

NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE

MEETING HELD

Monday, April 19, 12:30 P.M.

City Hall Council Chambers

And VIA MICROSOFT TEAMS MEETING

The roll of the Committee was taken with the following members present:

Chris Veloz - Chairman (Chambers)

Jeff Hatch – Vice Chairman (via Teams)

Roger Volkert (Chambers)

Myron Smith (Chambers)

Meggan Manlove (via Teams)

Principal Planner Kristi Watkins

Absent:

Aaron Randell

Mike Gable

Chairman Veloz called the meeting to order at 12:32 p.m.

Approval of Minutes: Volkert motioned and Hatch seconded to approve the Minutes of the March 15, 2021 Building and Site Design Standards Committee. Motion carried.

Communications: None

Chairman Veloz proceeded to the hearing items on the agenda.

DR-00157-2021, Building and Site Design Approval for architectural plans related to the new construction of an Apartment Complex (to include a 5,533 s.f clubhouse, ten 8,929 s.f. 12-plexes, four 10,980 s.f. 12-plexes, two 7,771 s.f. 24-plexes, and 1,090 & 1,052 s.f. garage structures) located at 411 E Hawaii (R1177600000, R1177900000, & R1681700000), on 18.63 acres of a portion of the NW ¼ of Section 34, T3N, R2W, BM, east of 12th Ave Road, south of Hawaii Ave, for Patrick Stoffregen, Pedcor, Applicant. (*ACTION ITEM*)

Patrick Stoffregen, Pedcor, 770 3rd SW, Carmel, Ind, presented on-line.

- Shared information on screen
- Old St. Alphonsus hospital site
- Showed elevations of a different apartment complex, but will be similar
- This will be similar to the final product proposed with materials and overall color scheme
- Pedcor is a full-service company that designs and owns apartment communities, 34 years active in 21 states.
- Currently in site acquisition and design and will be involved long-term.
- Members of staff also in attendance at this meeting.
- Units include spacious living rooms, updated kitchens, w/d hookups, patios/balconies for every unit. Clubhouse with community room, full kitchen, fitness center, business center and pool. Full time management and maintenance staff on site.
- Brandon McDougald, Kimley Horn is in attendance in person.

Staff Planner, Kristi Watkins, presented the Staff Report as follows:

This is a Multi-Family Project. This Multi-Family project proposes 264 units in 11 structures in Phase 1 and 120 units in 5 structures in Phase 2. Phase 1 will also include a clubhouse. She indicated that this

review would be for all phases of the project so they wouldn't need to come back for a second meeting. And the first project to be reviewed under the new design review codes that went into effect on March 9, 2021.

Property Zoning: RP (Residential Professional)

Surrounding Zoning:

North – RML(Limited Multi-Family) – Residential Neighborhood

South – BC (Community Business) & RMH (Multiple Family Residential)

East – RD (Two-Family Residential) & RA (Suburban Residential {Liberty Park})

West – BC (Community Business) & RP (Residential Professional)

Access: Access to this site will be from Hawaii, Constitution and S Juniper.

This project proposes sidewalks throughout with connections to all rights-of-way. It proposes many amenities to include a clubhouse, a pool, a dog park, a playground and a pavilion all central, in location, to the development.

Building Exterior:

- **Overall Appearance:**

Please refer to the submittal information (attached) for finishes, colors, and materials to be used in conjunction with build out of the proposed structure. (Other information will be provided during the meeting as needed). The building is styled in a modern fashion with multiple colors of two (2) different design elements and two (2) color schemes as noted in their color palette legend.

- **Exterior Finish Materials:**

TWO COLOR SCHEMES PROVIDED:

- Brick wainscoting in Burnt Orange, Red/Brown and Red.
- Fiber Cement Siding in Cold Foam, Superior Bronze, Jalapeno, and Aesthetic White.
- Fiber Cement Siding in Shade Grown, Mountain Road, Useful Gray and Pure White.

The overall heights are noted as 18'-7 ½" for the clubhouse, 12'-9 ½" for the garages and for the main apartment buildings, 36'-10 ½", 36'-9 ½" and 36'-8 ½" to the eave from ground level per submitted application and drawings. The buildings are proposed to be three stories.

The front and rear walls on all apartment buildings are over 100' in length. These walls propose many variations in roof height with peaks and changes in the roofline.

The entries to the stairwells on each building are defined with a peaked roof over the portico supported by columns in brick and light trim colors. The entrance to the clubhouse is also covered by a peaked roof of varying heights with multiple white support columns to frame a single glass man door with sidelights.

This is multi-family structure, therefore, no minimum glazing is required. However, the Clubhouse does not provide the 25% glazing that would be required for a standard commercial structure

There are overhead doors proposed on the detached garages facing the interior of the development.

Fencing is not shown, but applicant has stated that fencing will be provided to screen mechanical equipment. Applicant states: "we will provide screening in the form of a solid fence, wall and/or landscaping for mechanical equipment that is ground level."

The Trash Enclosure are located sporadically throughout the development, some with landscaping, some without. The North and West side enclosures will need more landscaping as they abut a street and neighboring parking area. Applicant states: "We will provide additional landscape screening of the trash enclosures that were of concern."

Issues/exception requests for Committee discussion and decision:

- 1) Clubhouse does not provide 25% glazing. Rear faces Hawaii with 4% and Front faces interior of property with 12%. **(Correction, reverse rear and front calcs 4% on rear and 12% on front, corrected by the applicant).**
- 2) Because of the orientation of the apartment buildings, it could be said the front and rear are interchangeable. Neither side in any a case meets the 50% material change, although it is only by a small percentage. The garages do not meet material change on any side but they are accessory to the main use of the site.

Should the Committee vote to approve or conditionally approve this Design Standards request, the following Condition(s) of Approval is/are proposed for consideration:

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. Record a density reduction survey to remove/adjust lot lines.
2. Provide revised landscape plans, showing screening, with building permit application.
3. Mechanical Unit screening/fencing shall match building materials.
4. Lighting: On buildings, 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. The height of a freestanding light fixture in the parking lot shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaries. Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. Pedestrian circulation routes shall be illuminated. Floodlights shall not be allowed, except when necessary for security.
5. *Any additional comments imposed by the BSDS Committee...*

Member Hatch asked about the new Design Review Codes, and confirmed that there are no glaring concerns for this project in regards to the new codes. Watkins confirmed this to be true.

Brandon McDougald, Kimley-Horn, 950 W Bannock Street, Boise. Clarified record of survey mentioned in condition #1. Watkins confirmed that this is in reference to previous conversations about lot consolidation. Landscaping will be revised in accordance with these comments.

Chairman Veloz proceeded to public testimony. No public comment forthcoming.

Member Volkert asked if drainage retention is required on-site. McDougald confirmed that yes, they would retain on-site.

Member Smith asked about the clubhouse meeting the glazing standard. McDougald passed it off to Charles Courtney, Indianapolis, IN, architect. Courtney responded that they can certainly accommodate the glazing requirement either through windows or a false glazing method and are happy to meet the percentage requirement. Volkert stated that he is concerned with the internal function of the structure as it relates to the windows or need for them. Courtney stated that the reason for the lack of glazing is because that portion of the building is maintenance storage which is not staffed around the clock so for security they don't show windows. The taller entry portion can provide more. Hatch verified the use of

the space and asked about which sides of the clubhouse we are looking at exactly. Watkins reiterated the amounts of glazing on the front and rear. Smith feels like the code states a number and the proposed amount is too low. Manlove expressed that this is an exciting and well thought out project, but wants to set a good example for upcoming projects. She felt that over-all the project meets code and she is fine with it. Volkert is satisfied with what is proposed. Hatch stated that with apartments it is understandable to be under because of the use, but on the club-house there shouldn't be any reason they can't comply.

Chairman Veloz also asked about the 50% material change on the buildings being under. Courtney asked about how to present the 50% material change and what is included. Watkins read through the amounts that were proposed and indicated that the amount of change is off by 2-6% which isn't much. Volkert is not concerned and feels there is enough variation. Manlove is unsure how to answer when the numbers are that close. Hatch feels apartment buildings are fine, is most concerned about glazing on clubhouse. Smith feels the project is close enough.

Chairman Veloz also asked about the change of material on the garage structures. Watkins explained the garage structures don't have glazing because they are garages and they are accessory to the primary use and that the material percentages were a bit further off than the apartment buildings. She reiterated the numbers for the committee. John, architect, stated that the numbers look like they are flipped on these structures. The committee members agreed that since these are accessory structures there was no concern about the material changes.

Veloz confirmed that the committee is good with the material changes on the apartments and garages and asked the applicants if they could increase glazing to be closer to code. Applicants explained that with the doors included, they should not have any trouble achieving the 25% glazing on the clubhouse. Applicants also described interior uses as restrooms in one location so can't have windows. Volkert reminded the committee that they have approved trellis' being used in place of windows or faux windows. The Committee members all agreed that trellis' would be fine.

Volkert moved and Manlove seconded to close the public hearing. Motion carried.

Hatch motioned and Volkert seconded to approve DR-00157-2021, Building and Site Design Approval for architectural plans related to the new construction of an Apartment Complex (to include a 5,533 s.f. clubhouse, ten 8,929 s.f. 12-plexes, four 10,980 s.f. 12-plexes, two 7,771 s.f. 24-plexes, and 1,090 & 1,052 s.f. garage structures) located at 411 E Hawaii (R1177600000, R1177900000, & R1681700000), on 18.63 acres of a portion of the NW ¼ of Section 34, T3N, R2W, BM, east of 12th Ave Road, south of Hawaii Ave, for Patrick Stoffregen, Pedcor, Applicant with all conditions of staff with the addition of the following:

- 1) Increase glazing to 25% on the Hawaii Ave facing side of the clubhouse and increase glazing or add decorative trellis' to the interior facing façade of the clubhouse.
- 2) Less than 50% material changes were approved on the residential structures and the accessory garage structures.

Motion carried.

Meeting adjourned at 1:24 p.m.

Kristi Watkins: *Kristi Watkins*

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