

High Density Employment (HDE)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

General Information

Map Color



Zoning

C-C | C-G | TN-C | H-E

Sample Use(s)

- ☐ Office, research, conference centers, accessory restaurants, ancillary convenience retail, and daycare

General Standards

- ☐ Recommended FAR: 1.0 or more
- ☐ Height: 6 stories maximum
- ☐ Design Review required; see Design Manual for guidelines
- ☐ Comply with Pathways Master Plan

Design Characteristics

- ☐ Relate proposed development, including land uses and activities, to adjacent and surrounding uses and public spaces as appropriate to maintain compatibility and establish the continuity of the planned urban form and character.
- ☐ Coordinate routes, placement of facilities, and infrastructure improvements with the appropriate transportation authorities and any adopted or accepted long-range plans.
- ☐ Where appropriate, incorporate public space to anchor prominent intersections and street terminuses. Use squares, parks, common greens, plazas, or other suitable urban spaces that serve as destinations within the urban environment.
- ☐ Use a parking strategy that includes one or a combination of the following: structured parking, onstreet parking, integrated small parking areas, and/ or shared parking as an alternative to general surface parking.
- ☐ Clearly delineate the edges of public urban spaces from other urban elements. Use building facades, materials, architectural features, landscaping, or other appropriate means to define the edges of the space.
- ☐ Building design should enhance public and urban spaces, articulate an urban form, and provide human and pedestrian scale.

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	
» Mostly detached / smaller setbacks. Distribute parking around building, avoid large expanses	
Heights	
» 1 to 6 stories	
Vertical Form	
» Base, Body, & Top	
Frontage	
» 30% Windows. Single plane wall maximum distance = building height	
Additional Cut Sheet References	Page
» Building Facades & Heights	BFC.2
» Base, Body, & Top	BFC.3
» Roofs – Flat or Pitched	BFC.4
» Screening (Mechanical & Service)	BDG.1
» Awnings	BDG.2
» Signs & Public Art	SGN.1

“ High Density Employment areas should be designed as compact urban centers rather than lower density suburban-style development. Design and development standards are recommended that would help to make developments more attractive, engaging and accessible places (Ten Mile Interchange Specific Area Plan).

