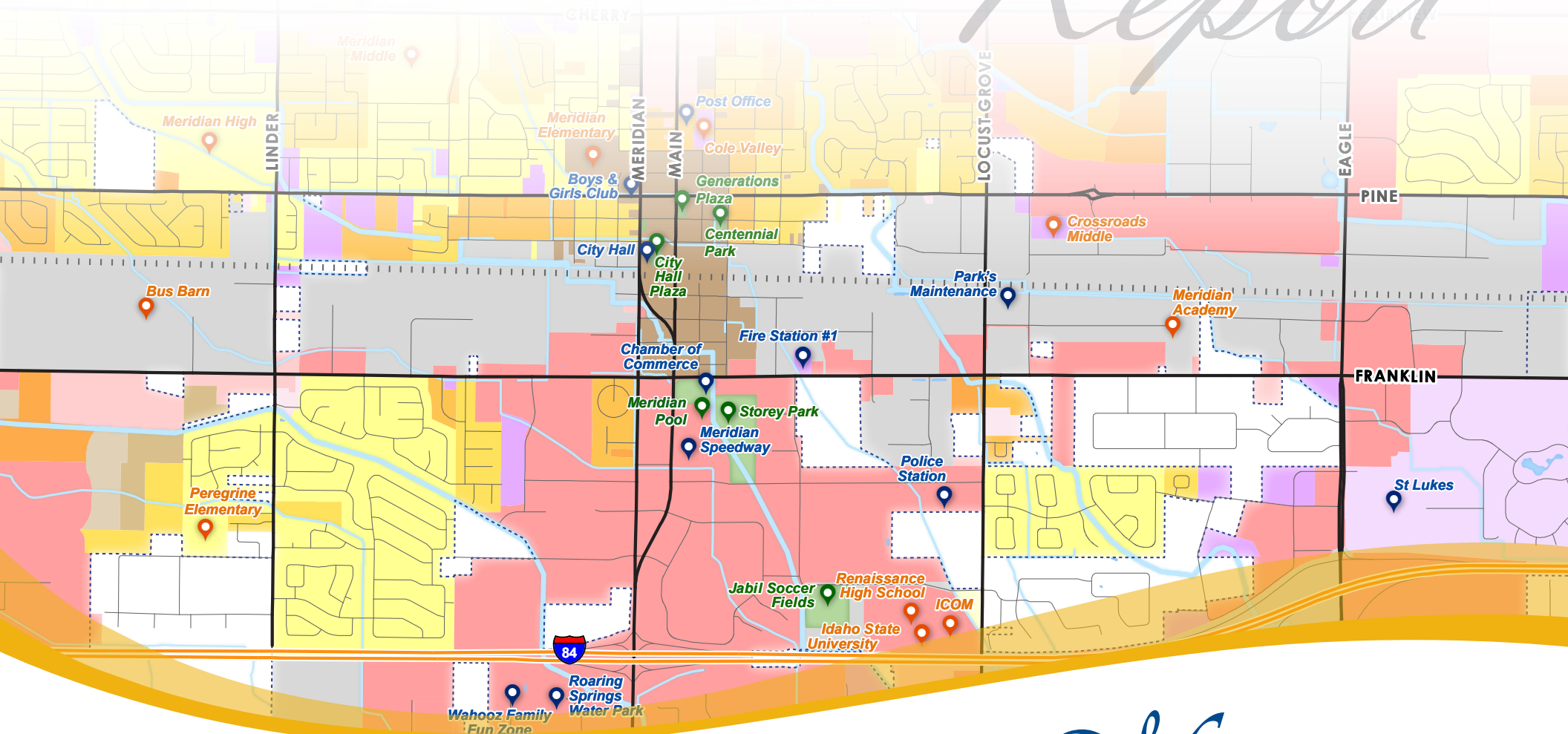
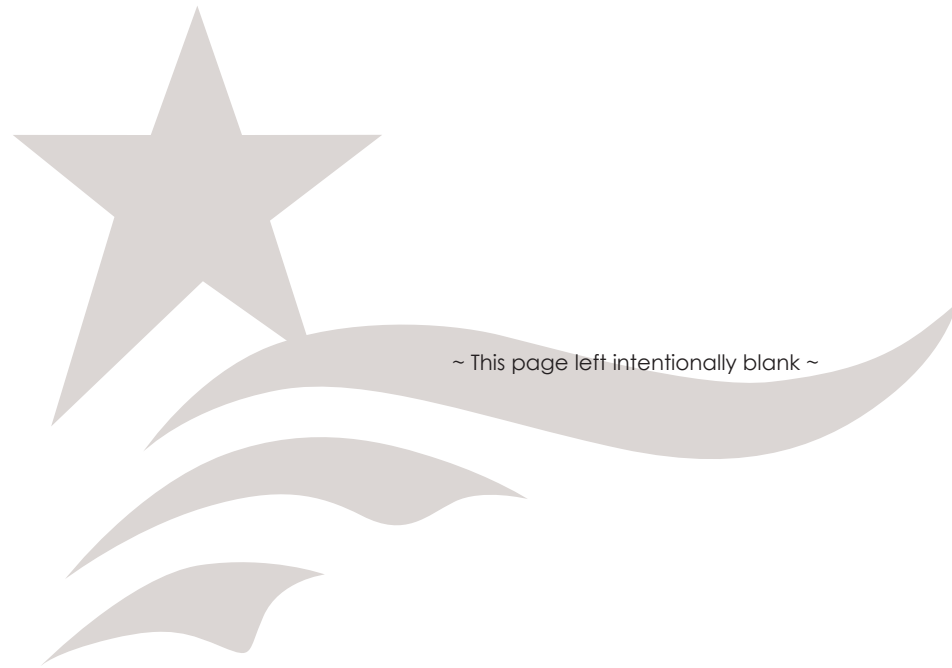


CITY OF MERIDIAN | APRIL 2019

LAND USE & DEVELOPMENT

Report





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CITY OF MERIDIAN | APRIL 2019

LAND USE & DEVELOPMENT

Report

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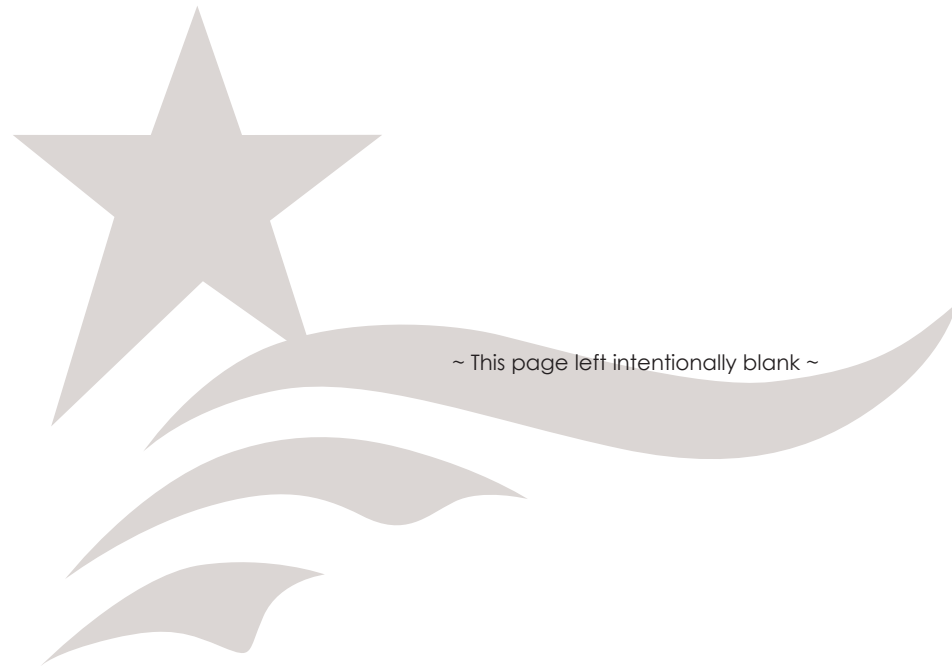
For Questions:

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





INTRODUCTION

At least once a year the City of Meridian Community Development Department prepares a summary of land use and zoning 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).

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.

This Report is related to policy goal 3.05.00 and objective 3.05.01 of the City of Meridian Comprehensive Plan. While not satisfying those policy statements entirely, other

Ensure a variety and balance of land uses to support the Meridian Area of City Impact.

Policy goal 3.05.00 from the City of Meridian Comprehensive Plan.

subsequent materials including the ECR may help to indicate vacancy or supply, and better convey to city staff, elected officials, and the public, community need.

Report History

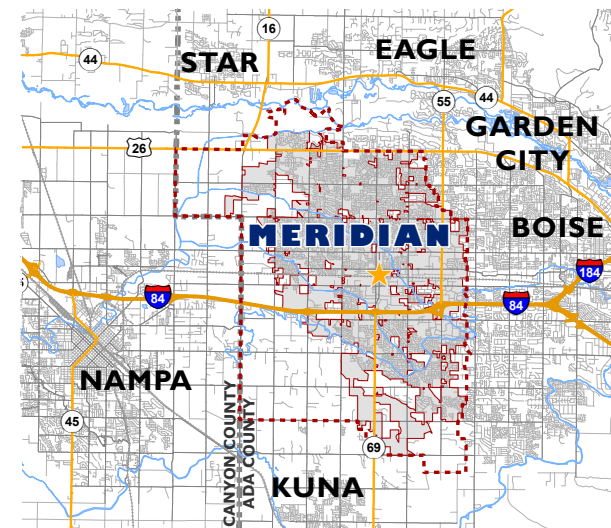
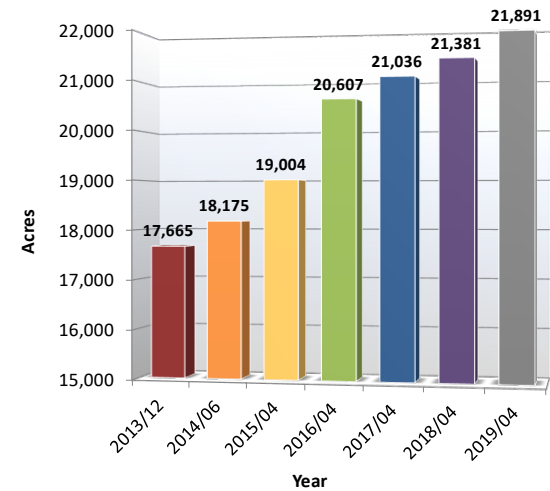
City staff began informally tracking land uses and zoning activities in 2012. For the first several years of collection there was no benchmark to understand what some of the data represented. After several years of collection this data has become comparable over time and is better able to show change.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

This 2019 Report has now been formally presented for several years. New this year is additional data based on Community Development new construction (N.C.) permitting. Additional indicators will be reviewed and expanded with time.

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.

Meridian City Limits | 2019



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

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 Arc-Catalog, 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 then used to generate all of the tables and charts used in this report, and to compare indicators with previous years.

Data varies by source, but all information in this summary was compiled on April 8th, 2019.

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.* Permitting data is similarly comparative within Meridian only. The City's permit types, process, and classification may be unique. Described geographic areas are also unique, and may vary from other data sources such as COMPASS and the Intermountain MLS. Charts and tables should be taken as generalized.

General Definitions

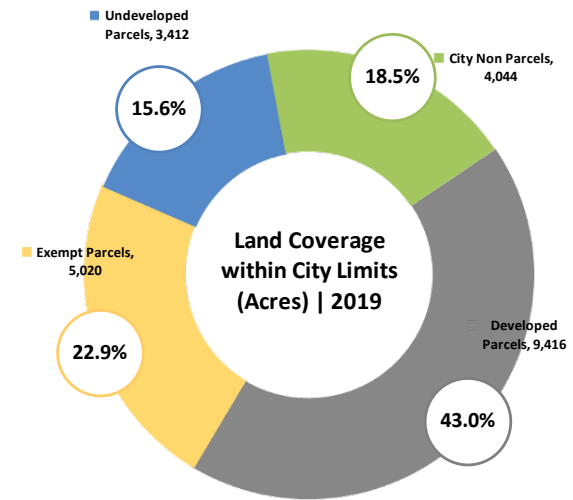
Exempt: Properties that are "exempt" are parcels that do not pay "normal" property taxes. These may be government, quasi

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.

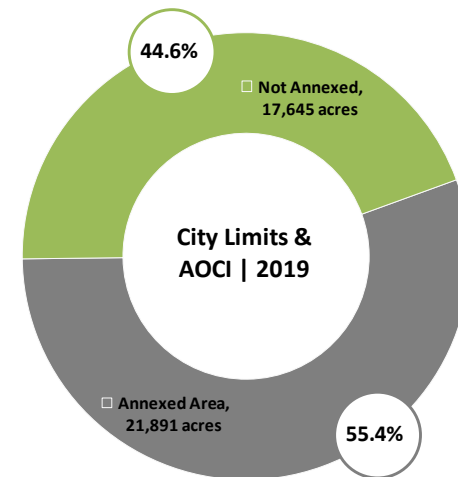
Undeveloped Land: Properties that are characterized as undeveloped are generally those considered to be ready for development. However, in many cases land that is ready for development has some level of assessed improvement values. For example, many large agricultural properties which are expected to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



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



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

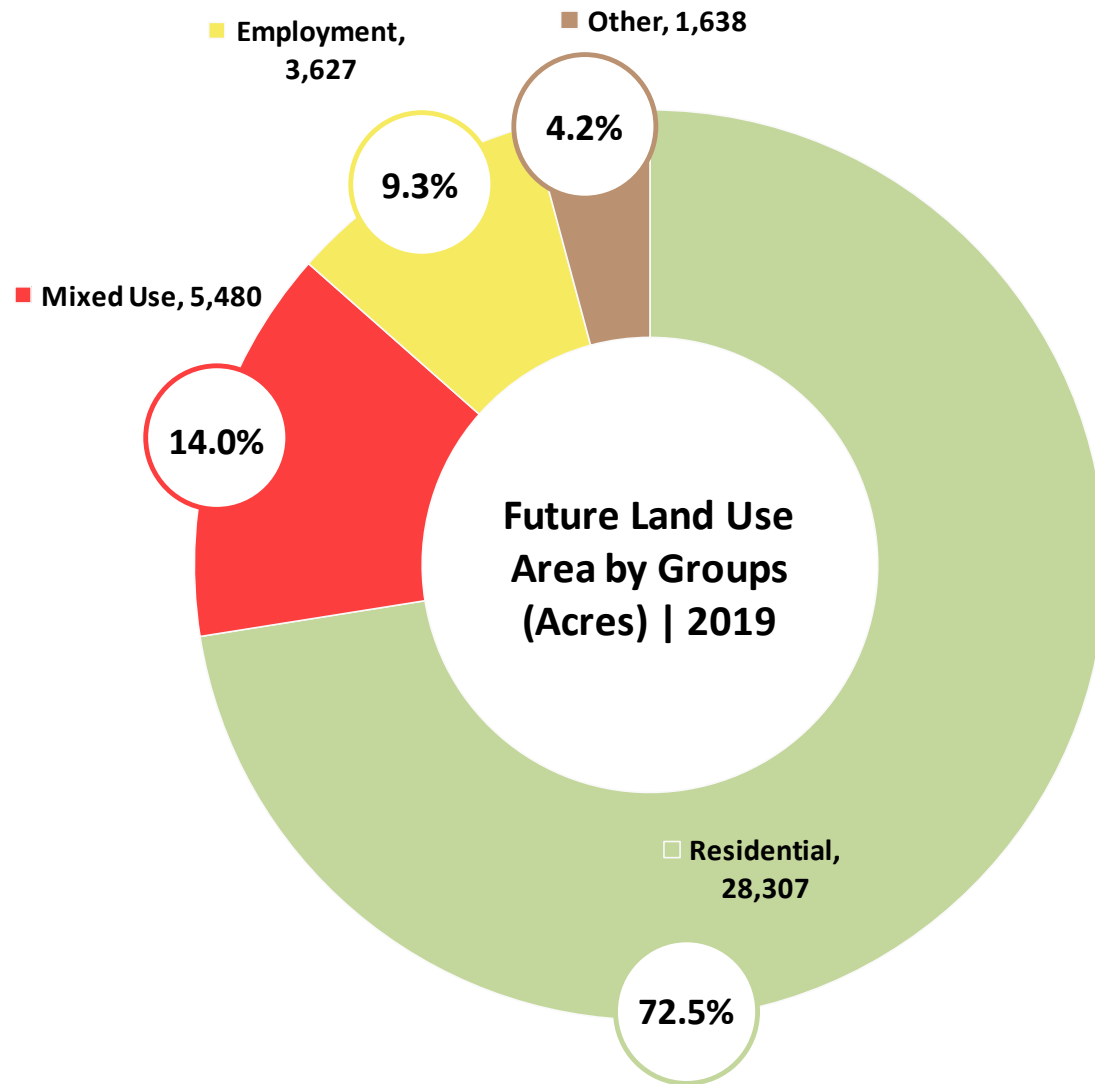
FUTURE LAND USE AREAS

KEY INFORMATION

FUTURE LAND USES

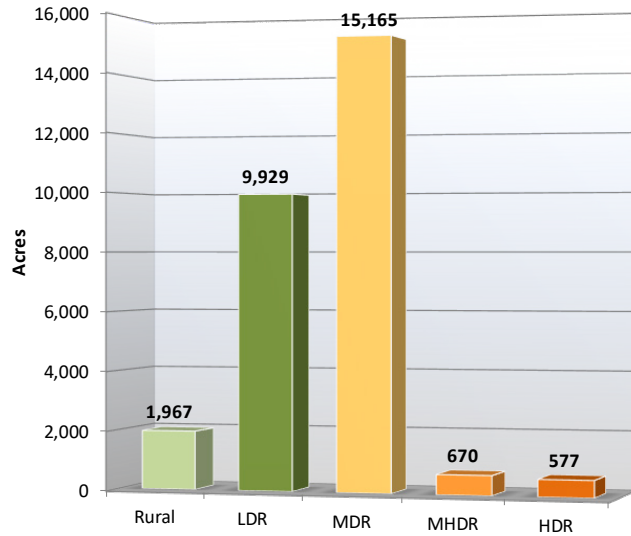
Future land uses are designated and defined in the City of Meridian Comprehensive Plan. For the purposes of this report, land uses are characterized and combined into four groups:

- Residential.** Includes rural, 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), mixed use residential (MU-Res), and lifestyle center (LC).
- Employment.** Includes commercial (Com), office (Off), industrial (Ind), high density employment (HDE), low density employment (LDE), and mixed employment (ME),
- Other.** Includes park, gas pipeline, civic, and civic in the Ten Mile Interchange specific area plan (which is different than the City-wide designation).

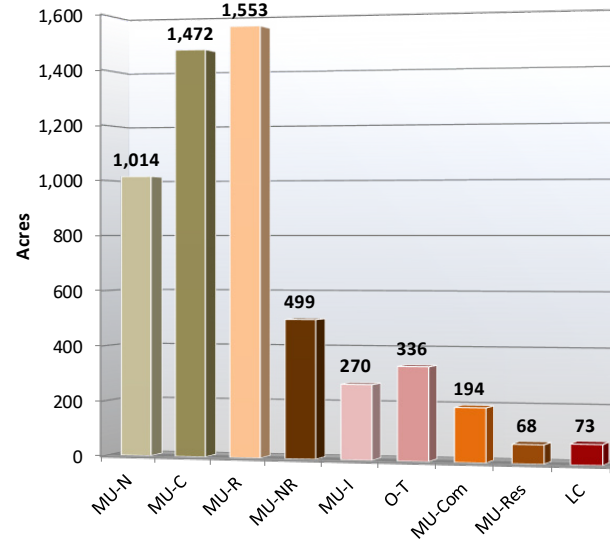


Note: Land use groups are for comparative purposes only, and do not correlate with City of Meridian Comprehensive Plan text or City zoning districts. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands.

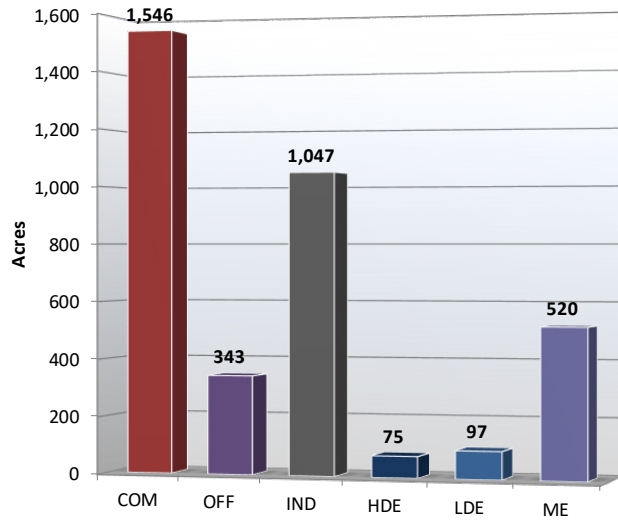
Future Land Use: Residential Area | 2019



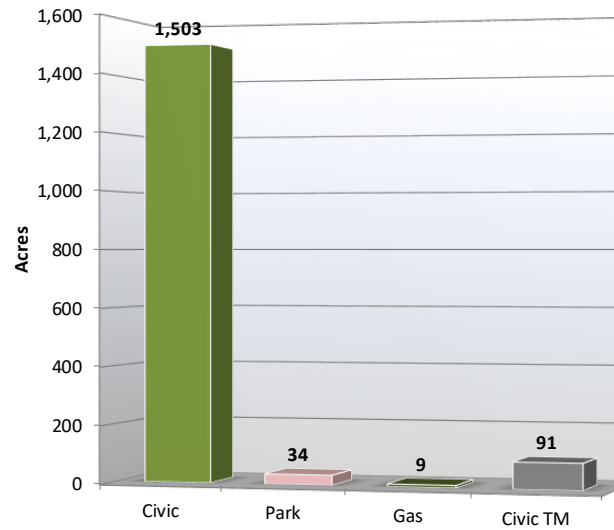
Future Land Use: Mixed Use Area | 2019



Future Land Use: Employment Area | 2019



Future Land Use: Other Area | 2019



DATA

LAND USE AREA:

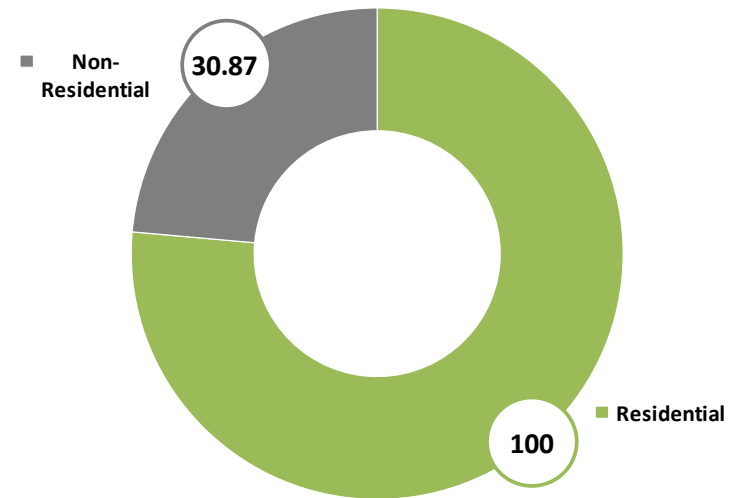
Land Use	Acres
Rural	1,967
LDR	9,929
MDR	15,165
MHDR	670
HDR	577
MU-N	1,014
MU-C	1,472
MU-R	1,553
MU-NR	499
MU-I	270
O-T	336
MU-Com	194
MU-Res	68
LC	73
COM	1,546
OFF	343
IND	1,047
HDE	75
LDE	97
ME	520
Civic	1,503
Park	34
Gas	9
Civic TM	91
Total	39,051

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 | 2019



Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2019



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 (Other), 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	28,307	1,515	29,822	1.00	100
Employment	3,627	3,381	7,009	0.24	23.50
Other	1,638	558	2,196	0.07	7.36
Non-Residential				0.31	30.87

Note: This chart uses information from the Land Use Area tables on previous page. Non-residential is Employment + Other.

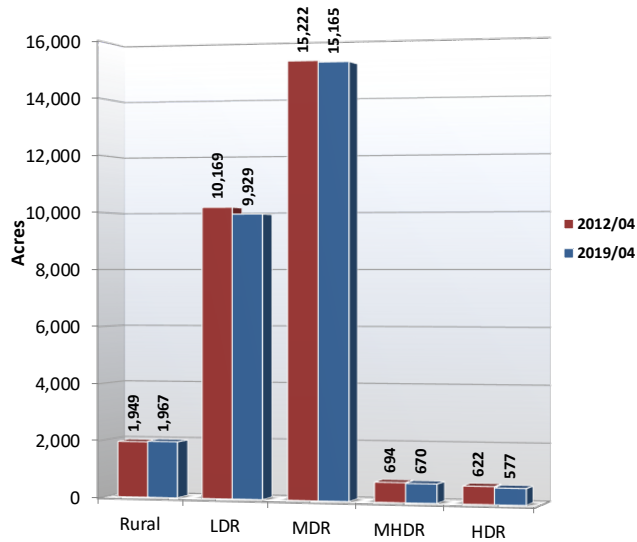
DATA

FUTURE MIXED USE ASSUMPTIONS

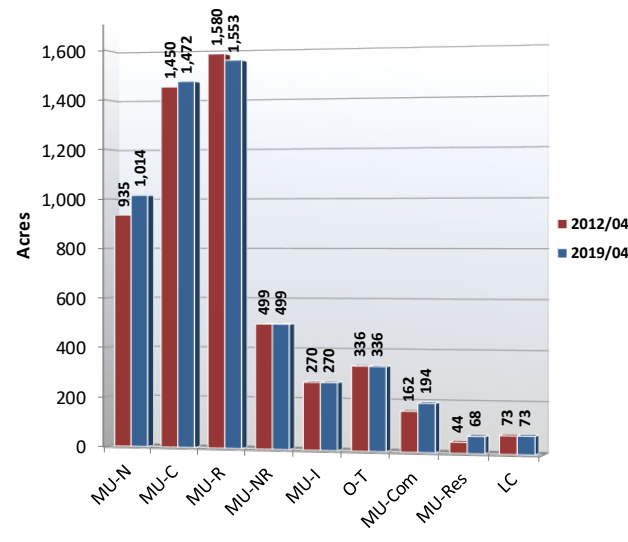
Type	% Residential	% Office	% Commercial	% Civic	Total % NR
MU-N	50	30	10	10	40
MU-C	35	25	30	10	55
MU-R	15	25	50	10	75
MU-NR	0	40	55	5	95
MU-Com	20	25	50	5	75
LC	40	20	50	15	70
O-T	25	25	35	15	60
MU-Res	50	25	20	5	45
MU-I	30	20	20	20	40

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.

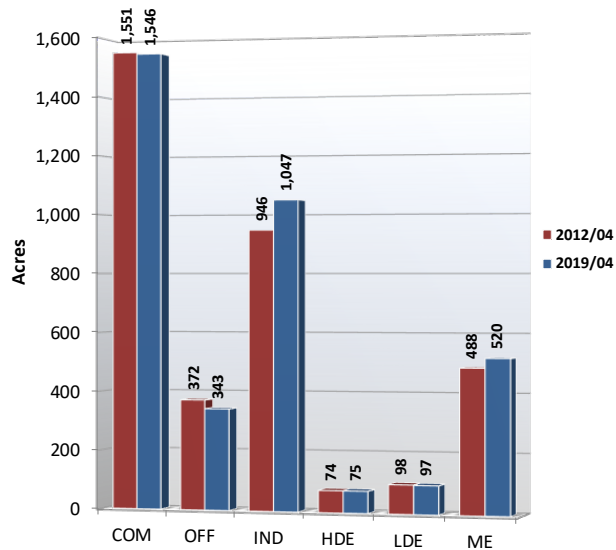
Future Land Use: Change in Residential Area | 2019



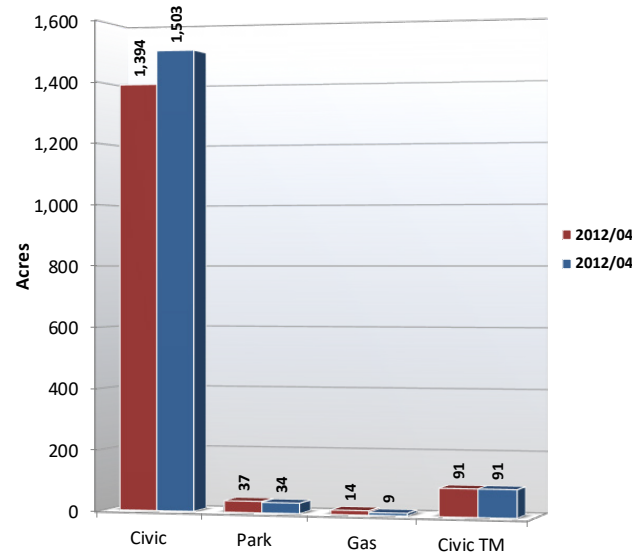
Future Land Use: Change in Mixed Use Area | 2019



Future Land Use: Change in Employment Area | 2019



Future Land Use: Change in Other Area | 2019



DATA

CHANGE IN LAND USE AREA:

Land Use	04/2012	04/2018
Rural	1,949	1,967
LDR	10,169	9,929
MDR	15,222	15,165
MHDR	694	670
HDR	622	577
MU-N	935	1,014
MU-C	1,450	1,472
MU-R	1,580	1,553
MU-NR	499	499
MU-I	270	270
O-T	336	336
MU-Com	162	194
MU-Res	44	68
LC	73	73
COM	1,551	1,546
OFF	372	343
IND	946	1,047
HDE	74	75
LDE	98	97
ME	488	520
Civic	1,394	1,503
Park	37	34
Gas	14	9
Civic TM	91	91
Total	39,071	39,051

Note: Values are in acres.

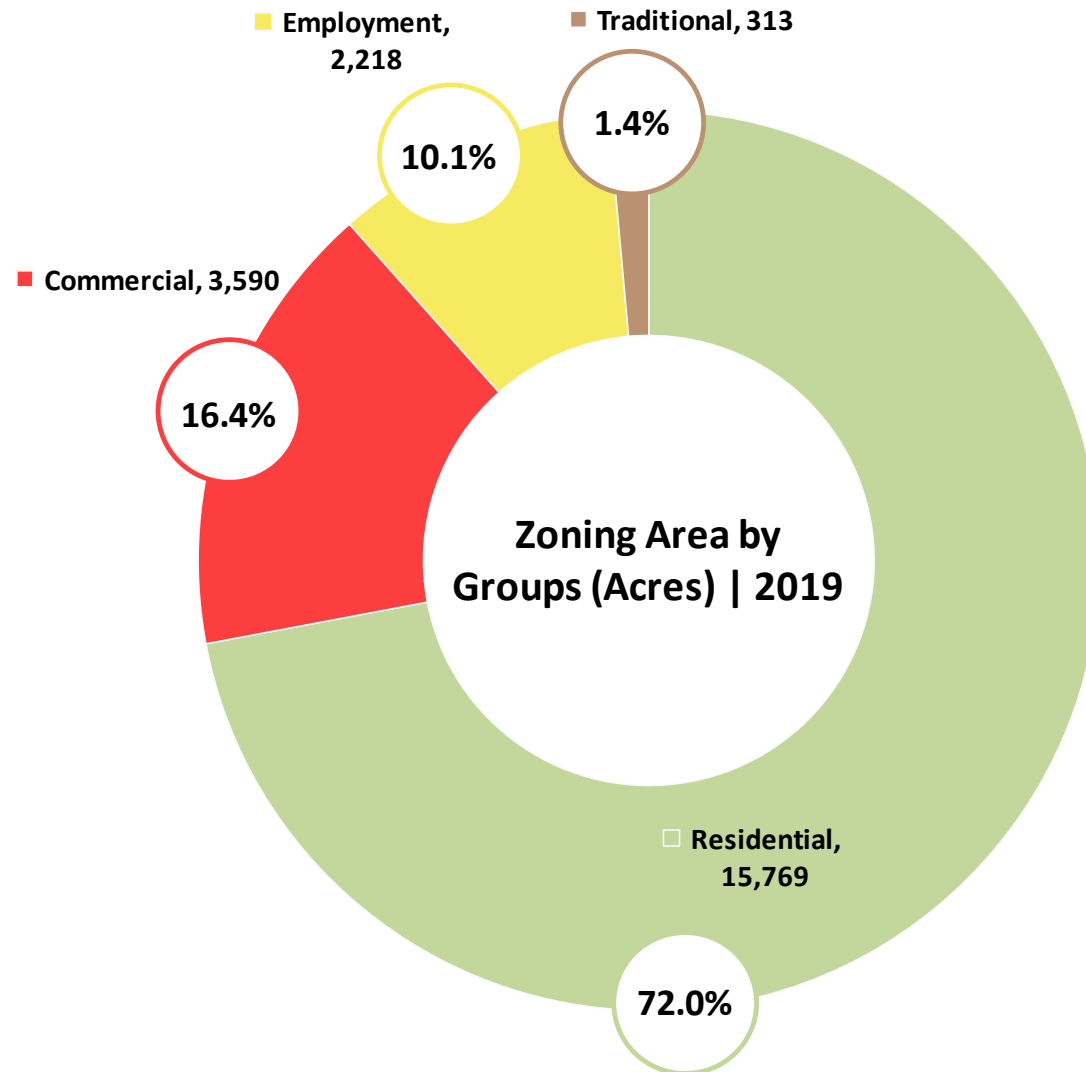
ZONING DISTRICT AREAS

KEY INFORMATION

ZONING DISTRICTS

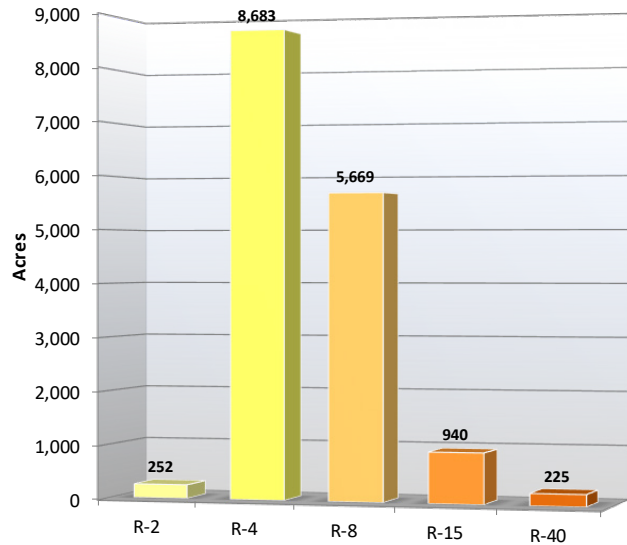
Zoning is outlined and described within the City of Meridian Unified Development Code (UDC). For the purposes of this report, and to more closely compare with future land uses (outlined in the City of Meridian Comprehensive Plan), zoning can be characterized in four groups. Please note that these groups are for comparative purposes only and vary from the UDC. These district groups include:

- 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).

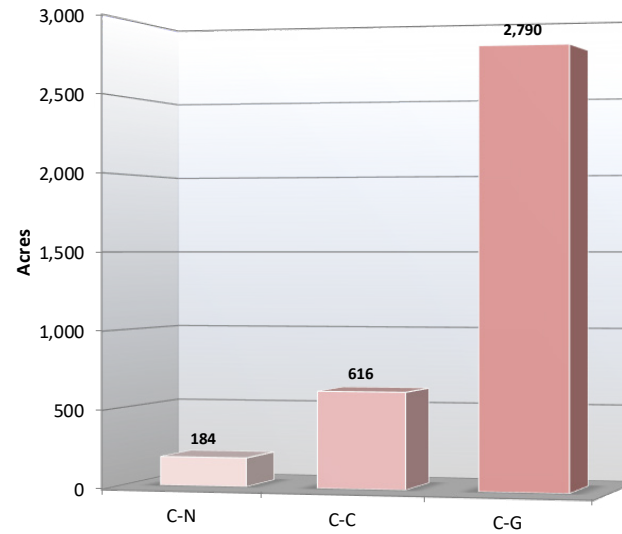


Note: Zoning by groups are for comparative purposes only and do not necessarily correlate with text in City Code.

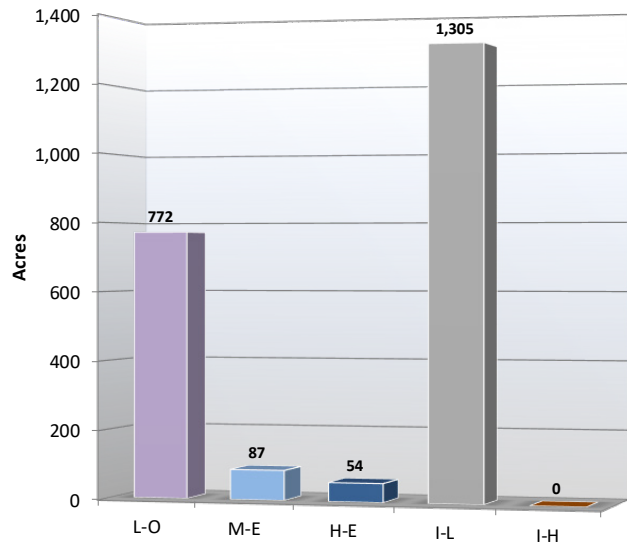
Zoning: Residential Area | 2019



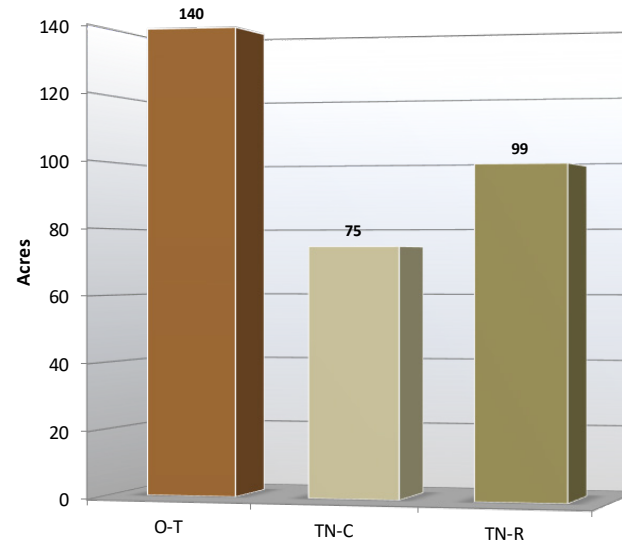
Zoning: Commercial Area | 2019



Zoning: Employment Area | 2019



Zoning: Traditional Area | 2019



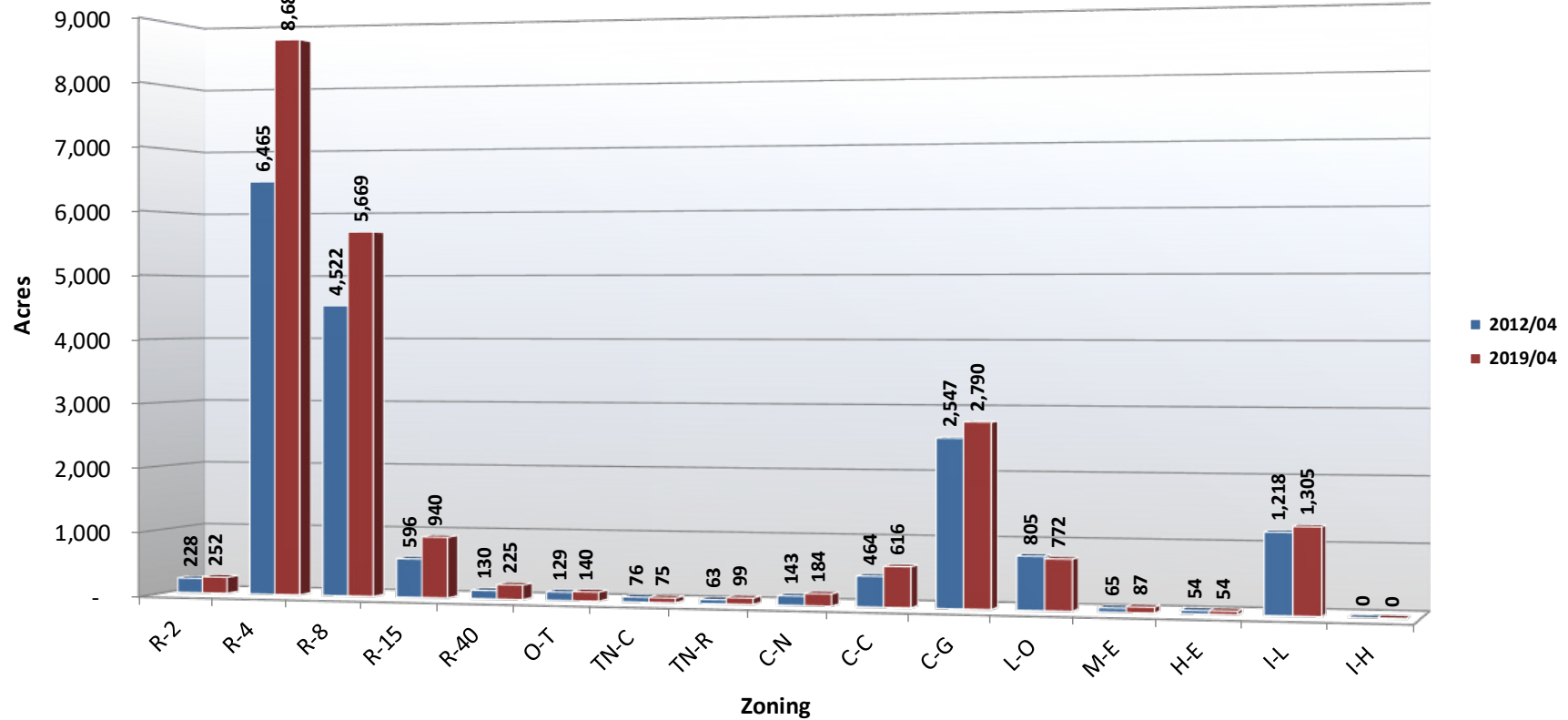
DATA

ZONING AREA:

Land Use	Acres
R-2	251
R-4	8,602
R-8	5,429
R-15	839
R-40	219
O-T	140
TN-C	75
TN-R	83
C-N	184
C-C	623
C-G	2,751
L-O	785
M-E	65
H-E	54
I-L	1,282
I-H	0
Total	21,381

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 2019)



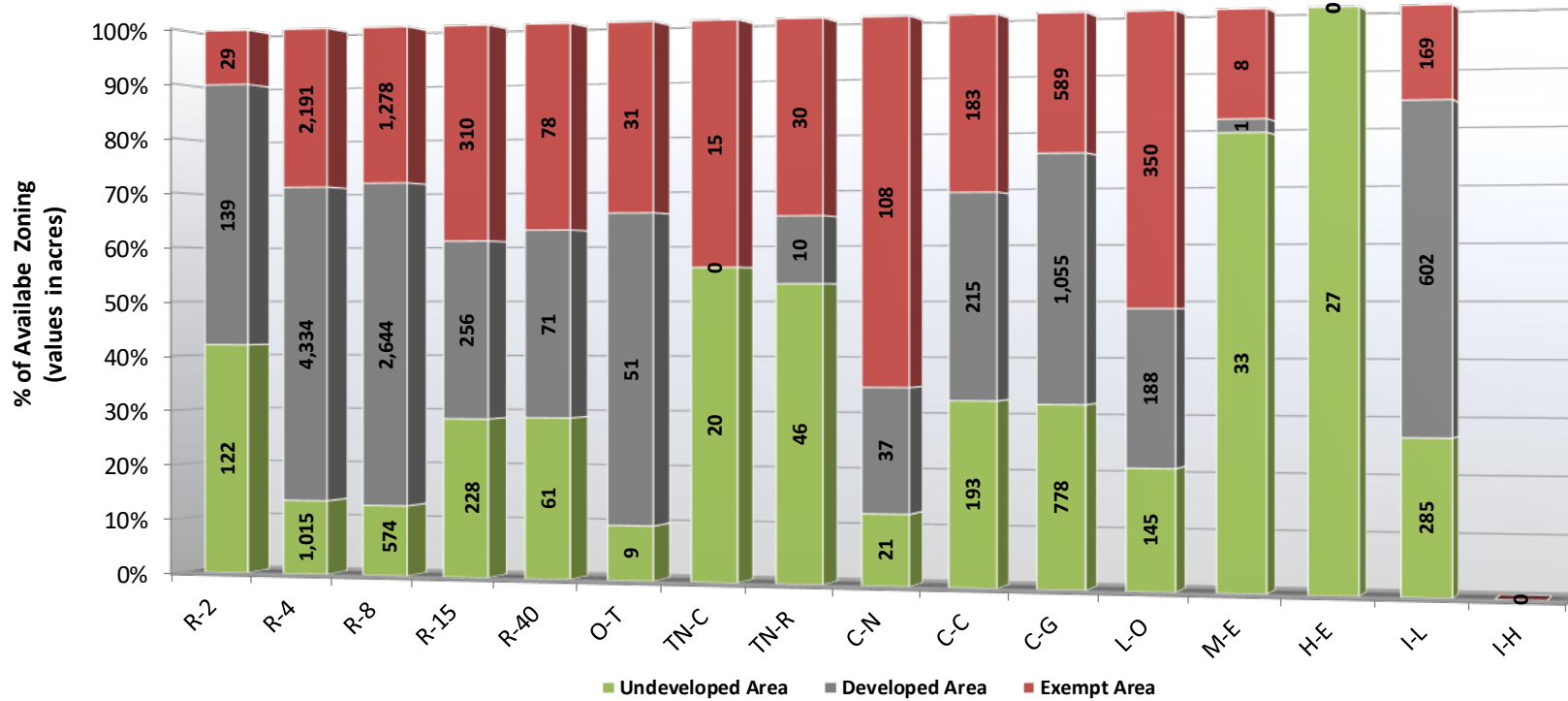
DATA

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	
2019/04	252	8,683	5,669	940	225	140	75	99	184	616	2,790	772	87	54	1,305	
Change	24	2,219	1,146	344	94	11	-1	36	41	152	243	-33	22	0	87	

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 | 2019

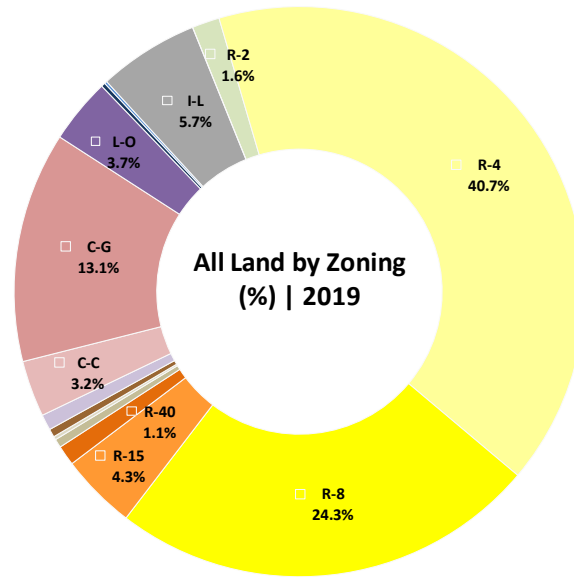
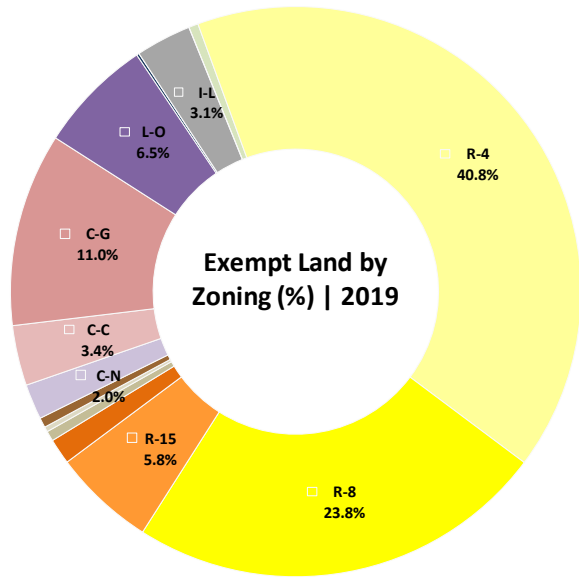
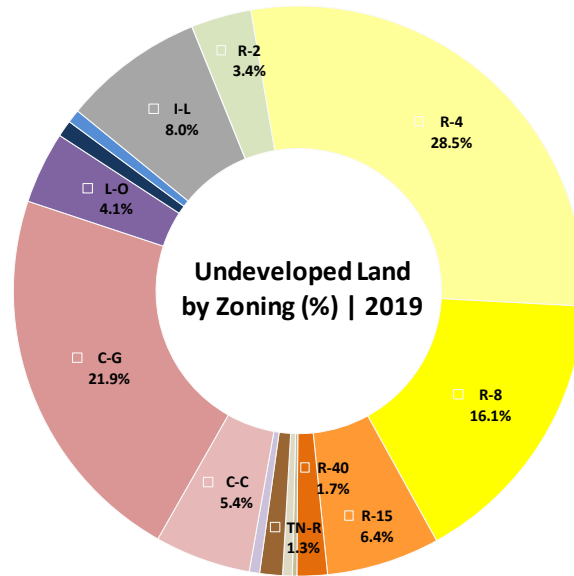
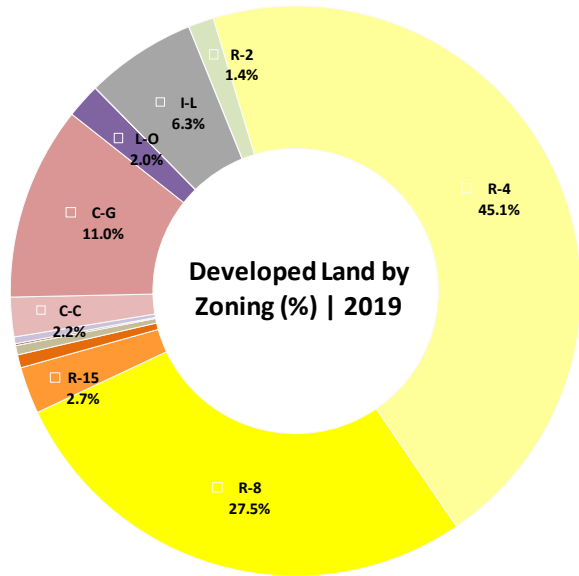


DATA

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	122	1,015	574	228	61	9	20	46	21	193	778	145	33	27	285	
Developed	139	4,334	2,644	256	71	51	-	10	37	215	1,055	188	1	-	602	
Exempt	29	2,191	1,278	310	78	31	15	30	589	183	589	350	8	-	169	
Total	290	7,540	4,496	794	210	91	35	86	647	592	2,423	684	42	27	1,056	

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.



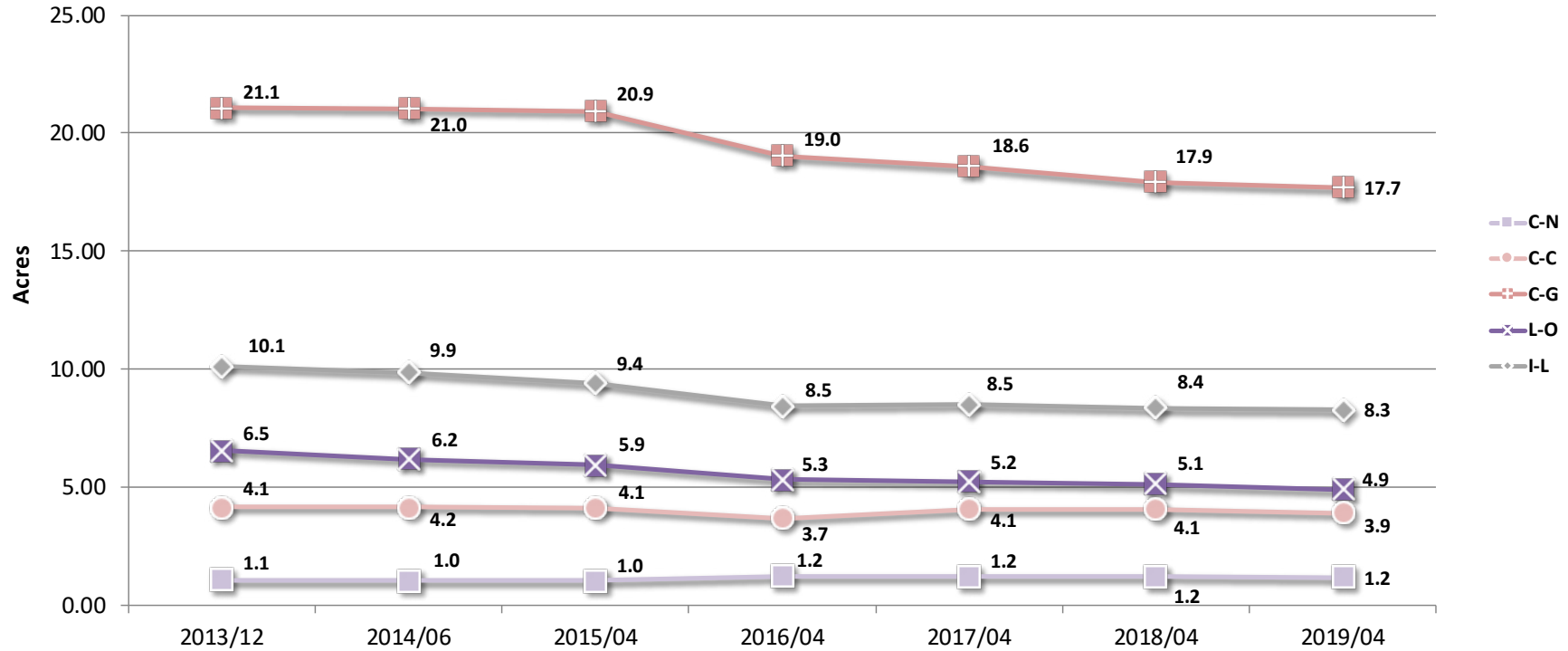
DATA

DEVELOPMENT COVER BY ZONING (%)

Land Use	Undev .	Dev.	Exempt
R-2	3.4%	1.4%	0.5%
R-4	28.5%	45.1%	37.4%
R-8	16.1%	27.5%	21.8%
R-15	6.4%	2.7%	5.3%
R-40	1.7%	0.7%	1.3%
O-T	0.3%	0.5%	0.5%
TN-C	0.5%	0.0%	0.3%
TN-R	1.3%	0.1%	0.5%
C-N	0.6%	0.4%	10.1%
C-C	5.4%	2.2%	3.1%
C-G	21.9%	11.0%	10.1%
L-O	4.1%	2.0%	6.0%
M-E	0.9%	0.0%	0.1%
H-E	0.8%	0.0%	0.0%
I-L	8.0%	6.3%	2.9%
I-H	0.0%	0.0%	0.0%
Total	21,381		

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:

	2013/12	2014/06	2015/04	2016/04	2017/04	2018/04	2019/04
Acres of Designations shown on the left, for every 100 Acres of Residential Zoning Designations							
C-N	1.1	1.0	1.0	1.2	1.2	1.2	1.2
C-C	4.1	4.2	4.1	3.7	4.1	4.1	3.9
C-G	21.1	21.0	20.9	19.0	18.6	17.9	17.7
L-O	6.5	6.2	5.9	5.3	5.2	5.1	4.9
I-L	10.1	9.9	9.4	8.5	8.5	8.4	8.3

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

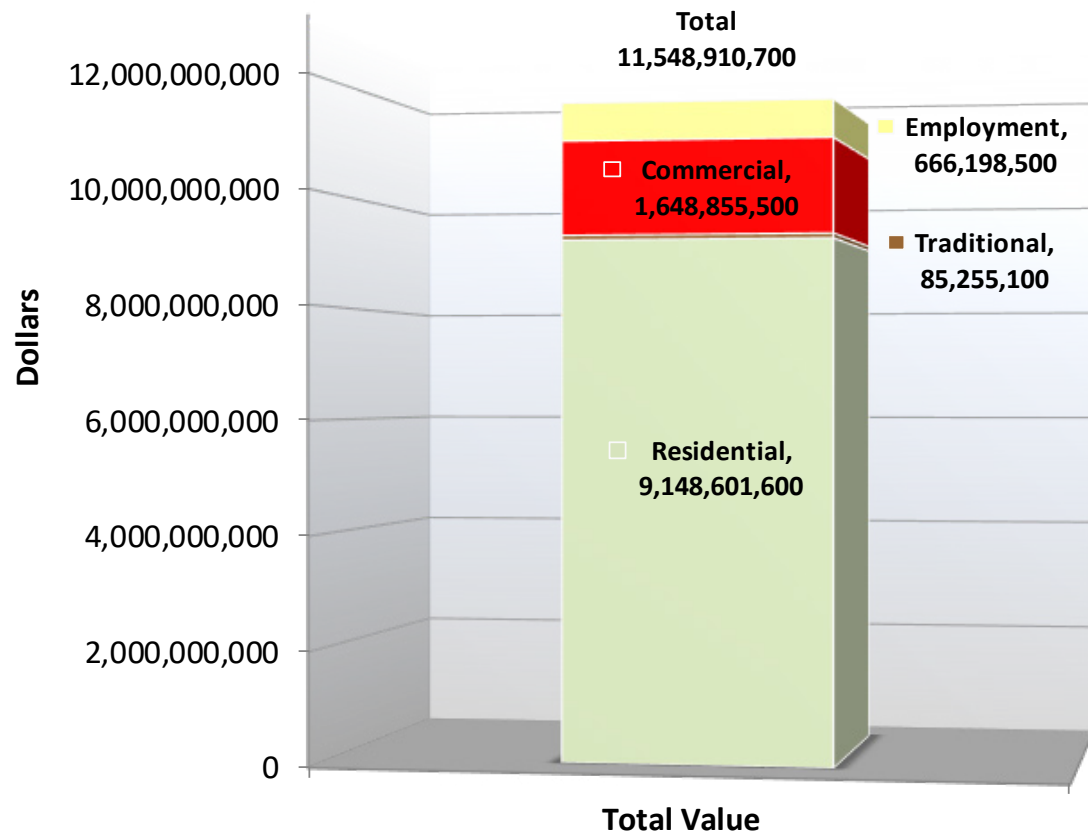
KEY INFORMATION

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:

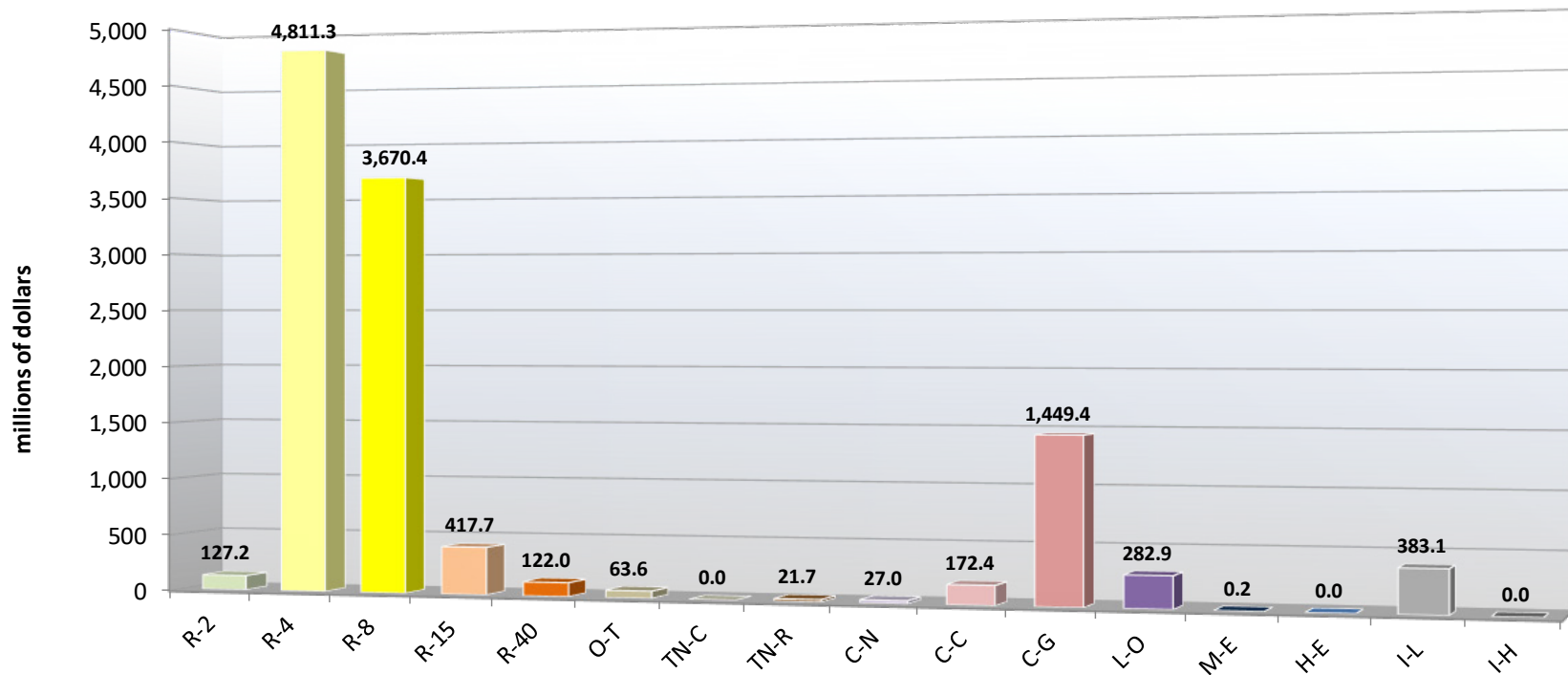
- County Property Code. This is used in conjunction with zoning districts, to determine whether a property is being used for a residence, commercial property, or other.
- Zoning District. This is used in almost all indicators to group types of development together.
- Improvement Values. This is used 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 | 2019



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 | 2019

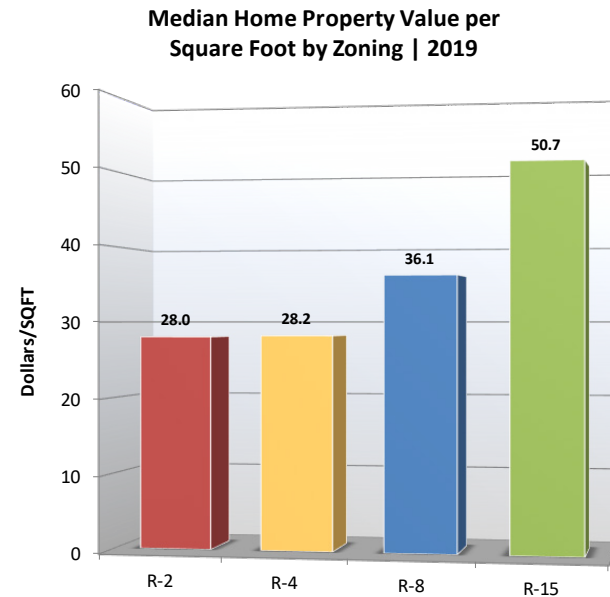
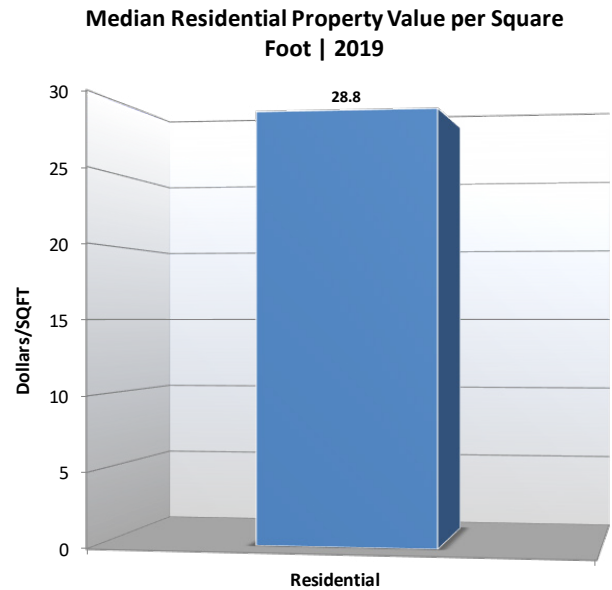
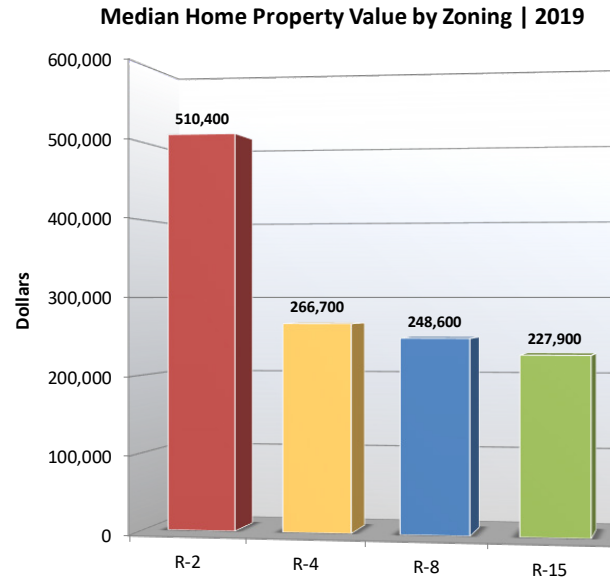
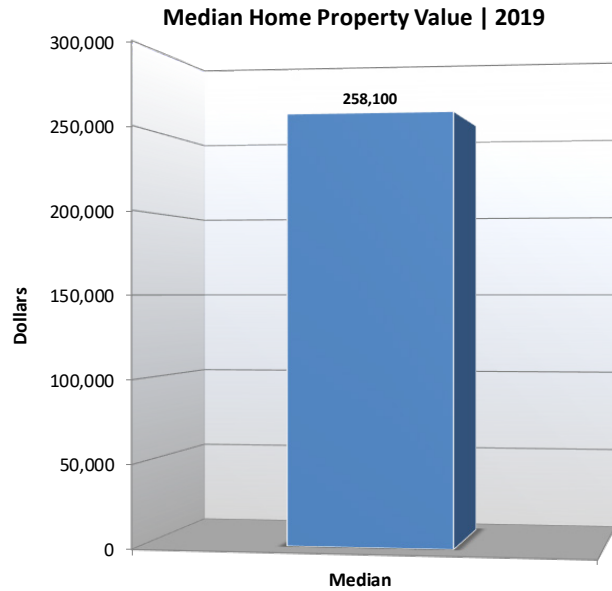


DATA

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)	127.2	4,811.3	3,670.4	417.7	122.0	63.6	0.0	21.7	27.0	172.4	1,449.4	282.9	0.2	0.0	383.1	

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	510,400
R-4	266,700
R-8	248,600
R-15	227,900

Median 258,100

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

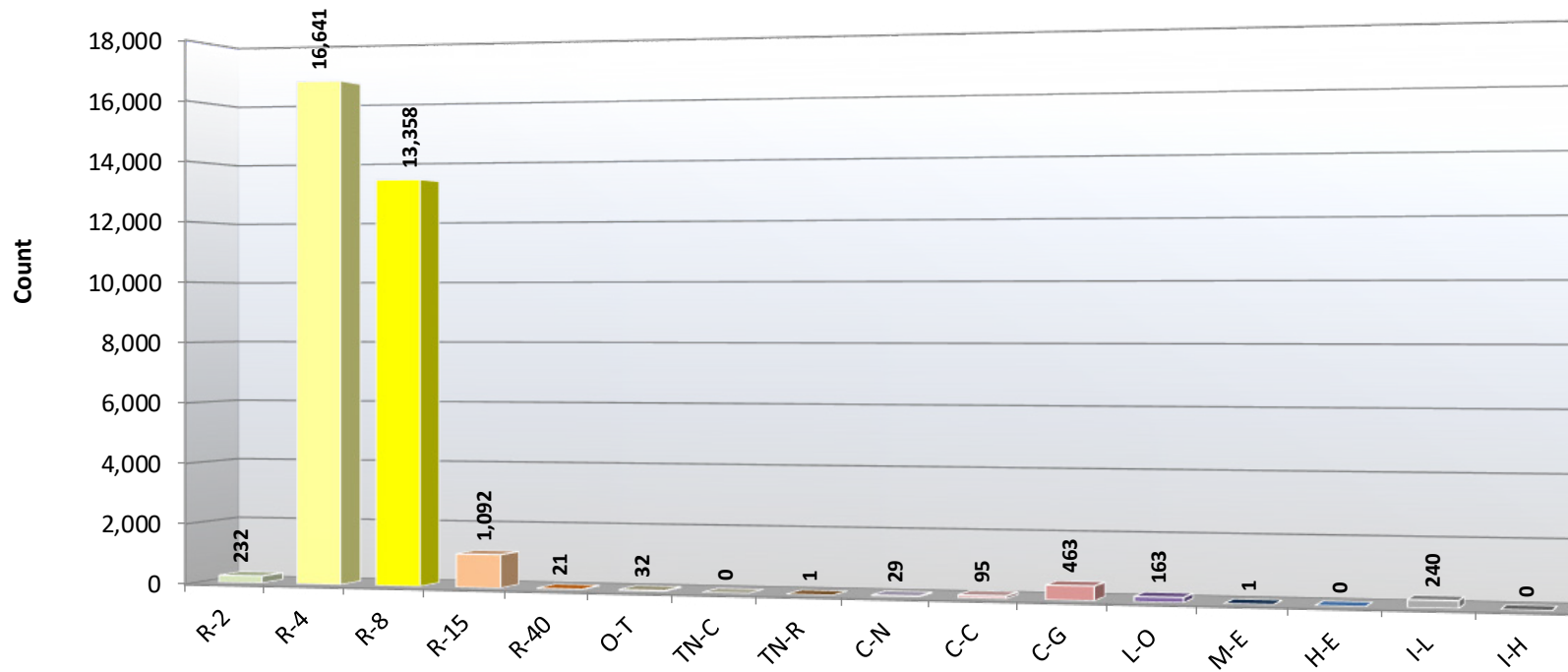
MEDIAN HOME VALUE:

Value/SQFT	
R-2	28.0
R-4	28.2
R-8	36.1
R-15	50.7

Median 28.8

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 | 2019



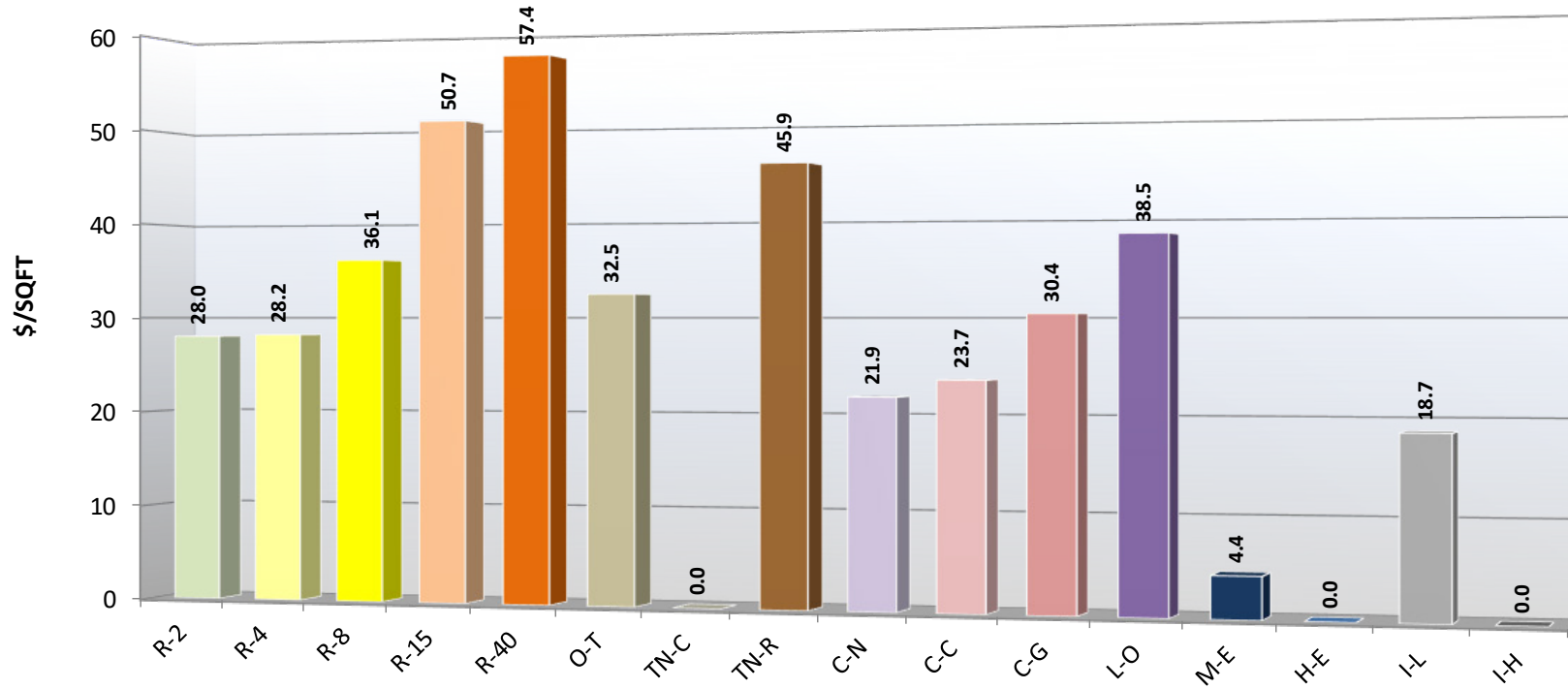
DATA

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	232	16,641	13,358	1,092	21	32	0	1	29	95	463	163	1	0	240	

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 | 2019



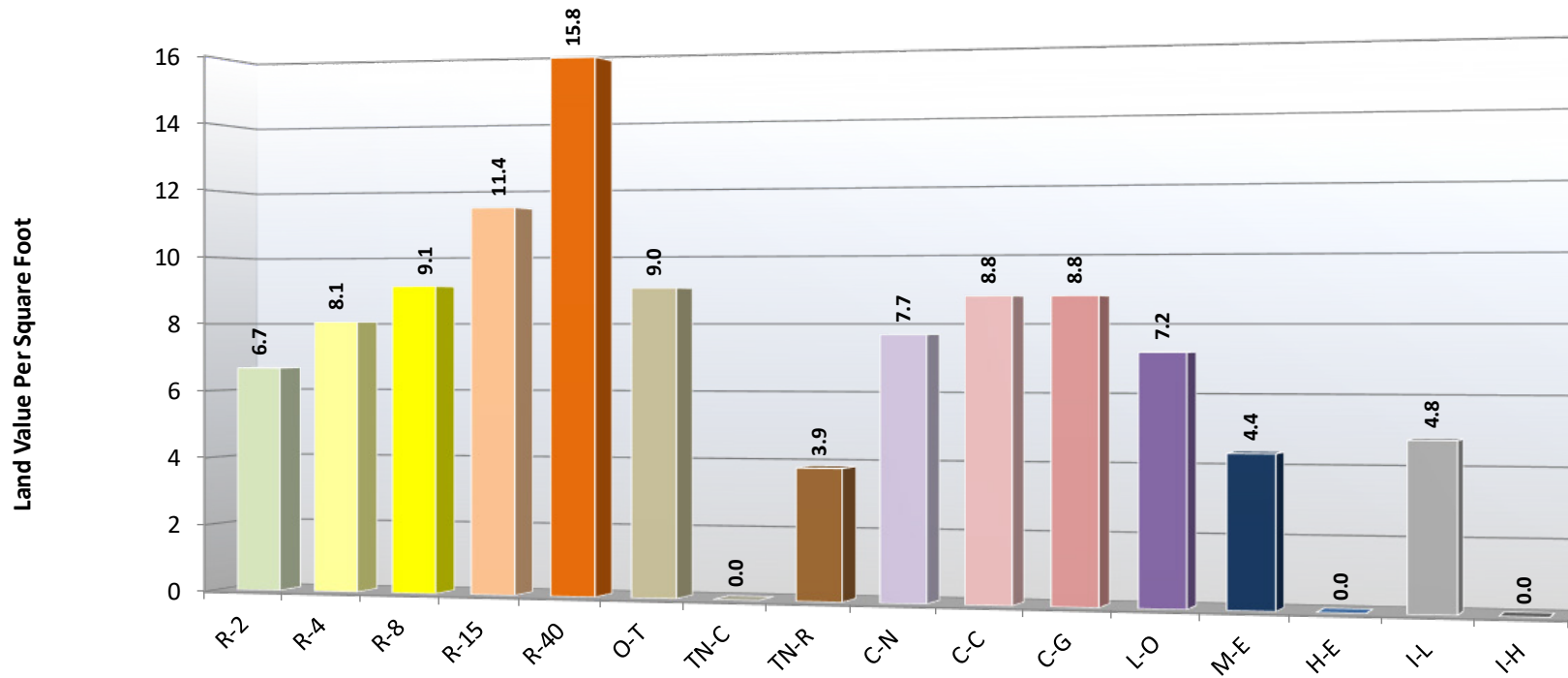
DATA

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)	28.0	28.2	36.1	50.7	57.4	32.5	0.0	45.9	21.9	23.7	30.4	38.5	4.4	0.0	18.7	

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 | 2019



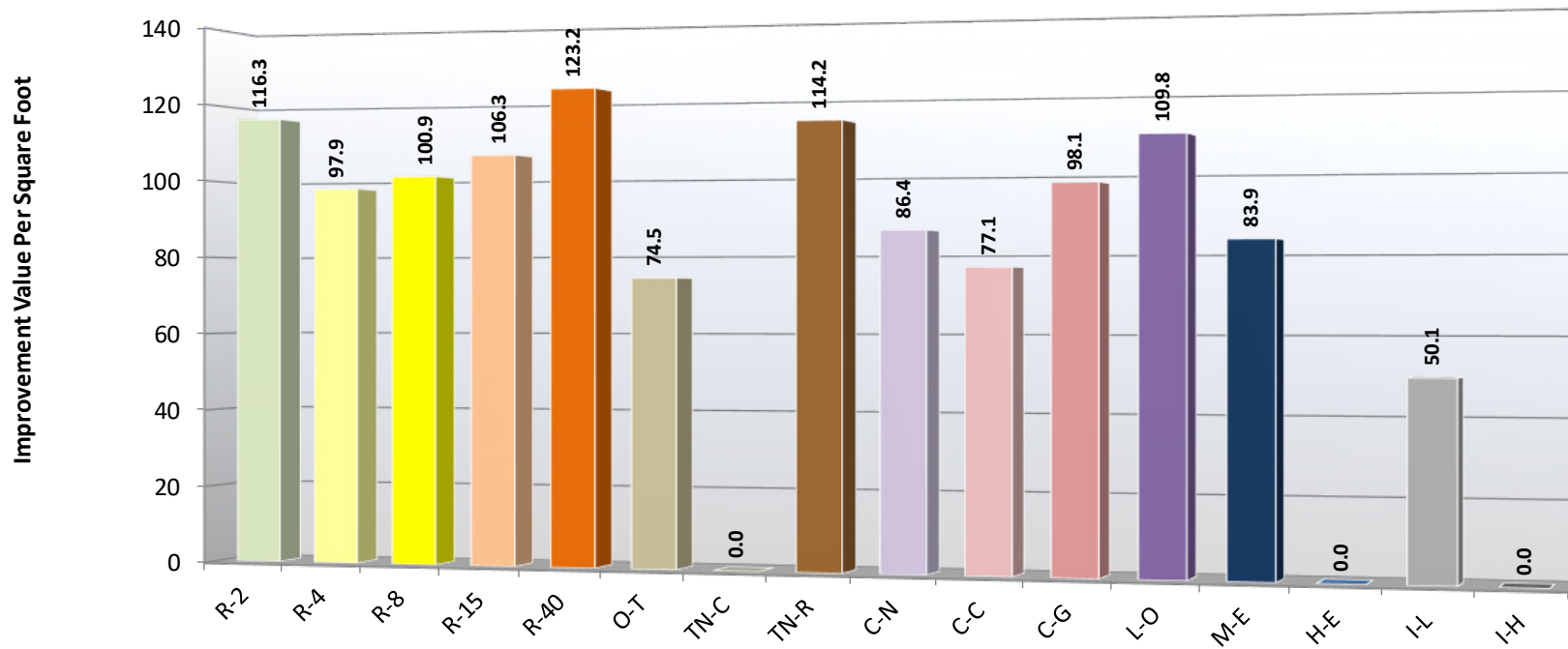
DATA

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)	6.7	8.1	9.1	11.4	15.8	9.0	0.0	3.9	7.7	8.8	8.8	7.2	4.4	0.0	4.8	

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

Median Improvement Value Per Square Foot by Zoning District | 2019



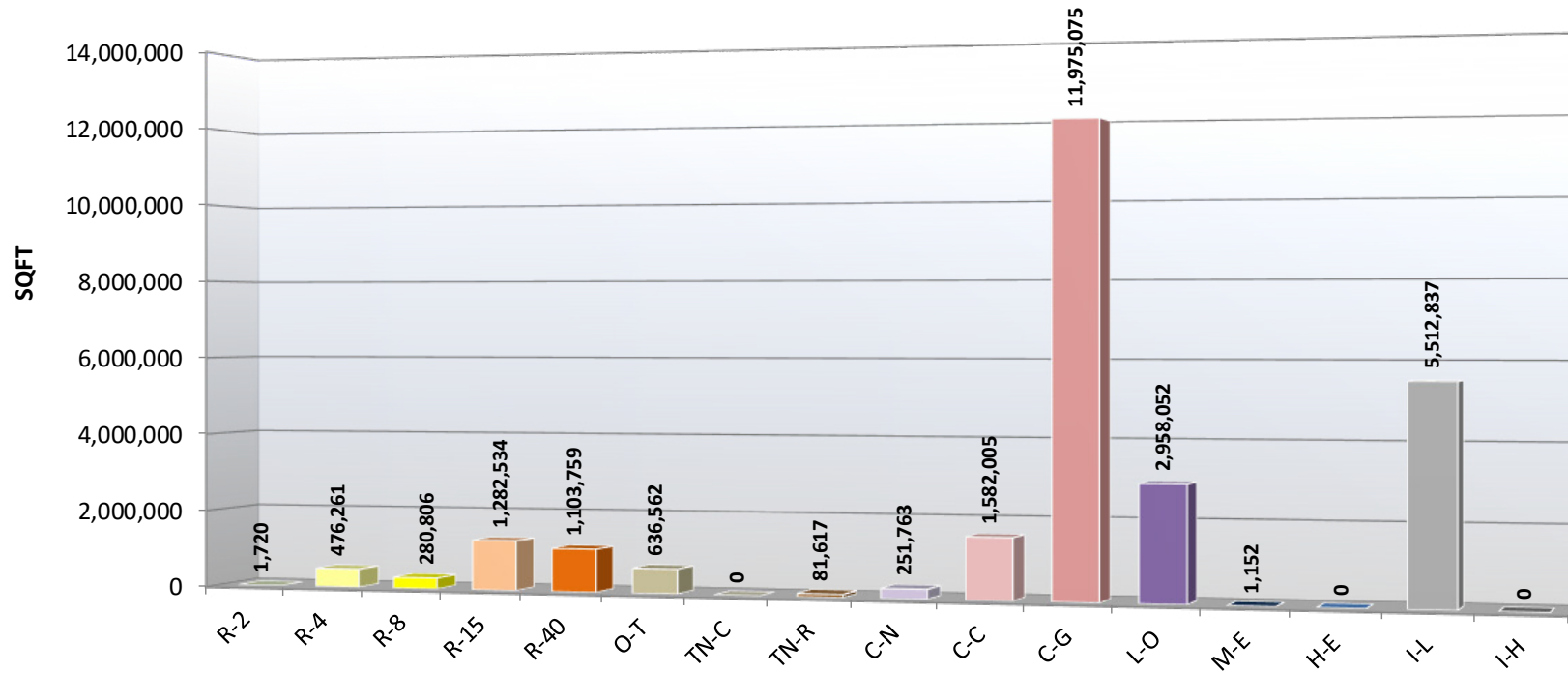
DATA

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)	116.3	97.9	100.9	106.3	123.2	74.5	0.0	114.2	86.4	77.1	98.1	109.8	83.9	0.0	50.1	

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.

Commercial Building Area by Zoning District | 2019



DATA

COMMERCIAL BUILDING AREA BY ZONING DISTRICT (THOUSANDS):

	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	
Building Area by Zoning																
SQFT (in thousands)	1.7	476.3	280.8	1,282.5	1,103.8	636.6	0.0	81.6	251.8	1,582.0	11,975.1	2,958.1	1.2	0.0	5,512.8	

Note: Only properties with commercial building area as noted by the Ada County parcel data is included within this total. Properties with tax exemptions such as government buildings and churches are not included within this total.

PERMIT DEVELOPMENT

KEY INFORMATION

SUMMARY OF PERMITTING DATA

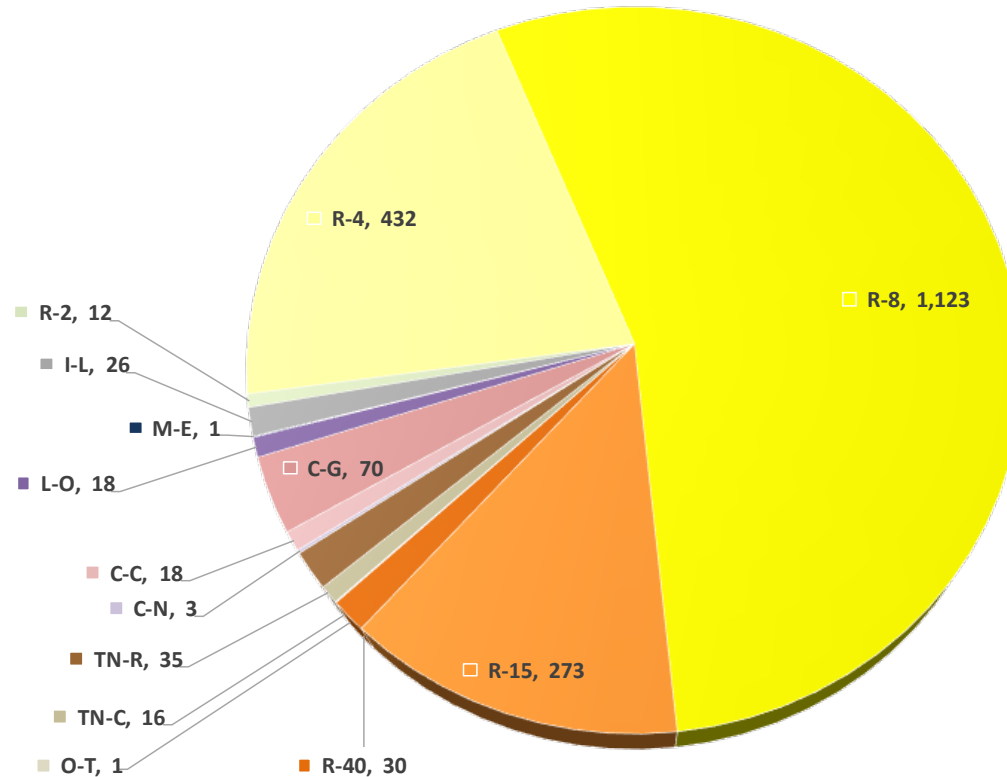
The Community Development Department's New Construction (N.C.) permits process when geolocated can be coded to zoning designations and demographic areas. Demographic areas are essentially "buckets" intended to define specific geographic areas.

By grouping permits into demographic areas and zoning areas, it is more apparent which areas are seeing development activity. It also helps to 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.

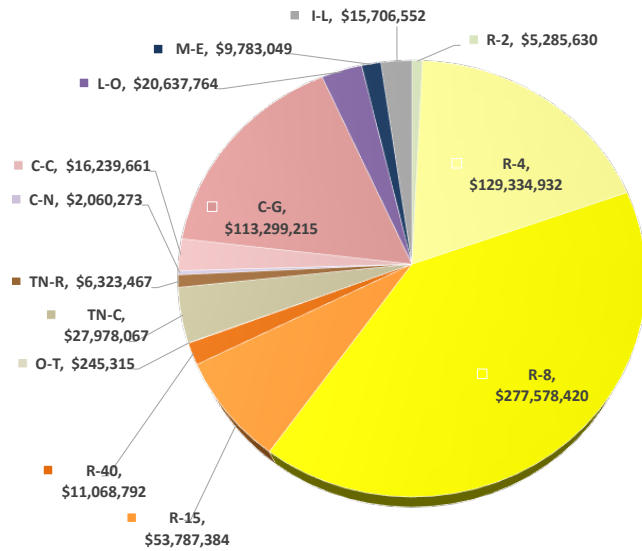
Please note that zoning designations do not indicate density. Instead, zoning defines things like building envelopes (setbacks, minimum property size, minimum building size, etc.).

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.

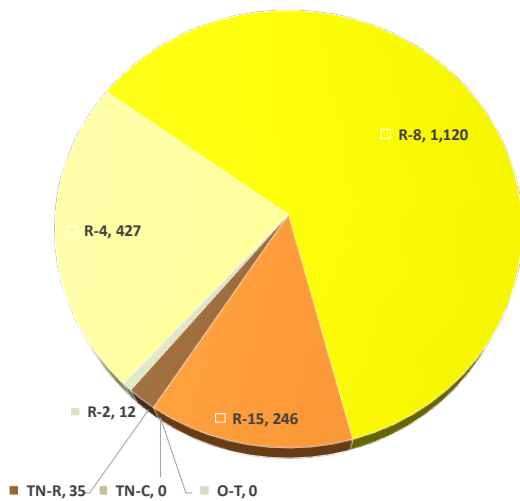
2018 N.C. Permit Counts by Zoning



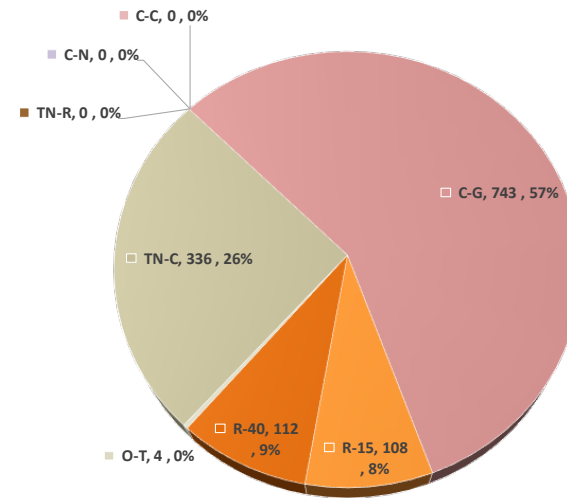
2018 N.C. Total Permit Valuation



2018 N.C. Single Family Units



2018 N.C. Multifamily Units

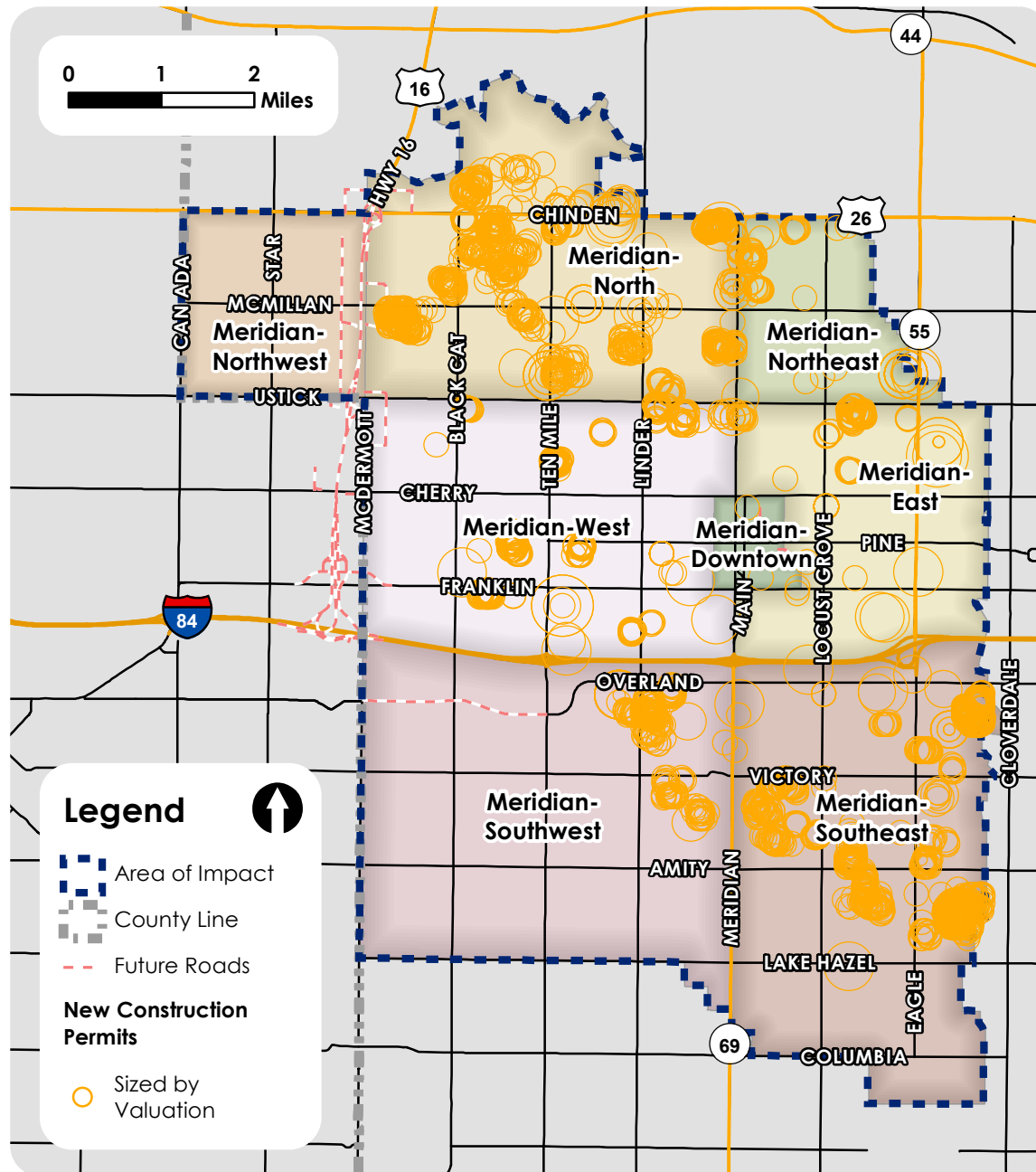


DATA

N.C. PERMIT INFORMATION BY ZONING:

Zoning Designation	Total Permits	Permit Valuation	Dwelling Units	Single Family Units	Multi Family Units
R-2	12	\$5,285,630	12	12	0
R-4	432	\$129,334,932	427	427	0
R-8	1,123	\$277,578,420	1,120	1,120	0
R-15	273	\$53,787,384	354	246	108
R-40	30	\$11,068,792	112	0	112
O-T	1	\$245,315	4	0	4
TN-C	16	\$27,978,067	336	0	336
TN-R	35	\$6,323,467	35	35	0
C-N	3	\$2,060,273	-	0	0
C-C	18	\$16,239,661	-	0	0
C-G	70	\$113,299,215	743	0	743
L-O	18	\$20,637,764	-	0	0
M-E	1	\$9,783,049	-	0	0
I-L	26	\$15,706,552	-	0	0
Total	2,058	\$689,328,521	3,143	1,840	1,303

For more information on zoning, see page 7.



MAP

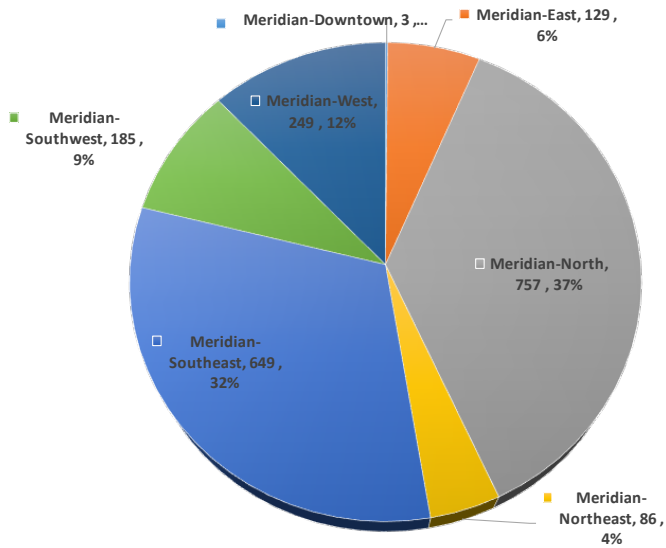
PERMITS BY DEMOGRAPHIC AREAS

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

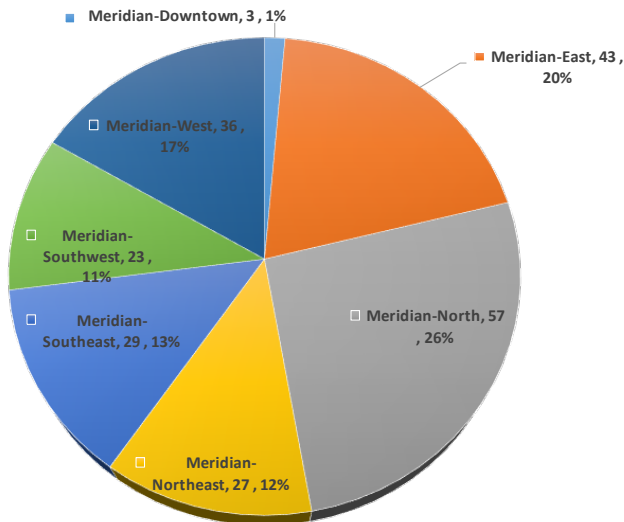
- Typically commercial permits such as large retail, office, and multi-family projects, are of significantly greater value than other permits. There are fewer of these.
- The larger the permit value, the larger the ring.
- Areas of many dense smaller overlapping rings are typically single-family homes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

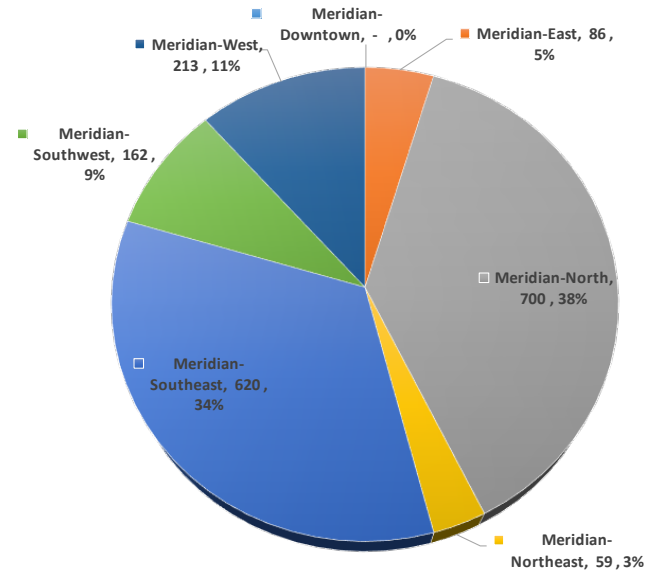
2018 N.C. Total Permits



2018 N.C. Commercial Permits



2018 N.C. Single Family Permits

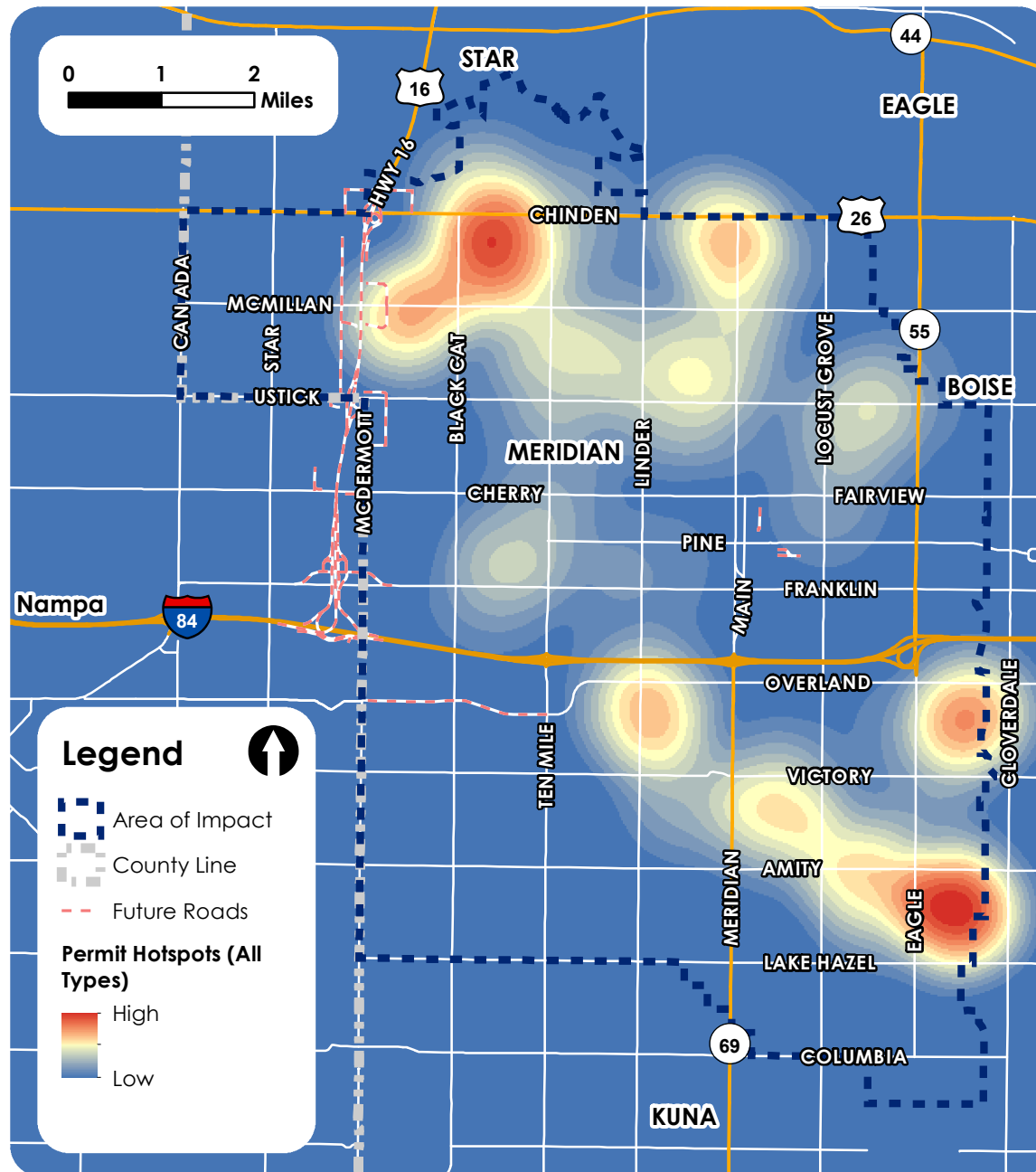


DATA

N.C. PERMIT INFORMATION BY DEMOGRAPHIC AREA:

Demographic Area	Total Permits	Commercial Permits	Total Dwelling Units
Meridian-Downtown	3	3	4
Meridian-East	129	43	460
Meridian-North	757	57	700
Meridian-Northeast	86	27	216
Meridian-Southeast	649	29	680
Meridian-Southwest	185	23	498
Meridian-West	249	36	585
Total	2,058	218	3,143

For more information of Demographic Areas, see the sidebar and map on page 23.

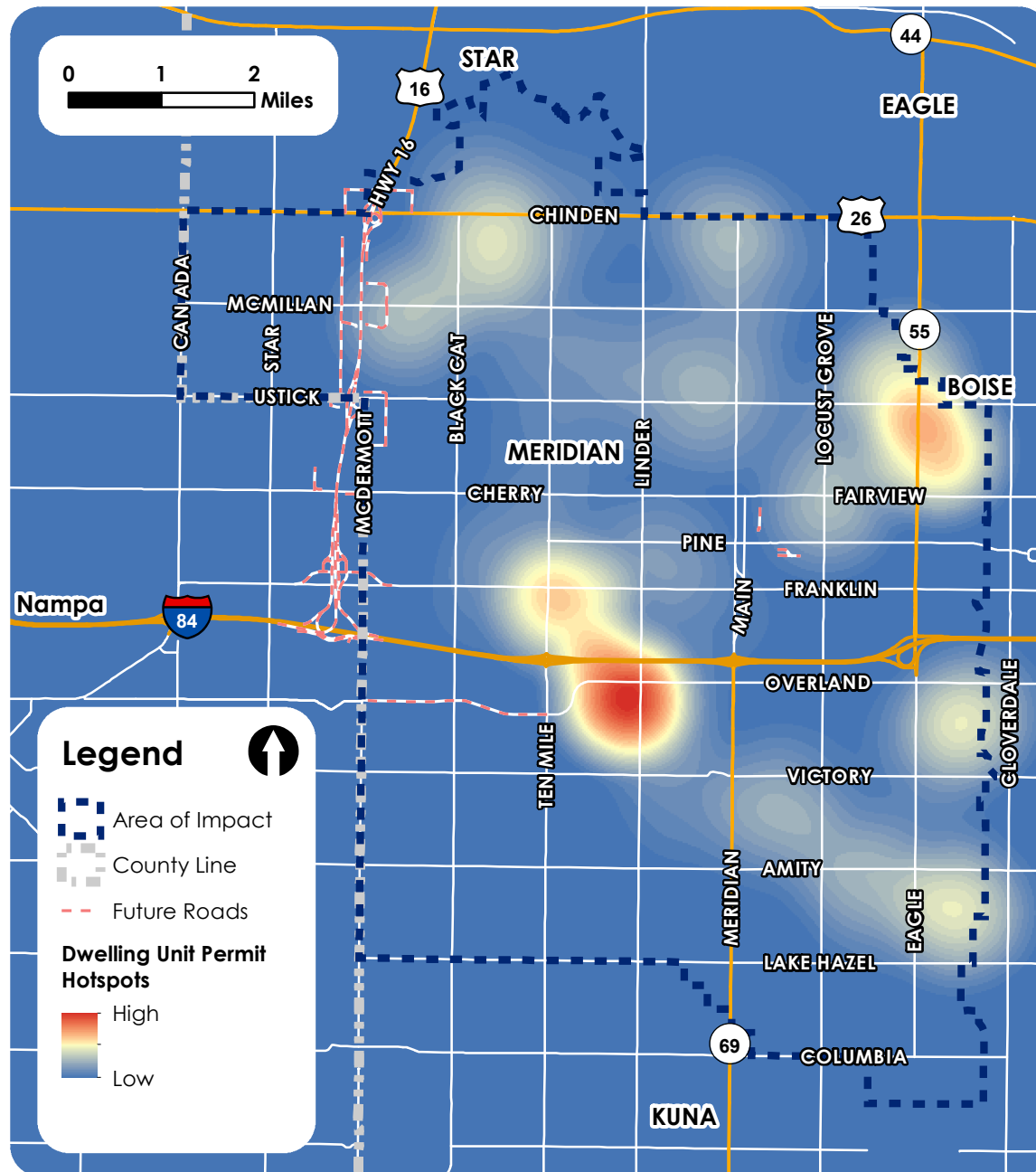


MAP

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.

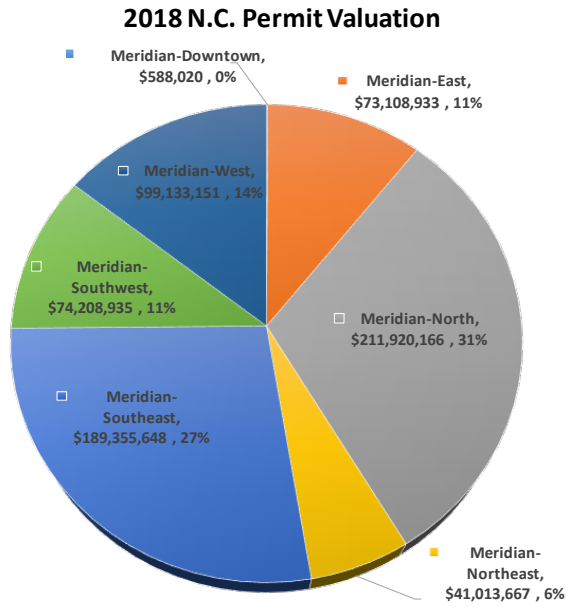


MAP

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 are more pronounced on this map. The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.



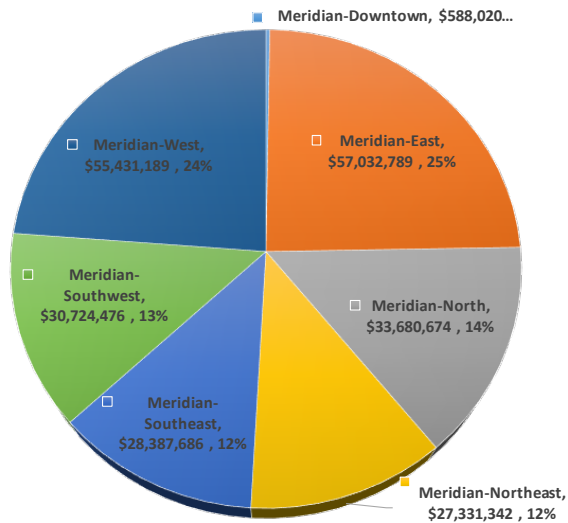
DATA

N.C. PERMIT VALUATION BY DEMOGRAPHIC AREA:

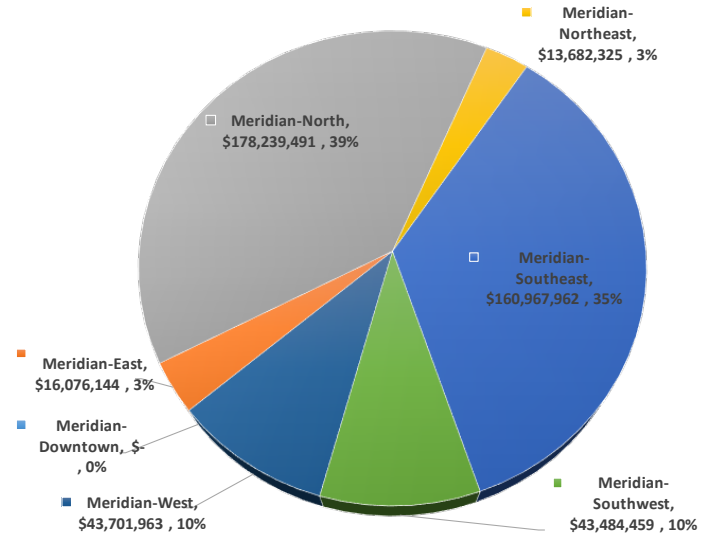
Demographic Area	Total Valuation	Commercial Valuation	Single Family Residential Valuation
Meridian-Downtown	\$588,020	\$588,020	\$-
Meridian-East	\$73,108,933	\$57,032,789	\$16,076,144
Meridian-North	\$211,920,166	\$33,680,674	\$178,239,491
Meridian-Northeast	\$41,013,667	\$27,331,342	\$13,682,325
Meridian-Southeast	\$189,355,648	\$28,387,686	\$160,967,962
Meridian-Southwest	\$74,208,935	\$30,724,476	\$43,484,459
Meridian-West	\$99,133,151	\$55,431,189	\$43,701,963
Total	\$689,328,521	\$233,176,176	\$456,152,345

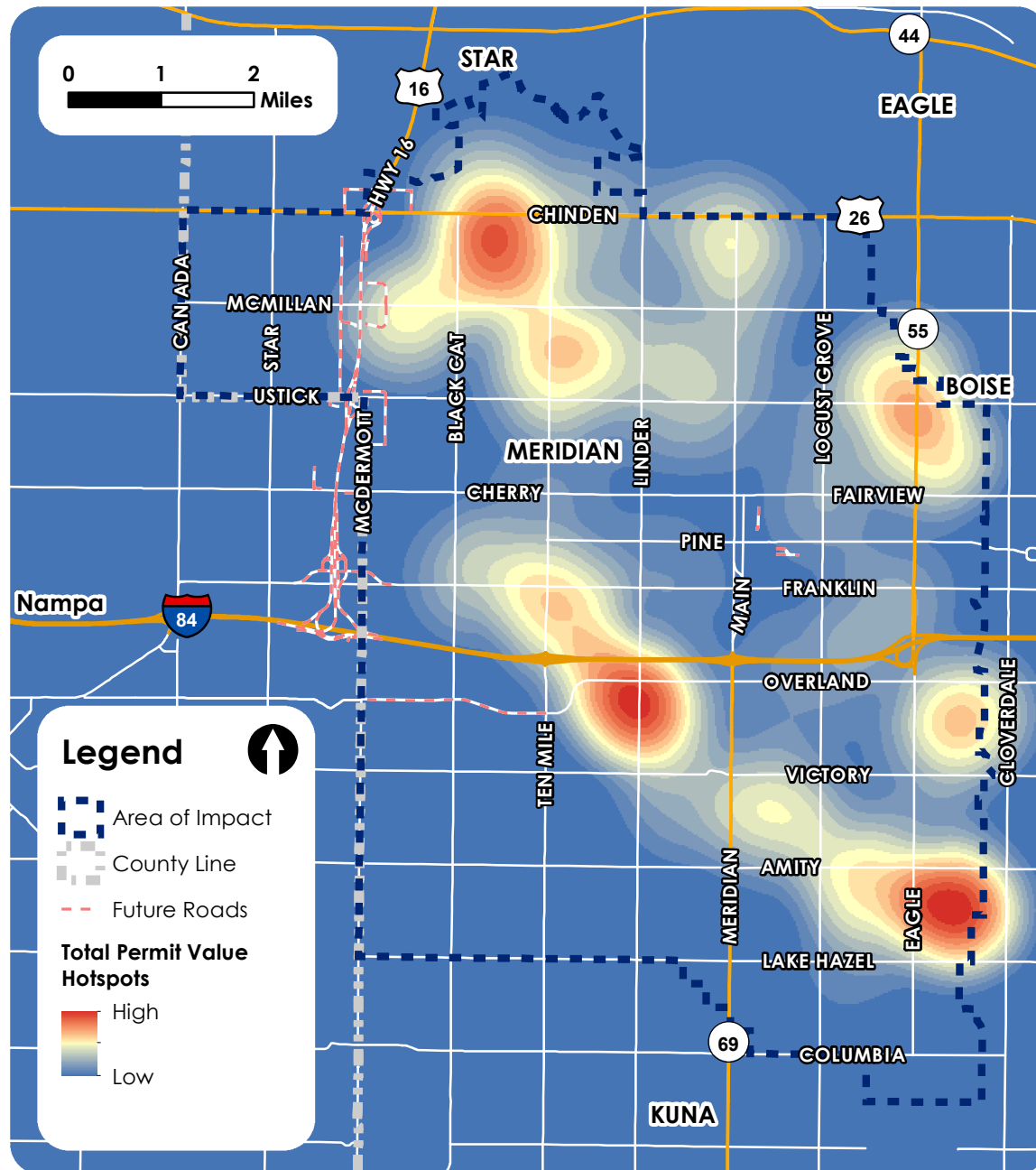
For more information of Demographic Areas, see the Key Information section on page 21, and the sidebar and map on page 23.

2018 N.C. Commercial Permit Valuation



2018 N.C. Residential Permit Valuation



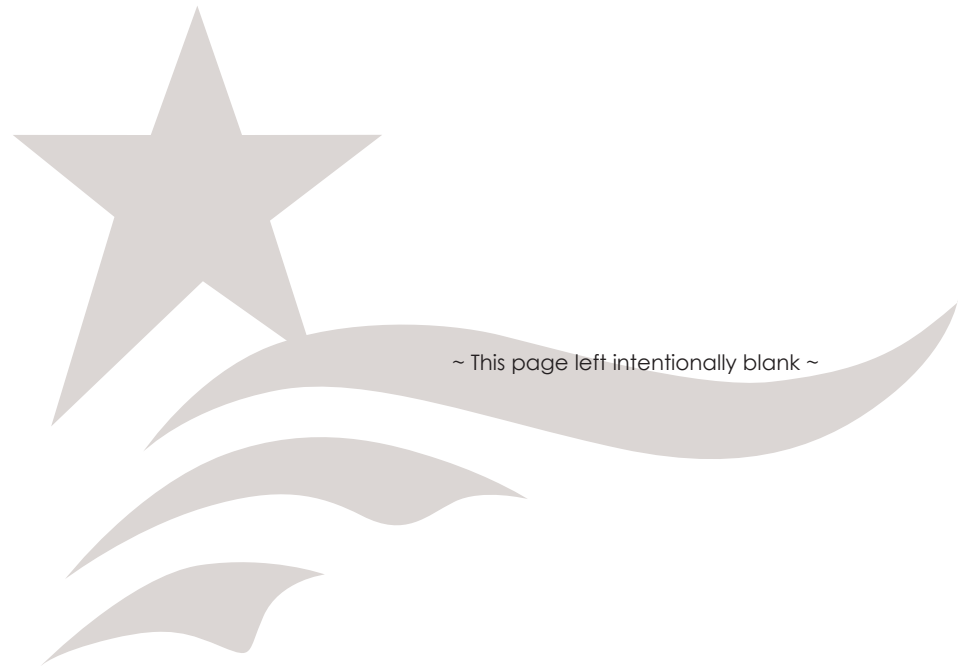


MAP

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, are 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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