

**NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE
MEETING HELD
MONDAY, FEBRUARY 8, 2016, 12:30 P.M.**

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

Members:

Chris Veloz - Chairman	Rodney Moore
Mike Gable	Robert Hobbs, Assistant Planning Director
Frank Larvie	

Absent: Jeff Hatch – Vice Chairman

Chairman Veloz called the meeting to order at 12:32 p.m.

Approval of Minutes: Moore motioned and Gable seconded to approve the Minutes of the January 11, 2016 Building and Site Design Standards Committee. Motion carried.

Election of 2016 Building and Site Design Committee Officers.

- **Chairman Veloz** noted Vice Chairman Hatch was absent.
- Chairman Veloz stated two new members will be appointed to the BSDS Committee by City Council during their February 16th meeting.

Gable motioned and Larvie seconded to re-schedule the election of the 2016 Building and Site Design Committee to the March 14, 2016 Building and Site Design Committee meeting. Motion carried.

Chairman Veloz proceeded to the item on the agenda.

Building and Site Design Review of architectural plans related to construction of a new 36,995 sq ft Idaho Arts Charter School (kindergarten through 4th grade) on a 4.06 acre parcel of land (Canyon County Account R1303401200) located on a portion of 103 Shannon Drive, on the south side of Shannon Drive and on the west side of Northside Blvd, within a BC (Community Business) zoning district for Idaho Arts Charter School, Mussell Construction representing.

Patty Mussell of Mussell Construction, Inc – 320 11th Ave S – representing the applicant:

- Ms Mussell stated Mussell construction, Inc was representing Idaho Arts Charter Elementary School.
- The proposed elementary school, continued Ms Mussell, would be located on a portion of the site formerly known as The Broadmore Golf Course.
- The biggest challenge for the project, emphasized Ms Mussell, was the timing and getting approval to begin construction on the project in order to finish in time to meet the school's August 2016 deadline.
- According to Ms Mussell, the applicants would prefer to have approval as it was currently presented, however, if any changes were required, they were requesting to resubmit for approval at Staff level.
- Ms Mussell explained the site was quite unique, being the former Broadmore Golf Course, and has an abundance of trees and landscaping, with the entire north side being concealed by a row of trees and the applicants were hoping the location circumstances would allow for some exception to the City's Design Standards.
- The building, stated Ms Mussell had been designed using a particular architectural style that the applicants felt would be very acceptable and a very nice looking building.
- However, added Ms Mussell, the proposed design did not exactly line up with the code.

Kent Mussell of Mussell construction, 320 11th Ave S – representing the applicants:

- Mr Mussel referred to the three BSDS requirements that would be an issue.
- Mr Mussell requested the BSDS Committee approve the proposed elevations consisting of a modern architectural style which would be incompatible with large amounts of corbelled masonry, stone wainscoting and other architectural details that would typically satisfy the design requirement.
- The applicants would prefer that the BSDS Committee approve the proposed elevation because it would allow the applicants to complete the project with the strongest aesthetic and would be most appropriate for a charter school with a focus on the arts.
- The other option, continued Mr Mussell, would be to approve the modification to the proposed elevation consisting of the addition of a 36 inch stucco base as indicated on the display. That modification, added Mr Mussell, would increase the percentage of building facade that contribute to the design requirement – somewhere between 25 and 30 percent.
- The third option, stated Mr Mussell, would be to allow for plans meeting the design requirements to be resubmitted and approved at Staff level.
- Mr Mussell referred to the City requirement pertaining to façade changes and stated it was his understanding all building facades on the submitted design met the requirement except for the north elevation. Mr Mussell advised the north elevation was the most concealed area of the site as it abuts existing mature trees and elevation changes. Due to the trees and elevation changes, added Mr Mussell, the applicants were requesting an exception be approved.
- Regarding the requirement that building frontages contain at least 25 percent glazing, added Mr Mussell, the applicants were requesting that due to the fact the layout of glazing was largely dictated by the use of the building as an education facility, an exception be approved to allow the building design as currently presented.

Assistant Planning Director Hobbs:

- Hobbs reviewed the Staff Report and relevant standards for the BC zoning district.
- Hobbs summarized the issues the applicants face with the modern design of the building:
 - Proposed deviation from required 40 percent façade changes for all walls
 - Proposed deviation from required wall/roof plane changes (via jogs, offsets, etc) for the north wall.
 - Proposed deviation from required glazing content of 25 percent (per wall) for all walls.
- The north side, stated Hobbs had the tree line area.

Jeff Schoedler of Network Architects, 2517 W Neff Ct, Boise – representing the applicants:

- Mr Schoedler stated the Idaho Arts Charter Elementary School was a unique project for him and was the first modern building he had designed.
- Mr Schoedler explained that with his design for the school he was trying to teach the students a lesson, especially the art students, regarding the drawing and understanding of perspective.
- According to Mr Schoedler he was also using the building as a canvas to exemplify the landscaping.
- Mr Schoedler detailed how he had used the proposed design to utilize perspectives with the building and the trees and landscaping.
- **Larvie** inquired if natural lighting would be desired in a school building.
- **Mr Schoedler** concurred and advised that every single classroom had at least two windows and an exit to the outside.
- **Larvie** stated he was referring to the lack of window area and questioned if the design limited the window size.
- **Mr Schoedler** replied the windows were placed from ceiling height which was 10 ft, down to desk level. The windows added Mr Schoedler were 7 ft in height. The 10 ft ceiling height was limited, stated Mr Schoedler, because the HVAC system was located in the two feet above the ceiling.
- In response to a question from **Larvie**, **Mr Schoedler** stated the mechanical units were on the roof but considered that with the small parapet, the elevation of the surrounding land, and the trees, that most of the units would not be visible.
- **Larvie** considered the proposed building looked somewhat sterile.
- **Mr Schoedler** replied that had often been the critique of modern architecture. As an architectural style, added Mr Schoedler, modern architecture sells itself on honesty
- According to Mr Schoedler, as the sun goes around the proposed building, the shadows change.

- **Larvie** inquired if Mr Schoedler had tried to align the school building to line up with the sun.
- **Mr Schoedler** replied his intent had been to line up the north side of the school with the sun for the first day of school, where the sun would pop up and shine on the alley of trees.
- **Mr Larvie** stated Mr Schoedler had certainly hit an interesting point relative to design and function and considered it a fascinating concept.
- Larvie inquired about the previously mentioned accelerated construction schedule for the proposed school and inquired what materials would be used in construction.
- Mr Schoedler replied they would be utilizing wood and it would be a single story sprinklered structure.
- The walls, added Mr Schoedler, would be pre-manufactured, all walls would be 12 ft, and all of the water would slope to the outside away from the courtyard and would be as simple a building to build as possible.
- **Mike Mussell** stated he had received an e-mail that morning from the developer stating the water line would be looped and meet the g.p.m. required to sprinkle the building.
- **Chairman Veloz** noted the proposed design deviated substantially from the Design Review standards in the BC zoning district.
- Chairman Veloz stated he like the proposed design.
- Chairman Veloz considered Mr Schoedler would have to defend the proposed design to the BSDS Committee and the community and **Mr Schoedler** advised he arrived at the proposed form through landscape and concept and was inspired.
- The exception for the project, continued Mr Schoedler, was the site, and although the property was zoned BC the site was a very open space park setting set back from the boulevard.
- Mr Schoedler suggested the proposed school would be a modern sculpture in a park setting and added that out of the three designs he had presented the school representatives chose the design now before the BSDS Committee.
- Although the proposed school building was different to most, advised Mr Schoedler, the site was vastly different than any other in the BC zone.
- Discussion followed regarding the proposed school being a specific use associated with that building and the design basically compatible with the specific use for the building.
- In response to a question from **Larvie** regarding possible changes to make the proposed school building more consistent with the BSDS requirements, **Mr Schoedler** noted a 3 ft high wainscot could be added and a separate color utilized.
- However, from a design perspective, added Mr Schoedler, he did not like the idea of the wainscot because it would just be stuck on to the building and not a part of it.
- **Chairman Veloz** inquired if a couple of sets of the “pin” windows could also be added to the north face and maybe an additional set on the south face.
- **Mr Mussell** stated the school representatives thought long and hard about the arrangement of the furniture, and being an art school there would be a lot of supplies and built-ins, and it really restricted the window placement. In response to a question from **Larvie**, **Mr Mussell** stated the school had already utilized the wall space.
- **Moore** stated he had driven around looking at some existing schools and noted some schools had downsized the windows.
- Moore considered the proposed glazing was attractive and would reach the goal of efficiency of the heating and cooling system on the inside.
- Moore suggested the proposed building would fit in more with the landscaping and setting and found it to be attractive, and an acceptable alternative to the standard buildings out on the boulevard. Moore stated he was in favor of the total concept.
- **Gable** stated he loved the concept and liked the proposed building and considered it would set the tone for future buildings in that vicinity.
- Gable advised he would support the application as submitted and would prefer to see the building without any banding on the bottom.
- Also, added Gable, they had tried to keep the majority of the trees.
- **Chairman Veloz** noted a lot of thought had been put into the architectural design of the proposed school building and considered it worked not only as a building but with its environment, including the trees and Indian Creek.

- Chairman Veloz also agreed that the proposed school building should stand alone without the 36 inch wainscot, and noted the architect had designed what he felt would be right for the project and the area.
- **Larvie** stated the simplicity of design would not only fit its function but it would be the architectural style. The architectural features, added Larvie, were the placement of the windows and the placement of the building itself relative to the sun.
- **Gable** concurred with earlier comments and stated he did not like the proposal for a 36 inch wainscot at the bottom of the building. Gable added the proposed design would set the tone for that particular area that was in a growth pattern right now.
- **Moore** concurred with previous comments and suggested that it should be clear that the BSDS Committee was approving specifically for the Idaho Arts Charter School for that particular location and setting.

Gable motioned and Moore seconded to close public hearing. Motion carried.

Moore motioned and Larvie seconded to approve the architectural plans related to construction of a new 36,995 sq ft Idaho Arts Charter School (kindergarten through 4th grade) on a portion of 103 Shannon Drive (Parcel R1303401200), within a BC zoning district for Idaho Arts Charter School, Mussell Construction representing, 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. The Idaho Arts Charter School building, and site improvements associated therewith, shall match those architectural plans submitted and received by the City of Nampa and approved by the Building and Site Design Committee on February 8, 2016.**
- 3. With the understanding the following exceptions are approved for Idaho Arts Charter School only, for the subject location (R1303401200) only:**
 - a) Proposed deviation from required forty (40) percent façade changes for all walls.**
 - b) Proposed deviation from required wall/roof plane changes (via jogs, offsets, etc) for the north wall.**
 - c) Proposed deviation from required glazing content of twenty five (25) percent (per wall) for all walls.**

Motion carried.

Moore motioned and Larvie seconded to adjourn the Building and Site Design Standards Committee. Motion carried, meeting adjourned at 1:17 p.m.

Robert Hobbs, Assistant Planning Director _____
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