



Development Application Transmittal

Link to Project Application: [TM Center PP H-2020-0074](#)

Transmittal Date: 6-25-2020 Hearing Date: August 6, 2020

Assigned Planner: Sonya

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.

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



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All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

City Council Hearing Date: August 6, 2020

Planner: Sonya

File No.: H-2020-0074

Project Name: TM Center

Request: Preliminary Plat consisting of 83 buildable lots and 2 common lots on 132.42 acres of land in the R-40, TN-C, C-C and C-G zoning districts, by SCS Brighton, et al.

Location: The site is located east of S. Ten Mile Rd. and south of W. Franklin Rd., in the north half of Section 14, Township 3N., Range 1W.



STAFF USE ONLY:

Project name: _____
File number(s): _____
Assigned Planner: _____ Related files: _____

Type of Review Requested (check all that apply)

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

Applicant Information

Applicant name: SCS BRIGHTON ET AL (AFFIDAVITS) Phone: _____
Applicant address: 2929 W NAVIGATOR #400 Email: _____
City: MERIDIAN State: ID Zip: 83642

Applicant's interest in property: [X] Own [] Rent [] Optioned [] Other

Owner name: _____ Phone: _____

Owner address: _____ Email: _____

City: _____ State: _____ Zip: _____

Agent/Contact name (e.g., architect, engineer, developer, representative): MICHAEL D WARDELE

Firm name: BRIGHTON CORPORATION Phone: 208.287.0512

Agent address: 2929 W NAVIGATOR #400 Email: mwardle@brightoncorp.com

City: MERIDIAN State: ID Zip: 83642

Primary contact is: [] Applicant [] Owner [X] Agent/Contact

Subject Property Information

Location/street address: NE OF TEN MILE / I-84 Township, range, section: T3N R1W S14

Assessor's parcel number(s): ATTACHED PARCEL LIST Total acreage: 132.42 Zoning district: R-40, TN-C, C-C, C-G

Project/subdivision name: TM CENTER
 General description of proposed project/request: 85 LOT COMMERCIAL / HIGH-DENSITY RESIDENTIAL SUBDIVISION
 Proposed zoning district(s): EXISTING R-40, TN-C, C-C, C-G
 Acres of each zone proposed: NO CHANGE WITH THIS APPLICATION
 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? OWNERS ASSN.
 Which irrigation district does this property lie within? NAMPA - MERIDIAN
 Primary irrigation source: SURFACE Secondary: —
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): —

Residential Project Summary (if applicable) R-40/TN-C Lots

Number of residential units: TBD Number of building lots: 9
 Number of common lots: _____ Number of other lots: _____
 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 _____

Non-residential Project Summary (if applicable) C-C/C-G Lots

Number of building lots: 74 Common lots: 2 Other lots: —
 Gross floor area proposed: TBD Existing (if applicable): N/A
 Hours of operation (days and hours): TBD Building height: CODE
 Total number of parking spaces provided: TBD Number of compact spaces provided: TBD

Authorization

Print applicant name: SCS BRILATON ET AL By MICHAEL D WARDLE
 Applicant signature: [Signature] Date: 5.20.20



May 28, 2020

Caleb Hood, Planning Manager
City of Meridian Planning Department
Meridian City Hall

Subject: TM Center Subdivision Preliminary Plat

Dear Mr. Hood,

During our March 19th ***TM Crossing Expansion*** pre-application meeting with staff, the initial focus was a preliminary plat for the TM Creek East, Calnon and Ten Mile Center properties. The discussion picked up your December 16, 2019, suggestion for consideration of an “*overall*” plan for Brighton’s entire Ten Mile complex through the City’s Planned Unit Development (*PUD*) process.

David Turnbull likened that effort to the *Barber Valley Specific Plan* and the self-governing ordinance and design guidelines adopted by the City of Boise in 2007 to guide the development of Brighton’s Barber Valley projects.

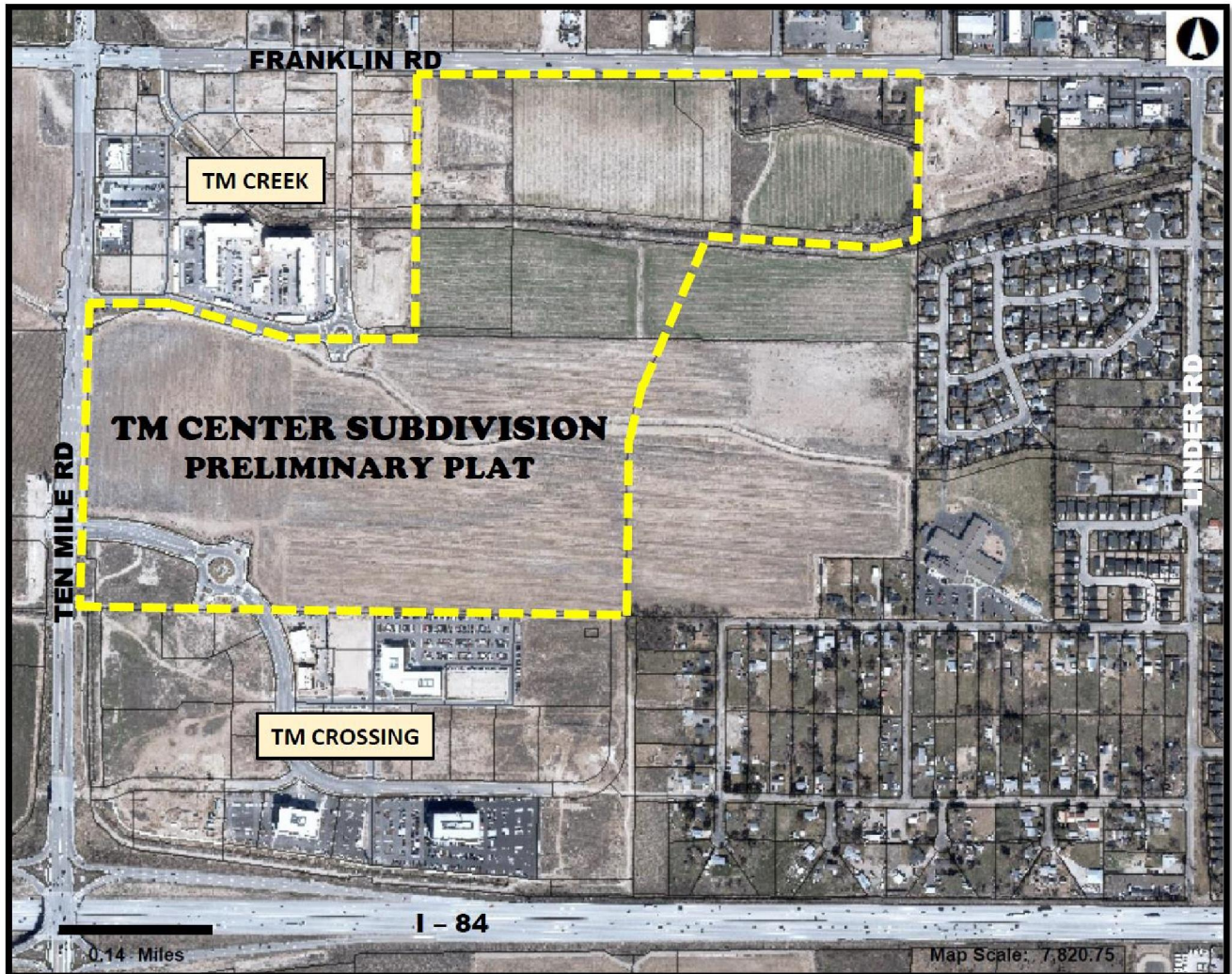
Conceptually, the direction taken from that meeting—aside from the processing of the preliminary plat—was the formulation of a Sub-Area Plan by PUD for the overall project to supersede the current Ten Mile Interchange Specific Area Plan (*TMISAP*) and the separate project approval and individual development agreement structure.

Thus, we are moving forward with two separate actions:

- **First:** This submittal of ***TM Center Subdivision***, a preliminary plat encompassing previously un-platted TM Creek East parcels, along with the Calnon, Ten Mile Center, and Bainbridge Franklin properties acquired by Brighton in 2017 and 2019.
- **Second:** Organization of a planning, architectural, and development team to formulate a *Ten Mile Crossing Sub-Area Plan* for subsequent submittal and review through the PUD process. This effort has commenced but will require a significant amount of team effort as well as additional review and coordination with staff prior to application.
 - Modification of the governing development agreements listed later in this narrative, along with zoning changes required for implementation, will also be addressed through the PUD process.

TM CENTER PRELIMINARY PLAT

TM Center Subdivision is a 132.42-acre, 85-lot commercial and high-density residential project encompassing the annexed and zoned Brighton properties (*below*) not part of the previously-approved *TM Crossing* and *TM Creek* project preliminary plats.

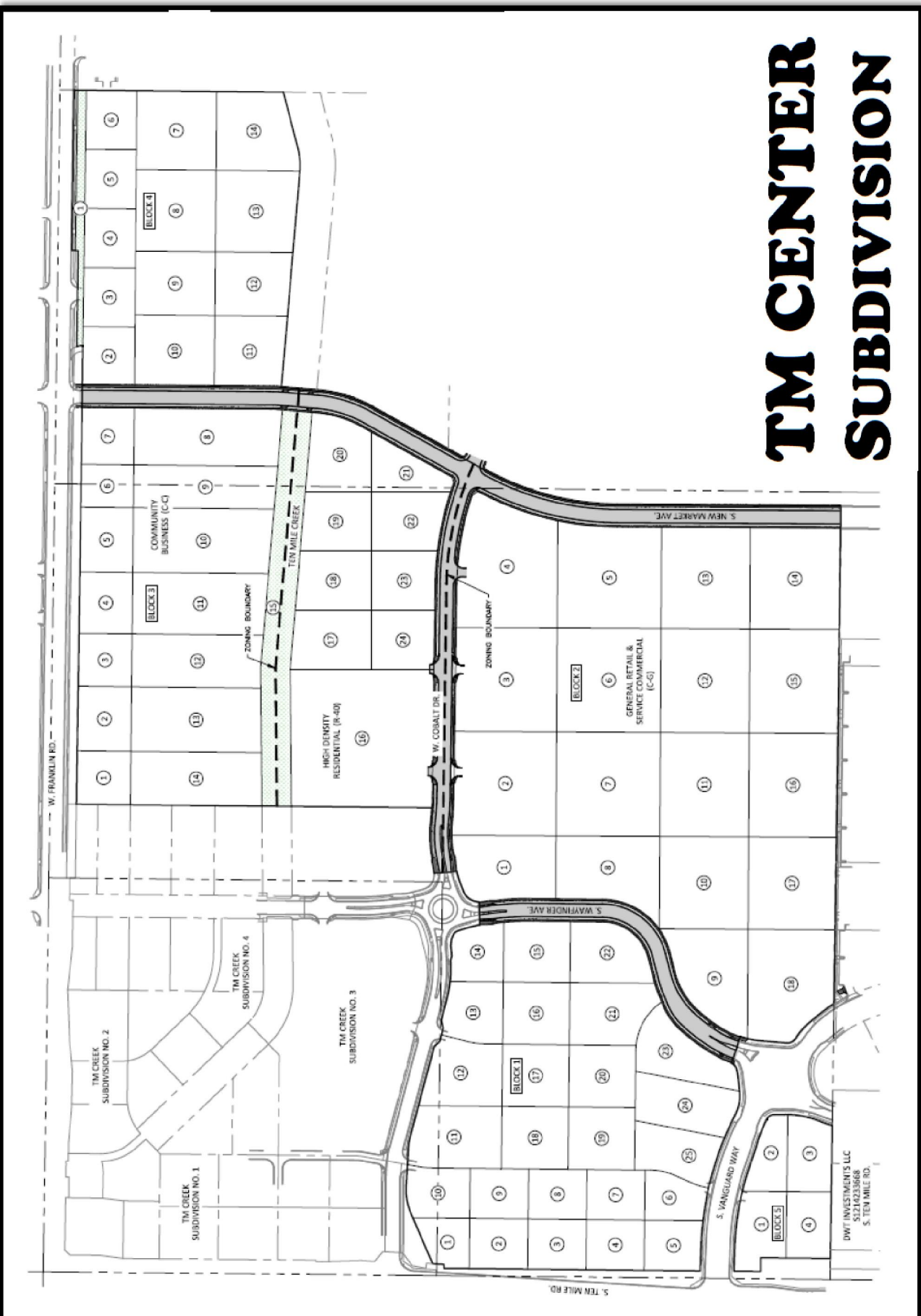


LOTTING

Seventy four (74) of the project's 85 lots depicted on the following page are commercial, with C-C and C-G zoning. The nine (9) lots between Tenmile Creek and Cobalt Drive (*Lots 16-24, Block 3*) will, at the completion of minor rezoning in conjunction with the Sub-Area Plan PUD process, be R-40, high-density residential; Lot 16 is a portion of the TM Creek Phase 2 apartment site.

Two common lots are proposed:

- Lot 15, Block 3, the Tenmile Creek amenity corridor, featuring a 10-foot wide multi-use pathway on the south side of the creek and Nampa-Meridian's maintenance road on the north.
- Lot 1, Block 4, adjacent to and parallel with Franklin Road, will be deeded to the Nampa-Meridian Irrigation District for the relocation of the Von Lateral.



TM CENTER SUBDIVISION

ROADWAY CIRCULATION SYSTEM

Initial project phases established principal Ten Mile Road intersections at Cobalt and Vanguard; and, in 2019, the Franklin Road intersection at Wayfinder. The development of *TM Center Subdivision* will complete the internal roadway connections between Ten Mile Road and Franklin Road through the system of collector roadways depicted below in conformance with the current TMISAP.

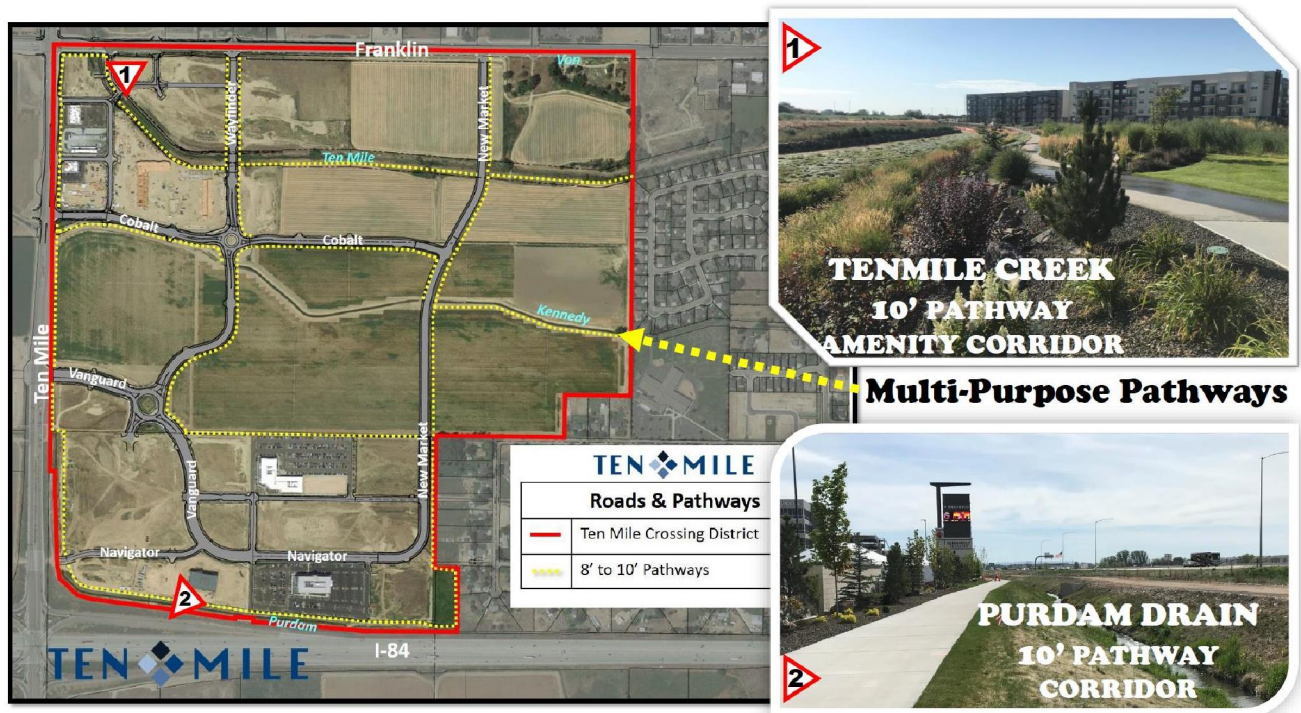
- In 2020, Wayfinder Ave. will be constructed between the Vanguard and Cobalt roundabouts, completing the first of two north/south public street connections. The second will be the “future” New Market Avenue extension from Navigator in *TM Crossing* to Franklin Road.
- Cobalt Drive, the east/west collector connection from Ten Mile to Wayfinder to New Market is more than two-thirds complete—from Ten Mile Road to the eastern boundary of the TM Creek Apartments–Phase 2 project site (*below*).



AMENITY CORRIDORS & PATHWAY SYSTEM

Amenities are typically associated with residential projects. However, the Ten Mile Crossing employment, retail and high-density residential “community” will benefit from an 8- to 10-foot wide on- and off-street multi-purpose pedestrian pathway system depicted below.

That system is off to a good start with two key components: The improved Tenmile Creek amenity and 10-foot pathway corridor from Franklin Road to Wayfinder; and the 10-foot pathway along the relocated Purdam Drain from the Navigator/Ten Mile Road underpass easterly, past the Paylocity building. Both, pictured below, will be expanded with Phase 2 of the TM Creek apartments, and the soon-to-be-completed LaSalle Building at the southeast corner of the project.



A third off-street component—a dual sidewalk “boulevard” along the City’s sewer main corridor north of the Ameriben Building—is partially complete. The existing sidewalk on the north boundary of Ameriben’s property will be extended to Vanguard on the west and to New Market on the east. A second, parallel sidewalk will be added to the north with a planter bed between the two sidewalks with future *TM Center Subdivision* development phases.

In addition to those off-street facilities, multi-purpose pathways along Wayfinder and New Market will connect Tenmile Creek and the Purdam Drain; and provide a link to the existing 10-foot pathway adjacent to Ten Mile Road. Combined, that 3.5-mile “system” will provide Ten Mile Crossing employees and residents with active/passive options and “pause-and-enjoy” stations.

All of the above, which will be detailed in the Ten Mile Crossing Sub-Area Plan, is in addition to the sidewalks along the public streets!

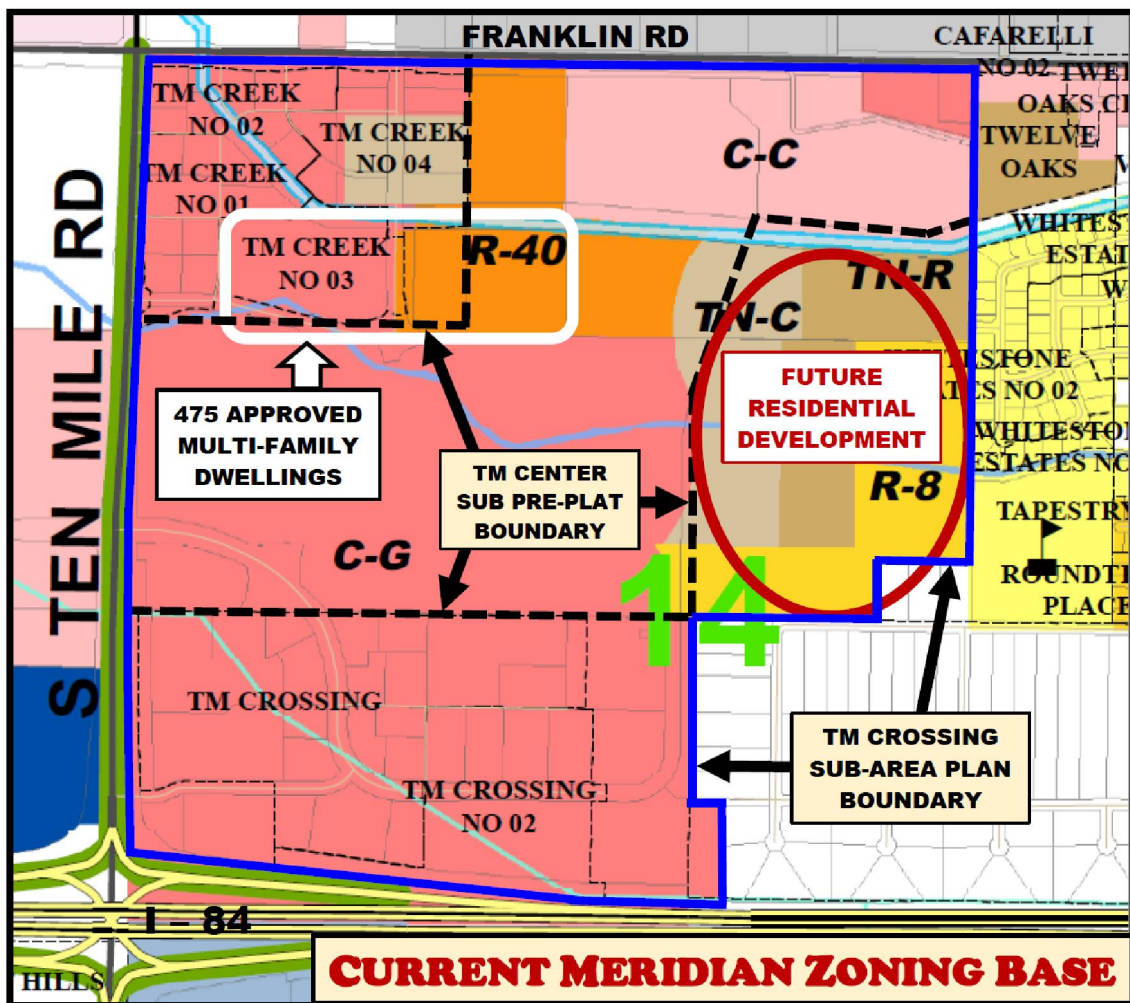
REGIONAL TRANSIT

According to Mark Carnopis, VTR Community Relations Manager, *ValleyRide* currently has an intermediate stop at Ten Mile Crossing in its Boise-Nampa service. As the project's employment and residential population grows, and more of the internal roadway system connections are completed, the opportunity for expanded transit service will also grow. Stephen Hunt, VRT Principal Planner, has been tasked to work with Brighton to determine the nature and timing of that service. Public transportation—specifically VRT service and facility needs—will be addressed in the future Ten Mile Crossing Sub-Area Plan.

RESIDENTIAL—NOW AND IN THE FUTURE

The existing Ten Mile Center and Calnon development agreements, combined, require a minimum of 593 dwelling units. There was no such requirement for *TM Crossing* and only a reference to a density range of 16 to 25 dwellings per gross acre for the *TM Creek* R-40 zoned parcel.

- Approved Multi-Family. There are 475 approved residential units within the bounds (*Blue outlined-area below*) of the forth-coming Ten Mile Crossing Sub-Area Plan: The 240 *Lofts at Ten Mile*, the first multi-family *TM Creek* project completed in 2019; and the 235 Phase Two *Flats at Ten Mile* units currently under construction. Additional residential units are anticipated east of *The Lofts* and *The Flats* in the high-density residential corridor between Wayfinder and New Market, south of Tenmile Creek.



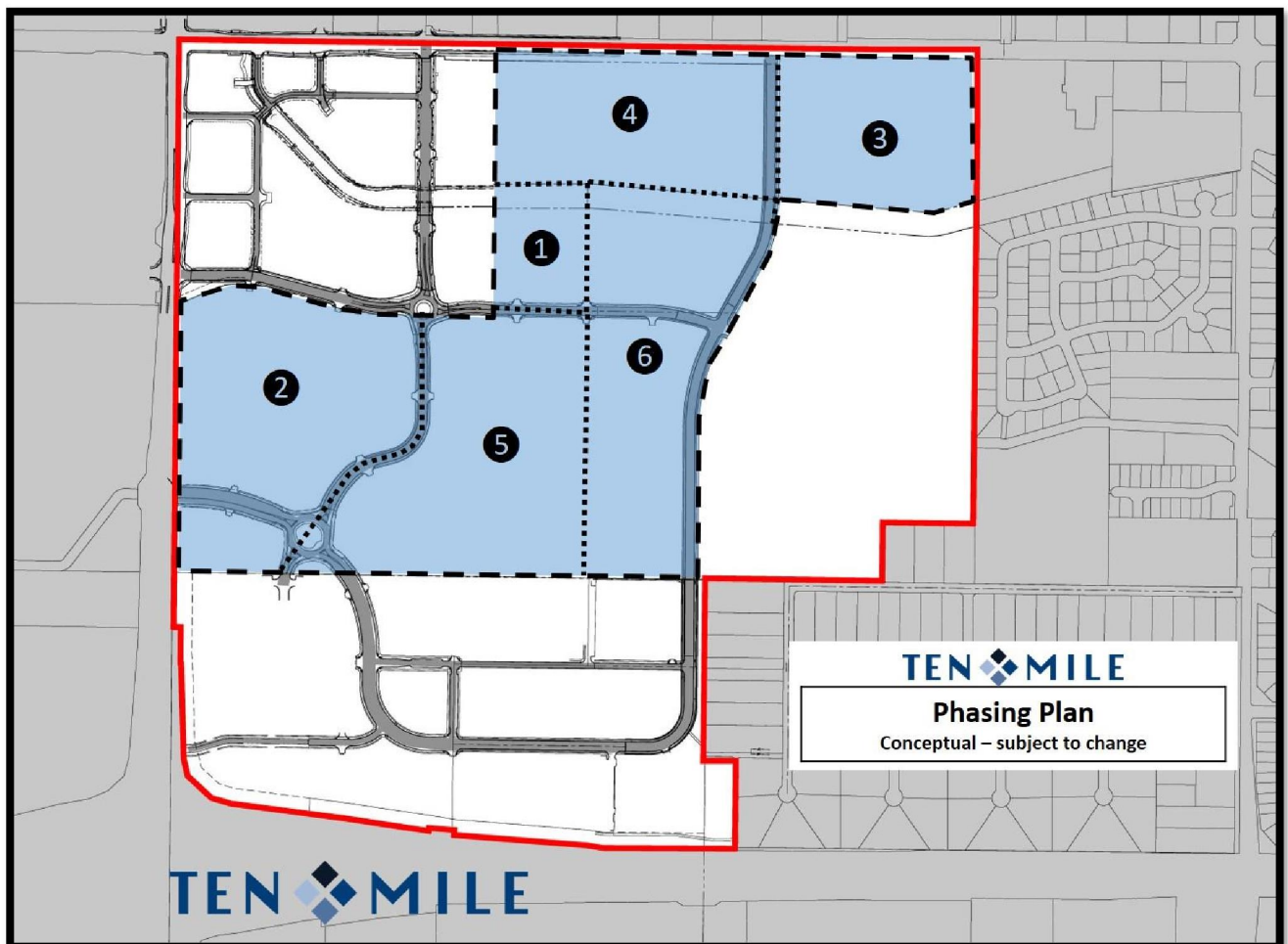
- Future Residential Development. TN-R and R-8 residential zoning is in place for development of Treasure Valley Investments’ and Calnon properties east of New Market Avenue “circled” in the graphic on the prior page. That area has not yet been preliminary-platted; thus, potential unit counts are unknown.

With 475 multi-family units approved and constructed, or under construction within the Ten Mile Crossing complex—plus the un-platted R-40, TN-R and R-8 properties, the number of residential units will far exceed the current DA-mandated minimum of 593 dwellings. “Future Residential” will be addressed in greater detail in the Ten Mile Crossing Sub-Area Plan and subsequent preliminary plats.

PROJECT PHASING

Market demand will determine the ultimate phasing of *TM Center Subdivision*. Conceptually, six phases are possible. Phase 1 depicted below is already underway as a portion of the 235-unit *Flats at Ten Mile* apartment project mentioned on the prior page. Phase 2 will commence this year with the completion of Wayfinder Avenue from Vanguard to Cobalt between the existing roundabouts.

The development of Phases 3 through 6 may vary in area and sequence—the result of product need and market demand.



BUILDING ELEVATIONS

Included in the appended submittal documents are fourteen (14) slides of existing and approved buildings at Ten Mile Crossing: Commercial, office, retail and residential structures including multi-story office buildings; single-story commercial structures (*medical, hospice, gym, restaurant and food service, retail, auto service*); and the first two multi-family projects.

Until completion of the Ten Mile Crossing Sub-Area Plan design guidelines, these elevation “*typicals*” are to be the guide—the point-of-reference—for consideration and approval of Design Review submittals.

“FUTURE” DEVELOPMENT AGREEMENT MODIFICATIONS

The Ten Mile Crossing Sub-Area Plan will address the “*Governing Conditions*” of the development agreements listed below. A review of the DA’s specific to the **TM Center** preliminary plat has not identified any impediment to the proposed preliminary platting action. Development proposals submitted prior to Sub-Area Plan approval, and associated zoning modifications, are expected to be compliant with the current DA’s and underlying zoning.

TM CROSSING (AZ 12-005 / CPAM 12-001 / PP 12-003)

- Original Instrument #114002254 Recorded January 9, 2014
- Addendum Instrument #2016-062220 Recorded July 13, 2016
- 2nd Addendum Instrument #2017-051907 Recorded June 8, 2017
- TMC Expansion Instrument #2019-011700 Recorded February 13, 2019

TM CREEK / TM CREEK EAST (AZ 13-015 / PP 13-020)

- Original Instrument #114045759 Recorded June 12, 2014
- 1st Addendum Instrument #2016-073497 Recorded August 11, 2016
- 2nd Addendum Instrument #2017-113747 Recorded November 29, 2017

TREASURE VALLEY INVESTMENTS (AZ 14-001)

- Original Instrument #2014-065514 Recorded August 13, 2014

CALNON PROPERTIES (AZ CPAM H-2015-0017)

- Original Instrument #2016-030845 Recorded April 13, 2016

BAINBRIDGE FRANKLIN (AZ H-2018-0057)

- Original Instrument #2019-077071 Recorded August 21, 2019

Through the PUD process, the Sub-Area Plan will create a single, project-unifying “*ordinance*” with its own, unique design guidelines to supersede the existing individual development agreements and their governing conditions.

We look forward to the results of that process!

CONCLUDING STATEMENT

We look forward to presenting the *TM Center* preliminary plat to the Planning & Zoning Commission and City Council. Please let me know if you have questions or require additional information for expedited response.

For Brighton et al,

Michael D. Wardle
Director of Planning

APPENDED DROPBOX ELECTRONIC FILES, DRAWINGS & EXHIBITS

- 01 TM Center Subdivision Project Application Narrative
- 02 Narrative Signature Page
- 03 Development Review Application and Parcel List
- 04 Application Fee Calculation
- 05 TM Center Subdivision Preliminary Plat Checklist/**Parcel Verification Request Email**
- 06 Legal Description: Preliminary Plat Boundary
- 07.0–07.6 Deeds (Key Map plus 6 Deeds)
- 08 Affidavits of Legal Interest (4)
- 09 Vicinity Map: TM Center Subdivision

Drawings / Exhibits

- 10 TM Center Preliminary Plat
- 11 TM Center Landscape Plan
- 12 Typical Commercial & Multi-Family Residential Elevations (14 slides)
- 13 Conceptual Engineering Plans
- 14 Phasing Plan
- 15 TM Center Ownership Graphic
- 16 Ten Mile Crossing Pathway System

Miscellaneous

- 17 Pre-Application Meeting Notes
- 18 Neighborhood Meeting Sign-in Sheet & Meeting Invitation
- 19 Commitment to Post
- 20 Subdivision Name Approval
- 21 Seasonal Groundwater Information (3 pages)
- 22 ACHD Statement That a Traffic Impact Study is Not Required

CONCLUDING STATEMENT

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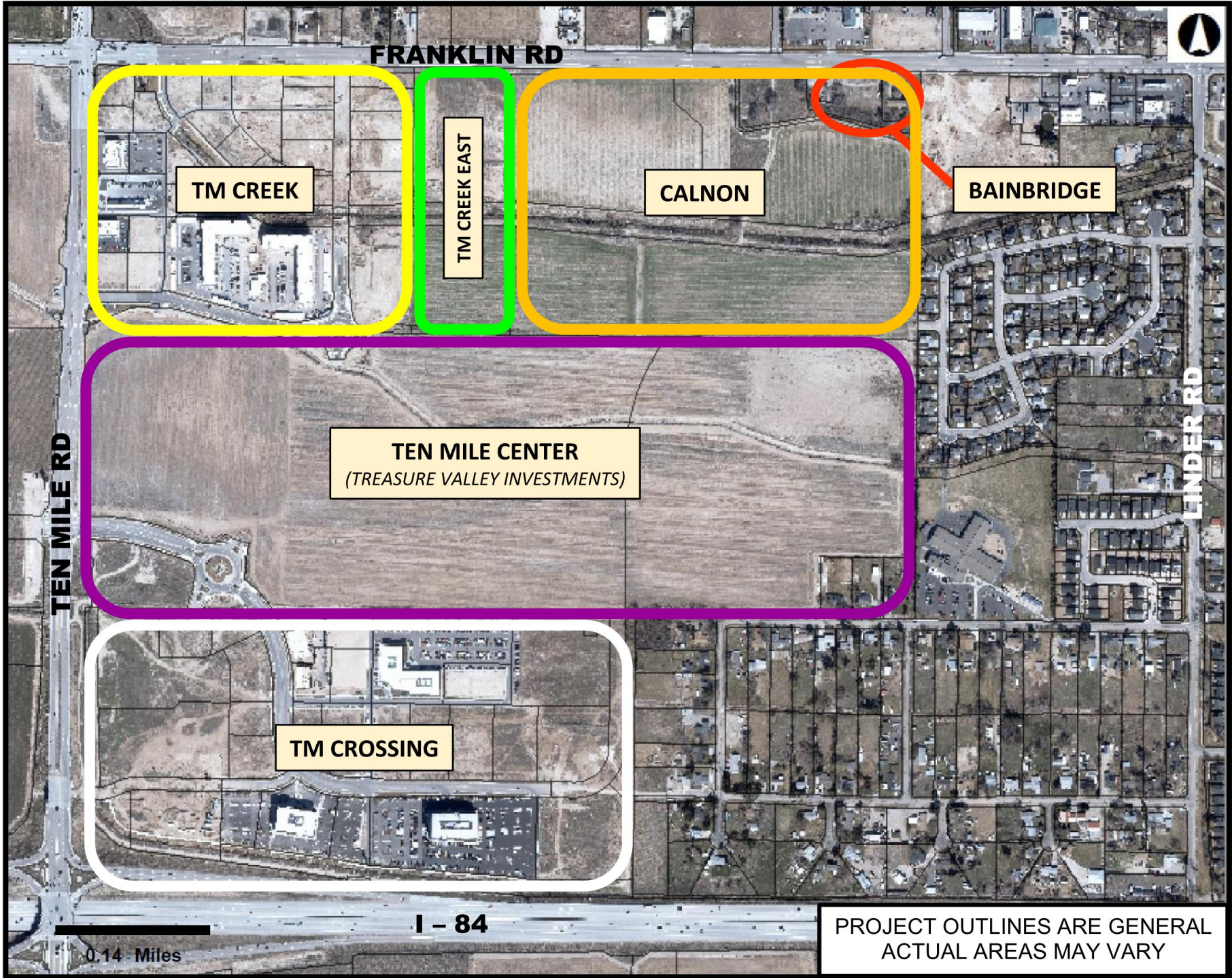
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TM CREEK

TM CREEK EAST

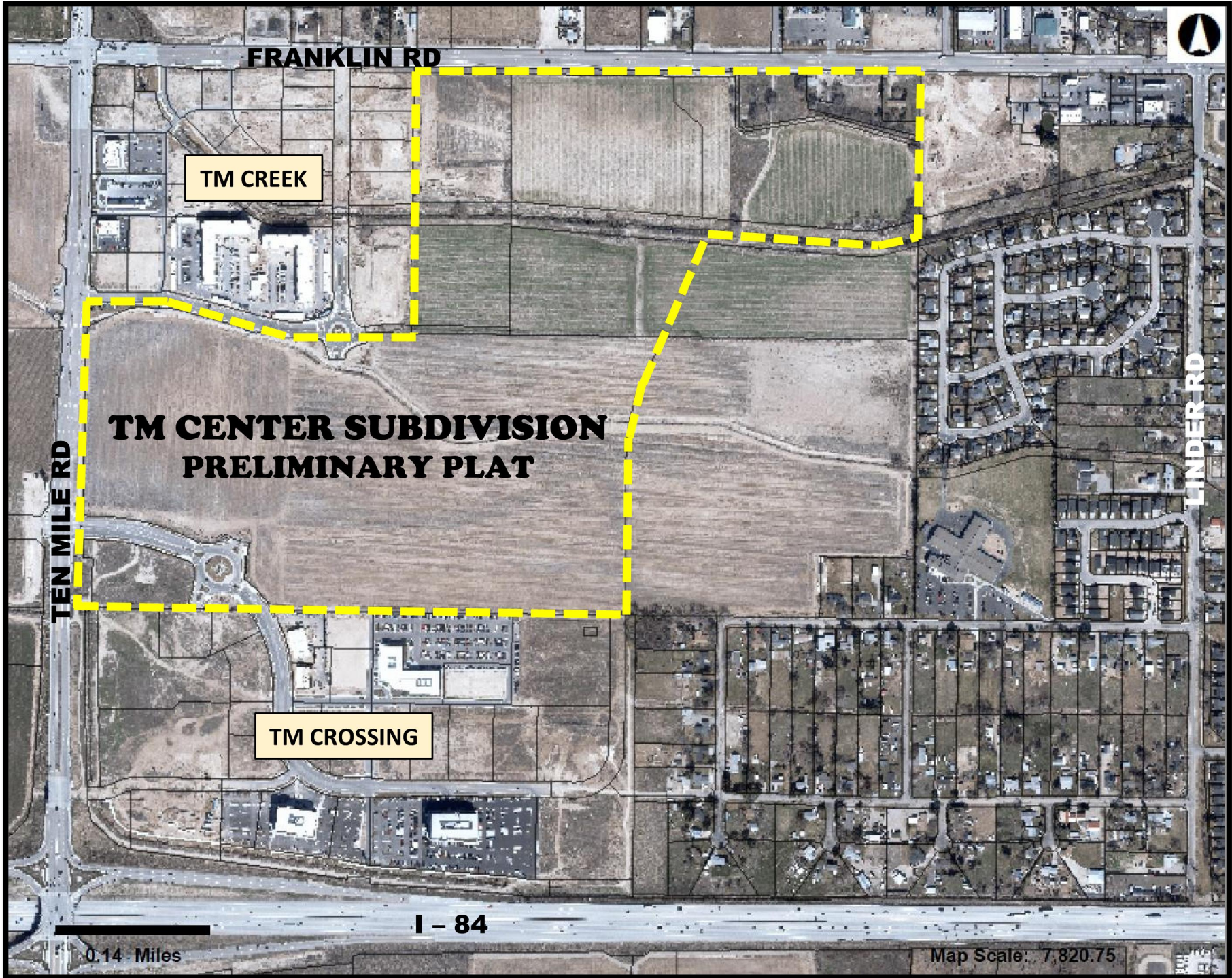
CALNON

BAINBRIDGE

TEN MILE CENTER
(TREASURE VALLEY INVESTMENTS)

TM CROSSING

PROJECT OUTLINES ARE GENERAL
ACTUAL AREAS MAY VARY



FRANKLIN RD

TM CREEK

**TM CENTER SUBDIVISION
PRELIMINARY PLAT**

TEN MILE RD

LINDER RD

TM CROSSING

I - 84

0.14 Miles

Map Scale: 7,820.75

