

**NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE
MEETING HELD
MONDAY, OCTOBER 10, 2016, 12:30 P.M.
Nampa City Hall Council Chambers**

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

Members:

Chris Veloz - Chairman	Jerry Smith
Jeff Hatch – Vice Chairman	Roger Volkert
Frank Larvie	Robert Hobbs – Assistant Planning Director
Mike Gable	

Absent: Rodney Moore

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

Approval of Minutes: Hatch motioned and Gable seconded to approve the Minutes of the August 8, 2016 Building and Site Design Committee. Motion carried.

Chairman Veloz proceeded to the business item on the agenda.

BSD-00018-2016:

Review of Building and Site Design Approval for modified/revised architectural plans relating to construction of a new 5,563 sq ft express carwash with associated vacuum area for Epic Shine Car Wash to be located at 128 E Hawaii Avenue, east of 12th Ave Rd, on the north side of E Hawaii Ave, within a BC (Community Business) zoning district, for Zoke, LLC, Paul Hilbig representing.

Chairman Veloz proceeded to public testimony.

Jim Marsh of CSHQA Architects, 200 Broad St, Boise – representing the applicant:

- Mr Marsh reviewed the modifications and revisions to the August 8, 2016 approval by the Building and Site Design Standards Committee for the carwash at 128 E Hawaii Ave.
- According to Mr Marsh, the proposal was to construct the carwash with integral colored concrete block, and a 3 ft 4 in split face wainscot. There would be a small header panel, continued Mr Marsh, then an integral colored block and a stepped masonry parapet on the main portion of the carwash tunnel.
- At either end of the carwash, continued Mr Marsh, would be tower elements that would help to provide endcaps to the building, along with a slanted roof that would be a little more contemporary and complement the surrounding uses and the D L Evans Bank.
- Mr Marsh indicated the lighter colored material on the end towers would be a stucco material, and a brick accented pilaster.
- Mr Marsh noted on the west side of the building would be a series of store front windows, which would allow a view of the cars going through the carwash, and the colorful foam.
- Additionally, stated Mr Marsh, there would be a small visor awning above the storefront windows, to help give a shadow effect and a little bit of relief to the wall.
- The car wash, added Mr Marsh, would be fully automatic with dryers at the end of the building, so the cars would be mostly dry.
- Mr Marsh noted the car vacuum location in the parking area to the east of the carwash building, fronting E Hawaii Ave.
- The east side of the building, advised Mr Marsh, would have the lobby and office area at the south end, as well as the small office for the attendants.

- Mr Marsh noted that on the north end of the east side of the building would be the mechanical equipment, carwash equipment, reclaimed water filtration system, and storage area.
- According to Mr Marsh, the HVAC would be handled by a VRF system, similar to a heat pump, a very small condensing unit, with a small unit in the ceiling.
- For the carwash tunnel, continued Mr Marsh, a couple of unit heaters would probably be used very rarely, only on the coldest days.
- Parapets would be in place, to screen all the mechanical equipment continued Mr Marsh.
- Mr Marsh advised he had read the Staff Report and had no objections to those comments.
- **Volkert** stated he did not see the vacuum area on the site plan and questioned where the vacuums would be located.
- **Mr Marsh** indicated the parking area to the east of the carwash, adjacent E Hawaii Ave, and noted the vacuum stations would be in that location. The vacuum stations, added Mr Marsh, would then be away from the Starbucks and D L Evans businesses.
- According to Mr Marsh, there would be an ADA accessible parking space, adjacent the ingress/egress to E Hawaii Ave.
- The construction, stated Mr Marsh, would be all CMU block, with fiberglass panels in the carwash tunnel.
- Mr Marsh explained the store front windows would be weatherproof on both the inside and outside.
- The vacuum stations would have their own linear LED lighting, stated Mr Marsh.
- Most of the paving materials would be concrete and asphalt.
- Additionally, there would be a fairly substantial landscaped buffer area adjacent the Starbucks and D L Evans properties, reported Mr Marsh.
- **Hatch** noted the floor plan indicated a mechanical/electrical structure, along with the office/lobby area that was not reflected on the site plan.
- **Mr Marsh** explained the site plan indicated the correct width of the building, however, it did not show the exact outline of the building.
- **Gable** inquired about the access to the facility and Mr Marsh advised ingress would be from the access drive on the north side of D L Evans and south of Carl's Jr, going out to 12th Ave Rd.
- **Mr Marsh** discussed the proposed four part water separation system which would then go through a mechanical filtration system in the building.
- **Larvie** requested clarification on the location of the entrance to the facility.
- **Mr Marsh** confirmed it was anticipated the entrance would be off E Hawaii Ave and then go north, turn left into the queue on the west side of the building, and then enter the car wash from the south.
- Mr Marsh estimated about 30 percent would exit the property on the north side, through the connector between D L Evans and Carl's Jr.
- **Larvie** noted there was no traffic control for ingress/egress to 12th Ave Rd from E Hawaii Ave or the connector road on the north side of D L Evans Bank.
- In response to a question from **Larvie**, **Mr Marsh** reiterated there would be numerous vacuums in the parking area on the east, as well as lots of signage to minimize any conflict with traffic flow.

Assistant Planning Director Hobbs:

- Hobbs noted the building design appeared to be similar to that of the Carl's Jr building to the northwest.
- According to Hobbs, the proposed building was of a modern design which did not always comply with the traditional standards of the Code.
- Staff reviewed the south, west and north elevations of the building, added Hobbs, for jogs, wall plane, roof heights, style of roof, and window banks.
- On the eastern side, stated Hobbs, there was not a strong base element, or a lot of cornice work or corbelling.
- Hobbs questioned if the stucco treatment along the mechanical room and the office/lobby could serve as a defacto base because of the color of the material and the CMU behind.
- Staff, added Hobbs, did not have any concerns regarding the project and understood the design changes were required by the client.
- Hobbs considered the proposed building would be in care and keeping with the buildings and businesses around the subject property.
- The circulation, site plan and landscaping plan, added Hobbs, were in care and keeping with the Code.

Gable motioned and Smith seconded to close public testimony. Motion carried.

- **Gable** considered the applicant had come back with a much better plan than the previous plan.
- Although the traffic flow would probably be the best that could be done with the site, stated Gable, it would probably still be awkward.
- Gable added that he preferred the current proposed color scheme to the previous plan.
- Gable concurred with the applicant regarding the placement of the vacuum area out of the traffic flow and into the parking area to the east.
- **Larvie** agreed with the Staff Report, and noted the previous discussions during the August 8, 2016 meeting.

Larvie motioned and Smith seconded to approve the Building and Site Design for the modified/revised architectural plans relating to construction of a new 5,563 sq ft express carwash with associated vacuum area for Epic Shine Car Wash to be located at 128 E Hawaii avenue, east of 12th Avenue Road, on the north side of E Hawaii Avenue, within a BC zoning district, for Zoke, LLC, subject to:

1. **The Applicant shall comply with Nampa City Codes relative to development of the project (including all City based Zoning Codes) as BDS 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 Epic Shine Car Wash 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 October 10, 2016.**

Motion carried.

Meeting adjourned at 1:00 p.m.

Robert Hobbs, Assistant Planning Director _____
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