

NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE

MEETING HELD

MONDAY, JANUARY 21, 2020, 12:30 P.M.

City Hall Council Chambers

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

Members:

Chris Veloz - Chairman	Aaron Randell
Jeff Hatch – Vice Chairman	Myron Smith
Mike Gable	Roger Volkert
Meggan Manlove	Senior Planner Watkins

Absent:

Chairman Veloz called the meeting to order at 12:31 P.M.

Election Of Officers: Gable motioned to retain Chris Veloz as Chairman and Jeff Hatch as Vice Chairman of the Nampa Building and Site Design Standards Committee for 2020. Motion carried. ACTION ITEM.

Approval of Minutes: Gable motioned and Manlove seconded to approve the Minutes of the November 18, 2019 Building and Site Design Standards Committee. Motion carried. ACTION ITEM.

Chairman Veloz proceeded to the business items on the agenda.

DR-00112-2019:

Building and Site Design Approval for Architectural Plans related to construction of a new 34,374 sq ft storage facility to be located on a 3.6 acre parcel addressed as 58 N Kings Rd, within an IL (Light Industrial) zoning district, on the east side of Kings Rd and north of E Victory Rd (Canyon County parcels R3174801000 and R31748000000), for Rick Stewart of Babcock Investments, LLC, representing Trek Investments, LLC. ACTION ITEM

Gable motioned Hatch seconded to continue the application for DR-00112-2019 to the February 18, 2020 meeting, and requested the applicant be present. Motion carried.

- **Watkins** reported Nampa City Code Section 10-1-19, applying to mini storage facilities, has been passed and approved by the City Council. Going forward, continued Watkins, any storage facilities intended to be located, whether in the BC or IL zone, would have to go through the Conditional Use Permit process with City Council (would not go before the Planning Commission), and would also be required to come before the BSDS Committee for review and approval.

DR-00113-2019:

Building and Site Design Approval for Architectural Plans related to construction of a new 5,236 sq ft Karcher Mall Pad building to be located at 1509 Caldwell Boulevard, a 34.86 acre parcel (R1214310300), within a BC (Community Business) zoning district, between the existing MOR Furniture (to remain) and the existing businesses fronting Caldwell Blvd, located on the southwest side of Caldwell Blvd, west of N Midland Blvd, for Mandie Brozo of CSHQA, representing Rhino Holdings Nampa, Inc. ACTION ITEM.

a) Following decision on DR-00113-2019 application - Discussion by Mandie Brozo of future Karcher Mall design options.

Chairman Veloz proceeded to public testimony.

Mandie Brozo of CSHQA representing Rhino Holdings Nampa, Inc:

- Ms Brozo advised the Karcher Mall Retail Pad would be located at the existing Karcher Mall which will become Karcher Marketplace.
- A shell, for possibly 3 tenants has been proposed, comprising 5,200 sq ft of retail space.
- The drive through would be a smoothie facility, added Brozo.
- Stone and metal panels with stucco, continued Ms Brozo, were proposed to match the existing architectural design of the Karcher Mall.
- **Gable** inquired if the location of the pad would be just north of Mor Furniture. **Ms Brozo** concurred, stating they would try not to block the visibility of the Mor Furniture store from Caldwell Blvd.
- In response to a question from **Smith**, **Ms Brozo**, advised the proposed retail pad would be behind the existing Taco Bell and the Bank.
- **Gable** inquired if there was any consideration given to traffic calming as there seemed to be quite a bit of traffic running along the north side of Mor Furniture and questioned the safety of pedestrians going between the proposed retail pad and Mor Furniture.
- **Ms Brozo** replied there had been a separate submittal to the City for the development of the parking spaces in between the existing Burlington space and the Mor Furniture space. That submittal would have all the pedestrian connectivity to connect any additional patrons from the Burlington space over to Mor Furniture, and the new parking area, and encourage people to stay off the main drive aisle and go further south.
- **Chairman Veloz** inquired about the south elevation of the proposed retail pad.
- **Ms Brozo** indicated the south building elevation with the three doors, and the north elevation facing Caldwell Blvd would have three store fronts with building jogs.
- **Smith** inquired about the traffic pattern for the new and reconfigured buildings at the new Karcher Marketplace.
- **Ms Brozo** advised there have been traffic studies done in relation to the Conditional Use Permit application for apartments coming up before the Planning and Zoning Commission. The proposal was to keep the signalized access from Caldwell Blvd, and right-in and right-out for the remainder of the access points.

Senior Planner Watkins:

- Watkins noted the request for Building and Site Design Approval for architectural plans related to construction of a 5,236 sq ft retail-tenant building Located on one retail pad in front of Karcher Mall, behind the Taco Bell on property addressed as 1509 Caldwell Blvd.
- This property is located inside the Karcher Mall parking lot, zoned BC, therefore the pad itself is completely surrounded by BC zoning and other retail buildings. The front side of the retail pad would face Caldwell Blvd, and the rear of the building and the drive thru would be on the north side of Mor Furniture.
- The Engineering Division, continued Watkins, would probably not address traffic calming inside the Karcher Marketplace parking area.
- Watkins indicated the location of Taco Bell and the Bank, on the south side of Caldwell Blvd and Mor Furniture further south.
- The proposed exterior finish materials on the retail pad building are metal siding, trim and coping in Charcoal Grey and the Storefront and fascia, Black Anodized aluminum, The Wainscoting is Eldorado Stone in Barley Cliffstone, And the Body is painted EIFS in Bungalow Beige.
- Watkins indicated access to the property would be through various points within the parking lot, with available parking on the East, West and South sides.
- Since the pad would be located internally to the site, the only required landscaping would be around the trash enclosure. The landscape plan had been reviewed and approved by staff.
- Sidewalks are existing along the main right-of-way. This project does not meet the 25,000 sq. ft threshold to require additional amenities, although they will probably provide some as the remodel for the Karcher Marketplace develops.
- Technically, the North, East and West walls can all be seen from the ROW, but are behind other buildings that front on Caldwell Blvd.
- Fifty percent of the North wall face is 864 sq ft. The amount of EIFS, Stone, Corrugated metal and glazing make the façade changes for the primary façade compliant with this standard.

- Thirty percent of the east wall face is 384.3 sq ft. The amount of EIFS, Stone, Corrugated metal and glazing make the façade changes for this façade compliant with this standard.
- Thirty percent of the west wall face is 357 sq ft. The amount of EIFS, Stone, Corrugated metal and glazing make the façade changes for this façade compliant with this standard .
- None of the walls are longer than 100 ft.
- The public entrances face north and are defined with aluminum storefront trim with full glass man-doors and sidelight & transom windows.
- The mechanical units for the building will be mounted on the rooftop and screened with the same metal panels to match the walls.
- The site will utilize existing parking lot lighting with the addition of one light pole in the wide landscaped area on the south side of the proposed drive thru area. Small contoured down lights are mounted on three sides of the building, with emergency night lights mounted on the “back” or southside of the building. Can lights will be installed in the recessed space in the center of the front façade and mullion style downlights will be mounted over the tenant entries on either end of the front façade.
- The site will utilize existing parking lot lighting with the addition of one light pole in the wide landscaped area on the south side of the proposed drive thru area. Small contoured down lights are mounted on three sides of the building, with emergency night lights mounted on the “back” or southside of the building. Can lights will be installed in the recessed space in the center of the front façade and Mullion style downlights will be mounted over the tenant entries on either end of the front façade.
- There are no overhead doors or fencing proposed.
- The trash enclosure would be located internal to the parking area on the west side of the building. It will be screened with the Eldorado stone in Barley Cliffstone with a concrete cap and landscaping including grasses and bushes. It will also include a metal gate painted Bungalow Beige.
- The issues include 25 percent of the primary façade equals 432 sq ft. Glazing on the North Elevation (primary façade) equals 330 sq ft. for 20 percent coverage. This is not compliant, but the glass entries match equally across the front of the building defining the tenant spaces and the building is located behind other retail buildings that have greater frontage on Caldwell Blvd.
- Watkins reviewed the Staff Report and recommended conditions of approval.
- **Chairman Veloz** suggested there would be no real clear main street going around the proposed building. On the north south and west elevation there would be no street frontage.
- The only element lacking, continued Chairman Veloz, was the south elevation.
- **Ms Brozo** noted they did want to make a focal point along Caldwell Blvd and some glazing can be added to meet the 25 percent requirement.
- The south elevation, continued Ms Brozo, faces the back side of Mor Furniture and was on a drive-aisle, and they did not want to make it confusing, with people attempting to go in the south/service entrances.
- According to Ms Brozo, they could add some canopies or awnings over the door to give it a little more architecture to the back/south side. Ms Brozo reiterated they did not want to encourage people to try and use the south elevation doors as they would be service doors for the tenants.
- **Chairman Veloz** considered the awnings on the north elevation were attractive.
- **Volker** concurred that something more needed to be done with the south elevation, and canopies would be a good start.
- **Manlove** stated she understood why they did not want to draw attention to the south elevation service doors.
- **Hatch** agreed that placing awnings over the service doors on the south elevation may be confusing.
- **Gable** noted Mor Furniture did not have any windows on that side of the building. Gable added the proposed building was attractive and if the glazing on the north elevation was increased that would enhance the building.
- **Chairman Veloz** inquired if the applicants would be able to increase the glazing on the north elevation to meet the 25 percent standard.
- **Ms Brozo** agreed and stated all the windows on the north elevation could be made slightly larger to increase the glazing to 25 percent.
- **Randell** suggested the rear/south elevation pilasters do break up the walls somewhat and a canopy would work.
- **Smith** noted the proposed building looked very standard.
- **Gable** recommended a conceptual plan for the entire Karcher Marketplace property come before the BSDS Committee to provide information on what would be occurring on the entire property, and not just piecemeal.

- **Ms Brozo** noted they would be following up with a discussion of the concept plan with the Committee after discussion on the retail pad.

The Committee requested the applicants discuss their plans for the entire Karcher Marketplace project prior to making a decision on the DR-00113-2019 project.

Craig Slocum with CSHQA, 200 Broad St, Boise – Architect of Record for the Karcher Marketplace project.

- Mr Slocum noted the Conditional Use Permit application for the apartments will be heard by the Planning Commission during their January 28th meeting.
- That submittal indicates what has been planned for the back/southeastern 10 acre parcel.
- The building section between the Burlington area and Mor Furniture, added Mr Slocum, was now demolished. The design for that area would be parking, landscaping, internal access and pedestrian connectivity from the original mall and Mor Furniture to some of the outlying pads.
- With the demolition, the Karcher Marketplace Mall had been left with an exterior wall on Mor Furniture, an exterior wall on the Burlington section, and Rhino Investments was currently working through potential tenants. Rhino Investments had questioned when they would need to present the façade to the BSDS Committee for the west side of Mor Furniture, as well as the conceptual plans for different tenants for the east side of Burlington, and a new façade for the north side of the remaining Mall area.
- **Ms Brozo** stated Rhino Holdings had a desire to get things moving quickly and wishes to do some partial improvements to the Burlington façade, specifically, adding windows to the second floor for a planned large gym. According to Ms Brozo, she has advised the client that partial plans cannot be submitted, and the entire concept plan would be required.
- **Mr Slocum** stated he understood the City’s desire to see the whole picture for the Karcher Marketplace Mall.
- **Gable** explained the BSDS Committee would like to see a Concept Plan that would provide flow, enhance what is already on site, as well as protecting the value.
- Just seeing little buildings and parts and pieces of the Karcher Marketplace Mall project, does not give the City or the BSDS Committee the full picture, continued Gable.
- **Ms Brozo** advised Preliminary Building Elevations were shown for the groundbreaking of the new Mall facility, indicating the entire new Karcher Marketplace façade developed. Some rearranging of tenants had also taken place, stated Ms Brozo, which then rearranged all the spacing and changed the dynamic of the entire façade.
- Until the applicant indicates he has a plan, continued Ms Brozo, she would not be able to redevelop the building elevations.
- According to Ms Brozo, that discussion will take place with the clients and she could then provide the BSDS Committee the big picture for the new Karcher Marketplace.
- **Manlove** considered it was an opportunity for Nampa to develop the new Karcher Marketplace plan appropriately and have things fit together.
- The feedback for the applicant initially, reported **Hatch**, would be consideration for pedestrian connectivity to the Mall and Mor Furniture; and for the buildings fronting Caldwell Blvd to use a little more thought and consideration. Those living in the proposed apartments would have to cross a double driveway and a drive through lane with no connectivity to access the subject retail pad.
- According to **Volkert**, he was very interested in seeing the overall concept plan and questioned what would be pulling people in off the street. Currently, the main entry was lacking, considered Volkert.
- **Randell** stated he definitely agreed regarding the pedestrian access, and added it had been advantageous to remove the central part of the original building.
- Randell specified he would like to see some visualization of the proposed plans for the site.
- **Chairman Veloz** commented on other projects in the area that incorporated open space and connectivity.
- **Manlove** suggested being able to bicycle to the new Karcher Marketplace would be very appealing.
- **Mr Slocum** stated they would discuss with Rhino Holdings regarding coming back to the BSDS Committee and providing the overall plan for the new Karcher Marketplace.
- Mr Slocum inquired of the specifics he should provide the client regarding the level of information the BSDS Committee would require for the entire Karcher Marketplace project.
- **Chairman Veloz** referred to the fact the BSDS Code was quite specific.

Senior Planner Watkins:

- Watkins discussed the different ways the BSDS Committee could approach the issue.

- According to Watkins, she had already indicated to the applicants that because of the magnitude of the project she would not feel comfortable doing each piece of it as a staff review.
- Watkins noted that concepts could be brought forward as discussion items at each meeting so the BSDS Committee can see what would be changing.
- Watkins discussed options for review of the Concept Plan and each submittal thereafter. If the Concept Plan changes, added Watkins, the applicants would then be required to come before the BSDS Committee again.
- According to **Gable** he would feel more comfortable seeing the overall Concept Plan and the phasing; what project they would start first; and how that would relate to the entire concept. If there were changes then there should be some methodology so that it would not affect the entire process.
- Discussion followed regarding how the fees would apply with phasing.
- **Hatch** considered reviewing the Concept Plan for each phase would be more expeditious.
- **Gable** stated he would like to see the applicant/developer come to a BSDS Committee meeting and see the BSDS Committee were trying to understand the Concept Plan, and that would possibly help the applicant understand what the BSDS Committee was looking for.
- **Smith** concurred that reviewing the overall Concept Plan would be helpful to both the BSDS Committee and the applicant.
- **Chairman Veloz** noted if there were any issues with a decision on approving a part of the Concept Plan then it could be brought back to the BSDS Committee to work through.

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

- **Hatch** indicated the only proposed pedestrian access would be an ADA ramp that has some striping to a lane that goes to an additional parking area. There is no defined way for a pedestrian to get to the subject building.
- Hatch added it was exciting to see the revitalization of Karcher Mall, and an owner that wants to invest in Nampa.

Randell motioned and Smith seconded to approve the BSDS plans for DR-00113-2019, the Karcher Marketplace Retail Pad subject to:

Generally:

1. **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.**

Specifically:

2. **Increase glazing from 20% to 25% on the north (Caldwell Blvd) side of the building.**
3. **Add awnings over the windows on the south side of the building.**
4. **Provide pedestrian connectivity to the building.**

Motion carried

Volker motioned and Hatch seconded to adjourn the Building and Site Design Committee meeting.

Motion carried

Meeting adjourned at 1:30 p.m.

Senior Planner Watkins

:sm