

BUILDING FORM & CHARACTER

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

Commercial Activity Centers



Design Guidelines

Buildings within commercial activity centers should related effectively to the fronting streets. The following is a partial list of items to be considered

- » Within the block pattern of the commercial activity center, buildings should align to emphasize the primacy and the continuity of the primary streets. Buildings placed along primary streets should be as continuous as possible
- » The main facade of all buildings within a commercial activity center should be adjacent to the sidewalks that run parallel to the fronting streets. Secondary facades adjacent to streets, parking areas, or sidewalks, can be set back in order to allow for landscaping, but this setback should be no more than 8 feet
- » Each block of buildings along a primary street should include one passageway linking the primary street to the rear of the buildings. Passages connecting primary streets to rear-located parking or providing cross block access should be provided on a block-by-block basis. These should be designed and scaled to optimize pedestrian comfort and safety
- » Wherever the ROW design is sufficient to allow for sidewalks that effectively provide enough capacity for pedestrian use, the primary facade of the building should sit on the edge of the ROW (i.e., no setback)
- » Buildings that front onto a secondary street should be built directly adjacent to the fronting sidewalk and ROW (0 feet) unless the operations of the building indicate a need to set the building back some distance from the ROW. At no point within a commercial activity center should surface parking be placed between a building and the fronting primary or secondary street
- » Blocks can be built as a single structure with individual entities within the building depicted architecturally. If individual buildings are built, party-wall construction should be emphasized
- » Buildings along secondary streets should maintain a uniform setback from the sidewalk. The primary facade of a structure along a secondary street should be set along a mandated build-to line. Building elements such as stoops, porches, balconies, and bay windows, which project from the primary facade may infringe into this mandatory setback
- » When a building sits at the intersection of two primary streets, two secondary streets, or a primary and a secondary street, both facades should be treated as primary facades with the front-yard setbacks appropriate to the street frontage

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 Facades & Heights



Building Facades

Design Guidelines

- » Primary facades relate to public spaces and pedestrian areas
- » Primary facade should always include entry into building
- » Entries should be located so as to provide direct access from adjacent public spaces, primary streets and activity areas
- » Where one facade of a structure faces a designated public space and another faces a parking area designed to serve that structure, both facades should be designed and detailed as primary faces, and both should have prominent, usable entries
- » Buildings should be located so as to help frame adjacent public spaces and to provide an architectural backdrop for associated passive and active activities

Building Heights

Design Guidelines

- » Measuring building height will generally be defined by the number of floors rather than the number of feet, with some exceptions (UDC building height restrictions still apply)
- » There is a general limit of four stories per building across the Ten Mile Specific Plan. High density employment and Lifestyle Center areas may exceed this
- » Building heights up to six stories are recommended for the employment areas along I-84. Such height is intended to minimize the total footprint of the employment uses while allowing sufficient densities to support development of structure parking and to help frame the larger I-84 corridor
- » The plan recommends that clear ceiling heights of at least 15 to 18 feet to be maintained for retail uses abutting commercial streets



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Base, Body, & Top



Design Guidelines
1 to 2 stories
» The base should encompass up to the first floor of the building
3 to 5 stories
» The base should encompass up to the first 2 floors of the buildings
6 or more stories
» The base should be at least 2 floors high and may include the 3rd story
All buildings
» Roof equipment, including mechanical penthouses should be screened from view and should have a maximum height of 18 feet and preferably shorter utilizing newer technologies to reduce mechanical equipment space. Mechanical penthouses should never be taller than the first floor



At a Glance
Top
» Building tops include the area of the facade above the top floor (or including the top floor on some buildings), the parapet wall, cornice lines for flat roof buildings, and eaves and roof structures for buildings with pitched roofs
Body
» Building bodies are distinguished from building bases and tops through variations in material, step backs above the transition line from the building base, changes in fenestration patterns, and balcony projections
Base
» Building bases clearly define the extent of the public realm, providing spatial enclosure, mediating difference in scale between adjacent buildings, and offering visual and physical connections to sidewalks and public spaces

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Roofs



Flat Roof Guidelines

- » Permissible on commercial, mixed use, or multi-family buildings
- » Must include a parapet surround across the entire primary facade and sides
- » Special attention should be paid to the use of articulations, signs, details, inlays, or other appropriate elements

Pitched Roof Guidelines

- » Pitched roofs should be, where possible, symmetrical hips or gables, with a pitch between 4:12 and 12:12
- » Pitched roofs should have an overhang of at least 12 inches, and can extend up to 2 and a half feet beyond the facade of the building
- » Roof brackets and rafter tail treatments are encouraged

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Frontage



Commercial Retail Frontage

Design Guidelines

- » For streets and block fronts where commercial uses and pedestrian activity are most desired
- » Sidewalk entries matching sidewalk grade
- » Generously scaled display and transom windows
- » Pedestrian scaled signs and banner
- » Awnings or canopies for sun shading
- » Minimum of 40% fenestration for storefronts 2 to 10 feet above sidewalk grade, and minimum clear ceiling heights of 15 to 18 feet



Live / Work Units

Design Guidelines

- » Scaled to more or less match a traditional two-, three-, or four-story townhouse
- » Sidewalk entries matching sidewalk grade
- » Generously scaled display and transom windows
- » Pedestrian scaled signs and banner
- » Awnings or canopies for sun shading
- » It is recommended that live / work units use less fenestration than commercial retail frontage



Urban Residential

Design Guidelines

- » First floor elevation of building on streets with residential ground floor uses should be elevated above sidewalk level such that windowsills are above pedestrian eye level
- » Buildings with a minimal landscaped setback
- » Buildings oriented to streets with multiple building entrances on the ground floor
- » Streetscapes improved to a minimum of 12 feet in width, including a 6 foot wide clear walkway

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Frontage



General Frontage

Stoop

- » For street and block frontages along residential streets and areas with a moderate amount of pedestrian activity
- » It is recommended that ground floor elevations be 18 to 24 inches above sidewalk grade and that individual units open directly onto adjacent rights-of-way

Porch and Fence

- » The porch and fence frontage provides a building facade set back from the street to allow room for a private, fenced yard
- » A fence clearly signals the break between the public realm of the street sidewalk to the private realm of the yard and the porch
- » Porches along the front of the building allow residents the opportunity to interact and engage in activities in the public domain while maintaining a level of privacy

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