

**NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE
MEETING HELD
TUESDAY, FEBRUARY 19, 2019, 12:30 P.M.
City Hall Council Chambers**

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

Members:

Chris Veloz - Chairman	Myron Smith
Jeff Hatch – Vice Chairman	Roger Volkert
Mike Gable	Kristi Watkins – City of Nampa Senior Planner
Aaron Randell	

Absent: Meggan Manlove

Chairman Veloz called the meeting to order at 12:35 p.m.

Chairman Veloz introduced **Senior Planner Kristi Watkins**, returning to the Nampa Planning Department after 4 years in the private sector with a local engineering company.

Approval of Minutes: Hatch motioned, and Randell seconded to approve the Minutes of the January 14, 2019 Building and Site Design Standards Committee. Motion carried.

Election of BSDS Committee Officers for 2019.

Volkert nominated and Randell seconded, Veloz as Chairman and Hatch as Vice Chairman. Motion carried.

Chairman Veloz proceeded to the business item on the agenda.

BSD-00082-2019:

Building and Site Design Approval for Architectural Plans related to construction of a new two-level 41,000 sq ft MSTI Cancer Treatment Center, to be located on parcel R30995011B, a 3.456 acre parcel to the south of St Luke's Medical Center at 9850 St Luke's Dr, on the east side of N Midland Blvd and south of Cherry Ln, in the NW ¼ of Section 9, T3N R2W, currently within a BC (Community Business) zoning district (but before the Planning and Zoning Commission on February 12th and City Council on March 18th for Rezoning to HC - Healthcare District), for Dana Kauffman of Insight Architects, representing St Luke's Health System. (BSD-00082-2019). ACTION ITEM.

Chairman Veloz recused himself from the business item.

Vice Chairman Hatch proceeded to public testimony.

Dana Kauffman of Insight Architects, 2238 Broadway, Boise – representing St Luke's Healthcare System:

- Mr Kauffman stated the existing MSTI facility in Nampa had passed its usefulness and was running out of space.
- The proposed new MSTI facility would be a great addition to the community and would provide the ability to care for patients.
- The proposed building would be located in the southwest corner of the existing St Luke's campus.
- The new MSTI building would be a two-story 41,000 sq ft treatment facility providing oncologists the opportunity for radiation treatment, chemotherapy and patient visits.
- Many of the patients, added Mr Kauffman would be at the facility for hours at a time so they were trying to orient the building so that it would encourage people to stay, and return, for an experience as positive as possible in the situation they were in.
- According to Mr Kauffman, there would be a radiation vault, and space had been left for a second vault and expansion for the future, although there were no guidelines on when that expansion would happen.

- After review, advised Mr Kauffman, the decision had been made to face the MSTI building towards the hospital campus and by not facing the front door towards Midland Blvd there would be less of a driveway and parking lot expanse, as well as easy access to and from the hospital.
- Additionally, the northern exposure would be more beneficial for the chemotherapy suite.
- Mr Kauffman discussed the building materials that would be used for the new MSTI facility and how they would blend with the existing hospital facility and continue the campus feel.

Senior Planner Watkins:

- Watkins reported on a proposed Code Amendment currently going through the Planning and Zoning Commission and City Council. On January 23, 2019, the Planning Commission recommended to City Council approval of a Rezone from the BC (Community Business) zoning district to the HC (Healthcare) zoning district.
- Watkins advised that previously, under the Building and Site Design Committee Code, the applications were approved in perpetuity, however, in the new Code (before City Council tonight) it states they have two (2) years to commence construction.
- Watkins inquired if the BSDS Committee approved the application, would they want it approved under the old Code (in Perpetuity) or under the new Code (2 years to commence construction).
- Watkins indicated the location of the subject parcel on St Luke's Drive, on the east side of N Midland Blvd, just south of Cherry Ln.
- According to Watkins, the trash enclosure would still be located on the N Midland Blvd side of the building, which does not necessarily follow Code, but would be located at the back of the building and would also allow easier access for the garbage trucks.
- The front entrance to the building would have an overhang for the drop-off area and would be very distinct from the rest of the building and would also be compliant with Code.
- The overall appearance of the building, added Watkins, does appear to match the existing St Luke's facility on site.
- The wall lengths would be over 100 ft but the jogs and offsets make it compliant with the BSDS Code.
- Watkins reviewed the Staff Report for the architectural treatments, which fall within the required percentage calculations.
- There would be well over 25 percent glazing, noted Watkins, for each wall face.
- Watkins indicated the color board showing the proposed materials and colors for the facility.
- The mechanical units would be roof mounted and screened from view by a stucco wall, painted to match the stucco features on the rest of the building.
- According to Watkins, the landscape screening around the trash enclosure varies but would, on average, be 5 ft.
- Watkins discussed the proposed pole lighting around the exterior of the parking lot that appeared to be sufficient but questioned if there should be one or two pole lights where the pathway crosses St Luke's drive to go north.
- There would also be bicycle parking, pedestrian pathways, lots of outdoor amenities, including benches, and a garden area.
- Watkins stated the project appeared to be in substantial compliance with the Nampa Building and Site Design Standards and would be a fine building in addition to the existing St Luke's Medical Complex.
- **Vice Chairman Hatch** inquired what elements of the proposed Code Amendments would be relevant to the subject application.
- Watkins replied the only real change appeared to be the building orientation portion of the amendment.

Vice Chairman Hatch proceeded to public testimony.

Chris Veloz of 721 5th St S, Nampa – in favor:

- Mr Veloz stated he also sat on the St Luke's Nampa, West Treasure Valley Community Council.
- Mr Veloz noted the St Luke's Hospital complex on N Midland Blvd had a beautiful curvature to the buildings as their main architectural feature, and the proposed MSTI building would echo that feature, along with great fenestration and cornice work. Every side of the proposed MSTI facility, added Mr Veloz had some type of architectural feature.
- N Midland Blvd, reported Mr Veloz, was a major arterial and usually a stand alone building would face the major arterial. However, noted Mr Veloz, St Luke's Dr comes off N Midland Blvd and proceeds east in front of

the proposed building. The front entrance on the east, advised Mr Veloz, would provide a canopy at the entrance for the patients and would have easy access from the hospital.

- The proposed MSTI building, stated Mr Veloz was part of the overall St Luke's campus design.
- Mr Veloz discussed the project amenities, including patio, benches, landscaping, etc. that would be great for providers, patients, family members, staff and nurses.
- Mr Veloz reiterated the fact the proposed MSTI building was a very nice architectural design.

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

- **Randell** suggested that with the project before them, the totality of the entire campus should be taken into account. Randell added, the MSTI building would fit in with the entire campus look and he was not concerned regarding the orientation of the structure.
- Randell added the MSTI building would be a terrific looking project.
- **Volkert** stated that being a cancer survivor he wished he had a facility like the proposed MSTI treatment center when he was being treated.
- **Hatch** questioned if there were any comments from the BSDS Committee regarding lighting the crosswalk.
- **Randell** suggested it would not be a bad idea to have that lighting.
- Regarding the length of approval, Randell suggested approval in perpetuity should be given.

Randell motioned and Volkert seconded to approve the Building and Site Design Standards request for architectural plans related to construction of a new two story, 41,000 sq ft St Luke's MSTI facility on Canyon County Parcel R30995011B on the south side of St Luke's Dr, for Dana Kauffman of Insight Architects, representing St Luke's Health System, subject to:

1. The Applicant/Developer and Project shall comply with Nampa City Codes relative to development of the Project, including all City based Zoning Codes as BSDS Committee approval of the Building and Site Design Review Plans shall not have the effect of abrogating required compliance with the City's zoning laws.
2. The Project and improvements associated with the Project, shall match those architectural plans submitted and received by the City of Nampa on January 18, 2019 and approved by the Building and Site Design Standards Committee on February 19, 2019.
3. Add/relocate one light pole on the south side of the pedestrian crossing of St Luke's Drive to match the existing light on the north side of the crossing.
4. The Applicant/Developer shall obtain any necessary Building Permits (and associated sub permits), sign permits, and any other permits required by agencies within the City of Nampa to be compliant with City Code requirements.
5. The application for the 41,000 sq ft St Luke's MSTI facility is approved in perpetuity from February 19, 2019.

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

Meeting adjourned at 1:05 p.m.

Kristi Watkins, City of Nampa Senior Planner

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