

APPENDIX F: MIXED USE EXHIBITS

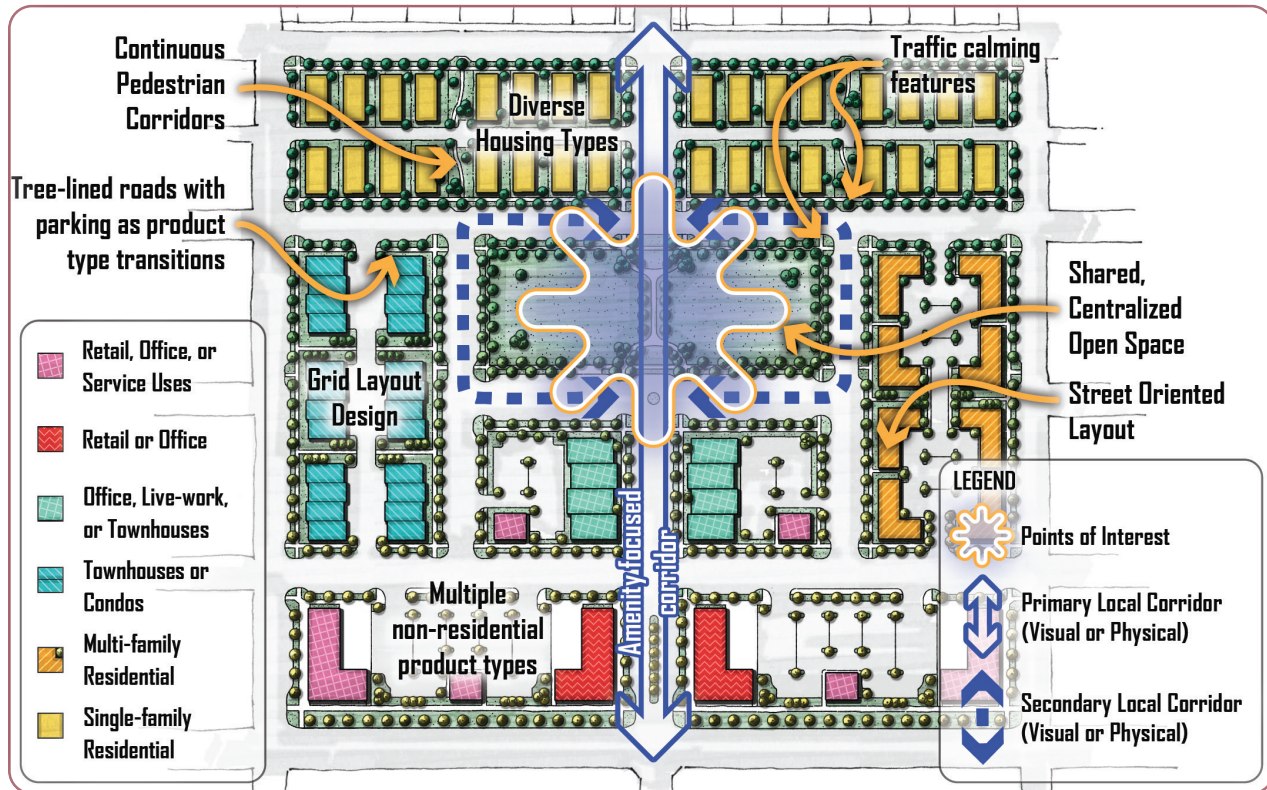
A. Mixed Use Concepts with Additional Annotation

The following images are colorized versions of the mixed use concept included in the Land Use section of the Comprehensive Plan. These colorized concepts include additional annotation styles that more closely align with aerial examples of real mixed use projects in Appendix F, Section B. These are intended to better identify different building types, and to correlate design features with actual mixed use projects.

The following definitions may be helpful when reviewing these concepts:

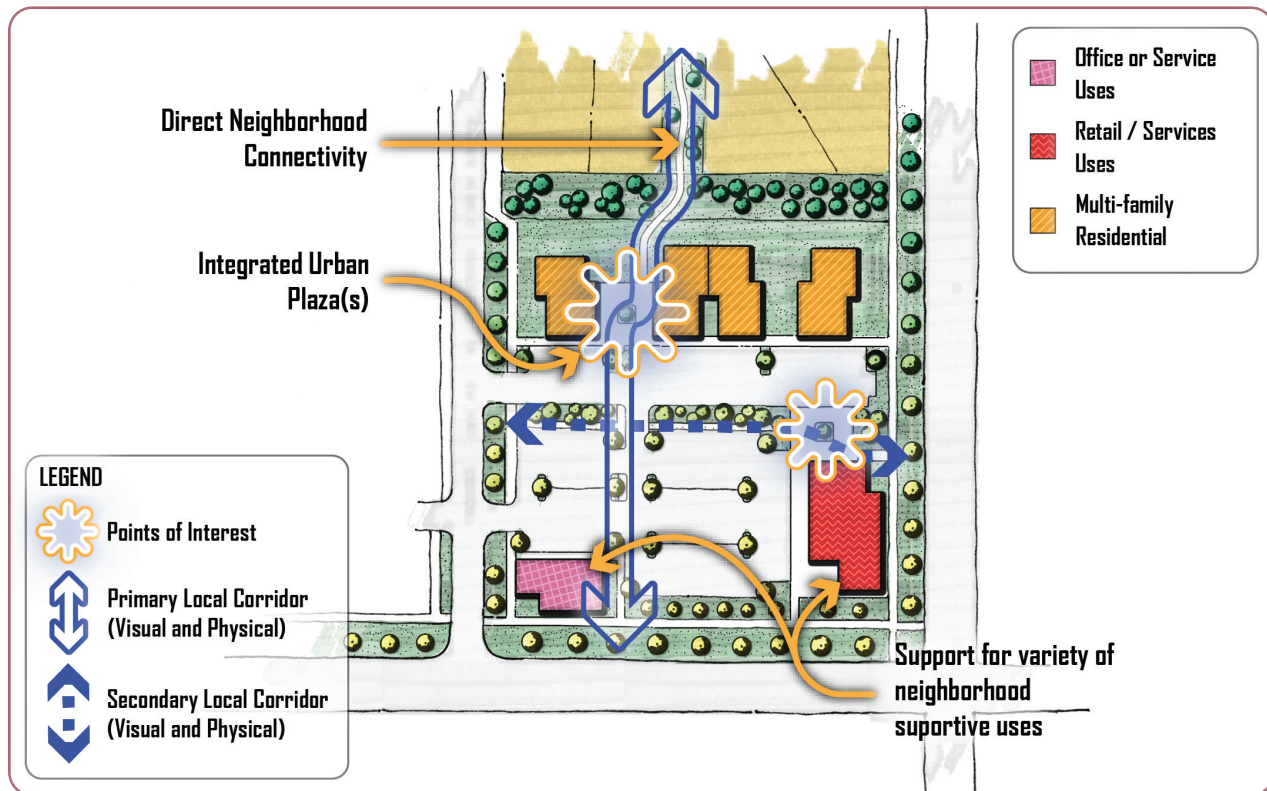
- » **Points of Interest:** Generally intended as public spaces such as an urban plaza or small park, but may also be a historical site, a building with architectural interest, a landmark with significance, or some other unique visual point of interest.
- » **Primary Local Corridor (Visual and Physical):** The main transportation and/or visual corridor linking the area; size is relative. When depicting a roadway, the cross-section is context sensitive to the adjacent land use. This could be considered the main thoroughfare or feature.
- » **Secondary Local Corridor (Visual and Physical):** Secondary transportation and/or visual corridors linking the area; size is relative. When depicting a roadway, the cross-section context sensitive. This is often shown as pedestrian connections but may also be secondary vehicular to highlight pedestrian prioritized areas.

FA1. Mixed Use Concept Color Diagram with Markup



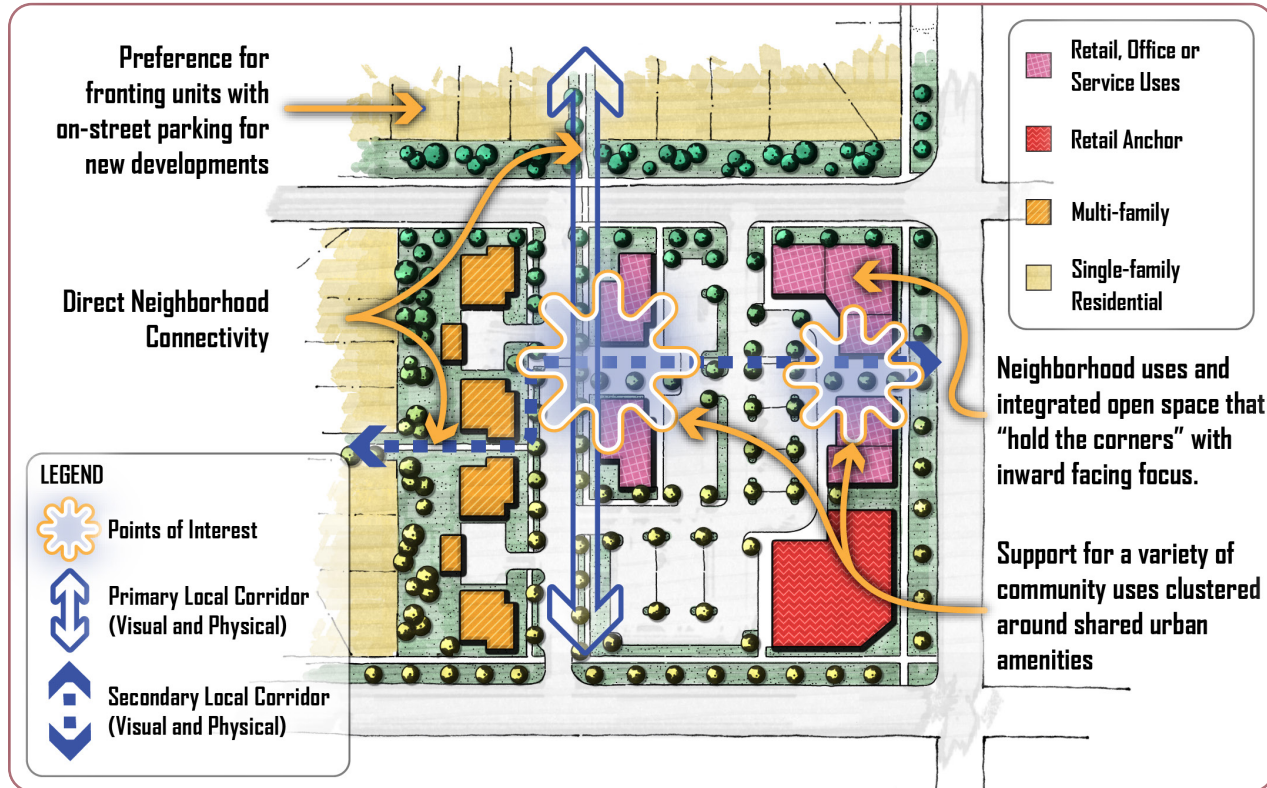
Note: See Chapter 3 Evolving, Land Use, Mixed Use for companion graphic.

FA2. Mixed Use Neighborhood Concept Color Diagram with Markup



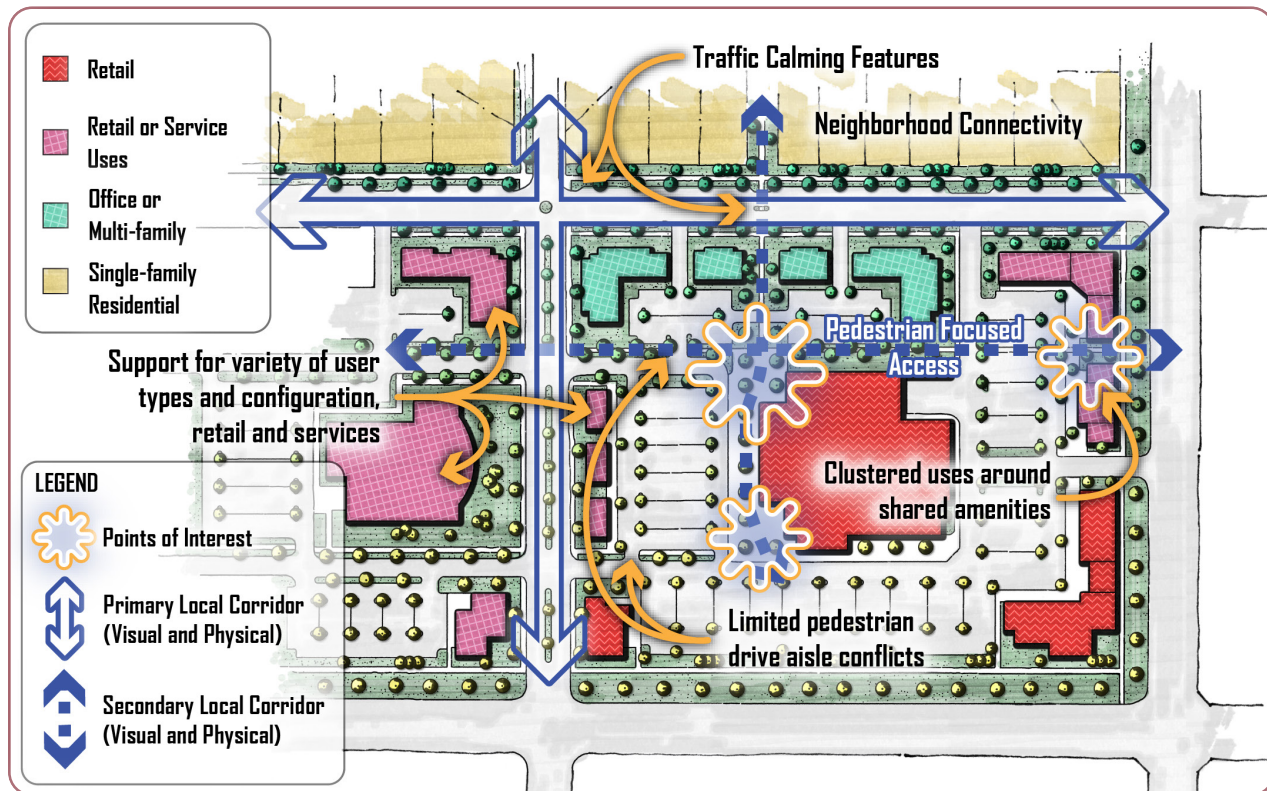
Note: See Chapter 3 Evolving, Land Use, Mixed Use for companion graphic.

FA3. Mixed Use Community Concept Color Diagram with Markup

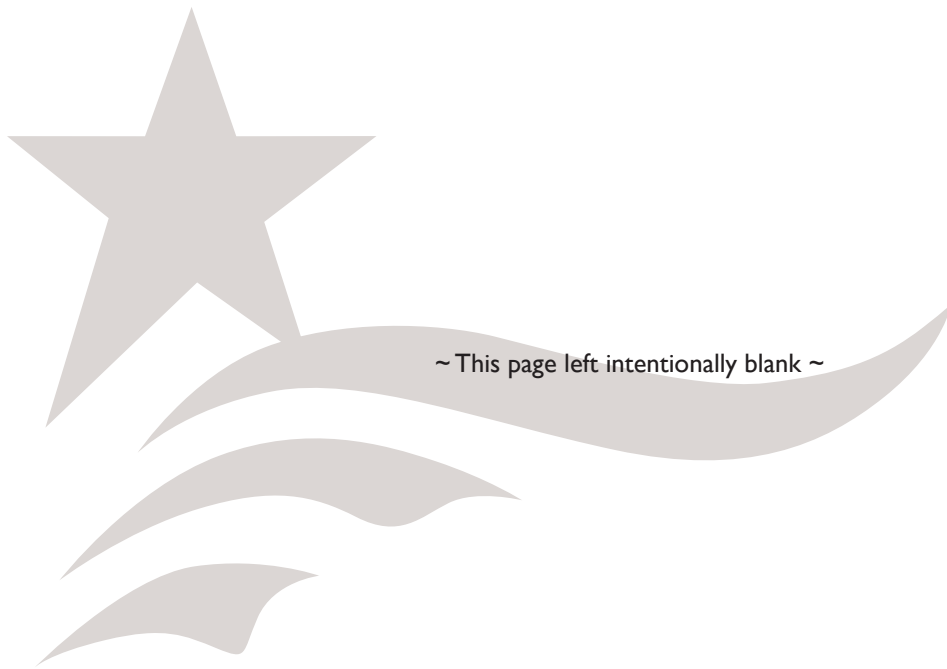


Note: See Chapter 3 Evolving, Land Use, Mixed Use for companion graphic.

FA4. Mixed Use Regional Concept Color Diagram with Markup



Note: See Chapter 3 Evolving, Land Use, Mixed Use for companion graphic.



B. Mixed Use Project Examples

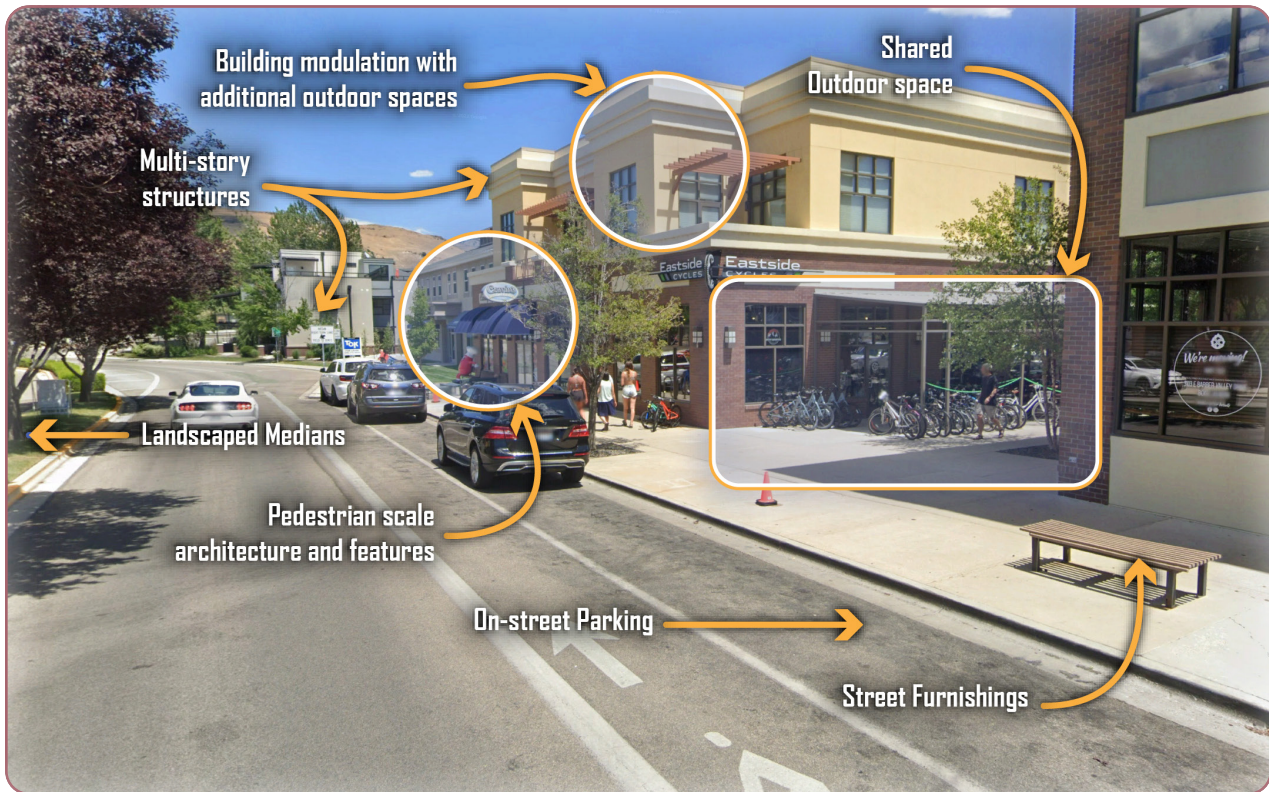
Images on the following pages include aerial and street view photo examples of mixed use projects. These images are intended to supplement conceptual graphics included in Appendix F, Section A, and the general text of the Comprehensive Plan. Reference points on aerial images indicate the location of any companion street view examples.

These examples are all real-life, developed, unique projects with locations and land development policies that vary across the Country.

FB1. Bown Crossing Mixed Use Area



Source: Google Earth Pro, Bown Crossing Mixed Use Area, Boise, Idaho 43°34'27.13"N, 116° 9'17.73"W. [Accessed June 2023].



Source: Google Earth Pro, Bown Crossing Mixed Use Area, Boise, Idaho 43°34'27.13"N, 116° 9'17.73"W. [Accessed June 2023].

FB2. Magnolia Mixed Use Area

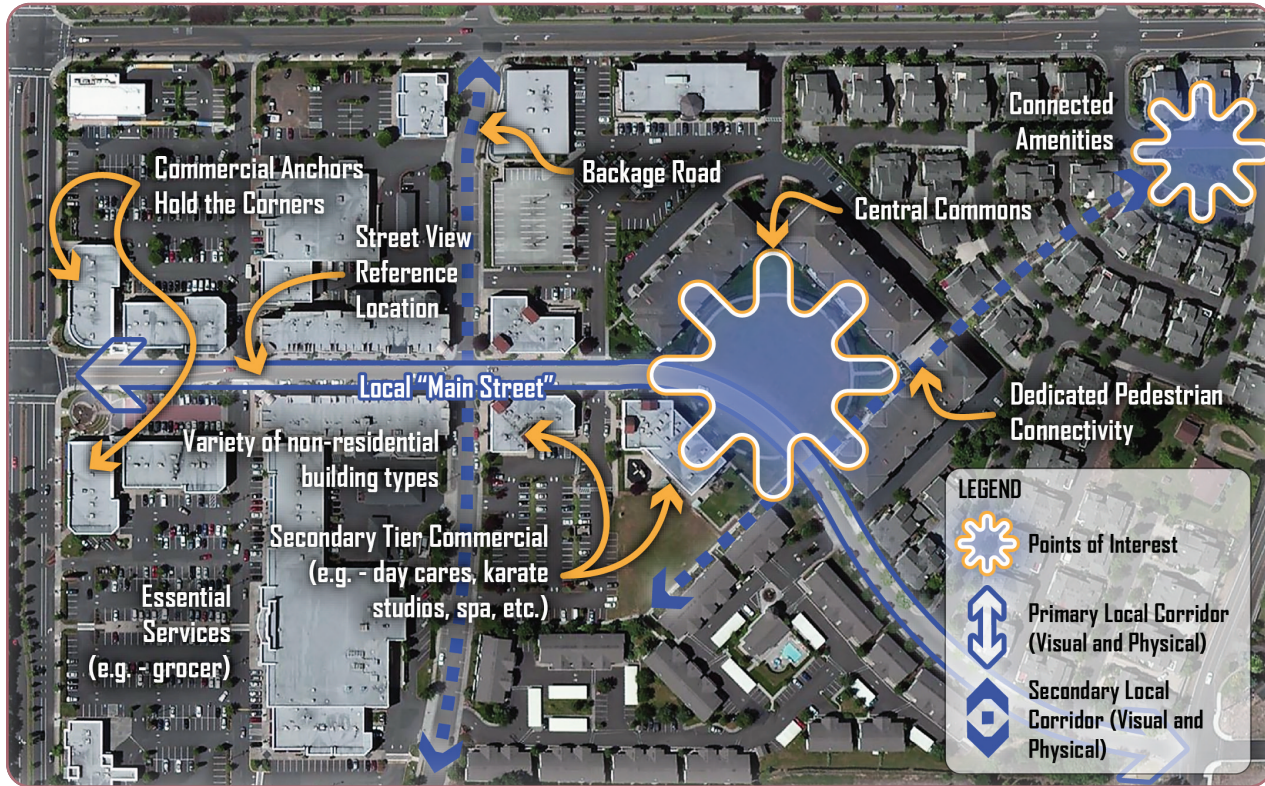


Source: Google Earth Pro, Magnolia Park Mixed Use Area, Hillsboro, Oregon 45°31'57.64"N, 122°52'27.07"W. [Accessed June 2023].



Source: Google Earth Pro, Magnolia Park Mixed Use Area, Hillsboro, Oregon 45°31'57.64"N, 122°52'27.07"W. [Accessed June 2023].

FB3. Bethany Mixed Use Area

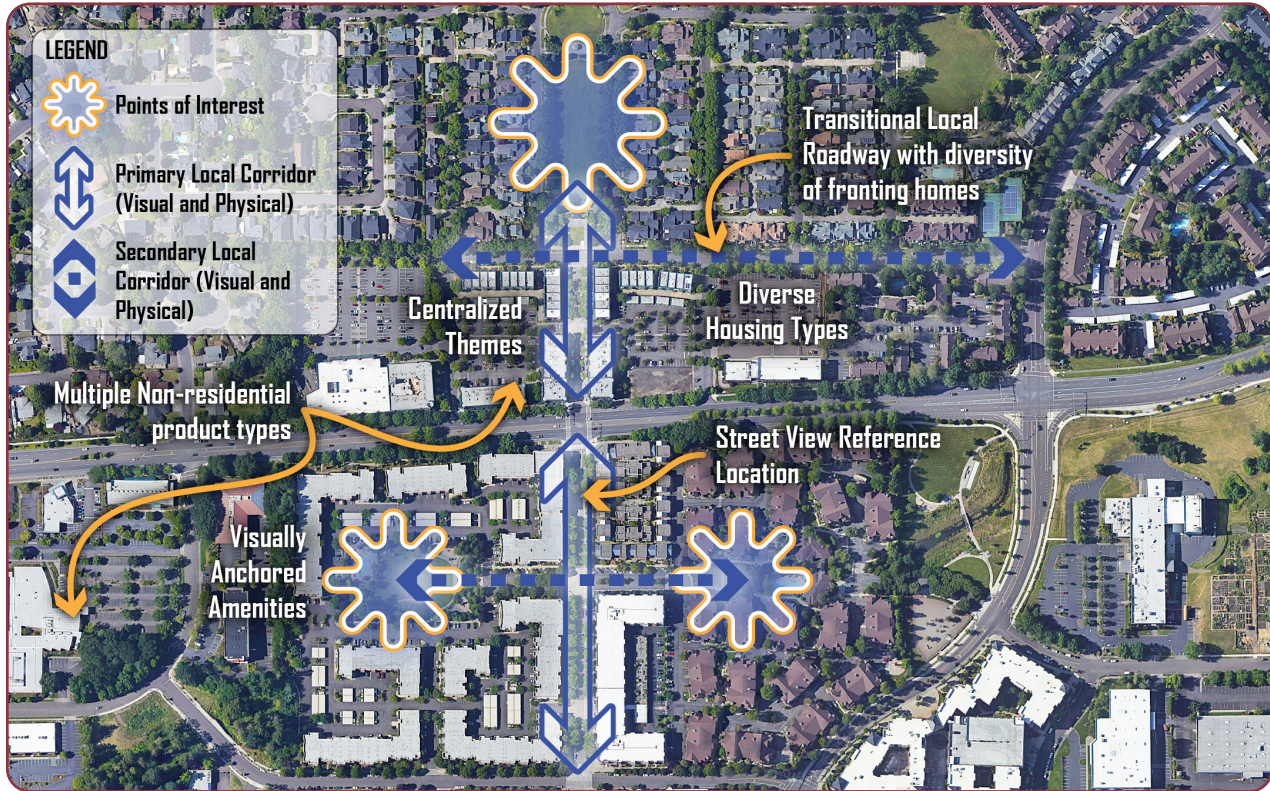


Source: Google Earth Pro, Bethany Village Mixed Use Area, Bethany, Oregon 45°33'16.28"N, 122°49'57.44"W. [Accessed June 2023].

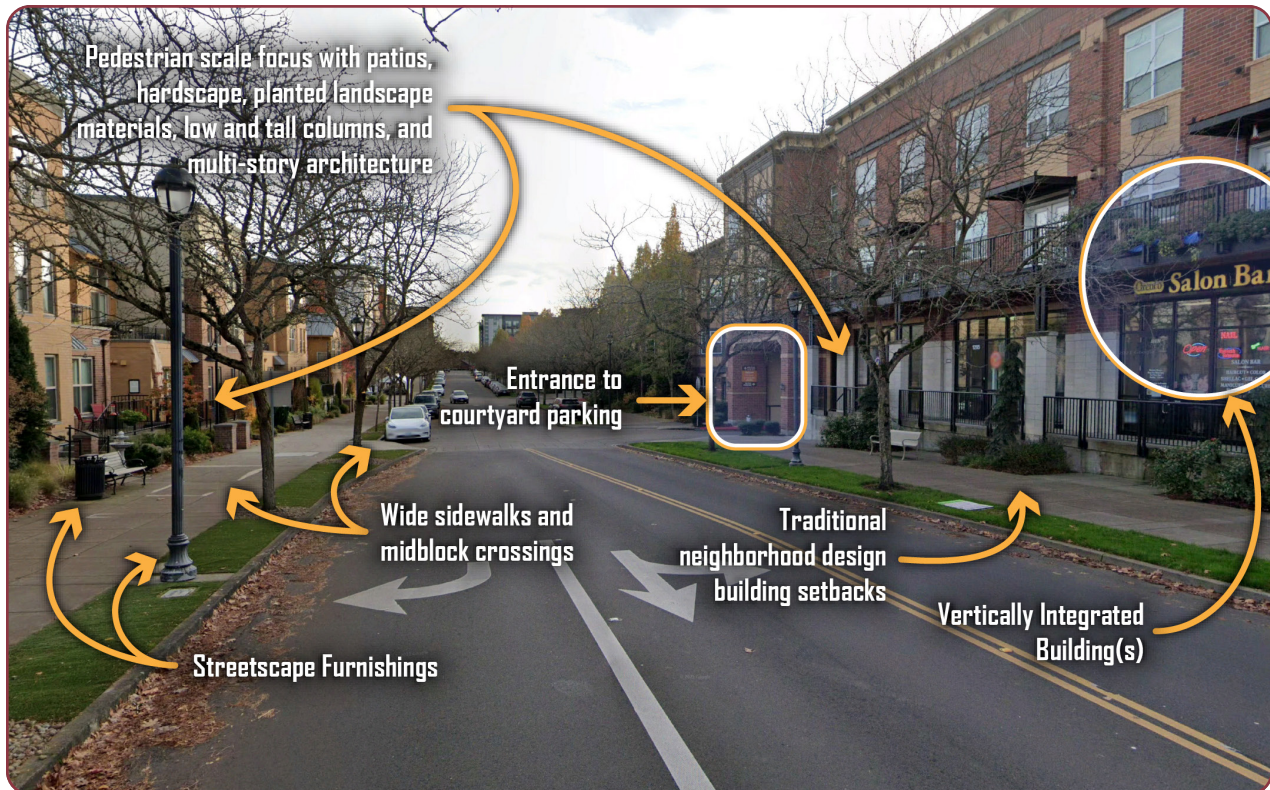


Source: Google Earth Pro, Bethany Village Mixed Use Area, Bethany, Oregon 45°33'16.28"N, 122°49'57.44"W. [Accessed June 2023].

FB4. Orenco Mixed Use Area

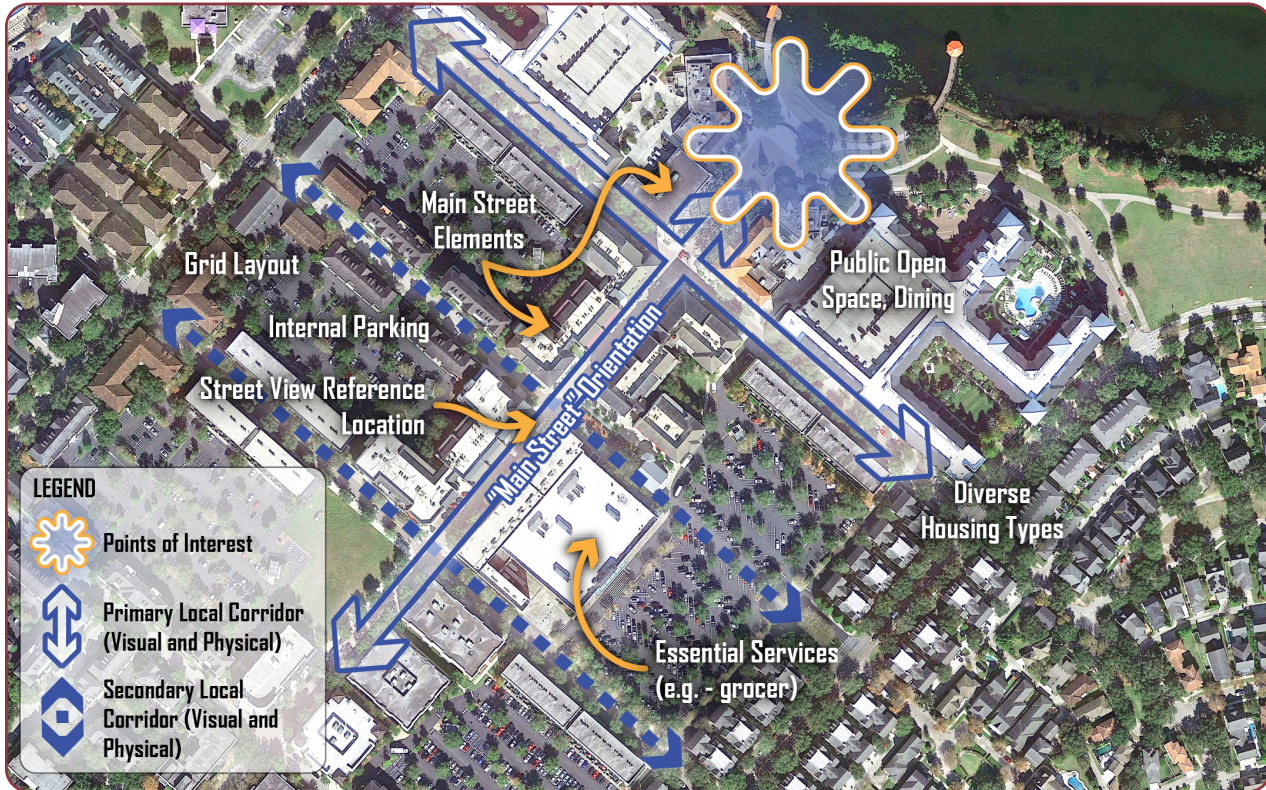


Source: Google Earth Pro, Orenco Station Mixed Use Area, Hillsboro, Oregon 45°32'2.09"N, 122°55'0.66"W. [Accessed June 2023]



Source: Google Earth Pro, Orenco Station Mixed Use Area, Hillsboro, Oregon 45°32'2.09"N, 122°55'0.66"W. [Accessed June 2023]

FB5. Baldwin Park Mixed Use Area



Source: Google Earth Pro, Baldwin Park, Orlando, Florida 28°33'59.76"N, 81°19'40.37"W. [Accessed June 2023]



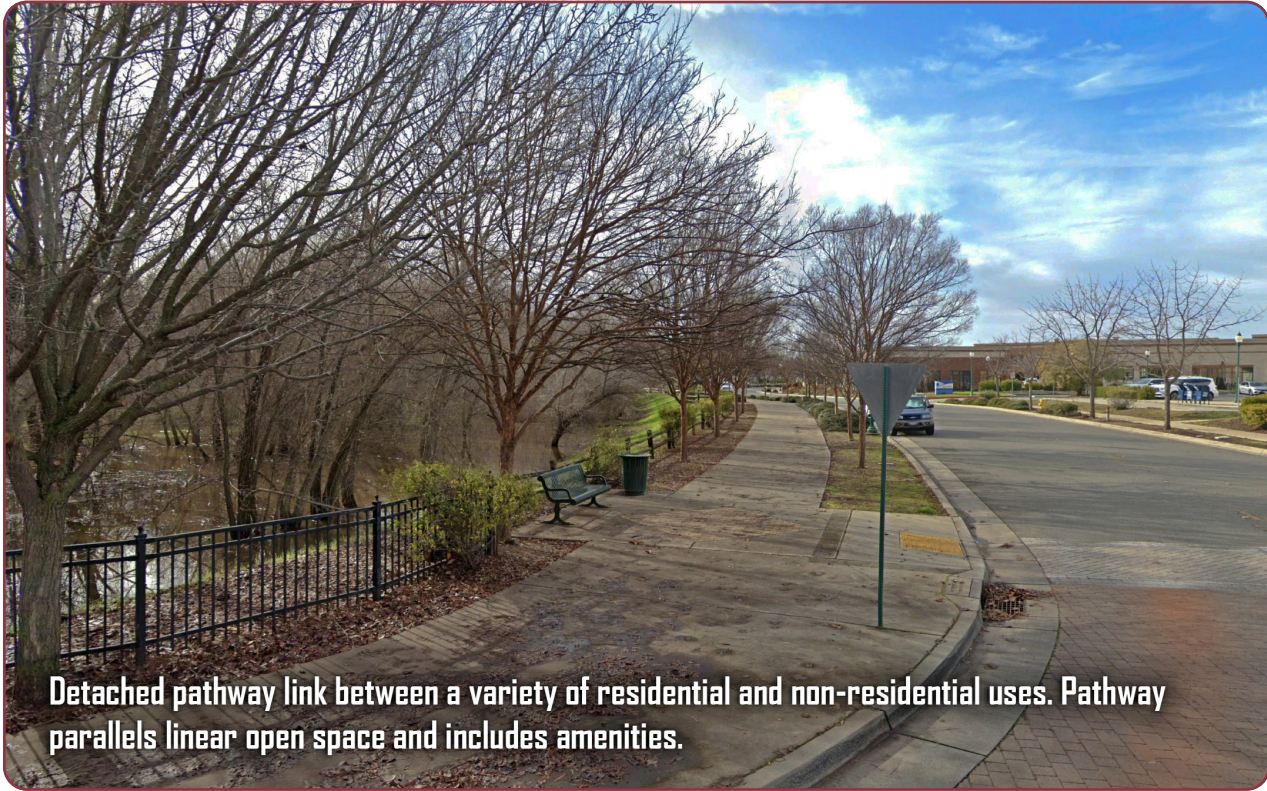
Source: Google Earth Pro, Baldwin Park, Orlando, Florida 28°33'59.76"N, 81°19'40.37"W. [Accessed June 2023]

C. Public Spaces, Node, and Link Examples

The following images are examples of pathways and public spaces that may be appropriate in mixed use areas. These are organized by interconnected nodes and links. Nodes are often places of respite or of focal activity, and activated with amenities that usually include constructed hardscape or play elements. Links are features such as pathways or linear spaces connecting nodes, usually visibly, and in a meaningful and interrelated context.

These examples are all developed in unique projects with locations, environments, and land development policies that vary across the County. However, the design nodes and links depicted may be replicated in similar settings within Meridian.

FC1. Link, Linear Open Space with Pathway



Detached pathway link between a variety of residential and non-residential uses. Pathway parallels linear open space and includes amenities.

Source: Google Earth Pro, Lincoln Gateway, Lincoln, California 38°53'3.75"N, 121°17'27.93"W. [Accessed June 2023]

FC2. Link, Pathway Connection



Thematic pathway bridge provides architectural character integration of the pedestrian network into the surrounding development amenities.

Source: Google Earth Pro, Caldwell, Idaho 43°40'2.10"N, 116°41'23.73"W. [Accessed June 2023]

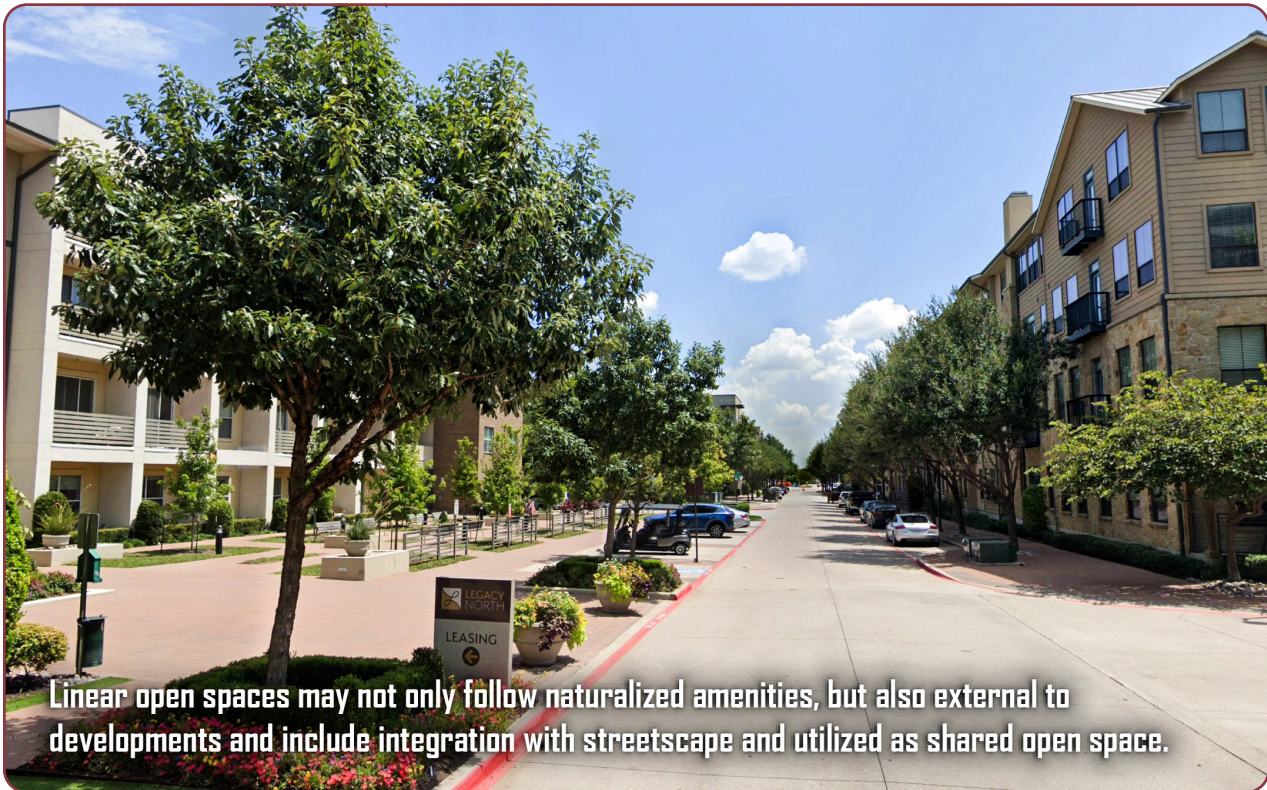
FC3. Link, Shared Purpose Pathway Corridor



Pathway links can be accommodated in areas where development is otherwise difficult, but should be attractively improved and integrate thoughtfully into the overall site design and mix of uses.

Source: Google Earth Pro, Lincoln, California 38°51'51.35"N, 121°19'0.91"W. [Accessed June 2023]

FC4. Link, Linear Urban Open Space



Linear open spaces may not only follow naturalized amenities, but also external to developments and include integration with streetscape and utilized as shared open space.

Source: Google Earth Pro, Baccus Park Streetscape, Plano, Texas 33° 4'54.47"N, 96°49'14.81"W. [Accessed June 2023]

FC5. Node, Urban Plaza Open Space



Urban Plazas provide both permanent constructed features along with planted materials, and include year-round seasonal interest. Lighting, protected spaces, shade, and places for both social experiences or quiet escape are important.

Source: Google Earth Pro, Baccus Park, Plano, Texas 33° 4'53.70"N, 96°49'16.41"W. [Accessed June 2023]

FC6. Node, Micro Plaza on Neighborhood Pathway



Pathway node with highly contextual, permanent constructed features. Pathway link meanders across visible open space towards an activity node (see Figure FB2).

Source: Google Earth Pro, Magnolia Mixed Use Project, Hillsboro, Oregon 45°31'56.05"N, 122°52'21.10"W. [Accessed June 2023]

FC7. Node, Shared Open Space



Source: Google Earth Pro, Gramercy Park, Meridian, Idaho 43°35'8.47"N, 116°21'43.52"W. [Accessed June 2023]

FC8. Node, Non-residential Open Space



Source: Google Earth Pro, Lincoln Gateway, Lincoln, California 38°53'4.16"N, 121°17'35.24"W. [Accessed June 2023]

FC9. Nodes and Links, Destination Commercial Open Space



Destination commercial spaces require fully integrated, desirable, and prioritized public spaces. A variety of hardscape, landscaping, and unique, thoughtful, and context specific amenities and features are essential.

Source: Google Earth Pro, The Domain, Austin, Texas 30°24'6.10"N, 97°43'35.36"W. [Accessed June 2023]

D. Other Examples

The following examples are a variety of public space examples with unique features, such as having special functionality or in serving alternative transportation.

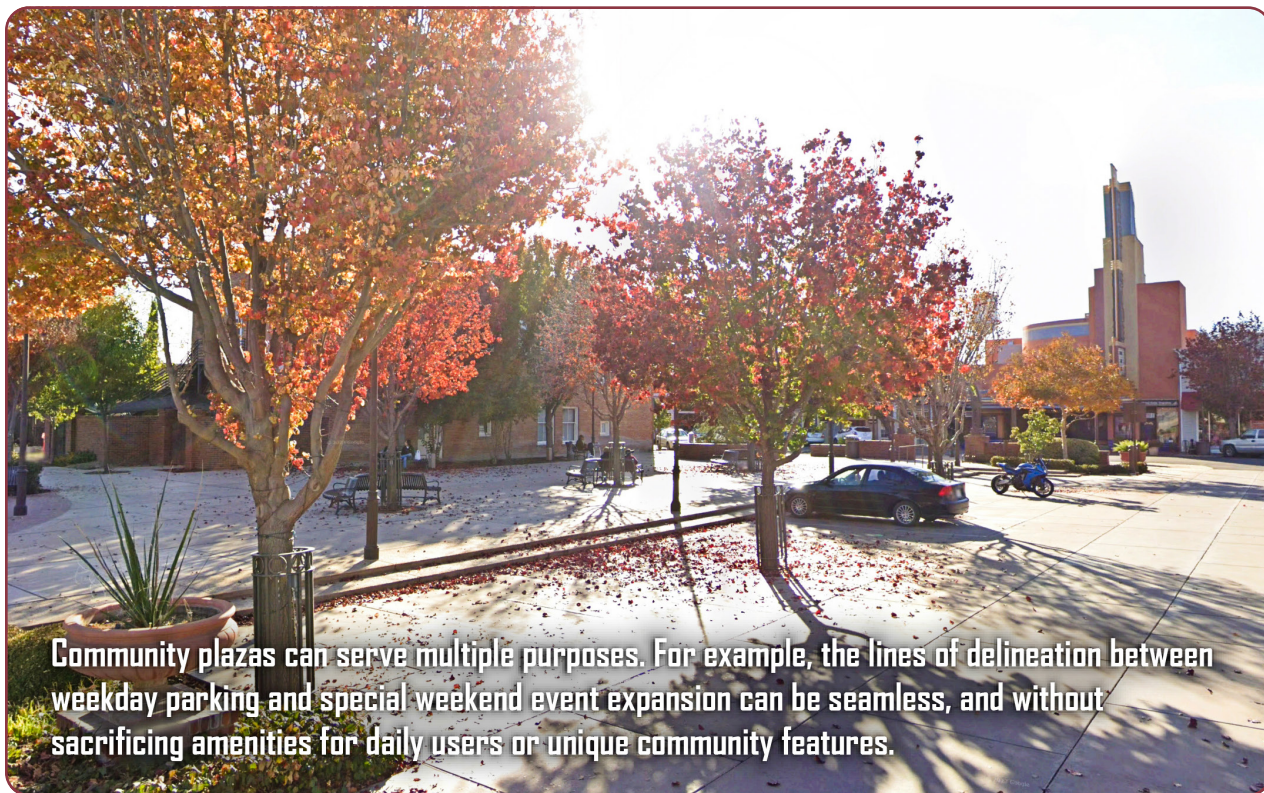
FD1. Urban Spaces, Flexibility or Dedication



Community plazas can often have a focus, such as hosting community events. Conversely, spaces can also be designed with flexibility to address a variety of needs. Flexible spaces should still be intentional in providing a diversity of amenities.

Source: Google Earth Pro, Midtown Plaza, Carmel, Indiana 39°58'32.49"N, 86° 7'45.03"W. [Accessed June 2023]

FD2. Urban Spaces, Multifunctional



Community plazas can serve multiple purposes. For example, the lines of delineation between weekday parking and special weekend event expansion can be seamless, and without sacrificing amenities for daily users or unique community features.

Source: Google Earth Pro, Newman Plaza, Newman, California 37°18'55.59"N, 121° 1'20.06"W. [Accessed June 2023]

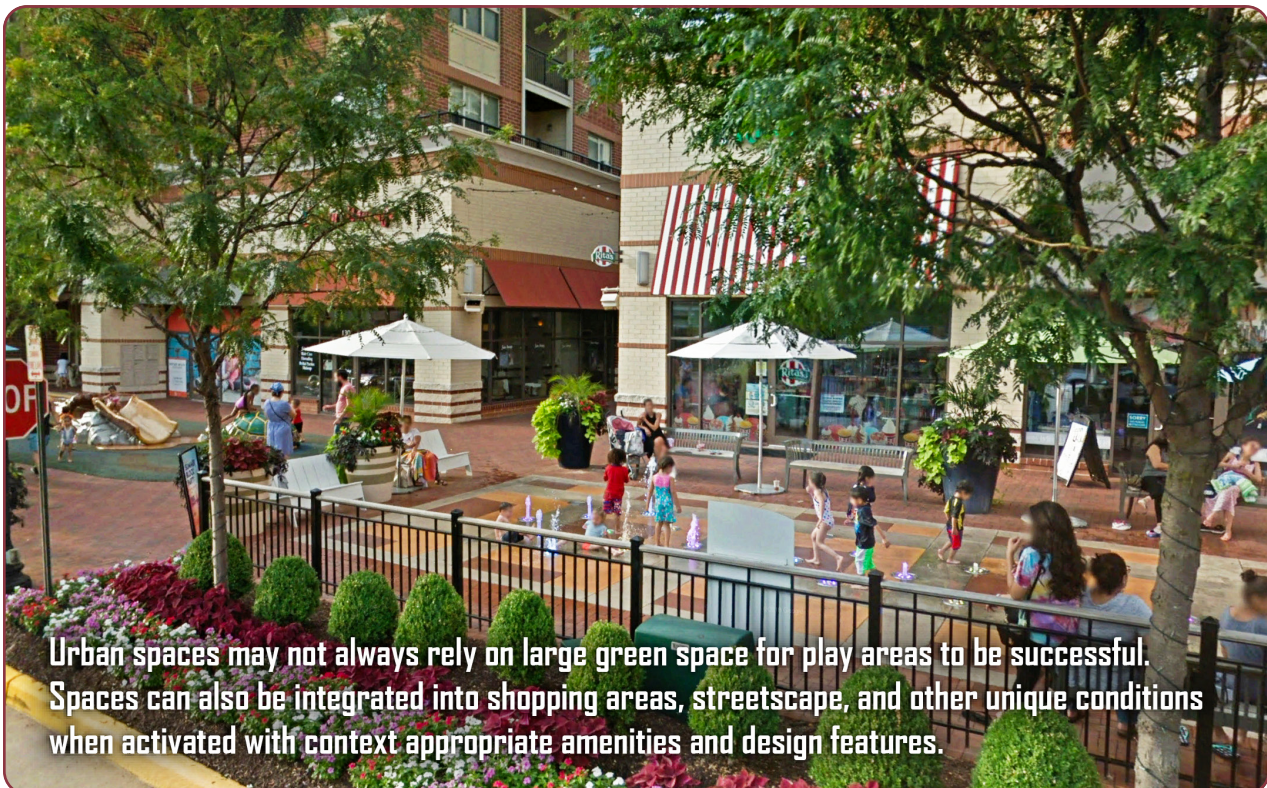
FD3. Urban Spaces, Interior and Exterior Integration



Community plazas can serve as extensions of interior spaces such as libraries, community centers, and other civic places. Integration should positively influence site design and benefit the larger community when not programmed.

Source: Google Earth Pro, Oakdale Community Center, Oakdale, California 37°45'56.51"N, 120°50'54.92"W. [Accessed June 2023]

FD4. Urban Spaces, Children at Play



Urban spaces may not always rely on large green space for play areas to be successful. Spaces can also be integrated into shopping areas, streetscape, and other unique conditions when activated with context appropriate amenities and design features.

Source: Google Earth Pro, Village at Leesburg, Leesburg, Virginia 39° 5'22.94"N, 77°31'27.60"W. [Accessed June 2023]

FD5. Shared Neighborhood Spaces



Source: Google Earth Pro, Daybreak, Utah 40°32'36.00"N, 112° 0'20.72"W. [Accessed June 2023]

FD6. Public-Private Integration



Source: Google Earth Pro, Daybreak, Utah 40°32'48.65"N, 112° 0'8.62"W. [Accessed September 2023]

FD7. Active and Public Transportation Along Linear Open Space



Linear open space can seamlessly serve pedestrians, alternative transportation, the business environment, and local residents. Activation of public spaces with amenities is essential to supporting a variety of both non-residential and residential uses.

Source: Google Earth Pro, 16th Street Mall, Denver, Colorado 39°44'40.02"N, 104°59'28.50"W. [Accessed September 2023]. Note: As of 2023, revitalization and reconstruction are on-going.

FD8. Public Transportation & Shared Mobility



Mixed use areas should include public transit stops or other opportunities for shared mobility. Transit stop features should consider bus pullouts, shelter, and safety lighting. Other shared mobility features should include and integrate opportunities for safe and visible access, charging, and storage.

Source: Google Earth Pro, Sunset Transit Center, Beaverton, Oregon 45°30'36.55"N, 122°46'53.16"W. [Accessed September 2023]

