

LIFESTYLE CENTER (LC)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

General Information

Map Color



Zoning

R-15 | C-C | C-G | TN-C

Sample Use(s)

- ☐ Commercial, office, vertically integrated residential, entertainment, office, civic, live-work, and multi-family

General Standards

- ☐ Target Density for Area: 16 dwellings / acre (up to 40)
- ☐ Recommended FAR: 1.25 or more (structured parking to accommodate greater densities)
- ☐ All residential units should be above the first floor
- ☐ Design Review required; see Architectural Standards Manual for more information
- ☐ Comply with Pathways Master Plan

Design Characteristics

- ☐ Appropriately address the critical issues of site layout that influence urban development character, including, but not limited to, street networks and patterns, block configurations, vehicular access, pedestrian connectivity, building orientation and site layout, parking, and public spaces.
- ☐ Provide pedestrian connections that establish contiguous pedestrian networks throughout the urban environment.
- ☐ Design buildings and structures to enhance the attractiveness and appeal of prominent landmarks, civic and cultural buildings, parks, plazas, streetscapes, view corridors, and other public and urban spaces.
- ☐ Design surface parking as an integrated and attractive element of the urban environment that promotes pedestrian comfort and safety.
- ☐ Shade pedestrian walkways and parking, including stalls and drive aisles, with the appropriate type and class of trees, and arrange tree plantings in configurations that will provide shade for at least 50 percent of parking surfaces at mature growth.

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

- » No front setback or build to lot line - attached. Hold the corners. No parking lots on front

Height

- » 1 to 5 stories

Vertical Form

- » Base, Body, & Top

Frontage

- » 40% of linear dimension of street level frontages shall be in windows or doorways.

Additional Cut Sheet References

Page

» Street Oriented Design	SOD.1
» Buildings to Scale	GDG.1
» Commercial Activity Centers	BFC.1
» Building Facades & Heights	BFC.2
» Base, Body, & Top	BFC.3
» Roofs – Flat or Pitched	BFC.4
» Frontage	BFC.5
» Building Materials & Screening	BDG.1
» Awnings & Canopies	BDG.2
» Signs & Public Art	SGN.1

“ The purpose of the Lifestyle Center is to encourage a diversity of compatible land uses in a unified development that includes a mix of retail, professional services, offices, entertainment uses, civic services, housing and public outdoor spaces (Ten Mile Interchange Specific Area Plan).

