

- Watkins indicated the total wall area and noted the various window sizes that define each store front, three stone covered towers and a dark colored sloped metal roof, supported by stucco and stone covered columns.
- According to Watkins, there would be 22 percent glazing, 15 percent stone, 18 percent slope metal roof and 45 percent stucco body, and advised the remodel appeared to be in compliance with the City of Nampa standards
- Watkins noted the roof mounted mechanical units would remain but there would be some on-site improvements to allow for better screening.
- There would also be new lighting provided in the soffit over the walkway with recessed LED fixtures that would be directed downward with no glare.
- No changes were proposed for the parking area, added Watkins.
- There would be no overhead doors, no fencing and no new trash receptacles.
- Staff had found no issues with the proposal advised Watkins.
- Watkins reviewed the Staff Report and recommended conditions of approval.

Gable motioned and Manlove seconded to close public testimony. Motion carried.

- **Hatch** stated it was nice to see the shopping center getting revitalized. Many of the businesses were tucked back and the vibrancy of the area was not visible from 12th Ave Rd.

Gable motioned and Smith seconded to approve the remodel for the properties located in the Owyhee Shopping Center at 421 12th Ave Rd, subject to:

1. Generally:

The Applicant and Project shall comply with Nampa City codes relative to development of the Project including all City codes. BSDS Committee approval of the design review plans shall not abrogate required compliance with the City’s zoning laws or requirements by other city departments or agencies (e.g., building permits, sub-permits, sign permits, etc.); and,

2. Specifically:

The Project’s improvements, shall match those architectural plans submitted and received by the City of Nampa on March 12, 2019 and approved by the BSDS Committee on April 8, 2019.

- 3. The Design Review Permit (i.e., approved application) shall be valid for a period not to exceed two (2) years. Design Review Permits longevity may be extended by filing a request for extension [not to exceed six (6) months at a time] by an authorized representative of/for a project. (NCC § 10-34-10; 2-19-2019).**

BSD-00086-2019:

Building and Site Design Approval for Architectural Plans related to construction of the Villages at Nampa Apartments, comprising a 260 unit Apartment Complex, to be located on 35.09 acres addressed as 10201 Cherry Lane, west of N Midland Blvd and south of Cherry Lane, for: one single-story 4,432 sq ft clubhouse; four, three-story 10,951 sq ft multi-family residential buildings, and eleven, three-story 21,178 sq ft multi-family residential buildings, for J Ramsey Construction, Jason Ramsey, Architect/Designer. (BSD-00086-2019) ACTION ITEM.

Chairman Veloz proceeded to public testimony

Jason Ramsey of 10483 Purple Sage Rd, Caldwell – the applicant.

- Mr Ramsey indicated the location of the project at the southwest corner of Cherry Ln and N Midland Blvd.
- The development, added Mr Ramsey, will be luxury lifestyle apartments, 3 stories in height, comprising 11 - 20 unit buildings, and 4 – 10 unit buildings, a community center with pool, exercise facilities, and gathering locations.
- The apartments will have approximately 50 percent brick on the 10 and 20 unit buildings and clubhouse, and Hardie material for the siding.
- According to Mr Ramsey, the owners take great pride in their projects and considered the apartments would be a great asset to the City of Nampa.

- **Gable** inquired about the activity center and noted staff indicated breaking up the color scheme or adding color banding.
- **Mr Ramsey** responded and advised the owners like the proposed look as it was a newer, trending type of style, primarily white in color with the darker windows. Mr Ramsey added they had proposed placing black shutters to match the fascia board to give it more variety. However, the desire of the owners was to keep it primarily white, including the brick.
- **Hatch** suggested possibly grey shutters, so the building would not just be black and white.
- **Gable** also brought up the suggestion for increasing the density and height of the landscaping around the trash enclosures.
- **Mr Ramsey** noted there were 3 trash enclosures on the property and the one that was visible upon entering the development off Cherry Ln and brick will be placed on the exterior of the trash enclosures, and some landscape screening would help, especially on the one close to the entryway.
- Discussion followed regarding the ingress/egress from Cherry Ln on the north and to the Treasure Valley Marketplace access road to the south.
- In response to a question from **Gable**, **Mr Ramsey** stated the apartments would utilize approximately 13 acres of the 35 BC zoned acres at the southwest corner of Cherry Ln and N Midland Blvd.
- **Hatch** noted staff comments regarding the glazing for the clubhouse not in compliance, and suggested elevating the wainscot to offset the lack of glazing.
- **Mr Ramsey** discussed the brick wainscot about 60 inches tall on the left of the entryway and added it was a very attractive building, that did also have shadow relief.

Senior Planner Watkins:

- Watkins reviewed the clubhouse and noted the applicants were proposing four different but similar colors and indicated the color samples.
- The clubhouse height, stated Watkins, was about 21 ft, with the highest peak being 25' 6".
- Watkins discussed the wall lengths, over 100 ft, but broken up with angles and jogs.
- The north wall was the primary façade, added Watkins: the glazing would equal 12 ½ per cent, the asphalt shingles equal .1 per cent, the brick veneer equals 25 per cent, the batten board siding equals 12 per cent, and the lap siding equal 1 per cent, making the primary façade compliant with the 50 percent requirement.
- The other walls, all fall into the 30 percent requirement for façade changes.
- The southeast side, continued Watkins, would face the pool and would not be readily visible from the right-of-way.
- The mechanical units for the clubhouse would be ground mounted and surrounded by landscaping.
- The light poles will be located throughout the parking area, being about 20 ft tall, and there would be lights in the stairwells of the apartment buildings.
- All of the trash enclosures have a limited amount of landscaping. The trash enclosure at the entrance was the one with more concern because it was one of the first things seen upon driving into the development.
- There are existing pedestrian pathways throughout the project, and there was already a sidewalk along Cherry Ln.
- There was great connectivity around the clubhouse, reported Watkins, the pool has open seating, and there are two tot lots located within the development.
- **Watkins** replied to a question from **Manlove** and stated the City was currently updating the Bicycle and Pedestrian Master Plan so the hope was to update the bicycle parking code.
- Regarding the apartments, continued **Watkins**, the applicants have proposed five different colors and five different design elements for those buildings. The overall height is noted at 47 ft 6 inches to the highest peak. The garage will be on the ground level with residential units above – making a 3 story building.
- Watkins indicated the elements that break up the longer facades. Fifty percent of the overall wall area would be covered with brick, and the remainder would be covered with vertical siding, horizontal siding, windows, doors, awnings, balconies. The entrances are off both the front and back, along with entrances off the garages.
- The mechanical units will be roof mounted on the ten-plex – centered on the building and not visible, and ground mounted on the 20-plex – will be located behind a jog in the wall, screened by landscaping and not visible from the drive aisle.

- The overhead garage doors will be white metal and located on the ground level of each apartment and will be framed by brick.

James Gibson of P. O Box 219, Eagle

- Mr Gibson stated he was not involved with the project but an interested member of the community.
- Mr Gibson advised he does know the developer and the quality of work they do and believed it would be a very appropriate design for the location. Mr Gibson urged the Committee to approve the application.

Jason Ramsey:

- The only fencing proposed would be a wrought iron fence, approximately 6 ft high, with access control, just around the pool for security purposes.
- According to Mr Ramsey, there would be approximately 17 bicycle racks throughout the proposed development.
- **Hatch** inquired about the colors for the clubhouse and Mr Ramsey replied they would like to keep the clubhouse primarily white with black and the grey color could be used for the required extra color for the shutters.
- Hatch indicated the images provided for the apartments, one image with two upper body colors the same and the other image with three different colors and questioned which one the applicant was proposing.
- **Mr Ramsey** advised the fascia along the gables would be one color and the trim all white, and the alternating colors would be on the horizontal siding and the color on the board and batten section, alternating. The garages would be white and the brick would be red, added Mr Ramsey.
- **Hatch** noted the development would have a red brick base and white trim for all the apartments, with the colors to be alternated with the horizontal siding and the board and batten siding. Additionally, the upper-level color would be different from the mid-level color.
- **Chairman Veloz** inquired about the back of the apartment buildings. **Mr Ramsey** stated the back would be similar to the front, however, there would be windows in the back in place of the garage doors, as well as decks on the second and third floors on both front and back.

Gable motioned and Manlove seconded to close public testimony. Motion carried.

Gable noted the trash enclosure at the entrance should be improved, and some additional landscaping in front of the block wall. Gable added that the “perfect Grey” shutters should be used on the clubhouse.

Hatch motioned and Manlove seconded to approve the Architectural Plans for the Villages at Nampa Apartments addressed as 10201 Cherry Ln, for J Ramsey Construction, subject to:

1. **The Applicant and Project shall comply with Nampa City codes relative to development of the Project including all City codes. BSDS Committee approval of the Design Review Plans shall not abrogate required compliance with the City’s zoning laws or requirements by other City departments or agencies (i.e. Building Permits, Sub-Permits, Sign Permits, etc).**
2. **The Project’s improvements shall match those architectural plans submitted and received by the City of Nampa on February 20, 2019 and approved by the BSDS Committee on April 8, 2019.**
3. **Provide landscape plans that show screened ground mounted mechanical units and taller evergreen tree landscaping around the three (3) trash enclosures at the time of Building Permit.**
4. **Provide an elevation of the clubhouse showing the addition of shutters in Sherwin Williams color “Perfect Greige” or an equivalent color, at the time of Building Permit.**
5. **The Design Review Permit (i.e. approved application) shall be valid for a period not to exceed two (2) years. Design Review Permits longevity may be extended by filing a request for extension (not to exceed [6] months at a time) by an authorized representative of/for a project.**

Motion carried.

Discussion Item:

Discussion and Review of Downtown Historic District and comparison of requirements with other municipalities. ACTION ITEM.

Senior Planner Watkins

- Watkins noted the information from Boise, Meridian, and Nampa's Historic Codes.
- Boise and Meridian, advised Watkins, are more form based than Nampa and do not explore the definition of what "historical" means.
- The Nampa Code is specific to a certain time period and intends to hold to that, whereas the Boise and Meridian are more about building location, pedestrian amenities, visibility from the right-of-way, landscaping, colors, etc.
- Parking was basically the same for those municipalities, and not really a requirement in the downtown zones, but if required, needs to be placed either behind or beside the building.
- The lighting was also very comparable.
- The glazing requirement in Boise, added Watkins, was 60 per cent on their storefronts but did not continue as they go up the building.
- Watkins indicated the copies of the Nampa Downtown Historic Guidelines. After the changes were made to Chapter 34, there were no changes to the Downtown Historic District because it was specifically "Historic".
- Watkins referred to the actual guidelines for the Downtown Historic, containing the definitions for the various architectural styles of buildings and what Downtown Nampa wants to see. Those guidelines included parking codes, outbuildings, colors and definitions for civic buildings, exterior materials, entrances and store fronts, and transparency. Watkins noted the Design Review Committee and the Historic Preservation Committee should be taken into consideration when reviewing buildings proposed for Downtown.
- For reference, continued Watkins, she had also included examples from the Boise and Meridian Design Manuals.
- Watkins suggested the Building and Site Design Committee take time to review all the information.
- **Chairman Veloz** stated the Committee needed to be aligned as far as what is valued.
- Chairman Veloz noted the BSDS Committee did not want to inhibit design, but at the same time if something is not tangible with the Nampa historic values, should it be allowed.
- Was there a way to invite architects and developers to come in and develop the downtown, added Chairman Veloz.
- **Watkins** noted both Boise and Meridian use the Design Review Manuals in their design review process, however, it was more of a guiding document, and not held to a specific standard.
- Discussion followed regarding the Boise, Meridian and Caldwell manuals, available on their websites.
- **Watkins** questioned if the intent was to preserve existing downtown buildings, or try to create Nampa's own sense of historic place. Watkins noted the Washington Federal Building, a mid-1970s retro type building and again questioned what Nampa was trying to hang on to.
- **Smith** suggested Nampa should preserve the character of the downtown area, and not according to Meridian or Boise. Smith referred to the NNU campus and noted they had grown and added buildings to the original campus.
- **Gable** considered the Historic Preservation Committee should review the applications for Downtown before the applications came to the BSDS Committee. Gable noted that just because a building was old does not mean it was historic and not everything old needs to be preserved, but there are certain elements that do need preserving.
- Gable referred to the recent application for the Pix Theatre and considered that was compatible without changing the façade. The Pix Theatre façade had only been there 50 years, but had been a landmark for Downtown. Gable referred to the Washington Federal Building and considered it to be an iconic building, built in the early 1960s.
- Gable advised he had chaired the Historic Preservation Committee for 10 years and felt the Committee should be allowed to do their job.
- Discussion followed regarding the requirement that Design Review applications for Downtown should go to the Historic Preservation Committee first before BSDS Committee review.
- **Chairman Veloz** stated the old City Hall had been torn down and a Police facility built in its place and now the Public Library was in that location. Chairman Veloz added that the BSDS Committee should continue

to be open to development in the Downtown Historic area with a deference to historic values but at the same time we do not want to inhibit design.

- **Gable** suggested the size requirement for Design Review for Downtown buildings could perhaps be reduced in order to enable review and input.

Hatch motioned and Manlove seconded to table discussion to order to allow time to review the documents received regarding the Downtown Historic district.

Motion carried.

Gable motioned and Manlove seconded to adjourn the Building and Site Design Standards Committee meeting.

Motion carried.

Meeting adjourned at 1:36 p.m.

Kristi Watkins, Senior Planner

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