

NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE

MEETING HELD

Monday, March 15, 2021, 12:30 P.M.

City Hall Council Chambers

And VIA MICROSOFT TEAMS MEETING

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

Chris Veloz - Chairman (Chambers)

Jeff Hatch – Vice Chairman (via Teams)

Roger Volkert (Chambers)

Mike Gable (Chambers)

Meggan Manlove (via Teams)

Principal Planner Watkins

Associate Planner Parker Bodily

Absent:

Aaron Randell

Myron Smith

Chairman Veloz called the meeting to order at 12:30 p.m.

Approval of Minutes: Gable motioned and Hatch seconded to approve the Minutes of the February 16, 2021 Building and Site Design Standards Committee. Motion carried.

Communications: Principal Planner Watkins reviewed the new Design Review Code effective as of March 9, 2021 (copy provided in staff report).

Chairman Veloz proceeded to the hearing items on the agenda.

DR-00154-2021:

Building and Site Design Approval for architectural plans related to the new construction of a 13,626 s.f. pre-finished metal building for Commercial Tire located at 0 W Karcher Rd, on 3 acres of a portion of SW ¼ of Section 7, T3N, R2W, BM, north of Karcher Rd and east of Midway Rd, further identified as Parcel #R3096401100 for David Blodgett, Rudeen Architects, Representative. (*ACTION ITEM*)

Chairman Veloz proceeded to public hearing.

David Rudeen, 199 N Capitol Blvd #602, Boise – representing the applicant: He is in receipt of the staff report and in full agreement with all the requirement elements.

Gable inquired whether there is connectivity to the adjacent property. Rudeen stated he believed one of the conditions of approval was cross access. Gable inquired whether it would be required to go through the adjacent property for Midway access. Rudeen stated he is not opposed to that cross access should it be available. Volkert indicated the site plan seems to indicate there is free flow between the two sites.

Associate Planner Bodily presented:

- Proposed Use: Tire shop, including recapping.
- Existing Zoning: BC/Future Land Use: Commercial
- Surrounding Zoning:
 - North – RS6 (Single Family Residential) – Crestwood Subdivision
 - South – Canyon County Properties - Agriculture
 - East – RS6 (Single Family Residential) – Crestwood Subdivision
 - West – BC (Community Business) – Jacksons Gas Station
- Applicable Regulations

Nampa's Comprehensive Plan (Chapter 8 Community Design)/Future Land Use Map Designation: Commercial

8.1 Building Design:

The overall size and shape of a new building(s) can have a huge impact on the surrounding area and on how the development is perceived by the community...The key is to create a building whose size and shape generally complements the size and shape of surrounding buildings.

8.3.3 Entries:

Building entries should be placed in a location that is easily identifiable from the street, while secondary entrances should be easily accessible and convenient to parking and delivery areas that serve buildings, but they should not dominate the site.

8.3.4 Commercial Design Issues:

- a. Richness and surfaces and textures;
- b. Use of durable, low maintenance materials;
- c. Significant wall articulation;
- d. Pitched roofs and shed roofs;
- e. Roof overhangs;
- f. Traditional window rhythm;
- g. Articulated mass and scale;
- h. Significant landscape and hardscape elements;
- i. Landscaped and screened parking;
- j. Comprehensive and appealing monument signs;
- k. Clear visibility of entrances and retail signage;
- l. Clustering of buildings to provide pedestrian courtyards and common areas and;
- m. Step-down of buildings scale along pedestrian routes and building entrances.

Goal 1: Improve the physical appearance and image of the City of Nampa

Objective 1: Continue to support the Nampa building and site design standards.

Objective 2: Develop a sense of community that meets the needs of the citizens by creating a visually stimulating and aesthetically pleasing community.

Objective 3: Maintain, develop or expand design review guidelines that assist citizens, business owners, and design professionals to contribute positively to surrounding commercial and residential neighborhoods.

NCC § 10-34 outlines the requirements for building and site design in Commercial zones in Nampa. They are in a sense, standards akin to “Conclusions of Law.”

Access: Two (2) access points will be constructed with this project. One access point from W Karcher Rd through the property to the West and one access point from N Glacier Peak Dr.

Building Exterior:

Exterior Finish Materials:

<u>Element</u>	<u>Material</u>	<u>Color</u>
Body 1	Split-Faced CMU	Graphite
Body 2	Smooth-Faced CMU	Natural Gray
Body 3	Pre-Finished Metal Siding	Gray
Body 4	Stucco	Crystal Ball & Steel Wool
Fascia & Gutter	Pre-Finished Metal	Charcoal
Roof	Pre-Finished Metal	Charcoal
Awning	Metal	Steel Wool

Dimensions:

Building Height

The overall height is ~25’ from ground level per submitted application and drawings. The building is proposed to have one level (i.e., be “one-story”) notwithstanding its height.

Wall Lengths:

The maximum linear lengths of the walls/elevations (plan view and walls independently measured and viewed from a two-dimensional plan view (including protrusions of 90 degree set walls that appear in “plan view” to be associated with another wall), minus-excluding any overhangs including patios or porticos, awnings or marquees, etc.) are noted end to end, by the site plan to be approximately as follows:

North Wall = 145’
South Wall = 145’
East Wall = 106’-4”
West Wall = 106’-4”

Calculated, Exposed Wall Areas:

The areas listed below are expressed in square feet (rounded) for each of the elevations (as measured from the ground to top plate or soffit plane or for above roofline wall planes and adjusted for wall height changes in certain areas):

North Wall = 2,952 s.f.
South Wall = 3,031 s.f.
East Wall = 2,550 s.f.
West Wall = 2,550 s.f.

Architectural Treatments:

Buildings shall include façade changes such as cornices, bases, fenestration, corbelled masonry, for at least fifty percent (50%) of the primary facade and thirty percent (30%) of other wall faces. (Note: numbers are rounded)...

South Wall – Primary Façade:

Fifty percent of this wall’s area equates to 1,516 s.f. Of the total façade, 761 s.f. (25%) is pre-finished metal panel, 594 s.f. (20%) is CMU, 788 s.f. (26%) is glazing via the entrance and overhead doors. Seven (7) overhead doors are featured on this façade with metal pipe bollards adjacent to those doors and front entry. A metal awning covers the front entrance. This façade meets the 50% material changes requirement.

North Wall

Thirty percent of this wall’s area equates to 886 s.f.. Of the total façade, 1,805 s.f. (61%) of the north elevation is pre-finished metal panel. 918 s.f. (31%) is CMU and 229 s.f. (8%) is in doors. It contains 1 double door entries and 1 overhead door. A canopy covers the overhead door and delivery area which is 84’ across the façade. This façade meets the 30% material changes requirement.

East Wall

Thirty percent of this wall’s area equates to 765 s.f.. Of the total façade, 1,512 s.f. (60%) of the north elevation is pre-finished metal panel. 796 s.f. (31%) is CMU, 124 s.f. (5%) is in stucco and the remaining is in storefront (glazing). It contains 2 man-doors and a metal channel above the side entry. This façade meets the 30% material changes requirement.

West Wall

Thirty percent of this wall’s area equates to 765 s.f.. Of the total façade, 1,072 s.f. (42%) of the north elevation is pre-finished metal panel. 1,025 s.f. (40%) is CMU, 124 s.f. (5%) is in stucco and the remaining is in storefront (glazing) and doors. It contains 1 overhead door, 1 man-door and a metal channel above the side entry. This façade meets the 30% material changes requirement.

Building frontages greater than 100’ (feet) in length shall have offsets, jogs, changes in roof height, or have other distinctive changes in the building façade. All 4 walls are greater than 100’ in length. Jogs, offsets, and overhangs are featured on each façade in some fashion.

Public entrances shall be easily identified and distinct from the remainder of the building, either through architectural form or use of color, material and texture of the façade. The public entrance is offset from the rest of the building and features glazing and a metal awning making it easily identifiable.

Primary facades shall contain a minimum of twenty-five (25%) glazing. The primary façade (south elevation) facing W Karcher Rd provides approximately 26% glazing.

Mechanical Units:

Roof mounted mechanical units will be located above the canopy and will be screened by a roof parapet.

Overhead Doors: There are overhead doors located on the north, south and west walls. The north elevation faces a residential zone and will require that the overhead door be screened using landscaping, a wall, landscape berm or other barrier to separate the two. Located at side of building per code.

Fencing/Screening: 8' chain-link fencing with privacy slats is used for storage purposes adjacent to the trash enclosure in the northwest corner of the lot. Landscaping is proposed between the storage and the adjacent residential lots. Additional landscape screening may be necessary to fully screen the overhead door from the residential zone to the north.

Landscaping: Doug Critchfield, Principal Planner, and Adam Mancini, City Forester, reviewed the landscape plans and requested that the ash trees be replaced with another species. Landscaping will be featured around the property next to the canopy to screen the overhead door from the residential zone to the north per code.

Lighting: Wall mounted lights are featured on each façade.

Trash Receptacles: 6' split-face CMU block walls with a concrete cap surround the trash receptacles, with the exception of the gates which will be painted metal to match the building.

Issues/exception requests for Committee discussion and decision:

Additional screening may be required to fully screen the overhead door from the residential zone to the North as noted in the landscape plan.

Should the Committee vote to approve or conditionally approve this Design Standards request, the following Condition(s) of Approval is/are proposed for consideration:

- 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.
- Provide a corrected landscape plan.

Chairman Veloz proceeded to public testimony. No public comment forthcoming.

Chairman Veloz inquired whether the applicant had any issues with the proposed modification of landscaping and screening; Rudeen stated he was amenable to this requirement. Hatch stated he appreciated the applicant's ability to review and understand the design guidelines set forth by the City of Nampa and implement these guidelines prior to this public hearing.

Volker motioned and Gable seconded to close the public hearing. Motion carried.

Hatch motioned and Gable seconded to approve Building and Site Design for architectural plans related to the new construction of a 13,626 s.f. pre-finished metal building for Commercial Tire located at 0 W Karcher Rd, on 3 acres of a portion of SW ¼ of Section 7, T3N, R2W, BM, north of Karcher Rd and east of Midway Rd for David Blodgett, Rudeen Architects with all staff conditions of approval. Motion carried.

DR-00155-2021:

Building and Site Design Approval for architectural plans related to the new construction of a 12,000 s.f. metal & wood sided retail store building for Idaho Gun & Outdoors located at 0 N Merchant Way on 3 lots, on 1.37 acres located, SW ¼, Section 9, T3N, R2W, BM, east of N Merchant Way, west of the Karcher Road bypass and north of W Sand Hill Dr and I-84, further identified as Parcels #R3098400000 & R3098401000 & R3098500000 for Shelly & Scott Stirrat, Applicants. (ACTION ITEM)

Chairman Veloz proceeded to public hearing.

Rick Bugatsch, HB Architects, 1307 N 39th St, #103, Nampa – representing the applicant.

The issue in the staff report stating that 150' walls (facing Merchant Way and the parking area) show no jogs or offsets has been corrected; there will be reveal along those wall lines. The roof line in general mimics other building designs in the area. The owners are present should the Committee have any questions. He has reviewed the staff report and has no objections to any of the recommendations of approval.

Volkert stated he thought the building would make a nice addition to that area.

Gable inquired about any additional signage other than what they are seeing at the front of the building. Response: The building is still in the design development phase; at the appropriate time they will work with a sign company and will adhere to city signage code requirements.

Principal Planner Watkins outlined the staff report:

- Existing and Surrounding zoning: BC.
- Nampa Engineering Department provided comments for the Applicant's reference early in the project:
 - The plans are not accounting for existing drive aisle and access along the south boundary of parcel R3098500000.
 - N Merchant Way is technically ITD Right-of-Way. Engineering will require some acknowledgement of their approval. It may require a land use change application.
 - Lot lines will need to be addressed prior to Building Permit application to avoid conflicts with the building.
 - Storm drainage shall be retained on site per City Storm Water Policy.
 - A copy of the shared access agreement for any shared access points will be requested at the time of building permit review.
 - Sewer, water, and pressure irrigation are all available to the new building site. Sewer is located in the northwest corner of R3098400000. Pressure irrigation and water are located in N Merchant Way on the east side of public right of way. Parcels were annexed to the Municipal Irrigation District in 2014 with Ord. #4105.
- Applicable Zoning Based Regulations:
- Nampa's Comprehensive Plan (Chapter 8 Community Design)/Future Land Use Map Designation: Commercial

8.1 Building Design

Quality building design elements such as building height, design, balance and variety of structures impact the surrounding area and region. Good design involves appropriate lot coverage of buildings, hardscape, landscape, building scale and structural aesthetics that impact human interaction with respect to the natural environment.

Building design should seek compatibility with adjoining structures and the character of the area. For example, if a building is overly elevated above or out of character with surrounding buildings it can overwhelm and create a sense of dominance. If a building is recessed in comparison to neighboring buildings or structures, it can create an undesirable gap in the streetscape and/or skyline. The scale and massing of buildings and structures should be complimentary to surrounding area.

Compatibility in the built environment does not necessarily mean conformity. It does not stifle creativity or individuality. Rather, compatibility means there is a visual relationship between adjacent and nearby buildings, the skyline, and the immediate streetscape. Compatibility contributes to the health, safety and welfare of the community. Compatibility in building design recognizes that each neighborhood has special and unique characteristics. It acknowledges that what is considered visually compatible in one location may not be appropriate in another location. Building designs should incorporate as much variety as possible and avoid large expanses of blank walls or monotonous facades. They should seek to be compatible, but unique and interesting.

8.3 Commercial Development

8.3.1 Building Scale

Use appropriate building scale. Buildings should not dominate the site or surrounding area.

8.3.2 Massing

Locate new buildings so they are compatible with the location and massing of existing adjacent buildings and site development. Considerations should include setbacks, building heights, parking, arrangements and building shape and massing.

8.3.3 Entries

Buildings entries should be placed in a location that is easily identifiable from street, while secondary entrances should be easily accessible and convenient to parking and delivery areas that serve buildings, but they should not dominate the site.

8.3.4 Commercial Design Issues:

- Richness of surfaces and texture;
- Durable, low maintenance exterior and interior surface materials;
- Variety of wall articulation (insets, canopies, wing-walls, trellises, porches, balconies);
- Pitched roofs and shed roofs;
- Roof overhangs;
- Traditional window pattern;
- Appropriate building mass with articulation;
- Scaled to site and surroundings;
- Appropriate landscape and hardscape elements;
- Landscaped and screened parking with tree canopy;
- Comprehensive and appealing monument signs;
- Clear visibility of store frontage, entrances and retail signage;
- Clustering of buildings to provide pedestrian courtyards and common areas; and,
- Step-down of buildings scale along pedestrian routes and buildings entrances.

Neo-modern and post-modern designs do not use traditional forms of ornamentation; however, they are acceptable architectural styles for commercial development in the developing areas of Nampa.

NCC § 10-34 (adopted by City Council in April 2019) outlines the requirements for building and site design in Commercial zones in Nampa (i.e., “Conclusions of Law”).

Access: 1 access point will be constructed onto N Merchant Way.



- Building frontages greater than 100’ (feet) in length shall have offsets, jogs, changes in roof height, or have other distinctive changes in the building façade.

- East Wall: This 150' roofline shows NO changes in roof height with the parapet walls.
- West Wall: This 150' roofline shows NO changes in roof height with the parapet walls.

The applicant has noted there will be a “bump out” on the walls where the colored band is located; it is up to the Committee to decide if this is enough change for that wall length.

- The public entrance is defined with a double glass man door with sidelights and transom windows accentuated with stone covered columns under a peaked-roof overhang.
- Primary facades shall contain a minimum of twenty-five (25%) glazing.
The south side of the building is the primary facade. The south side of the building equals 1,972 s.f. of exposed wall face. Therefore the glazing shall be equal to or greater than ~493 s.f. This façade provides 528 s.f. of glazing which is 26.8%. Therefore, this façade is compliant with the glazing requirement.

Mechanical Units: Mechanical equipment and utilities shall be placed and installed in such a way as to be minimally visible from adjoining properties, and, shall be screened from public view with either proper landscaping or enclosures which are consistent with the architectural aesthetics and characteristics of the main building. The mechanical unit is ground mounted at the northwest corner of the structure and will have landscaping on each side for screening.

Overhead doors for service or repair activities, or for loading and unloading, shall be located at the side of a building which lies away from any residential use or zone, unless some form of screening such as landscaping, a wall, landscape berm, or other barrier is used to separate the two. There is one overhead door proposed on the north side (rear) of the structure and there are no adjacent residential zones.

Lighting: None shown on plans, this will be reviewed at time of building permit per code requirements and conditions listed herein.

Trash Receptacles: Trash receptacles shall be located in service areas at side or rear yards and not visible from streets abutting a property. Trash receptacles shall be screened. Such screening shall incorporate a certain amount of material and color associated with the main buildings on the property which are subject to design review. The trash enclosure is identified at the northwest corner of the property in the back of the parking lot. Vinyl fence enclosure is proposed (does not match materials on the building).

Pedestrian Pathways and Amenities: Applicant notes on the site plan: “Accessible Route to the ROW, 5’ concrete perimeter sidewalks (at the structure) and there is existing sidewalk and grass adjacent to the street.”

Issues/exception requests for Committee discussion and decision:

- 150’ walls (facing Merchant Way and the parking area) show no jogs or offsets and possibly the trash enclosure at the Committee’s discretion.

Hatch requested clarification on the which façade is at the rear of the building and how the building is viewed from the highway. Watkins responded the rear of the building is on the opposite side of I-84, the front of the building will be seen from I-84.

Should the Committee vote to approve or conditionally approve this Design Standards request, the following Condition(s) of Approval are proposed for consideration:

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; and,

Specifically:

1. Record a density reduction survey to remove lot lines.
2. Work with the Idaho Transportation Department for the access onto Merchant Way.
3. Provide a shared access agreement if shared access is proposed between multiple lots and/or multiple owners.

4. Landscaping for the ground mounted mechanical units shall include a combination of evergreen and deciduous bushes and trees with a minimum of 5' depth continuous around the utility. The 5' landscaping buffer shall contain plantings, irrigation, landscaping fabric and ground cover OR a wall enclosure consistent with the building materials may be used.
5. Provide a fully designed landscape plan with a list of trees and ANSI notes for the building permit, including condition #3 above.
6. Lighting: On buildings, lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaries and shall be directed so as to prevent direct illumination of adjoining properties. Building mounted lights shall not be higher than twenty-five feet (25') from ground level. The height of a freestanding light fixture in the parking lot shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaries. Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. Pedestrian circulation routes shall be illuminated. Floodlights shall not be allowed, except when necessary for security.

Chairman Veloz proceeded to public testimony. No public comment forthcoming.

Bugatsch stated he would use a committee approved material for the trash enclosure and will also screen with landscaping. Volkert stated that in his experience vinyl fencing did not have much durability.

Chairman Veloz confirmed that the roof line jogs will have a reveal on the sides. Response: There will be a small change along the roof line similar to other buildings in the area, this is a pre-engineered metal building structure and framing gable lanes on the sides of the buildings is not conducive to long-term durability and avoiding leaks. They are trying to keep the construction costs financially reasonable and meet Design Review codes.

Volkert: What alternate material would you use for the trash enclosure. Response: Option 1 would be a steel frame which would mimic the siding of the building with stone accents; option 2 would be a split faced block which is durable. Gable stated the split faced CMU would be attractive and durable.

Bugatsch: There were some comments on site cross connectivity and the ITD ROW; the approach on the site plan is an existing approach; their engineers will confirm with ITD, if there is shared access they will work with the adjacent property on combining access.

Gable motioned and Volkert seconded to close the public hearing. Motion carried.

Chairman Veloz stated he liked the use of multiple elements. Gable stated it is difficult to have a building like this where you need to provide security and meet the Design Review requirements; he thinks it turned out very nice.

Hatch motioned and Gable seconded to approve Building and Site Design for architectural plans related to the new construction of a 12,000 s.f. metal & wood sided retail store building for Idaho Gun & Outdoors located at 0 N Merchant Way on 3 lots, on 1.37 acres located, SW ¼, Section 9, T3N, R2W, BM, east of N Merchant Way, west of the Karcher Road bypass and north of W Sand Hill Dr and I-84 for Shelly & Scott Stirrat, with all staff conditions with the added condition to work with staff to revise the proposed material on trash enclosure to be more compatible with proposed building materials.

Volkert motioned and Gable seconded to adjourn the Building and Site Design Committee meeting. Motion carried.

Meeting adjourned at 1:05 p.m.

Kristi Watkins:

Kristi Watkins

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