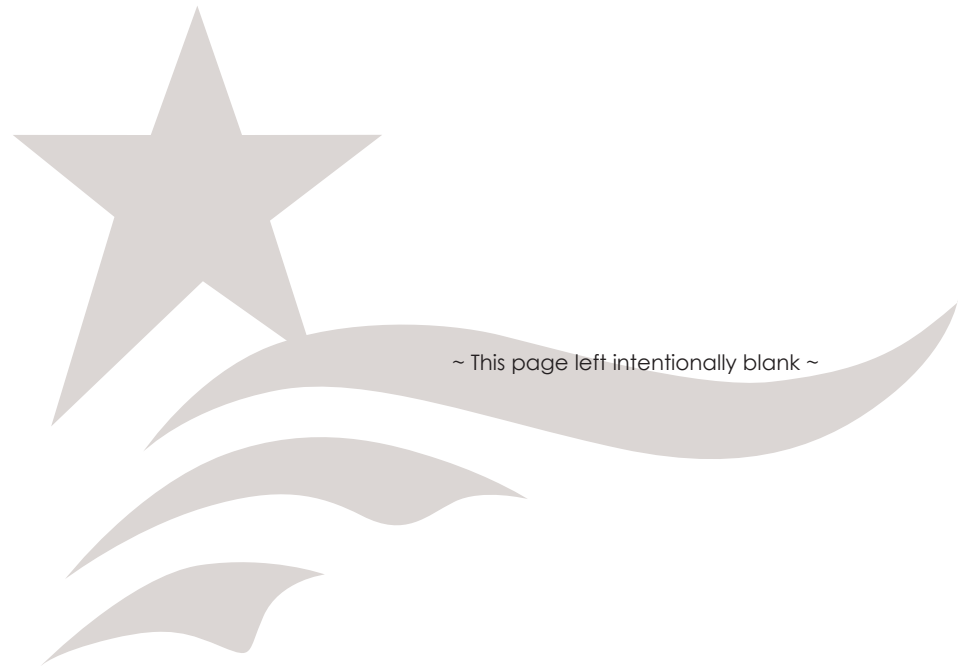


CITY OF MERIDIAN | APRIL 2020

LAND USE & DEVELOPMENT

Report





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CITY OF MERIDIAN | APRIL 2020

LAND USE & DEVELOPMENT

Report

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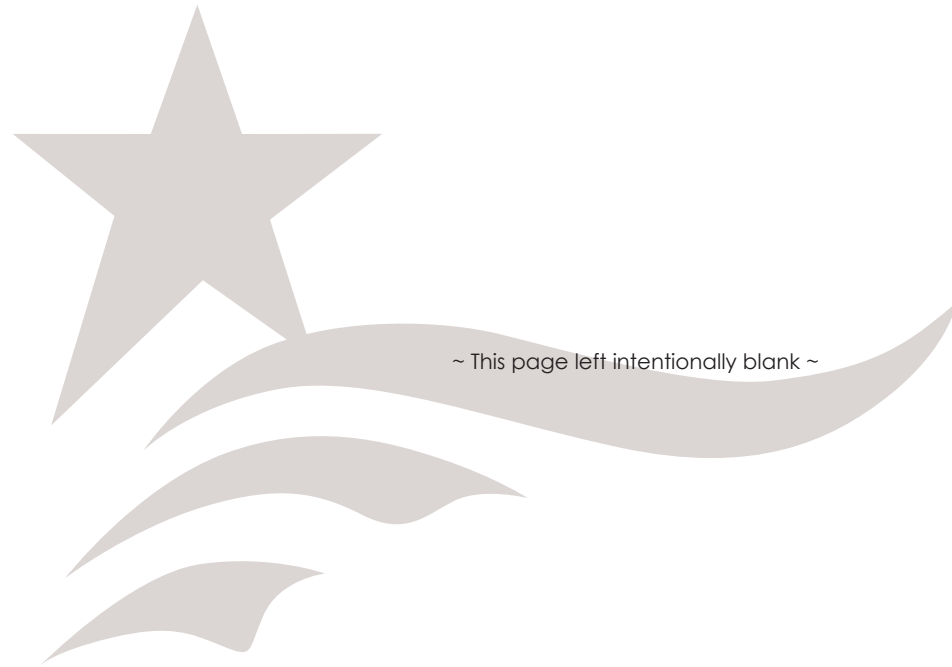
For Questions:

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

www.meridiancity.org/planning

Phone 208.884.5533
Fax 209.888.6854





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INTRODUCTION

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

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

Purpose

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

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

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

Comprehensive Plan
Policy 3.06.00

Report History

City staff began informally tracking land uses and zoning activities in 2012. For the first several years of collection there was no benchmark to understand what some of the data represented. After years of collection, some of this data has become comparable over time and is better able to show change. In time and as more indicators are tracked, it is hoped that trends become even more apparent.

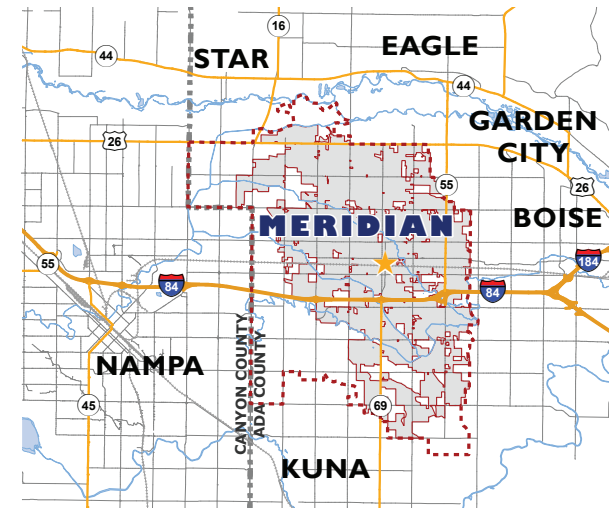
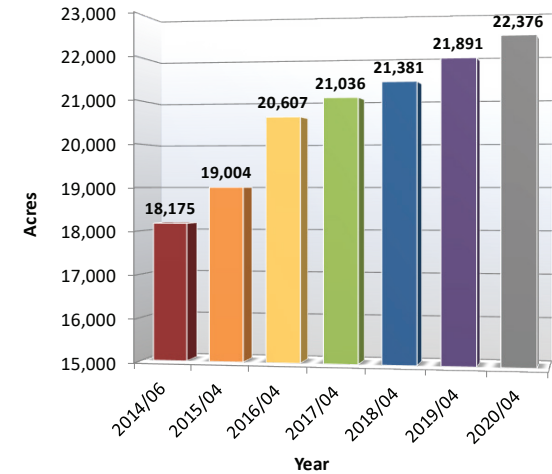
Data Source

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

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

Data varies by source, but all information in this summary was compiled on April 3rd, 2020.

Meridian City Limits | 2020



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

Report Use

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

General Definitions

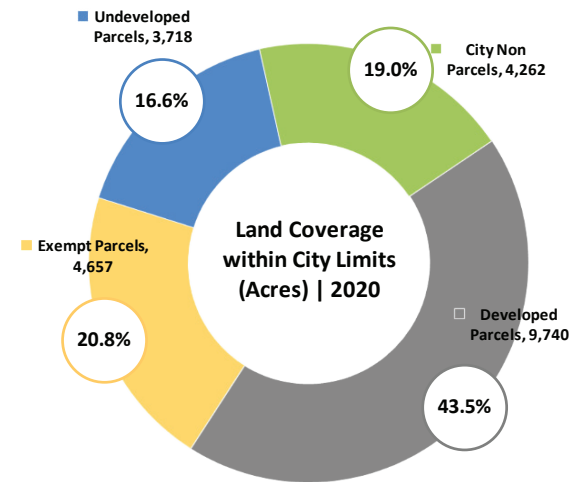
Exempt: Properties that are "exempt" are parcels that do not pay "normal" property taxes. These may be government, quasi government, commercial properties with tax exemptions (such as State incentives), or land that is currently in transition (e.g. - annexing, changing zoning, etc.). Schools and churches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

Undeveloped Land: Properties that are characterized as undeveloped are generally those considered to be ready for development. However, in many cases land that is ready for development has some level of assessed improvement values. For example, many large agricultural properties which are expected to redevelop, actually have

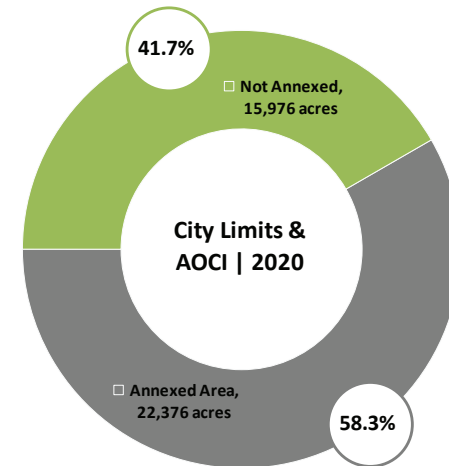
structures on them with assessed values. *To consider some of these properties as undeveloped, especially for old dilapidated structures, a minimum improvement assumption value and a minimum improvement per square foot assumption value is used to include or exclude properties with limited improvements respective of the larger parcel.* Details on these assumption values can be requested.

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

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



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



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

FUTURE LAND USE AREAS

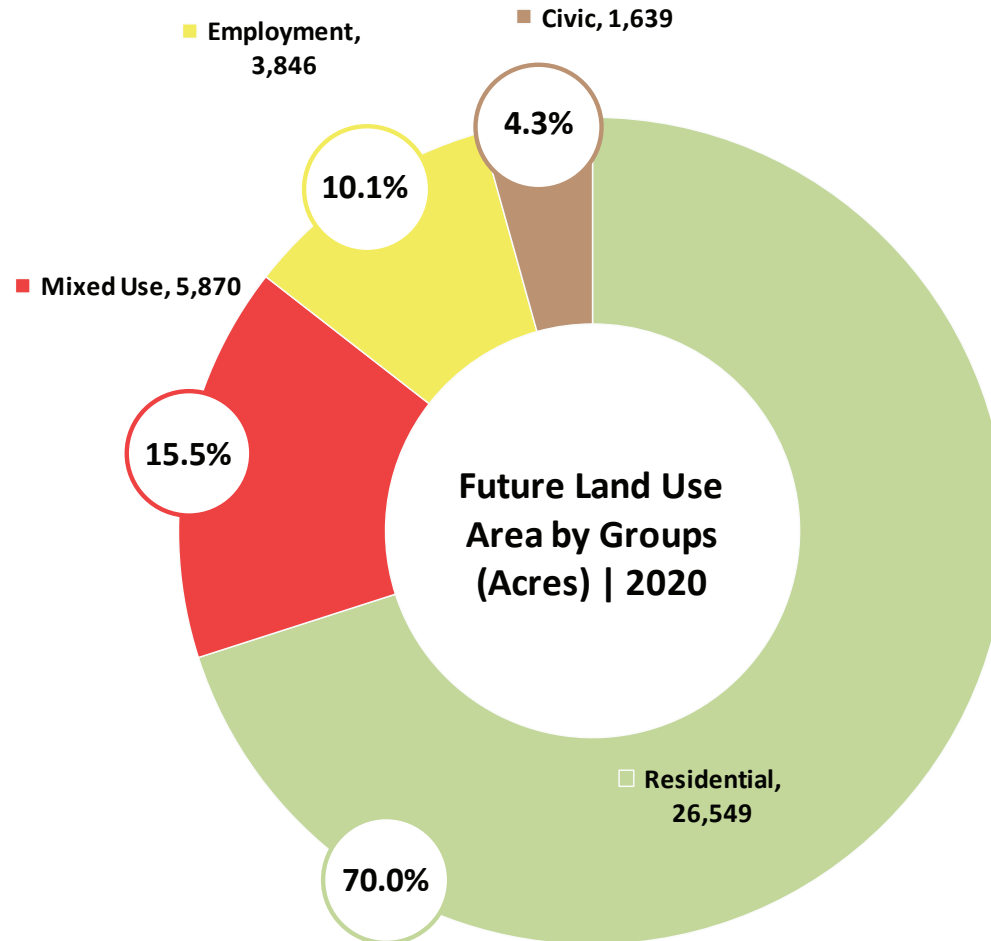
KEY INFORMATION

FUTURE LAND USES

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

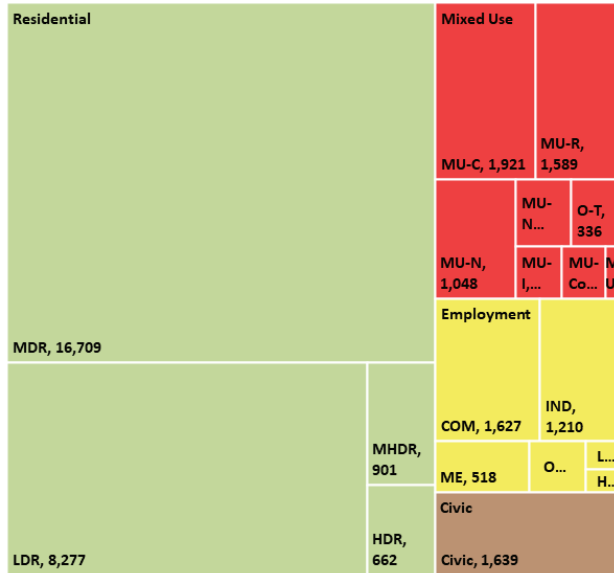
- Residential.** Includes low density residential (LDR), medium density residential (MDR), medium-high density residential (MHDR), and high density residential (HDR).
- Mixed Use.** Includes mixed use neighborhood (MU-N), mixed use community (MU-C), mixed use regional (MU-R), mixed use non-residential, (MU-NR) mixed use interchange (MU-I), old-town (O-T), mixed use commercial (MU-Com), and mixed use residential (MU-Res).
- Employment.** Includes commercial (Com), office (Off), industrial (Ind), high density employment (HDE), low density employment (LDE), and mixed employment (ME),
- Civic.** Includes Civic only.

The following tables and charts are current as of April 3rd, 2020.

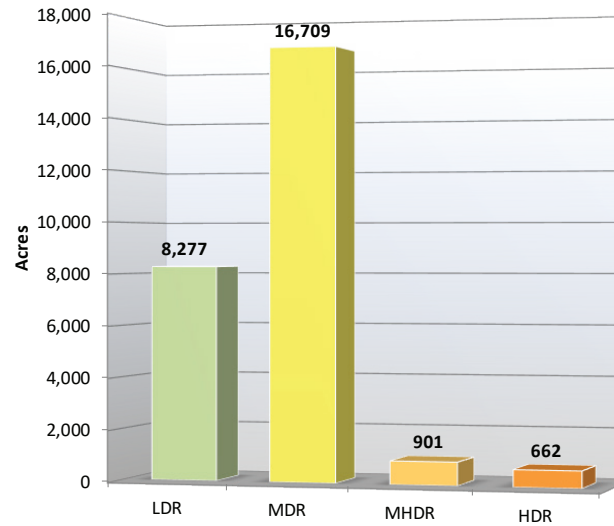


Note: Land use groups are for comparative purposes only, and do not correlate with City of Meridian Comprehensive Plan text or City zoning districts. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands.

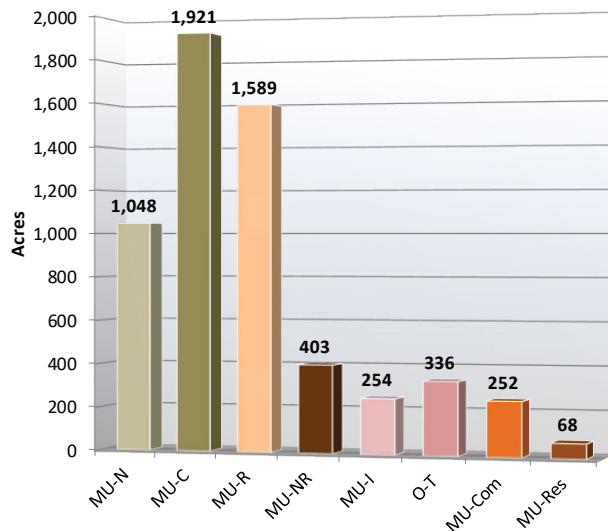
Future Land Use by Groups (Acres) | 2020



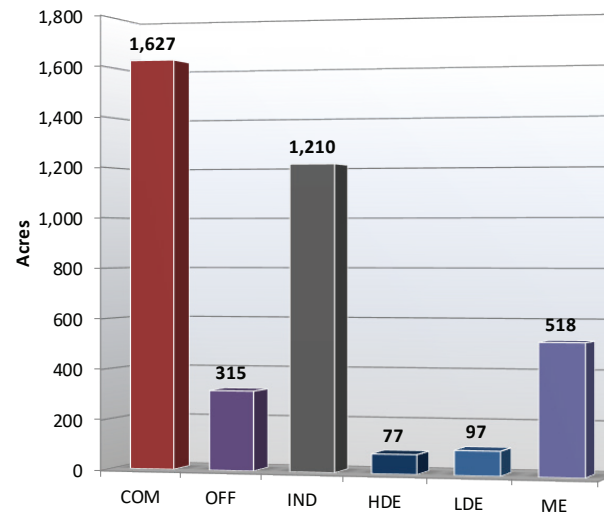
Future Land Use: Residential Area | 2020



Future Land Use: Mixed Use Area | 2020



Future Land Use: Employment Area | 2020



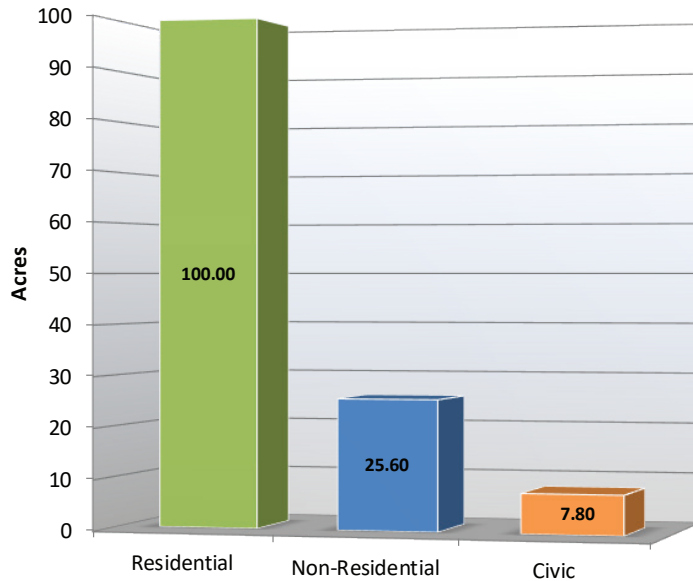
DATA

LAND USE AREA:

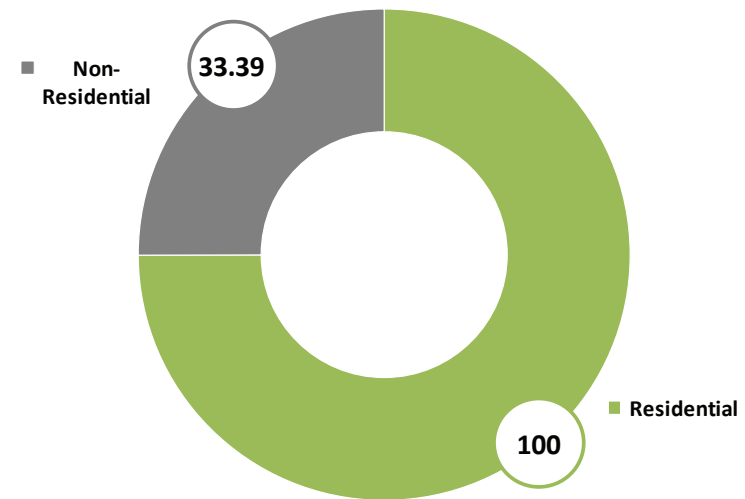
Land Use	Acres
LDR	8,277
MDR	16,709
MHDR	901
HDR	662
MU-N	1,048
MU-C	1,921
MU-R	1,589
MU-NR	403
MU-I	254
O-T	336
MU-Com	252
MU-Res	68
COM	1,627
OFF	315
IND	1,210
HDE	77
LDE	97
ME	518
Civic	1,639
Total	37,903

Note: See Key Information on previous page for full list of abbreviations and names of future land use designations.

Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2020



Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2020



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

DATA

RATIO OF RESIDENTIAL FUTURE LAND USES TO OTHERS

Type	Not Mixed Use	In Mixed Use	Total	Ratio	Acres
Residential	26,549	1,485	28,034	1.00	100
Employment	3,846	3,330	7,176	0.26	25.60
Civic	1,639	547	2,186	0.08	7.80
Non-Residential			-	0.33	33.39

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

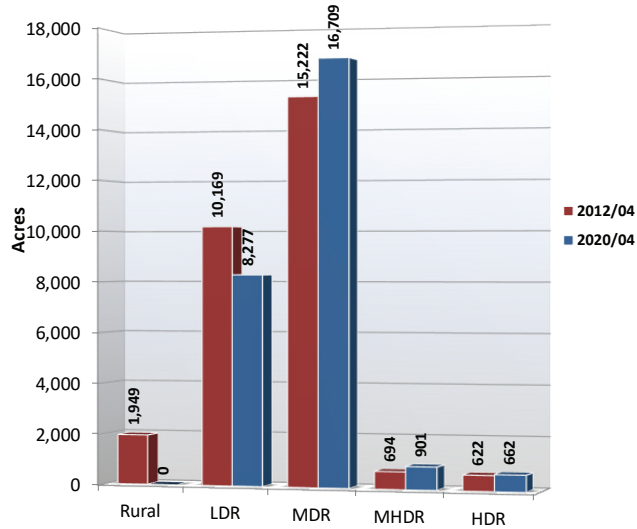
DATA

FUTURE MIXED USE ASSUMPTIONS

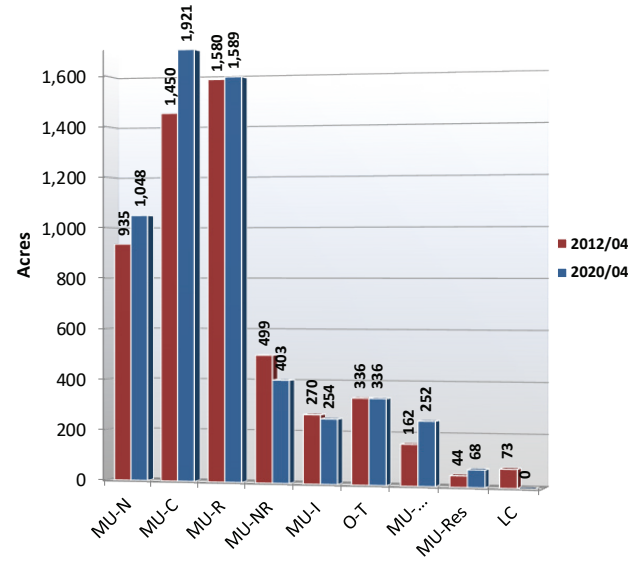
Type	% Residential	% Office	% Commercial	% Civic	Total % NR
MU-N	50	30	10	10	40
MU-C	35	25	30	10	55
MU-R	15	25	50	10	75
MU-NR	0	40	55	5	95
MU-Com	20	25	50	5	75
O-T	25	25	35	15	60
MU-Res	50	25	20	5	45
MU-I	30	20	20	20	40

Note: Districts with values that exceed 100% have a floor area ration (FAR) greater than 1. This chart uses information from the Land Use Area tables on previous page. NR is non-residential but also excludes Civic uses.

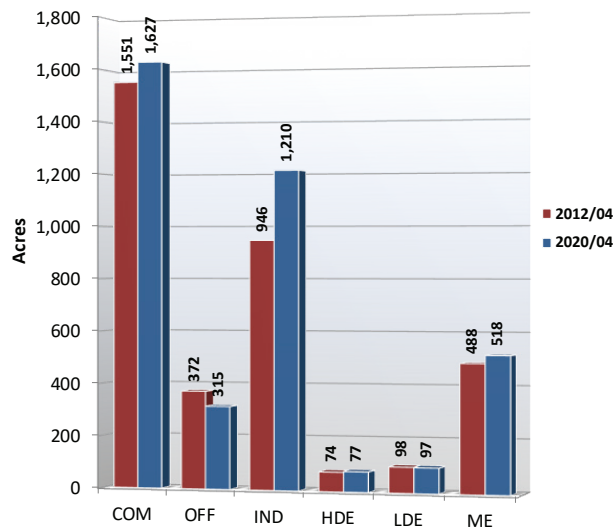
Future Land Use: Change in Residential Area | 2020



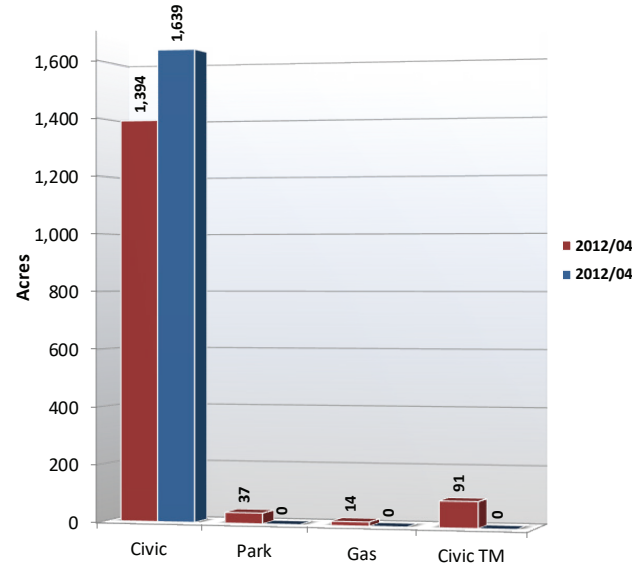
Future Land Use: Change in Mixed Use Area | 2020



Future Land Use: Change in Employment Area | 2020



Future Land Use: Change in Other Area | 2020



DATA

CHANGE IN LAND USE AREA:

Land Use	04/2012	04/2020
Rural	1,949	-
LDR	10,169	8,277
MDR	15,222	16,709
MHDR	694	901
HDR	622	662
MU-N	935	1,048
MU-C	1,450	1,921
MU-R	1,580	1,589
MU-NR	499	403
MU-I	270	254
O-T	336	336
MU-Com	162	252
MU-Res	44	68
LC	73	-
COM	1,551	1,627
OFF	372	315
IND	946	1,210
HDE	74	77
LDE	98	97
ME	488	518
Civic	1,394	1,639
Park	37	-
Gas	14	-
Civic TM	91	-

Total 39,071 37,903

Note: Values are in acres.

ZONING DISTRICT AREAS

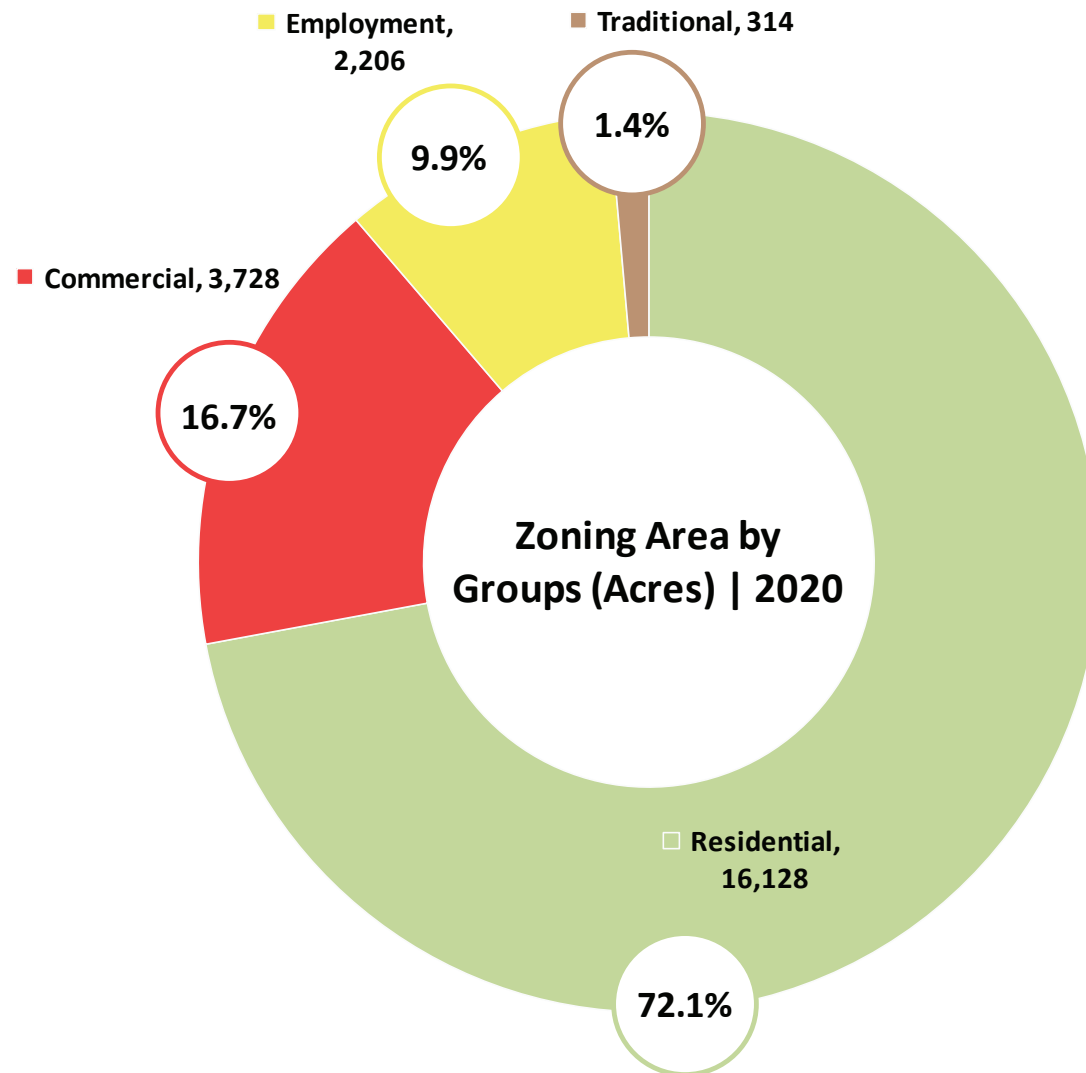
KEY INFORMATION

ZONING DISTRICTS

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

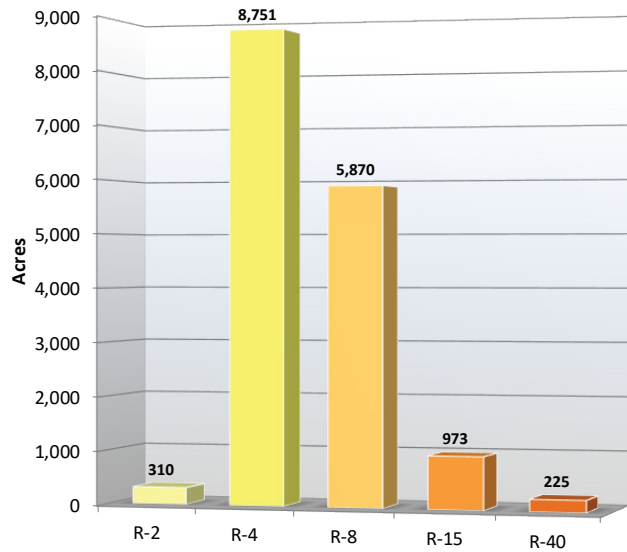
- Residential. This includes low density (R-2), medium-low density (R-4), medium density (R-8), medium-high density (R-15), and high density (R-40).
- Traditional. This includes old town (O-T), traditional neighborhood residential (TN-R), and traditional neighborhood center (TN-C).
- Commercial. This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

The following tables and charts are current as of April 3rd, 2020.

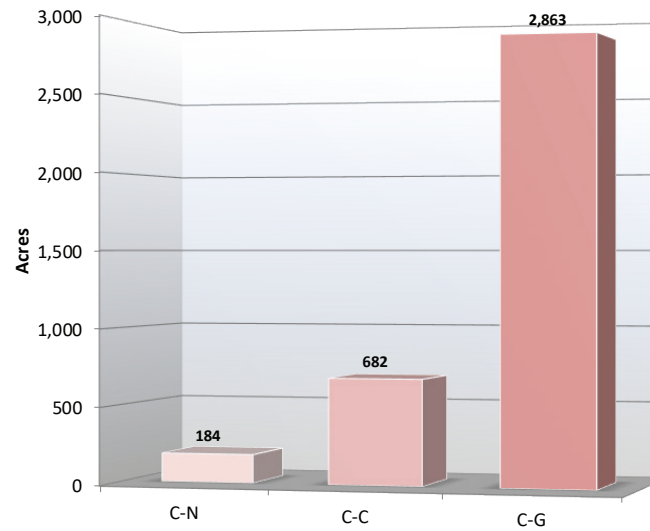


Note: Zoning by groups are for comparative purposes only and do not necessarily correlate with text in City Code. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands

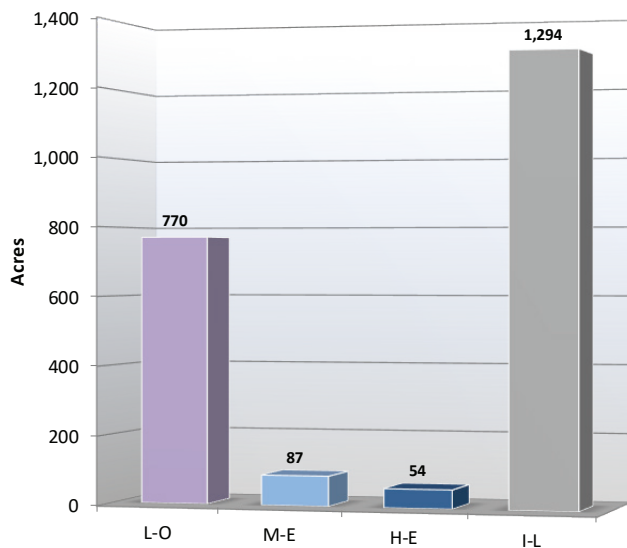
Zoning: Residential Area | 2020



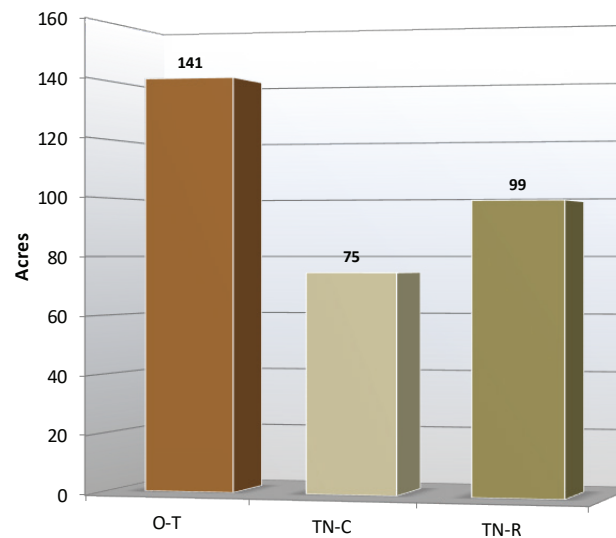
Zoning: Commercial Area | 2020



Zoning: Employment Area | 2020



Zoning: Traditional Area | 2020



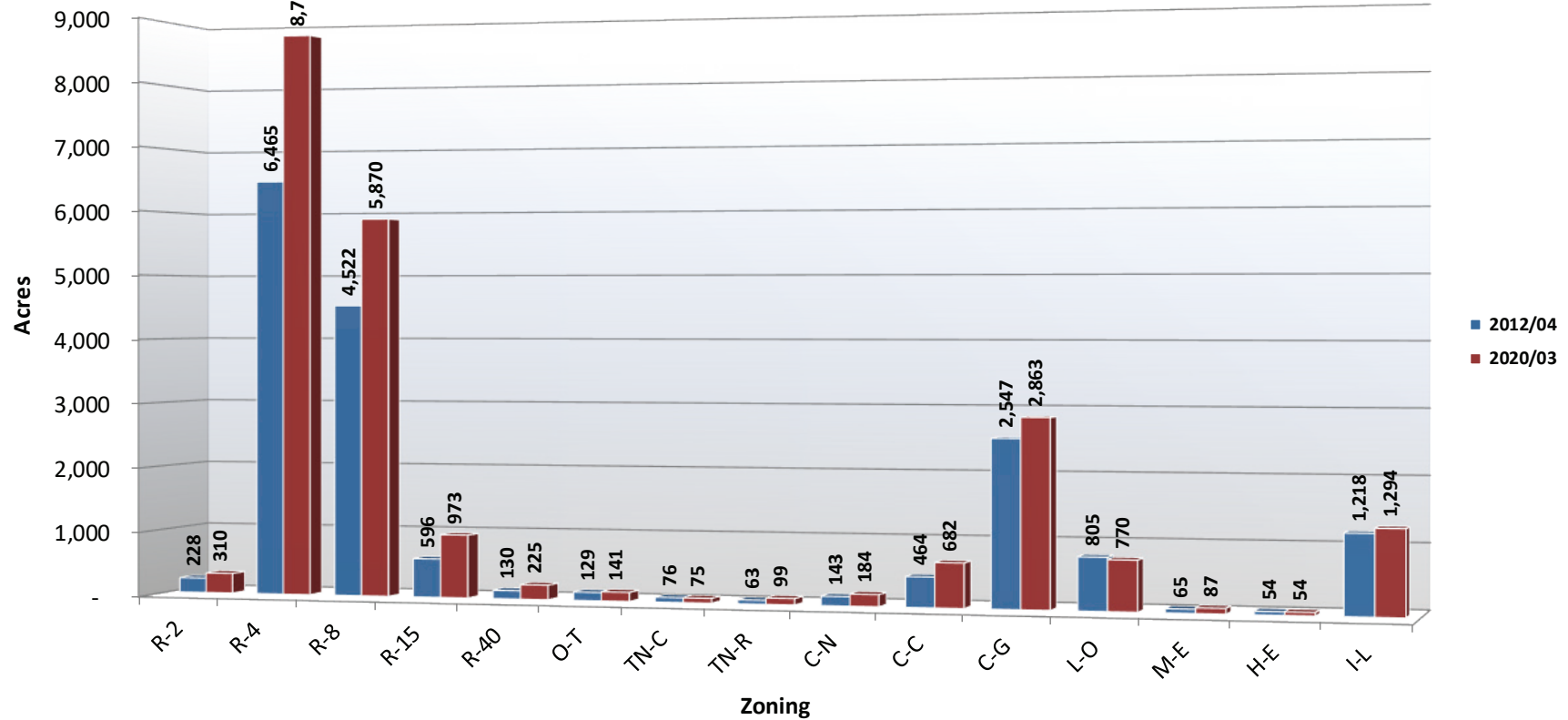
DATA

ZONING AREA:

Land Use	Acres
R-2	310
R-4	8,751
R-8	5,870
R-15	973
R-40	225
O-T	141
TN-C	75
TN-R	99
C-N	184
C-C	682
C-G	2,863
L-O	770
M-E	87
H-E	54
I-L	1,294
I-H	0
Total	22,376

Note: This information is official city-wide zoning data and includes areas of land that are public right-of-way. Zoning district areas that are parcel specific may have different totals. See Key Information on previous page for full list of abbreviations and names of zoning designations.

Change in Zoning Areas (2012 to 2020)



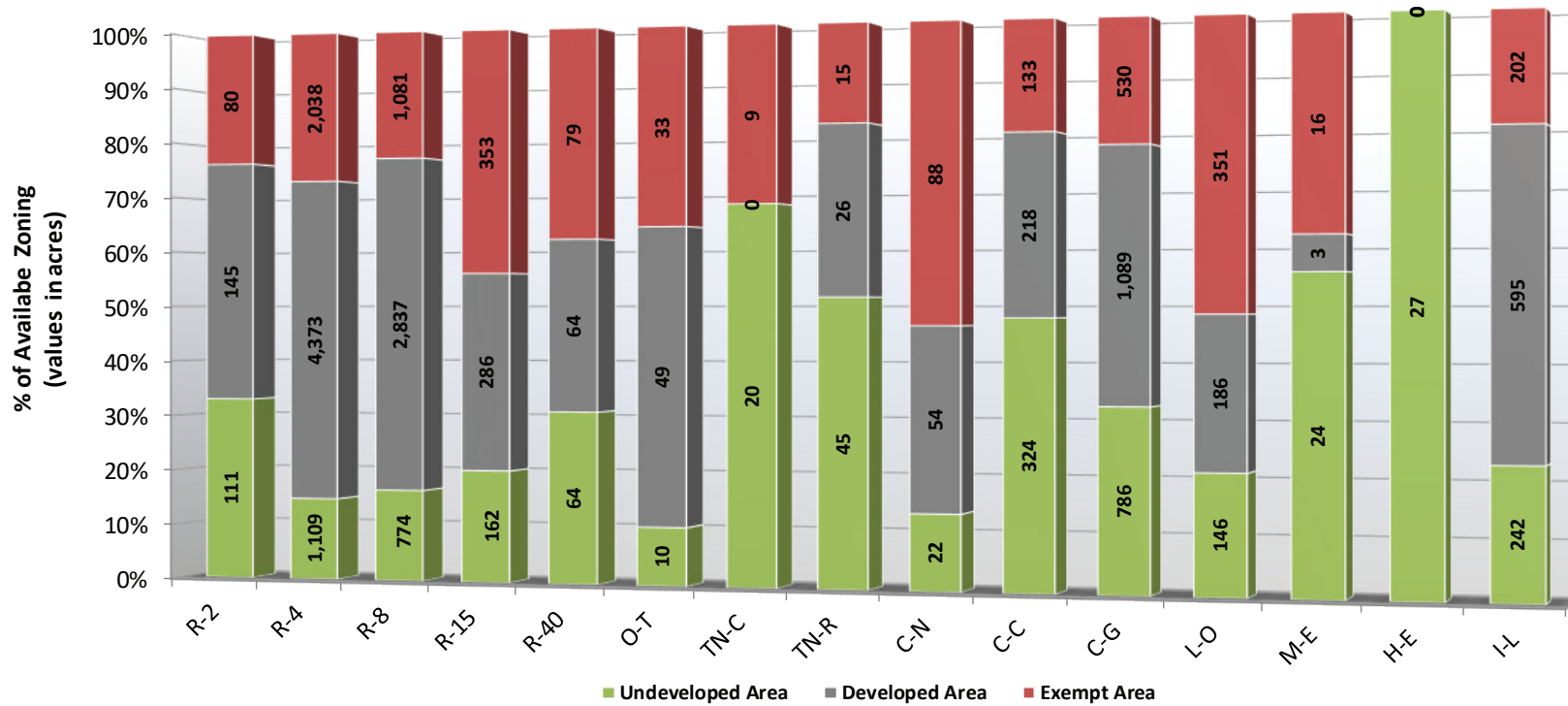
DATA

CHANGE IN ZONING AREA (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Year	Zoning Area (acres)														
2012/04	228	6,465	4,522	596	130	129	76	63	143	464	2,547	805	65	54	1,218
2020/04	310	8,751	5,870	973	225	141	75	99	184	682	2,863	770	87	54	1,294
Change	81	2286	1348	378	94	11	-1	36	41	218	316	-35	22	0	76

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

Development Cover by Zoning | 2020

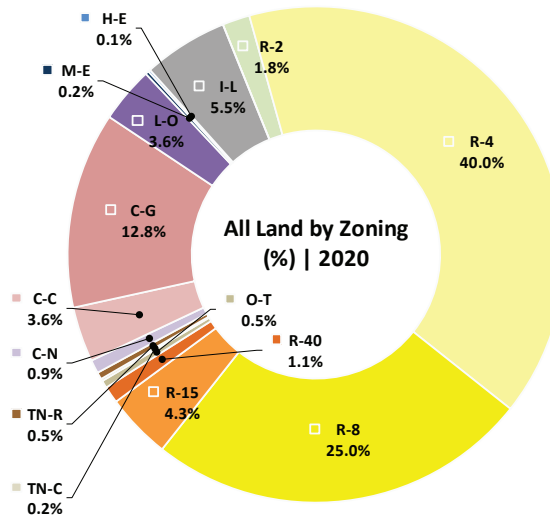
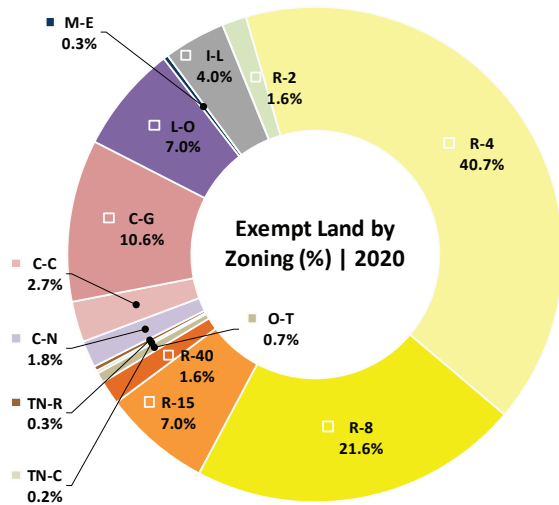
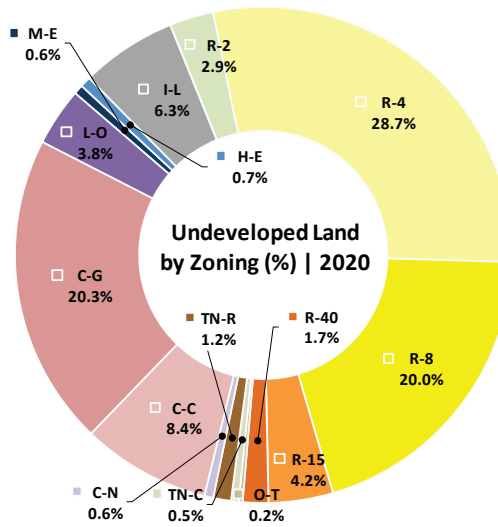
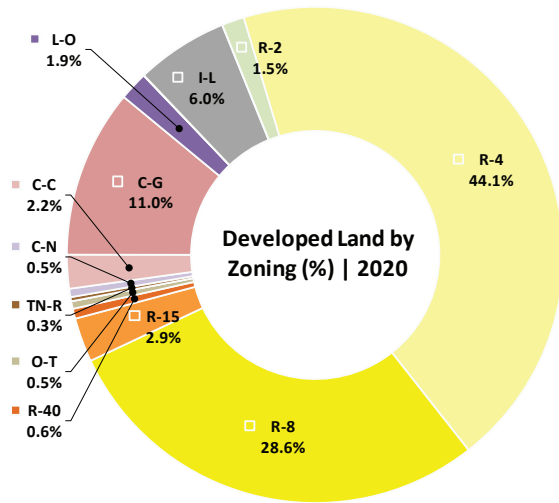


DATA

DEVELOPMENT COVER BY ZONING (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Zoning Area (acres)															
Undeveloped	111	1,109	774	162	64	10	20	45	22	324	786	146	24	27	242
Developed	145	4,373	2,837	286	64	49	-	26	54	218	1,089	186	3	-	595
Exempt	80	2,038	1,081	353	79	33	9	15	530	133	530	351	16	-	202
Total	336	7,520	4,691	801	207	92	29	86	607	675	2,405	683	43	27	1,039

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



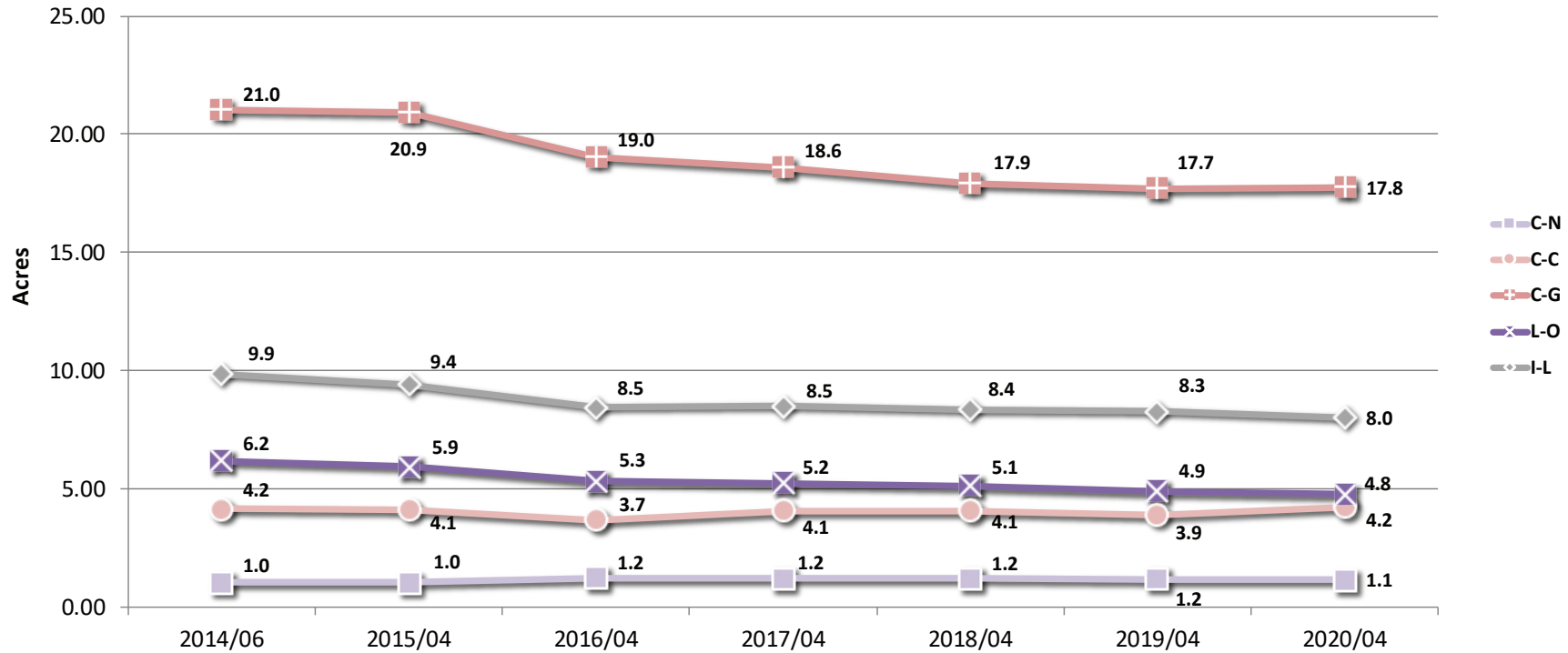
DATA

DEVELOPMENT COVER BY ZONING (%)

Land Use	Undev .	Dev.	Exempt
R-2	2.9%	1.5%	1.5%
R-4	28.7%	44.1%	37.4%
R-8	20.0%	28.6%	19.8%
R-15	4.2%	2.9%	6.5%
R-40	1.7%	0.6%	1.4%
O-T	0.2%	0.5%	0.6%
TN-C	0.5%	0.0%	0.2%
TN-R	1.2%	0.3%	0.3%
C-N	0.6%	0.5%	9.7%
C-C	8.4%	2.2%	2.4%
C-G	20.3%	11.0%	9.7%
L-O	3.8%	1.9%	6.4%
M-E	0.6%	0.0%	0.3%
H-E	0.7%	0.0%	0.0%
I-L	6.3%	6.0%	3.7%
I-H	0.0%	0.0%	0.0%
Total	100.0%	100.0%	100.0%

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

Non-residential Zoning for every 100 Acres of Residential Zoning



DATA

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

	2014/06	2015/04	2016/04	2017/04	2018/04	2019/04	2020/04
Acres of Designations shown on the left, for every 100 Acres of Residential Zoning Designations							
C-N	1.0	1.0	1.2	1.2	1.2	1.2	1.1
C-C	4.2	4.1	3.7	4.1	4.1	3.9	4.2
C-G	21.0	20.9	19.0	18.6	17.9	17.7	17.8
L-O	6.2	5.9	5.3	5.2	5.1	4.9	4.8
I-L	9.9	9.4	8.5	8.5	8.4	8.3	8.0

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

LAND VALUATION

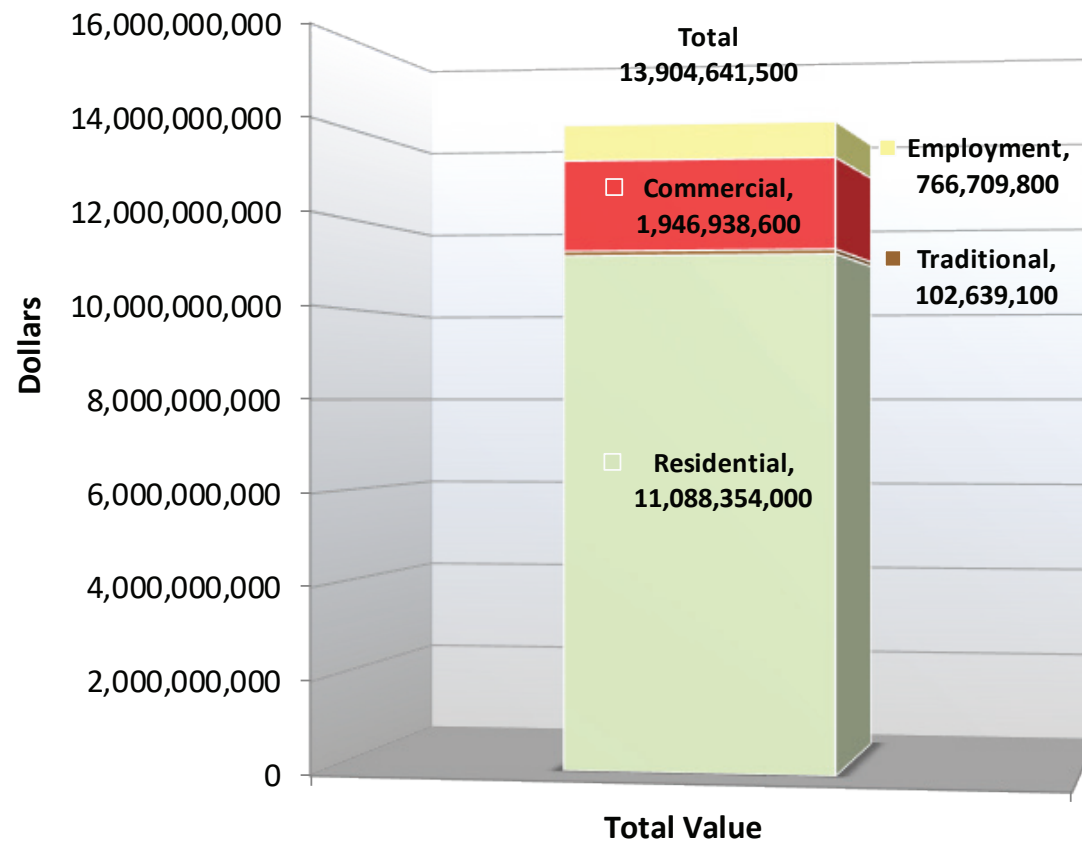
KEY INFORMATION

SUMMARY OF DEVELOPMENT INFORMATION

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

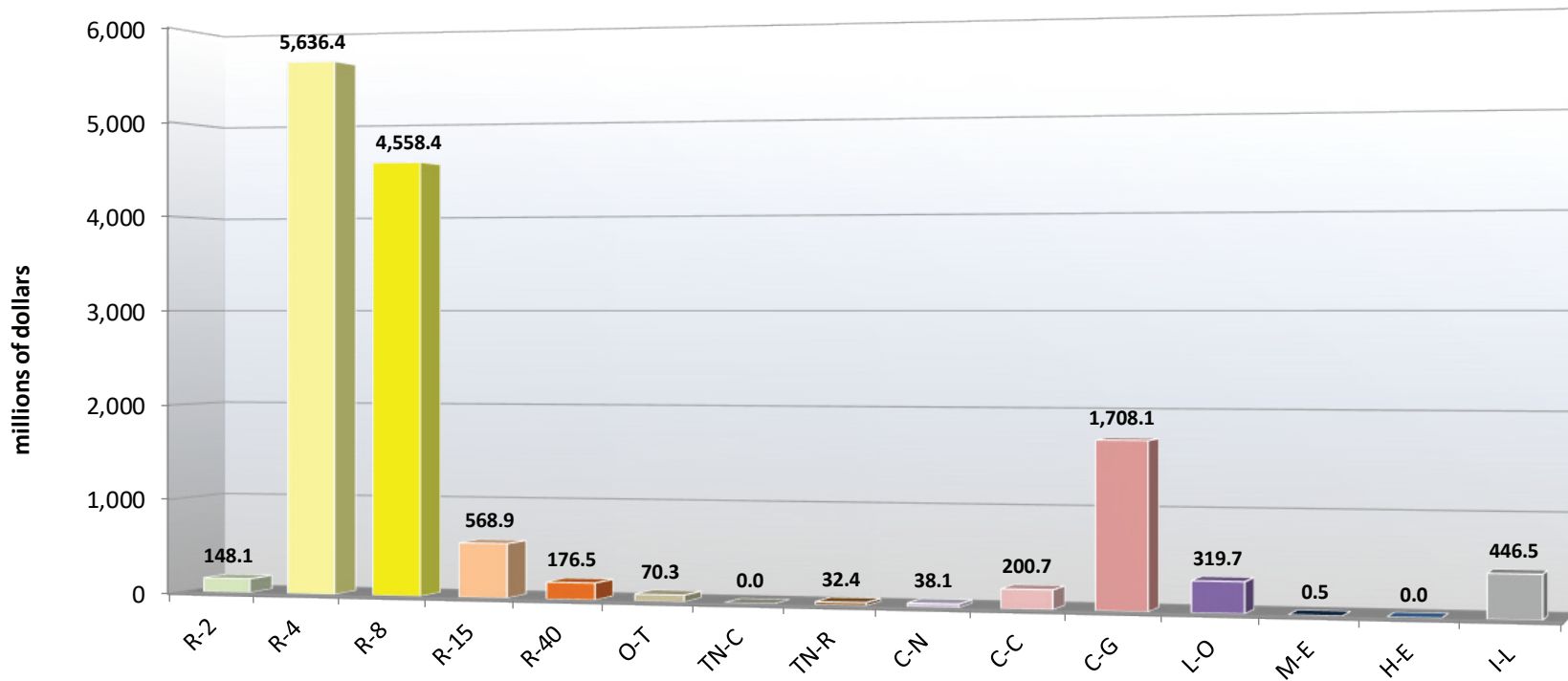
- County Property Code. This is used in conjunction with zoning districts, to determine whether a property is being used for a residence, commercial property, or other.
- Zoning District. This is used in almost all indicators to group types of development together.
- Improvement Values. This is used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

Total Developed Land Values by Zoning District Group | 2020



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

Total Developed Land Value by Zoning | 2020

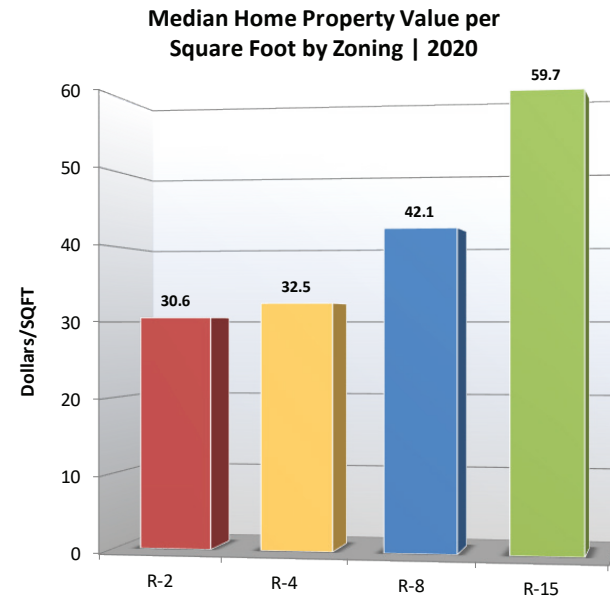
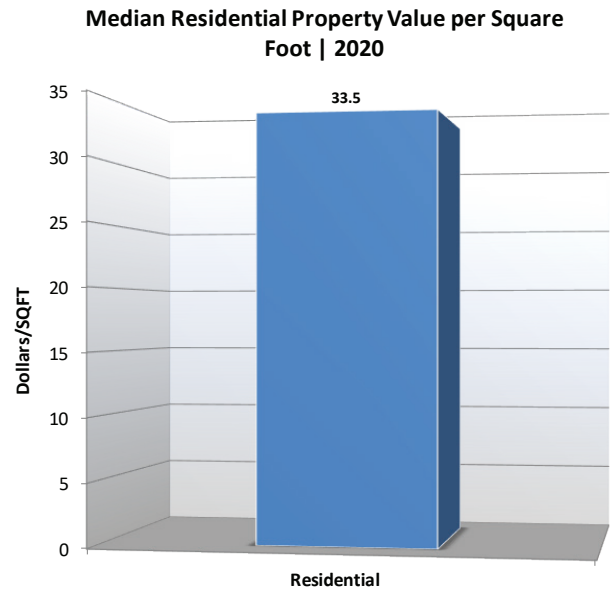
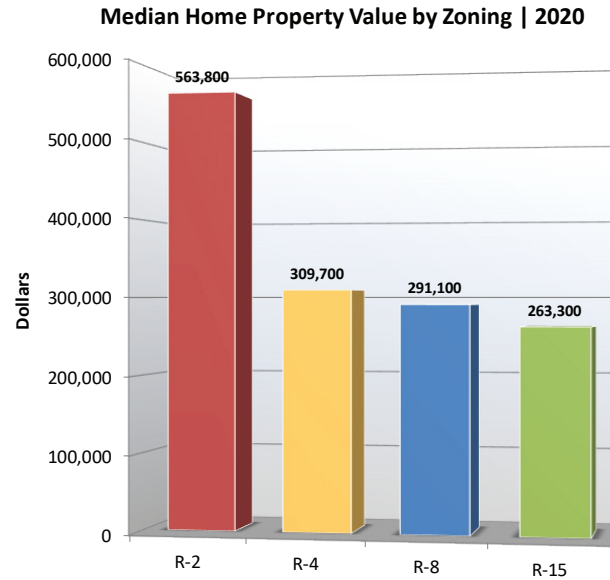
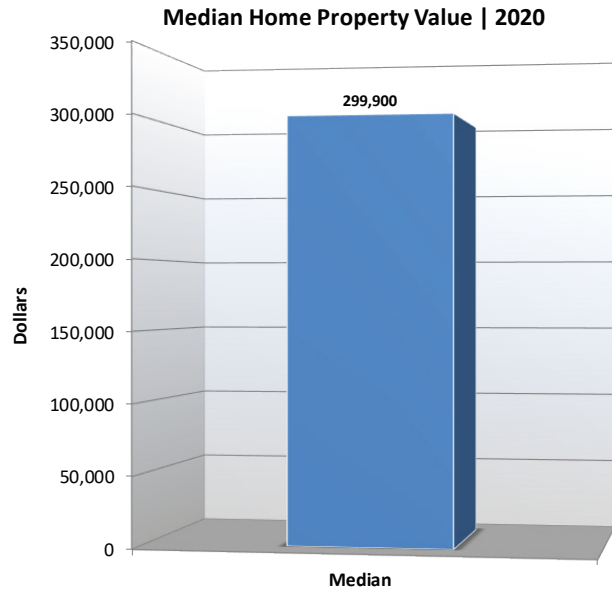


DATA

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

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
Developed Value (millions)	148.1	5,636.4	4,558.4	568.9	176.5	70.3	0.0	32.4	38.1	200.7	1,708.1	319.7	0.5	0.0	446.5

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



DATA

MEDIAN HOME VALUE:

Total Value	
R-2	563,800
R-4	309,700
R-8	291,100
R-15	263,300
Median	299,900

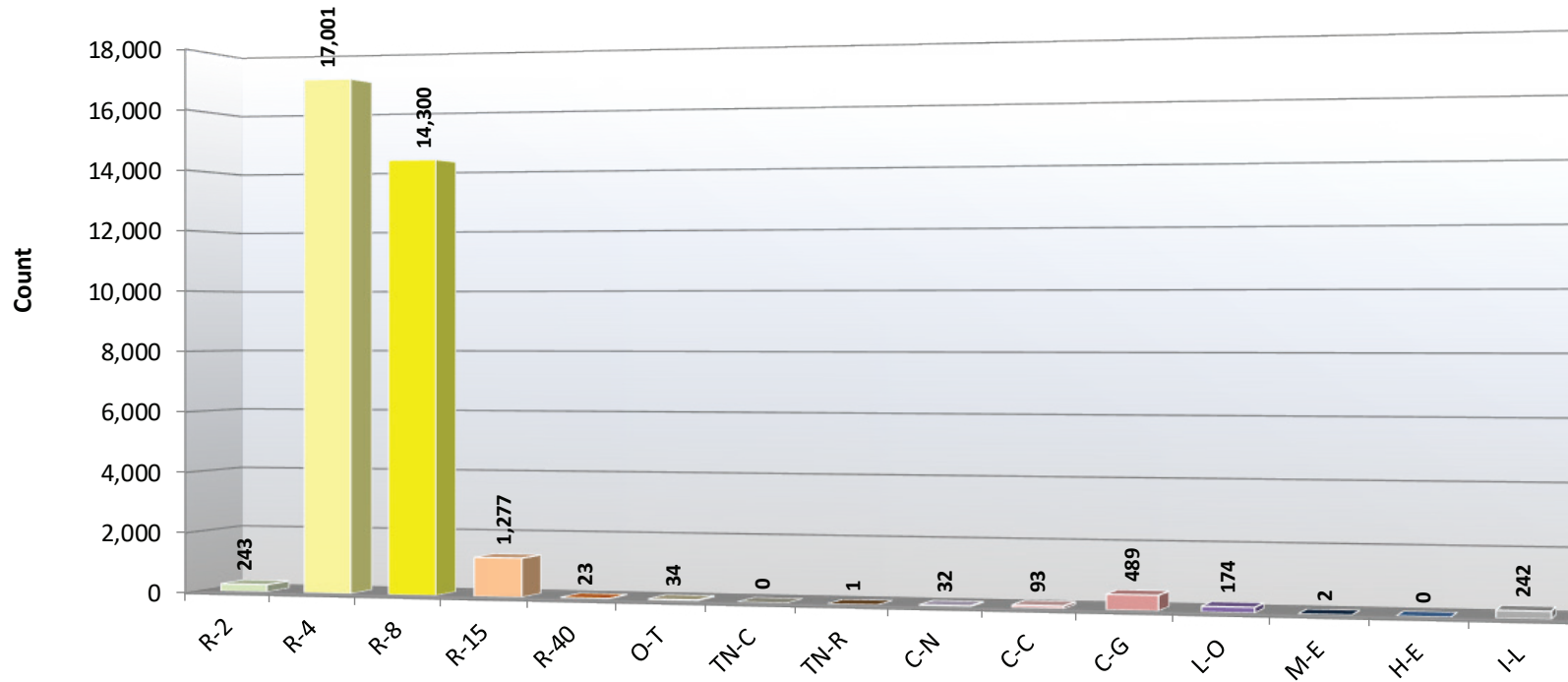
Note: Only parcels with residential "R" propcodes are included in median value calculations. Median value includes both land and improvements.

MEDIAN HOME VALUE:

Value/SQFT	
R-2	30.6
R-4	32.5
R-8	42.1
R-15	59.7
Median	33.5

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

Developed Parcel Counts by Zoning District | 2020



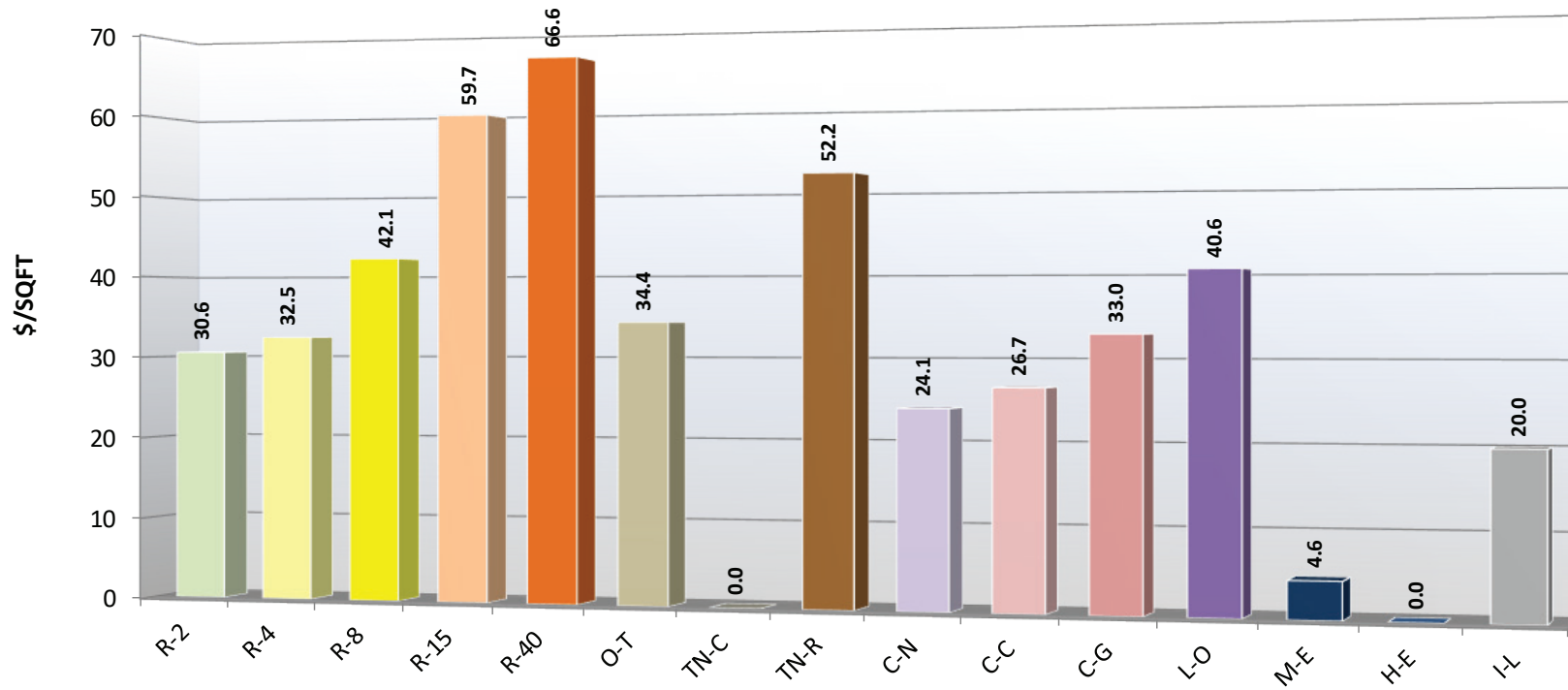
DATA

DEVELOPED PARCEL COUNTS BY ZONING DISTRICTS:

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Parcels by Zoning															
Number of Parcels	243	17,001	14,300	1,277	23	34	0	1	32	93	489	174	2	0	242

Note: These numbers represent the number of developed parcels within each zoning designation. In commercial districts there may be multiple buildings on a single parcel. In some residential districts there may be multiple dwelling units and accessory dwelling units per parcel. For TN-R, TN-C, and O-T, only commercial properties were included in calculations. In R-2, R-4, R-8, and R-15, only residential properties were considered. The same assumptions were used in subsequent calculations for property, land, and improvement median values, and represents how many parcels were considered for each zoning designation.

Median Property Value per Square Foot by Zoning District | 2020



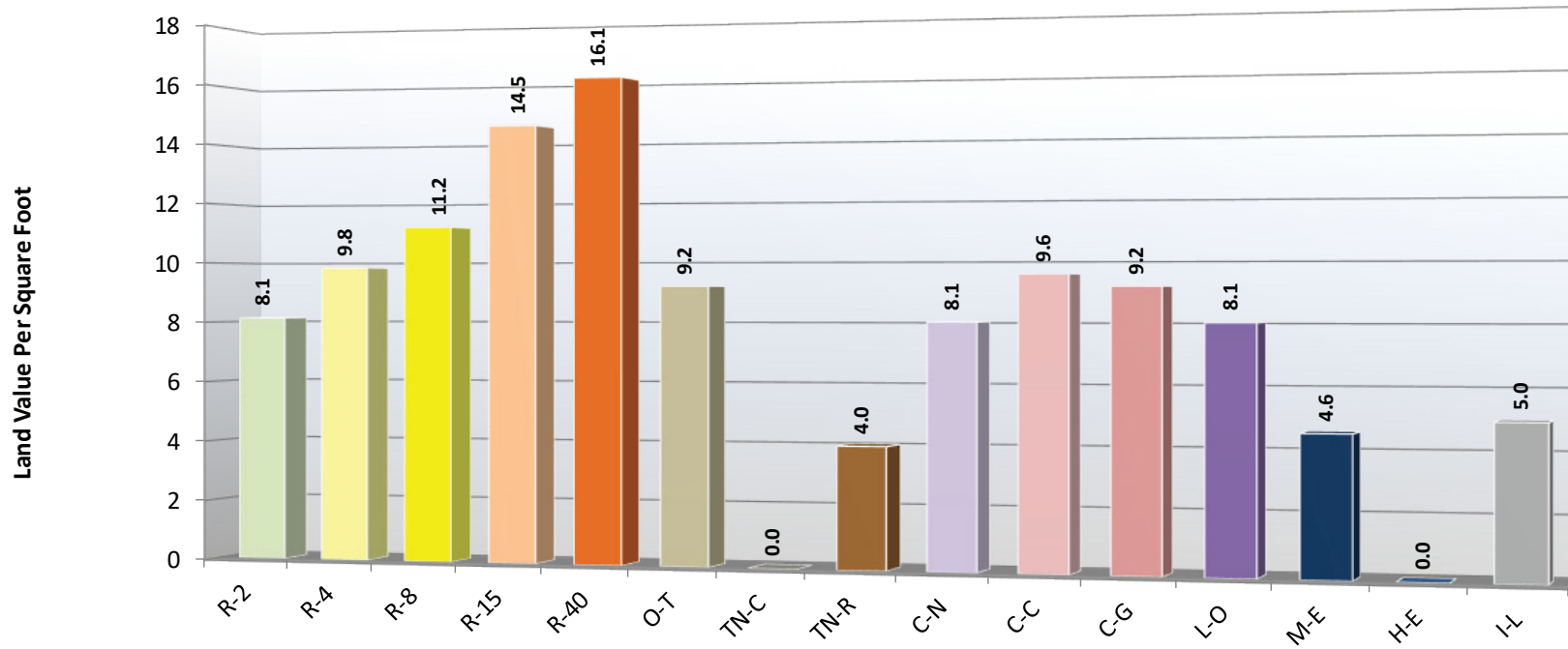
DATA

MEDIAN ZONING VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	30.6	32.5	42.1	59.7	66.6	34.4	0.0	52.2	24.1	26.7	33.0	40.6	4.6	0.0	20.0

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

Median Land Value Per Square Foot by Zoning District | 2020



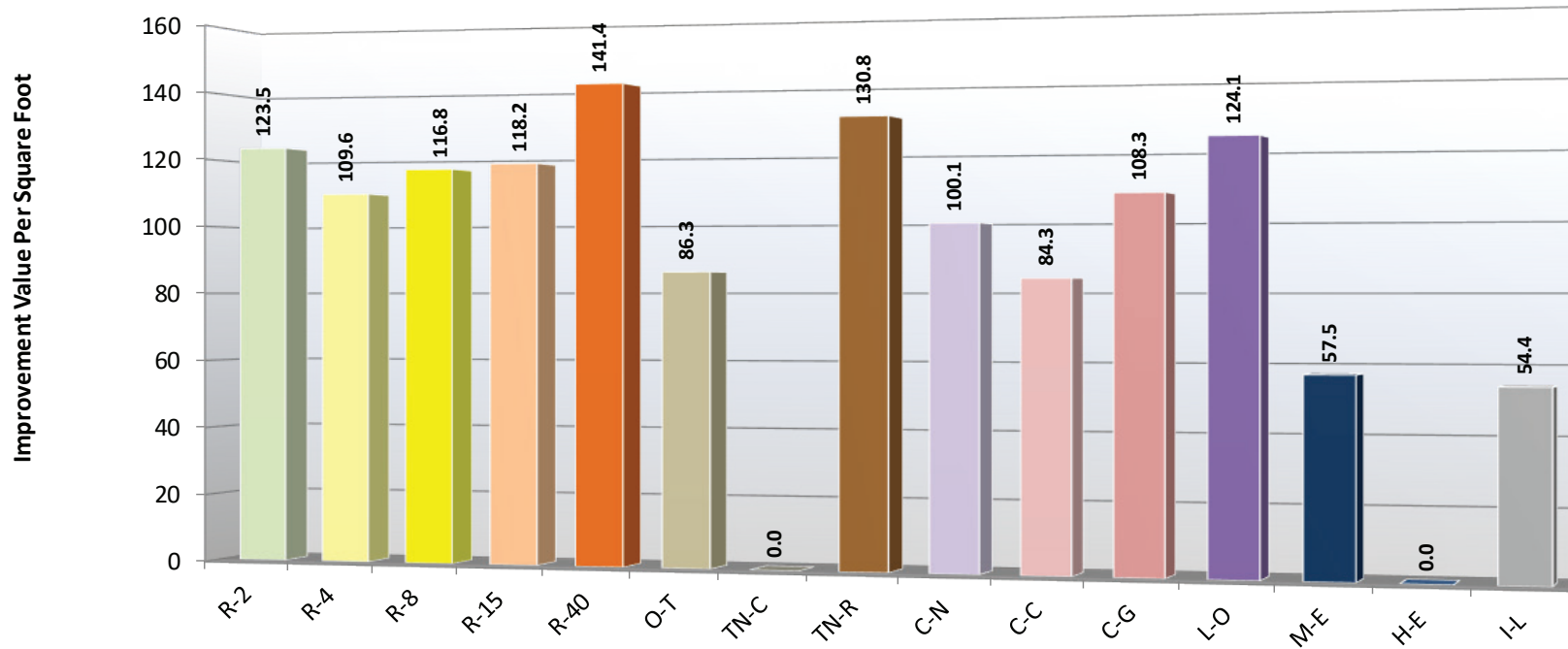
DATA

LAND VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	8.1	9.8	11.2	14.5	16.1	9.2	0.0	4.0	8.1	9.6	9.2	8.1	4.6	0.0	5.0

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

Median Improvement Value Per Square Foot by Zoning District | 2020

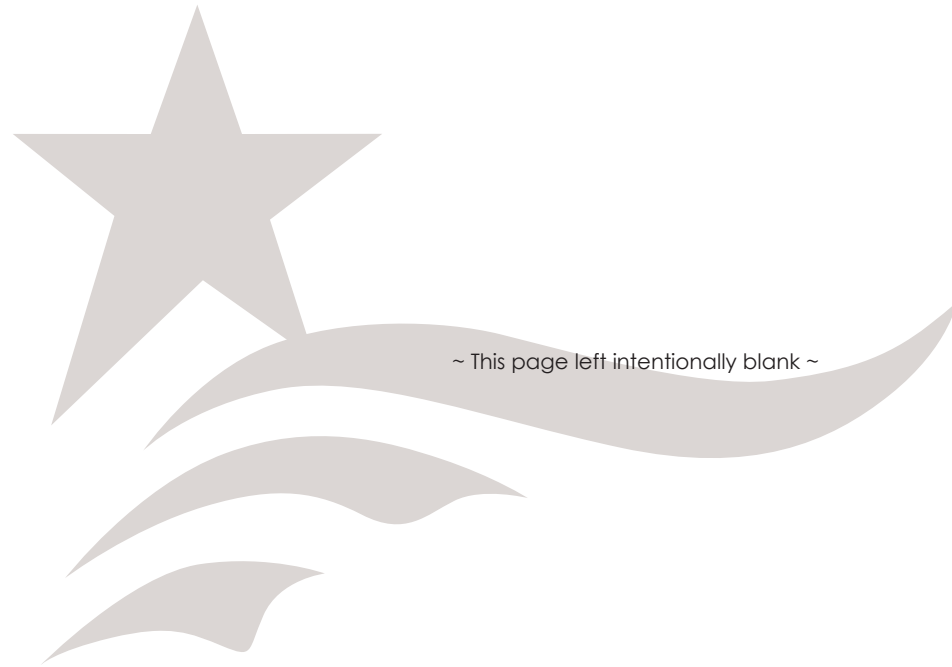


DATA

MEDIAN IMPROVEMENT VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	123.5	109.6	116.8	118.2	141.4	86.3	0.0	130.8	100.1	84.3	108.3	124.1	57.5	0.0	54.4

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



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PERMIT DEVELOPMENT

KEY INFORMATION

SUMMARY OF PERMITTING DATA

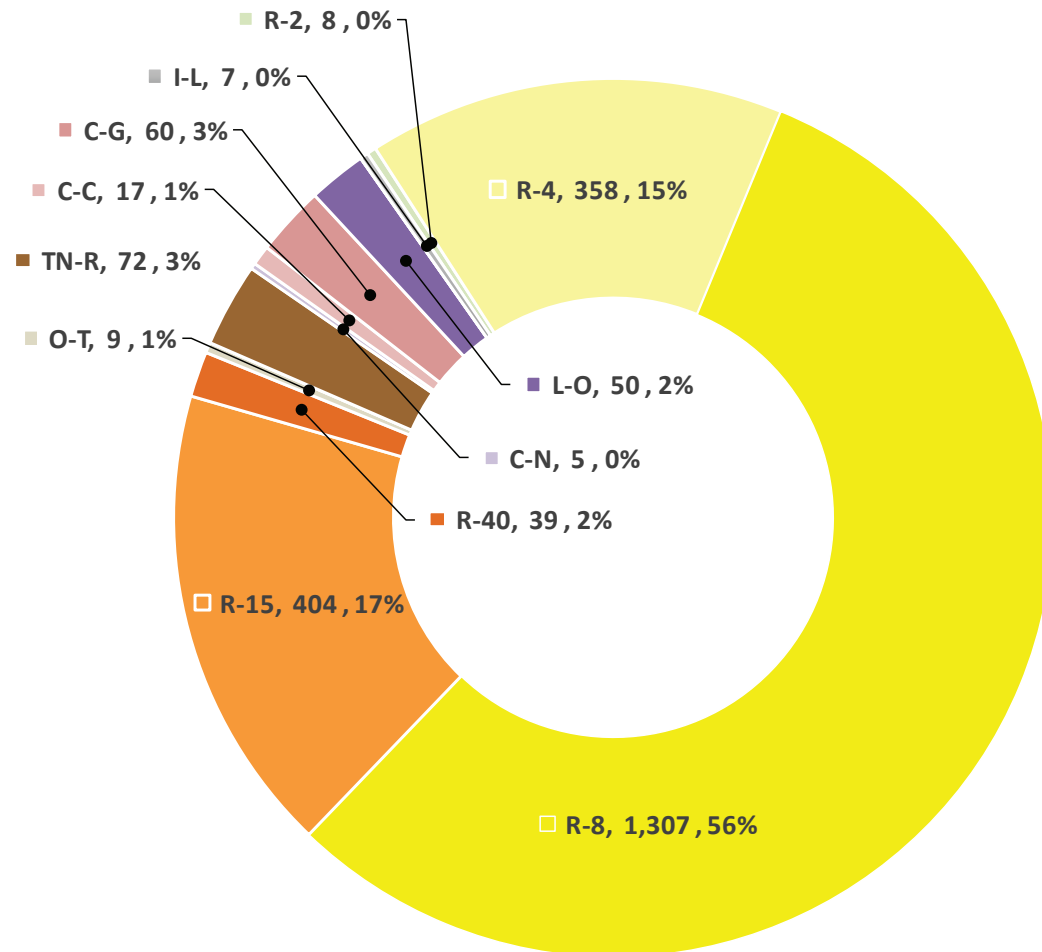
The Community Development Department's New Construction (N.C.) permits process when geolocated can be coded to zoning designations and demographic areas. Demographic areas are essentially "buckets" intended to define specific geographic areas.

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

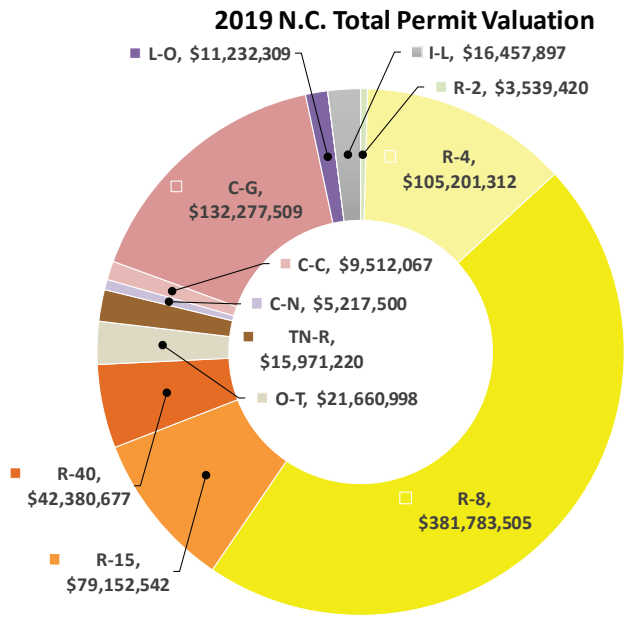
Please note that zoning designations do not indicate density. Instead, zoning defines things like building envelopes (setbacks, minimum property size, minimum building size, etc.).

The following maps, tables, and charts are based on new construction permit data only, for the entire previous calendar year. This permit data does not include permit information for remodels, tenant improvements, or other similar types of activities.

2019 N.C. Permit Counts by Zoning



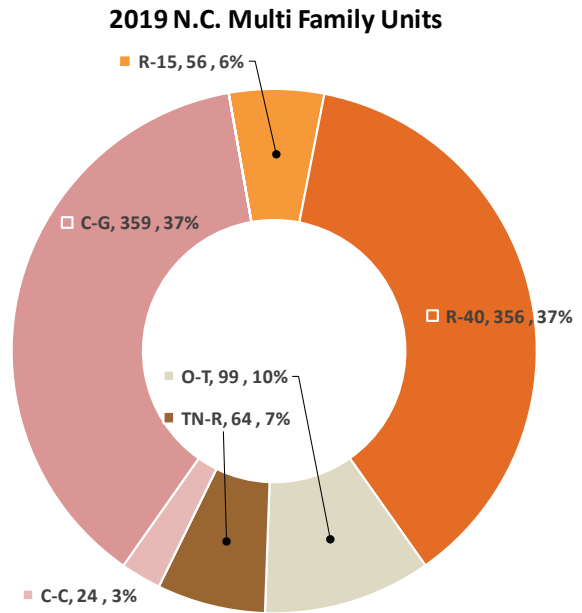
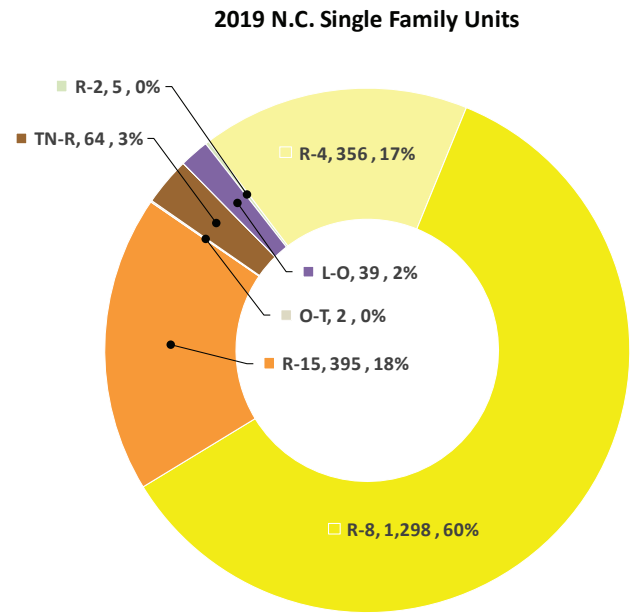
Note: For additional zoning information, see the Zoning District section. See the following page for a complete table of associated permit values.

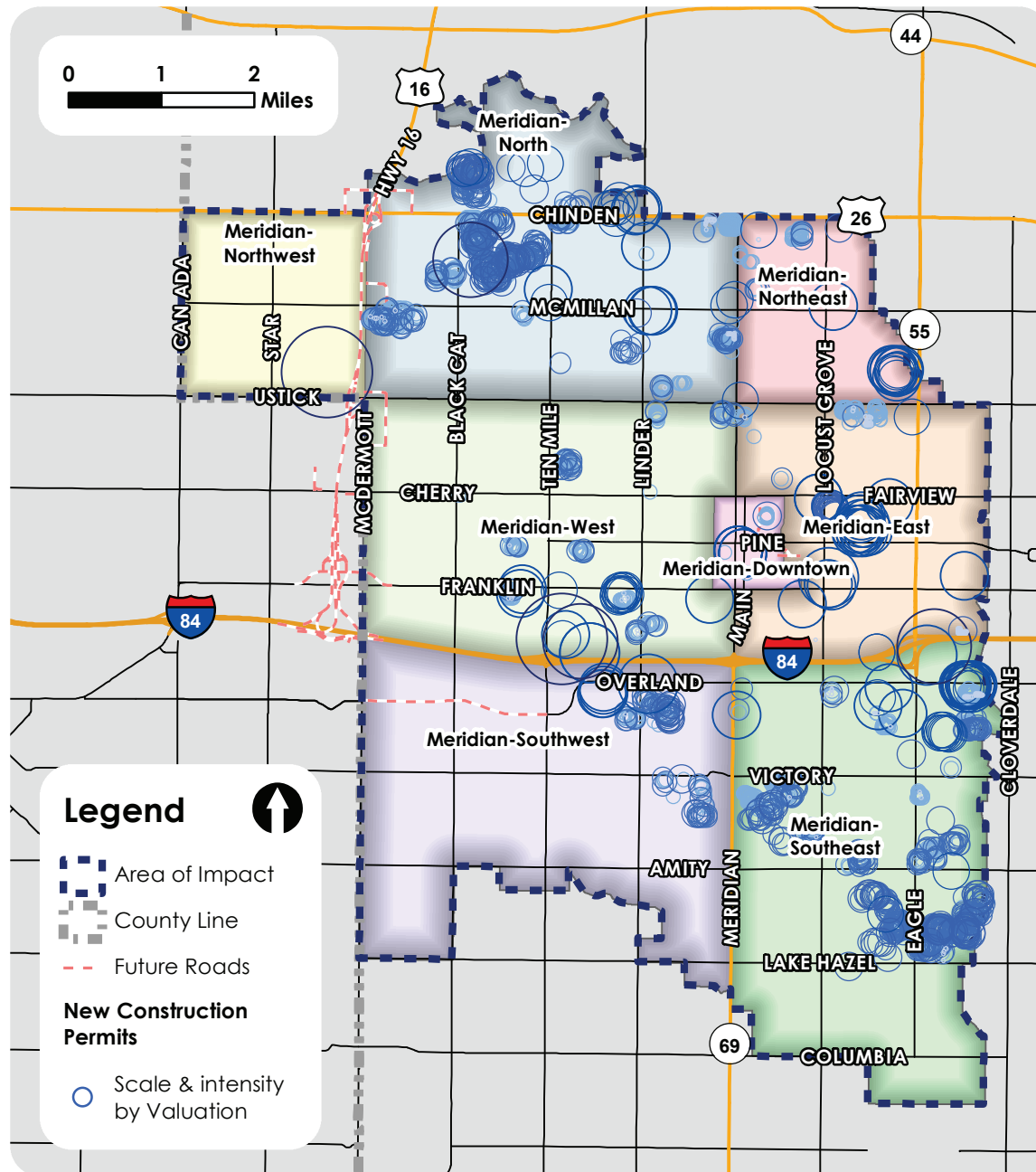


DATA

N.C. PERMIT INFORMATION BY ZONING:

Zoning Designation	Total Permits	Permit Valuation	Dwelling Units	Single Family Units	Multi Family Units
R-2	8	\$3,539,420	5	5	0
R-4	358	\$105,201,312	356	356	0
R-8	1,307	\$381,783,505	1,298	1,298	0
R-15	404	\$79,152,542	451	395	56
R-40	39	\$42,380,677	356	0	356
O-T	9	\$21,660,998	101	2	99
TN-C	-	\$-	-	0	0
TN-R	72	\$15,971,220	128	64	64
C-N	5	\$5,217,500	-	0	0
C-C	17	\$9,512,067	24	0	24
C-G	60	\$132,277,509	359	0	359
L-O	50	\$11,232,309	39	39	0
M-E	-	\$-	-	0	0
H-E	-	\$-	-	0	0
I-L	7	\$16,457,897	-	0	0
Total	2,336	\$824,386,955	3,117	2,159	958





MAP

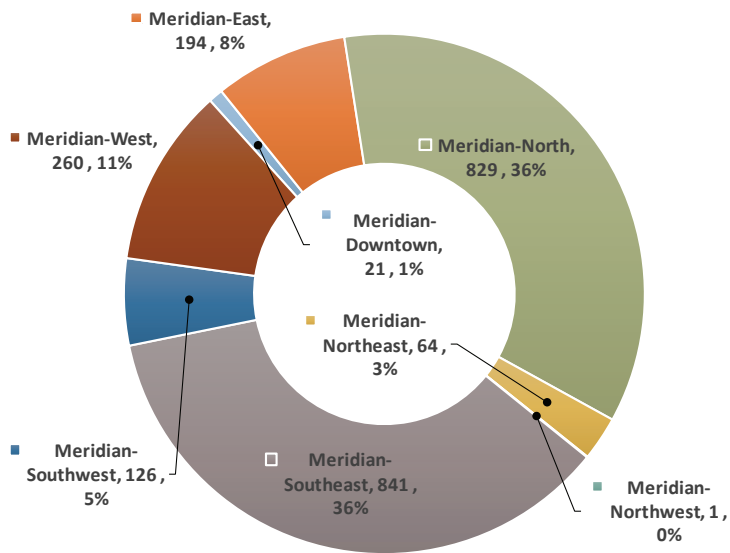
PERMITS BY DEMOGRAPHIC AREAS

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

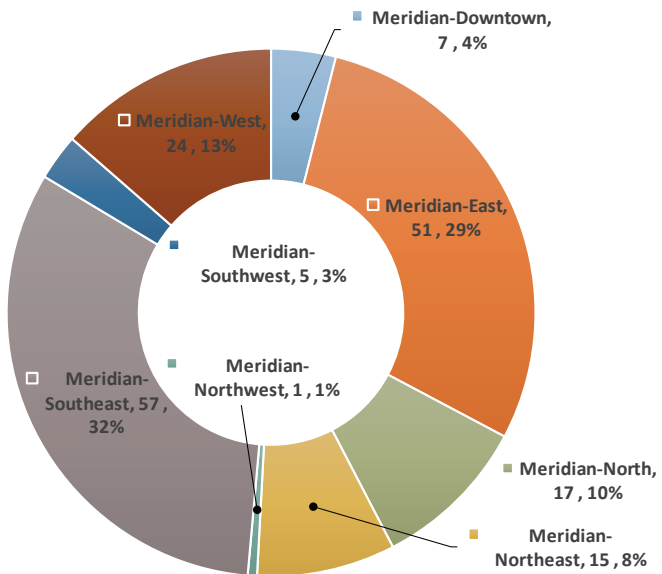
- Typically commercial permits such as large retail, office, and multifamily projects, are of significantly greater value than other permits. There are fewer of these.
- The larger the permit value, the larger the ring.
- Areas of many dense smaller overlapping rings are typically single-family homes in traditional subdivisions.

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

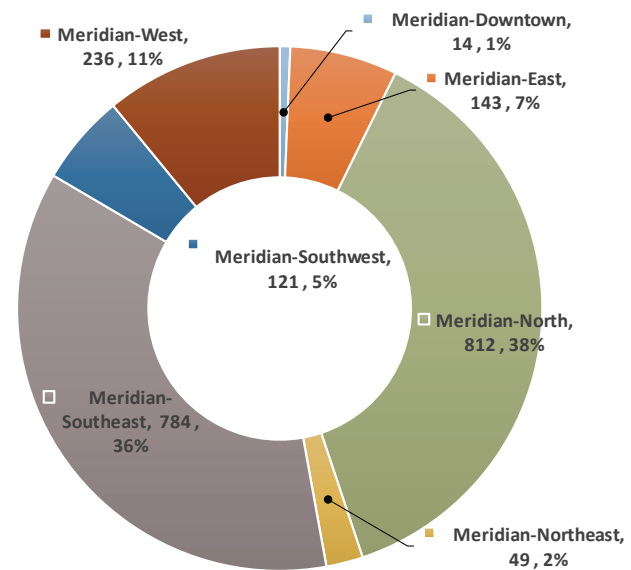
2019 N.C. Total Permits



2019 N.C. Commercial Permits



2019 N.C. Single Family Permits

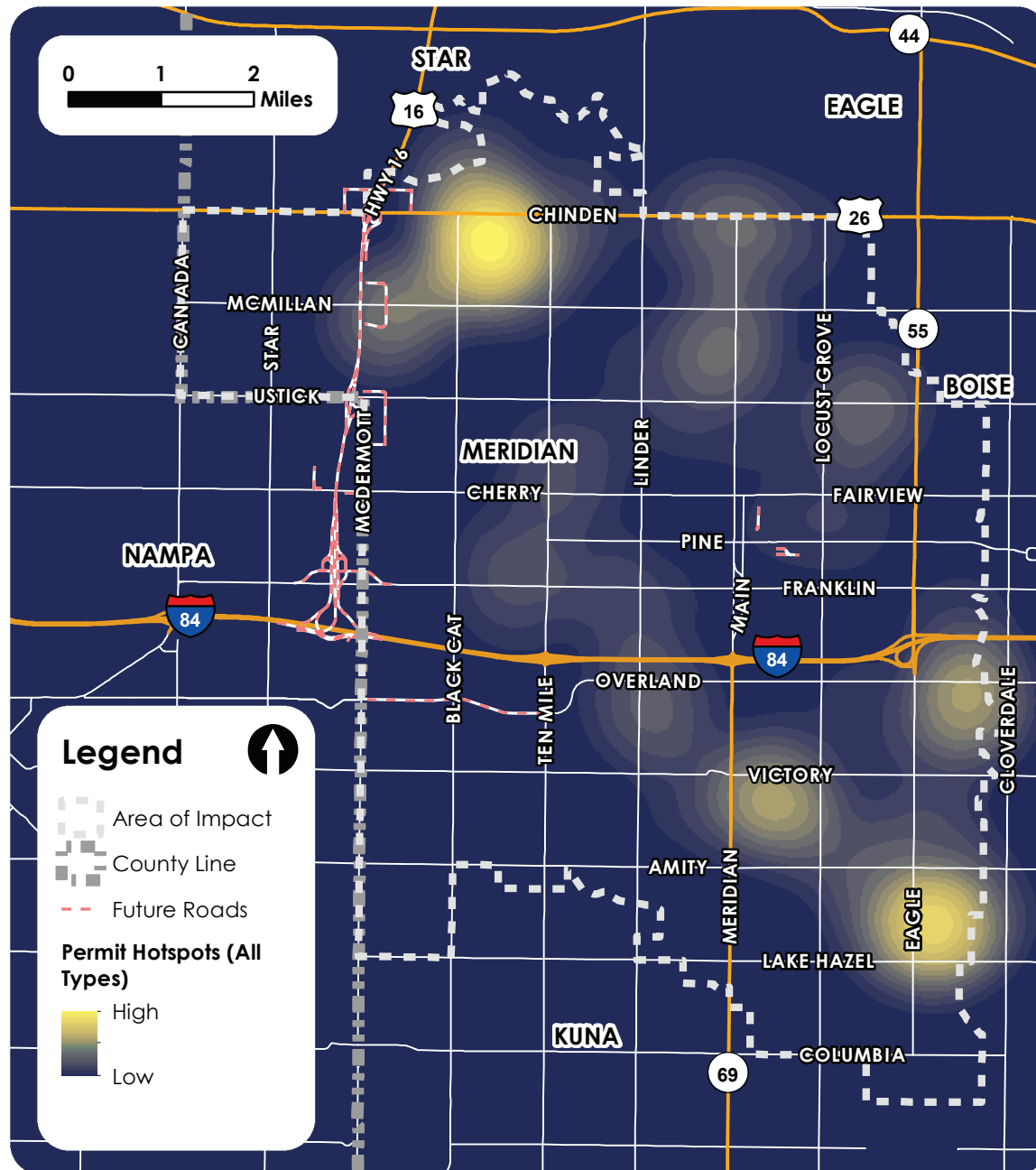


DATA

N.C. PERMIT INFORMATION BY DEMOGRAPHIC AREA:

Demographic Area	Total Permits	Commercial Permits	Total Dwelling Units	Total Single Family Units
Meridian-Downtown	21	7	113	14
Meridian-East	194	51	475	143
Meridian-North	829	17	812	812
Meridian-Northeast	64	15	120	49
Meridian-Northwest	1	1	0	-
Meridian-Southeast	841	57	1,072	784
Meridian-Southwest	126	5	169	121
Meridian-West	260	24	356	236
Total	2,336	177	3,117	2,159

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

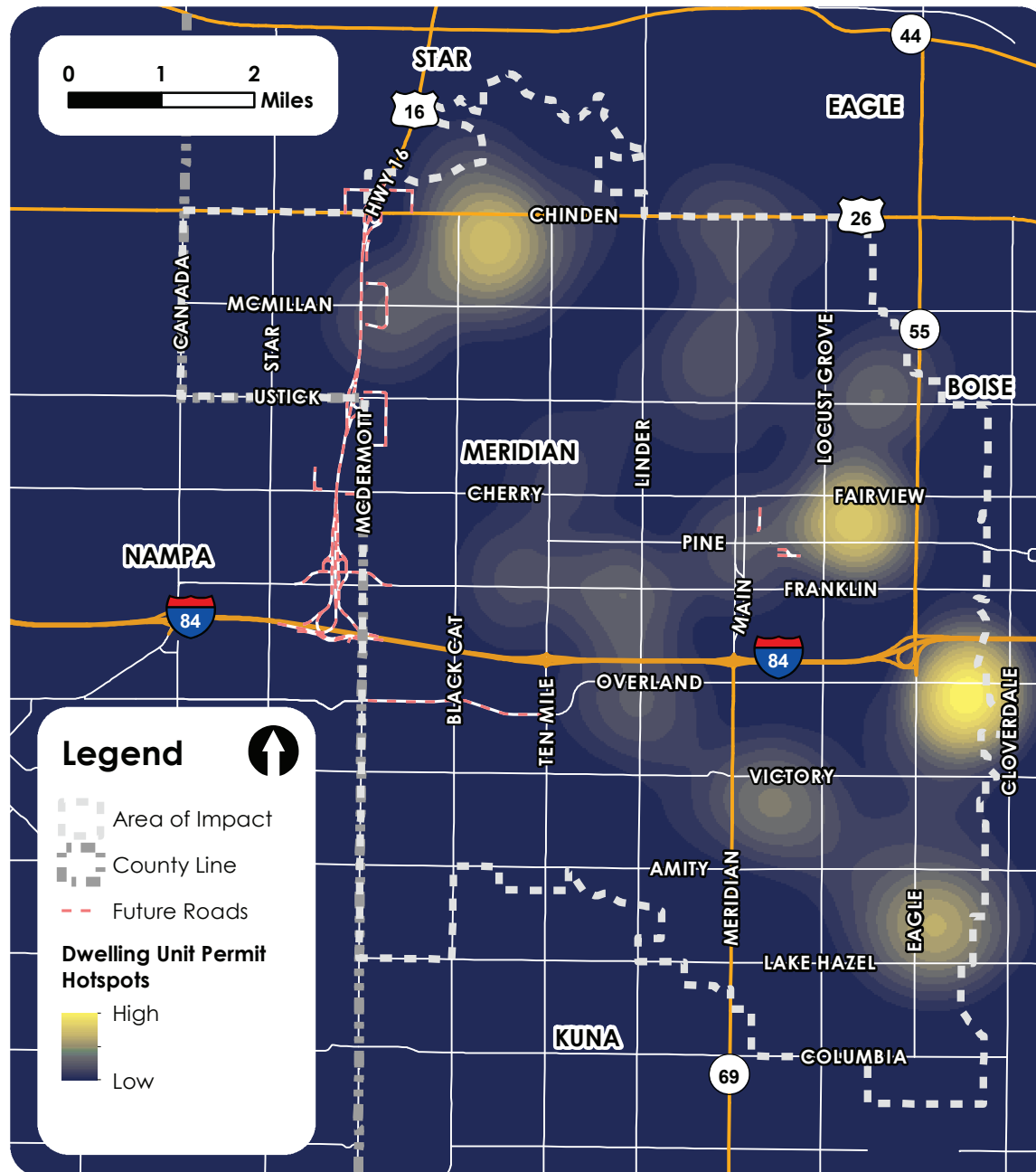


MAP

N.C. PERMIT HOT SPOTS

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

This map looks at the density of permits only, and does not use a population control. The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.



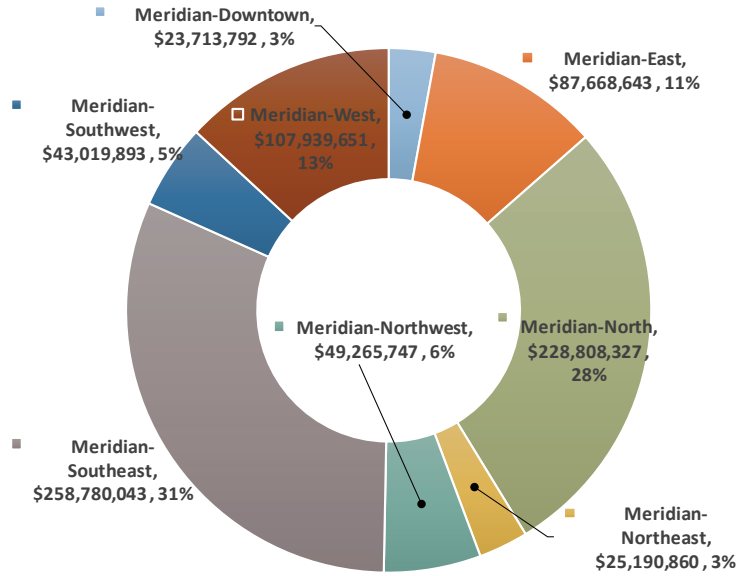
MAP

N.C. DWELLING UNIT PERMIT HOT SPOTS

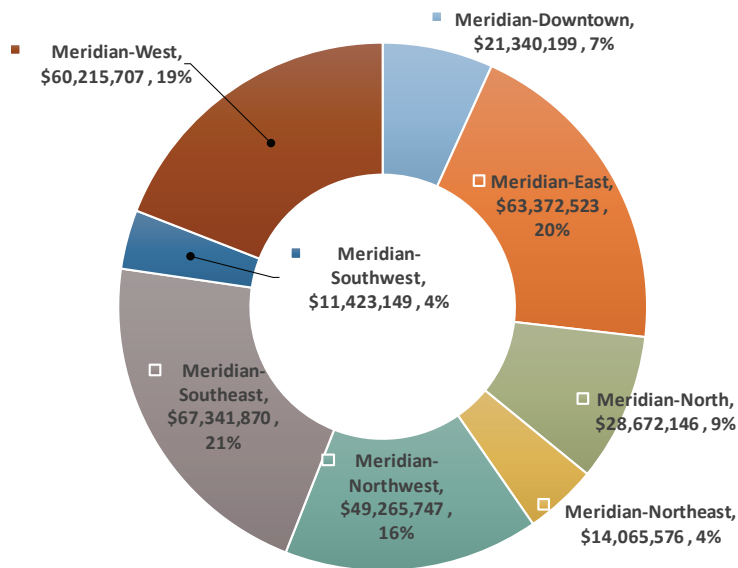
The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a “population” control field such as dwelling units or permit value.

This map looks first at the permit location, and then factors a population control representing dwelling units. Large multi-family complexes are typically much higher densities than single-family homes, and so those types of facilities may be more pronounced on this map. The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.

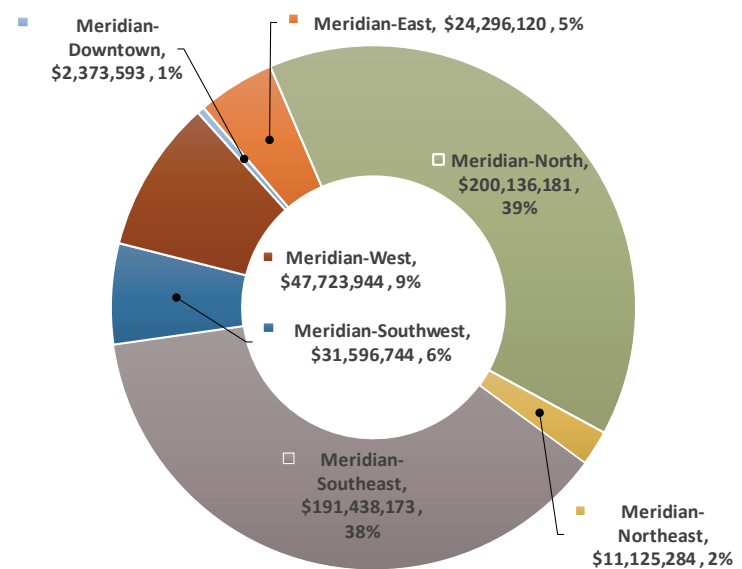
2019 N.C. Permit Valuation



2019 N.C. Commercial Permit Valuation



2019 Residential Permit Valuation

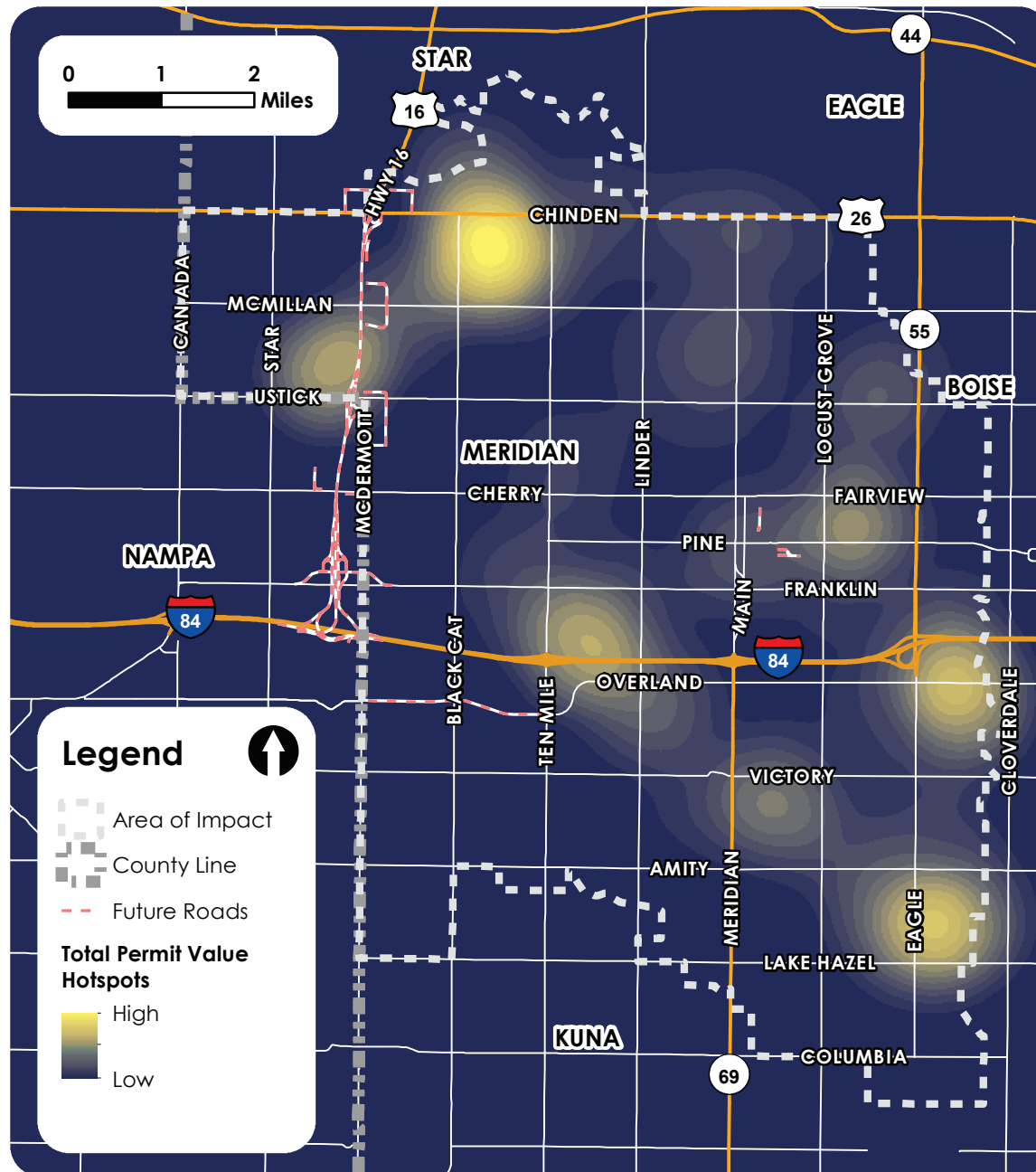


DATA

N.C. PERMIT VALUATION BY DEMOGRAPHIC AREA:

Demographic Area	Total Valuation	Commercial Valuation	Single Family Residential Valuation
Meridian-Downtown	\$23,713,792	\$21,340,199	\$2,373,593
Meridian-East	\$87,668,643	\$63,372,523	\$24,296,120
Meridian-North	\$228,808,327	\$28,672,146	\$200,136,181
Meridian-Northeast	\$25,190,860	\$14,065,576	\$11,125,284
Meridian-Northwest	\$49,265,747	\$49,265,747	\$-
Meridian-Southeast	\$258,780,043	\$67,341,870	\$191,438,173
Meridian-Southwest	\$43,019,893	\$11,423,149	\$31,596,744
Meridian-West	\$107,939,651	\$60,215,707	\$47,723,944
Total	\$824,386,955	\$315,696,916	\$508,690,039

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

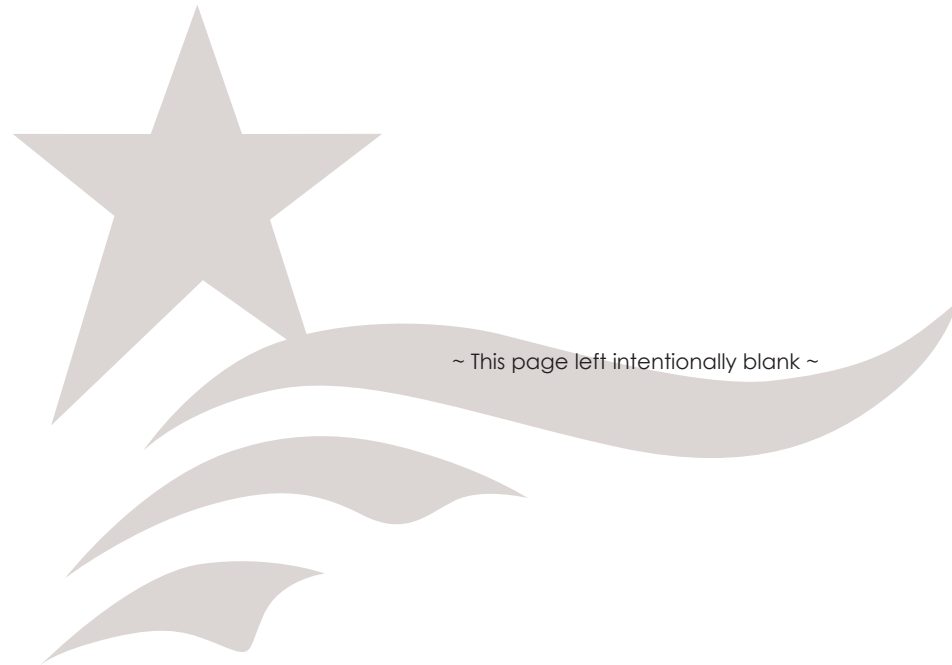


MAP

N.C. PERMIT VALUATION HOT SPOTS

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

This map looks first at the permit location, and then factors a population control representing permit values. Both new subdivisions, usually with many permits, and large multi-family and commercial buildings, typically with fewer permits and higher values, may be more pronounced on this map. The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.



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