

MIXED EMPLOYMENT (ME)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

General Information

Map Color



Zoning

C-C | C-G | TN-C | M-E

Sample Use(s)

- Office, research & development, information & light industrial, daycare, and ancillary convenience retail

General Standards

- Recommended FAR: 0.75 or more
- Height: 4 stories maximum
- Design Review required; see Architectural Standards Manual
- 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.
- 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.
- 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.
- 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. No more than 30% parking on the front
Heights	» 1 to 4 stories
Vertical Form	» Base, Body, & Top
Frontage	» 20% 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
» Signs & Public Art	SGN.1

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

