

Low Density Employment (LDE)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

General Information

Map Color



Zoning

C-G | L-O | I-L

Sample Use(s)

- ☐ Office and research

General Standards

- ☐ Recommended FAR: 0.75 or less
- ☐ Height: 3 stories maximum
- ☐ Design Review required; see Architectural Standards Manual
- ☐ Comply with Pathways Master Plan

Design Characteristics

- ☐ Establish internal site circulation as an interconnected network of walkways, pathways, roadways, and enhanced drive aisles that promote pedestrian and vehicular mobility within the development and connections to adjacent uses.
- ☐ Locate buildings to establish an appropriate development character that enhances the compatibility and attractiveness of the site, buildings, and surrounding uses.
- ☐ Design surface parking as an integrated and attractive element of the built environment that promotes pedestrian comfort and safety and adds to the aesthetic character of developments, in addition to accommodating vehicular uses.
- ☐ Design all appropriate sides of buildings, including facades that face public roadways, public spaces, other buildings, interior site elements, and adjacent uses, to unify a consistent building design and appearance with the consistent use of materials, elements, and color.
- ☐ Integrate landscaping as appropriate to establish a consistent appearance and aesthetic character for transitional developments.
- ☐ Organize and locate building service equipment, including, but not limited to, mechanical units, flues, and vents, away from building entries, roadways, public spaces, and where possible from adjacent buildings.

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

- » Detached & attached / large setbacks. Locate parking away from front

Heights

- » 1 to 3 stories

Vertical Form

- » Base, Body, & Top

Frontage

- » 20% Windows. Single plane wall maximum distance = building height

Additional Cut Sheet References

Page

» Buildings to Scale	BSG.1
» Building Facades & Heights	BFC.2
» Base, Body, & Top	BFC.3
» Roofs – Flat or Pitched	BFC.4
» Signs & Public Art	SGN.1
» Frontage	BFC.5
» Screening (Mechanical & Service)	BDG.1
» Public Art	SGN.1

“ Low Density Employment areas should be designed with elements of Traditional Neighborhood Design. Design and development standards, such as landscaping, pedestrian circulation and connection to open spaces, are recommended to help make developments more attractive, engaging and accessible places (Ten Mile Interchange Specific Area Plan).

