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

Members:

Chris Veloz - Chairman  
Jeff Hatch – Vice Chairman  
Mike Gable  
Myron Smith  
Roger Volkert  
Kristi Watkins - Senior Planner

Absent:  
Meggan Manlove  
Aaron Randell

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

Approval of Minutes:  Hatch motioned and Volkert seconded to approve the Minutes of the July 15, 2019 Building and Site Design Committee meeting. Motion carried.

Chairman Veloz proceeded to the business items on the agenda.

**DR-00100-2019:**
Building and Site Design Approval for Architectural Plans related to construction of a new 7,400 sq ft Retail Structure to be located on a .698 acre parcel at 1275 N Happy Valley Rd (Parcel R3108710200), east of Garrity Blvd and north of Stamm Ln, in Winco Place Subdivision, within a BC (Community Business) zoning district, for Powell Development Company, Freiheit Architecture representing. ACTION ITEM.

Chairman Veloz proceeded to public testimony.

- The meeting continued in the Mayor’s Conference Room in order to participate in a conference call with the applicants.
- Senior Planner Watkins stated Paul Owen of Owen Real Estate Services, Inc, representing the applicant was present in the room, and on the phone was Sivani Kuchimanchi of Freiheit Architecture, Bellevue, Wa, and Ross Vontver of Powell Development Co, Bellevue, Wa.

Sivani Kuchimanchi, Freiheit Architecture, 929 108th Ave NE, Ste 210, Bellevue, Wa - the applicant:

- Ms Kuchimanchi stated the proposed retail pad building would be located at the intersection of E Flamingo Ave and N Happy Valley Rd, in the Nampa Gateway Center.
- The building, continued Ms Kuchimanchi was approximately 7400 sq ft in size, and it was anticipated there would be 3 to 4 tenants in that building in the future, however, the Building Permit would be for a shell.
- On the exterior would be EIFS and manufactured stone wainscoting and wood siding.
- The store front, continued Ms Kuchimanchi, would have awnings, and EIFS on all 4 sides.
- Volkert inquired why the building had been oriented with the back of the building facing the street.
- Paul Owen of Owen Real Estate Services, Inc, 7730 E Bentley Dr, Nampa, replied that putting the front door towards the parking area of the existing Winco would make for customer convenience – close to the parking area. If the building were to be reversed, added Mr Owen, the customers would have to walk all the way around the building from the parking area to the front on E Flamingo Ave.
- Gable inquired if there would be any signage on the rear of the property facing E Flamingo Ave.
Ms Kuchimanchi stated there would be signage on the back of the property but that signage would be based on the future tenants.

Ms Kuchimanchi responded to a question from Gable and stated there would be one trash enclosure to be located on the southwest corner of the subject property.

Senior Planner Watkins:

- Watkins indicated the application for retail plans for construction of a 7400 sq ft commercial building, located within a BC zoning district, on a portion of a .7 acre lot, within the Winco Place Subdivision, addressed as 1275 N Happy Valley Rd, east of Garrity Blvd and north of Stamm Ln.
- The subject property, continued Watkins, was completely surrounded by BC zoned property in the Nampa Gateway Center and the Winco Place Subdivision.
- Access to the lot, stated Watkins, would be through the existing parking area for the Winco Store and would create a vehicular flow of 360 degrees around the project.
- Watkins explained when the Nampa Gateway Center came into the City, there were some CC&Rs approved prior to our Design Review Codes adopted in June of 2006.
- The property was annexed and became a part of Nampa Gateway Center in 2005. Therefore, they are not required to go by the City Building and Site Design Standards Code, but are required to go by the Development Agreement within Ordinance 3498.
- Watkins reviewed the Development Agreement standards regarding: Building Mass, including stone or masonry elements, metal roofs and tall parapets; Building Modules, including parapet steps to break up roof lines while still providing longer runs to enhance clean building lines, light fixtures and stone or masonry pilasters to break up long wall facades, color changes and parapet steps to define separate shop spaces; Sunshades and Awnings will be used as accent elements to provide visual interest; Materials to include EIFS or stucco as primary wall elements; Stone is to be used as a signature element; Wainscoting at the base walls and cap elements – stone was used as wainscoting for the subject building; Coping Metal to be used as roof edge trip with pre-finished metal in complimentary colors; Windows with aluminum frames; Doors, to be glass with aluminum frames to match the windows; and, Wall Lighting including sconce lights to be used as signature elements.
- The subject building, continued Watkins, would have painted EIFS indicated as the main body of the building, wood board siding, painted parapet trim, cultured stone as the wainscot and metal canopies.
- Watkins indicated the proposed colors listed in the Staff Report.
- According to Watkins, the tenant spaces would be defined by jogs in the parapet walls, glazing and varied elements on the primary façade facing the parking area.
- The façade facing E Flamingo Ave, added Watkins, incorporates panel areas with EIFS wall projections and color changes within the façade, as well as EIFS parapet cornices with contrasting colors and colors and variation in parapet heights to break up the elevation.
- The south elevation, or front, stated Watkins, had significant jogs in the parapet height on both ends of the building, while the center tenant space would be left unbroken to maintain the clean lines of the building. The wall plane to be broken up with wood siding, cultured stone and glazing. The shop areas/tenant spaces are defined by changing the design elements and materials used in each space.
- The façade facing Happy Valley Rd, stated Watkins, provided a roll up door, wood board siding to define the corner, painted stucco with 3 ft 6 in of stone wainscoting, and access to patio seating.
- The front elevation indicates sunshades and awnings, noted Watkins, and the storefronts are capped with dark grey metal canopies over the main entrances and storefront windows.
- The wall lighting for the south and east elevations would have wall sconces between the store entrances.
- According to Watkins, the north elevation, or back of the building, required some tweaking to make it fit into the Design Review Requirements and noted it would now incorporate panel areas with EIFS wall projections and color changes within the façade. The height of the stone wainscot has been increased from the original proposal to create more visual interest, as well as EIFS parapet cornices with contrasting colors and variation parapet heights to break up the elevation.
- Watkins added the property sits above the roadway with enhanced landscaping along Flamingo Ave, therefore, the north elevation would also be somewhat screened by that land.
- Watkins reviewed the Staff Report and recommended conditions of approval.
- Volkert questioned the location of the overhead door and Watkins noted the roll up door on the east side of the building.
- Hatch inquired if there were glazing requirements in the Development Agreement standards and Watkins stated there were no specific glazing requirement.
Additionally, stated Watkins, the applicants now propose wood siding on the north façade, to change colors between the spaces, and increase the size of the wainscot.

Ms Kuchimanchi responded to a question from Chairman Veloz and stated metal trellises were also proposed for the west, north and east elevations that would be attached to the building.

Volkert inquired if the trellises would project out from the wall and Ms Kuchimanchi explained they would project approximately 6 inches.

Hatch stated there appeared to be no additional landscaping along the northern edge and questioned if there would be any vegetation with the trellises.

Ms Kuchimanchi stated there would be no landscaping directly adjacent to the building, and the trellises would not hold any type of foliage.

In response to a question from Hatch, Ms Kuchimanchi explained the proposed sidewalk would connect to the east.

Volkert noted the landscape plan had not been updated to match the site plan and Ms Kuchimanchi stated the site plan reflected the correct plan.

Watkins responded to a question from Hatch and advised the existing landscaping for the Nampa Gateway Center already met Code.

Chairman Veloz inquired about the proposed signage on the north side of the building and Ms Kuchimanchi replied the signage would probably be placed above the trellises.

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

Chairman Veloz noted glazing and fenestration was always a challenge with the planes of some buildings and stated he liked the proposed metal trellis in place of windows.

Gable stated it would be a challenge to maintain any type of continuity for the signage on the north elevation, and added the Nampa Gateway Center Development Agreement did not address signage, therefore, the Nampa Sign Ordinance would be the relevant Code.

Discussion followed regarding signage for the building, as well as the fact it was unknown at this time who the business tenants would be.

Gable suggested the signage for each tenant should be above the trellises and considered the trellises could be lowered a little to allow more area for signage.

Mr Owens stated that flexibility would be necessary in order to accommodate the tenants’ and the City’s desires for signage.

Gable advised sign permits would not go to the BSDS Committee for approval and it would be necessary to give staff direction on the signage.

Volkert stated he would like to see uniformity regarding where and roughly how large any signage would be, but no specific limitations.

Hatch considered the trellises were too tight to the parapet to allow space for signage, and suggested instead, widening the trellises to allow more room at the top.

Watkins suggested some type of plan submitted indicating a designated sign band where signs would be located.

Any signage reviews, added Watkins, would then go through her for approval and would be compared to the main location.

Gable motioned and Smith seconded to approve application DR-00100-2019 for Powell Development on the Winco Center Pad, with the following conditions.

1. The applicant and the Project shall comply with Nampa City Codes relative to the development of the project, including all City Codes. The BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City’s zoning laws or requirements by other departments or agencies (e.g. 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 August 2, 2019 and approved by the BSDS Committee on August 19, 2019.
3. Provide revised landscape plans that show the correct location of the walkway, to match the site plan.
4. Obtain any necessary Building Permits (and associated Sub Permits), and any other permits required by agencies within the City of Nampa to be compliant with City Code requirements.
5. Provide a new elevation that shows an area above the metal trellis’ on the west, north and east elevations that provide enough room for tenant signs to be installed in the same plane, resize the metal trellis’ as necessary.

6. Staff will make recommendations as to signage when applicants come forward with a Sign Permit application.

7. 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.

Motion carried.
1. Hatch motioned an amendment to the motion and Volkert seconded to include the term “trellis” and the trellis to be a minimum of six (6) inches off the wall to provide depth.

Motion carried.

The Nampa building and Site Design Standards Committee meeting returned to the Council Chambers.

DR-00101-2019:
Building and Site Design Approval for Architectural Plans related to construction of one 1,626 sq ft clubhouse, five multi-family residential buildings, comprising 102 dwelling units, totaling 103,737 sq ft, to be located on a 5.62 acre lot addressed as 16645 Idaho Center Blvd (Parcel R3106401100), within a GB-2 (Gateway District – 2) zoning district, on the west side of Idaho Center Blvd and south of Cherry Lane, for the Biltmore Company, Kevin Amar representing. ACTION ITEM.

Chairman Veloz proceeded to public testimony.

Jeremy Amar of 1580 W Payuse Creek, Meridian – representing the applicant:
- Mr Amar stating they were proposing a multi family development in Nampa, on the west side of Idaho Center Blvd, just north of Birch Ln, bordered by the canal and two roads.
- Mr Amar added they anticipated 102 multi family units, in five buildings, three of which are 3-story 24 unit buildings, one 3-story 18 unit, as well as one 3-story 12 unit building, along with a clubhouse, leasing office and fitness center building, with an adjacent patio gathering area and gazebo.
- According to Mr Amar, the project would be similar to an ongoing development in Boise, with buildings that they have been very happy with.
- Mr Amar stated they were in agreement with the Staff Report.
- Regarding the glazing question raised on the Staff Report, Mr Amar reported the buildings do not meet the 25 percent glazing requirement for fronting Idaho Center Blvd.
- Mr Amar noted they prefer not to have the entire building glass and open to the world.
- Some of the other design elements, would help make up for the lack of glazing, added Mr Amar., including a good stone base along the bottom, as well as different types of siding and shake, and color schemes, for an overall pleasing appearance.
- The other comment, continued Mr Amar, had been regarding landscaping, especially toward the front.
- Mr Amar advised there would be a 35 ft buffer, and then enhanced landscaping along Idaho Center Blvd.
- In response to a question from Hatch, Mr Amar replied there would be one trash enclosure at the front, with the CMU walls surrounded by landscaping, with painted solid steel gates.
- Hatch considered the proposed glazing seemed appropriate for the residential nature of the structures.
- The one side facing Idaho Center Blvd, continued Hatch, appeared to have some opportunity to address that one building elevation in particular.
- Mr Amar noted the building in question had an entry way at the end of the building, so did not have a lot of windows.
- Mr Amar explained where the unit stopped, with an outside storage closet next to the deck, and there would not be an opportunity to put a window in that storage closet.
- Mr Amar explained the uses on the end unit and noted they had looked at options of trying to open up the upper breezeway at the end. Mr Amar considered anyone driving along Idaho Center Blvd would actually see the frontage along the length of the building and not just the end of the building.
There would be a couple of different siding materials and paint schemes, stated Mr Amar, to provide some interest for the entry way elevation.

Hatch suggested one consideration could be to incorporate some wainscoting on the façade of the end building.

Volkert inquired if the proposed windows for the end unit could be widened and Mr Amar stated the planned windows were 5 ft wide and 4 ft tall, and they would not be able to increase the height because of the header, but could possibly increase to a 6 ft wide window.

Additional stone could be used, added Mr Amar, possibly wrapping the meters and electrical panels in stone for the end of the building facing Idaho Center Blvd.

Gable stated Idaho Center Blvd had quite an impact on the community. The businesses established there were very attractive and suggested larger caliper trees on the Idaho Center Blvd frontage, which would keep the continuity going along Idaho Center Blvd.

Mr Amar advised there were trees proposed for the entrance, just not as large, to help protect the sight line.

The caliper of trees installed, added Mr Amar, was often based upon availability. Gable questioned if they could place 5 or 6 inch caliper for the focal point trees.

Senior Planner Watkins:

Watkins stated the application submitted was for approval of architectural plans related to one 1,626 sq ft clubhouse and five multi-family residential buildings, totaling 102 dwelling units, for property located on a 5.62 acre lot addressed as 16625 and 16645 Idaho Center Blvd, west of Idaho Center Blvd and south of Cherry Ln.

The surrounding properties, continued Watkins, were zoned GB-2 (Gateway Business – 2), and on the east in the University zone – the College of Western Idaho.

There would be one main access from Idaho Center Blvd, approximately 175 ft south of the centerline of the Phyllis Canal. A secondary emergency access on to Idaho Center Blvd would be located at the southerly boundary of the property. The drive aisle on the interior of the project would create vehicular flow throughout. Sidewalks would be provided internal to the site, providing connectivity to the right-of-way, to the buildings and throughout the parking area.

Additional amenities, added Watkins, would be provided around the clubhouse and the gazebo.

The mechanical units would be ground mounted, continued Watkins, and tall grasses and shrubs would be used to screen them.

The trash enclosures would be painted CMU walls with painted steel doors, and enhanced landscaping added to the trash enclosure that sits just inside the front entrance.

Watkins indicated Elevation No. 1 and 2, visible from Idaho Center Blvd. Those two elevations provide for a 50 percent façade change, however, the apartment buildings do not meet the 25 percent glazing requirement due to the residential nature of the buildings. Therefore, the applicant has stated they have designed the buildings with three types of siding, and cultured stone in multiple colors to help mitigate the lack of glazing.

The clubhouse, which would not be seen from the right-of-way, will use siding and cultured stone to match the elements on the main apartment buildings.

The elements to be used, noted Watkins, would be vertical and horizontal lap siding in a variety of grey colors.

According to Watkins, the apartment buildings would be approximately 38 ft tall and the wall lengths exceeding 100 ft would include various jogs and offsets, balconies, patios, stairwells, windows, doors and roof peaks that give distinctive changes in the facades.

The main entrances for the apartments would be stairwells, defined by an overhang supported by columns, and an asphalt shingle roof.

The lack of required glazing, stated Watkins, would be the only issue, but noted the proposed buildings would be for residential use.

Watkins reviewed the recommended conditions of approval.

Volkert stated he was unhappy with the lack of glazing on the end of the building facing Idaho Center Blvd, and no stonework, except around the columns

Gable stated he shared the concern on the Idaho Center Blvd frontage and questioned if larger windows or additional rock would help.

Chairman Veloz proceeded to public testimony.

No public comment forthcoming.

Volkert stated he would like to see some wainscoting for Building 1, Elevation 1, across the full width.

Hatch suggested a functional window for the storage rooms on level 2 and 3, with film over the window.
• **Chairman Veloz** considered shingles could also be used on the storage room areas.
• **Smith** concurred that windows on the levels 2 and 3 storage areas would be best.

**Mr Amar:**
• Mr Amar agreed that either square or long transom windows on the 2nd and 3rd level storage rooms would be appropriate.
• Additionally, shakes could be placed on, and wrapped around, the protruding wall above the entry stair area, as well as the staircase area.
• Mr Amar noted there would be trees and landscaping in that area adjacent Idaho Center Blvd.

Volkert motioned and Hatch seconded to close public testimony. Motion carried.

Hatch motioned and Smith seconded approval of the DR-00101-2019 for the Idaho Center Apartments to be located at 16645 Idaho Center Blvd, for the Biltmore Company, 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 (e.g., 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 June 28, 2019 and approved by the BSDS Committee on August 19, 2019.
3. Provide enhanced landscaping on Idaho Center Blvd to help mitigate the lack of glazing and provide extra privacy for residents.
4. Provide enhanced landscaping around the trash enclosure at the front and around ground mounted mechanical units.
5. On Building No. 1, Elevation No. 1, a minimum of 20% material changes, mitigate with windows, stone, and shake siding.
6. Replace 2 inch caliper street trees with 3 inch caliper street trees. (Revised from the original requirement of 5 inch caliper trees.)
7. 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).

Motion carried.

**DR-00102-2019:**
Building and Site Design Approval for Architectural Plans related to construction of multiple apartment buildings consisting of four-plexes, eight-plexes, and twelve-plexes to be located on a 24.53 acre parcel addressed as 16852 Idaho Center Blvd (Parcel R310417000), within a GB-2 (Gateway Business District - 2) zoning district on the east side of Idaho Center Blvd and south of Cherry Lane, for BB One LLC, John Carpenter of T-O engineers representing. **ACTION ITEM.**

**Chairman Veloz** proceeded to public testimony.

**John Carpenter** – T-O Engineers, of 332 N Broadmore Ave, Nampa – the applicant:
• Mr Carpenter indicated the location of the subject development, directly north, and on the east side of Idaho Center Blvd, from the previous application.
• The application before the Committee, continued Mr Carpenter, did not include the future commercial area on the east side of Idaho Center Blvd, only the adjacent residential area further east.
• The residential area, continued Mr Carpenter, would be located approximately 325 ft back from Idaho Center Blvd. Cherry Ln, added Mr Carpenter, was approximately 600 ft north of the subject property.
• Mr Carpenter indicated the Purdam Gulch Drain on the north property boundary.
• According to Mr Carpenter the property did have right-of-way on to Idaho Center Blvd for the future landscaped boulevard. The subject project, added Mr Carpenter, would be contributing approximately $750,000 for Traffic Impact Fees.
• Landscaping and the sidewalk along Idaho Center Blvd, noted Mr Carpenter, would be emplaced by the applicant. However, the City will be widening the boulevard, along with curb and gutter in the future.

• Mr Carpenter noted the roadway that would be the ingress and egress for Idaho Center Blvd, and then access the drives to all the units. Additionally, there would be a secondary access, as required by the Nampa Fire Department at the north end of the commercial area.

• Mr Carpenter explained the two types of units proposed for the development. The phase to the east, “yellow units” would have more traditional front street facing units, and the phase closer to Idaho Center Blvd, “brown units” would open up to a parklike setting at the front.

• There would be approximately 25 percent open space for the project, added Mr Carpenter, including the commercial area.

• The eastern/yellow unit phase, stated Mr Carpenter would all be two story buildings and noted they would be just to the north of the College of Western Idaho.

• The proposed/western area closer to Idaho Center Blvd would be two stories on the end units, and three stories in the center.

• The proposed units would have more of a traditional townhome look with garages underneath, as well as parking scattered throughout the project.

• Mr Carpenter discussed some of the amenities on site, with a swimming pool, clubhouse, volleyball court, and tot lots throughout the project.

• The applicants, continued Mr Carpenter, had met with the College of Western Idaho regarding the project, which would provide housing for the area.

• All of the proposed living units, explained Mr Carpenter, would be three bedroom units.

• In response to the issue of the glazing percentage on the end caps, reported Mr Carpenter, the landscaping had been increased on the end caps.

• Gable inquired what type of fencing would be placed along the Purdam Gulch Drain and Mr Carpenter replied there would be a greenbelt with a paved pathway, and a chain link fence because they burn along the drain.

• Hatch noted the three issues/exception requests regarding the project: enhanced landscaping throughout, but especially on the open ends facing the Idaho Center, CWI campus and Idaho Center Blvd; enhanced landscaping around trash enclosures; and, provide marked crossings where the internal pathways cross to the main sidewalk along Big Sur Ln.

• Mr Carpenter explained crosswalks would be placed on Big Sur Lane as requested by staff.

• The trash enclosures and enhanced landscaping on the open ends of the buildings had already been addressed on the revised landscape plan, which had been approved, added Mr Carpenter.

• According to Mr Carpenter, they had put in place a tighter radius’ for the intersections on the proposed development, which would help with traffic calming.

• Volkert stated he would like to see more glazing on the building end caps, but noted they did not face the Idaho Center Blvd.

• Gable inquired if there would be any buffer between the back of the commercial area and the residential area and Mr Carpenter advised as well as landscaping, there would also be a privacy fence on the property line between the commercial and residential areas.

• Additionally, noted Mr Carpenter, there would be a grassy swale area that would separate the residential lot from the commercial portion.

• According to Mr Carpenter, construction of the residential units would be in two phases, with the front half first and then the back half.

Senior Planner Watkins:

• Watkins noted the project had been referred to as Laguna Farms which would have multiple apartment buildings in various layouts, incorporating four-plexes, eight-plexes and twelve-plexes.

• The development would be located on a portion of 24.53 acre lot addressed as 16852 Idaho Center Blvd, east of Idaho Center Blvd, and south of Cherry Lane, touching CWI Campus to the south.

• The subject property is located within the GB-2 (Gateway Business – 2) zoning district; with University zoning to the south for the College of Western Idaho; RS-8.5 (Single Family Residential – 8,500 sq ft minimum lot size to the northeast – also owned by CWI; GB-2 to the west, across Idaho Center Blvd; and, enclaved parcels to the north.

• The future commercial lots on the east side of Idaho Center Blvd, added Watkins, were also zoned GB-2, and would require Building and Site Design Review at the time of development.
• Watkins explained the majority of the residential apartment buildings would face inward to the site and would not be seen from the main right-of-way. Watkins noted the building elevations that would be facing CWI and Idaho Center Blvd.

• The access, stated Watkins, would be from one ingress/egress point on Idaho Center Blvd, through the proposed commercial parcels. Sidewalks are provided internally to the site, on the north side of Big Sur Lane to provide connectivity to the right-of-way for some of the buildings.

• The majority of the connections are made in the common drive aisles between the buildings and throughout the parking areas.

• The buildings that face each other, added Watkins, have common areas or courtyards in between with connectivity.

• Additional amenities include a clubhouse, swimming pool with poolside seating, open spaces, a sports court, a playground and a dog park.

• Watkins noted a privacy fence was proposed for the northern and southern borders of the commercial lots, a two rail fence has been proposed for the southern boundary facing CWI, and a metal view fence has been proposed along the northern boundary and along the Purdam Gulch Drain.

• The proposed buildings, stated Watkins, have various building styles, various building heights, some are two story and some are three story, have many different wall lengths, with some over 100 ft.

• The buildings include 4 to 5 colors, and four different design elements. The body of the buildings would be stucco, the wainscoting is brick and the trim and band would be painted wood, in various shades of grey.

• The mechanical units would be ground mounted and screened by a fence type enclosure painted to match the exterior of the buildings. There are seven trash receptacles, generally located internal to the site, at the far ends of the drive aisles.

• All of the enclosures, continued Watkins, would be surrounded by landscaping, and according to the landscaping correction letter, and a revised landscape plan was submitted reflecting the corrections.

• Enhanced landscaping on the ends of the buildings that will face Idaho Center Blvd and CWI had also been required. Watkins noted the landscaping plan that indicated the planting of shorter trees that would grow taller over time to create visual interest and break up the wall planes on the ends of the buildings.

• Watkins indicated some of the building elevations, with some proposing overhead garage doors. The end units would have two car garages and some of the interior units would have single car garages in the whitetail color.

• The rear elevation of the twelve-plex, reported Watkins, and the rear elevation of the eight-plexes would be the most visible from the CWI and Idaho Center Blvd, and do not meet the 50 percent façade changes.

• The twelve-plex does meet the 30 percent requirement for all other wall faces.

• The eight-plex, left and right elevations, only provide 13 percent façade change on the Tucker style, and 21 percent on the Delinda style.

• All of the apartment buildings with lengths greater than 100 ft would contain various jogs, offsets, balconies, patios, stairwells, windows, doors, garages, and roof peaks that give distinctive changes in the façade.

• Watkins stated the public entrances were different on all of the buildings.

• Due to the residential nature of the structures, explained Watkins, they do not meet the required glazing amounts described in Code.

• Enhanced landscaping has been requested on the shorter elevations because they also do not meet the 50 percent element for changes.

• According to Watkins, the following issues have been addressed with the applicant: enhanced landscaping to mitigate the façade changes and the glazing; enhanced landscaping around the trash enclosures; and, provide marked crossings internal to the project.

• Watkins noted the Revised Landscape Plans requirement had been satisfied.

• Hatch inquired if there were requirements for enhanced landscaping for Big Sur Ln.

• Watkins replied that the Landscape Code really applies to arterials and the Big Sur Ln would be considered internal landscaping.

• Volkert inquired if the Nampa Fire Department had a chance to review the tight radii that were put forward as traffic control, but could impede the movement of large vehicles.

• Watkins stated when the applicants turn in their plans and construction drawings for Building Permits, the Nampa Fire Department would also receive a copy of those plans and construction drawings for review and approval.
• Watkins discussed the area of review for the Tucker 12-plex, and the back of the Delinda 8-plex visible from the CWI property and Idaho Center Blvd. Watkins stated there would also be enhanced landscaping with trees along the sides of the buildings.

• Hatch noted there would also be a perimeter two rail fence separating the subject property from CWI.

• Discussion followed regarding the 30 percent requirement for the primary façade that could be seen from the right-of-way or CWI.

• Hatch discussed the Tucker 12-plex that did not have wainscoting across the entire ends of the two shorter elevations.

James Doolan with FIG Development:

• Mr Doolan explained that although it was not shown, the end of the building seen from any view corridor would have wainscoting, the same as shown wrapping around the front and back.

• Mr Doolan indicated the four units of the Delinda 8-plex, with the rear elevations facing the CWI property parking area.

• Chairman Veloz considered there was not a lot of change of plane, shadow relief, or undulation of those buildings that would be facing CWI.

• Chairman Veloz questioned what could be done to mitigate those issues.

• Mr Doolan stated there were patio covers over the doors and patio areas, as well as the pop-out extending out at the upper level in the rear of the building to provide undulation. The units were also separated by a fence separating the back yards of each unit.

• Volkert questioned why, on the end caps, facing CWI, were they so limited on fenestration.

• Mr Doolan explained there would be a garage wall on the end caps and they did not want to put a window into the garage for security purposes. Mr Doolan reiterated there would also be wainscoting across the end cap wall.

• Discussion followed on the possible architectural alternatives for the end cap windows/walls.

• Mr Doolan suggested they could place board and batten above the wainscoting, and then stucco above the board and batten, as well as the landscaping.

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

• Hatch considered that overall it was a very nice development, with a diverse range of housing opportunities.

Hatch motioned and Volkert seconded to approve DR-00102-2019 located at 16852 Idaho Center Boulevard for T-O Engineers, 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 (e.g., Building Permits, Sub-Permits, Sign Permits, etc.).

Specifically:

2. The Project's improvements, shall match those architectural plans submitted and received by the City of Nampa on July 9, 2019 and approved by the BSDS Committee on August 19, 2019;

3. Provide marked crossings on Big Sur Lane;

4. On the Delinda 8-plex rear elevation (facing CWI), provide an 8 inch – 1 ½ ft pop out for the second story windows to provide undulation;

5. On the Tucker 12-plex left/right elevations (facing CWI), provide 3 elements to create material façade changes, to include: brick wainscoting, painted stucco and painted board & batten siding;

6. 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).

Motion carried.

Rodney Ashby, City of Nampa Principal Planner:

• Ashby noted the invitation before the Building and Site Design Standards Committee to attend the Joint Meeting of the City Council, Mayor, Planning and Zoning Commission and Building and Site Design Standards Committee regarding: proposed Zoning Code changes, discussion on Storage Facilities, Landscaping Code
Changes, the new Comprehensive Plan, and communications between City Council, the Mayor, the Planning and Zoning Commission and the Building and Site Design Standards Committee.

- The meeting is scheduled to start at 4:00 p.m., for approximately two hours, until 6:00 p.m.

Gable motioned and Hatch seconded to adjourn the Building and Site Design Standards Committee meeting. Motion carried.

Meeting adjourned at 2:20 p.m.