

NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE

MEETING HELD

Tuesday, January 19, 2021, 12:30 P.M.

City Hall Council Chambers

And VIA MICROSOFT TEAMS MEETING

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

Members:

Chris Veloz - Chairman
Aaron Randell
Roger Volkert
Principal Planner Watkins

Jeff Hatch – Vice Chairman
Myron Smith
Meggan Manlove
Mike Gable

Absent:

Chairman Veloz, and Committee members Volkert, Randell and Smith were present in the Council Chambers. Committee members Hatch, Gable and Manlove were connected via Teams meeting.

Chairman Veloz called the meeting to order at 12:39 P.M.

Approval of Minutes: Hatch motioned and Manlove seconded to approve the Minutes of the December 21, 2020 Building and Site Design Standards Committee. Motion carried with all Committee members in favor.

Election and Appointment of Officers:

Commissioner Gable motioned and Aaron Randell seconded to retain Chris Veloz as Chairman and Jeffrey Hatch as Vice-Chairman of the Nampa Building and Site Design Standards Committee. Motion carried.

Chairman Veloz proceeded to the hearing items on the agenda.

DR-00145-2020:

Building and Site Design Approval for architectural plans related to the new construction of a 22,438 s.f. church facility on portion of a 24.57 acre located west of Midland Blvd and south of Cherry Ln further identified as Parcels #R3097400000 and #R3097300000; Brian Liquin, Rennison Design and Amanda Bidwell, Architect; representing Eagle Christian Church.

Requested to be continued to the February 16, 2021 meeting.

The motion to continue this hearing item until the February 16, 2021 meeting passed by unanimous consent.

DR-00148-2020:

Building and Site Design Approval for architectural plans related to the new construction of a 7,140 s.f. commercial office/warehouse building located east of 1714 N Midland Blvd, on portion of .736 acres located east of Midland Blvd and north of Caldwell Blvd, further identified as Parcels #R07540510A0 for Randy Haverfield, Architecture Northwest, PA representing Development Consultants, Inc.

Chairman Veloz proceeded to public hearing.

Randy Haverfield, AIA, 224 16th Ave S, Nampa, ID 83651 represented the project.

- Located on a parcel set behind the Key Bank Teller Building on Midland; the building does not have any frontage on Midland and shares a common access agreement with Key Bank for access to the back portion of the parcel.

- The building itself is somewhat obscured filling out the back portion of the project.
- Use: Flex office/warehouse for 1-4 tenants potentially on a ¾ acre site.
- There will be a landscaping buffer between this building and Key Bank drive thru's.
- There is already existing vegetation on the east and south sides of the site, the intent is to create a fenced yard behind the building for security purposes and there will be a landscape strip continued along the north side of property.
- Meant to be a low-impact flex use building.
- The Nampa Engineering requirements have been reviewed and are understood and accepted.
- A shared access agreement will be provided.
- Building has access to water and sewer; pressure irrigation is not available. A small tap to the domestic line would be appropriate for the landscaped areas around the building.
- Storm drainage will be contained onsite as requested.
- They have tried to keep the building scale down so it is appropriate in context with the buildings to the east; this building you can't see from south side because of the Idaho Press Tribune Building, the north side abuts a business development, west visibility is all you will be seeing from Midland.
- The entries are identified, the breakup of material types along the west phase is code compliant.
- 30% requirement is achieved on south, north and east sides of building.
- Project is cohesive with the architectural coloring of Key Bank Teller building.

Principal Planner Watkins outlined the staff report:

- Property is zoned BC and is surrounded by properties also zoned BC and one IL property to the south.
- Reviewed Agency Correspondence: Nampa Engineering Department has provided comments for the Applicant's reference early in the project. The comments are not geared toward design review elements; their comment letter is attached to the staff report.
 - Continued use of the existing accesses is preferred and appears to be planned for. A copy of the shared access agreement for any shared access points will be requested at the time of building permit review.
 - This property has minimal frontage on Midland Blvd, and sidewalk, curb, and gutter are already existing along both its and 1714 N Midland Blvd frontage.
 - Sewer and water are available to the new building site from Midland Blvd. There is also another water mainline looping around the property to the south (1618 N Midland Blvd) located approximately 24' south of this property's southern boundary. Coordination with the owners of 1618 N Midland Blvd would be required to obtain an easement on their property to tap that water mainline for services. Pressure irrigation is not readily available to this area of the City. It is possible to tap another service from the water mainline for a dedicated landscape meter if there is a need for irrigation water.
 - There is one existing hydrant located approx. 40' south of the southeast property corner. Coordinate with Nampa Fire Dept to confirm requirements for any additional hydrants and/or locations of fire department connections (FDC) on the new building.
 - Storm drainage shall be retained on site per City Storm Water Policy.
- Access: This property takes access from Midland Blvd through a property that has frontage on Midland Blvd and contains a bank ATM kiosk/drive thru.
- Pedestrian Pathways and Amenities: Sidewalks are existing along the main right-of-way and will be installed adjacent to the building. This project does not meet the 25,000 sq. ft threshold to require additional amenities.
- Overhead Doors: The metal overhead doors on the east or backside of the building and constitute 34% of the exposed wall face. They do not face the front side of any adjacent buildings.
- Fencing/Screening: The plan states that the 6' high fence will be determined by the owner at a later date. This fence may eventually screen the side of the building that proposes overhead doors.
- Building Exterior proposes five (5) different colors and three (3) materials and this building appears to be compliant with the 50% change of materials on the west or primary façade and 30% change in materials on all other facades. The body will be stucco and metal with a contrasting metal strip on the end walls. There will be CMU Wainscoting and metal roof and overhead doors.
- According to the breakdown of materials, all walls are compliant with this section of the code.
- Building Height: The height of the building is noted as 20' and this west elevation as the primary facade which proposes 25% glazing

- The East and West walls are over 100' in length. There are no jogs or no distinctive changes in the roof line on the east and west elevations which measure 102' each. It is up to the Committee's discretion to determine if they will allow a 100' wall with no distinctive changes.
- The elevations show two public entrance areas on this building. Each area shows glass man doors with side lights and transom windows covered by a metal canopy.
- The west side of the building is the primary facade. The west side of the building equals 1,636 s.f. of exposed wall face. Therefore, the glazing shall be equal to or greater than ~408 s.f. This façade provides 408 s.f. of glazing which is 25%. Therefore, this façade is compliant with the glazing requirement.
- Mechanical Units: Not shown on plans.
- Lighting: Not shown on plans.
- A trash enclosure is not identified on the site plan.
- Issues/exception requests for Committee discussion and decision:
 1. There are no jogs or no distinctive changes in the roof line on the east and west elevations which measure 102' each.
 2. Mechanical units are not shown on plans.
 3. A trash enclosure is not identified on the site plan.
- If the Committee chooses to approved, the following conditions of approval shall apply:

Generally:

- 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 BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,

Specifically:

- Take note of Engineering Department comments (above-under Agency Correspondence).

Hatch requested clarification on the fencing and overhead doors. Watkins responded there is a 6' fence indicated around the rear yard or west faced side of the building that will be in front of where those overhead doors would be located.

Gable inquired whether any site obscurance in the face such as lattice or other product type would screen the overhead doors, Watkins responded applicant should address.

Chairman Veloz proceeded to public testimony.

Randy Baugh, 3948 3rd St South, Jacksonville Beach, FL:

- He is the owner and is requesting approval from the Committee.
- Rollup doors in rear of property face a parking lot/trash enclosure and the rear of flex office buildings on Park Center Drive so from any of the surrounding streets or front of any businesses you cannot see into the yard or to the rollup doors.

Haverfield:

- Reviewed the east elevation of the project reflecting a chain link fence which backs up to a commercial development with similar backyard condition. If Committee desires to have lattice or some other type of screen please advise. From a security standpoint it would not be required and there is no visibility to the east from any primary drives.
- All mechanical systems will be split systems located within the building itself; the only possible external might be ground matted air conditioning condensers and these would be screened by shrubbery.
- Reviewed trash enclosure on the site plan which is located on the upper NE corner with direct access for Republic Services.

Committee confirmed with Haverfield that the south and north elevations are precoated siding with paint finish already on it which is a common use.

Volkert stated he felt the fence is fine as is (without lattice).

Gable would like to see screening especially at the larger overhead doors abutting the parking lot as well as any other outside storage.

Randell stated that, if there are any visible storage areas they should be screened otherwise no slats are necessary.

Volkert motioned and **Hatch** seconded closed the public hearing. Motion carried.

Smith motioned and Randell seconded to approve the architectural plans related to the new construction of a 7,140 s.f. commercial office/warehouse building located east of 1714 N Midland Blvd, on portion of .736 acres located east of Midland Blvd and north of Caldwell Blvd, further identified as Parcels #R07540510A0 for Randy Haverfield, Architecture Northwest, PA representing Development Consultants, Inc. with all recommendations of staff. Motion carried.

Gable and Hatch inquired whether the Commission ought to include slats in the fence as a requirement; the motion to approve was carried without this requirement.

DR-00149-2020:

Building and Site Design Approval for architectural plans related to the new construction of a 7,000 s.f. single-story dance studio located at 3015 Caldwell Blvd, on portion of 3.934 acres located west on Caldwell Blvd and south of Homedale Rd, further identified as Parcels #R2442101000 for Glenn Walker, Architect representing Phoenix Commercial Construction.

Chairman Veloz proceeded to public testimony.

Glenn Walker, 1891 N. Wildwood, Boise, ID 83713 represented the project.

- The owners would like to construct a 7,000 dance studio at the above named location.
- The building will consist of high tech tilt concrete panels painted with high grade metal siding, aluminum storefront windows and metal fascia and soffits.
- Roof line will incorporate a variation which will incorporate modulations and will contribute to the aesthetics of the building, and roof will be single slide over rigid installation and there will be a front wall canopy for aesthetics.
- There will be 3 different complimentary color schemes.
- Site plan has a good mix of landscaping and have a variety of plant materials and will complement the surrounding buildings.
- Project meets City parking code requirements.
- Building proposed to be approximately 30 ft high which in compliance for a BC zone.
- Lighting will be wall mounted exterior light fixtures slanted downward towards the parking area.

Principal Planner Watkins outlined the staff report:

- Property is zoned BC and is surrounded by properties also zoned BC and RD, the east being storage units and vacant property and south being a 4-plex development (RD).
- Reviewed Agency Correspondence: Nampa Engineering Department has provided comments for the Applicant's reference early in the project. The comments are not geared toward design review elements, comment letter in staff report.
 - *Continued use of the existing access is preferred and appears to be planned for. A change of use such as this does open the door for ITD review of existing access(es) to ensure compliance with their current standards and policies, though it is not expected that ITD would require the existing access be changed significantly, if at all.*
 - *Caldwell Blvd is under ITD jurisdiction. Any changes to existing accesses or any work within Caldwell Blvd public right of way will be required to be permitted for by ITD District 3. The City will require a copy of ITD right of way permits prior to the start of work.*
 - *Sewer, water, and pressure irrigation are all available to the new building site. Sewer and water run in or along Caldwell Blvd and pressure irrigation is stubbed to the east corner of the property.*
 - *There is one existing hydrant located at the existing approach. Coordinate with Nampa Fire Dept to confirm requirements for any additional hydrants and/or locations of fire department connections (FDC) on the new building.*

- *Storm drainage shall be retained on site per City Storm Water Policy.*
- 1 access point exists from Caldwell Blvd. they will be retaining this access.
- No mechanical units or overhead doors shown on plans at this time.
- No fencing proposed.
- No specs were submitted regarding lighting; lighting may not be higher than 25' as per code. There is a light pole located at the back of the property in the parking area.
- Landscape plans reviewed by city forester have been resubmitted and approved by City Staff since they received staff report.
- Sidewalks will be installed internally around the building and making connections from the parking areas and to the Caldwell Blvd frontage where the plans indicate a marked crossing in the parking lot and curb ramps at the access point along Caldwell Blvd.
- Reviewed Building Exterior Materials (4 schemes including the fascia):
 - Metal siding-slate gray, concrete panel-nebulous white/unique gray, fascia-metal/matte black – code compliant.
- The overall building height is noted as 30'-10" with one story.
- According to the breakdown of materials, The primary façade meets the 50% change in materials and the other three walls meet the 30% change in materials.
- The north and south walls are over 100' in length.
 - **North Wall:** The roofline shows an extended parapet over the door where the sign will be located.
 - **South Wall:** The roof line matches the extended roofline from the north side, but on the downside of the sloping roof.
- The public entrance on this building provides glass man doors with sidelight windows covered by metal canopy.
- The primary façade contains 25% glazing so it compliant with code.
- The Trash Enclosure is identified at the back of the property as "future" and there is one located in front of the building which is not allowed by code. The trash enclosures are noted as being constructed of CMU (no color noted), there is no CMU listed as a material used on the main building.
 - *Applicant indicated after staff report was distributed they would be using split face CMU for the trash enclosure that isn't a material that was listed on the building but if you look at the materials that were listed you would end up with a metal trash enclosure so this is something to be considered, landscape screening will be enhanced around this as it is near the front of the property.*
- The project appears substantially compliant with Nampa Building and Site Design standards for the BC Zone.
- If the Committee chooses to approve this project, the following **conditions of approval** shall apply:

Generally:

- 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 BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,

Specifically:

- **Lighting:** On buildings, 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. The height of a freestanding light fixture in the parking lot shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaries. Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. Pedestrian circulation routes shall be illuminated. Floodlights shall not be allowed, except when necessary for security.
- REMOVE-Provide revised landscape plans for building permit (*resolved and approved*).

Hatch: Elevation glaze or accent? Is this designed to be a more contemporary structure and this is the aesthetic they are going for? Watkins indicated what has been submitted meets code requirements, if wainscoting or other detailing is required discuss this with applicant.

Gable inquired whether the glass in the elevations were glass or faux glass. Watkins stated this is not clarified on the plans; she anticipates it is all glass and the elevations look to be see through, this is a question for the applicant.

Chairman Veloz proceeded to public testimony.

Scott Hyer, 11315 Ustick Road, Nampa in favor.

- He and his wife are the owners of this project; they are local to the area and are excited to give back something to the community.
- His wife is the studio director; there will be classes for both adults and children, providing a healthy and constructive outlet and also focusing on leadership skills.
- He believes the size and aesthetics of the building are appropriate to the area.
- Hopes this project will continue to improve Nampa and the county as they move forward.

The Commission inquired of Mr. Walker regarding glazing materials. Standard storefront window system with aluminum frames will be installed.

Mr. Walker confirmed the CMU split face trash enclosure will be constructed will be smooth faced so you can put the cap on and have the grade up against it.

Hatch inquired if in Watkins' review and analysis based on city standards, typically would there be some base (wainscoting) condition on the building and wanted verification if it was in compliance.

Volkert stated he thought the base looks fine as is.

Randell stated it should not be required and looks good without it; most people put the base down there because they need a material change and in this case it is not needed and in this case would look strange with it; he likes the aesthetic as it.

Gable indicated he thought it was a beautifully designed building with some interesting uses, colors and contrast and change of building elements, was interesting and agreed not having a base is fine in this case.

Volkert inquired about plans for additional building in future. Mr. Hyer responded their future goal is to develop the property further; however, they do not currently have the financial means to do so. There is space to continue the parking lot to the right and on to the back side of the property as well.

Volkert motioned and Hatch seconded to close the public hearing. Motion carried.

Commission Comments:

- Volkert stated the project would be an asset to community.
- Manlove stated she was excited about the project.
- Hatch stated he was excited and thinks it will be a great opportunity for Nampa.
- Gable is in favor and thinks it will be a nice looking addition to City.
- Randell stated it looks great and is fully in favor.

Randell motioned and Smith seconded to approve the architectural plans related to the new construction of a 7,000 s.f. single-story dance studio located at 3015 Caldwell Blvd, on portion of 3.934 acres located west on Caldwell Blvd and south of Homedale Rd, further identified as Parcels #R2442101000 for Glenn Walker, Architect representing Phoenix Commercial Construction with all conditions of staff, removing the landscape plan requirement as this has already been resolved and using split face CMU for the trash enclosure. Motion carried.

Meeting adjourned at 1:31 p.m.

Kristi Watkins:

Kristi Watkins

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