

NAMPA DESIGN REVIEW COMMITTEE

MEETING HELD

Monday, January 17, 2023, 12:30 pm

City Hall Council Chambers & Via Microsoft Teams Meeting

Attendance:

Chris Veloz, Chair

Meggan Manlove

Mike Gable

Jeff Hatch, Vice Chair (via Teams)

Breanna Son, Associate Planner

Kristi Watkins, Principal Planner

Ryan Genther (via Teams 12:39 pm)

Absent: Roger Volkert, Myron Smith

Chairman Veloz called the meeting to order at 12:30 p.m.

Approval of Minutes: Moved by Manlove and seconded by Gable to approve the November 21, 2022 minutes. Motion carried.

Chairman Veloz proceeded to the business item on the agenda.

1. DR-00150-2021: Design Review Committee Approval for an extension request for Priority Electric, located at 0 Karcher Rd, on a portion of 1.0 acre located north on Karcher Rd and west of Caldwell Blvd, further identified as Parcel #R2446001000, previously approved during the meeting of February 16, 2021 – Action Item.

Moved by Manlove and seconded by Gable to approve the extension request for Priority Electric, located at 0 Karcher Rd (in order to provide the necessary time to work with ITD and Irrigation District scheduling) until August 16, 2023. Motion carried.

Chairman Veloz proceeded to the public meeting items on the agenda.

1. DR-00256-2022: Design Review Committee Approval for architectural plans related to the construction of 1 new 8,185 sq. ft. commercial building, for Fresenius Medical Care, located in the BC (Community Business) Zoning District, at 11103 W Karcher Rd, (R3143010200, R3143010100, R3143010000), the project totals 1.42-acres, south of Karcher Rd. and west of Middleton Rd., for Tim Lago, Infusion Architects, applicant, representing P. Eric Davis, owner. city file no. DR-00256-2022 – Action Item.

Chairman Veloz proceeded to the public meeting.

Tim Lago, Infusion Architects, 4487 Highland Meadows Parkway, Windsor, CO, introduced the project. Adrian Rodriquez, PCI Health Development, 12655 N Central Expressway, Dallas, TX, was available for questions regarding design of the project.

Associate Planner, Breanna Son, presented the staff report.

Project location is in the BC (Community Business) zoning district. The Comprehensive Plan has this area designated as Community Mixed Use. The surrounding land uses are BC (Community Business) to the north, south, and east, and RMH (multiple family residential) to the west. In December of 2007, the property was annexed into the City of Nampa and zoned BC. There is a St. Alphonsus medical clinic directly to the east (with shared access to the project). The project includes one new commercial building for Fresenius Medical Care, a dialysis center.

Access: To the north along Karcher Rd. (determined by the Idaho Transportation Department). To the East along Middleton through shared access with St. Alphonsus Medical Clinic.

The building has proposed two (2) materials and three (3) colors, and a clear storefront system with solar gray glazing. The two materials are EIFS and a stone veneer. The EIFS will be done in two colors, origami white and functional gray.

The building height is proposed to be 24'-3". The building is 1 story. The wall lengths are approximately 150' 3". The exposed wall areas are 2,818 sq ft. There are multiple changes in the roof height and several pop outs, including a drive under canopy for patient drop off, that break up the flat plane of the walls. There is one main entrance on the north side of the building. The public entrance is centered under the drive under canopy, with storefront style windows.

The primary façades are the north and east façades (facing Karcher Rd and the main parking area). East façade wall lengths are approximately 57' 1". The exposed wall areas are 1,054 sq ft. The mechanical units will be roof mounted and screened from view by the parapet walls.

The two primary façades, the north and east sides, do not have one material that exceeds 50%, therefore they meet the 50% change in material requirement. The other two facades, the west and south sides, do not have one material that exceeds 70%, therefore they meet the 30% change in material requirement. The north primary façade has 23% in glazing and openness and the east primary façade has 18% in glazing and openness.

Staff found one issue for discussion; there is a 7% glazing deficiency on the east façade and a 2% glazing deficiency on the north facade. The applicant has provided a narrative describing their efforts to achieve the glazing requirement on all primary façades:

“The north façade falls just short of the 25% requirement through added windows and storefront expanses. Through our revisions we are able to achieve 23% glazing/openness. This is the most public and primary façade, visible from the main street views from Karcher. The east façade falls short of the 25% requirement at 18%. This was also achieved through added vision glazing windows and spandrel glazing. There are areas on this façade that do need to remain as opaque wall so that patient privacy, safety, and care excellence are maintained within the building. This wall houses some patient care and exam areas. Additionally, we need to keep in mind that we need to maintain our sustainability and energy conservation goals. Simply adding more windows on this façade will negate that initiative.”

Sidewalk will be installed along Karcher Rd. Sidewalk will also be installed internal to the site, connecting the sidewalk from Karcher Rd. to the building and around the building.

The gross floor space does not exceed 25,000 sq ft, therefore the project is not required to provide public space as listed in code. However, there is ample landscaping provided around the site, with complimentary setbacks to the nearby/adjacent medical clinic per applicant.

There is one trash receptacle located at the rear of the property, on the south side, behind the building. The enclosure will be constructed with gray split face CMU blocks with a painted metal decking gate. The CMU blocks will be painted to match the building color.

Conditions of Approval:

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 Design Review 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. Building Lighting Standards: (1) On buildings: All exterior structure 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. (2) The height of a freestanding light fixture (e.g., in a parking lot area) shall not exceed twenty-five feet (25'). Parking area

lights shall use ninety-degree (90°) cutoff luminaries (i.e., "downlighting"). (3) Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. (4) Pedestrian circulation routes shall be illuminated. (5) Floodlights shall not be allowed, except when necessary for security.

Veloz asked if anyone in chambers or online wished to speak. No one appeared in favor of or in opposition to the request.

Moved by Gable and seconded by Manlove to close the public meeting. Motion carried.

Moved by Hatch and seconded by Gable to approve the item with all conditions of staff, and with the condition that the north and east facades meet the 25% glazing requirements with the use of storefront glazing system, or if this is not feasible, spandrel glazing is acceptable. Motion carried.

2. Laguna Farms Mitigation: Discussion regarding façade details, not constructed on multiple apartment buildings at Laguna Farms, on a property located at 16852 Idaho Center Blvd, Parcel #R31041700000 DR-00102-2019 approved by Committee in August 2019.

Chairman Veloz proceeded to the public meeting.

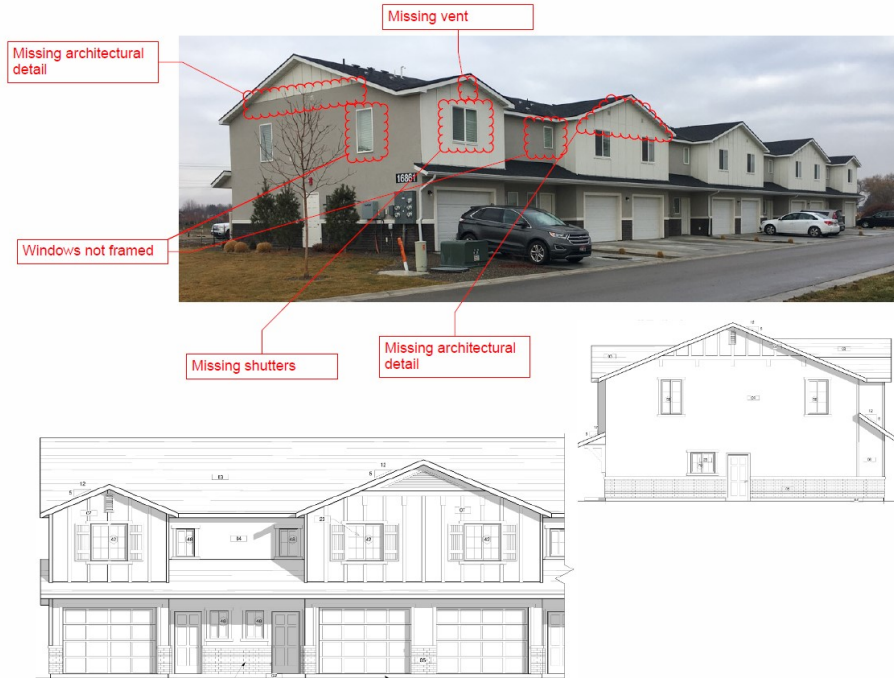
Principal Planner Watkins, presented the mitigation issue. Structures are non-compliant with approved elevations and construction plans.

The entire project is in different phases of construction from occupied to framed. Currently, 6 buildings are occupied and 4 are near completion. The rear elevation of the 12-plex and the right and left (corner) elevations of the 8-plexes will be the elevations that will be most visible from the CWI property and portions of Idaho Center Blvd. If these are to be considered the primary façades of the buildings, they do not meet the requirement for the 50% façade changes.

The 12-plex does meet the 30% requirement for other wall faces. The 8-plex left/right elevations only provide 13% façade change on the Tucker style and 21% on the Delinda style.

Examples of some of the deficiencies:





Staff recommended corrections for discussion:

1. Add architectural details as shown on the original approved plans:
 - a. Shutters
 - b. Additional brick around the buildings
 - c. Architectural border details under the rooflines
 - d. Painted banding (with architectural details) on the side walls
 - e. Garage canopies/pergolas
 - f. Dividing fence walls between units
 - g. Framed windows
 - h. Vents (or the appearance of vents)

2. The roofline and window popouts were not addressed during framing and cannot be corrected at this late date.

Veloz asked if anyone in chambers or online wished to speak. No one appeared in favor of or in opposition to the item.

Moved by Manlove and seconded by Gable to close the public meeting. Motion carried.

Committee Comments/Questions:

- No further C/O's should be issued before reparation of this issue, nor any Building inspections scheduled if possible.
- Owner/Builder should be "flagged" for future projects to ensure adherence to approved plans.
- The project was presented as a much nicer project and appears very "low-end."
- Is it possible for City Attorney to issue a stop work order to cure the deficiencies?
- Is it possible for the City to have an inspector check for Design Review Committee approval/comments during framing inspections? (Watkins: Building Dept. budgeted to hire another inspector that would be covering Planning & Zoning issues, unsure of timing. Building inspectors currently look for life safety issues during framing inspections rather than design elements.)
- Hatch: Add angle braces to the buildings already built out which were on the plans and approved elevations. (Veloz clarified that the buildings not built out must meet the previously approved criteria).

- Buildings during framing stage must meet original approval (only mitigation at this point for those buildings would be a “physical popout.”)
- Gable wanted to know why the owner of project gave the builder different plans than what the City approved.
- Hatch-Possible mitigation (including staff recommendations): Add an architectural eyebrow along the roofline with changing materials to give the appearance of a bumpout.

Watkins: A non-compliance letter prepared by staff (on behalf of Design Review Committee) will be sent to the Owner/Builder (with prior City Attorney review/approval).

Moved by Hatch and seconded by Genter to impose the following conditions:

Make a recommendation to proceed with having staff prepare a letter of recommended corrections to the City Attorney and also the Owner and General Contractor of the project addressing the architectural deficiencies per the City provisionally/previously approved plans, including but not limited to:

- Add shutters.
- Additional brick around the buildings.
- Architectural border detail under the roofline including angle braces.
- Painted band architecture on the sidewalls.
- Garage canopy/pergolas.
- Divided fence walls between buildings.
- Framed windows.
- Vents (or the appearance of vents).
- Rooflines at the entry.
- Appropriate treatment to create a faux popout with similar details to what was previously approved.

Motion carried.

Meeting adjourned at 1:45 pm.

:kh