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.

Questions? Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642 or 208.884.5533
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Ten Mile Specific Plan Land Use Map Designations

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

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Mixed Employment areas should be designed as lower density suburban-style developments. Design and development standards are recommended.