

Mark Fledderjohann with Mussell Construction, 320 11th Ave S – Project Manager.

- Mr Fledderjohann went over some of the details for the design of the proposed development.
- Mr Fledderjohann indicated the existing Taco Time building and advised they would be moving to a nearby location, and their current location, currently addressed as 1015 3rd St S, would have a patio on top of the existing building, adjoining the adjacent building where a pizzeria would be located.
- There would also be an outdoor plaza area with eating space and tables, and a possible splash pad.
- Mr Fledderjohann indicated the proposed new building elevations for the existing structures that would provide an old Italian or French Village appearance, with varying patinas, or stucco work to bring out more of an old world feel.
- There would also be residential accommodations on top of the pizzeria building and adjacent building to the south, continued Mr Fledderjohann.
- The parking lot on the northeast side of the church, advised Mr Fledderjohann, would be excavated to provide a stage towards the back of the existing church, to allow a handicap ramp and walkout area for multiple restaurants in the lower area of the church, and an amphitheater on grass.
- Mr Fledderjohann stated they were still working on ideas for the church building.
- Mr Fledderjohann indicated the proposed trellis, with wisteria, tree plantings and street lights for the 1015 3rd St S parcel.
- In order to provide ADA access to the rooftop café and the adjacent residential space, there would be an elevator.
- In response to a question from **Chairman Veloz**, **Mr Fledderjohann** reviewed the building materials that would be used, including stucco on top of the existing brick, as well as timbers to frame some of the areas on the buildings to create the old-world look.
- According to Mr Fledderjohann, it was anticipated a consistent wrought iron signage would be used throughout the entire project.
- **Chairman Veloz** inquired if the applicants had put the proposed development before the Nampa Arts and Historic Preservation Committee and **Mr Mussell** stated they had not. However, Mr Mussell added he had met with the Mayor and the Downtown Nampa group, as well as Assistant Planning Director Hobbs.
- **Mr Mussell** explained almost all the building materials would be maintenance free, either metal overhang, stucco, brick or masonry and the area would be softened with planters, flowers, and street lights to keep the area well lit.
- Mr Mussell emphasized they wanted to do something historic with the proposed development, along with an art room for local artists.
- **Smith** inquired about the future plans for the church.
- **Mr Mussell** explained the church needed to be saved and considered it would have to have new windows and a face lift. The plan was to excavate 40 inches into the ground on the interior lot side, to make it a ground level entry to the church building.
- **Mussell** suggested the church could also get turned into a venue/event center for weddings, etc. The brick will stay on the church for the most part and the stained glass will remain, but the interior would be gutted and totally renovated.
- **Mr Fledderjohann** stated one of the challenges with the church building was the ADA access to the upper floors, so they were still working through where they could put an elevator and discussed some of the options.
- There would be no parking on site, advised **Mr Mussell**, only the surrounding available parking.
- Mr Mussell noted they were also hoping to get a diagonal crosswalk from the subject development to the new parking building.
- **Hatch** inquired about the proposed satellite dishes to be used for sun shades and **Mr Mussell** stated it was an idea but it would not be an option after all as the TV station would be taking the satellite dishes with them when they move.
- Discussion followed regarding canopies.

Senior Planner Critchfield:

- Critchfield indicated the location of the subject development on Lots 37, 39, 41, 43, 45 and 47, Block 50 of Nampa Original Townsite, between the alley and 11th Ave S and between 3rd St S and 4th St S.
- Critchfield noted the eclectic architecture existing in the neighborhood, including neo-classical, as well as residential, etc. The proposed project would be primarily façade work on the existing buildings as well as landscape and plaza improvement.
- According to Critchfield, there were several façade treatments proposed to create somewhat of a French village type of look.
- The primary question, noted Critchfield was whether the proposed development would be a good fit for the Downtown Historic area, in terms of its architectural styling and the proposed façade treatments.
- The proposed uses, added Critchfield, would fit within the Code for the DH area.
- Critchfield stated Staff recommends approval for the proposed development, based on the fact it meets the Code, and the styling and the architectural treatments they are proposing.
- **Chairman Veloz** noted the introduction of the second level to the buildings, which was not in the Staff Report.
- **Critchfield** reported that in the DH district, anything over 40 ft tall needs to step back 10 ft and the proposed buildings do not appear to exceed that height.

Debra Weber of 535 N Copper River Dr, Nampa:

- Ms Weber stated she liked the proposed development and the style of buildings which would be in keeping with the downtown area.
- Ms Weber inquired what type of usage was anticipated for the development.
- **Mr Fledderjohann** responded that the intent would be to stick with family type-oriented businesses and local businesses.
- For the basement of the church, added Mr Fledderjohann, they were thinking of small family friendly businesses, local type of eateries, a couple of businesses currently in Boise that were looking to expand their outlets, and a couple of small retailers.
- **Ms Weber** noted that driving in the area could sometimes be a challenge and with downtown Nampa it was possible to walk everywhere.
- **Mr Mussell** indicated they would like the proposed development to be included as part of the downtown area, and added he would be joining the Board of the Nampa B.I.D.
- Mr Mussell reiterated he wanted much more lighting on the subject property and wanted to join in with the Christmas lighting for the downtown area.
- **Ms Weber** stated she was in favor of the proposed development and considered it would enhance the downtown area.

Mike Mussell:

- Mr Mussell stated he was in favor of all the comments and conditions in the Staff Report.
- In response to a question from **Chairman Veloz**, **Mr Mussell** considered there was a lack of downtown apartments, and he would be bringing in more of a higher end Condo feel. Mr Mussell stated they had come across a lot of people that wanted to live and work downtown. There would be two penthouse suites, added Mr Mussell, and eight to ten Condos – and that would be all the room available for residential.
- According to Mr Mussell, there would be one blanket Association covering the entire subject development and the lots he owned on the other side of the alley and it would be strictly controlled to make everything consistent on the exterior.
- **Chairman Veloz** noted the additional information received during the BSDS Committee meeting regarding the second story residential units.

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

Chairman Veloz noted the BSDS Committee would have to determine if the design standards for the Downtown Historic District should be waived for the proposed project. Chairman Veloz noted the eclectic buildings in the Downtown Historic area.

- Discussion followed with the BSDS Committee members regarding the application.
- **Hatch** noted the plaza elevation, archway and trellis area should utilize durable materials down low, possibly a wainscot, from a longevity standpoint.
- Additionally, in the amphitheater area, durable materials should be used.
- Hatch noted the street frontage, opposite the Brick 29 building, and consideration should be given as to how the whole project would respond to the design standards.
- **Randell** stated when he was reviewing the project, he had considered the development would be even better if it was mixed use and was very happy to hear there would be residential units included in the project.
- Randell noted the old world look for the development and considered it would be a nice transition from Brick 29 to the other businesses downtown and would make the area more walkable. Randell stated he liked the idea of softening up the corner with the plaza and trellis work.
- **Smith** stated he looked at the subject property yesterday and tried to visualize what the applicants were proposing. Smith stated he liked the concept and the old French or Italian village idea, as well as the walkability, residential, and plaza ideas.
- **Gable** considered the proposed development would be very good for Nampa and would give ambience to the downtown area.
- Discussion followed regarding conditions and exceptions for the proposed development.

Hatch motioned and Randell seconded to approve the application for Building and Site Design Approval for Architectural Plans related to construction of Nampa Towne Square, LLC to include, existing building façade improvements, pedestrian tunnel pass through, rooftop dining facility, greenhouse, amphitheater with movie screen, pedestrian plaza with fountain, dining area, rain garden, trellis work, landscaping and streetscape improvements, located on properties within the DH zoning district at 309, 309 1/2 , 311, 315 and 323 11th Ave S and 1015 3rd St S, for Mike Mussell, Mussell Construction, Inc, subject to:

1. **The Applicant 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 Ordinance and other adopted laws.**
 2. **Review by the Nampa Arts and Historic Preservation Committee.**
 3. **Incorporating more durable materials down low, particularly with the trellis.**
 4. **The Building and Site Design Committee grants exception to the DH Building and Site Design standards in order to allow the proposed design of the Nampa Towne Square.**
- Motion carried.**

**Smith motioned and Randell seconded to adjourn the Building and Site Design Standards Committee.
Motion carried**

Meeting adjourned at 1:40 p.m.

Doug Critchfield, Senior Planner
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