

HIGH DENSITY RESIDENTIAL (HDR)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

General Information

Map Color



Zoning

R-40

Sample Use(s)

- ☐ Multi-family and parks

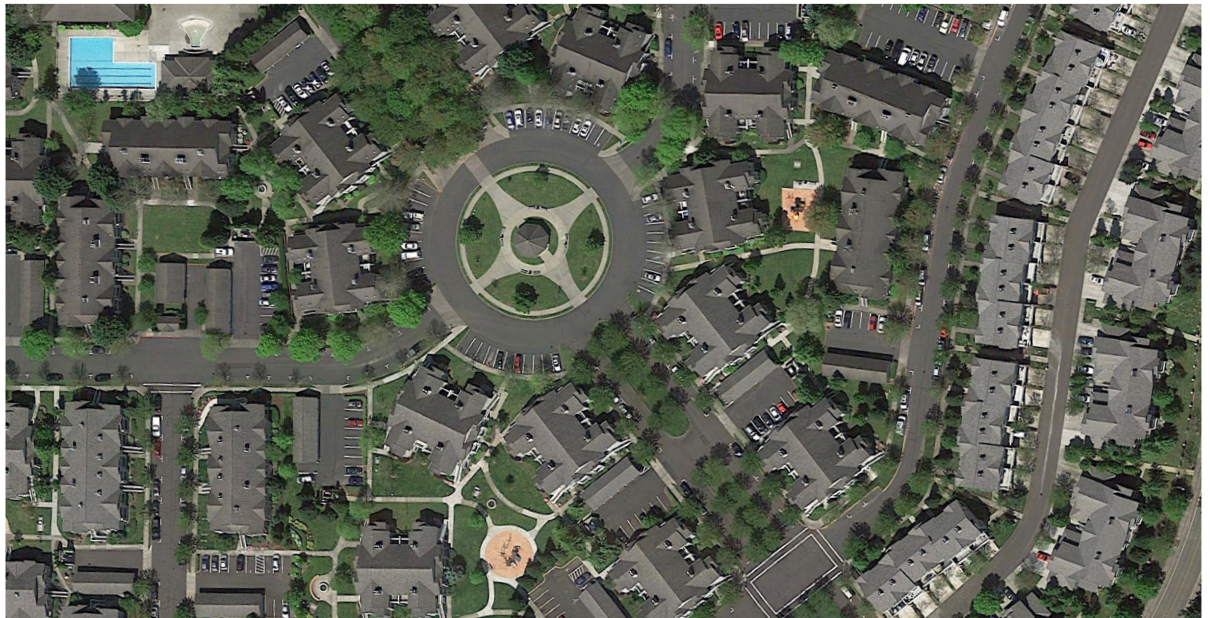
General Standards

- ☐ Target Density: 16-25 dwellings / acre; Range of 15 to 40 dwellings per acre
- ☐ Design Review required; see Architectural Standards Manual
- ☐ Comply with Pathways Master Plan

Design Characteristics

- ☐ Residential developments should orient to surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.
- ☐ Locate buildings to establish an appropriate development character that enhances the compatibility and attractiveness of the site, adjacent uses, and neighborhood.
- ☐ Appropriately address the critical issues of site layout that influence a compatible and integrated neighborhood character, including, but not limited to, vehicular access, pedestrian connectivity, building orientations, and common spaces.
- ☐ Appropriately use setbacks or bring buildings up close to roadways to establish a uniform street presence and support a contiguous pedestrian environment. Orient primary building facades toward roadways and provide walkways that connect entrances.
- ☐ Appropriately use scale and massing to create building forms that express compatible architectural interest and provide transitions to adjacent buildings and uses.
- ☐ Design and articulate architectural elements using proportions, divisions, detailing, materials, textures, and colors and appropriately integrate these elements into the building design.

Site Pattern



Note: This information is a summary of the Ten Mile Interchange Specific Area Plan and City of Meridian Comprehensive Plan. Please see those documents for complete information.

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Building Envelope and Other References



Placement

- » Attached, moderate or no setbacks

Heights

- » 1 to 4 stories

Vertical Form

- » Facade modulation, architectural elements, and detailing facing all public spaces / roads

Frontage

- » Porches / stoops. Pedestrian oriented streetscapes

Additional Cut Sheet References

Page

» Street Oriented Design	SOD.1
» Buildings to Scale	BSG.1
» Traditional Neighborhood Design	NHD.1
» Building Facades & Heights	BFC.2
» Roofs – Flat or Pitched	BFC.4
» Frontage	BFC.5
» Screening (Mechanical & Service)	BDG.1
» Public Art	SGN.1

“ The design and orientation of new high density residential buildings should be pedestrian-oriented, and special streetscape improvements should be considered to create rich and enjoyable public spaces (Ten Mile Interchange Specific Area Plan).

