



**Development Application Transmittal**

**Link to Project Application: [Gateway At 10 Mile AZ H-2020-0046](#)**

**Transmittal Date: 5/1/2020    Hearing Date: 6/18/2020**

**Assigned Planner: Joe Dodson**

*To view the City of Meridian Public Records Repository, [Click Here](#)*

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org).

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office  
33 E. Broadway Ave., Meridian, Idaho 83642  
Phone: 208.888.4433|Email: [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org)



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**Hearing Date: June 18, 2020**

**Planner:** Joseph Dodson

File No.: H-2020-0046

Project Name: Gateway at 10 Mile

Request: Request for annexation and zoning of approximately 41.28 acres of land from RUT in Ada County to the C-G (26.54 acres) and R-40 (14.74) zoning districts to accommodate the future construction of a mixed-use commercial and high-density residential development, by GFI – Meridian Investments III, LLC.

Location: The site is located at the northeast corner of N. Ten Mile Road and W. Franklin Road, , in the SW ¼ of the SW ¼ of Section 11, Township 3N., Range 1W.

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**STAFF USE ONLY:**  
**Project name:** \_\_\_\_\_  
**File number(s):** \_\_\_\_\_  
**Assigned Planner:** \_\_\_\_\_ **Related files:** \_\_\_\_\_

**Type of Review Requested (check all that apply)**

- |  |  |
|--|--|
| <input type="checkbox"/> Accessory Use (check only 1)  | <input type="checkbox"/> Final Plat                    |
| <input type="checkbox"/> Daycare   | <input type="checkbox"/> Final Plat Modification       |
| <input type="checkbox"/> Home Occupation   | <input type="checkbox"/> Landscape Plan Modification   |
| <input type="checkbox"/> Home Occupation/Instruction for 7 or more   | <input type="checkbox"/> Preliminary Plat              |
| <input type="checkbox"/> Administrative Design Review  | <input type="checkbox"/> Private Street                |
| <input type="checkbox"/> DR Modification   | <input type="checkbox"/> Property Boundary Adjustment  |
| <input type="checkbox"/> Alternative Compliance  | <input type="checkbox"/> Rezone                        |
| <input checked="" type="checkbox"/> Annexation and Zoning  | <input type="checkbox"/> Short Plat                    |
| <input type="checkbox"/> Certificate of Zoning Compliance  | <input type="checkbox"/> Time Extension (check only 1) |
| <input type="checkbox"/> CZC Modification  | <input type="checkbox"/> Director                      |
| <input type="checkbox"/> City Council Review   | <input type="checkbox"/> Commission                    |
| <input type="checkbox"/> Comprehensive Plan Map Amendment  | <input type="checkbox"/> Council                       |
| <input type="checkbox"/> Comprehensive Plan Text Amendment   | <input type="checkbox"/> UDC Text Amendment            |
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Vacation (check only 1)       |
| <input type="checkbox"/> Conditional Use Permit Modification ( <input checked="" type="checkbox"/> only 1) | <input type="checkbox"/> Director                      |
| <input type="checkbox"/> Director  | <input type="checkbox"/> Commission                    |
| <input type="checkbox"/> Commission  | <input type="checkbox"/> Variance                      |
| <input type="checkbox"/> Development Agreement Modification  | <input type="checkbox"/> Other _____                   |

**Applicant Information**

Applicant name: GFI - Meridian Investments III, LLC. Phone: 801.292.5000

Applicant address: 74 East 500 S Ste 200 Email: trevor@tgirealestate.com

City: Bountiful State: UT Zip: 84010

Applicant's interest in property:  Own  Rent  Optioned  Other \_\_\_\_\_

Owner name: Franklin & Ten Mile LLC. Phone: \_\_\_\_\_

Owner address: 217 W. Georgia Ave., Ste. 100 Email: \_\_\_\_\_

City: Nampa State: ID Zip: 83686

Agent/Contact name (e.g., architect, engineer, developer, representative): Stephanie Leonard

Firm name: KM Engineering, LLP. Phone: 208.639.6939

Agent address: 9233 West State Street Email: sleonard@kmengllp.com

City: Boise State: ID Zip: 83714

Primary contact is:  Applicant  Owner  Agent/Contact

**Subject Property Information**

Location/street address: 2954 West Franklin Road Township, range, section: 3N., 1W., Section 11

Assessor's parcel number(s): S1211336065 Total acreage: 38.99 Zoning district: RUT

Project/subdivision name: The Gateway at 10 Mile

General description of proposed project/request: Annexation and zoning of approximately 39 acres for mixed-use retail, office, and high-density residential.

Proposed zoning district(s): R-40 and C-G

Acres of each zone proposed: R-40: 14.744 acres; C-G: 26.54 acres

Type of use proposed (check all that apply):

Residential  Office  Commercial  Employment  Industrial  Other \_\_\_\_\_

Who will own & maintain the pressurized irrigation system in this development? Commercial Owner's Association

Which irrigation district does this property lie within? Nampa & Meridian Irrigation District

Primary irrigation source: TBD Secondary: TBD

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): TBD

**Residential Project Summary (if applicable)**

Number of residential units: TBD Number of building lots: TBD

Number of common lots: TBD Number of other lots: TBD

Proposed number of dwelling units and square footage of living area (for multi-family developments only):

1 bedroom: \_\_\_\_\_ 2-3 bedrooms: \_\_\_\_\_ 4 or more bedrooms: \_\_\_\_\_  
(up to: 500 sq. feet) (up to: 250-500 sq. feet) (up to: 500 up to 1200 sq. feet)

Minimum square footage of structure (excl. garage): \_\_\_\_\_ Maximum building height: \_\_\_\_\_

Minimum property size (s.f.): \_\_\_\_\_ Average property size (s.f.): \_\_\_\_\_

Gross density (Per UDC 11-1A-1): \_\_\_\_\_ Net density (Per UDC 11-1A-1): \_\_\_\_\_

Acreage of qualified open space: \_\_\_\_\_ Percentage of qualified open space: \_\_\_\_\_

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse

Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

*NOTE: Specific design and configuration of the residential portion of the site will be determined with subsequent submittals*  
**Non-residential Project Summary (if applicable)**

Number of building lots: TBD Common lots: TBD Other lots: TBD

Gross floor area proposed: TBD Existing (if applicable): N/A

Hours of operation (days and hours): Per code Building height: Per code

Total number of parking spaces provided: TBD Number of compact spaces provided: TBD

*NOTE: Specific design, number of lots, and configuration of the site will be determined with subsequent submittals*  
**Authorization**

Print applicant name: Stephanie Leonard on behalf of GFI - Meridian Investments III, LLC.

Applicant signature:  Date: 4.07.2020

April 7, 2020  
Project No.: 20-005

Mr. Joseph Dodson  
City of Meridian  
Community Development Department  
33 E. Broadway Ave., Ste. 102  
Meridian, ID 83642

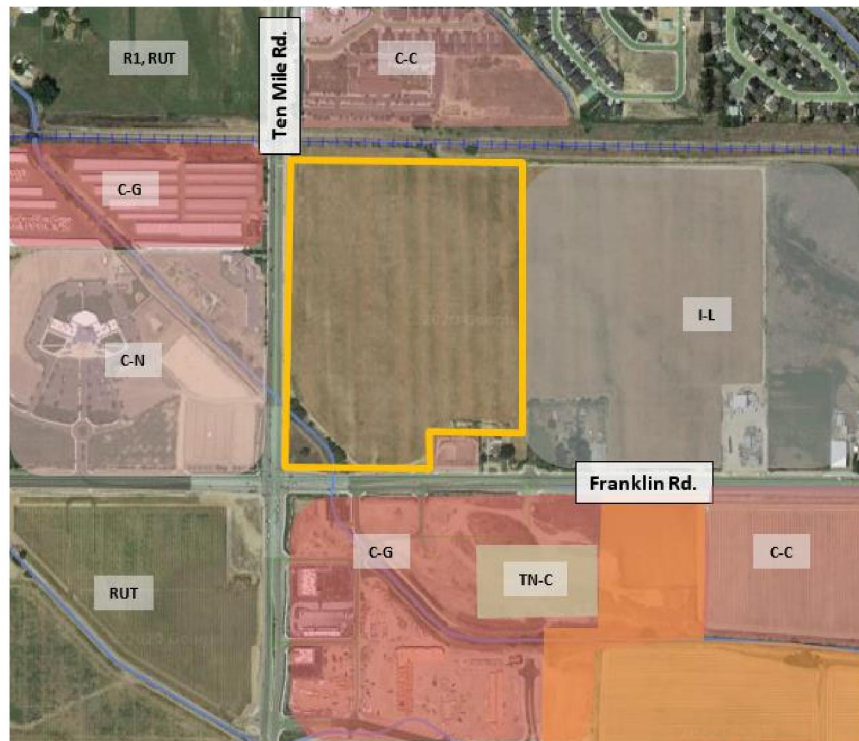
**RE: The Gateway at 10 Mile – Meridian, ID  
Annexation and Zoning and Development Agreement Narrative**

Dear Mr. Dodson:

On behalf of GFI-Meridian Investments III, LLC., we are pleased to submit the attached application and required supplements for annexation and zoning of a future mixed-use commercial and residential project located at the northeast corner of Ten Mile and Franklin Roads.

Site Information

The subject property is approximately 39 acres, is located at the northeast corner of W. Franklin Road and N. Ten Mile Road, and is currently zoned RUT (Rural-Urban Transition) in Ada County. The property is bounded on the north by railroad tracks and a church, zoned C-C (Community Business district); to the west by Ten Mile Rd., a church and a storage facility zoned C-N (Neighborhood Business Commercial) and C-G (General Retail and Service Commercial) respectively; to the east by a recently approved distribution center, zoned I-L (Light Industrial); and to the south by an ACHD storm drainage facility, zoned C-C, a private residence, zoned RUT, Franklin Rd., and the Ten Mile Creek mixed-use development, zoned C-G.



### Comprehensive Plan and Zoning

According to the City's Comprehensive Plan, the primary future land use designation is *Mixed Use Commercial* within the Ten Mile Interchange Specific Area Plan (TMISAP). Additionally, an area of the northeast portion of the site is designated as a *Civic* land use. Our proposed zoning designations and enclosed bubble diagram for future development align with the intent of the land use designations and the overarching TMISAP, as further discussed below.

We are proposing a bubble diagram with zoning designations in lieu of a plat or specific development plan to afford flexibility for future development. We believe that providing an adaptable template at the forefront will allow future development to respond to market trends while also remaining consistent with evolving adjacent and surrounding uses. This flexibility will also allow for a creative approach to achieving the intent and goals of the comprehensive plan and TMISAP. Our vision is to create a foundation that will maintain compatibility and establish the continuity of the Ten Mile area.

As mentioned, the current zoning designation for the project site is RUT in Ada County. We propose to annex and zone the property to the C-G and R-40 (High Density Residential) zoning districts to accommodate a mix of retail,

office, commercial, and high-density residential development. To simplify our request and to afford the widest breadth of potential uses, we are requesting the C-G district for all areas depicted as commercial and office/retail in the above bubble diagram; we are requesting R-40 for the residential and civic portion. Both zoning designations will support future development with the purpose of the mixed-use commercial designation in encouraging a mixture of office, retail, recreational, employment and other miscellaneous uses. In sum, our request is for approximately 26.54 acres within the C-G district and 14.74 acres within the R-40 district. These zoning designations are consistent with surrounding development, will aid in creating an area where people can live and work, and will yield the high-quality product we envision.



We foresee office, retail, service and neighborhood commercial and other compatible uses locating within the C-G district and believe our future development will reflect surrounding development. Our request for the R-40 district on the eastern part of the site is to accommodate future multi-family residential development. The R-40 designation will afford the widest range of setback and development standards, which will ultimately allow development to meet or exceed the target density within the residential portion while maintaining complementary neighborhood-serving uses within the commercial portion. Per staff's direction, we have included the civic land use within the R-40 designation to provide space for future transit-oriented use, should the need arise.

#### Access and Connectivity

Two full access points and one limited access point are proposed via Franklin Rd. as shown on the bubble diagram. Both full access points will be located where curb cuts exist and in alignment with access points south of Franklin. The limited access point will be located where an access point exists for the Irrigation District's maintenance of the Ten Mile Creek.

It is important to note that half of a future collector roadway is shown consistent with the Comprehensive Plan. Development of this roadway will need to be coordinated with properties to the south and east as those properties are not a part of the subject application.

Two full access points and two limited access points are proposed via Ten Mile Rd. to accommodate the commercial pad sites and ensure adequate traffic circulation and means of ingress/egress. All access points are proposed in locations to utilize existing curb cuts along Ten Mile. The three most northern access points align with existing curb cuts on the west side of Ten Mile.

We understand that pedestrian connectivity and integration of uses is paramount to the TMISAP and this development. We have included a portion of a north-south collector on the eastern part of the site as depicted on the future land use map and master street map. Internal pathways will be provided along the collector roadway and with the future development of each site and as required by subsequent applications.

#### Ten Mile Creek

In an effort to maintain the Ten Mile Creek and to utilize it as a natural amenity, we are requesting a waiver to 11-3A-6A-.3 to keep the waterway open. As the creek is currently situated, it crosses a corner of the site, leaving a small portion of land disconnected from the remainder of the project. To best utilize the disconnected space, we propose the C-G zone there, understanding that it will likely develop into a small specialty office or retail use. As such, two points of limited ingress and egress are planned. The Ten Mile access point is proposed via an existing curb cut just south of the Ten Mile Creek. The Franklin access point is currently gated and used as an access for the Irrigation District's maintenance of the creek.

#### Development Agreement

In conjunction with the annexation and zoning of the property we propose to enter into a development agreement to guide future development of the site. As the property is located within the TMISAP, this property could be subject to numerous design and development requirements not typical of most properties annexing into, or developing within, the City of Meridian.

To ensure flexibility and the option to implement innovative designs, we propose to adhere to certain design and development standards found in the TMISAP. The high-quality development we envision for this area will be a premier destination in Meridian, and we believe that conditioning our development to the design standards

listed below and in the enclosed draft Development Agreement will garner the kind of development the TMISAP aims to achieve. These standards are consistent with those required by the City for other nearby properties that have developed within the TMISAP.

We propose that the following items be included in the conditions governing development of the subject property:

- Buildings should relate effectively to the fronting streets. To the extent practical, buildings should be at or close to the property line facing the street with main entrances/facades oriented to the street.
- Buildings at the corner of Ten Mile and Franklin should "hold the corners" to the extent practical given the constraints of the site due to Ten Mile Creek.
- The space between a building façade and the adjacent sidewalk should be landscaped with a combination of lawn, groundcover, shrubs, and trees.
- Restaurants are encouraged to have outdoor dining. When possible, shops and stores are encouraged to open their doors and street front windows and use clear glass that allows visual access inwards and outwards.
- Incorporate human-scale design with building entrances placed close to the street, ground floor windows, articulated facades, appropriately scaled signs and lighting, and awnings and other weather protection.
- Provide elements that become focal points and announce special places in the Ten Mile area (gateway and entryway corridor signs, continuous walkways, attractive streetscape design and landscaping).
- Architectural character should establish a clear sense of identity for each activity center through an overall palette for each phase of the development while maintaining a degree of individuality for each building. The palette should address and coordinate key elements such as materials (walls, roofs, key architectural elements), and colors, etc.
- Signs should be compatible with the architecture of the buildings and businesses they identify in colors, materials, sizes, shapes, and lighting.
- Four-sided architecture is important where appropriate and visually effective and practical.
- Public spaces and linkages should be clearly defined.
- All street names within the subdivision shall be approved by the Street Name Committee (or Planning Commission, as applicable) prior to final plat approval.



Conclusion

We feel that the proposed zoning, as conditioned, will complement surrounding uses, fulfill the intent of the TMISAP, provide additional housing and commercial opportunities in this area, and be a high-quality addition to Meridian.

We appreciate the time you and other staff members have spent to help us understand the steps needed to accomplish this project. Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,  
**KM Engineering, LLP**

A handwritten signature in blue ink that reads "Stephanie Leonard".

Stephanie Leonard  
Land Planner

cc: GFI-Meridian Investments III, LLC.  
Mr. Trevor Gasser and Mr. Derek Gasser