

NAMPA DESIGN REVIEW COMMITTEE REGULAR MEETING MINUTES

May 15, 2023

Meeting Call to Order/Roll Call

Committee members Hatch (via Teams), Genther, Manlove, Veloz, Smith, Gable, Volkert were present.

(1) Announcements

- 1-1. Introduction of Associate Planner

(2) Approval of Minutes

- 2-1. Approval of March 20, 2023 Design Review Committee Minutes

Moved by Smith and seconded by Gable to approve the minutes. Motion carried.

(3) Review Items

3-1. Design Review Committee Approval for revisions, **including a change of material from stone to stucco**, for 3 multi-family buildings, located in a BC (Community Business) Zoning District, at 3225 E Greenhurst Rd, (R211390000) for Tom Williams, architect, representing Greenhurst Apartments LLC, Owner, city file no. DR-00214-2022, previously approved by the Committee on April 19, 2022 (ACTION ITEM – presented by Breanna Son).

Chair opened the public meeting.

Tom Williams, TRW Architecture, 515 E Parkway Ct, Boise, presented the request, noting the change of materials and citing the cause as "value engineering." Additional stucco is proposed to be used as the substitute for the cultured stone veneer. Lap siding is proposed to be used in place of the board and batten in certain areas. Cultured stone veneer is proposed to be removed entirely and substituted with stucco with the same overall color scheme.

Breanna Son, Senior Planner, presented the staff report, reviewing the previous application vs. proposed elevations. The Nampa zoning code requires that new multiple-family residential developments within the Community Business (BC) Zone must first be approved through a design review process for a building permit to be issued. The nature of the proposed revisions to the previously approved elevations required that the Committee review the changes.

Conditions of Approval:

Generally:

- 1. That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,

Specifically:

- 1. Building Lighting Standards: (1) On buildings: All exterior structure lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaires and shall be directed so as to prevent direct illumination of adjoining properties. Building mounted lights shall not be higher than twenty-five feet (25') from ground level. (2) The height of a freestanding light fixture (e.g., in a parking lot area) shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaires (i.e., "downlighting"). (3) Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. (4) Pedestrian circulation routes shall be illuminated. (5) Floodlights shall not be allowed, except when necessary for security.

2. The trash receptacle on the north side of the property shall be moved in a manner as to not be visible from the right-of-way or blocking the view of the central open space and shall be screened from view; or consolidated to only include one trash enclosure on the property.

Committee comments:

- Overall perception that this action is a reduction in quality of the overall project and perhaps utilized as a cost saving measure.
- Diminishing of overall texture/quality causes less curb appeal.
- Committee approved the original concept because they appreciated the design that was presented at the time.
- Changing the materials that were originally approved is not desirable.

No public comments.

Moved by Volkert and seconded by Gable to close the public meeting. Motion carried.

Moved by Hatch and seconded by Manlove to **approve** the request for the following changes to the siding of the buildings:

- Using lap siding in place of board and batten in the locations noted on the revised elevations
- Using lap siding in place of stucco in the locations noted on the revised elevations
- Using stucco in place of board and batten in the locations noted on the revised elevations
- Using board and batten in place of stucco in the locations noted on the revised elevations

The following request was **denied**:

- Using stucco in place of the stone veneer in all locations noted on the revised elevations

In favor: Manlove, Volkert, Genther, Hatch, Smith. Opposed: Gable. Motion carried.

Chair Veloz notified applicant of the appeal process.

3-2. Design Review Committee Approval for architectural plans related to the construction of one 7,200 sq ft commercial flex building, located in the RP (Residential Professional) Zoning District, at 5009 Stamm Ln, (R2501101000), Lot 32 of the Maple Leaf Subdivision, south of Stamm Ln. and east of N Happy Valley Rd., for J. Gregory Toolson, Architect, representing Roselands 345 LLC, owner. city file no. DR-00282-2023 (ACTION ITEM – presented by Kristi Watkins).

Clerk's note: This item was moved to the third meeting item during the meeting.

Chair opened the public meeting.

Greg Toolson, 1135 12th Ave Rd, Nampa, presented the request. The exterior design incorporates a brick veneer, prefinished vertical metal siding, cement stucco, and aluminum storefront/vinyl window fenestration. The exterior design incorporates vertical brick pilasters at each façade to create varying parapet heights and wall relief.

Kristi Watkins, Principal Planner, presented the project, noting that the parcel as developed within the Maple Leaf Subdivision has quite a lot of slope in it as well as a drainage swale along the southern boundary. Acer loop is a loop road that creates a horseshoe through the Maple Leaf Subdivision. There are two entrances into the parking lot from Acer Loop on the east and west sides. There is no access directly onto Stamm Ln. The landscape plan was reviewed and approved by staff. The mechanical units are roof mounted and will be screened by the parapet walls.

One trash enclosure is located within the parking area along Stamm Ln constructed of prefinished vertical metal siding to match the building. Due to the configuration of the lot, this may be the only location for the

trash enclosure. Landscape plans have been reviewed to ensure enhanced landscaping will screen the enclosure when it is mature.

A 7' wide sidewalk runs the length of the front of the building and connects to sidewalks on either side that go out to Stamm Ln and also south into the Maple Leaf Subdivision providing connectivity to the residences and open space amenities (gazebo and playground).

The project has proposed three materials and three colors. Exterior finish materials include stucco painted off-white, brick in burgundy and vertical metal siding in aged bronze. The north side of the building is considered primary. No one materials exceeds 50%, therefore the primary façade is compliant with this section of code. On all other facades, no one material exceeds 70%, therefore all of the facades are compliant with code.

All walls are longer than 50'. The north façade shows jogs in the roofline and offset along the front wall plane as well as a canopy and balcony railing. The south side shows a raised parapet with taller pilasters in the center of the wall face. The east and west elevations that are 60' in length have side views of the front parapet walls and have pilasters dividing the wall plane.

The entrances to the tenant spaces are defined with aluminum and glass storefront packages, two spaces are protected by a steel awning/canopy and the other space is protected by a balcony on the second floor with wrought iron railing.

The north side is considered primary and shows 25.2% glazing. Therefore, the glazing is compliant with this section of code.

The roofing material is TPO and is screened by the parapet wall.

Issue for Discussion:

Location of trash enclosure along Stamm Ln. Only location for it to go on the property due to the layout of the mixed-use development. It is screened sufficiently with landscaping.

Conditions of Approval:

Generally:

1. That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as Design Review Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,

Specifically:

1. Building Lighting Standards: (1) On buildings: All exterior structure lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaries and shall be directed so as to prevent direct illumination of adjoining properties. Building mounted lights shall not be higher than twenty-five feet (25') from ground level. (2) The height of a freestanding light fixture (e.g., in a parking lot area) shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaries (i.e., "downlighting"). (3) Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. (4) Pedestrian circulation routes shall be illuminated. (5) Floodlights shall not be allowed, except when necessary for security.
2. Provide a site layout that accommodates the slope conditions and drainage swale, as noted in the Nampa Engineering Division comments listed in the staff report, at the time of building permit submittal.

Toolson stated that a civil engineer would be assisting with the grading issues.

The Committee accepted the location of the trash enclosure.

Moved by Volkert and seconded by Gable to close the public hearing. Motion carried.

Moved by Smith and seconded by Manlove to approve the project as presented. Motion carried.

3-3. Design Review Committee Approval for architectural plans related to the construction of nine (9) multi-family apartment buildings (299 units), located in the future RMH (Multiple-Family Residential) Zoning District (if approved for annexation), at the northwest corner of Cherry Ln and Can-Ada Rd (R30740012A0 & R3074001200) on 16.53 acres, for Kimley-Horn. city file no. DR-00283-2023 (ACTION ITEM – presented by Breanna Son).

Clerk's note: This item was moved to the second meeting item during the meeting.

Chair opened the public meeting.

Joe Dodson, Kimley-Horn, 1100 W Idaho St, #210, Boise, presented the request and reviewed elevations, parking and qualified open space. A 100+ buffer has been added to the west of the project in consideration of the single family homes to the west.

Breanna Son, Senior Planner, presented the project, reviewing elevations, breakdown of materials, glazing requirements and proposed findings. There are 3 trash enclosures provided throughout the site. They are to be screened with a wood or trex style gate, with CMU in a sandstone color on the sides and rear. The proposed materials and colors match the clubhouse elevations. One of the trash enclosures is located along the east property line, along N Can Ada Rd. Being that this is in the front of the development, this has been listed as an item for discussion by the committee.

There are mechanical rooms within each building. Each living unit will have a ground mounted A/C condenser. The applicant intends to screen the units with landscaping. The landscape or site plan did not note the specific plant types intended to be used for screening, therefore this has been listed as a condition of approval.

A site lighting plan was submitted. Lighting is dispersed throughout the site and focused on the parking areas and walkways into the building.

No perimeter fencing is proposed at this time. Code does allow for typical residential style fence at the sides and rear of multi-family projects. A fence is proposed around the pool for safety.

Two signs are proposed, one at each entrance of the development. The applicant anticipates that these monument signs will be constructed with a similar stone as found on the buildings.

The development is required to provide 32,518 square feet in recreation space. The open space amenities include a clubhouse and pool area, 2 shaded picnic areas with gazebos, a pathway along the canal, and open grassy areas. The applicant's narrative also noted that a bocce court, tot lot, dog run, and if space allows (and demand is present) a pickleball court will also be provided. Sidewalk will be provided throughout the site, connecting the buildings to the parking areas and the amenity spaces. Bicycle parking is provided throughout the site as well. This development is required to provide 393 square feet in public space. The proposal exceeds that, providing a total of 93,000 square feet of both recreation and public space.

Conditions of Approval:

Generally:

1. That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as Design Review Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,

Specifically:

1. Building Lighting Standards: (1) On buildings: All exterior structure lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaries and shall be directed so as to prevent direct illumination of adjoining properties. Building mounted lights shall not be higher than twenty-five feet (25') from ground level. (2) The height of a freestanding light fixture (e.g., in a parking lot area) shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaries (i.e., "downlighting"). (3) Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. (4) Pedestrian circulation routes shall be illuminated. (5) Floodlights shall not be allowed, except when necessary for security.
2. A 25' landscape buffer shall be installed along the frontage of Cherry Ln. and N Can Ada Rd.
3. Ground mounted equipment and utilities shall be placed and installed in such a way to have the least impact on adjoining properties and shall be screened from public view with landscaping. The landscaping shall include a combination of evergreen and deciduous bushes and trees, with a minimum of five-foot (5') depth continuous around utility. This five-foot (5') landscaping buffer shall contain plantings, irrigation, landscaping fabric and ground cover.
4. The entrance monument signs shall have their materials and colors harmonize with the building materials and colors to which they are associated.
5. The rear and side of the trash enclosure, along the east property line, that partially face N Can Ada Road shall be screened with landscaping, in addition to the CMU walls and gate. The additional landscaping for screening shall be placed on the south side of the sidewalk adjacent to the trash enclosure.

No public comment.

Moved by Manlove and seconded by Gable to close the public hearing. Motion carried.

Moved by Gable and seconded by Smith to approve the project as presented. Motion carried.

3-4. Design Review Committee Approval for architectural plans related to the construction of two (2) multi-family apartment buildings (162 units), located in the BC (Community Business) Zoning District, at 5214 Stamm Ln, (R3049800000) in the Nampa Gateway Center, for Tucker Anderson of Babcock Design, representing Gardner Co, Owner. city file no. DR-00284-2023 (ACTION ITEM – presented by Keana Poach).

Chair opened the public meeting.

Weston Arnell, 800 W Main St, #1220, Boise and TJ Winger, Babcock Design, 800 W Main St, #940, Boise, presented the request.

Keana Poach, Associate Planner, reviewed elevations, façades, and breakdown of materials, clarifying the proposed building to be 4 stories. The north elevation has a material that exceeds the 50% that is typically allowed on a primary façade (potential issue for discussion).

The mechanical units are roof mounted and will be screened from view by a parapet wall. The two trash enclosures are located in the southwest corner and along the east property line. They will be screened by split face CMU blocks with a metal gate along with landscaping. The location of the trash enclosure along the east property line is listed as an issue for discussion for the Committee since it would be considered in front of the development along Clearview Ave.

The development is required to have 13,438.26 sq ft in open recreation space. A variety of amenities are provided, including a pool deck, large grass areas, a pet area, walking paths, and an outdoor kitchen. The open recreation space provided totals 47,295 sq ft, or 17.5%, exceeding the 5% requirement. The clubhouse is 7,540 square feet and includes a variety of amenities such as a leasing center, clubroom & kitchen area, fitness room, zoom rooms, pool & spa area, and tot lot. In the future, there will be a park installed in the development immediately to the West of this project. The Committee appreciated the visual appeal of the project's design.

Issues for Discussion:

- Location of trash enclosure along N Clearwater Ave.
- 54% material on the clubhouse.

Conditions of Approval:

Generally:

1. That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as Design Review Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,

Specifically:

1. Building Lighting Standards: (1) On buildings: All exterior structure lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaries and shall be directed so as to prevent direct illumination of adjoining properties. Building mounted lights shall not be higher than twenty-five feet (25') from ground level. (2) The height of a freestanding light fixture (e.g., in a parking lot area) shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaries (i.e., "downlighting"). (3) Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. (4) Pedestrian circulation routes shall be illuminated. (5) Floodlights shall not be allowed, except when necessary for security.
2. Trash enclosure that was proposed on the east side of the property shall be relocated away from the right of way or screened appropriately with extra landscaping.
3. The north primary façade on the clubhouse building shall ensure that all materials be reduced to 50% or less. Please include a material breakdown with the building permit submittal.

No public comment.

Moved by Gable and seconded by Manlove to close the public hearing. Motion carried.

Moved by Manlove and seconded by Gable to approve the project as presented. Motion carried.

Meeting Adjourned.