



WASHOE COUNTY DESIGN REVIEW COMMITTEE Meeting Minutes

Design Review Committee Members

Principals:

Roger Edwards
Dan Kovach, ASLA
Lucia D. Maloney, PMP

Alternates:

Larry Chesney
Alison Cotey-Bourquin
Mercedes de la Garza, AIA
Michael Harper, FAICP
Donald Naquin, ASLA
Kim Toulouse

Alternate Reserves:

The Washoe County Design Review Committee was scheduled to meet in regular session on Thursday, November 12, 2015, in the Community Services Department, Planning and Development, Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Kovach called the meeting to order at 9:04 a.m. The following Members and staff were present.

Members present: Dan Kovach, ASLA
Lucia D. Maloney, PMP
Larry Chesney
Alison Cotey-Bourquin
Mercedes de la Garza, AIA

Members absent: Roger M. Edwards
Michael Harper, FAICP
Donald Naquin, ASLA
Kim Toulouse

Staff present: Trevor Lloyd, Senior Planner, Planning and Development
Roger Pelham, Senior Planner, Planning and Development
Katy Stark, Office Support Specialist, Planning and Development

2. *General Public Comment

Chair Kovach opened public comment. There was no public comment.

3. Approval of Agenda

Chair Kovach moved to rearrange the November 12, 2015, agenda by addressing Item 5 before Item 4. Mr. Chesney seconded the motion, which passed with a vote of five for, none against.

4. Design Review Committee Items

A. Administrative Permit Case Number AP14-005, HealthCap Partners – Hearing, discussion and possible action to approve the landscaping and design plans for Administrative Permit Case Number AP14-005 involving the construct and operation of a 36 room inpatient medical facility (Convalescent Services) for patients that have been released from a hospital and require skilled nursing care and long term therapy after an injury. Care Meridian in not a nursing home or a traditional convalescent home.

- Applicant: HealthCap Partners
- Property Owner: CM Thomas Creek Partners, LP
- Location: 19900, 19936 and 19940 Thomas Creek Road
- Assessor's Parcel Numbers: 150-012-04, 05 and 06
- Parcel Size: ±2.96 acres (total)
- Master Plan Category: Commercial
- Regulatory Zone: General Commercial
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 808, Administrative Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 25, T18N, R19E, MDM,
Washoe County, NV

Chair Kovach opened the public hearing. Mr. Pelham reviewed his staff report dated October 1, 2015.

Mr. Pelham invited the applicant to explain the proposal. Scott Rasmussen, with DG Architecture, described the single-story skilled nursing facility and the intention to make the facility feel homey. The current plan is a 24-bed facility, with a future expansion of another 12 beds. Natural vegetation will be used initially in the location where the future expansion will be built. The materials used for the facility will be similar to the surrounding areas – stone in several places and a wainscoting on the residential side of the buijding. The building style for the patient pods (12 beds per pod) will be residential with low roofs. The main entry will be taller to allow for emergency vehicles, with a covered porte-cochere. The more public areas of the building, including the main entry, lobby, dining areas, and therapy space, will also be taller. Much of the building is fine grade stucco, with a wainscoting of ledged stone. The side of the building will be a shake material for variation. The taller spaces are lap siding. The main entry includes storage, administration, and offices; this portion of the building has a parapetted roof and is stucco.

Keith Underwood, with HealthCap Partners, provided information on how the site was selected, the layout, and how they intend to fit with the neighborhood. The Chevron station and the car wash are on the corner of Mt. Rose Highway and Thomas Creek Road. There is a shared access between the HealthCap property and the Chevron station. The HealthCap property also has an access point off Lake Placid Drive, which will only be an entrance, not an exit; this entrance-only access was designed based on comments from the surrounding neighbors. Residential, single-family home is to the north of and along another side of the HealthCap property. The site was selected for its ability to transition between residential and commercial. Their patient base can be long term, so they'd like the feeling of home for

their patients with a residential look and feel. The proximity to commercial will benefit staff and visitors. The applicant feels they will be a good buffer between the commercial on Mt. Rose Highway and the residential. While going through the Administrative Permit process, they listened to the neighborhood residents' issues and preferences. The facility will be placed on the higher corner of the property, closer to the Chevron station and farther away from the residential neighborhood. The neighborhood is set much lower. The entrance-only access on Lake Placid Drive was created to lessen traffic for the surrounding neighbors. The exit will be on the side where the commercial is located. One condition for approval was buffering their site from the residential properties adjacent to them. A six-foot property-line fence will be built, followed by an upslope with trees and landscaping. There will be a tree every 20 feet at the top of the grade hill to address another condition. There will also be a four-foot berm, composed of landscaping and fencing, to create a visual barrier for the parking lot. In the space for the proposed future expansion, there will be some plantings for patients and family members to enjoy before the expansion is constructed in Phase II. Exterior lighting will be down lit, dark sky. There will be an unlit monument sign by the entrance. There will be no building signage.

Mr. Lloyd asked about existing landscaping along the road.

Mr. Underwood replied that an existing meandering sidewalk exists along Thomas Creek Road in the right of way. Some landscaping had been installed previously. HealthCap is now watering and maintaining this landscaping. They will also install a sidewalk from Thomas Creek Road to the entrance of their site.

Ms. de la Garza inquired about the required fence on the property line.

It will be a standard, six-foot fence. The fence likely will not be visible from the facility, so it will function more as a buffer for the surrounding residential.

Chair Kovach called for discussion on the architecture.

Ms. de la Garza asked why a 13-8 plate line is required on the entry porte-cochere.

Mr. Rasmussen explained the building code requirement for emergency vehicles and the necessity for clearance for ambulances. A separate location in the parking area has been created where a fire truck can park without blocking traffic. Traffic will flow in one direction under the porte-cochere. A double-lane width is provided so that one vehicle can pass another.

Ms. de la Garza asked about the location of the addition and where the building will attach.

The addition will most likely mirror the pod next to it.

Ms. de la Garza encouraged the applicant to be mindful of snow. The shedding of snow in the facility's interior courtyards can be problematic for maintenance. A clear path is necessary to remove the snow, or a three-foot-high buffer should be created to allow the snow to fill up and people to get to it. Alternatively, the appropriate material can be used. A stone veneer can pop off when cold sits against it for too long. Hardi Plank allows moisture to wick off behind it. Extra moisture protection should be placed at least up to four feet in

the interior courtyards. The snow here is called Sierra cement because it is so wet and very difficult to move.

Ron Panich, from Care Meridian, clarified that Ms. de la Garza was suggesting something more than a d-rated membrane. An absolute water tight membrane is a better option.

Ms. de la Garza explained that these interior courtyards will often be treated more like a roof, with very specific detailing. A snow and ice membrane should be used at least three or four feet up the wall. The windows should be high enough to prevent building damage from the snow. Guttering is also important. The gutters will fall off; they should be included in the maintenance plan.

The applicant has arranged gutters to pour into landscaping.

Ms. de la Garza explained that walkways will be wet during the day and freeze at night, causing a hazard for employees walking out to their cars. She suggested that where the snowmelt comes down, the eaves should be between 18 inches and two feet, so that dripping will not damage window sills.

Chair Kovach asked about the location of the flat roofs. He wondered if the flat roofs and mechanical equipment would be visible from the roads, specifically from Thomas Creek Road.

Mr. Rasmussen explained that flat roofs are located behind each of the pods. The flat roofs and mechanical equipment should be screened by the placement of other roofs. He was not certain about the slope and the view from Thomas Creek Road.

Mr. Panich mentioned the tradeoff between keeping the low-profile, residential feeling of the building or making the building taller to shield the flat roofs from the street.

Mr. Pelham mentioned the landscape buffer with trees and the likelihood that the roof view should not be a problematic or prominent visual even if it can be seen.

There were several questions regarding flat roof drainage.

The flat roof drains will connect to the storm drains, and they will daylight the overflow.

Ms. Maloney and Ms. Cotey-Bourquin asked where the water will emerge from the drains.

Mr. Underwood explained drainage out to the main system in Lake Placid Drive. They are also adding a depressed area to detain water.

Ms. Cotey-Bourquin mentioned significant slopes on the property and asked about quantities of water runoff and whether or not there is a concern for erosion.

Mr. Underwood discussed where drainage rock will be used. The erosion control on the slope is vegetation, rather than riprap.

Ms. Cotey-Bourquin asked about the height of the berm from the parking lot.

The berm is two and a half to three feet from the parking lot level, depending on location. A short solid fence will be added on top of the berm to reach the required four-foot visual buffer.

Ms. Maloney asked about tree maturation.

There are a significant number of existing trees and vegetation that the applicant would like to protect as much as possible during the installation of the fence at the property line. The majority of the existing trees are at least ten years old, with six-inch diameter trunks, and they already provide a good buffer.

Chair Kovach asked about the screen wall on the north side.

The applicant received a condition to place a wall blocking the parking lot to the residential neighbors. A neighbor approached them at the Administrative Permit hearing and requested an architecturally pleasing wall. They decided on a rockery wall.

Chair Kovach moved into some landscape observations. He mentioned an automatic irrigation system and the requirement of water-efficient irrigation. He recommended the use of some of the rock on the property as a final surface treatment on some of the slopes and natural areas.

Mr. Underwood discussed the collection and utilization of boulders on the property. They've asked the landscape architect and contractor to utilize the materials they find on site as much as possible.

In the areas of temporary irrigation, Chair Kovach recommended focusing on some of the faster-growing grass species without worrying too much about an absolute native mix. He believes the irrigation will get those grasses established and provide a much nicer temporary look where the facility expansion will go. He requested weed control with the temporary irrigation in the open native areas. He had no problems with the plant material currently shown on the plan.

Ms. Cotey-Bourquin asked about the dumpster location.

There is actually an oxygen-storage area with access to service it. This storage area is enclosed with a six-foot wall and a gate for access.

The dumpster location is designed so that Waste Management can pull in and then back out and exit. The dumpster is enclosed and gated.

Ms. de la Garza asked about the color of the powder coating. She suggested a darker color than the gray being considered for the roof; the lighter gray would appear very white when applied. She prefers that the building itself be more noticeable than the roof. She suggested Quarry Gray for the roof and mentioned the benefit of heat absorption during the winter. A black or dark gray powder coat was discussed for the gates of the dumpster enclosure.

Chair Kovach invited any additional comments or questions from the Committee.

Ms. Maloney mentioned the monument sign on the north side of the site and asked if a sign will also be present on the south side of the property. She asked if the monument sign on the north side will be angled in such a way that new visitors can see the sign from Thomas Creek Road.

The only signage will be the monument sign on the north side. The sign exists for identification and not to pull people off the street. The Administrative Permit dictates the placement of the sign close to the entrance; it will not be visible from Thomas Creek Road.

Ms. de la Garza asked if the facility's street address, which is currently on Thomas Creek Road, can be changed to Lake Placid Drive to help people find the facility. Changing the address to Lake Placid Drive will also encourage visitors to enter the facility through the correct entrance and prevent them from attempting to enter through the exit next to the Chevron station.

Mr. Lloyd asked about lighting for the signage.

Another condition of approval was downlighting on the sign. The applicant chose no lighting for the signage.

Ms. Cotey-Bourquin asked if additional ADA parking spaces would be useful.

Mr. Underwood and Mr. Panich explained that the population of the facility will be post-acute, very high acuity patients who are not driving. Care Meridian's focus is traumatic brain injury, catastrophically injured, and disabled – life care and long-term care. The parking is primarily for visitors. Overflow parking will not be needed for the normal activity of the facility and will not be provided.

Ms. Maloney asked how many staff are typically present at a 36-bed facility of this sort at peak time on a weekday.

Staff numbers would be in the mid-twenties during the highest peak time.

Chair Kovach called for a motion to approve.

Mr. Pelham listed five conditions:

- Incorporate rock from the site onto the slopes and collect boulders on site to be used within the landscaping
- Use weed control within the native revegetation areas – to be addressed within the final plans
- Use a darker color on the asphalt shingles – Quarry Gray was suggested
- Use darker gray to black gates on the trash enclosure, rather than a lighter color
- Apply to change the address to Lake Placid, rather than Thomas Creek

Ms. de la Garza added the condition of moisture proofing in the courtyard.

Chair Kovach called for a motion.

Mr. Chesney moved to approve the project with the six conditions that were recorded. Ms. Maloney seconded the motion, which passed with a vote of five for, none against.

The Committee took a five minute recess.

5. Discussion and possible action to elect officers, chair, and vice chair

Chair Kovach announced that the discussion and possible action to elect officers, chair, and vice chair will be delayed until the next meeting of the Design Review Committee.

Chair Kovach invited any questions about the meeting format. There were no questions.

6. *General Public Comment

There was no comment from the public.

7. Adjournment

Ms. de la Garza moved to adjourn. Mr. Chesney seconded the motion, which passed with a vote of five for, none against. The meeting adjourned at 10:20 a.m.

Respectfully submitted,



Katy Stark, Recording Secretary

Approved by Committee in session on April 14, 2016.



Trevor Lloyd, Senior Planner
Secretary to the Design Review Committee