

# NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE

## MEETING HELD

Monday, September 20, 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)**

**Mike Gable (Chambers)**

**Roger Volkert (Chambers)**

**Myron Smith (Chambers)**

**Kristi Watkins, Principal Planner**

**Absent: Meggan Manlove, Aaron Randell, Jeff Hatch**

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

### **Announcements:**

P&Z Code Amendments – Effective October 5, 2021 specific to Chapter 34:

- Roofing materials and view from right of way.
- Open space and amenities for multi-family housing.

2021 Committee Term Expirations (2)

- Upcoming Press Release Announcing Vacancies/Process

**Approval of Minutes:** The Committee approved the 8/16/21 minutes as presented.

Chairman Veloz proceeded to the meeting items on the agenda.

**1. DR-00182-2021: Building and Site Design Approval for architectural plans related to the new construction of two new apartment buildings, containing 24 units in 21,694 s.f., referred to as the Bergen Lofts, located in a RMH (Multiple Family Residential) Zoning District, at 600 N 44th Street (R3171401000) on a .98 acre portion in the NE ¼ of the NE 14 of Section 24, T3N, R2W, BM, west of N Happy Valley Rd and south of E Orchard Ave, for Bryan Nyhof, Nyhof Enterprises representing Michael Turner, Boise Front Investments, LLC, Owner.**

Michael Turner, 6403 W Randolph Dr, Boise, applicant.

- Plans have a contemporary, modern look with open spaces catering to working professionals.

Gable inquired whether the Bergen St. roadway was designed for connectivity. Applicant responded the roadway/secondary access is constructed in accordance with Nampa Fire code and with possible future expansion in mind.

Principal Planner, Kristi Watkins, presented the staff report as follows:

Building and Site Design Approval for architectural plans related to the new construction of two new apartment buildings, containing 24 units in 21,694 s.f., referred to as the Bergen Lofts, located in a RMH (Multiple Family Residential) Zoning District, at 600 N 44<sup>th</sup> Street.

Property Zoning: RMH (Limited Multiple Family)

Surrounding Zoning:

North – RMH (Limited Multiple Family) – Multi-Family Development

South – Canyon County

East – Canyon County

West – RA (Suburban Residential) – Mobile Home Park

The three story buildings are proposed to be 36'-6" tall. The north and south wall of each structure is over 100' long and all walls propose peaked roofs, jogs, offsets, patios, railings and stairwells. The entry to each building is a stairwell that is covered by the main roof and incorporates the adjacent dwelling unit patio areas.

One point of ingress/egress from N 44<sup>th</sup> St with a hammerhead turnaround at the far east of the property.

Mechanical Units - Furnaces and hot water heaters are behind the stairwell; the a/c units are hidden by landscaping as well as the fence that encloses the property. There are no overhead doors proposed (error in staff report).

Lighting is located on all sides of the building. The highest location is shown at the top of the third floor unit; this should be limited to 25' in height and will be reviewed at time of Building permit and is listed as a condition of approval.

Wood fencing around perimeter of property is proposed to match the wood on the structures.

There are six trash receptacle locations shown on the site plan on the north edge of the property between the parking structures. Materials for construction include synthetic wood to match the wood accents on the main building.

The project proposes sidewalks throughout with connections to the right of way. It does not meet the 25,000 sf threshold for any additional amenities.

WEST BUILDING		PERCENTAGE OF EACH MATERIAL			
WALL LENGTH-LINEAR	CALCULATED EXPOSED WALL-SQ.FT.	STUCCO(WH)	STUCCO(GR)	WOOD ACCENT	GLAZING
NORTH 100'-2"	3152 SQ.FT	50%	0%	34%	16%
SOUTH 100'-2"	3152 SQ.FT	60%	20%	0%	10%
EAST 39'	1235 SQ.FT	65%	30%	5%	0%
WEST 39'	1235 SQ.FT	65%	30%	5%	0%

  

EAST BUILDING		PERCENTAGE OF EACH MATERIAL			
WALL LENGTH-LINEAR	CALCULATED EXPOSED WALL-SQ.FT.	STUCCO(WH)	STUCCO(GR)	WOOD ACCENT	GLAZING
NORTH 100'-2"	3152 SQ.FT	50%	0%	34%	16%
SOUTH 100'-2"	3152 SQ.FT	60%	20%	0%	10%
EAST 40'	1268 SQ.FT	65%	30%	5%	0%
WEST 40'	1268 SQ.FT	65%	30%	5%	0%

- Field Stucco = Swirling Water
- Stucco Accent = Grey (added to meet change of materials requirement)
- Patio = Shadow Mountain
- Roof = Tidal
- Wood Siding = Butternut

According to the breakdown of materials, all walls appear to meet the requirements for change of materials. These are multi-family structures thus glazing requirements do not apply.

Suggested conditions of approval:

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,
2. 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.

Applicant did not have any further comments..

Smith moved and Gable seconded to close the public meeting. Motion carried.

**Smith motioned and Gable seconded to approve Building and Site Design Approval for architectural plans related to the new construction of two new apartment buildings, containing 24 units in 21,694 s.f., referred to as the Bergen Lofts, located in a RMH (Multiple Family Residential) Zoning District, at 600 N 44th Street (R3171401000) on a .98 acre portion in the NE ¼ of the NE 14 of Section 24, T3N, R2W, BM, west of N Happy Valley Rd and south of E Orchard Ave, for Bryan Nyhof, Nyhof Enterprises representing Michael Turner, Boise Front Investments, LLC, Owner with all conditions of staff and conclusions of law. Motion carried.**

**2. DR-00184-2021: Building and Site Design Approval for architectural plans related to the construction of a new 16,250 s.f. financial institution, located in a GB 1 (Gateway Business) Zoning District, at 16033 Equine Dr (R27400101) on a 1.69 acre portion in the SW 1/4 of Section 7, T3N, R2W, BM, north of E Franklin Rd, between Idaho Center Blvd and Star Rd, for Ryan Johnson from Architects West, representing Northwest Farm Credit Services, Owner.**

Ryan Johnson, 210 E Lakeside Ave, Coeur d'Alene, ID, applicant, is applying for a "B occupancy for a non-teller bank style building" using type 5b that will be fully sprinklered and is divided over two floors. Reviewed building materials (stucco/cmu is listed under Nampa design guidelines, he is hoping to use a slightly different material than the cmu as shown in submittal materials). The building will be set back on the site away from Franklin Ave and sharing a drive with the adjacent property. The property line is centered on an access drive; all access to the site is from Equine Dr.

Bryce Olberding, 210 E Lakeside Ave, Coeur d'Alene, ID:

- Storm water will be treated on south end of the site between the parking and E Franklin, general landscaping, trash enclosures will be blocked with veneer to match the building and include a landscape buffer.
- Monument sign will be at the intersection of E Franklin and Equine Dr.
- Reviewed shared drive and access points.

Principal Planner Watkins presented the staff report as follows:

Building and Site Design Approval for architectural plans related to the construction of a new 16,250 s.f. financial institution, located in a GB 1 (Gateway Business) Zoning District, at 16033 Equine Dr.

Property Zoning: GB 1 (Gateway Business)

Surrounding Zoning:

North/South/East/West: GB 1 (Gateway Business) – Professional Offices

The building is proposed at 32' tall and two stories. The east and west walls are greater than 100' in length. Both façades provide changes in the roof line, and distinctive changes in the wall face. The front entry is shown as two glass man doors surrounded by windows under a faux wood and metal sided canopy structure.

There are two points of access, from Equine Dr and the shared northerly drive aisle.

Lighting will be reviewed at time of building permit and reviewed at the time of application.

The mechanical units are mounted on the roof and screened by a wall and parapet. There are no overhead doors proposed.

A trash receptacle is located to the south of the building on the Franklin Rd. side and screened by Class I and Class II trees, finished in the same manufactured materials used on the building. A sidewalk is proposed around the building and out to the right of way on Equine Dr. The project does not meet the threshold to provide additional amenities.



Wall	Total Length	Calculated exposed wall - Sq. Ft	% of Glazing	% of Masonry	% of Metal-1 (Dark)	% of Metal-2 (Light)	% of Soffit
North	85' - 8"	2607	33%	38%	10%	18%	0%
South	85' - 6 1/2"	2606	41%	27%	22%	6%	4%
East	128' - 10"	3951	19%	29%	28%	24%	0%
West	129'	4010	37%	40%	11%	6%	7%

- Metal siding = Dark gray/black
- Metal siding = Light gray
- Wood = Faux wood – metal light brown
- Stone = Manufactured stone in white (if applicant did wish to change this feature it would still meet the material change requirements).

According to the breakdown of materials, all walls appear to meet the requirements for change of materials. The primary façades are the west and south sides which contain 37% and 41% glazing, respectively. The north side faces the Idaho Center and is therefore also required to provide glazing. The applicant is showing 33% glazing on the north side.

Proposed conditions of approval:

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,
2. Lighting: On buildings, lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaires 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 luminaires. 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.

Applicant clarified they submitted a rendering where materials were shown as either white block or a relief concrete block, the concrete may not be in white and they may deviate from the metal color siding so as not to end up “too gray.” Watkins stated she would ensure those materials would still meet the same percentages the Committee has been shown today upon Building permit application.

Gable moved and Smith seconded to close the public meeting. Motion carried.

**Smith motioned and Volkert seconded to approve Building and Site Design Approval for architectural plans related to the construction of a new 16,250 s.f. financial institution, located in a GB 1 (Gateway Business) Zoning District, at 16033 Equine Dr (R27400101) on a 1.69 acre portion in the SW 1/4 of Section 7, T3N, R2W, BM, north of E Franklin Rd, between Idaho Center Blvd and Star Rd, for Ryan Johnson from Architects West, representing Northwest Farm Credit Services, Owner.**

Chair Veloz stated he appreciated the outstanding elements of this project. Smith added he appreciated having all the glazing in place and appreciated the project as well. Gable agreed, adding the 2 story glass atrium will enhance the area and looks forward to reviewing more of these type of thoughtful designs; Volkert agreed.

Chair Veloz inquired as to the intent of the roof elements being added to the new code revision. Watkins replied this addition was staff motivated due to a recent project’s usage of TPO on a slanted roof able to be viewed at the main entrance to the property; there was nothing in the code for staff to be able to circumvent this type of material/view. Veloz clarified staff was looking for architectural shingles, a nice metal, or something that gives it more texture and character and accents the building.

Watkins stated different percentages of open space will be required depending on the size of the property for multi-family projects. Code requires providing some sort of an amenity (5% overall); if it is a commercial lot where there is not a particular reason for a gathering space or landscaping on the side of the building, a landscape buffer must be provided in addition to 3% open space internal to the building (such as a gym or some other sort of gathering space inside the building), stemming from City Council’s recent desire to provide exercise and amenities for people living in denser communities. Gable asked if this pertained straight across the board (there is no requirement for a certain number of units); Watkins confirmed, 5% must be provided regardless (5% overall, 3% can be inside the building for a pool or gym membership business, for example).

**Meeting adjourned at 1:02 pm.**

Kristi Watkins: *Kristi Watkins*  
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