

## DEVELOPMENT AGREEMENT

**PARTIES:**

1. City of Meridian
2. Ten Mile West Commercial LLC, Owner/Developer
3. NIBAC LLC, Owner/Developer
4. Hotel-SLC LLC, Owner/Developer

THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is made and entered into this 31 day of March, 2025, by and between **City of Meridian**, a municipal corporation of the State of Idaho, hereafter called “**City**,” whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642, and **Ten Mile West Commercial LLC**, whose address is PO Box 51298, Idaho Falls, Idaho 83405; **NIBAC LLC**, whose address is 16155 N. High Desert Street, Nampa, Idaho 83687; and **Hotel-SLC LLC**, whose address is 16155 N. High Desert Street, Nampa, Idaho 83687, hereinafter collectively called “**Owners/Developers**.”

1. **RECITALS:**

- 1.1 **WHEREAS**, Owners/Developers are the sole owners, in law and/or equity, of those certain tracts of land in the County of Ada, State of Idaho, as described in **Exhibit “A,”** which is attached hereto and by this reference incorporated herein as if set forth in full, hereinafter referred to as the “**Property**,” and
- 1.2 **WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, establish provisions governing the creation, form, recording, modification, enforcement and termination of development agreements required or permitted as a condition of zoning that the Owners/Developers make a written commitment concerning the use or development of the Property; and
- 1.3 **WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code (“**UDC**”), which authorizes development agreements and the modification of development agreements; and
- 1.4 **WHEREAS**, Owners/Developers have submitted an application for development agreement modification to remove the property listed in **Exhibit “A”** from existing Development Agreements recorded in Ada County as Instrument #112073618 (Fedrizzi Ten Mile LLC), Instrument #112073616 (Janicek Properties Ten Mile), Instrument #112073617 (SJ JV LLC), Instrument #2022-049799 (Vanguard Village), and Instrument #2024-050341 (Vanguard Village MDA), for the inclusion

of the Property into this new Agreement, which generally describes how the Property will be developed and what improvements will be made; and

- 1.5 **WHEREAS**, Owners/Developers made representations at the duly noticed public hearings before the Meridian City Council, as to how the property will be developed and what improvements will be made; and
- 1.6 **WHEREAS**, the record of the proceedings for requested development agreement modification held before the City Council includes responses of government subdivisions providing services within the City of Meridian planning jurisdiction, and includes further testimony and comment; and
- 1.7 **WHEREAS**, on the 18<sup>th</sup> of March, 2025, the Meridian City Council approved revised Findings of Fact and Conclusions of Law and Decision and Order (“**Findings**”), which have been incorporated into this Agreement and attached as **Exhibit “B;”** and
- 1.8 **WHEREAS**, Owners/Developers deem it to be in their best interest to be able to enter into this Agreement and acknowledge that this Agreement was entered into voluntarily and at their urging and request; and
- 1.9 **WHEREAS**, the property listed in **Exhibit “A”** shall no longer be subject to the terms of the existing Development Agreements (Instrument #112073618 (Fedrizzi Ten Mile LLC), Instrument #112073616 (Janicek Properties Ten Mile), Instrument #112073617 (SJJV LLC), Instrument #2022-049799 (Vanguard Village), and Instrument #2024-050341 (Vanguard Village MDA)) and shall be bound by the terms contained herein in this new agreement; and
- 1.10 **WHEREAS**, City requires the Owners/Developers to enter into a development agreement modification for the purpose of ensuring the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designations are in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

**NOW, THEREFORE**, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

2. **INCORPORATION OF RECITALS:** That the above recitals are contractual and binding and are incorporated herein as if set forth in full.

3. **DEFINITIONS:** For all purposes of this Agreement, the following words, terms and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:

3.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal corporation and government subdivision of the state of Idaho, organized and existing by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.

3.2 **OWNERS/DEVELOPERS:** means and refers to **Ten Mile West Commercial LLC**, whose address is P.O. Box 51298, Idaho Falls, Idaho 83405; **NIBAC LLC**, whose address is 16155 N. High Desert Street, Nampa, Idaho 83687; and **Hotel-SLC LLC**, whose address is 16155 N. High Desert Street, Nampa, Idaho 83687, the parties that own and are developing said Property and shall include any subsequent owner(s)/developer(s) of the Property.

3.3 **PROPERTY:** means and refers to that certain parcel of Property located in the County of Ada, City of Meridian as described in **Exhibit "A,"** describing a parcel to be removed from existing Development Agreements recorded in Ada County as Instrument #112073618 (Fedrizzi Ten Mile LLC), Instrument #112073616 (Janicek Properties Ten Mile), Instrument #112073617 (SJJV LLC), Instrument #2022-049799 (Vanguard Village), and Instrument #2024-050341 (Vanguard Village MDA), with such parcel being bound by this new Agreement, which **Exhibit "A"** is attached hereto and by this reference incorporated herein as if set forth at length.

4. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

4.1 The uses allowed pursuant to this Agreement are only those uses allowed as permitted, conditional and/or accessory uses under the UDC.

4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

5.1 Owners/Developers shall develop the Property in accordance with the following special conditions:

- a. Future development of the subject property shall be generally consistent with the conceptual development plan, use area plan, mobility plan, preliminary plat, and landscape plan included below in Section VI of the Staff Report attached to the revised Findings of Fact and Conclusions of Law attached hereto as Exhibit

“B” and the provisions contained herein and the standards in the Unified Development Code (UDC).

- b. Future development of Area 1, as depicted on the Use Area Plan in Section VI.H, shall be consistent with the development guidelines of the Medium High Density Residential Future Land Use Map designation in the TMISAP.
- c. Future development of Areas 2 and 3, as depicted on the Use Area Plan in Section VI.H, shall be consistent with the Commercial Future Land Use Map designation in the Comprehensive Plan.
- d. Future development shall be consistent with the Project Design Standards submitted by the Applicant and approved with this application and attached hereto as Exhibit “C.” These standards shall supersede the design standards in the Architectural Standards Manual and the design guidelines in the TMISAP. These standards shall not allow deviations to UDC standards.
- e. A collector roadway system shall be constructed on the subject property in accord with Ada County Highway District’s (ACHD) Master Street Map and in accord with Street Section Map in the TMISAP as recommended by Staff, as follows:

Villagio/Grand Mogul shall be constructed from Ten Mile to the roundabout in accord with Street Section B as a typical 4-lane parkway and west of the roundabout with Street Section C as a major collector street; Cobalt and Umbria Hills shall be constructed in accord with Street Section D as a residential collector street; and Navigator shall be constructed in accord with Street Section C as a major collector street in accord with the associated diagrams in the TMISAP, with the exception that 10-foot-wide detached sidewalks/pathways shall be required in lieu of on-street bike lanes and on-street parking may be provided in areas not indicated for such where buildings are close to the street and parking is warranted, unless otherwise approved by ACHD.

- f. The subject property shall be subdivided prior to issuance of any Certificates of Occupancies within the development.
- g. A 10-foot-wide multiuse pathway shall be constructed along the Purdam Drain (or drain alignment) in accord with the Pathways Master Plan and shall connect to the existing pathway to the north in Baraya Subdivision. A 14-foot-wide public pedestrian easement shall be submitted to the Planning Division for the pathway.

- h. A ten (10) -foot-wide detached sidewalk/pathway shall be constructed along both sides of all collector streets (i.e., W. Cobalt Dr., S. Umbria Hills Ave., W. Villagio Way/Grand Mogul, S. Navigator Dr., and the off-side S. Sunset Point Way) within the site and adjacent to the west boundary of the site in lieu of on-street bike lanes; and within the street buffer along I-84. A public use easement shall be submitted to the City for any portion of the sidewalks/pathways that lie outside of the public right-of-way.
- i. Public art in a high quality of design shall be provided in shared spaces and incorporated into the design of streetscapes as set forth in the TMISAP (see pp. 3-47). The Owners/Developers shall submit a plan depicting general locations of public art along with examples of the art proposed with the final plat application.

6. **APPROVAL PERIOD:** If this Agreement has not been fully executed within six (6) months after the date of the Findings, the City may, at its sole discretion, declare the Agreement null and void.

7. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

- 7.1 **Acts of Default.** In the event Owners/Developers, or Owner's Developer's heirs, successors, assigns, or subsequent owners of the Property or any other person acquiring an interest in the Property fail to faithfully comply with all of the terms and conditions included in this Agreement in connection with the Property, this Agreement may be terminated by the City upon compliance with the requirements of the Zoning Ordinance.
- 7.2 **Notice and Cure Period.** In the event of Owners/Developers' default of this agreement, Owners/Developers shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which actions must be prosecuted with diligence and completed within one hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.
- 7.3 **Remedies.** In the event of default by Owners/Developers that is not cured after notice from City as described in Section 7.2, City shall, upon satisfaction of the notice and hearing procedures set forth in Idaho Code § 67-6511A, have the right, but not a duty, to de-annex all or a portion of the Property, reverse the zoning designations described herein, and terminate City services to the de-annexed Property, including water service and/or sewer service. Further, City shall have the right to file an action at law or in equity to enforce the provisions of this

Agreement. Because the covenants, agreements, conditions, and obligations contained herein are unique to the Property and integral to the City's decision to annex and/or re-zone the Property, City and Owners/Developers stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owners/Developers reserves all rights to contest whether a default has occurred.

- 7.4 **Choice of Law and Venue.** This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of Idaho, including all matters of construction, validity, performance, and enforcement. Any action brought by any party hereto shall be brought within Ada County, Idaho.
- 7.5 **Delay.** In the event the performance of any covenant to be performed hereunder by either Owners/Developers or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.
- 7.6 **Waiver.** A waiver by City of any default by Owners/Developers of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.

8. **INSPECTION:** Owners/Developers shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written approval of such completed improvements or portion therefor in accordance with the terms and conditions of this Agreement and all other ordinance of the City that apply to said Property.

9. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owners/Developers.

10. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property as specified herein.

11. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the UDC, to insure the installation of required improvements, which the Owners/Developers agree to provide, if required by the City.

12. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued if the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owners/Developers to the City in accordance with Paragraph 11 above.

13. **ABIDE BY ALL CITY ORDINANCES:** That Owners/Developers agrees to abide by all ordinances of the City of Meridian unless otherwise provided by this Agreement.

14. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

**CITY:**

City Clerk  
City of Meridian  
33 E. Broadway Ave.  
Meridian, Idaho 83642

with copy to:  
City Attorney  
City of Meridian  
33 E. Broadway Ave.  
Meridian, Idaho 83642

**OWNERS/DEVELOPERS:**

Ten Mile West Commercial LLC  
PO Box 51298  
Idaho Falls, Idaho 83405

NIBAC LLC  
16155 N. High Desert St.  
Nampa, Idaho 83687

Hotel-SLC LLC  
16155 N. High Desert St.  
Nampa, Idaho 83687

14.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

15. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

16. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

17. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the Owners/Developers, each subsequent owner and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. City agrees, upon written request of Owners/Developers, to execute appropriate and recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, has determined that Owners/Developers has fully performed its obligations under this Agreement.

18. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

19. **DUTY TO ACT REASONABLY:** Unless otherwise expressly provided, each party shall act reasonable in giving any consent, approval, or taking any other action under this Agreement.

20. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

21. **REMOVED PROPERTY:** The City is hereby authorized, in its sole discretion, to remove a portion of the Property ("Removed Property") from this Agreement at any time, provided that the City and the owner of the Removed Property concurrently enter into a modified development agreement governing the development and use of the Removed Property. The remaining portion of the Property, which has not been removed from this Agreement as described above, shall continue to be bound by the terms of this Agreement.

22. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owners/Developers and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owners/Developers and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

22.1 No condition governing the uses and/or conditions governing the Property herein provided for can be modified or amended without the approval of the City Council after the City has conducted public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

23. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective upon execution of the Mayor and City Clerk.

[End of text. Acknowledgements, signatures, and Exhibits A and B follow.]

## ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this agreement and made it effective as hereinabove provided.

**OWNER/DEVELOPER:**  
**Ten Mile West Commercial LLC**

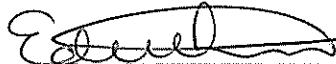


By (printed name): J. Thomas Anquist  
Its (signing authority):


State of ID )  
County of Ada ) ss:

On this 4<sup>th</sup> day of April, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Thomas Anquist known or identified to me to be the Manager of Ten Mile West Commercial LLC and the person who signed above and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public  
My Commission Expires: 4/8/27

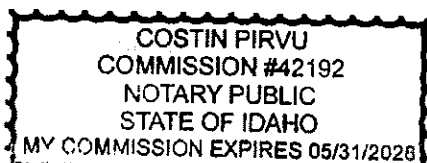
**OWNER/DEVELOPER:**  
**NIBAC LLC**

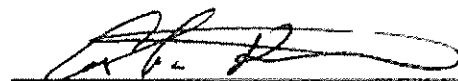
  
By (printed name): Brian G. Black  
Its (signing authority): Manager

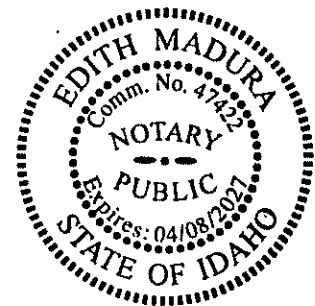
State of Idaho )  
County of Ada ) ss:

On this 31 day of March, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian Black known or identified to me to be the Manager of NIBAC LLC and the person who signed above and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
Notary Public  
My Commission Expires: 05/31/2028



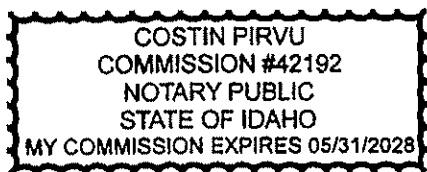
OWNER/DEVELOPER:  
Hotel-SLC LLC

Brian G. Black  
By (printed name): Brian G. Black  
Its (signing authority): Manager

State of Idaho )  
County of Ada ) ss:

On this 31 day of March, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian Black, known or identified to me to be the Manager of Hotel-SLC LLC and the person who signed above and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]  
Notary Public  
My Commission Expires: 05/31/2028

CITY OF MERIDIAN

ATTEST:

By: \_\_\_\_\_  
Mayor Robert E. Simison

\_\_\_\_\_  
Chris Johnson, City Clerk

State of Idaho )  
County of Ada ) ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian**, who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

Project No: 230739  
Date: July 11, 2024  
Page 1 of 2

**DEVELOPMENT AGREEMENT  
BOUNDARY DESCRIPTION**

A parcel of land located in the S1/2 of the NE1/4, the N1/2 of the SE1/4, and the NE1/4 of the SW1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

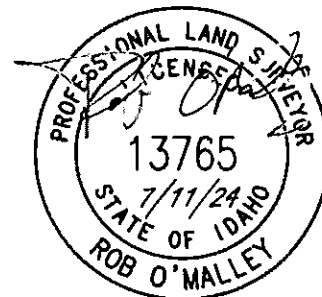
**BEGINNING** at the center north one-sixteenth corner of said Section 14, thence, along the north boundary of said S1/2 of the NE1/4,

1. S.89°15'15"E., 1320.76 feet to the northeast one-sixteenth corner of said Section 15, thence, continuing,
2. S.89°14'59"E., 880.50 feet to the south right-of-way of Cobalt drive; thence, leaving along said right-of-way the following courses:
3. N.59°25'50"E., 162.82 feet to the beginning of a tangent curve; thence,
4. Easterly along said curve to the right having a radius of 263.00 feet, an arc length of 117.45 feet, through a central angle of 25°35'16", of which the long chord bears N.72°13'28"E., 116.48 feet; thence, non-tangent from said curve,
5. S.60°24'53"E., 88.51 feet; thence,
6. S.55°54'35"E., 21.84 feet; thence,
7. S.03°39'59"W., 57.05 feet; thence,
8. S.86°20'01"E., 16.90 feet to the west right-of-way of S. Ten Mile Road; thence, along said right-of-way the following courses:
9. S.03°39'35"W., 670.74 feet; thence,
10. S.10°44'07"W., 96.98 feet; thence,
11. S.03°06'22"W., 84.65 feet; thence,
12. S.06°21'28"W., 207.42 feet; thence,
13. S.01°25'18"W., 559.90 feet; thence,
14. S.01°25'16"W., 57.70 feet; thence,
15. S.04°20'57"W., 550.74 feet; thence,
16. S.04°20'57"W., 34.63 feet; thence,

Project No: 230739  
Date: July 11, 2024  
Page 2 of 2

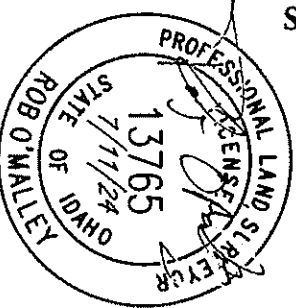
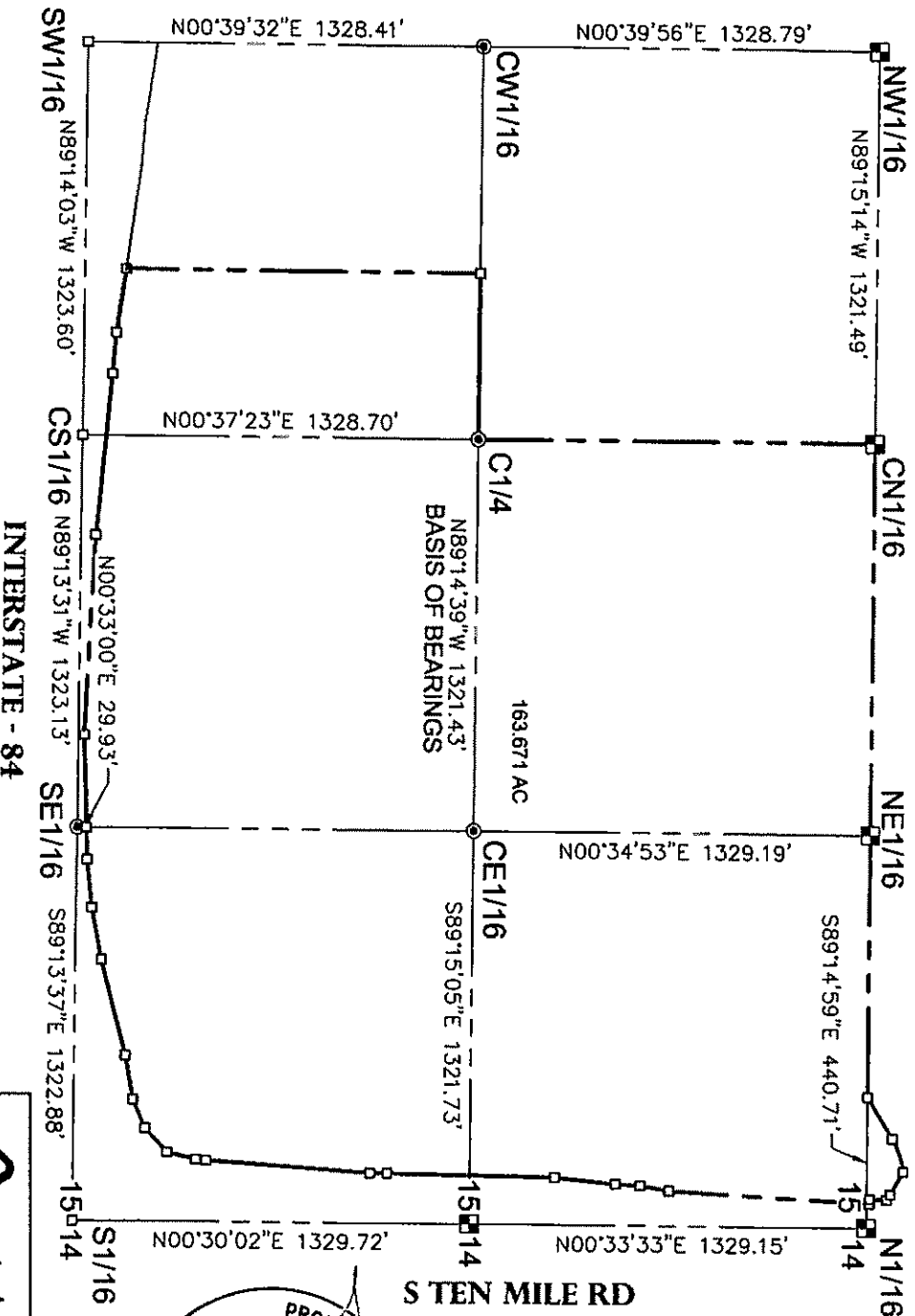
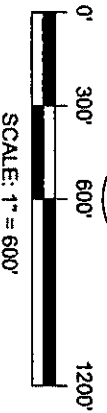
17. S.15°01'39"W., 99.20 feet to the north right-of-way of the westbound Interstate 84 on ramp; thence, along said right-of-way the following courses:
18. S.47°33'04"W., 109.09 feet; thence,
19. S.66°54'29"W., 105.73 feet; thence,
20. S.80°09'20"W., 150.16 feet; thence,
21. S.76°01'12"W., 330.69 feet; thence,
22. S.79°54'25"W., 177.77 feet; thence,
23. S.84°46'37"W., 162.75 feet; thence,
24. S.88°47'04"W., 108.25 feet; thence,
25. S.88°46'59"W., 312.10 feet to the north right-of-way of Interstate 84; thence, along said right-of-way the following courses:
26. N.86°48'58"W., 675.49 feet; thence,
27. N.84°05'20"W., 546.27 feet; thence,
28. N.84°22'21"W., 139.20 feet; thence,
29. N.81°25'39"W., 216.99 feet; thence, leaving said right-of-way,
30. N.00°45'12"E., 1190.89 feet to the north boundary of said NE1/4 of the SW1/4; thence, along said boundary,
31. S.89°14'48"E., 558.49 feet to center one-quarter corner of said Section 15; thence along the west boundary of said S1/2 of the NE1/4;
32. N.00°36'37"E., 1328.96 feet to the **POINT OF BEGINNING**.

**CONTAINING: 163.67 Acres**



## EXHIBIT SKETCH - DEVELOPMENT AGREEMENT BOUNDARY

LOCATED IN THE S1/2 OF THE NE1/4 AND THE NE1/4 OF THE SE1/4, OF SECTION 15  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2024



332 N. BROADMORE WAY  
NAMPÁ, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM

200739VXB-DEV-AGREE\_BNDRY.DWG

JULY 2024

## EXHIBIT B

**CITY OF MERIDIAN  
FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND DECISION & ORDER**



**In the Matter of the Request for:**

- **Amendment to the Future Land Use Map in the Comprehensive Plan (CPAM) to change the designations on portions of the subject property and adjacent properties, resulting in a net change in this area as follows: Medium High-Density Residential (MHDR) (+9.26- acres), High Density Residential (HDR) (+2.66-acres); Mixed Use - Residential (MU-R) (-10.61-acres), Mixed Use - Commercial (MU-C) (+0.32-acre), Mixed Employment (ME) (-0.22-acre), and High Density Employment (HDE) (-1.40-acres);**
- **Modification to the existing Development Agreements (MDA) (Vanguard Village H-2021-0081, Inst. #2022-049799, amended as Inst. #2024-050341 H-2023-0072; Fedrizzi Ten Mile LLC AZ-11-001, Inst. #112073618; SJJV LLC AZ-11-001, Inst. #112073617; Janicek Properties LLC AZ-11-001, Inst. #112073616) to consolidate them into one (1) new agreement, which will replace the previous agreements (or a portion thereof, as applicable for Vanguard Village), and include a conceptual development plan for the overall area;**
- **Rezone (RZ) of 7.48-acres of land from the C-C to the TN-C district; 12.96-acres from the H-E and R-40 to the C-C district; 9.13-acres from the C-C to the H-E district; 25.97- acres from the C-C and H-E to the C-G district; and 1.37-acres from the H-E to the M-E zoning district; and**
- **Preliminary Plat (PP) consisting of 38 building lots and one (1) common lot on 108.77- acres of land in the TN-C, C-C, C-G, H-E and M-E zoning districts, by Ball Ventures Ahlquist.**

**Case No(s). H-2023-0071**

**For the City Council Hearing Dates of: September 17 and 24, 2024 (Findings on October 8, 2024 - Revised Findings on March 18, 2024)**

**A. Findings of Fact**

1. Hearing Facts (see attached Staff Report for the hearing date of September 24, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of September 24, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of September 24, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of September 24, 2024, incorporated by reference)

**B. Conclusions of Law**

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION & ORDER  
FOR DISTRICT AT TEN MILE – CPAM, MDA, RZ, PP H-2023-0071

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of September 24, 2024, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

#### C. Decision and Order

Pursuant to the City Council’s authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant’s request for CPAM, MDA, RZ and PP is hereby approved per the provisions in the Staff Report for the hearing date of September 24, 2024, attached as Exhibit A. *Note: The City Council approved alternative future land use map designations of Medium High-Density Residential and Commercial for the CPAM application; and alternative zoning districts of R-15 and C-G for the RZ application consistent with the approved conceptual development plan.*

#### D. Notice of Applicable Time Limits

##### Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer’s signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

#### Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

#### E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

#### F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

#### G. Attached: Staff Report for the hearing date of September 24, 2024

By action of the City Council at its regular meeting held on the 18th day of March, 2025.

COUNCIL PRESIDENT LUKE CAVENER

VOTED AYE

COUNCIL VICE PRESIDENT LIZ STRADER

VOTED AYE

COUNCIL MEMBER DOUG TAYLOR

VOTED AYE

COUNCIL MEMBER JOHN OVERTON

VOTED AYE

COUNCIL MEMBER ANNE LITTLE ROBERTS


VOTED AYE

COUNCIL MEMBER BRIAN WHITLOCK

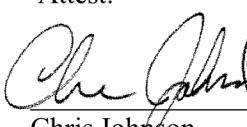

VOTED AYE

MAYOR ROBERT SIMISON  
(TIE BREAKER)

VOTED \_\_\_\_\_

  
\_\_\_\_\_  
Mayor Robert E. Simison 3-18-2025

Attest:

   
\_\_\_\_\_  
Chris Johnson 3-18-2025  
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By:  \_\_\_\_\_ Dated: 3-18-2025  
City Clerk's Office

# COMMUNITY DEVELOPMENT

## DEPARTMENT REPORT



HEARING DATE: 9/24/2024  
*Continued from: 9/10/2024 & 9/17/2024*

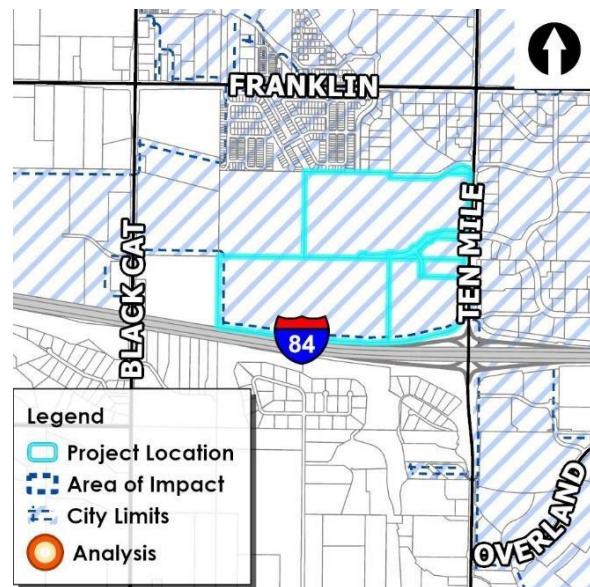
TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner  
208-884-5533  
sallen@meridiancity.org

APPLICANT: Ball Ventures Ahlquist

SUBJECT: [H-2023-0071](#)  
District at Ten Mile – CPAM, MDA, RZ, PP

LOCATION: Northwest corner of S. Ten Mile Rd. & I-84 in Section 15, T.3N., R.1W.



## I. PROJECT OVERVIEW

### A. Summary

The Applicant has submitted applications for the following:

- Amendment to the Future Land Use Map in the Comprehensive Plan (CPAM) to change the designations on portions of the subject property and adjacent properties, resulting in a net change in this area as follows: Medium High-Density Residential (MHDR) (+9.26-acres), High Density Residential (HDR) (+2.66-acres); Mixed Use - Residential (MU-R) (-10.61-acres), Mixed Use - Commercial (MU-C) (+0.32-acre), Mixed Employment (ME) (-0.22-acre), and High Density Employment (HDE) (-1.40-acres);
- Modification to the existing Development Agreements (MDA) (Vanguard Village H-2021-0081, Inst. #2022-049799; Fedrizzi Ten Mile LLC AZ-11-001, Inst. #112073618; SJJV LLC AZ-11-001, Inst. #112073617; Janicek Properties LLC AZ-11-001, Inst. #112073616) to consolidate them into one (1) new agreement, which will replace the previous agreements (or a portion thereof, as applicable for Vanguard Village), and include a conceptual development plan for the overall area;
- Rezone (RZ) of 7.48-acres of land from the C-C to the TN-C district; 12.96-acres from the H-E and R-40 to the C-C district; 9.13-acres from the C-C to the H-E district; 25.97-acres from the C-C and H-E to the C-G district; and 1.37-acres from the H-E to the M-E zoning district; and
- Preliminary Plat (PP) consisting of 38 building lots and one (1) common lot on 108.77-acres of land in the TN-C, C-C, C-G, H-E and M-E zoning districts.

### B. Issues

The proposed conceptual development plan, use area plan and intensity of development is not consistent with the development guidelines in the TMISAP for the proposed FLUM designations.

Further, the TN-C zoning is not an appropriate zone for the proposed multi-family residential development (see analysis in Section III below for more information).

### C. Recommendation

**Staff:** Staff is in support of the proposed plat but is *not* in support of the proposed MDA, CPAM and RZ applications as the proposed development plan doesn't meet the *minimum* development guidelines in the TMISAP and doesn't provide the mix of *integrated* uses desired in Mixed Use designated areas.

*If* Council is of the opinion the proposed development plan is more appropriate for this area than that envisioned in the adopted TMISAP, Staff recommends alternate FLUM designations and zoning are approved consistent with the proposed development plan, as follows: MHDR and R-15 zoning for the property in Area 1; and Commercial and C-G zoning in Areas 2 and 3, as shown in the second map in Section VII.C below. Otherwise, Staff recommends denial of the proposed MDA, CPAM and RZ applications.

**Commission:** Recommend approval to Council with the additional recommendation that Council consider if the proposed FLUM designations & zoning are consistent with the proposed development plan and whether those need to be modified.

### D. Decision

City Council: Approval

## II. COMMUNITY METRICS

**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Agricultural	-
Proposed Land Use(s)	A variety of uses are proposed consisting of multi-family residential (apartments & townhome style); commercial (large format/anchor and specialty retail, restaurants, entertainment, recreation, hospitality, childcare, office); and employment (medium to higher density office, commercial, recreation, medical and hospitality uses). ( <i>See Use Area Plan in Section V.H</i> )	-
Existing/Proposed Zoning	Existing: H-E (High-density Employment), C-C (Community Business), TN-C (Traditional Neighborhood Center)  Proposed: TN-C (33.42-acres), C-C (59.11-acres), C-G (General Retail and Service Commercial) (25.97-acres), M-E (Mixed Employment) (10.19-acres) and H-E (34.82-acres)	VII.A.2
Existing/Proposed Future Land Use Designation	Existing: MHDR (Medium-high Density Residential), MU-Res (Mixed Use – Residential), Mixed Use – Commercial (MU-Com), HDE (High-density Employment)  Proposed: MHDR (on adjacent property only), MU-Res, MU-Com, HDE	VII.A.3

**Table 2: Process Facts**

Description	Details
Preapplication Meeting date	Tuesday, November 21, 2023
Neighborhood Meeting	12/4/2023
Site posting date	8/5/2024

**Table 3: Community Metrics**

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	No	
• Commission Action Required	No	
• Access	S. Ten Mile Rd., arterial street	
• Traffic Level of Service	F	
Traffic Impact Study (Y/N)	No (ACHD didn't require one; ITD is requesting one)	
ITD Comments Received	<b>Yes – ITD requests a Traffic Impact Study for this development as impacts to the State Highway System are anticipated due to the type and proximity of the development.</b>	
Meridian Fire	Distance to Station: 2.1 miles to Station #2; Response Time: 3 minutes	
Meridian Police	Distance to Station: 5.9 miles; Response Time: 4:13 minutes	
Meridian Public Works Wastewater	Distance to Mainline: Sewer is in S. Ten Mile Rd. and stubbed to this property – it's in the process of being extended to the west in S. Vanguard Way to serve this site; Impacts or Concerns: See Public Works comments	
Meridian Public Works Water	Distance to Mainline: Water is in S. Ten Mile Rd. and stubbed to this property – it's in the process of being extended to the west in S. Vanguard Way to serve this site (pressure zone 2); Impacts or Concerns: See Public Works comments	

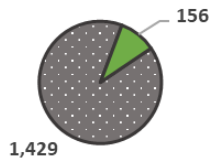
See City/Agency Comments and Conditions Section for all department/agency and the [public record](#) for comments received on this application.

**Figure 1: One-Mile Radius Existing Condition Metrics**

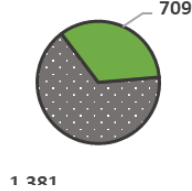
Reference Parcel: S1215131401

Date Retrieved: 2024 / 8 / 6

Parcel Count



Parcel Acreage



Infill Indicator:  
Surrounding Area

**34%** *Not City*



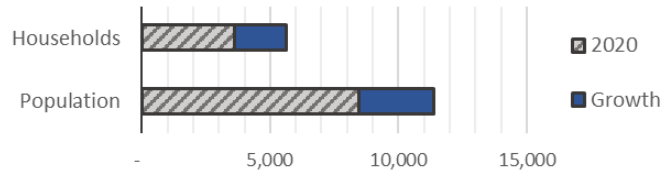
Household Change

**56.8%**

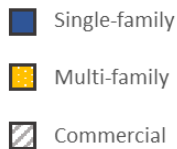
**Population Change: 34.5%**

(Household and Population Change since 2010 Decennial)

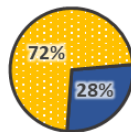
Household & Population Growth



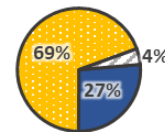
Use Types



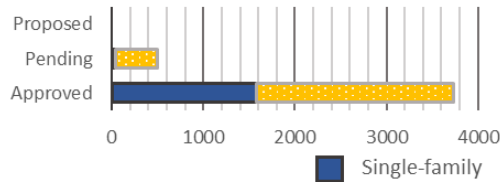
Residential Addresses



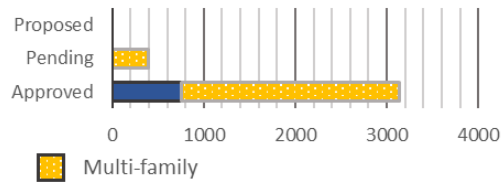
All Addresses



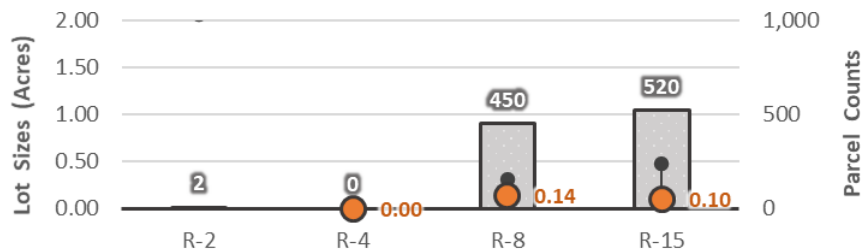
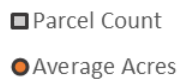
Preliminary Plats (last 5-years)



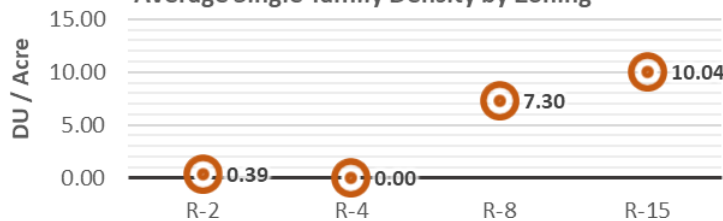
Conditional Use Permit (last 5-years)



Single-family Residential Parcel Diversity



Average Single-family Density by Zoning



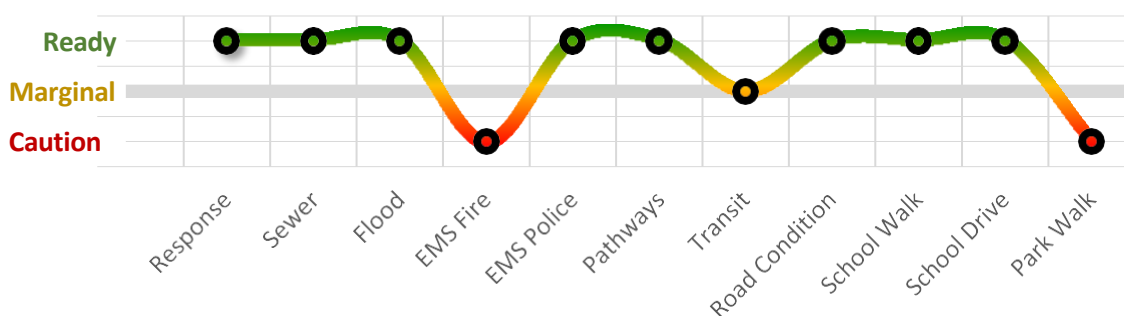
Average

Residential Net Density

**8.20**

Dwelling Units / Acre

**Figure 2: Service Impact Summary**



### III. STAFF ANALYSIS

#### Comprehensive Plan and Unified Development Code (UDC)

##### A. History

This overall property consists of several parcels of previously annexed land governed by five (5) different Development Agreements (DA) (i.e. The 10 at Meridian; Vanguard Village; Fedrizzi Ten Mile, LLC; Janicek Properties Ten Mile; and SJJV, LLC). The southwest portion of this site (Parcel #1215427850) was included in the Vanguard Village preliminary plat; the final plat is currently in process. *Links to these agreements are provided below in Table 4.*

The existing DA's for Fedrizzi, Janicek and SJJV do not include a conceptual development plan but do include provisions for future development of the property and restrictions on certain uses. Prior to development, an amendment to these agreements is required to include a conceptual development plan that demonstrates compliance with the TMISAP.

The DA for Vanguard Village includes a conceptual development plan, shown in Section VI.F below, and provisions for future development of the property consistent with the TMISAP; an amendment to the DA was recently approved but has not yet been recorded. *Note: The amended DA does not affect the subject property.*

The concept plan included in the DA for The 10 at Meridian, the adjacent property to the north, did not include a development plan for the property at the northeast corner of this site that was previously part of that development.

**Table 4: Project Overview**

Description	Details
History	AZ-09-008 (Meridian Crossing – Ord. #10-1467; DA Inst. #110115738); AZ-11-001 [Ten Mile Annexation – Ord. #12-1520 (Fedrizzi Ten Mile LLC – DA Inst. # <a href="#">112073618</a> , Janicek Properties Ten Mile – DA Inst. # <a href="#">112073616</a> , SJJV, LLC – DA Inst. # <a href="#">112073617</a> ); H-2021-0025 (The 10 at Meridian – Ord. #21-1948, DA Inst. # <a href="#">2021-132704</a> ); H-2021-0081 [Vanguard Village – RZ, PP, CUP, MDA Inst. # <a href="#">2022-049799</a> (replaced previous DA #110115738); H-2023-0072 (Vanguard Village – <a href="#">MDA</a> not yet recorded); FP-2024-0012 (Vanguard Village FP, PS – currently in process)
Phasing Plan	1
Physical Features	The Purdam Gulch Drain crosses this site. The Williams Northwest gas pipeline crosses the southwest portion of this site that's part of the Vanguard Village plat.
Acreage	108.77-acres (preliminary plat); 163.67-acres (DA boundary)
Lots	38 building lots; 1 common lot

## B. General Overview

### Comprehensive Plan Map Amendment:

This property is within the area governed by the Ten Mile Interchange Specific Area Plan (TMISAP), which is part of the City's Comprehensive Plan. An amendment to the Future Land Use Map (FLUM) in the Plan is proposed to change the land use designations on portions of the subject property and adjacent abutting property and right-of-way, resulting in a net change in this area as follows: (*see FLUM Map - Adopted vs. Proposed in Section VI.C below*)

Net Land Use Change	Total Change
Med-High Density Residential	9.26
High Density Residential	2.66
MU-Res	1.51
MU-Com	(11.80)
Mixed Employment	(0.22)
High Density Employment	(1.40)
<b>Total</b>	<b>(0.00)</b>

The map amendment includes some “clean-up” changes recommended by Staff on the abutting property to the west (Endurance Holdings – Parcel #S1215244200, zoned R-15 and mostly designated MHDR); and the right-of-way for W. Cobalt Dr. along the northern boundary of the site adjacent to Outer Banks Subdivision (zoned C-C and designated MU-Res) based on the existing multi-family entitlements on those parcels and the Applicant's proposed amendment (see pink/white dashed line area on the exhibit in Section V.C below). Without including the proposed clean-up changes on adjacent properties, the changes to this property are as follows: -2.8-acres of MHDR, no change to HDR, +2.3-acres of ME, +3.74-acres of MU-Com, and no change to HDE. In summary, most of the Applicant's proposed changes are just a reconfiguration of existing FLUM designations and not significant changes.

### Development Agreement Modification:

A new Development Agreement (DA) is proposed to consolidate and replace all of the existing DA's (i.e. Vanguard Village H-2021-0081, Inst. #[2022-049799](#); Fedrizzi Ten Mile LLC AZ-11-001, Inst. #[112073618](#); SJJV LLC AZ-11-001, Inst. #[112073617](#); Janicek Properties LLC AZ-11-001, Inst. #[112073616](#)) on the subject property. A new conceptual development plan is proposed for the overall area as shown in Section V.G below; the existing conceptual development plan for Vanguard Village is included in Section V.F below – changes are proposed to that plan. The other DA's do not include conceptual development plans and require modifications to the agreements to include one prior to development. **A phasing plan is not proposed for the overall development plan. As this is critical in understanding timing for infrastructure improvements, Staff recommends one is submitted prior to the City Council hearing. The Applicant has declined to do so.**

### Rezone:

A rezone of 7.48-acres of land is proposed from the C-C to the TN-C district, 12.96-acres from the H-E and R-40 to the C-C district, 9.13-acres from the C-C to the H-E district, 25.97-acres from the C-C and H-E to the C-G district, and 1.37-acres from the H-E to the M-E zoning district.

With the proposed rezone, a significant amount (i.e. 21+/- acres) of the H-E zoned area will be lost and replaced with C-C and C-G zoning, which will likely further decrease the amount and intensity of employment uses in this area because a wider range of uses are allowed in the C-C and C-G districts than the H-E district (i.e. allowed uses in the H-E zone consist of corporate headquarters, office complexes, research and development facilities and complementary services such as conference centers and hospitality use with limited retail; allowed uses in the C-C district are larger scale and broader mix of retail, office and service uses; allowed uses in the C-G district are the largest scale and broadest mix of retail, office, service and light industrial uses). This will result in less employment uses (i.e. family wage jobs) in this area than anticipated, which is a key component of the TMISAP.

**Note: If Council approves an amendment to the FLUM for the proposed development plan and Staff's recommended associated "clean-up" items, a rezone from H-E to M-E (on the southern portion of the site) and C-C to R-40 (Cobalt right-of-way) should also be approved.**

**Preliminary Plat:**

A preliminary plat is proposed consisting of 38 building lots and one (1) common lot on 108.77-acres of land in the TN-C, C-C, C-G, H-E and M-E zoning districts. The plat does not include the Vanguard Village property. The plat is proposed to be developed in one (1) final plat phase. **Staff recommends the subject property is subdivided prior to issuance of any Certificates of Occupancies within the development. Permanent addresses cannot be assigned until Ada County has approved street names.**

**C. Site Development and Use Analysis**

1. Existing Structures/Site Improvements (*UDC 11-1*):

There are no existing structures on this site; infrastructure improvements are currently being constructed.

2. Proposed Use Analysis (*UDC 11-2*):

A Use Area Plan was submitted with this application and included below in Section VI.H. The Plan depicts three (3) different areas; however, the boundaries of these areas do not coincide with the proposed FLUM designation boundaries, which makes determining consistency with the FLUM designations difficult. These areas are as follows:

- Area 1) accommodates a mix of multi-family residential such as townhomes and multi-family.

This area is mostly designated MU-Com with MU-Res and a small amount of MHDR and zoned mostly TN-C with some C-C. The map amendment proposes a MU-Res land use designation with TN-C zoning for the entire area.

The Applicant states a gross density of 8 to 12 units/acre based on 268 to 402 residential units on 33.42-acres of land is proposed, consistent with the density range desired in the MU-R designation.

A diversity of compatible land uses is encouraged in MU-Res areas, which may include a mix of residential, office, retail, recreational, employment and other miscellaneous uses. **While the focus is on residential uses, the horizontal and vertical integration of retail, office and employment uses is essential. This designation requires developments to integrate the three (3) major use categories – residential, commercial and employment.** Live-work units are strongly encouraged as are a variety of other housing types. Office, employment and commercial uses are generally small in scale and focused on neighborhood services within the MU-Res area. Traditional neighborhood design concepts – higher density buildings close to the street, easy pedestrian access, narrower streets to slow traffic, parking lots behind or under buildings, and residences with porches or balconies facing the street – are essential. The mix of uses should allow for a diversity of housing with for-sale and rental properties and may be achieved horizontally throughout the site; however, vertical mixes within buildings are highly encouraged. The goal to achieve in these areas is a floor area ratio (FAR) of 0.75 or more. No more than 40% of land area within MU-Res areas should be utilized for non-residential uses. An overall target density of 8 to 12 dwelling units per acre is desired with higher densities allowed on individual projects.

**The purpose of the TN-C district is to serve as the focal point of a neighborhood center, containing retail, commercial, and community services to meet the daily**

**needs of community residents within a one- to two-mile radius.** It's pedestrian oriented and is designed to encourage pedestrian connection with a traditional neighborhood residential district. Uses in the TN-C district includes small-scale retail, restaurants, recreational, personal services, public or quasi-public uses, churches, and attached and multi-family dwellings.

The allowed uses for the TN-C zoning district are listed in UDC [Table 11-2D-2](#); the proposed uses (i.e. multi-family and townhouses) are principally permitted in the TN-C district. The standards for the TN-C district are listed in UDC [11-2D-5](#), as follows: maximum building height is 45-feet (additional height may be allowed as noted in UDC 11-2D-3B); minimum number of stories for new construction adjacent to any street is two (2); maximum building footprint is 20,000 square feet, however, other than retail, all other uses may be allowed a footprint of greater than 20,000 square feet through the conditional use permit process; and minimum contiguous district size is 6-acres, or 2-acres when adjacent to property with a mixed-use future land use designation.

**Only residential uses are proposed in the requested MU-Res FLUM designation and TN-C zoning district – the “mixed-use” component of the designation and TN-C district is *entirely* missing. Only one of the three major use categories are proposed (i.e. residential) – no retail, office or employment uses are proposed as required, which are essential in MU-Res designated areas. The proposed MU-Res designation and TN-C zoning is *not* consistent with the proposed development plan or the intended plan for this area as the required mix of *integrated* uses is not provided.**

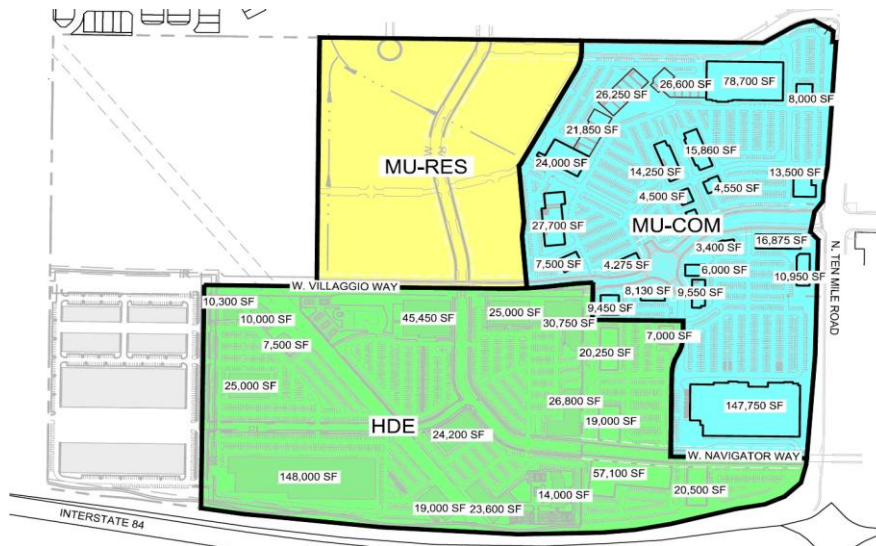
- Area 2) accommodates predominantly commercial mixed uses, including large format/anchor and specialty retail, casual and fine dining, entertainment, recreation, hospitality, childcare and office uses.

This area is currently designated mostly MU-Res and MU-Com with a small amount of HDE; the zoning is mostly C-C with some H-E and M-E. The map amendment proposes MU-Com and HDE land use designations with C-C, H-E, C-G and M-E zoning with the majority being C-C.

The MU-Com designation encourages the development of a mix of office, retail, recreational, employment (i.e. family-wage jobs) and other miscellaneous uses with supporting multi-family or single-family attached residential uses. **While the focus of these areas is on commercial and employment uses, the horizontal and vertical integration of residential uses is essential to securing entitlements. As with all mixed-use areas, this designation requires development to integrate the three (3) major use categories – residential, commercial and employment.** In MU-Com areas, three (3) or more significant uses also tend to be larger scale projects. This designation is intended to provide flexibility and encourage developers to build innovative projects. Traditional neighborhood design concepts with a strong pedestrian-oriented focus are essential. The goal to achieve in these areas is a FAR of 1.00-1.25 or more. Development should exhibit quality building and site design and an attractive street character. The mix of residential uses may be achieved vertically within buildings; however, some horizontal mixes may be allowed. This designation calls for an overall target density of 8 to 12 units per acre with higher densities allowed on individual projects. No more than 30% of the ground level development within the MU-Com designation should be used for residences.

HDE areas are recommended as predominantly office, research and specialized employment areas; and generally do not include retail and consumer service uses serving the wider community. Limited retail and service establishments primarily serving employees and users of the HDE area are encouraged. These areas should provide a variety of flexible sites for small, local or start-up businesses, as well as sites for large

national or regional enterprises. They should be designed to encourage multi-modal travel and convenient circulation to supporting services located within the area. Whenever



possible, HDE areas should provide restaurants, lodging and other services in support of the employment uses and be designed as compact urban centers rather than lower density suburban-style development. It's anticipated that buildings will range in height from 1 to 6 stories, have total floor areas of 10,000 to 1,000,000 square feet, and that the FAR will exceed 1.0. Designs that promote open space and parks are strongly encouraged.

Structured parking is also allowed. Land use types desired in HDE areas are corporate, business and professional offices; research facilities and laboratories; and complementary uses primarily serving district employees and users, such as business services, conference centers, child care, restaurants, convenience retail, and hotels and motels.

Per UDC [Table 11-2B-1](#), allowed uses in the C-C district are larger scale and a broader mix of retail, office and service uses located with access to arterials or non-residential collectors; allowed uses in the C-G district are the largest scale and broadest mix of retail, office, service and light industrial uses in close proximity and/or access to interstate or arterial intersections; allowed uses in the M-E district are offices, medical centers, research and development facilities, and light industrial uses with ancillary support services with access to arterial or collector; and allowed uses in the H-E district are corporate headquarters, office complexes, research and development facilities and complementary services such as conference centers and hospitality use with limited retail in close proximity to Federal and State highway interchanges and major arterials. The allowed uses for the C-C, C-G, M-E and H-E zoning district are listed in UDC [Table 11-2B-2](#); the dimensional standards are listed in UDC [Table 11-2B-3](#).

The Applicant submitted a plan shown below that depicts building square footages for the 76.15-acre HDE area totaling 533,450 s.f. resulting in a floor area ratio (FAR) of 0.16 and for the 64.21-acre MU-Com area totaling 489,640 s.f. resulting in a FAR of 0.18, which is significantly below the goal of 1.00-1.25 or more in the MU-Com area and exceeding 1.0 in the HDE area. **Development in these areas needs to be *much more intense in the MU-Com and HDE designated areas and designed as compact urban centers rather than lower density suburban-style development in order to be consistent with the Plan.***

Although a mix of commercial uses are proposed, only one of the three major use categories is provided (i.e. commercial) – no major employment uses are proposed as required in either the MU-Com or the HDE areas and integrated residential uses are not proposed in the MU-Com area, which are essential. The proposed MU-Com and HDE designations are *not* consistent with the proposed development plan or the intended plan for this area as the required mix of uses is not provided – significant changes to the concept plan and use area plan would be needed in order to be consistent.

- Area 3) accommodates medium to higher-density office, commercial, recreation, medical and hospitality uses.

This area is currently designated MU-Com and HDE with C-C, M-E and H-E zoning. The Applicant proposes a reconfiguration of the MU-Com and HDE areas and a rezone to reconfigure the boundaries of the C-C, H-E and M-E districts accordingly and add C-G zoning. The Applicant also proposes to change a “sliver” of the HDE area along the west boundary in Areas 2 and 3 of the Use Area Plan to ME and rezone from H-E to M-E for the southern portion of that area to match that of the abutting property to the west and to align with the future lot line. The ME area will be developed by Adler Industrial separate from this development.

See above for information on MU-Com and HDE designated areas and associated analysis. **As noted above, the FAR’s in the MU-Com and HDE areas are *significantly* below the established goals in the Plan. Although commercial and employment uses are proposed from the three (3) major use categories, integration of residential uses is not proposed as desired. Office and other employment uses need to be of a much higher intensity in this area in order to be consistent with the MU-Com and especially the HDE designation and designed as compact urban centers rather than lower density suburban-style development Recreation uses are not desired in HDE designated areas.**

In 2022, Planning Staff prepared a [Land Use Analysis](#) for the Mayor & Council related to alignment of development approvals within the Ten Mile Area in relation to the TMISAP itself. The Plan was adopted in 2007 and encompasses 2,200 acres; this area was planned foremost to serve as an employment area with supporting residential uses to balance transportation impacts and to provide for unique lifestyle opportunities. The Plan is envisioned by land use area (acres) to be approximately 48% non-residential and 52% residential. The analysis at that time reflected 27% non-residential and 73% residential; additional approvals since that time are referenced in Section VII.A.5, there have been no updates to this analysis. Much more and a higher density of employment uses are needed in this area to provide jobs for area residents and balance transportation impacts.

In summary, Staff is *not* in support of the proposed map amendment and associated rezone based on the conceptual development plan proposed as it doesn’t meet the *minimum* development guidelines in the TMISAP nor does it provide the mix of *integrated* uses desired in Mixed Use designated areas or the intensity and/or types of uses desired in the MU-Com and HDE designated areas.

**If Council is of the opinion the proposed development plan is more appropriate for this area than that envisioned in the adopted TMISAP, Staff suggests alternate FLUM designations and zoning are approved consistent with the proposed development plan, as follows: MHDR and R-15 zoning for the property in Area 1; and Commercial and C-G zoning in Areas 2 and 3 (see second adopted vs. proposed FLUM exhibit in Section VII.C).**

*Note: The City Council previously approved an alternate FLUM designation of Commercial for the Ten Mile Crossing development across Ten Mile Rd. to the east that deviated from the TMISAP.*

3. Dimensional Standards (UDC 11-2):  
See UDC [Table 11-2B-3](#) for the dimensional standards of the C-C, C-G, M-E and H-E zoning districts; and UDC [11-2D-5](#) for the TN-C district.
4. Specific Use Standards (UDC 11-4-3):  
The future multi-family development must comply with the standards listed in UDC [11-4-3-27](#). Other uses as noted in the applicable Allowed Use table may require compliance with specific use standards.

#### **D. Design Standards Analysis**

1. Existing structure and Site Design Standards (Comp Plan, UDC 11-3A-19):  
Future development should comply with the structure and site design standards listed in UDC [11-3A-19](#); review for compliance with these standards will take place with future development applications.  
  
*Comprehensive Plan Policy #3.07.01A - “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.”*
2. Qualified Open Space & Amenities (Comp Plan, UDC 11-4-3-27):  
The future multi-family development should comply with the open space and site amenity standards listed in UDC [11-4-3-27C, D](#). Review for compliance with these standards will take place with the Conditional Use Permit and/or Certificate of Zoning Compliance application for such, as applicable.  
  
An open space exhibit was submitted as shown in Section VII.L.  
  
*Comprehensive Plan Policy #2.02.01E – “Encourage the development of high quality, dense residential and mixed-use areas near in and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.”*
3. Landscaping (Comp Plan, UDC 11-3B):  
*Comprehensive Plan Policy #5.01.02D – “Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods.”*
  - i. Landscape buffers along streets  
A 35-foot wide street buffer is required along S. Ten Mile Rd., an entryway corridor and arterial street; 20-foot wide street buffers are required along all collector streets (i.e. W. Cobalt Dr., W. Villagio Way/Grand Mogul, S. Umbria Hills Ave., S. Navigator Dr., and the off-site S. Sunset Point Way); and a 50-foot wide street buffer is required along I-84. Landscaping is required within the street buffers in accord with the standards listed in UDC [11-3B-7C](#). Additional landscape design features are required along entryway corridors (i.e. S. Ten Mile Rd.). Street buffer landscaping is required to be provided with the subdivision improvements.
  - ii. Parking lot landscaping  
Internal parking lot landscaping is required in accord with the standards listed in UDC [11-3B-8C](#).
  - iii. Landscape buffers to adjoining uses

The C-C, C-G and H-E zoning districts require a 25-foot wide buffer to be provided to residential uses; landscaping and sometimes fencing (if the use can't be adequately buffered by landscaping) is required within the buffers in accord with the standards listed in UDC [11-3B-9C](#).

- iv. Tree preservation  
Existing trees 4-inch caliper or greater that are removed from the site during development may require mitigation (see UDC [11-3B-10](#) for more information).
  - v. Storm integration  
Stormwater integration is required in accord with the standards listed in UDC [11-3B-11C](#).
  - vi. Pathway landscaping  
Landscaping is required along all pathways in accord with the standards listed in UDC [11-3B-12C](#).
4. Parking (*UDC 11-3C*):  
Off-street parking is required to be provided with all development in accord with UDC standards.
- i. Residential parking analysis  
Off-street parking is required to be provided for the multi-family development in accord with the standards for such listed in UDC [Table 11-3C-6](#). *Note: Townhomes are considered multi-family when not on individual lots.*
  - ii. Nonresidential parking analysis  
Off-street parking is required to be provided for non-residential uses in the commercial and traditional neighborhood districts in accord with the standards listed in UDC [11-3C-6B](#).
  - iii. Bicycle parking analysis  
A minimum of one (1) bicycle parking is required to be provided for every 25 proposed vehicle parking spaces or portion thereof, except for single-family residences, duplexes and townhouses per UDC [11-3C-6G](#). Bicycle parking facilities should comply with the standards listed in UDC [11-3C-5C](#).

5. Building Elevations (*Comp Plan, Architectural Standards Manual*):  
Comprehensive Plan Policy #5.01.02 – “*Support beautiful and high-quality development that reinforces neighborhood character and sustainability.*”

Typically, all building elevations should comply with the design guidelines in the TMISAP (see Application of Design Elements table on pg. 3-49) and the design standards listed in the [Architectural Standards Manual](#). However, the Applicant requests that these guidelines and standards *not* apply to this development and instead proposes alternate design standards and a design review process of their own for the proposed development as part of the development agreement.

The proposed [project design standards](#) incorporate site development and architectural design standards. The intent of which, as stated in the document, is to establish a set of criteria and procedures that will be used to implement The District at Ten Mile's land use policies to ensure economic viability and a high-quality standard of development that encourages flexibility, innovation, creativity and design elements within the overall development. These standards are proposed to supersede the design guidelines in the TMISAP.

The document proposes to create an overlay district and applies to all development within The District. Prior to submission of a Certificate of Zoning Compliance (CZC) application to

the City, a Design Review application will be submitted to the Master Developer for review to ensure compliance with the Site Development and Design Standards. Once approval is granted, the application will then be submitted to The District at Ten Mile Architectural Review Committee (TDARC) for review and approval. Following both approvals, the CZC application can then be submitted to the City without further design approvals from the City.

While all of the proposed design standards may not expressly align with the guidelines in the TMISAP, they appear to generally follow the guidelines and should ensure a high quality of development. These standards may *not* allow deviations to UDC standards.

*Note: The City Council previously approved alternate design standards to those in the ASM and the guidelines in the TMISAP for the Ten Mile Crossing development across Ten Mile Rd. to the east. The proposed design standards and process is similar to those.*

6. Fencing (UDC 11-3A-6, 11-3A-7):

All/any fencing proposed on the site should comply with the standards listed in UDC [11-3A-6](#) for fencing along waterways and [11-3A-7](#).

7. Parkways (UDC 11-3A-17):

All parkways should comply with the standards for such listed in UDC [11-3A-17](#).

8. Public Art – TMISAP (3-47)

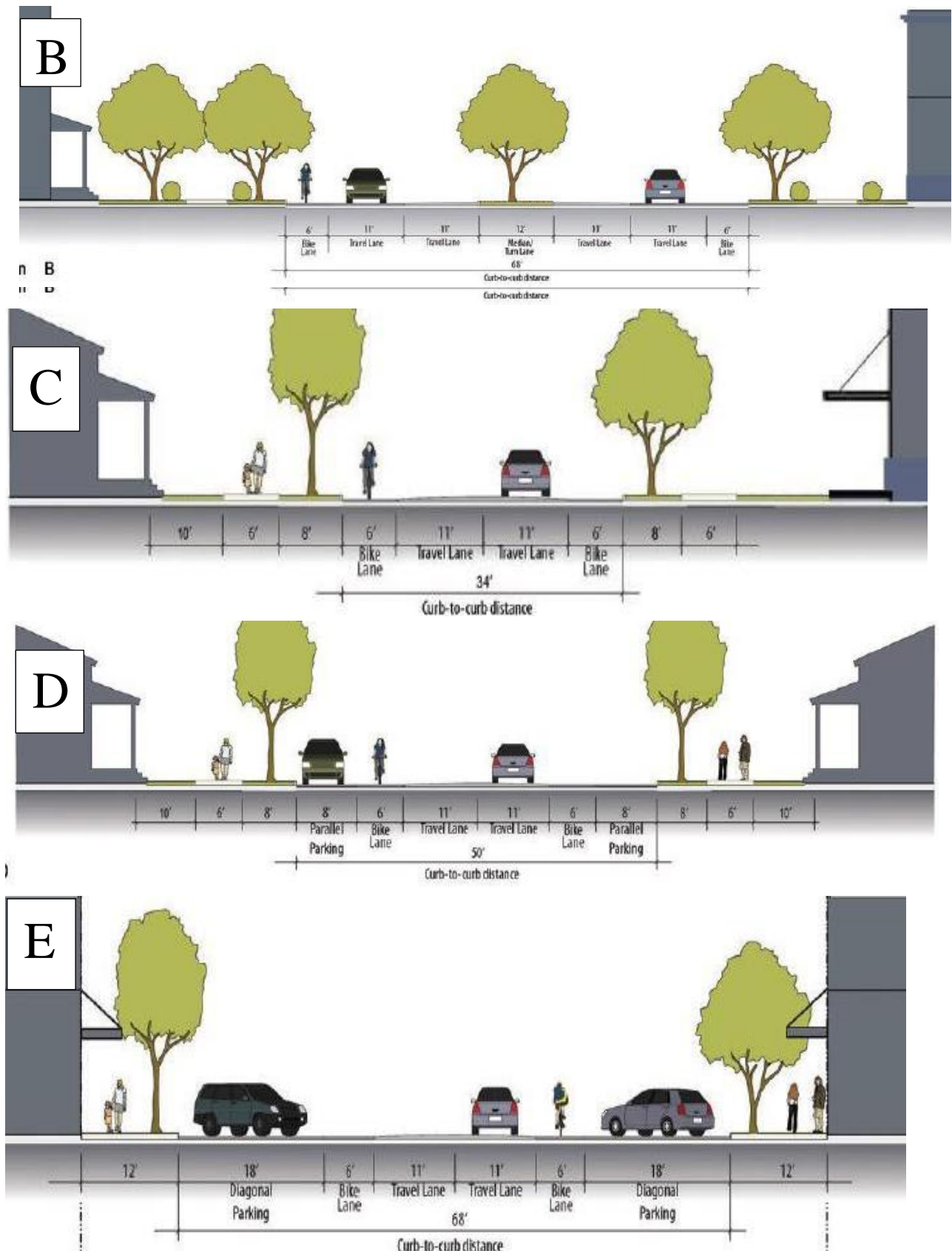
Public art in a high quality of design is required to be provided in shared spaces and incorporated into the design of streetscapes as set forth in the TMISAP (see pg. 3-47). The Applicant should submit a plan depicting general locations of public art along with examples of the art proposed with the final plat application.

#### **E. Transportation Analysis**

A Traffic Impact Study (TIS) was not submitted for this development as ACHD did not require one. **ITD is requesting a TIS for this development as impacts to the State Highway System are anticipated due to the type and proximity of the development.**

Collector streets are required to be constructed with development in accord with ACHD's Master Street Map (MSM). The preliminary plat depicts the extension of Villagio/Grand Mogul from S. Ten Mile Rd. to the west boundary of the subdivision, the extension of W. Cobalt Dr. to S. Umbria Hills Ave., the extension of Umbria Hills south to Villagio/Grand Mogul, and the extension of W. Navigator Dr. to the west boundary of the site in accord with the MSM.

**The Street Section Map in the TMISAP requires Vanguard/Villagio from Ten Mile to the roundabout to be constructed in accord with Street Section B as a typical 4-lane parkway and west of the roundabout with Street Section C as a major collector street; Cobalt with Street Section D as a residential collector street; Umbria Hills with Street Section E as a minor collector street – because diagonal parking isn't appropriate for this section, Staff instead recommends this street is constructed as a residential collector in accord with Street Section D; and Navigator with Street Section C as a major collector street in accord with the following diagrams, unless otherwise required by ACHD:**



*Note: Street Section "E" is included for reference but not recommended to be constructed.*

Collector streets should be designed in accord with the street sections shown above as depicted on  
City of Meridian | Department Report

the Street Section Map in the TMISAP unless otherwise approved by ACHD with the exceptions of 10-foot wide detached sidewalks/pathways in lieu of on-street bike lanes for public safety and the provision of on-street parking in areas not indicated for such where buildings are close to the street and parking is warranted.

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

Access is proposed via the extension of S. Umbria Hills Way from the north boundary; and the extension of W. Cobalt Dr., S. Vanguard Way/Villagio and W. Navigator Dr. from the east boundary of the site, all collector streets.

Comprehensive Plan Policy #6.01.02B – “Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.”

2. Multiuse Pathways (*UDC 11-3A-5*):

Multi-use pathways are required to be provided with development in accord with the Pathways Master Plan. Per the plan, a 10-foot wide multi-use pathway is required along the Purdam Drain (or drain alignment) and should connect to the existing pathway in Baraya Subdivision to the north; within the street buffer along the east/west collector street (i.e. Villagio/Grand Mogul); and within the street buffer along I-84.

A 14-foot wide public use easement is required for the multi-use pathways required by the Pathways Master Plan where they lie outside of public right-of-way and should be submitted to the Planning Division and recorded prior to City Engineer signature on the final plat. The easement and recorded instrument number should be depicted on the plat.

3. Pathways (*Comp Plan, UDC 11-3A-8*):

All pathways should be constructed in accord with the standards listed in UDC [11-3A-8](#).

A mobility plan was submitted as shown in Section VII.M below showing vehicular, pedestrian, bicycle and service drives that demonstrate good connectivity throughout the site.

4. Sidewalks (*UDC 11-3A-17*):

All sidewalks should be constructed in accord with the standards listed in UDC [11-3A-17](#).

**Staff recommends as a DA provision requiring 10-foot wide detached sidewalks/pathways to be provided along all internal collector streets and those abutting this site (i.e. along the west boundary) in lieu of on-street bike lanes for public safety.**

5. Private Streets (*UDC 11-3F-4*):

All private streets constructed within the subdivision should comply with the standards listed in UDC [11-3F-4](#). **A separate application is required to be submitted for approval of private streets and should be submitted concurrently with the final plat application.**

6. Subdivision Regulations (*UDC 11-6*):

Compliance with the subdivision design and improvements standards listed in UDC [11-6C-3](#) is required.

## F. Services Analysis

See Service Accessibility Report in Section VII.B below.

1. Waterways (*Comp Plan, UDC 11-3A-6*):

All waterways, except natural waterways, are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A-6.

The Purdam Gulch Drain bisects this site and lies within an 85-foot wide easement and is proposed to be piped with development. **A private drain exists along the west side of the property as depicted on the plat and should be piped with development.**

2. Pressurized Irrigation (*UDC 11-3A-15*):  
Underground pressurized irrigation water is required to be provided in each development as set forth in UDC [11-3A-15](#).
3. Storm Drainage (*UDC 11-3A-18*):  
An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.
4. Utilities (*Comp Plan, UDC 11-3A-21*):  
All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.  
  
Water service will be provided to this property via extension of main lines in Ten Mile Rd.; main lines are required to be extended to and through the subject property with development. The developer should coordinate main size and routing with the Public Works Dept. and execute standard forms of easements for any mains that are required to provide service.  
  
Sanitary sewer service will be provided via extension of main lines located near the Purdam Drain on the northeast side of the subject property; main lines are required to be extended to and through the subject property with development. The developer should coordinate main size and routing with the Public Works Dept. and execute standard forms of easements for any mains that are required to provide service.

#### **IV. CITY/AGENCY COMMENTS & CONDITIONS**

##### **A. Meridian Planning Division**

1. A new Development Agreement (DA) shall be required as a provision of the MDA and RZ applications. The previous DA's [i.e. Fedrizzi Ten Mile LLC (Inst. #112073618), Janicek Properties Ten Mile (Inst. #112073616), SJJV, LLC (Inst. #112073617), The 10 at Meridian (DA Inst. #2021-132704); Vanguard Village (Inst. #2022-049799)] shall no longer be in effect for the subject property.

Prior to approval of the rezone ordinance, a DA shall be entered into between the City of Meridian, the property owner at the time of rezone ordinance adoption, and the developer. A final plat application shall not be submitted until the rezone is finalized. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Rezone and DA amendment request. The new DA shall incorporate the following provisions:

- i. Future development of the subject property shall be generally consistent with the conceptual development plan, use area plan, mobility plan, preliminary plat and landscape plan included below in Section VI and the standards in the Unified Development Code (UDC).
- ii. Future development of Area 1, as depicted on the Use Area Plan in Section VI.H, shall be consistent with the development guidelines of the Medium High Density Residential Future Land Use Map designation in the TMISAP.
- iii. Future development of Areas 2 and 3, as depicted on the Use Area Plan in Section VI.H, shall be consistent with the Commercial Future Land Use Map designation in the Comprehensive Plan.
- iv. Future development shall be consistent with the Project Design Standards submitted by the Applicant and approved with this application, included herein. These standards shall

supersede the design standards in the Architectural Standards Manual and the design guidelines in the TMISAP. These standards shall not allow deviations to UDC standards.

- v. A collector roadway system shall be constructed on the subject property in accord with Ada County Highway District's Master Street Map and in accord with Street Section Map in the TMISAP as recommended by Staff, as follows:

Villagio/Grand Mogul shall be constructed from Ten Mile to the roundabout in accord with Street Section B as a typical 4-lane parkway and west of the roundabout with Street Section C as a major collector street; Cobalt and Umbria Hills shall be constructed in accord with Street Section D as a residential collector street; and Navigator shall be constructed in accord with Street Section C as a major collector street in accord with the associated diagrams in the TMISAP, with the exception that 10-foot wide detached sidewalks/pathways shall be required in lieu of on-street bike lanes and on-street parking may be provided in areas not indicated for such where buildings are close to the street and parking is warranted, unless otherwise approved by ACHD.

- vi. The subject property shall be subdivided prior to issuance of any Certificates of Occupancies within the development.
- vii. A 10-foot wide multi-use pathway shall be constructed along the Purdam Drain (or drain alignment) in accord with the Pathways Master Plan and shall connect to the existing pathway to the north in Baraya Subdivision. A 14-foot wide public pedestrian easement shall be submitted to the Planning Division for the pathway.
- viii. Ten (10) foot wide detached sidewalk/pathway shall be constructed along both sides of all collector streets (i.e. W. Cobalt Dr., S. Umbria Hills Ave., W. Villagio Way/Grand Mogul, S. Navigator Dr. and the off-site S. Sunset Point Way) within the site and adjacent to the west boundary of the site in lieu of on-street bike lanes; and within the street buffer along I-84. A public use easement shall be submitted to the City for any portion of the sidewalks/pathways that lie outside of the public right-of-way.
- ix. Public art in a high quality of design shall be provided in shared spaces and incorporated into the design of streetscapes as set forth in the TMISAP (see pg. 3-47). The Applicant shall submit a plan depicting general locations of public art along with examples of the art proposed with the final plat application.

2. The final plat shall include the following revisions:

- i. Depict a 35-foot wide street buffer along S. Ten Mile Rd., an entryway corridor; 20-foot wide street buffers along all collector streets (i.e. W. Cobalt Dr., W. Villagio Way/Grand Mogul, S. Umbria Hills Ave., S. Navigator Dr., and the off-site S. Sunset Point Way); and a 50-foot wide buffer along I-84 in common lots or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owner's association.
- ii. Depict street sections in accord with the Street Section Map in the TMISAP as required in the development agreement.
- iii. Depict 10-foot wide detached sidewalks/pathways along both sides of all collector streets (i.e. W. Cobalt Dr., S. Umbria Hills Ave., W. Villagio Way/Grand Mogul, S. Navigator Dr., and S. Sunset Point Way) and within the street buffer along I-84.
- iv. Depict public pedestrian easements for any portion of the detached sidewalks/multi-use pathways along the collector streets that are outside the public right-of-way and recorded instrument numbers of the easement where a separate easement is required by the Park's

Dept.

3. The landscape plan shall include the following revisions:
  - i. Depict a 35-foot wide street buffer along S. Ten Mile Rd., an entryway corridor; 20-foot wide street buffers along all collector streets (i.e. W. Cobalt Dr., W. Villagio Way/Grand Mogul, S. Umbria Hills Ave., S. Navigator Dr., and the off-site S. Sunset Point Way); and a 50-foot wide buffer along I-84.
  - ii. Depict landscaping within all street buffers in accord with the standards listed in UDC 11-3B-7C. Additional landscape design features are required along entryway corridors (i.e. S. Ten Mile Rd.).
  - iii. Depict 10-foot wide detached sidewalks/pathways along both sides of all collector streets (i.e. W. Cobalt Dr., S. Umbria Hills Ave., W. Villagio Way/Grand Mogul, S. Navigator Dr. and S. Sunset Point Way) and within the street buffer along I-84.
  - iv. Depict landscaping along all pathways in accord with the standards listed in UDC 11-3B-12C.
4. Prior to submittal of the final plat for City Engineer signature, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division, approved by City Council and recorded for the multi-use pathway along the Purdam Drain (or drain alignment) and any other pathways required by the Park's Department in accord with the Pathways Master Plan that are outside of public right-of-way.
5. All private streets constructed within the subdivision shall comply with the standards listed in UDC [11-3F-4](#). **A separate application is required to be submitted for approval of private streets and should be submitted concurrently with the final plat application.**
6. All waterways, except natural waterways, are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A-6.
7. Permanent addresses cannot be assigned until Ada County has approved the proposed street names.
8. Approval of the preliminary plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat. Upon written request and filing by the applicant prior to the termination of the period, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.
9. Staff's failure to cite all relevant UDC requirements does not relieve the Applicant from compliance.

*Other Agency comments may be accessed in the project [file](#), included in the public record.*

## V. FINDINGS

### A. Rezone (UDC 11-5B-3E)

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the

council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;  
*The City Council finds the alternate map amendment, as suggested by Staff complies with the applicable provisions of the Comprehensive Plan.*
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;  
*The City Council finds the alternate map amendment, as suggested by Staff complies with the regulations outlines for the proposed districts.*
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;  
*The City Council finds the alternate map amendment, as suggested by Staff shall not be materially detrimental to the public health, safety and welfare.*
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and  
*The City Council finds the alternate map amendment, as suggested by Staff should not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City including, but not limited to, school districts.*
5. The annexation (as applicable) is in the best interest of city.  
*This finding is not applicable as the proposed request is for a rezone, not annexation.*

**B. Comprehensive Plan (UDC 11-5B-7D)**

Upon recommendation from the Commission, the Council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a amendment to the Comprehensive Plan, the Council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.  
*The City Council finds the alternate amendment suggested by Staff that's consistent with the proposed development plan is consistent with the other elements of the Comprehensive Plan.*
2. The proposed amendment provides an improved guide to future growth and development of the city.  
*The City Council finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, provides an improved guide to future growth and development in the City.*
3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.  
*The City Council finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.*
4. The proposed amendment is consistent with the Unified Development Code.  
*The City Council finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, is consistent with the Unified Development Code within the conditions listed herein.*

5. The amendment will be compatible with existing and planned surrounding land uses.

*The City Council finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, will be compatible with existing and planned surrounding land uses if approved by City Council.*

6. The proposed amendment will not burden existing and planned service capabilities.

*The City Council finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, will not burden existing and planned service capabilities in this portion of the city. Sewer and water services are available to be extended to this site.*

7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.

*The City Council finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, provides a logical juxtaposition of uses and sufficient area to mitigate any development impacts to adjacent properties.*

8. The proposed amendment is in the best interest of the City of Meridian.

*The City Council finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, is in the best interest of the City.*

### **C. Preliminary Plat (UDC 11-6B-6)**

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

In consideration of a preliminary plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;

*The City Council finds the proposed development plan and alternate FLUM designations suggested by Staff with the conditions contained herein, the preliminary plat will be in conformance with the Comprehensive Plan and the UDC.*

2. Public services are available or can be made available and are adequate to accommodate the proposed development;

*The City Council finds public services are available to the site and will be adequate to accommodate the proposed development.*

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;

*The City Council finds there are no scheduled public improvements adjacent to or on this site.*

4. There is public financial capability of supporting services for the proposed development;  
*The City Council finds there is public financial capability of supporting services for the proposed development.*

5. The development will not be detrimental to the public health, safety or general welfare; and  
*The City Council finds the proposed development will not be detrimental to the public health, safety or general welfare.*

6. The development preserves significant natural, scenic or historic features.

*The City Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.*

## VI. ACTION

### A. Staff:

Staff is not in support of the proposed map amendment and associated rezone based on the conceptual development plan proposed as it doesn't meet the *minimum* development guidelines in the TMISAP nor does it provide the mix of *integrated* uses desired in Mixed Use designated areas or the intensity and/or types of uses desired in the MU-Com and HDE designated areas.

If Council is of the opinion the proposed development plan is more appropriate for this area than that envisioned in the adopted TMISAP, Staff suggests alternate FLUM designations and zoning are approved consistent with the proposed development plan, as follows: MHDR and R-15 zoning for the property in Area 1; and Commercial and C-G zoning in Areas 2 and 3 (see second adopted vs. proposed FLUM exhibit in Section VII.C).

### B. Commission:

The Meridian Planning & Zoning Commission heard these items on August 15, 2024. At the public hearing, the Commission moved to recommend approval of the subject CPAM, MDA, RZ and PP requests.

1. Summary of Commission public hearing:
  - a. In favor: Tonn Peterson, Ball Ventures Ahlquist; Geoff Wardle, Clark Wardle; Colin Ronhaar, Ardurra; Elizabeth Allen, Ball Ventures Ahlquist – Applicant and Representatives
  - b. In opposition: None
  - c. Commenting: Jenny Defrates
  - d. Written testimony: Kristina Bolt; Geoff Wardle, Clark Wardle (Applicant's Representative)
  - e. Staff presenting application: Sonya Allen
  - f. Other Staff commenting on application: Bill Parsons
2. Key issue(s) of public testimony:
  - a. Concern that the proposed development will increase the traffic gridlock on Ten Mile, Franklin & I-84.
  - b. Desire for preservation of the existing (cedar?) tree along Ten Mile Rd. and any other trees on the site.
  - c. In support of the services and shopping opportunities proposed within the development.
  - d. Against the proposed development.
3. Key issue(s) of discussion by Commission:
  - a. Agreement with Staff that the proposed development plan is not consistent with the TMISAP.
  - b. Concurrence that the TMISAP being 17 years old may be outdated and there may be a need to refresh it to reflect current conditions.
  - c. General agreement that the proposed development plan is appropriate for this area and supports Staff's suggested path forward with FLUM designations and zoning districts.
4. Commission change(s) to Staff recommendation:
  - a. Recommend approval to Council with the additional recommendation that Council consider if the proposed FLUM designations & zoning are consistent with the proposed development plan and whether those need to be modified.
5. Outstanding issue(s) for City Council:
  - a. Staff requested the Applicant submit a phasing plan for the overall development to understand the timing of infrastructure improvements – the Applicant has declined to do so.

### C. City Council:

The Meridian City Council heard these items on (continued from: September 10, 2024) September 17 and 24, 2024. At the public hearing on September 24, 2024, the Council moved to approve the subject CPAM, MDA, RZ and PP applications.

1. Summary of the City Council public hearing:
  - a. In favor: Geoff Wardle, Clark Wardle, and Tonn Peterson
  - b. In opposition: None
  - c. Commenting: Gina Johnson, Kristina Bolt, Karla Ehlers, Ryan Manwaring, Katie Manwaring, Colin Ronhaar, Heather Christiansen, Natalie Purcell
  - d. Written testimony: Several letters of testimony have been received (see public record)
  - e. Staff presenting application: Sonya Allen and Bill Parsons
  - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
  - a. Request for the developer and the City to consider an alternate development plan for this area that would benefit charities;
  - b. Concern what the proposed development will do to this area, no need for more multi-family in this area – the City already has The Village, consider the neighborhoods in this area;
  - c. Against more high-density apartments in this area, concern pertaining to capacity of area schools;
  - d. Concern about lagging infrastructure in this area, quality of education for our kids, healthcare issues;
3. Key issue(s) of discussion by City Council:
  - a. Cumulative impacts to the school district.
  - b. Possible reduction of traffic on Ten Mile with the construction of SH 16 and Linder Road overpass.
  - c. Project potential to contribute to the overall non-residential uses in the area.
  - d. ITD's requirements for a traffic impact study.
  - e. ACHD improvements being required with the development, current road improvements underway, and the need for a regional traffic impact study.
  - f. Phasing of the project.
4. City Council change(s) to Commission recommendation:
  - a. None

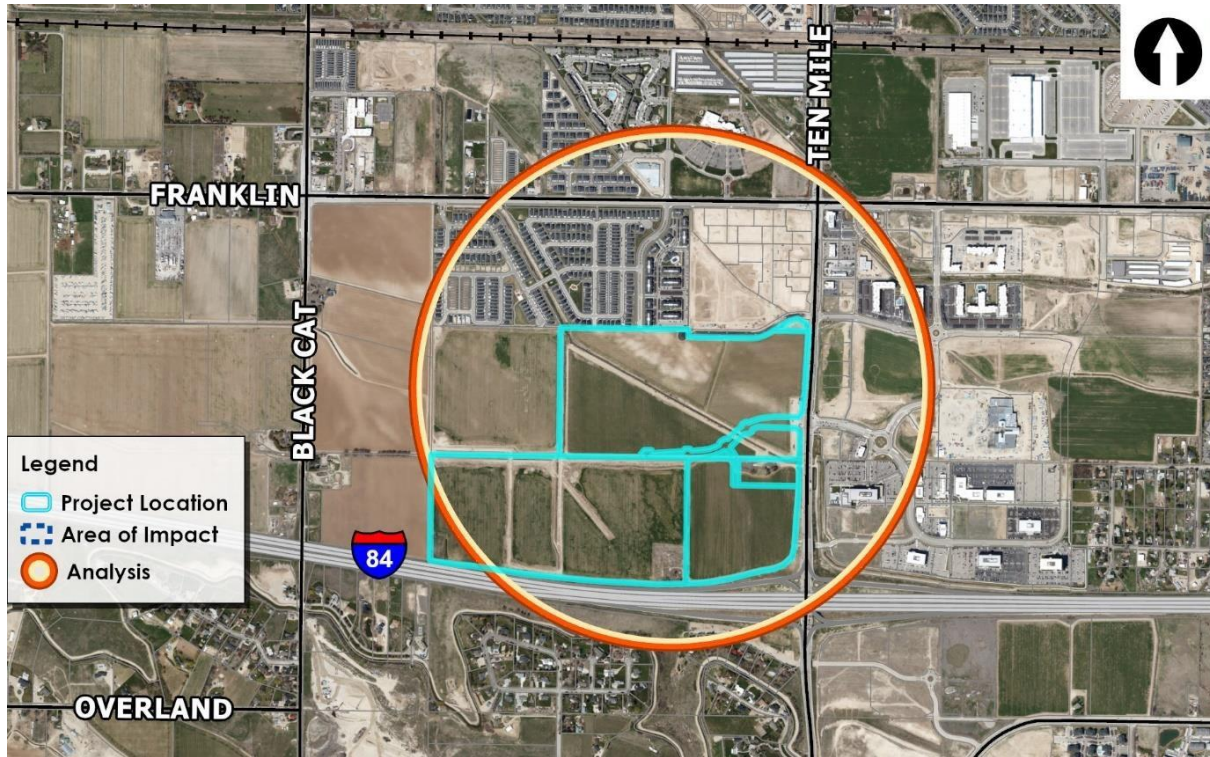
## VII. EXHIBITS

### A. Project Area Maps

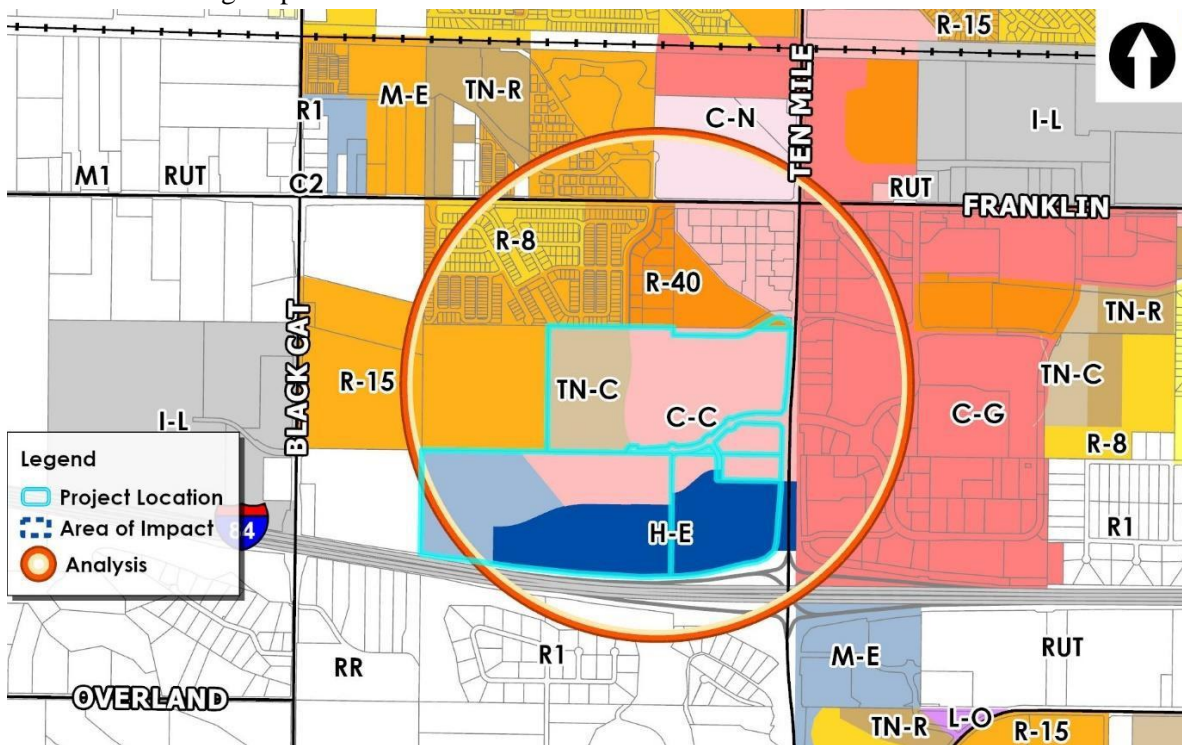
*Note: Because the subject property has not yet been subdivided, the following maps depict the parcel as it exists today; however, a portion of the parcel at the southwest corner of the site is not a part of this application.*

(link to [Project Overview](#))

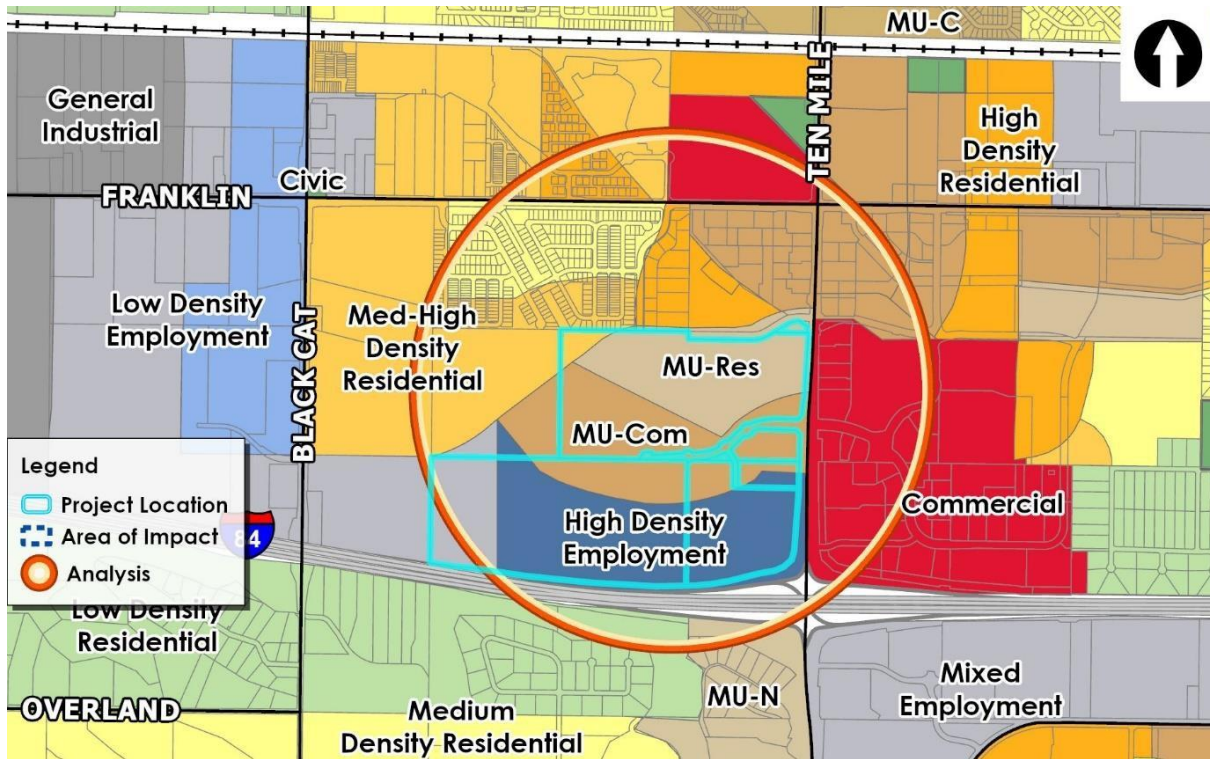
## 1. Aerial



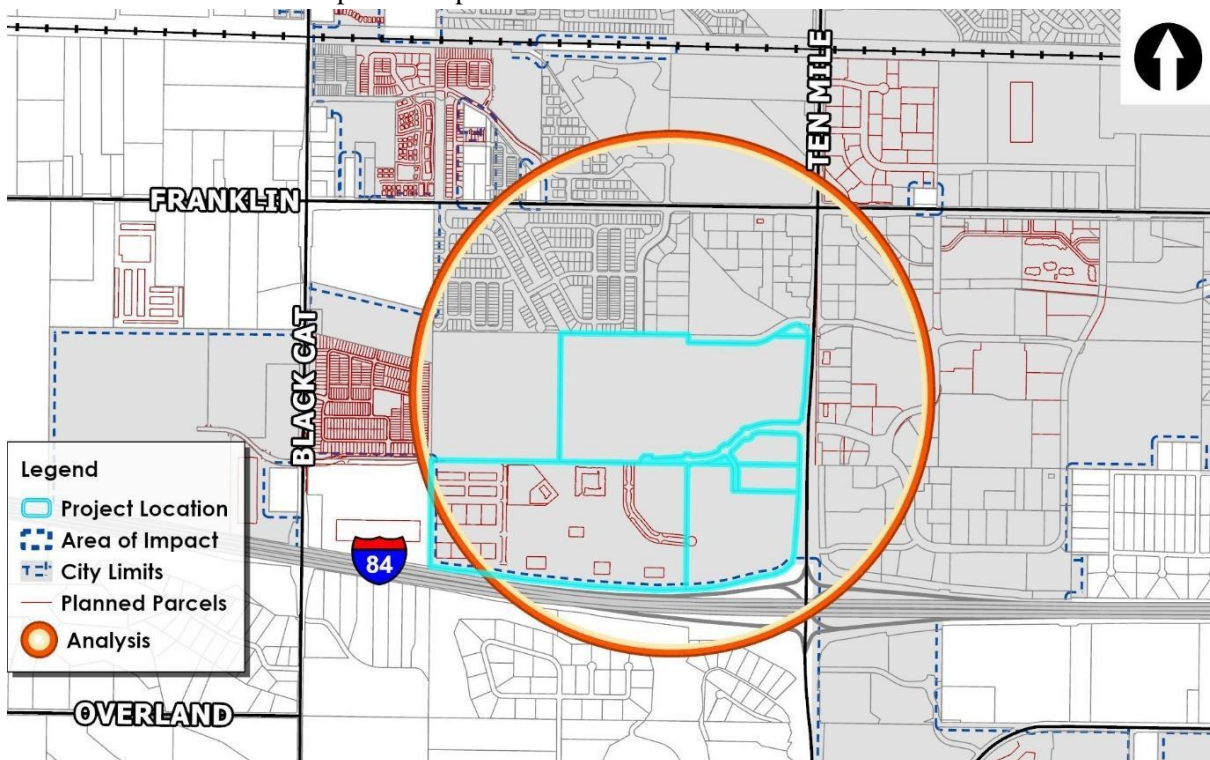
## 2. Zoning Map



### 3. Future Land Use



### 4. Planned Development Map



## B. Service Accessibility Report

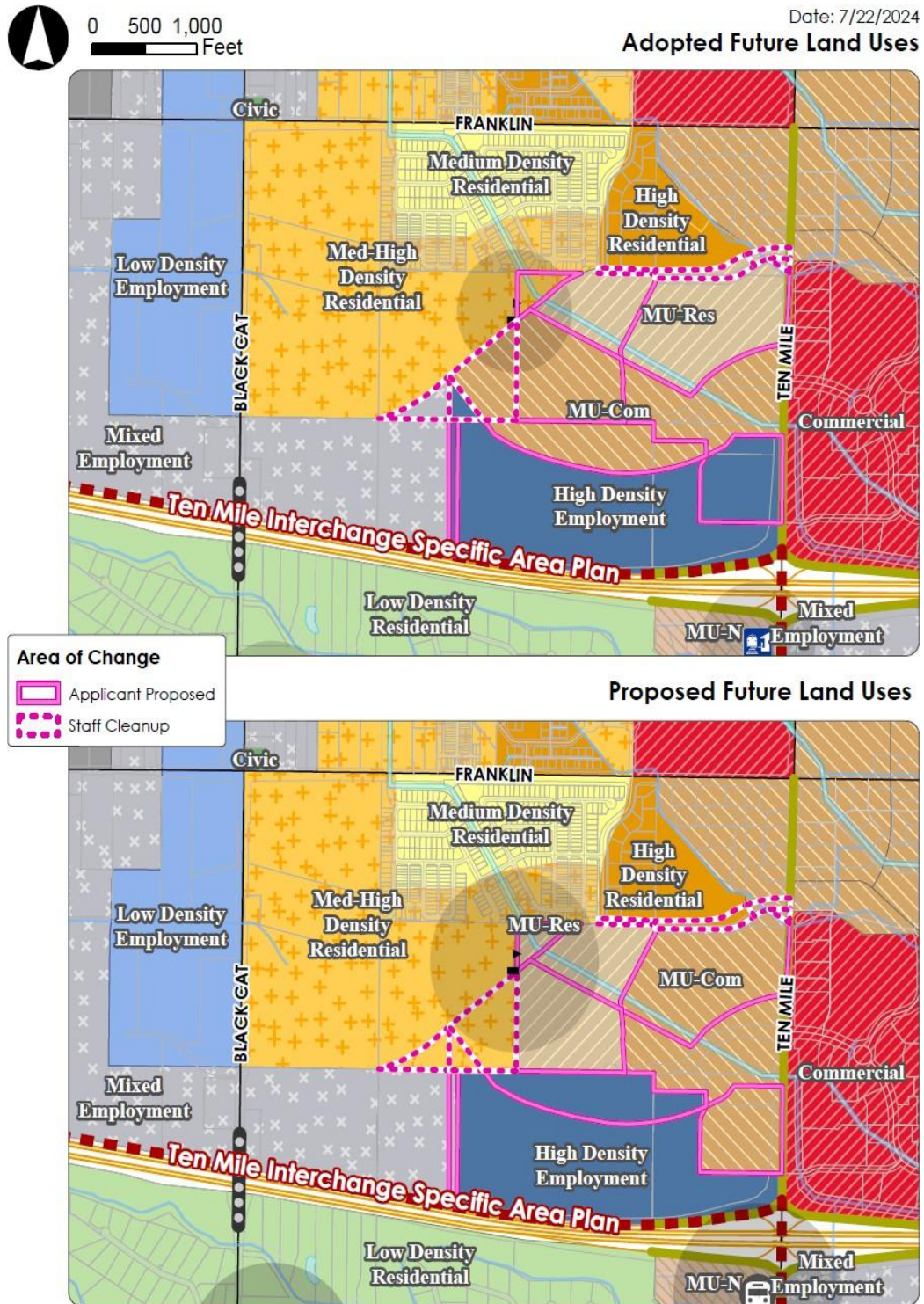
### PARCEL S1215131401 SERVICE ACCESSIBILITY

<b>Overall Score: 29</b>	<b>32nd Percentile</b>
--------------------------	------------------------

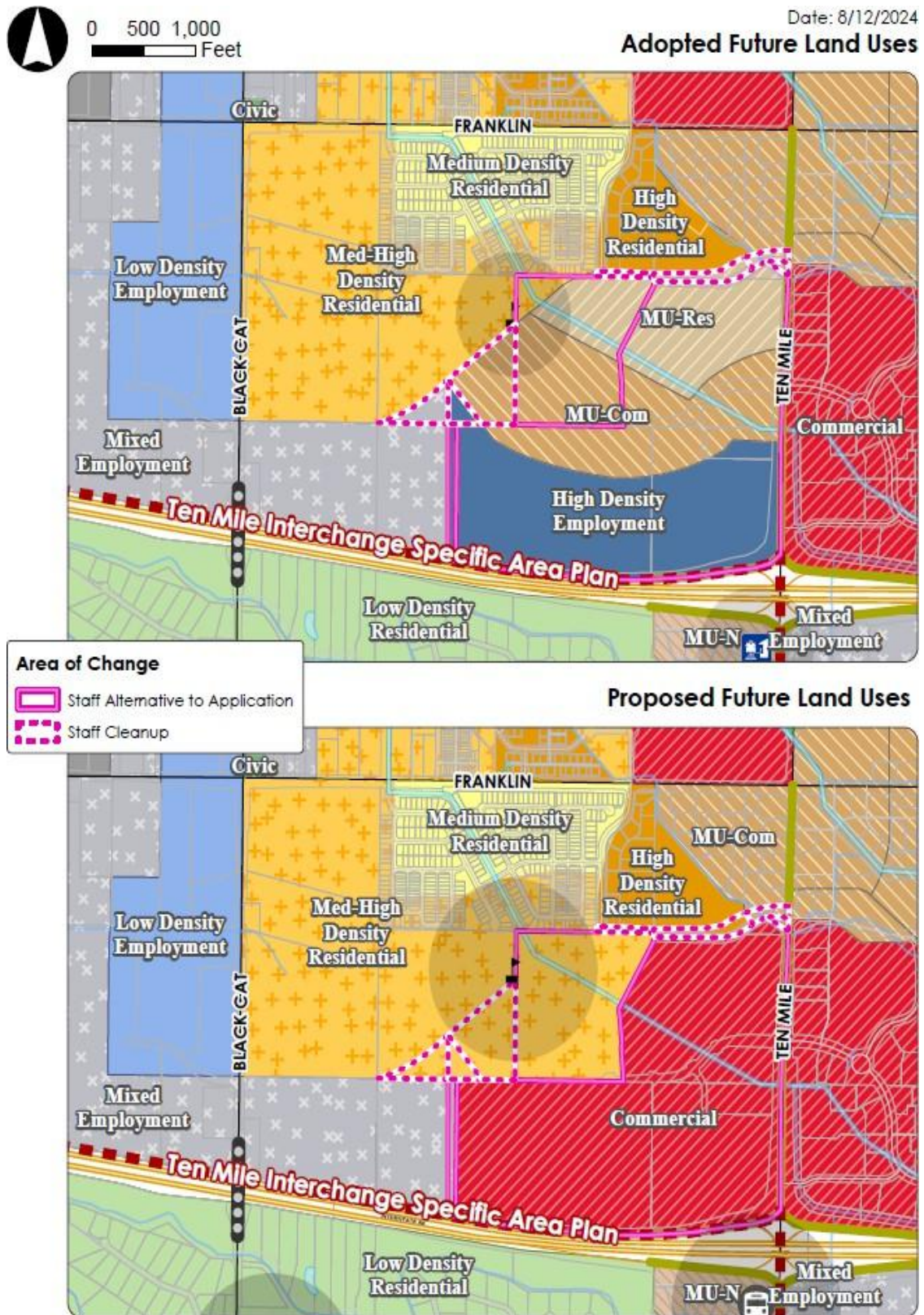
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

## C. Future Land Use Map – Adopted vs. Proposed

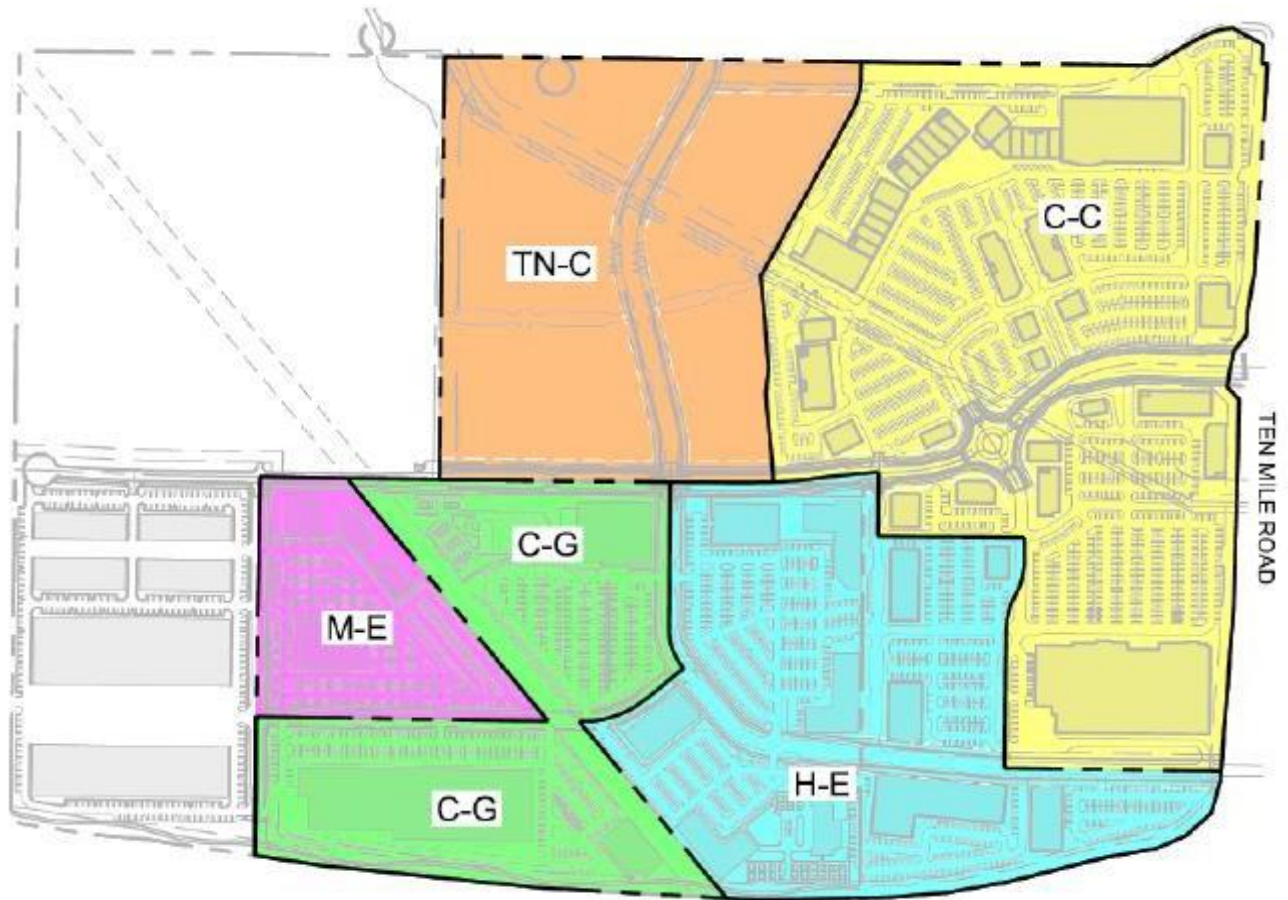
### Applicant Proposed:



Staff Recommended (if Council Approves Proposed Development Plan):



#### D. Rezone Legal Descriptions & Exhibit Maps



184



Project No: 230739  
Date: July 11, 2024  
Page 1 of 1

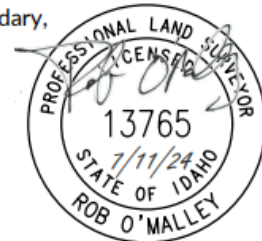
**ZONE TN-C  
DESCRIPTION**

A parcel of land located in the SW1/4 of the NE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the northeast one-sixteenth corner of Section 15; thence, along the north boundary of said SW1/4 of the NE1/4,

- A. N.89°15'15"W., 21.07 feet to the **POINT OF BEGINNING**, thence leaving said north boundary,
1. S.00°44'48"W., 60.36 feet; thence,
  2. S.14°46'46"W., 96.99 feet; thence,
  3. S.28°58'46"W., 589.66 feet; thence,
  4. S.04°43'51"E., 297.25 feet; thence,
  5. S.06°31'04"W., 77.20 feet; thence,
  6. S.04°54'04"E., 279.57 feet to the beginning of a non-tangent curve; thence,
  7. Westerly along said curve to the right having a radius of 2000.00 feet, an arc length of 130.48 feet, through a central angle of 3°44'17", of which the long chord bears S.88°53'09"W., 130.46 feet to the south boundary of said SW1/4 of the NE1/4; thence, along said boundary, tangent from said curve,
  8. N.89°14'39"W., 15.40 feet, thence, leaving said boundary,
  9. N.00°45'22"E., 67.95 feet to the beginning of a non-tangent curve; thence,
  10. Northerly along said curve to the right having a radius of 914.00 feet, an arc length of 615.97 feet, through a central angle of 38°36'48", of which the long chord bears N.04°48'03"W., 604.38 feet to the beginning of a non-tangent curve; thence,
  11. Northerly along said curve to the left having a radius of 1450.00 feet, an arc length of 580.02 feet, through a central angle of 22°55'09", of which the long chord bears N.01°39'21"E., 576.16 feet; thence, non-tangent from said curve,
  12. N.00°12'10"W., 83.53 feet to said north boundary, thence, along said boundary,
  13. S.89°15'15"E., 450.78 feet to the **POINT OF BEGINNING**.

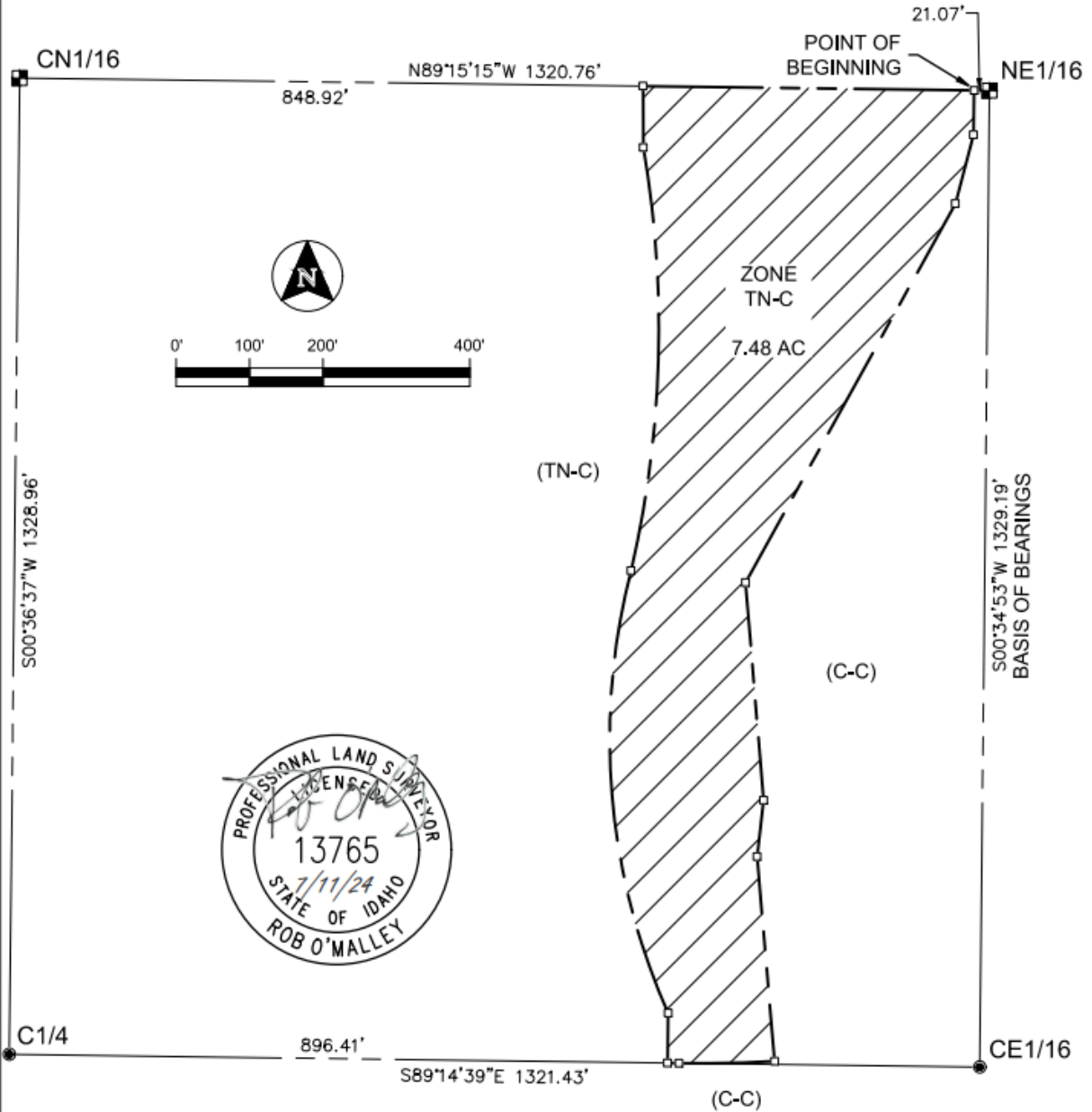
**CONTAINING: 7.48 Ac.**



© 2024 ARDURRA GROUP INC. THIS INSTRUMENT IS THE PROPERTY OF ARDURRA. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF ARDURRA IS STRICTLY PROHIBITED.

## EXHIBIT SKETCH - ZONE TN-C

LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 15,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2024



230739-4-XB-ZONING\_1\_C-C to TN-C.dwg

7/11/24

230739



# ARDURRA

332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM



Project No: 230739  
Date: May 16, 2024  
Page 1 of 1

### ZONE C-C DESCRIPTION

A parcel of land being all of Lot 2 Block 2 of Outer Banks Subdivision, recorded in Book 126 of Plats at Pages 20200-20205, records of Ada County, Idaho, located in the NE1/4 of the NE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the north one-sixteenth corner common to Sections 14 & 15; thence, along the south boundary of said NE1/4 of the NE1/4,

A. N.89°14'59"W., 81.87 feet to the **POINT OF BEGINNING**, thence, continuing,

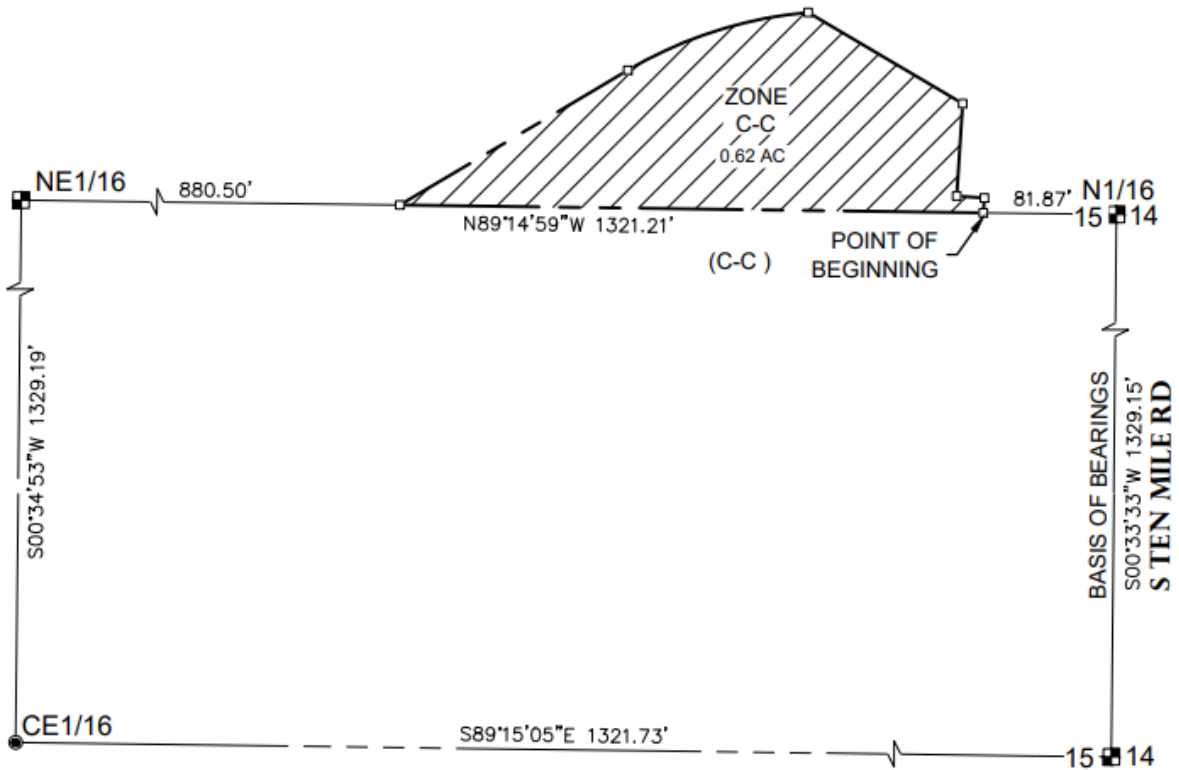
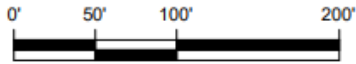
1. N.89°14'59"W., 358.84 feet; thence, leaving said north boundary,
2. N.59°25'50"E., 162.82 feet to the beginning of a tangent curve; thence,
3. Northeasterly along said curve to the right having a radius of 263.00 feet, an arc length of 117.45 feet, through a central angle of 25°35'17", of which the long chord bears N.72°13'28"E., 116.48 feet to a curve; thence, non-tangent from said curve,
4. S.59°31'25"E., 110.35 feet; thence,
5. S.03°39'59"W., 57.05 feet; thence,
6. S.86°20'01"E., 17.00 feet; thence,
7. S.03°39'35"W., 9.27 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 0.62 Ac.



# EXHIBIT SKETCH - ZONE C-C

LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 15,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2024



230739-J-XB-ZONING\_2\_R40 to C-C.dwg

5/16/24

230739



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM



Project No: 230739  
Date: July 11, 2024  
Page 1 of 1

### ZONE C-C DESCRIPTION

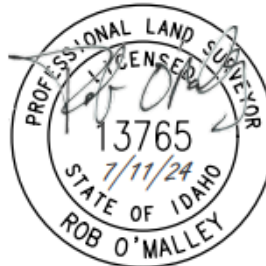
A parcel of land located in the NE1/4 of the SE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the one-quarter corner common to Sections 14 & 15; thence, along the east boundary of said NE1/4 of the SE1/4,

A. S.00°30'02"W., 278.31 feet to the **POINT OF BEGINNING**, thence, continuing

1. S.00°30'02"W., 606.98 feet; thence,
2. N.89°16'04"W., 880.37 feet; thence,
3. N.00°43'56"E., 442.18 feet to the beginning of a tangent curve; thence,
4. Northerly along said curve to the right having a radius of 200.00 feet, an arc length of 103.87 feet, through a central angle of 29°45'21", of which the long chord bears N.15°36'37"E., 102.70 feet to a point of reverse curve; thence,
5. Northerly along said curve to the left having a radius of 200.00 feet, an arc length of 103.87 feet, through a central angle of 29°45'21", of which the long chord bears N.15°36'37"E., 102.70 feet; thence, tangent from said curve,
6. N.00°43'56"E., 83.67 feet; thence,
7. S.87°57'20"E., 30.11 feet; thence,
8. S.00°00'00"E., 107.18 feet; thence,
9. S.88°34'44"E., 793.76 feet to the **POINT OF BEGINNING**.

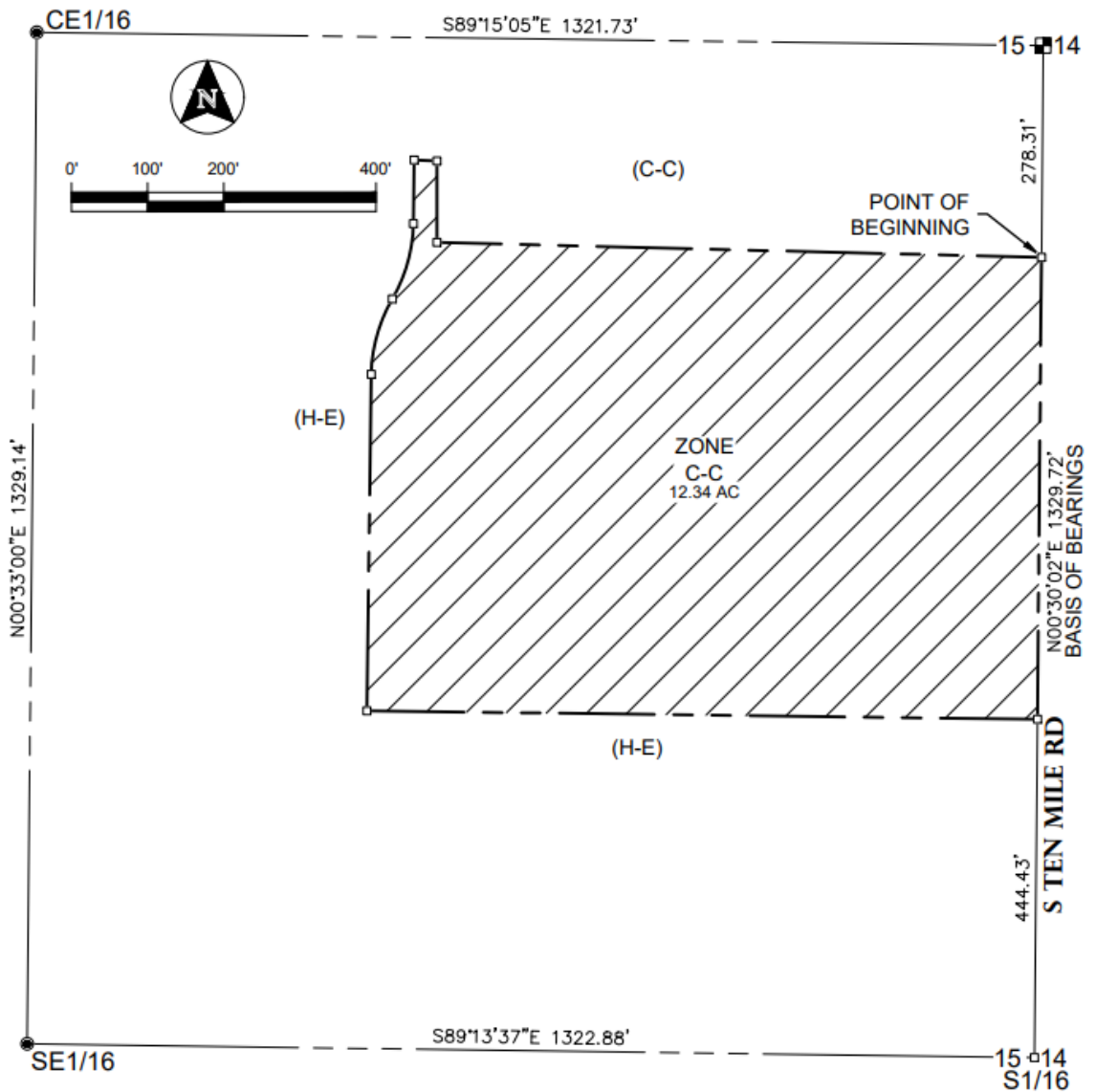
**CONTAINING:** 12.34 Ac.



© 2024 ARDURRA GROUP INC. THIS INSTRUMENT IS THE PROPERTY OF ARDURRA. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF ARDURRA IS STRICTLY PROHIBITED.

## EXHIBIT SKETCH - ZONE C-C

LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 15,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2024



230739-V-XB-ZONING\_3\_H-E to C-C.dwg

5/16/24

230739



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM



Project No: 230739

Date: May 16, 2024

Page 1 of 2

### ZONE H-E DESCRIPTION

A parcel of land located in the NE1/4 of the SE1/4, the NW1/4 of the SE1/4, the SW1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the center one-quarter corner of Section 15; thence, along the north boundary of said NW1/4 of the SE1/4,

- A. S.89°14'39"E., 721.00 feet to the **POINT OF BEGINNING**, thence, continuing,
1. S.89°14'39"E., 190.81 feet to the beginning of a tangent curve; thence,
  2. Northeasterly along said curve to the left having a radius of 2000.00 feet, an arc length of 304.36 feet, through a central angle of 8°43'10", of which the long chord bears N.86°23'38"E., 304.07 feet to a curve; thence,
  3. Northeasterly along said curve to the right having a radius of 1500.00 feet, an arc length of 145.02 feet, through a central angle of 5°32'22", of which the long chord bears N.84°48'23"E., 144.96 feet; thence, tangent from said curve,
  4. N.87°34'33"E., 9.81 feet; thence,
  5. S.00°45'12"W., 199.38 feet; thence
  6. S.89°19'13"E., 411.44 feet to the beginning of a non-tangent curve; thence,
  7. Southwesterly along said curve to the left having a radius of 221.22 feet, an arc length of 160.92 feet, through a central angle of 41°40'42", of which the long chord bears S.69°45'07"W., 157.40 feet; thence, tangent from said curve,
  8. S.49°45'00"W., 229.53 feet to the beginning of a tangent curve; thence,
  9. Southwesterly along said curve to the right having a radius of 247.12 feet, an arc length of 148.00 feet, through a central angle of 34°18'48", of which the long chord bears S.71°09'48"W., 145.80 feet; thence, non-tangent from said curve,
  10. S.00°33'00"W., 124.95 feet; thence,
  11. N.89°14'39"W., 579.54 feet to the beginning of a non-tangent curve; thence,
  12. Northwesterly along said curve to the right having a radius of 200.00 feet, an arc length of 93.52 feet, through a central angle of 26°47'32", of which the long chord bears N.12°47'04"W., 92.67 feet; thence, tangent from said curve,

Project No: 230739  
Date: May 16, 2024  
Page 2 of 2

13. N.00°36'43"E., 450.89 feet to the **POINT OF BEGINNING.**

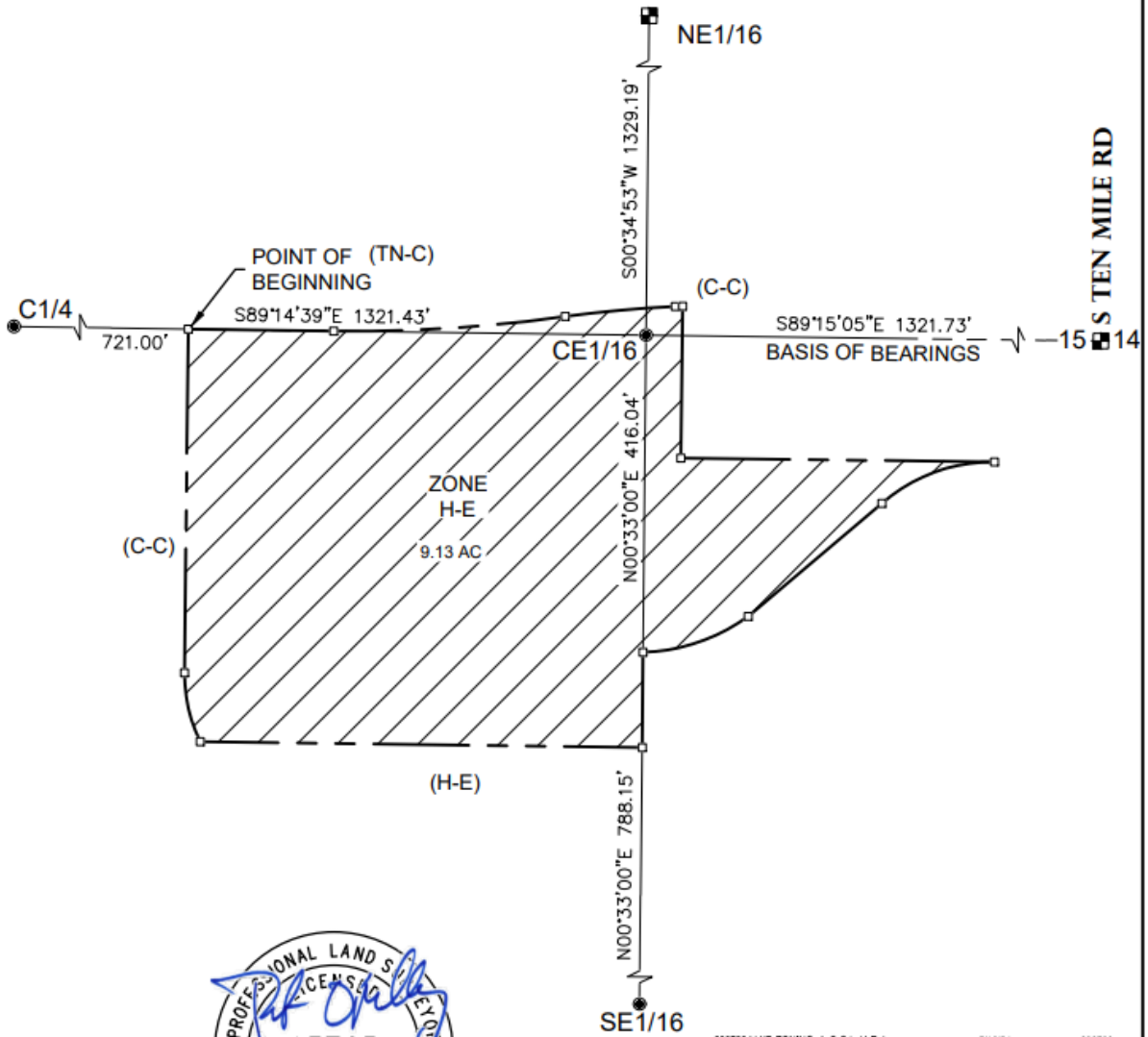
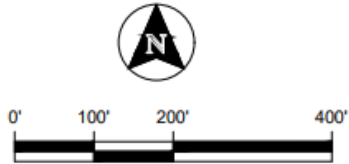
**CONTAINING: 9.13 Ac.**



© 2024 ARDURRA GROUP INC. THIS INSTRUMENT IS THE PROPERTY OF ARDURRA. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF ARDURRA IS STRICTLY PROHIBITED.

## EXHIBIT SKETCH - ZONE H-E

LOCATED IN THE NE1/4 OF THE SE1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4, AND THE SE1/4 OF THE NE1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2024



230739-V\XB-ZONING\_4\_C-C to H-E.dwg

5/16/24

230739



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM



Project No: 230739

Date: May 16, 2024

Page 1 of 1

### ZONE C-G DESCRIPTION

A parcel of land located in the NW1/4 of the SE1/4 and the NE1/4 of the SW1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at the center one-quarter corner of Section 15; thence, along the north boundary of said NW1/4 of the SE1/4,

1. S.89°14'39"E., 721.00 feet; thence, leaving said north boundary,
2. S.00°36'43"W., 450.89 feet to the beginning of a tangent curve; thence,
3. Southeasterly along said curve to the left having a radius of 200.00 feet, an arc length of 93.52 feet, through a central angle of 26°47'32", of which the long chord bears S.12°47'04"E., 92.67 feet; thence, non-tangent from said curve,
4. N.89°14'39"W., 309.87 feet to the beginning of a tangent curve; thence,
5. Southwesterly along said curve to the left having a radius of 1000.00 feet, an arc length of 244.64 feet, through a central angle of 14°01'00", of which the long chord bears S.83°44'51"W., 244.03 feet; thence, non-tangent from said curve,
6. N.39°31'08"W., 748.08 feet to the north boundary of said NW1/4 of the SE1/4; thence, along said boundary,
7. S.89°14'48"E., 291.84 feet to the **POINT OF BEGINNING**.

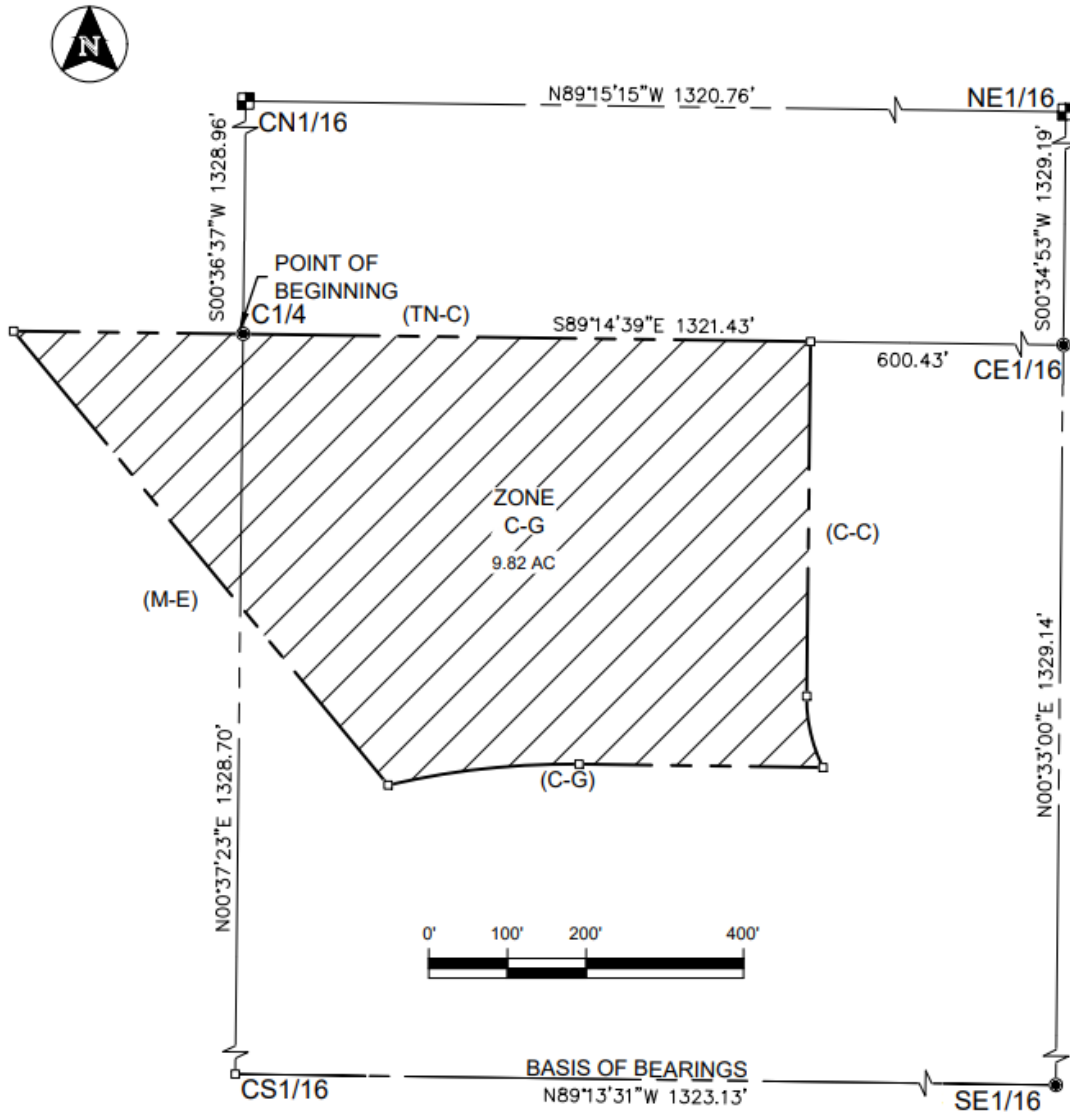
**CONTAINING:** 9.82 Ac.



© 2024 ARDURRA GROUP INC. THIS INSTRUMENT IS THE PROPERTY OF ARDURRA. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF ARDURRA IS STRICTLY PROHIBITED.

## EXHIBIT SKETCH - ZONE C-G

LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 15,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2024



230739-V-XB-ZONING\_5\_C-C to C-G.dwg

5/16/24

230739



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM



Project No: 230739  
Date: May 16, 2024  
Page 1 of 1

### ZONE M-E DESCRIPTION

A parcel of land located in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the center south one-sixteenth corner of Section 15; thence, along the west boundary of said NW1/4 of the SE1/4,

A. N.00°37'23"E., 570.01 feet to the **POINT OF BEGINNING**; thence,

1. N.89°49'30"W., 65.26 feet; thence,
2. N.87°57'46"W., 195.19 feet to the beginning of a non-tangent curve; thence,
3. Northeasterly along said curve to the left having a radius of 750.00 feet, an arc length of 70.03 feet, through a central angle of 5°21'01", of which the long chord bears N.68°46'35"E., 70.01 feet; thence, tangent from said curve,
4. N.66°06'05"E., 231.67 feet to the beginning of a tangent curve; thence,
5. Northeasterly along said curve to the right having a radius of 1000.00 feet, an arc length of 185.66 feet, through a central angle of 10°38'16", of which the long chord bears N.71°25'13"E., 185.40 feet; thence, non-tangent from said curve,
6. S.39°31'08"E., 241.72 feet; thence,
7. N.89°49'30"W., 346.28 feet to the **POINT OF BEGINNING**.

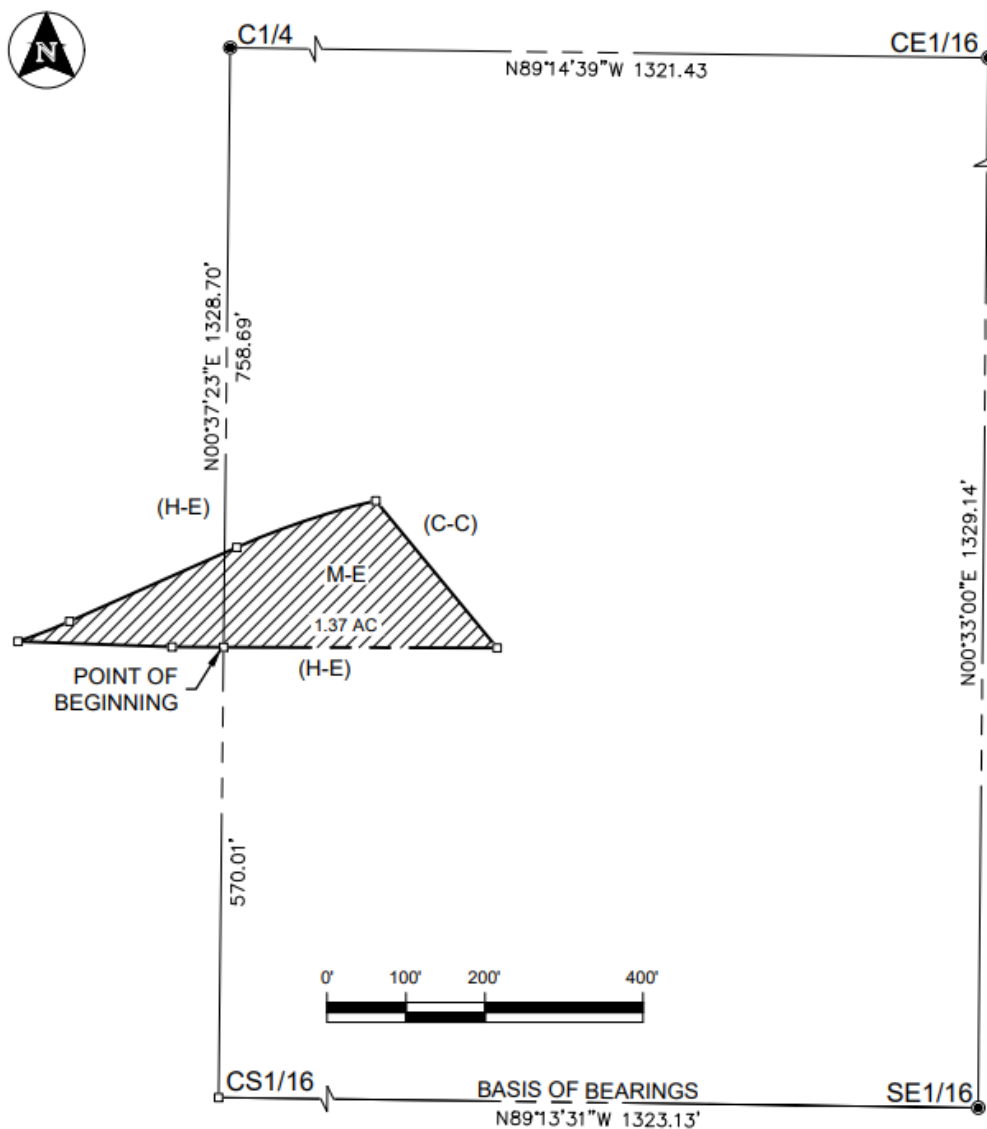
**CONTAINING:** 1.37 Ac.



© 2024 ARDURRA GROUP INC. THIS INSTRUMENT IS THE PROPERTY OF ARDURRA. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF ARDURRA IS STRICTLY PROHIBITED.

## EXHIBIT SKETCH - ZONE M-E

LOCATED IN THE NE1/4 OF THE SW14 AND THE NW1/4 OF THE SE1/4 OF SECTION 15,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2024



230739-V-XB-ZONING\_6\_H-E to M-E.dwg

5/16/24

230739



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM



Project No: 230739  
Date: May 16, 2024  
Page 1 of 1

### ZONE C-G DESCRIPTION

A parcel of land located in the NE1/4 of the SW1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the center south one-sixteenth corner of Section 15; thence, along the east boundary of said NE1/4 of the SW1/4,

A. N.00°37'23"E., 574.32 feet, thence, leaving said west boundary,

B. N.89°22'37"W., 260.40 feet to the beginning of a non-tangent curve and the **POINT OF**

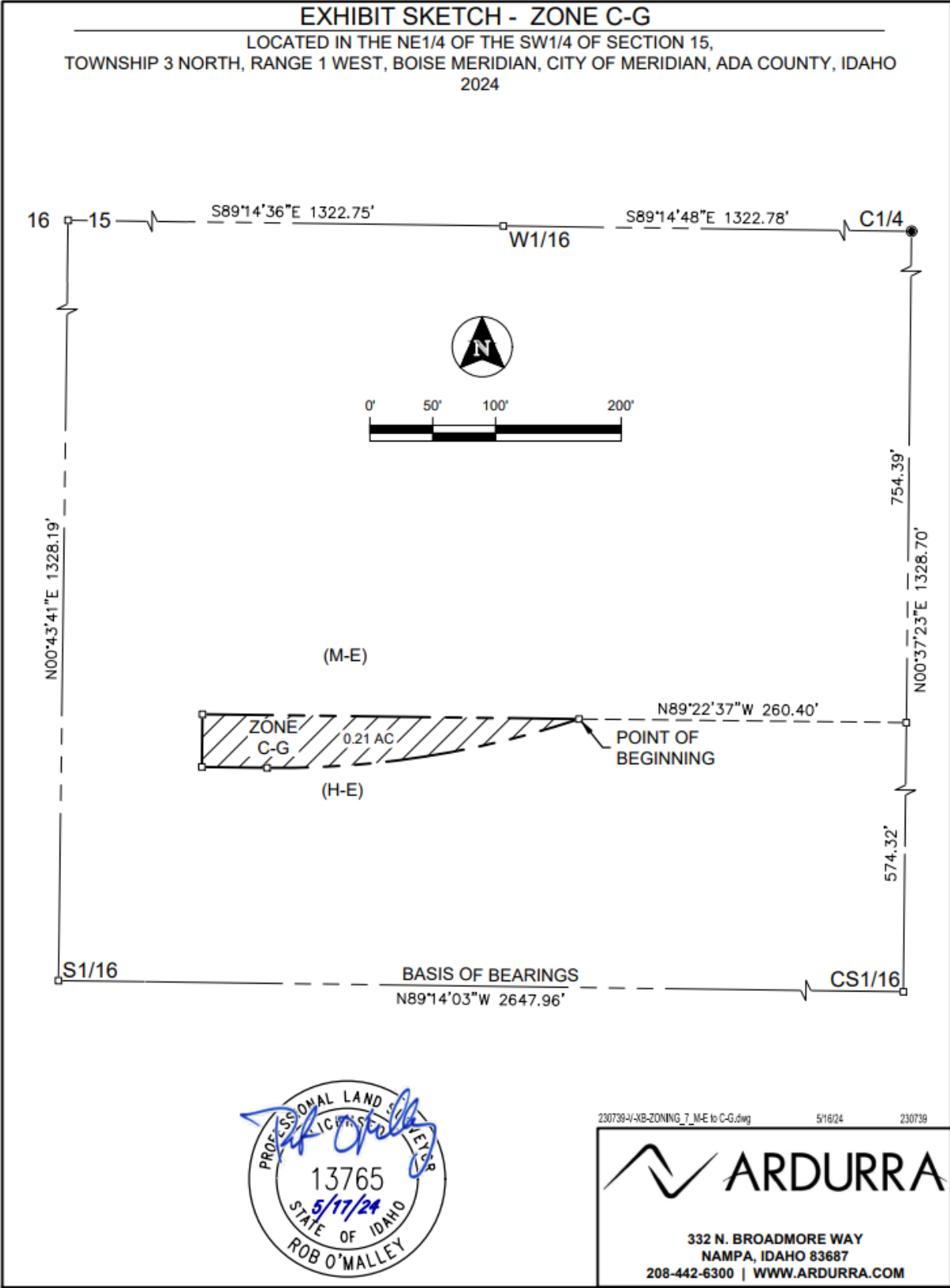
**BEGINNING**; thence,

1. Southwesterly along said curve to the right having a radius of 750.00 feet, an arc length of 252.69 feet, through a central angle of 19°18'16", of which the long chord bears S.81°06'13"W., 251.50 feet; thence, tangent from said curve,
2. N.89°14'39"W., 51.86 feet; thence,
3. N.00°44'31"E., 41.94 feet; thence,
4. S.89°17'19"E., 299.81 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 0.21 Ac.



© 2024 ARDURRA GROUP INC. THIS INSTRUMENT IS THE PROPERTY OF ARDURRA. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF ARDURRA IS STRICTLY PROHIBITED.





Project No: 230739  
Date: July 11, 2024  
Page 1 of 2

### ZONE C-G DESCRIPTION

A parcel of land located in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the center south one-sixteenth corner of Section 15; thence, along the east boundary of said NE1/4 of the SW1/4,

- A. N.00°37'23"E., 77.72 feet to the **POINT OF BEGINNING**; thence, leaving said east boundary,
1. N.84°05'20"W., 208.50 feet; thence,
  2. N.84°22'21"W., 139.20 feet; thence,
  3. N.81°25'39"W., 216.99 feet; thence,
  4. N.00°45'17"E., 393.76 feet; thence,
  5. S.89°14'39"E., 51.86 feet to the beginning of a tangent curve; thence,
  6. Northeasterly along said curve to the left having a radius of 750.00 feet, an arc length of 252.69 feet, through a central angle of 19°18'16", of which the long chord bears N.81°06'13"E., 251.50 feet; thence, non-tangent from said curve,
  7. S.89°13'33"E., 606.67 feet; thence,
  8. N.39°31'08"W., 241.72 feet to the beginning of a non-tangent curve; thence,
  9. Northeasterly along said curve to the right having a radius of 1000.00 feet, an arc length of 244.64 feet, through a central angle of 14°01'00", of which the long chord bears N.83°44'51"E., 244.03 feet; thence, tangent from said curve,
  10. S.89°14'39"E., 309.87 feet to the beginning of a non-tangent curve; thence,
  11. Southeasterly along said curve to the left having a radius of 200.00 feet, an arc length of 50.49 feet, through a central angle of 14°27'48", of which the long chord bears S.33°24'43"E., 50.35 feet; thence, non-tangent from said curve,
  12. S.50°34'19"W., 157.65 feet to the beginning of a tangent curve; thence,
  13. Southwesterly along said curve to the right having a radius of 301.72 feet, an arc length of 222.21 feet, through a central angle of 42°11'50", of which the long chord bears S.71°43'54"W., 217.22 feet; thence, non-tangent from said curve,

Project No: 230739

Date: July 11, 2024

Page 2 of 2

14. S.39°31'08"E., 721.50 feet; thence,

15. N.86°48'58"W., 573.95 feet; thence,

16. N.84°05'20"W., 337.77 feet to the **POINT OF BEGINNING.**

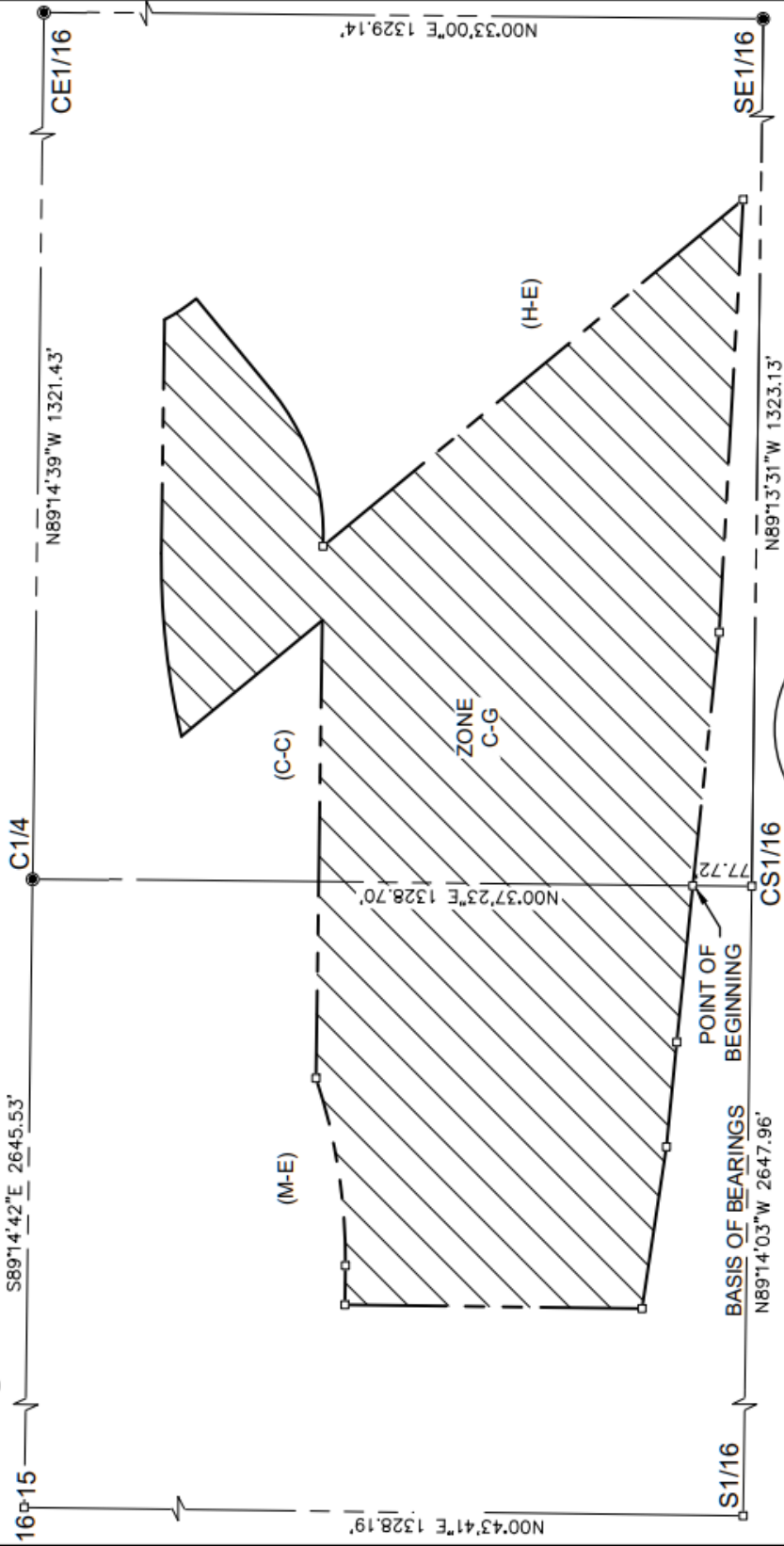
**CONTAINING:** 15.94 Ac.



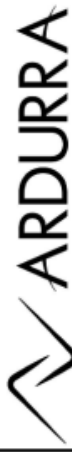
© 2024 ARDURRA GROUP INC. THIS INSTRUMENT IS THE PROPERTY OF ARDURRA. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF ARDURRA IS STRICTLY PROHIBITED.

## EXHIBIT SKETCH - ZONE C-G

LOCATED IN THE NE1/4 OF THE SW1/4, AND THE NW1/4 OF THE SE1/4 OF SECTION 15,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2024



230739-V-XB-ZONING 8 H-E TO C-G.DWG 230739 5/2024



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM

## E. New Development Agreement Boundary – Legal Description & Exhibit Map



Project No: 230739

Date: July 11, 2024

Page 1 of 2

### DEVELOPMENT AGREEMENT BOUNDARY DESCRIPTION

A parcel of land located in the S1/2 of the NE1/4, the N1/2 of the SE1/4, and the NE1/4 of the SW1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at the center north one-sixteenth corner of said Section 14, thence, along the north boundary of said S1/2 of the NE1/4,

1. S.89°15'15"E., 1320.76 feet to the northeast one-sixteenth corner of said Section 15, thence, continuing,
2. S.89°14'59"E., 880.50 feet to the south right-of-way of Cobalt drive; thence, leaving along said right-of-way the following courses:
3. N.59°25'50"E., 162.82 feet to the beginning of a tangent curve; thence,
4. Easterly along said curve to the right having a radius of 263.00 feet, an arc length of 117.45 feet, through a central angle of 25°35'16", of which the long chord bears N.72°13'28"E., 116.48 feet; thence, non-tangent from said curve,
5. S.60°24'53"E., 88.51 feet; thence,
6. S.55°54'35"E., 21.84 feet; thence,
7. S.03°39'59"W., 57.05 feet; thence,
8. S.86°20'01"E., 16.90 feet to the west right-of-way of S. Ten Mile Road; thence, along said right-of-way the following courses:
9. S.03°39'35"W., 670.74 feet; thence,
10. S.10°44'07"W., 96.98 feet; thence,
11. S.03°06'22"W., 84.65 feet; thence,
12. S.06°21'28"W., 207.42 feet; thence,
13. S.01°25'18"W., 559.90 feet; thence,
14. S.01°25'16"W., 57.70 feet; thence,
15. S.04°20'57"W., 550.74 feet; thence,
16. S.04°20'57"W., 34.63 feet; thence,

Project No: 230739  
Date: July 11, 2024  
Page 2 of 2

17. S.15°01'39"W., 99.20 feet to the north right-of-way of the westbound Interstate 84 on ramp; thence, along said right-of-way the following courses:
18. S.47°33'04"W., 109.09 feet; thence,
19. S.66°54'29"W., 105.73 feet; thence,
20. S.80°09'20"W., 150.16 feet; thence,
21. S.76°01'12"W., 330.69 feet; thence,
22. S.79°54'25"W., 177.77 feet; thence,
23. S.84°46'37"W., 162.75 feet; thence,
24. S.88°47'04"W., 108.25 feet; thence,
25. S.88°46'59"W., 312.10 feet to the north right-of-way of Interstate 84; thence, along said right-of-way the following courses:
26. N.86°48'58"W., 675.49 feet; thence,
27. N.84°05'20"W., 546.27 feet; thence,
28. N.84°22'21"W., 139.20 feet; thence,
29. N.81°25'39"W., 216.99 feet; thence, leaving said right-of-way,
30. N.00°45'12"E., 1190.89 feet to the north boundary of said NE1/4 of the SW1/4; thence, along said boundary,
31. S.89°14'48"E., 558.49 feet to center one-quarter corner of said Section 15; thence along the west boundary of said S1/2 of the NE1/4;
32. N.00°36'37"E., 1328.96 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 163.67 Acres



## EXHIBIT SKETCH - DEVELOPMENT AGREEMENT BOUNDARY

LOCATED IN THE S1/2 OF THE NE1/4 AND THE NE1/4 OF THE SE1/4, OF SECTION 15

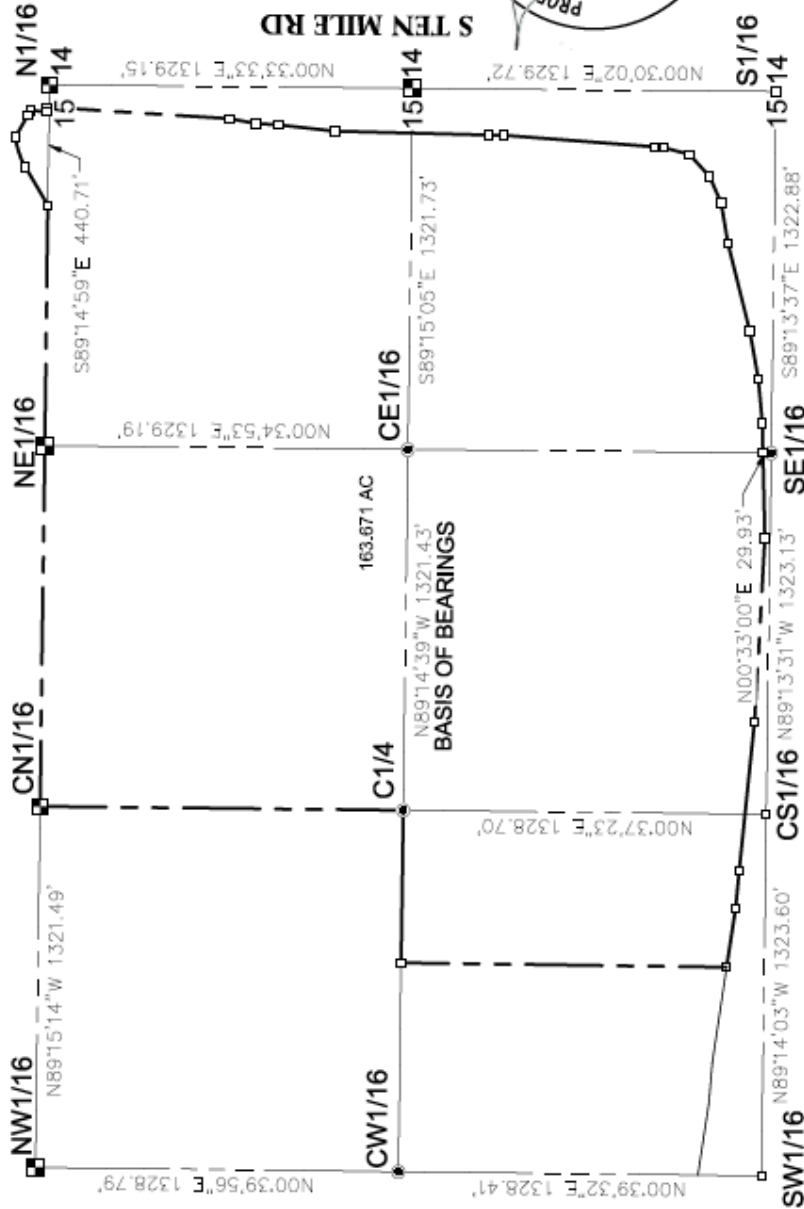
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN

CITY OF MERIDIAN, ADA COUNTY, IDAHO

2024



SCALE: 1" = 600'



### LEGEND

- FOUND ALUMINUM CAP MON.
- FOUND 5/8\"/>



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM

230726-148-DEVELOPMENT BOUNDARY.DWG July 2024

**F. Existing Conceptual Development Plan for Vanguard Village**



*Note: The property within the red-outlined area above (i.e. Vanguard Village) is proposed to be included in the new Development Agreement.*

G. Proposed Overall Conceptual Development Plan



**L01**  
Scale: 1" = 100'  
Date: 04/11/2019  
Sheet No.: 001

**AQ**  
Architecture.  
Design.  
Relationships.

DISTRICT TEN MILE  
OVERALL SITE PLAN  
0 150' 300'

**TEN MILE WEST**  
Meridian, ID



## H. Use Area Plan

The image above shows three (3) areas that make up The District at Ten Mile Development based on the underlying zoning and future land use designation boundaries.

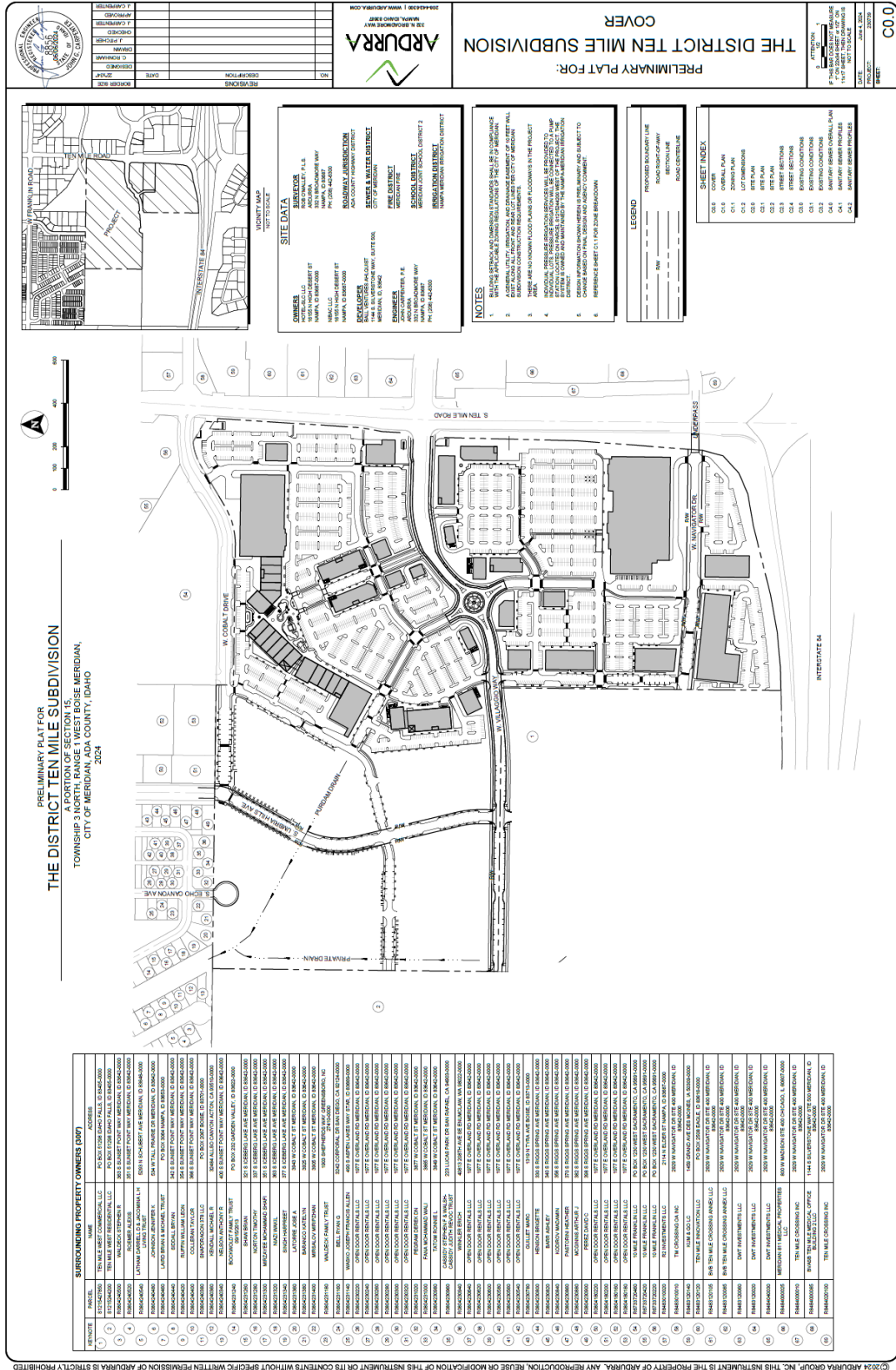
**AREA 1** accommodates a mix of multi-family residential uses such as townhomes and multifamily.

**AREA 2** accommodates predominantly commercial mixed uses, including large format/anchor and specialty retail, casual and fine dining, entertainment, recreation, hospitality, childcare, and office uses.

**AREA 3** accommodates medium to higher-density office, commercial, recreation, medical, and hospitality uses.



## I. Preliminary Plat (date: 6/4/2024)

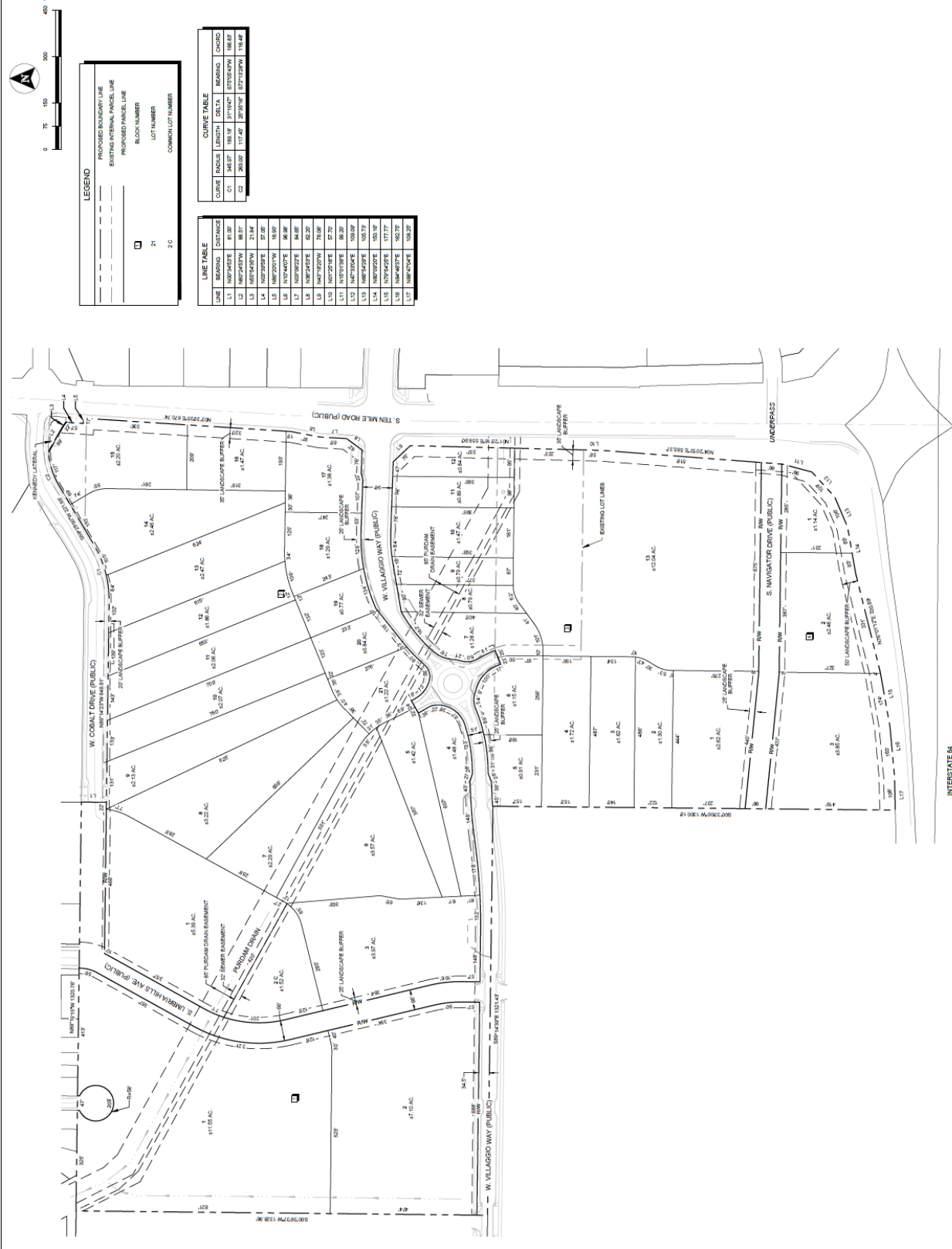




ARDURA  
332 N. BROADMORE WAY  
NANPA, IDAHO 83657  
208-446-6300 | WWW.ARDURA.COM

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	345.97'	180.18'	31°19'47"	87°05'43W 186.83'
C2	263.00'	117.45'	25°35'16"	87°13'28W 116.48'

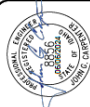
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°45'E	81.80
L2	N02°45'W	88.51
L3	N07°44'W	21.64
L4	N09°55'E	57.85
L5	N08°20'W	18.60
L6	N10°44'E	96.86
L7	N09°02'E	84.88
L8	N15°45'E	62.20
L9	N40°18'W	78.06
L10	N01°25'E	57.70
L11	N01°19'W	58.20
L12	N43°30'W	100.50
L13	N08°42'E	105.70
L14	N05°02'E	103.40
L15	N79°42'E	173.77
L16	N44°03'E	162.70
L17	N08°24'E	101.20



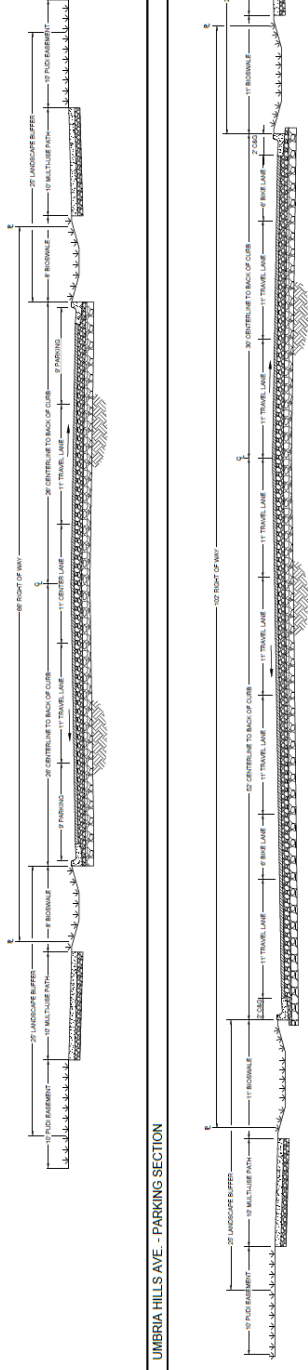


ARDURA  
332 N. BROADMORE WAY  
MILWAUKEE, WI 53212

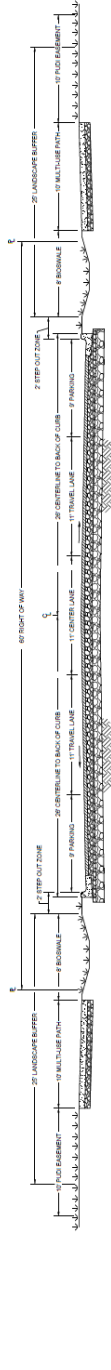
NO	REVISIONS	DATE	DESCRIPTION	APPROVED BY
				DESIGNER
				C. KIRANMAHAR
				DRAWN
				J. PRASANTH
				CHECKED
				T. CHANDRAN
				APPROVED
				T. CHANDRAN



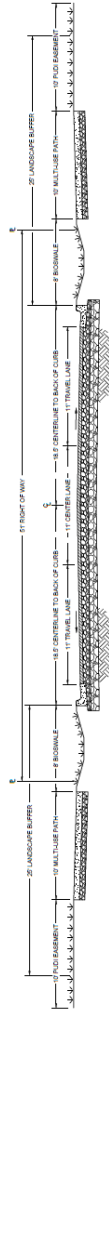
N.T.S.	1
--------	---



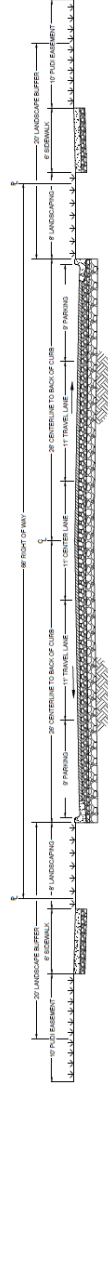
N.T.S.	2
--------	---



N.T.S.	3
--------	---



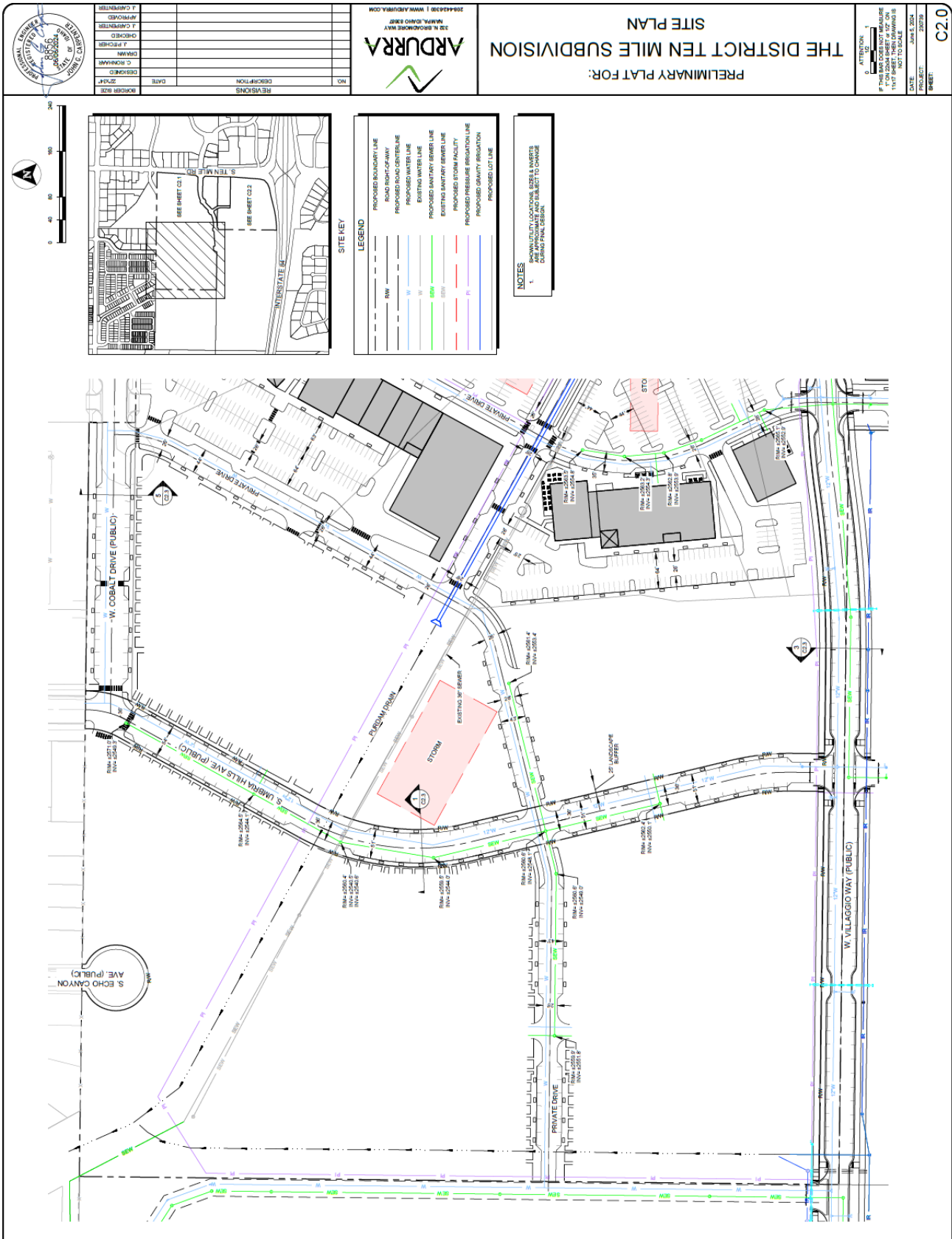
N.T.S.	4
--------	---



© 2024 ARDURA GROUP, INC. THIS INSTRUMENT IS THE PROPERTY OF ARDURA. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF ARDURA IS STRICTLY PROHIBITED.



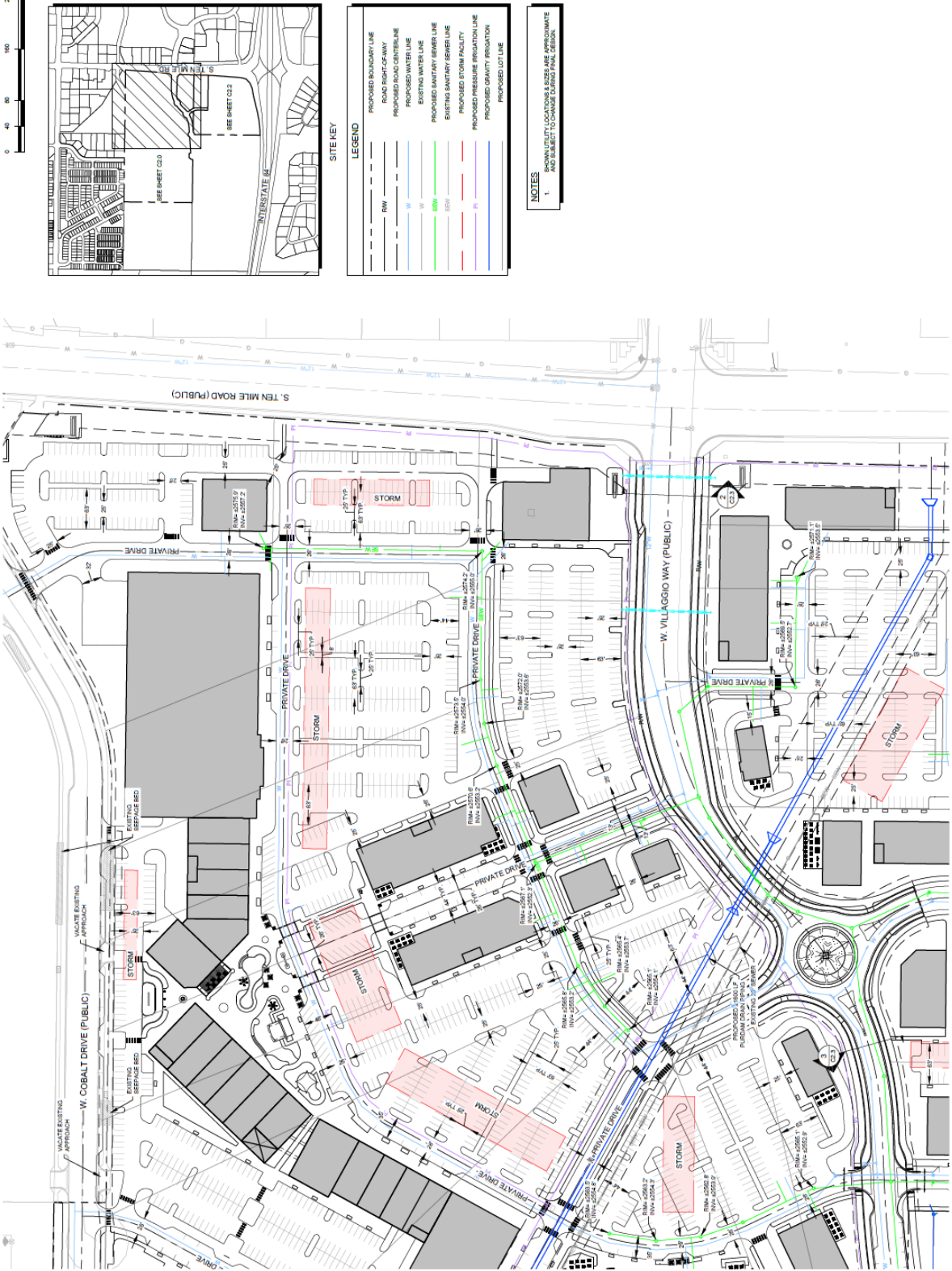
J. Site Plan (date: 6/5/2024)



PRELIMINARY PLAN FOR:  
THE DISTRICT TEN MILE SUBDIVISION  
SITE PLAN



NO	REVISIONS	DATE	DESCRIPTION
	DESIGNED		C. RICHMOND
	DRAWN		J. PITCHER
	CHECKED		J. CAMBERLIN
	APPROVED		J. CAMBERLIN
	BORDER SIZE		210x297

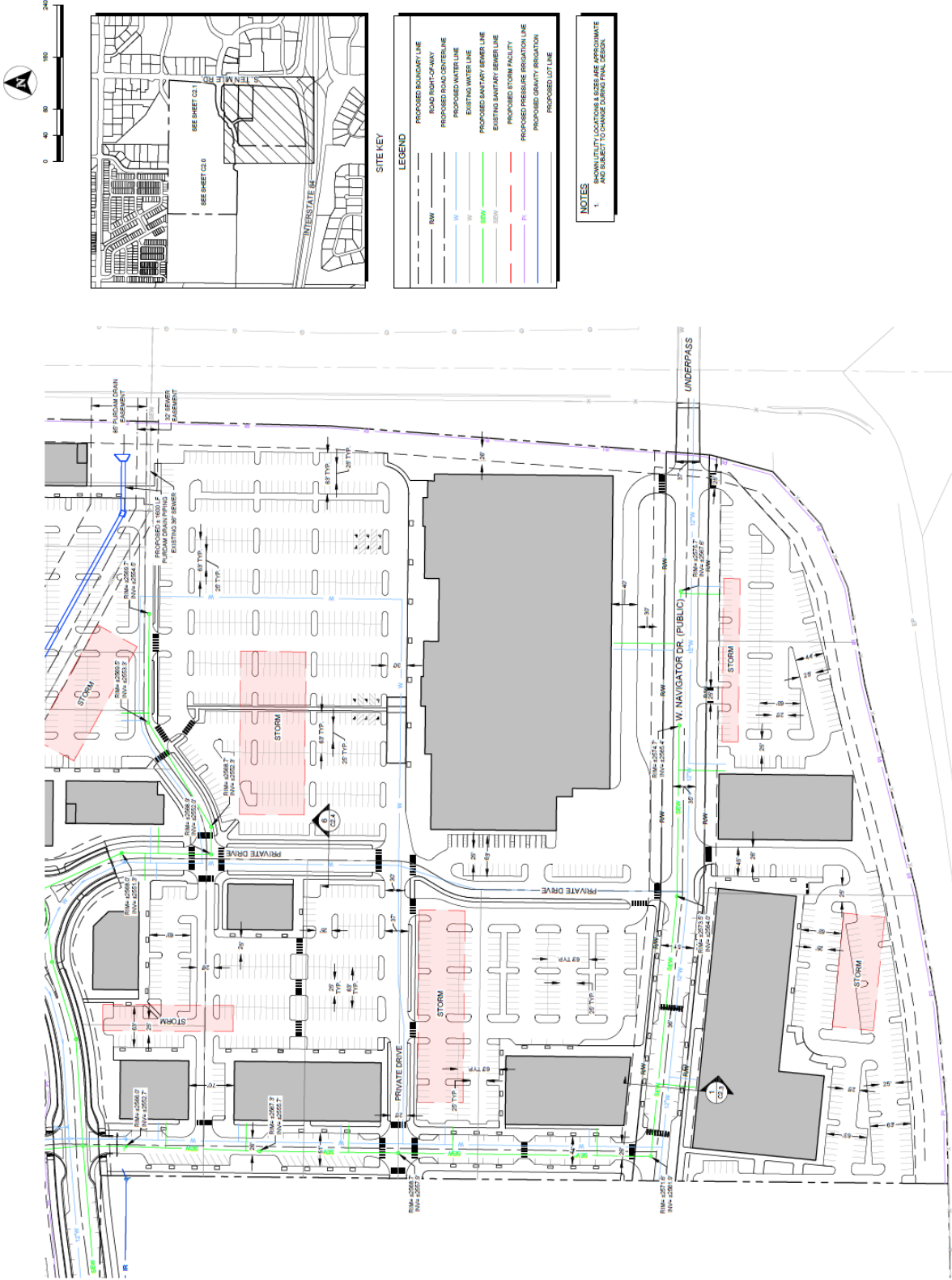
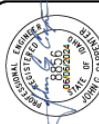


ATTENTION:  
IF THIS DRAWING MEASURE  
1"=100' SHEET, THEN DRAWING IS  
NOT TO SCALE

# THE DISTRICT TEN MILE SUBDIVISION SITE PLAN PRELIMINARY PLAT FOR:

302 N. BROADWAY  
MARIETTA, GA 30067  
ARDURRA  
204443200 | WWW.ARDURRA.COM

NO.	REVISIONS	DATE
1	DESIGNED	06/11/2024
2	APPROVED	
3	APPROVED	
4	APPROVED	
5	APPROVED	
6	APPROVED	
7	APPROVED	
8	APPROVED	
9	APPROVED	
10	APPROVED	



**LEGEND**

- PROPOSED BOUNDARY LINE
- ROAD RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED STORM FACILITY
- PROPOSED PRESSURE REGULATION LINE
- PROPOSED GRAVITY REGULATION LINE
- PROPOSED LOT LINE

**NOTES**  
1. SHOWN UTILITY LOCATIONS & SIZES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL DESIGN.



S. TEN MILE ROAD

W. GOSALE DRIVE

S. TABOR HILLS AVE

W. VILLAGE ROAD

W. LINDBERGH WAY

INTERSTATE 84

Carefully Design to complement the Ten Mile corridor, the District master plan encourages a strong pedestrian-centric community, carefully designed to harmonize with the local environment. As a mixed-use development, it offers a seamless blend of community gathering spaces, retail, dining, office, and residential components, fostering a rich urban experience where people are the priority.

Our vision for The District at Ten Mill is to cultivate a vibrant, walkable community that resonates with Idaho's spirit of place. We envisage a development where curated landscapes, interactive public realms, and integrated pathways not only encourage exploration and movement but also serve as the stage for everyday life and memorable moments alike.

The design philosophy centers on creating a series of interconnected, diverse, and accessible spaces. Our commitment to sustainability, ecological integrity, and community well-being is a key feature of the master plan, delivering an inclusive and enriching landscape that caters to a dynamic community experience and thoughtful approach to detail.

<b>L01</b>	<b>SITE PLAN</b>
<b>L02</b>	<b>LANDSCAPE PLAN</b>
<b>L03</b>	<b>MOBILITY PLAN</b>
<b>L04</b>	<b>OPEN SPACE EXHIBIT</b>

**OVERALL SITE AREA** 108.8 ACRES (4,739,328 SF)

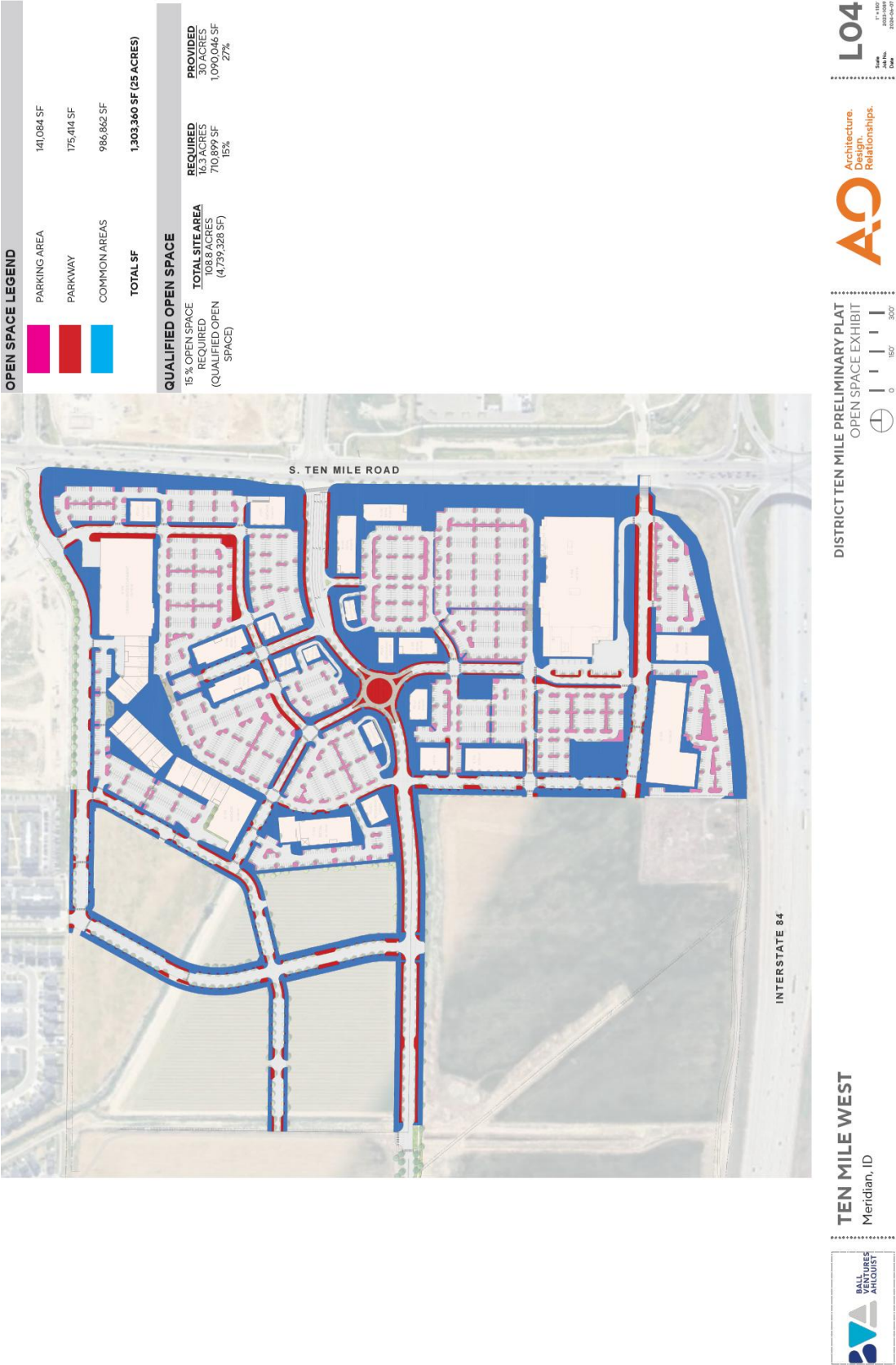
108.8 ACRE

**OVERALL LANDSCAPE AREA** 848,521 SF

**LANDSCAPE COVERAGE** 18%

[illegible]

L. Open Space Exhibit



M. Mobility Plan



**N. Project Design Standards**

Please click on the following link to access the Applicant's proposed design standards for the development: (also included in the project file in the public record)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=355939&dbid=0&repo=MeridianCity&cr=1>



# The District at Ten Mile

## Project Design Standards

July 2024 | Meridian, Idaho



**CONTENTS**

**01** Introduction.....1

**02** Design Review Process.....3

**03** Design Standards

    Site Development.....5

    Architectural.....17

**04** Specific Area Standards.....24

# Design Standards – Introduction

## ARTICLE ONE

### INTRODUCTION

The District at Ten Mile Site Development and Design Standards apply to a 163-acres ± within the Ten Mile Interchange Specific Area Plan (TMISAP) in the City of Meridian. The intent of The District at Ten Mile development is to create a high-quality mixed-use gateway for the City of Meridian. The District at Ten Mile Site Development and Design Standards supersede the TMISAP as the designated area's governing design and development guide. The main objective of the site development and design Standards is to establish a set of criteria and procedures that will be used to implement The District at Ten Mile's land use policies. Additionally, these Standards aim to achieve the following:

- To ensure economic viability and a high-quality standard of development within The District at Ten Mile and the City of Meridian, it is crucial to set and maintain an aesthetic environment that encourages flexibility, innovation, creativity, and design elements within the overall development. This approach also reflects the evolving market demand and maturity and looks to these Standards to define the development's overall appeal. These values will be instrumental in creating a distinct, vibrant, and thriving development that is also responsive to the ever-changing needs of the market and the greater region.



**Figure 1** – The District at Ten Mile Conceptual Plan

# Design Standards – Introduction

The image above shows three (3) areas that make up The District at Ten Mile Development based on the underlying zoning and future land use designation boundaries.

**AREA 1** accommodates a mix of multi-family residential uses such as townhomes and multifamily.

**AREA 2** accommodates predominantly commercial mixed uses, including large format/anchor and specialty retail, casual and fine dining, entertainment, recreation, hospitality, childcare, and office uses.

**AREA 3** accommodates medium to higher-density office, commercial, recreation, medical, and hospitality uses.



**Figure 2 – The District at Ten Mile Areas**

# Design Standards – Process

## **ARTICLE TWO**

### **DESIGN REVIEW PROCESS**

#### **Section 1. Design Review.**

This document creates an overlay district and applies to all development within The District at Ten Mile ("District"). Within the District before submission to the City for Certificate of Zoning Compliance, no structure of any kind shall be installed, erected, placed, assembled, altered, or maintained on any Lot until and unless the proposed use and plans and specifications for the same, showing the nature, shape, size, color, architectural design, materials, location and landscaping, paving plans, curbing, storm drainage and all other requirements as set forth herein ("Development Plans") have been approved through a Design Review application following the process below with review by the Master Developer and The District at Ten Mile Architectural Review Committee ("TDARC").

#### **Section 2. Master Developer Review.**

Before the submission of Development Plans to the TDARC, as outlined below, the Development Plans must be submitted to the Master Developer for review to ensure compliance with these Site Development and Design Standards. Master Developer's approval of Development Plans must be granted before submission to the TDARC. The Master Developer, in concert with their internal design review process, will review and approve/deny and/or request changes within ten (10) business days following the complete submission of all proposed Development Plans. Once the Master Developer approval is obtained, the TDARC's decision shall control.

#### **Section 3. The District at Ten Mile Architectural Review Committee.**

It is hereby established that TDARC shall have the responsibility of reviewing all Development Plans to assess coherence with the Site Development and Design Standards set forth herein, and is granted overall authority to recommend approval/conditional approval of said plans in writing should they be found to align with the Site Development and Design Standards. The TDARC shall consist of four (4) members appointed by the Master Developer and its successors and assigns.

#### **Section 4. TDARC Review.**

After the Master Developer approves a Development Plan, the Master Developer shall submit the Development Plan to the TDARC and schedule a review meeting. Development Plans shall be submitted in writing and signed by the Owner of the building site or the Owner's agent. All Development Plans shall be accompanied by the information required by Chapter 11-5B-8 of the Meridian Unified Development Code (UDC). Should any submission, either in total or part, not adhere to the requirement of this Declaration or the overall design intent of the Site Development and Design Standards, the TDARC retains the authority to request, in writing, that the submitting entity alter and/or change the aspects of the submitted design before approval.

#### **Section 5. TDARC Approval and City Submission.**

Upon receiving TDARC approval, the Development Plans shall be submitted to the City by the Master Developer or the Applicant, including the TDARC approval letter.

#### **Section 6. General Requirements.**

The purpose of this Article is to allow for flexibility that will allow for the overall development site to become a walkable, integrated village with the following emphases:

- Establishing a unified architectural design ideal that fosters creative interpretations of both traditional and more contemporary vernaculars, motifs, massing, and rooflines, and the use of high-

# Design Standards – Introduction

quality building materials which will yield designs and projects that both singularly and in total, create visually complementary and cohesive village environment.

- Land uses, activity areas, and open space(s) around a well-designed transportation/circulation network where pedestrian activity is strongly supported and integrated with vehicular streetscapes, service, or parking areas.
- Develop and encourage retailing, cafes, restaurants, personal and/or business services placed and located where they can generate high pedestrian activity, along ground floor locations or below potential office space, hospitality, or residential units on upper floors.
- A design where commercial/retail, office, hospitality, and single lot uses can be incorporated into the overall District fabric.
- Residential neighborhoods built intermixed or adjacent within close/walkable proximity of new commercial uses, places of work, or dedicated public open spaces and/or amenities.
- An emphasis on developing a community where new and existing residents and visitors can live, work, and play.
- A design where open space(s), streetscapes with dedicated sidewalks, pathways, and recreational uses are interwoven to create an overall village context.

# Design Standards – Site Development

## **ARTICLE THREE**

### **SECTION ONE - SITE DEVELOPMENT**

In keeping with the design intent to create an integrated mixed-use District, the criteria in this section shall be submitted for review and approval to the Master Developer and TDARC. This section covers site and landscape Standards.

#### **A. Streets and Drive Aisles**

##### *a) Street Design and Materials*

Beyond the likely predominant use of either conventional standard asphalt or concrete for roads, walkways, drives, or arrival zones, The District at Ten Mile Site Development and Design Standards highly encourage incorporating differing specialty surface materials such as pavers, colored or infused concrete, stamped and colored asphalt pavement and/or other unique pavement products to demarcate special pedestrian walk and/or activity zones, dual pedestrian/vehicular crossing areas, feature street surfaces, crosswalks, pathways, unique ‘arrival’ zones, plazas and entries. Where viable, such areas should be made ‘zero curb’ elevation zones to facilitate ease of pedestrian use and as a visual cue for traffic calming in these specific areas.

Such zones or feature streets can have vehicular and pedestrian areas segregated using fixed or removable bollards that can be changed/removed for programmed or promotional events. For specific site development areas within public roadways, pavement and substrate design must be based on calculations anticipating future traffic conditions and submitted to and approved by the Master Developer and TDARC. Creating roadways featuring landscaped islands, boulevards, arrival courts, and traffic circles is also encouraged.

##### *b) Public Streets*

All public streets shall be designed in accordance with the City of Meridian, Ada County Highway District, and Idaho Transportation Department requirements.

##### *c) Private Drive Aisles*

The majority of internal connections within The District at Ten Mile consist of private drive aisles. The key dimensions include a 25’ two-way aisle when adjacent to parking stalls or a 20’ drive aisle when not adjacent to any parking stalls. A detached 6’ wide sidewalk and an 8’ landscape buffer are encouraged for pedestrian connectivity where appropriate.

##### *d) Radii and Clear Zones*

- Corner curb radii shall be between eight feet (8’) and twenty-five feet (25’) as determined by the intended use (residential areas up to fifteen feet (15’) and mixed-use areas up to twenty-five feet (25’)<sup>1</sup>. These fairly tight turning radii are intended to shorten pedestrian crossings and inhibit drivers from turning corners at high speeds.
- A minimum width of six (6’) feet clear zone allowing for the free flow of people.
- To allow emergency vehicles (e.g., fire ladder trucks) to turn corners, a twenty-five foot (25’) radius Clear Zone may need to be established free of all vertical obstructions including but not

---

<sup>1</sup> Consistent with TMISAP Curb Radius 3-24

# Design Standards – Site Development

limited to street lighting poles, decorative bollards, wayfinding signage, sign poles, fire hydrants, utility boxes, or dense vegetation landscaping or street trees.

- Curve and radius data and intersection details for public roads shall be submitted for review and approval to the Master Developer and the TDARC.
- Where viable, the curve should also be used to create 'bump-out' landscape and pedestrian areas that cap rows of either parallel or angle-in parking spaces.

## **B. Vehicular and Pedestrian Circulation**

### **a) Safety**

The safe and functional movement of both vehicles and pedestrians, on and off-site, shall be provided as the primary consideration in designing transportation networks within the Property, and all site plans shall be crafted to minimize such conflicts wherever possible. Areas One, Two, Three, and Four should include an integrated system of sidewalks, walkways, and pathways that provide access to all structures and spaces within the development.

### **b) Pedestrian Circulation<sup>2</sup>**

Pedestrian circulation is a primary and highly encouraged goal and will be accomplished via sidewalks, crosswalks, cross-surface lot walkways, community gathering spaces, plazas, terraces, seating and amenity zones, hard-surface paths, bike paths, and permeable pathway surfaces. These varying pathways should be crafted to connect all buildings within and outboard of specific development parcels. Early site planning should make this a core design consideration within and along the edges of the Property and with any adjacent development(s) as they come online.

A network of multi-use pathways and/or sidewalks and potential bike paths shall link all open spaces, residential, mixed-use, and commercial areas within the Property. All site plans developed for parcels within the Property or subsequent additions and alterations of existing uses should make this a primary feature of their specific overall site development and look to connect adjacent sites/uses and/or tie into cross-site public pathways/walkways/ sidewalks or bike paths.

### **c) Sidewalks, Walkways, and Pathways**

Sidewalks, walkways, and pathways should be constructed of durable, non-skid hard surface concrete or asphalt with a minimum width of 5'. They are encouraged to be wider in areas where significant amounts of activity are anticipated.<sup>3</sup>

No sidewalk, walkway, or pathway should be located immediately adjacent to the street curb where feasible, except along parallel, head-in, and/ or angle-in parking zones. The walkways should be separated from an active adjacent roadway by a planting strip that is recommended to be at least 5' in width or a planter bed of no less than 5'x8' long that includes street trees at regular intervals.<sup>4</sup>

---

<sup>2</sup> Consistent with TMISAP Functional and Physical Integration 3-8.

<sup>3</sup> Consistent with TMISAP Pedestrian & Bicycle System 3-27.

<sup>4</sup> Consistent with TMISAP Pedestrian & Bicycle System 3-27.

# Design Standards – Site Development

## d) Sidewalks and Buildings

Pedestrian connections, including crosswalks, sidewalks, and pathways, shall be provided along any surrounding streets/driveways/drive isles, along the front, side, or back of any building or group of structures, on all specified and dedicated streetscapes, both public and private.

## e) Building Sidewalk Width<sup>5</sup>

In commercial areas, the building sidewalk area can be broken down into three zones: (1) Building Zone that includes the sidewalk that fronts the building façade, (2) Pedestrian Zone that is intended for uninterrupted pedestrian movement, and (3) Streetscape Zone that provides visual aesthetics, landscape features, community gathering, circulation, and public amenities.

- Building Zone: That part of the sidewalk generally fronts a building façade. Uses within this area may include space for window shopping, free-standing signs, exterior displays outdoor dining or isolated landscaping.
- Pedestrian Zone: That part of the sidewalk is intended for uninterrupted pedestrian movement. In general this area should be at least 6' feet in width and significantly widened in high level activity areas. All Pedestrian Zones including a walkway should be no less than twelve (12') feet in width.
- Streetscaping Zone: The space immediately adjacent to the street curb. In general, it contains a wide range of streetscaping and furniture, including street trees, pedestrian light poles, illuminated bollards, signposts and project wayfinding, pedestrian seating, landscape planters and pots, kiosks, pavilion structures, trash receptacles, shading devices, art installations, and transit waiting zones/ shelters. The width should be determined by the needs of the species of street trees planted along the sidewalk. The minimum width should be twelve (12') feet. Outside of publicly accessible commercial and residential neighborhood areas, this entire zone should be treated as a planting strip with no paving.

## f) Bicycles<sup>6</sup>

Bicycles may be permitted on all pathways and not permitted on sidewalks or walkways. Public streets and private streets should include a dedicated bicycle lane.

Bicycle racks should be installed near the main entrances of all commercial buildings and at the entry and exit points of public spaces. The racks should be placed next to pathways, streets, or drive aisles but not obstruct any pedestrian or vehicular routes. The racks should be spacious enough to accommodate the estimated number of bicycles that will be used.

---

<sup>5</sup> Greater than and consistent with TMISAP Sidewalks 3-27 and 3-28.

<sup>6</sup> Consistent with TMISAP Bicycles 3-27.

# Design Standards – Site Development



**Figure 3 – Sidewalk Width Examples**

## **C. Off-Street Parking**

### **a) Parking**

Parking shall be provided in accordance with Meridian City Code Title 11 Chapter 3 Article C.

### **b) Shared Parking**

Where permissible, a shared parking arrangement may be allowed for certain developments/uses. Shared parking arrangements are meant to encourage a more “round the clock” usage of any parking facility, therefore generating a lower total parking space count for any one development site.<sup>7</sup>

The TDARC may consider the acceptance of a formula that can demonstrate certain combinations of mixed-uses and adjacent developments that will yield increased overall parking area utilization, especially throughout any given twenty-four-hour period.

<sup>7</sup> Consistent with TMISAP Shared Parking 3-27.

# Design Standards – Site Development

## D. Utilities and Equipment

### a) Utility Easements along Streets and Private Drive Aisles

With the exception of the setback areas along Villaggio Way, Cobalt Drive, and Umbria Road, all utility easements shall fit within the planned drive aisles or in dedicated service lanes where possible and will be located under pavement, landscape, and sidewalk areas as necessary or as part of a predetermined right-of-way, and to avoid negatively impacting the practical and viable development potential of any parcel with excessive and/or redundant setbacks. Deviation from this requirement will only be considered by the Master Developer and the TDARC for specific site development areas that prove an essential variation.

### b) Utility and Equipment Locations

All utility, telecommunication, and landscape irrigation distribution lines shall be located underground, preferably within street rights-of-way, with all visible, in-ground utility access boxes placed to not interfere with building pads, sidewalks, pathways, and other pedestrian zones, light poles, wayfinding, directional or other street signage, parking areas, and landscaping other than trees. The Master Developer will encourage judicious placement and selective landscape screening of all required transformers, traffic control equipment, telecommunication pedestals, electrical cabinets, metering, exposed pipes and/or valves, and any other mechanical equipment that require above-ground placement in areas adjacent to highly visible and primary pedestrian and vehicular zones. Where viable and possible, such equipment should be placed and/or screened, preferably in landscape beds and/or landscape buffer zones and surface parking area edges, 'canoes', or islands.

### c) Utility and Equipment Screening<sup>8</sup>

All exposed structures requiring open-air locations, particularly rooftop mechanical/HVAC equipment, utility, and/or other functional hardware, shall be adequately screened from public view, whether located atop, attached, or separated from the building it services. If atop a structure, these features shall be screened behind parapets, decorative roof elements, or screen enclosure walls for one hundred fifty feet (150') beyond any building elevation that the general public can view. Screen devices shall be fabricated to match or enhance the overall architectural massing, with materials and colors harmonious with the overall building(s) or block where applicable.

All such devices are approved at the discretion of the Master Developer and the TDARC. Where possible, such elements as generators and electrical and telecommunication cabinets should be set into lower-grade areas or within the building walls, either open air or within a separate utility room or service area. Either screen walls or dense landscaping shall adequately screen such features if they are in open area settings.

## E. Service and Loading

### a) Service and Loading Area Screening

All building and/or tenant back-of-house functions, such as trash containers, grease traps, recycling bins, compactors, or any other functional need, located outside of any interior lease area, shall be grouped in an approved common area service zone(s) within individual blocks located

---

<sup>8</sup> Consistent with the TMISAP 3-41 Screening of Mechanical Units and Screening Areas

# Design Standards – Site Development

within that specific development block and/or complex and placed or screened as is practical from public view, preferably in rear, or side yard or interior service rooms.

Where exposed to public view, such service zones shall be adequately screened with architecturally complementary access doors and screen walls at least six feet (6') high or at least one foot (1') higher than the container it screens. All screen walls should be landscaped to the greatest extent possible. A combination of berm and dense landscaping may be proposed as an alternative.<sup>9</sup>

Recessed and/or raised service docks that face any streetscape or parking area or are visible at the rear of any building shall be screened, as is practical, with screen walls and/or screen doors of a height and scale that will adequately hide any service vehicles that may use such zones. Screen walls, doors, and/or roof enclosure elements are to be constructed of materials, colors, and patterns to mimic the primary architectural character of that particular building.

Exceptions are fully screened service zones located between or surrounded by (or reasonably expected to be surrounded in the future by) other buildings and can provide service bay access that is not directly visible to public view. This would also include a roof or trellis element that screens the service bay from being seen from higher floors overlooking such zones.

Service entrances located at the rear of buildings shall be screened unless such areas are comprised only of service access doors. On-street, curbside loading areas need not be screened from view but should be made dual-purpose to encourage other uses after hours, with clear signage as to the hours such potential uses are allowed.

## *b) Service Bay Screen Wall Construction and Materials*

All service bay screen walls will mimic the building design, materials, and colors of walls and fences, if visible from any public right-of-way and private drive aisles, and shall be uniform and compatible with the base-building architectural style, color, and building materials of the principal building and its surroundings.

## *c) Loading Space Requirements*

Within the District at Ten Mile commercial areas, loading may be accomplished at designated curbside service zones or time-specific locations for smaller in-line retail and service tenants, as practical and necessary, depending on the distance from a screened delivery bay. Curbside loading spaces should be made dual-purpose where practical and functionally viable for daytime, public use.

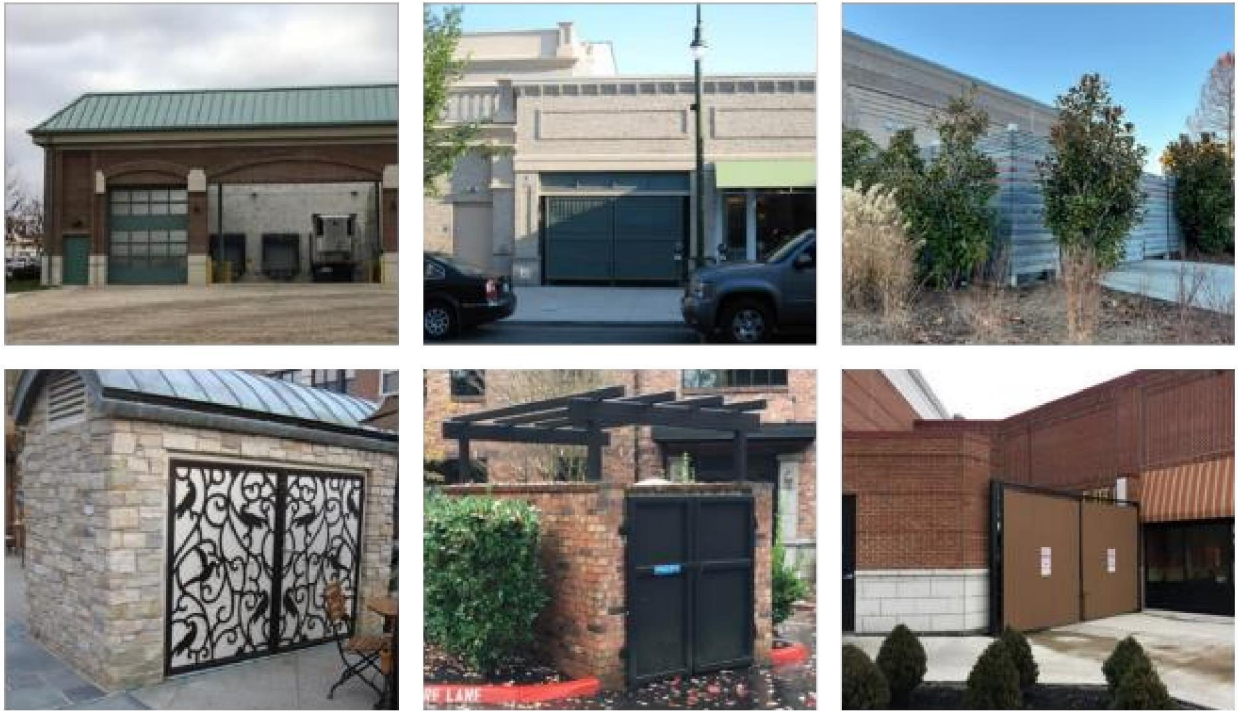
## *d) Fencing*

Any or all fencing is to be painted or powder-coated metal railing, set into the ground, or bolted/incorporated into a wall or between pier supports. Chain link fences are not permitted along any visible public right-of-way and may be placed only in service areas screened from public view.

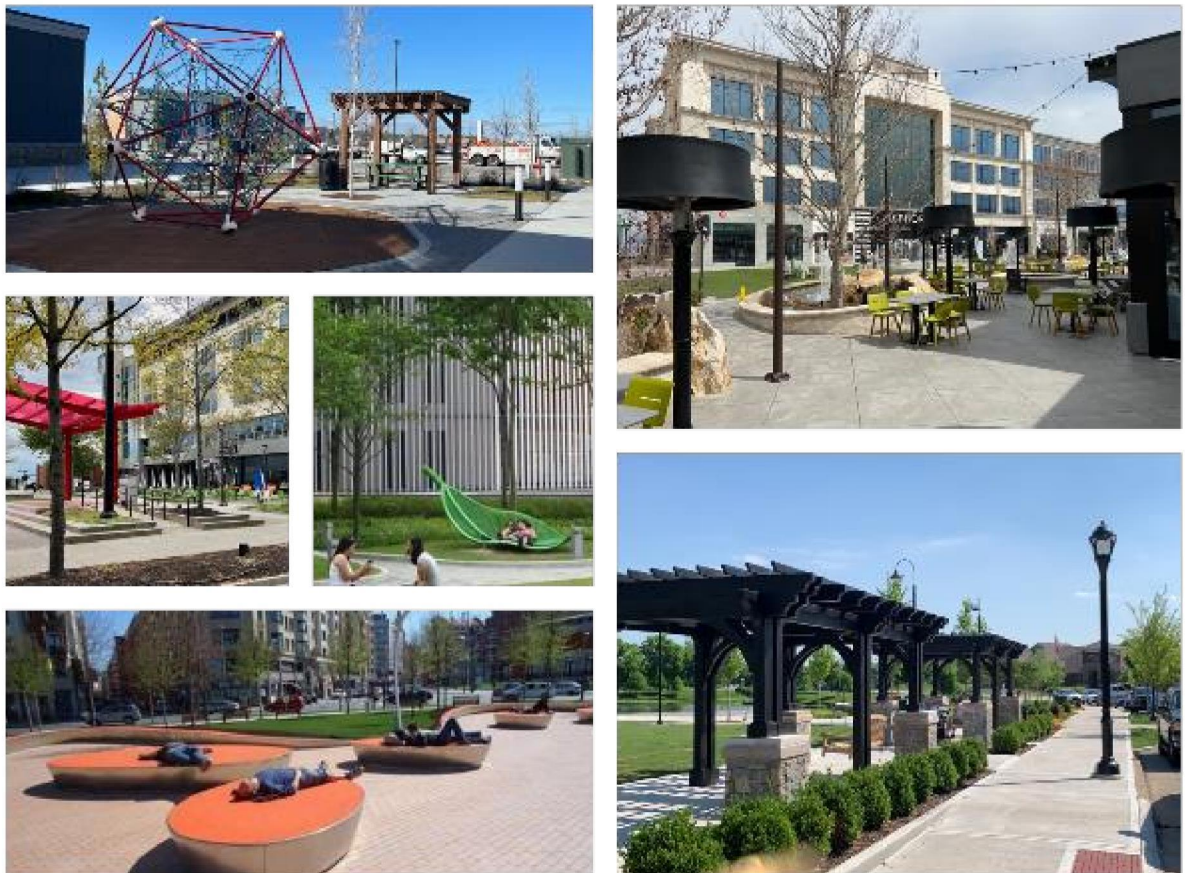
---

<sup>9</sup> Consistent with TMISAP Screening of Mechanical Units and Service Areas. 3-41.

# Design Standards – Site Development



**Figure 4 – Utility/Equipment Screening and Service Loading Screening Examples**



**Figure 5 – Open Space and Gathering Space Examples**

# Design Standards – Site Development

## F. Landscaping

### a) Registered Professional Required

Each applicant shall utilize a registered landscape architect who shall work with the Master Developer on all landscape design, landscape plans, and/or alterations. Such individual shall utilize the design Standards and specifications where applicable to achieve a cohesive design within the master development area.

### b) Maintenance

The TDARC may supplement these Architectural Standards by adopting, through rules and regulations, more specific Landscaping Standards that will apply to the Property.

### c) Open Space/Gathering Spaces<sup>10</sup>

All areas should incorporate open space consisting of greenspace, landscaped sidewalks/walkways, and public amenity spaces. Open space shall be a minimum of 15% of the developable site and shall be used for the enjoyment of those who live, work, or visit the District.

### d) Plant Material Selection

Plant materials shall be chosen that are indigenous, moderately fast-growing, require low maintenance, and are drought-tolerant where viable. Applicant is encouraged to use color, texture, and contrast when designing landscape areas to provide interest. All planted surfaces, whether in the ground or in raised landscape beds, shall be fully irrigated and maintained in good working order. The landscape design shall incorporate the total development site, be in context with adjacent users, and consist of a palette of plants with year-round appeal, which might include annuals, perennials, shrubs, and trees. A minimum of 40% plant coverage for all landscape planters should be used to establish a rich, healthy, and vibrant landscape.

Tree selection shall be a minimum of 3" caliper at breast height and shall be free of pest, disease, structural defects, girding, or circling of roots, broken branches, abrasions or signs of stress. A 2" caliper may be requested and approved by the TDARC with evidence provided that a 2" caliper will meet the design intent of the development.

### e) Surface Parking Area Landscaping

Parking areas and driveways shall be landscaped with low-profile plants that include ground cover, perennials, ornamental grasses, shrubs, trees, or tree groupings. Shrub selections should be designed to a minimum height of 30 inches above the finished parking surface where there are no trees to effectively screen automobiles from surrounding streets and open spaces. Taller shrubs and low-profile ornamental trees are permitted in areas where screening of outboard utility or service areas is required. Excessive use of mulch and/or wood chips will not be permitted and shall utilize herbaceous ground cover whenever possible to create landscape coverage.

### f) Landscape Island/Beds

Parking lot landscape island/beds of at least eight feet (8') in width shall be provided between parking aisles of either head-in or diagonal parking. Trees shall be used at a minimum spacing of (1) tree per (12) parking stalls. A diversity of tree species throughout shall be used to encourage

---

<sup>10</sup> Consistent with TMISAP

# Design Standards – Site Development

seasonal interest, shade, screening, and accents where appropriate. To minimize water consumption, the use of low-water vegetative ground cover other than is encouraged unless the lawn is part of a public open space or a foreground landscape feature. Plant material and trees should be of native species where possible or be selected from the City of Meridian approved tree and shrub list.

g) Parking Structure Screening

Where parking structures are used, a minimum eight-foot (8') landscape buffer will be required for screening.

**G. Drainage and Water Detention**

Adequate storm drainage systems shall be required in accordance with Meridian City code.

**H. Outdoor Lighting**

Outdoor site lighting includes streetlights, walkway/pathway lighting, parking lot lights, and general lighting.

a) Outdoor Lighting

All exterior lighting of entry drives, parking, service and loading areas, pathways, courtyards, plazas, or any non-illuminated, surface-mounted project signage or tenant identity signage shall be directed to prevent glare on adjacent properties and streets and to shield the lighting from adjacent properties to the maximum extent feasible.

All fixtures shall be LED or similar products, and their placement, along with all support posts/poles and brackets, shall be consistent in fabrication quality and selected to enhance the overall design character of the village theme.

The use of lighted bollards with incandescent or metal halide lamps or other low-level fixtures is encouraged to identify pedestrian walkways and drop-off areas at entrances to buildings. Emphasize pedestrian-to-vehicle intersections with low-level decorative streetlights. Landscape lighting should enhance and complement the landscape materials in the nighttime hours.

b) Parking Lot, Pedestrian, and Drive Aisle Lighting

Consistent and commercial-grade fixtures for street and pedestrian lighting shall be provided on all streets, private drives, sidewalks, and pedestrian pathways, including public gathering/event spaces, both public and private, within the Property. Street and pedestrian poles shall be located at all intersections and along sidewalks at intervals consistent with the village design character.

Street lighting shall be scaled to the pedestrian, with pedestrian street support posts no less than 12' high to the underside of the actual fixture, which shall be the recommended minimum height. This includes 30" minimum height bases and tapered support posts of no less than 6" diameter at the base.

Pedestrian light poles are to be featured within all community gathering space areas and shall feature exterior outlets in the base for seasonal and functional needs.

Street light fixtures shall be painted or powder-coated metal, with a matte finish, consistent in color and style on both sides of any street and chosen in consultation with the Master Developer and the TDARC. An alternative for public spaces, gathering areas, and pedestrian pathways are

# Design Standards – Site Development

low-profile LED, internally lit bollards placed at intervals to fully illuminate all pedestrian surfaces or low-profile lighting that surface illuminates or ‘washes’ pedestrian walk or gathering areas.<sup>11</sup>

A street/pedestrian lighting plan showcasing a fixture schedule, light levels, and placement on any site within the subject project/property shall be submitted to the Master Developer and the TDARC for approval.

## I. Street Furniture

### a) Street Furniture

‘Street furniture/furnishings’ are key features of public and private exterior spaces and can greatly facilitate the creation of vibrantly used pedestrian spaces along all streetscapes, open spaces, and connecting outdoor areas. These features include such basic items as benches, trash receptacles, pottery, bike racks, shading devices, bollards, drinking fountains, wayfinding, and street signs.

Other elements include game areas and surfaces, moveable tables, chairs, outdoor lounge seating groupings, terraced seating, picnic benches and tables, market umbrellas, outdoor fireplaces, water features, children’s play areas, sculpture, and other weather-durable, exterior public art.

Street furniture shall be chosen and placed in consultation with the Master Developer and the TDARC and shall be located within agreed zones to maintain a clear pedestrian path.

Street furniture shall be made of materials consistent with extended public use. These materials include painted or powder-coated metal with a matte finish; wood in either a stained, painted, or treated finish; outdoor grade fabrics and canvas; and in certain instances, high-impact, composite, or resin-based materials that mimic natural finishes that are weather and fade-resistant.

All street furniture and public features shall always be maintained in good working order and appearance by their respective owner(s) and repaired or replaced as necessary.

Street furniture shall be consistent in material, color, and style along both sides of any street. All street furniture elements, either new or replacements that vary in color, material, number, placement, or size from the prior approved plan(s) are subject to Master Developer and TDARC review and approval.

---

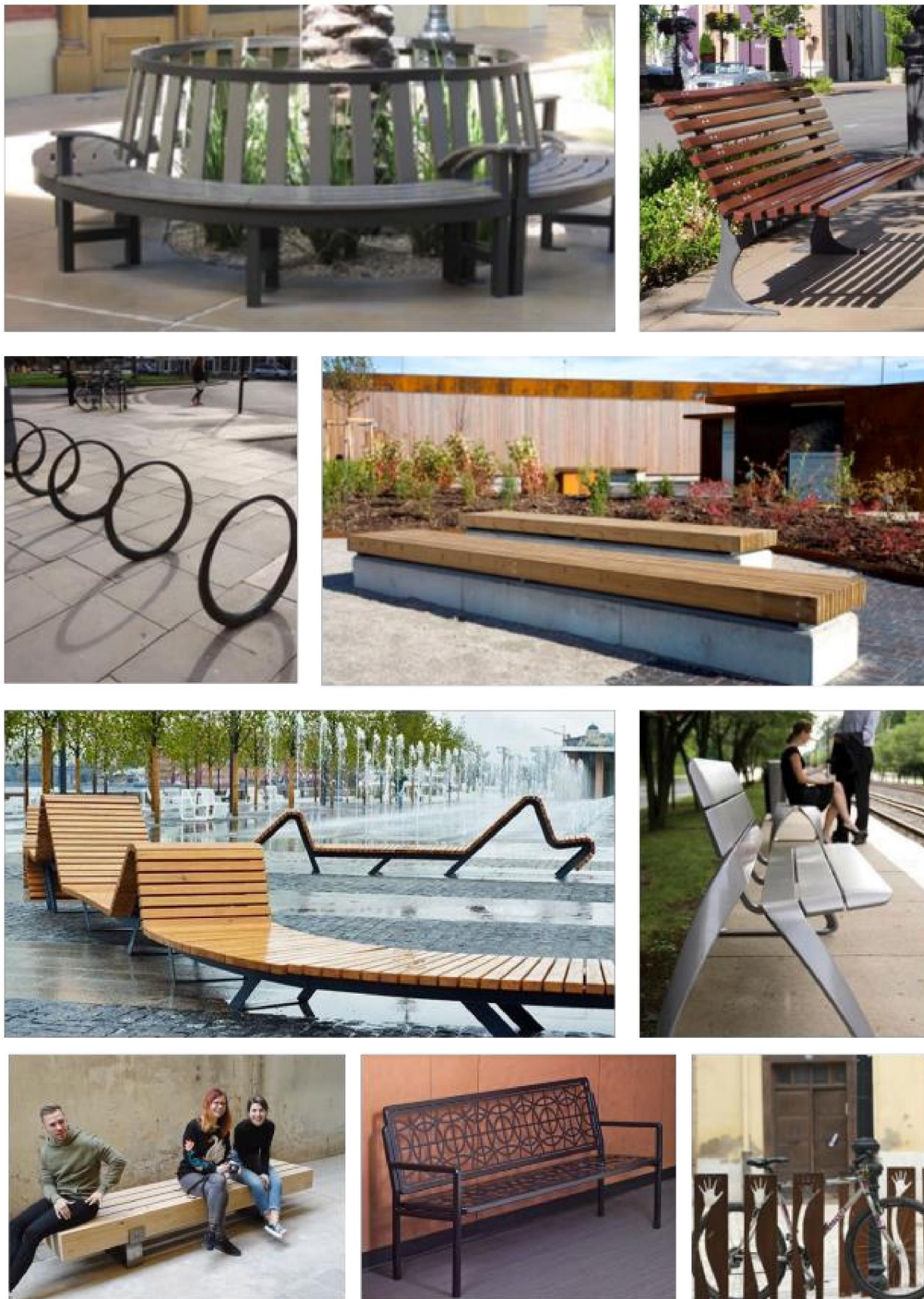
<sup>11</sup> Consistent with TMISAP Parking Lot, Pedestrian, and Landscape Lighting 3-30.

# Design Standards – Site Development



**Figure 6 – Street and Site Furniture Examples**

# Design Standards – Site Development



**Figure 6 Continued** – Street and Site Furniture Examples

# Design Standards – Architectural

## SECTION TWO - ARCHITECTURAL

### Architectural Character and Four-Sided Consistency/Achieving Value Through Design Standards

The following architectural design Standards are meant to achieve the result of establishing a consistent high-quality design and construction that would with the site and streetscape Standards to establish and reinforce the District design and planning goals.



**Figure 7 – Building Design Examples**

# Design Standards – Architectural



**Figure 7 Continued – Building Design Examples**

## **A. Orientation**

### **a) Orientation to Street<sup>12</sup>**

Buildings shall be architecturally oriented along the immediate adjacent street or private drive to create a 'street wall' effect, with the main/primary entrance(s) located facing the street, public right-of-way, or courtyard, and for larger-format users over ten thousand square feet (10,000 SF), facing a relevant-sized surface parking area, unless a deviation is deemed appropriate, per the discretion of the TDARC. In cases where there is an anti-access easement or access is not permitted from a particular road or public right-of-way, the building shall not be required to face the subject road or right-of-way.

### **b) Orientation of Windows and Doors**

For non-residential uses, all windows and doors, openings, or frame fenestrations located within an opening shall be 'vertical' in orientation, meaning the primary frame character is more top to bottom in keeping with a more traditional storefront window. Window features, including transoms, divided lights, and sidelights, are encouraged, along with storefronts, doors, and framing components, which follow vertical enhancing design elements. Sliding and/or roll-up commercial-grade glass doors, folding or sliding glass doors and windows, and butt-jointed glazing

<sup>12</sup> Consistent with TMISAP Street-Oriented Design. 3-33

# Design Standards – Architectural

may also be allowed, but only if window and/or door orientations are also vertical in nature and are in keeping with the character and function of the overall architectural paradigm. Any sliding doors must pocket out of view, and all folding or roll-up windows should not encroach into an exterior walk or public area beyond a tenant storefront closure line unless that line is part of the tenant lease area, as in an exterior patio or display space. The TDARC may consider specific exceptions, primarily related to functional use, provided that the overall public-facing building design is in keeping with the goals of the mixed-use district.



**Figure 8 – Orientation of Windows and Doors Examples**



**Figure 9 – Glass Materials Examples**

## **B. Materials**

### *a) Glass Materials*

Clear or colored glass, translucent, sandblasted, and/or decorative pattern glass that can emit light through is encouraged. Retail and/or commercial storefronts should be predominantly clear glass at any street-level opening. Where a clear window opening is desired but for functional reasons is not viable, an internally backlit shallow display box-out is desired. Translucent, patterned, or colored glass panels may also be permitted in other applications. Other options, including back painted, fritted, sandblasted, color or non-illuminated translucent glass, may be acceptable to screen where structural elements or back-of-house functions or unoccupied space would be

# Design Standards – Architectural

visible behind. Black, opaque, spandrel, and reflective glass material surfaces are discouraged except in façade areas where their placement is a key part of a final design aesthetic.<sup>13</sup>

## *b) Exterior Building Surface Materials*

All exterior building surface materials shall be commercial grade and applied in a variety of stylish, creative, and clever applications across the expanse of all visible public-facing elevations. Encouraged materials at street level include pre-cast masonry, brick, decorative block, cementitious or fiber-cement siding, wood (both new and reclaimed in specific applications), natural or precast stone, exposed metal structure and/or architectural details and/ or surfaces where viable. In addition, above street-level materials such as stucco or EIFS may also be part of the building's exterior palette provided they are judiciously used and placed to achieve high-quality architectural style as encouraged by the Standards. Plywood, non-coated corrugated siding, vinyl siding, and thin-set, color-plastic panels are prohibited from use in publicly visible locations.<sup>14</sup>

## **C. Roofs**

### *a) Rooflines*

In trying to achieve the form of a 'skyline,' rooflines or parapets are often the most visible part of any development, whether from a distance or up close. Peaked, gabled, slanted, and flat roofs are all permitted; however, parapets or the underside of roof eaves should showcase some form of cornice or similar design element, masonry and/or brick trim and/or patterning, decorative blocks/brackets, moldings, or some form of architectural emphasis along the roofline to 'tie' that element to the building massing below. The top of the parapet is encouraged to be no less than 24 inches (24") higher than the highest point in the roof plane. Flat roofs should be raked at the minimum slope necessary to shed water and meet all applicable construction requirements. Where an adjacent building's façade, which adjoins it, has a similar roofline height, a variation of the parapet or roofline is required.

NOTE: All rooflines must be able to fully screen all HVAC/utility or functional apparatus from public view from a distance equivalent to the parallel height of that roofline as viewed downhill from any distance into the project. If that proves difficult, a subsequent, roof-mounted parapet screen may be necessary to install on the roof to provide additional screening.<sup>15</sup>

Pitched roofs are encouraged to be symmetrical, with hips or gables forming a pitch of no less than between 4:12 and 12:12 with an overhang of at least 12 inches and can extend to a maximum of four feet (4') beyond the façade of the building.<sup>16</sup>

---

<sup>13</sup> Consistent with TMISAP Urban Design Features 1-3, Design Element Overview 3-31, and Street-Oriented Design 3-33.

<sup>14</sup> Consistent with TMISAP Materials. 3-41.

<sup>15</sup> Consistent with TMISAP 3-41 Flat Roofs

<sup>16</sup> Consistent with TMISAP Pitched Roofs 3-41

# Design Standards – Architectural

## *b) Visible Roofing Materials*

Per the TDARC's discretion, slate-style shingles, fiberglass shingles, and either copper or painted/powder-coated standing seam metal are permitted materials for sloped roofs. Where possible, patterning of shingle colors for more vertical roof surfaces is highly encouraged.



**Figure 10 – Roof Line Examples**

## **D. Building Heights and Massing**

### *a) Building Heights*

Heights shall be consistent with those of other similar contemporary uses. For larger format retailers, entertainment venues, or other commercial uses, where taller interior spaces are the norm, heights of the front facades should use massing elements and materials to blend in with any adjacent structure(s) so as not to overwhelm the overall visual appearance.

Subject to the restrictions on Height as set forth in Article 4, structures should feature a variety of heights, utilizing elements such as roofline variation, decorative towers or portal elements, steeples, pediments, clerestories, dormers, or domes consistent with the overall architectural character and these Architectural Standards.

Purely decorative unoccupied elements such as towers, flagpoles, spires, and steeples may be located on top of both occupied and unoccupied enclosed space to a total building height of no more than one hundred twenty feet (120'), excluding decorative metal finials.

# Design Standards – Architectural

## b) Building Massing<sup>17</sup>

Individual buildings and any attached structures should strive for complementary building massing. “Monoplanar” or monolithic appearance and surfaces, with little variation in setbacks, wall fenestration, or rooflines, are not permitted.

Building massing should consider adjacent buildings, property uses, sightlines, identity, and relationship to its site to accomplish building a contextual variety in its overall massing. As noted above, such elements as rooflines, massing setbacks, decorative architectural elements, visual openings, and wall fenestration elements such as ‘pop-outs’, window openings, trellises, pergolas, verandas, entrances, piers, pilasters, decorative panels, or grilles, and eaves or cornice lines will break down a structure’s overall massing and create a pedestrian scale to its overall context.

## c) Significant Opaque Vertical Surfaces

In circumstances where low-profile, large-format end users or multi-tenant spaces are featured within in-line or as a stand-alone structure(s) which will feature significant blank and opaque surfaces on one or more sides, facing a public street or right-of-way, the building mass must be visually enhanced with architectural and surface/ material detailing. This may include but is not limited to; shallow-profile pilasters, indentations, decorative panels pinned-off surfaces or integrated into recessed indentations, surface massing alterations, faux windows, ‘eyebrow’ shade devices, dimensional cornice or decorative banding/ trim, and panel details. The incorporation of other key design elements such as roof parapets, architectural statements such as ‘towers’ or entryways and portals, and tenant or project signage should be an early consideration of any emerging design that is predominantly opaque.

## E. Color

### a) Color Variation

The use of sharply contrasting or ‘clashing’ colors on building facades is discouraged for large surface areas but may be used for accenting or enhancing an architectural element. If used either as an accent or as some form of tenant identity, they should be limited to specific architectural elements, details, or specific and limited surface areas. Their use in tenant design areas, however, is encouraged but subject to tenant design Standards established by the TDARC for their particular building or development.

Color schemes should be kept to no more than one or two fields or trim colors on any given individual facade unless a deviation from this is deemed appropriate by the TDARC. All exterior colors and finished material surface colors are subject to TDARC approval.

### b) Color Consistency

The chosen color scheme should help to visually tie all the parts of the building’s massing together. Monolithic or singular color schemes and appearances are discouraged, but monochromatic color palettes featuring shade variations are acceptable. Typically, the color that is used in the storefront area may be repeated in the upper-story windows or to accent a roofline element/cornice area. Colors used at the front façade should be utilized on the sides and rear of buildings.

---

<sup>17</sup> Consistent with TMISAP Building Heights. 3-38.

# Design Standards – Architectural

## F. Architectural Lighting

All decorative accent/architectural lighting meant to illuminate a building feature, underside edge, roof eave, or surface(s), as well as any surface-mounted, non-illuminated signage that is a permanent feature of the overall building or site design, shall also be submitted to the Master Developer and the TDARC for review and approval.

## J. Outdoor Storage

### a) Screening

Outside storage of merchandise, raw materials, finished products, and/ or equipment must be fully visually screened from any publicly visible right-of-way. All tenant service areas, including service docks, back-of-house areas, trash containers or compactors, recycling bins, grease traps, and general service locations, must be fully screened with non-lockable closure gates on one side for access and removal.<sup>18</sup>

Large format uses requiring large service bays shall screen all areas with walls and/ or screen doors that fully hide all service vehicles, both lengthwise and in height, and are to be consistent materials/colors that complement their base building architectural character. Exception: if the service bay is fully screened from any public view, then these requirements may be waived, but only upon review and approval of the Master Developer and the TDARC.

Initial site planning should work to negate or minimize views from any public areas or such large bays wherever possible. Masonry, brick, stone, decorative block, composite materials, pressure-treated wood, and/or painted or powder-coated metal are all acceptable materials to screen attached or free-standing service areas and bays.

Storage facilities shall feature walls that reflect the surrounding architectural character, tall-growth landscaping, and enclosure doors featuring decorative fencing and opaque metal screen backing.

For uses that require more than occasional access and are outboard or freestanding from the main building area, three sides shall be screened, but screened areas must not be visible from the public right-of-way and shall feature unlocked, decorative, and opaque doors to one side for clear access. Chain-link fencing with inserted slats or plastic-coated walls and/ or support wood posts is not permitted in any publicly viewable area.

### b) Storage/Screened Service Area Design

Any required outdoor storage building(s) or structures shall be constructed in the same style/materials and colors as their surrounding buildings or primary project character. The overall concept is that they should not look 'temporary.'

### c) Visibility from Public Right-of-Way

Where possible, locate any required or necessary outdoor storage structure away from the public right-of-way or public view behind the main building(s) and along any I-84-facing frontage.

---

<sup>18</sup> Consistent with TMISAP Screening of Mechanical Units and Service Areas

# Design Standards – Architectural

## *d) Accessory Structures*

Accessory Structures may contain auto and accessory vehicle parking, developer/landlord/tenant or resident storage, building or amenity functions/uses, general maintenance storage, or trash/recycling bin enclosures. Prefabricated shed structures are not permitted.

## **K. Signage**

### *a) Project Signage/Brand*

The Master Developer will develop and submit to the TDARC an overall project identity graphic/font/logo as part of an overall ‘wayfinding’ signage program. This will be physically used on entry walls, street signs, directories, and in subtle other applications where a logo or font script will help to establish the overall The District at Ten Mile brand. This will establish the parameters for execution of all project signage, including size, application, color, use, materials, and fabrication, along with potential uses and styling for all marketing and promotional potentials and to establish a sense of place. For example, a multi-family development hypothetically named ‘The Enclave’ will be promoted at “The Enclave at The District at Ten Mile.” This would apply to all larger-scale developments that require their own address.

The Master Developer retains full control of the use and promotion of the overall The District at Ten Mile project branding, logo, identity, and any entity that uses such aspects in a co-branded promotion or application.

### *b) Individual Project and/or Tenant Sign Criteria*

At present, the Master Developer believes that, given the fluid nature of the various components and end users, it would be difficult and limiting to the creative potential to establish exacting signage Standards this early in the process. Instead, as an individual development begins its design process, and the building uses/tenants are established, along with the resulting architectural character, massing, and materials, the Master Developer will require and work with the developer(s) to craft their own site-specific signage criteria and to assist potential tenants with tailoring creative, stylish and well-executed signage and graphics that add another dimension of quality to the overall development. This allows each individual project to establish its own unique brand within The District at Ten Mile development, with the signage being a ‘signature.’

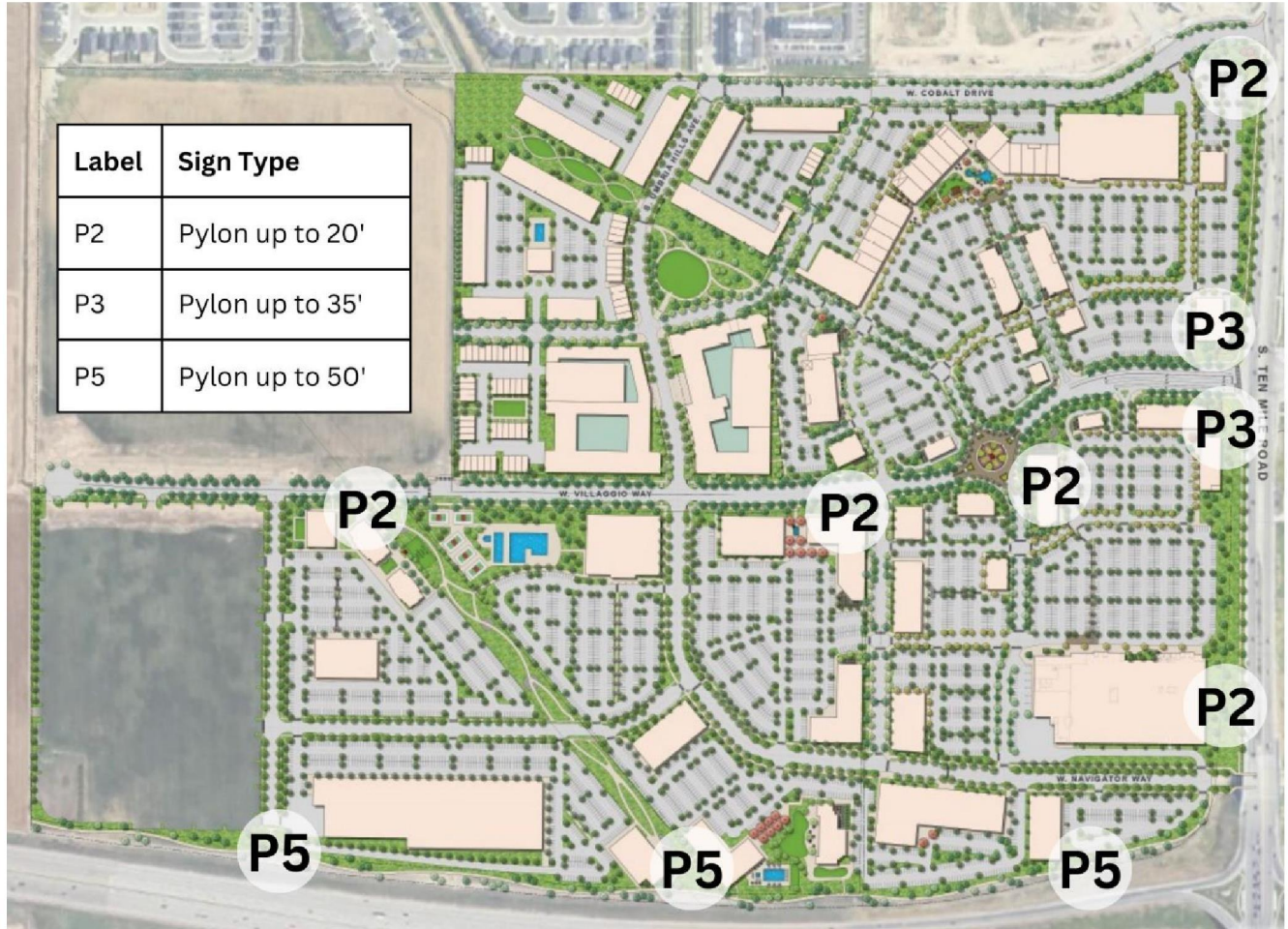
The Master Developer will require all individual developments to submit project/tenant signage criteria for review, comment, and required adjustment within a timeline to be established early in the development process. These individual signage/tenant criteria(s) will cover all aspects, including, but not limited to, the placement, scale, application, materials, colors, fabrication, and illumination of all project identity, tenant signage, branding, and way-finding elements. This process allows for the Development to accommodate ongoing shifts in style, application, and fabrication technology. In all instances, the Master Developer and TDARC retain full approval rights for all signage and graphics, as well as any proposed alterations or adjustments to any individual project/tenant signage criteria or resulting signage. Any subsequent signage criteria(s) developed for individual projects within Ten Mile West will use the City of Meridian standards as a base.

If those standards are deviated from, the Master Developer will work with the city on any specific application that would yield an innovative or highly creative interpretation should an end-user or sub-development want to expand on or exceed the city requirements, provided such signage or graphic elements substantially enhance the character of whatever project it would be a part of.

# Design Standards – Architectural

## c) Freestanding Signs

Pursuant to the Meridian City Code, the site will feature ten (10) pylon signs, as depicted in Figure 11. The location of all interior monument signage and wayfinding signage shall be determined through review by the Master Developer and TDARC.



# Design Standards – Areas

## **ARTICLE FOUR**

### **SECTION ONE – AREA ONE RESIDENTIAL**

This area is zoned Traditional Neighborhood Commercial, which allows multifamily dwellings, small-scale retail, restaurants, recreational, personal services, public or quasi-public uses, and churches. The following Standards apply to residential uses in this area.

- A. Height.** 1 to 4 stories with an occupiable height of 45'. South of the irrigation canal may be up to 5 stories with an occupiable height of 55'.
- B. Orientation.** Building entrances in Area One should be oriented toward the street, primary right of way, open areas, or courtyard unless a deviation is appropriate per the discretion of the Master Developer and the TDARC. Buildings located on an intersection shall have the main entrance oriented toward the major street, and any façade facing other streets shall have similar architectural styles.

- C. Frontage.**

- a) Residential*

- Porches and stoops are recommended. Parking under the structure or behind or sides of the building is encouraged. Ground floor elevations of 18 to 24 inches above sidewalk grade and individual units opening directly onto adjacent right-of-way are encouraged. Deviations may be requested before the TDARC.

- b) Non-residential*

- Non-residential use frontages should comply with Articles Two and Three and be compatible with the residential uses in the area.

- D. Common Open Space and Site Amenity Requirements**

- a) Common Open Space*

- Minimum of 15% open space following Meridian City Code 11-3G-3.

- b) Site Amenities*

- Site amenities should meet the standards in Meridian City Code 11-3G-4.

- E. Maximum Block Size**

- The maximum perimeter of any block shall be no more than 450 feet. Pedestrian passages in the middle of a block shall be provided at intervals no greater than 200 feet or between any eight attached townhomes in any one row unless otherwise approved at the discretion of the TDARC.

- F. Alleys**

- Alleys shall be incorporated into the residential neighborhoods to provide access to parking and service areas behind rows of townhouse-style units. Alley locations and dimensions are not fixed but shall be designed to accommodate the alley's purpose, preferably no less than 20' from building edge to building edge across any one alleyway to facilitate proper backing out of any one

# Design Standards – Areas

garage space. Any required additional curb cuts shall be added only with the permission of the TDARC. Alleys may also be incorporated into parking lots as drive aisles and fire lanes.

## **G. Lot Coverage**

Multi-family dwellings may not cover more than eighty percent (80%) of an overall parcel area. This does not include any outboard freestanding garage parking or covered spaces/areas.

## **H. Building Fronts and Backs**

The front or side of every building must face the street, right-of-way or courtyard. Rear facing buildings, overhead doors, and service entries are prohibited on street facades.

## **I. Parking Requirements**

The intent of these parking ratios is to encourage a balance between developing a desirable, pedestrian oriented development and necessary car storage for both short and long-term use. The goal is to construct neither more nor less parking than is needed, and where viable, to overlap the timeline of the various uses to achieve a shared time frame aspect.

### *a) Minimum Residential Space Requirements.*

The minimum parking spaces in residential areas are as follows: 1.25 space per dwelling unit at multi-family residential.

### *b) On-Street & Structured Parking.*

On-street and/or structured parking is permitted and encouraged for all site plans for any residential neighborhood within The District. Residential parking need not be contiguous with the building(s) or the use it serves.

### *c) Shared parking solutions.*

Shared parking solutions are encouraged by the Master Developer and the TDARC.

## **J. Access to Off- Street Parking**

### *a) Access from Alleys*

Alleys shall be the primary source of access to all off-street or individual unit garage parking. (Parking along alleys, if permissible per the individual development site plan, may be head-in, diagonal or parallel and may be made of a permeable block surface material.)

### *b) Connection of Alleys to Adjacent Properties*

Alleys may be incorporated into parking lots as standard drive aisles. Access to all properties adjacent to the alley shall be maintained. Access along such alleys between differing ownership parcels or parking areas is also encouraged.

### *c) Corner Lots*

Corner lots that have both rear and side access shall access parking through the rear.

### *d) Garage Doors*

All garage doors shall face the side or rear of a structure, and never access the front or along any primary street address. If positioned to streets, squares or parks, they shall be no closer

# Design Standards – Areas

than 20 feet behind the principal plane of the building frontage and shall not exceed 10 feet in width.

## K. General Ancillary Restrictions

a) The following utility and functional needs shall be properly screened and concealed from public view, from any direction, whether facing a public street, along an alley, walkway or a side street, by either a screen, wall device or incorporated in the base building architecture:

- Window and/or Wall Air Conditioners/HVAC units
- All Utility Metering devices
- Air Conditioning Compressors;
- Irrigation sheds
- Pool maintenance facilities and pumps.

b) The following shall be located in private open spaces, courtyards or to the side or rear private outdoor space of any attached dwelling unit:

- Permanently fixed barbecues
- Antennas
- To the maximum extent permitted by law, satellite dish antennas greater than 18" in diameter.
- For any residential units over commercial space, to the maximum extent permitted by law, a satellite dish needs to be concealed either on roof surfaces or setbacks, well away from any public streetscape vistas, public parking areas, and/or walkways.

c) The following decorative and/or other elements are prohibited:

- Undersized, inoperable, decorative shutters (all shutter(s) must be sized so as to equal the width and length that would be required to cover the window opening, per a traditional design interpretation)
- Plastic, inoperable bris soleil shutters
- Clotheslines;
- Clothes Drying Yards;
- Reflective and/or bronze-tint glass; Plastic or PVC roof files;
- Backlit awnings;
- Glossy-finish awnings; and
- Fences made of chain link, barbed wire, or plain wire mesh, or rough-textured/timber or 'fortress style' wood fences.
- Unpainted and/or untreated wood fencing.

# Design Standards – Areas

## SECTION TWO – AREA TWO

Area Two accommodates predominantly commercial mixed uses, including large format/anchor and specialty retail, casual and fine dining, entertainment, recreation, hospitality, childcare, and office uses.

**A. Height.** 1 to 4 stories with a max height of up to 70' with an occupiable space of 60' in height.

**B. Orientation.**

Building entrances in Area Two shall be oriented toward the major or primary streets or primary public event/open space(s), unless deviation is appropriate, per the discretion of the TDARC. Buildings located on an intersection shall have the main entrance oriented toward the major street. Any façade facing other streets shall have facades that 'turn the corner' with similar/complementary architectural features and character. Retail, hospitality, and office buildings may be oriented toward a street, right of way, or courtyard.

**C. Transparency.**

The majority of buildings in Area Two are anticipated to be one story. For multiple use retail and commercial uses, the ground floor should be designed to be no less than sixty-five percent (65%) transparent along any front/primary street or parking area facing the front façade, through the use of show windows, entrance doors, or other glass surfaces, including sliding, folding and roll-up glass doors that open seasonally.<sup>19</sup> This allows pedestrians to view the goods and services offered in ground floor businesses and in the case of retailers or restaurants that showcase such spaces, allow for the internal activity of the venue to 'spill-out' into the streetscape environment.

Corner tenants or spaces that are primarily retail should turn the corner with at least one 'bay' of transparent or translucent storefront glass area no less than 30 feet back from the structural corner.

In the case of professional services, office space, or non-retail/commercial uses, the Master Developer and TDARC will review all site and floor plans to help determine if transparency can be enhanced beyond the 30-foot minimum.

Large format retailers should look to plan outer exposed side walls with either liner uses or be able to turn elements, massing, and details of the base building architectural character down the side for its full distance. Upper-level transparency is recommended for buildings that face parks, squares, or other significant vistas, per the discretion of the Master Developer and the TDARC.

**D. Open Space/Gathering Spaces.**

Usable and functional open spaces and programmable event spaces are required as part of the multiple-use areas and adjacent neighborhoods. This definition may also include/allow for landscaped traffic islands, pedestrian plazas, arrival courts, landscaped sidewalk/pathway areas, game areas, public amenity features such as water features, fireplaces and seating areas, general green space, playgrounds, tot lots, pocket parks and other recreational uses. Open spaces between buildings that create landscaped courtyards or walkways to connect rear parking areas

---

<sup>19</sup> Provides a greater transparency standard than the TMISAP which encourages "40% of linear dimension of street level frontages shall be windows or doorways" in the Mixed Use Commercial Designation 3-50.

# Design Standards – Areas

or to adjacent neighborhoods or other nearby anchors are strongly encouraged and should be 'programmed' to encourage pedestrian activity, seating areas, and amenities.

## SECTION THREE – AREA THREE

This area accommodates medium to higher-density office, commercial, recreation, medical, and hospitality uses.

- A. Height.** The building must be a minimum of 3 to 8 stories with an occupiable height of 100'. Height is encouraged to be increased closer to Interstate 84. The TDARC can approve exceptions to the height requirement.

**B. Orientation.**

Building entrances in Area Three shall be oriented toward the major or primary streets or primary public event/open space(s), unless deviation is appropriate, per the discretion of the TDARC. Buildings located on an intersection shall have the main entrance oriented toward the major street. Any façade facing other streets shall have facades that 'turn the corner' with similar/complementary architectural features and character. Hospitality and office buildings may be oriented toward a street, right of way, or courtyard.

**C. Open Space/Gathering Spaces.**

Usable and functional open spaces are required. This definition may also include/allow for landscaped traffic islands, pedestrian plazas, arrival courts, landscaped sidewalk/pathway areas, game areas, public and employee amenity features such as water features, general green space, playgrounds, tot lots, pocket parks and other recreational uses. Open spaces between buildings that create landscaped courtyards or walkways to connect rear parking areas or to adjacent neighborhoods or other nearby anchors are strongly encouraged and should be 'programmed' to encourage pedestrian activity, seating areas, and amenities.