



MOVING MERRIAM FORWARD

# THREE VISIONS FOR DOWNTOWN MERRIAM

The City of Merriam is planning the future of downtown. The community has narrowed the vision to three directions — three scales of change. Your feedback on which direction feels right will shape the Downtown Master Plan.

Explore the three visions, then tell us which one appeals to you and why.

## All three visions include these features

Based upon community engagement to date, all three visions include these features — how much depends upon the scale of change:

- Farmers market
- Turkey Creek trail connection
- Safe, well-lit streets with good sidewalks and landscaping
- Easy walking routes throughout downtown
- Clear wayfinding signage so people can navigate easily
- Good roads and functional utilities
- Housing — townhomes, condos, apartments
- Local businesses serving community needs
- Adequate, attractive parking
- Artisan and maker spaces
- Public art, art alleys, and murals
- Splash pad and family play area by the creek
- Open spaces with shade and natural features
- Rain gardens, green infrastructure, and natural stormwater management
- Outdoor seating and gathering areas
- Flood warning system and evacuation plan in place before major development — if floodplain remains
- Regular events and programming that activate downtown and build community gathering
- Ongoing community partnership with residents, businesses, and property owners

## What do the five strategies mean?

- **Refresh** — Building stays in the floodplain; light updates only, minimal change
- **Reuse** — Building stays, gets a new use; out of the floodplain
- **Redevelop** — Building removed; new development built on the site; out of the floodplain
- **Build** — New construction on vacant ground; out of the floodplain
- **Open Space** — Parks, plazas, water features, gathering spaces; in or out of the floodplain

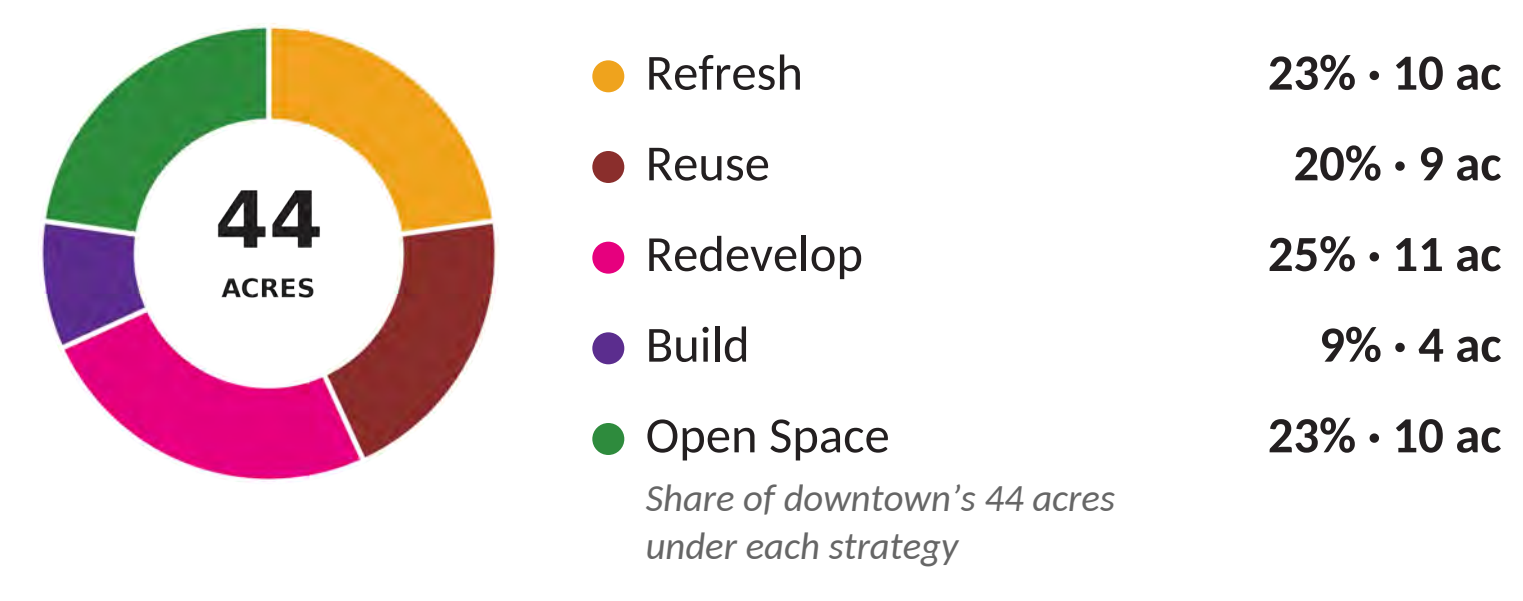


Take the survey and learn more

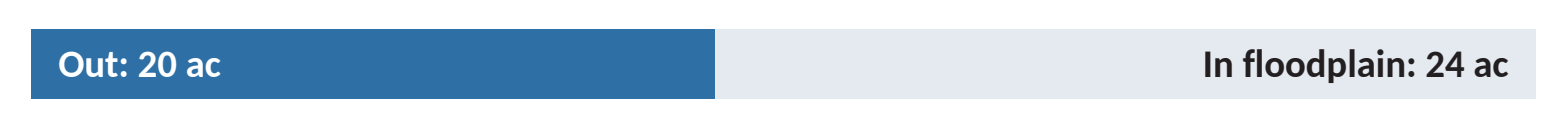
Scan with your phone camera

## VISION A Refine: Small Scale

Downtown stays mostly as it is — refreshed, with activity concentrated in the small area already out of the floodplain.  
**Mostly a daytime place, 9 to 5.**



20 of 44 acres out of the regulatory floodplain



### FLOOD CONTROL

None or limited — the regulatory floodplain does not change

### SAFE ACCESS

Merriam Drive stays in the floodway — access can be difficult to core

### PEOPLE LIVE DOWNTOWN

No — No new housing in the core of downtown

### MORE SHOPS & RESTAURANTS

In reused buildings and the area out of the floodplain

### WALKABLE MAIN STREET

NO — Merriam Drive stays as is

### ACCESS TO TURKEY CREEK

YES

### DISRUPTION

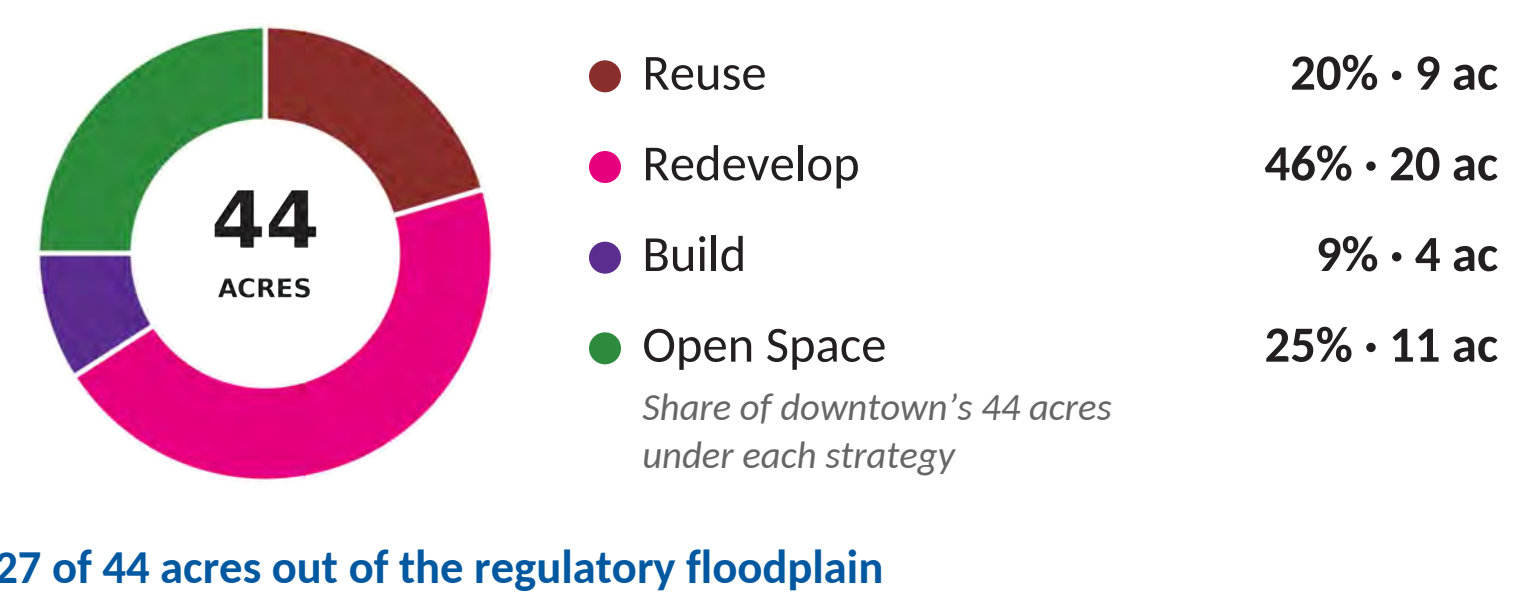
Least change for existing owners

### TIMELINE

Don't have to wait for flood control project — change can start now, but contingent upon property owners changing how property is used today or voluntary sale.

## VISION B Grow: Medium Scale

New buildings on land taken out of the floodplain — including downtown's first new homes.  
**Activity extends into evenings and some weekends.**



27 of 44 acres out of the regulatory floodplain



### FLOOD CONTROL

Flood control project west of Merriam Drive takes Merriam Drive and land to its east out of the floodplain

### SAFE ACCESS

Merriam Drive removed from the floodplain

### PEOPLE LIVE DOWNTOWN

Yes — about 250 new homes in one mixed-use building

### MORE SHOPS & RESTAURANTS

More retail and dining locations than today but still limited by floodplain

### WALKABLE MAIN STREET

PARTLY — development mostly one-side of Merriam Drive; the floodplain limits growth on both sides

### ACCESS TO TURKEY CREEK

YES

### DISRUPTION

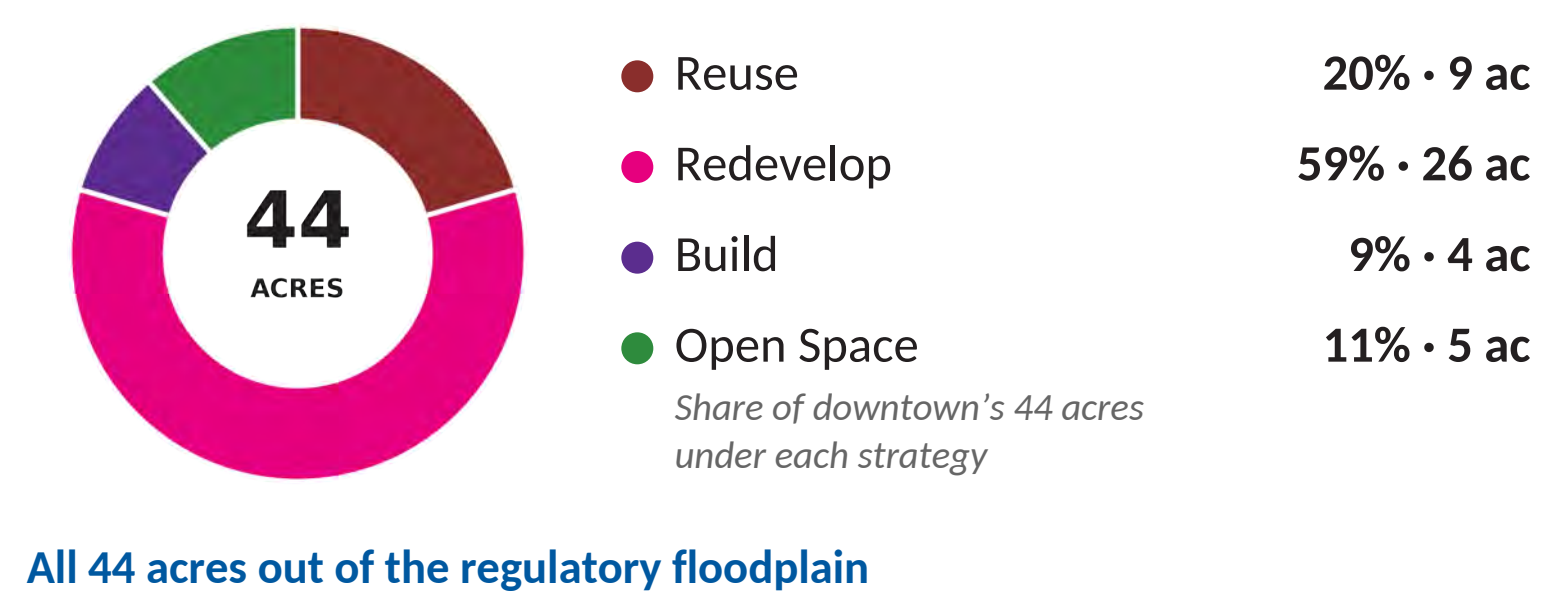
Impacts to existing businesses — see map

### TIMELINE

Most changes happen after flood control project (2034) — change can start now – grading plan for flood control project and property owners changing how property is used today or voluntary sale.

## VISION C Transform: Full Scale

A complete, walkable Downtown — housing, shops, restaurants, and open space on both sides of Merriam Drive.  
**Active 18 hours a day, 7 days a week.**



All 44 acres out of the regulatory floodplain



### FLOOD CONTROL

Large-scale project takes the downtown core out of the regulatory floodplain

### SAFE ACCESS

Entire core out of the floodplain

### PEOPLE LIVE DOWNTOWN

Yes — homes throughout downtown now that all land and Merriam Drive is out of the floodplain.

### SHOPS & RESTAURANTS

Full shopping and dining street with anchors and local shops

### WALKABLE MAIN STREET

YES — more buildings on both sides, a more classic main street

### ACCESS TO TURKEY CREEK

Depending upon which flood control project is built, access could be limited

### DISRUPTION

Most change and most impacts to existing owners

### TIMELINE

Most changes happen after flood control project (2036+) — change can start now – depending on which flood control project is selected and upon property owners changing how property is used today or voluntary sale.



MOVING MERRIAM FORWARD  
Vision A) Refine: Small Scale





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**Vision B) Grow: Medium Scale**





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**Vision C) Transform: Full Scale**

