

- According to Mr Parker, the design would not be a traditional church with a large steeple, it would have a somewhat different look because the church's ministry was looking for something with a more contemporary look, and more like a community center.
- Mr Parker stated the applicants had considered the front of the building to be towards Broadmore Dr because the portion of Shannon Dr adjacent the parcel was really a dead end, with the food processing material dump at the west end of Shannon Dr.
- Mr Parker indicated the clean lines of the proposed church and views of the proposed building from a distance and closer up, noting the front would be glass -- inviting both in the morning and at night. Mr Parker noted the glass portion of the curtain wall would be 14 ft high and would be lit up.
- The materials to be utilized, added Mr Parker, would be vertical metal siding as shown on the white portion of the building, and a horizontal wood application for the feature walls on the side of the entry, to give an earthy and woody look, with the metal contrast. The canopy portion over the entry, would be a darker metal for contrast.
- Mr Parker indicated a view of the property and noted the areas to the south and west will not have buildings and that was why those two sides of the building would have metal siding.
- The building had been organized, explained Mr Parker, for the sanctuary to be on the north side and the children's classroom areas on the south side -- planned so the children could come out and use the open, grassy area of the property which would be more like an open park
- According to Mr Parker, there would be no windows in the sanctuary because the type of ministry they have is technology rich, with a lot of theatre lighting and it would not work having the sun coming in to the sanctuary.
- **Larvie** inquired if there was a color board available for the proposed church.
- **Mr Parker** indicated the building materials and colors shown on the color board, noting the two grey colors, with the white metal siding above the canopy and the door.
- **Moore** inquired where Broadmore Way would be located and Mr Parker indicated the location of Broadmore Way running north and south.
- **Hatch** inquired if there were any undulations proposed for the church besides the "store front" design on the front.
- **Mr Parker** replied they were all approximately the same depth and advised the applicants wanted to emphasize the front of the building and make it very inviting with the canopy extending sideways for quite a distance where the doors are on each side.
- **Larvie** inquired if the proposed church would be compatible with the contemporary design of the Arts Charter School to be constructed on the adjacent lot.
- **Mr Parker** considered it would be compatible, as the proposed church would be very contemporary in design, however, the church would not have a pitched roof. Mr Parker added there would be no traditional school involved with the church, only nursery age through 5th or 6th grade during the worship services.
- In response to a question from **Larvie**, **Mr Parker** stated the HVAC systems would be on the roof and there would be parapets going around the roof to screen the mechanical units.
- Mr Parker stated there would be a screened trash enclosure off to the side, but it was not shown on the site plan as yet.
- **Volkert** noted there were very few colors depicted and no texture variations on the south end of the building and it seemed to be very bland.
- **Mr Parker** explained those two sides of the building were located where they would not be visible to the public and the church was also trying to be careful with the cost of the proposed church.
- **Hatch** noted the parapets at the rear and the front of the church appeared to show a variation of three to two ft.
- **Mr Parker** replied there would be a parapet of about three to four ft, and explained the intent was to have the roof top equipment fully screened.
- **Hatch** noted the front of the church would face Shannon and Broadmore, and inquired how the north of the building facing Shannon Dr would be addressed.
- **Mr Parker** stated the taller element of the building would be the sanctuary which has no glass.
- **Larvie** noted the west and south elevations were basically non-compliant with design review standards.

- **Mr Parker** stated they were looking at the building as form follows function, therefore, the building was designed to fit the property with the children on the park side and the adults on the other side.
- Discussion followed on the reasons for non-compliance with the design review standards on two sides.
- Mr Parker stated the rooms on the south and west side of the building were more like small offices, classrooms and a sanctuary, and to put an extensive amount of glass in that area would not fit with the type of rooms on the inside of the building. As far as materials, continued Mr Parker, the unusual circumstances unique to the subject property would be that the west side of the building, in all likelihood, would have no neighbors to see that side of the building. The same would be true on the south side of the building. Mr Parker noted the trees would be quite close to the wall of the building.
- **Volkert** inquired if there could at least be a differentiation in color.
- **Mr Parker** discussed different options regarding wrapping the darker color around the corner on the south elevation.

Assistant Planning Director Hobbs:

- Hobbs reviewed the Staff Report and specified standards of the BC zoning district.
- Staff recognizes, stated Hobbs, that a church is a little different to a commercial building regarding their design requirements.
- Additionally, noted Hobbs, there could be costs associated with adding additional veneers or design elements.
- Hobbs indicated the Page 6 Summary of the Staff Report, noting the issues/exceptions requests for the proposed church: 1) [Proposed] deviation from required 40% façade changes for the south, west walls, and maybe the north wall; and, 2) [Proposed] deviation from required glazing content of 25% (per wall) for all walls save the primary façade – or at least the north wall.
- The east wall, through virtue of the entry system and the glazing, added Hobbs, had satisfied that wall's requirements.
- According to Hobbs, there was also a third exception due to the fact that black and/or bright colors are discouraged and are allowed to only cover 25% of the overall wall square footage.
- Hobbs indicated the site plan for the subject property, with trees to the south, and further south the City of Nampa wastewater plant. To the northeast, the Norco plant, an industrial provider of medical supplies. To the east, added Hobbs, was the new Maverik convenience store/fuel station. The ground to the west and the north could be developed in the future.
- The City Design Review standards, explained Hobbs, were based on a more traditional architectural form, versus what had been seen more recently with a contemporary form.
- Hobbs noted the BSDS Committee had the authority to grant exceptions where necessary.
- **Hatch** inquired which side of the building would be considered the front and Hobbs advised the primary façade/entry way area would be the east side.
- **Chairman Veloz** stated if the Committee decided, the north elevation could also be considered a street frontage.
- **Larvie** noted the Committee had reviewed and approved the Idaho Arts Charter School with a contemporary type of architecture and considered the proposed church currently under review would be complementary to that school.

Chairman Veloz proceeded to public testimony.

Kent Mussell of Mussell Construction, 320 11th Ave So, Nampa – representing the applicants:

- Mr Mussell, stated his company would be building the charter school to the south of the subject property.
- According to Mr Mussell, his company would also be building the proposed church.
- Mr Mussell addressed the question of whether there would be consistency between the two architectural styles and Mr Mussell stated he believed there was consistency.
- Additionally, noted Mr Mussell, there were two rows of mature trees that would separate the two buildings.
- Both the school and the proposed church, continued Mr Mussell, had a strong modern contemporary style.

- In response to a question from **Larvie**, **Mr Mussell** stated the large trees were on the property line between the arts charter school and the proposed church. Mr Mussell noted the south row of trees was exactly between the church and the school and the church owned the property the north row of trees were on and it was their intent to leave the trees existing.

Adam Cook of 2611 Ragusa Lane, Meridian:

- Mr Cook stated he was currently the pastor of the church before the BSDS Committee for approval.
- The plan was to keep the two rows of trees because it would help to create a place where the kids could be playing, as well as other outdoor activities and picnics.
- Mr Cook noted the reasons a lot of emphasis had not been put on the back of the building were; for cost, and, they did not want to look at the Simplot ponds and railroad tracks.
- Mr Cook considered the proposed church to be a very nice and well-designed building and speaks to further growth in what was the golf course.
- Mr Cook stated he was excited to get a building, excited about the property, and excited for the entire development to take place. The hope, added Mr Cook, was the church would bring value to the development.
- **Chairman Veloz** noted one of the things the architect brought up was adding some paneling along the west elevation and south elevation and inquired how the Committee felt about that.
- **Larvie** stated he would like to see some paneling on the south elevation but no requirements other than that.
- **Volkert** considered the west elevation would be highly visible from the freeway until the land to the west developed, and several white walls would stand out for anyone eastbound on I-84.
- **Moore** suggested just breaking up the color should not increase the cost but would make it more attractive.
- **Chairman Veloz** noted the land containing the current food processing dump to the west could be developed in the future. Chairman Veloz added the west elevation should be addressed.
- The east elevation, added Chairman Veloz, was very striking and would be what the Committee would like to see in the subject environment, particularly the canopies and the planking which were an asset to the building.
- Chairman Veloz inquired if it would be possible to place planking on the west elevation, and maybe canopies over the windows.
- **Hatch** stated in the BC zone the design criteria indicated more of a neo-classical style.
- Hatch suggested the parapet color could be changed from white to one of the other standard darker colors.
- Although the planking was attractive, noted Hatch, it would require extra expense for the church to add more planking and maintain that planking.
- **Volkert** stated he would endorse some sort of treatment at the top edge of the building as a color break.
- Discussion followed regarding possibly using additional colors and faux windows on the north elevation.
- **Larvie and Volkert** stated they were not in favor of requiring faux windows on the north wall.
- **Hatch** discussed ways to transition the materials in order to add more appeal to the north wall.
- **Veloz** explained the west wall looked pretty flat with the current elevation.
- **Volkert** noted there should be something to protect the windows from solar input and Veloz suggested canopies over the windows to give a bit of depth.
- **Larvie** agreed canopies over the windows and additional colors on the west wall would be beneficial.
- **Mr Parker** indicated a sketch showing a darker color for the back part of the west elevation.
- **Volkert** stated he was in agreement with only requiring the color change on the west elevation.

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

Larvie motioned and Moore seconded to approve the Building and Site Design for The Promise Church on the south side of Shannon Drive 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 Project (Nampa First Assembly of God Church building) shall match those architectural plans submitted and received by the City of Nampa and approved by the Building and Site Design Committee on March 14, 2016 save as follows.
 - a) The color of the parapet cap of the Church shall be changed to match the grey metal awning over the building's entry.
 - b) The north wall shall be provided with a transition at the point of material change – either by a change in relief of the elements skinning the wall, or by use/emplacment of some kind of banding, flashing, etc.
 - c) A color change to the metal siding on the west elevation of the Church, commencing south of the sanctuary wall section and then wrapping the southwest corner of the Church shall be introduced. It is understood the color shall match the front entry awning. Alternatively, small metal awnings, commensurate in style, method of attachment and color with the front entry awning and scaled for the windows on the west elevation shall be provided.

Motion carried.

Moore motioned and Larvie seconded to adjourn the Building and Site Design Standards Committee. Motion carried, meeting adjourned at 1:42 p.m.

Robert Hobbs, Assistant Planning Director _____
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