



Memo – 1211 1st St S LLC – Façade Grant Application

Date: October 15, 2024

To: Chair and Commissioners

From: NDC Staff

Agenda Item: 3-5

Background Summary:

1211 1st St S LLC submitted a façade grant application on October 4, 2024, for extensive façade work at 1211 1st St S in the Downtown Historic District. NDC staff reviewed the application and determined their eligibility for the program.

The facade improvements at 1211 1st St S have gone through the city approval process. The Arts & Historic Preservation Commission (AHPC) reviewed the application as well as the Design Review Committee. The AHPC recommended denial to the Design review Committee (5-2 vote in favor of recommending denial) based on the "lack of color changes, lack of consistency, lack of brick/brick color, lack of real wood, and lack of awnings". The Design Review Committee, however, approved the application with conditions:

Conditions of Approval:

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 Design Review Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws.

Specifically:

1. All exterior lighting shall be consistent with early twentieth century architecture of this DH subdistrict and shall be shielded, screened, and/or shuttered, and/or directed so as to prevent illumination on adjoining properties. The height of a freestanding light fixture shall not exceed twenty-five feet (25') or the height of the principal permitted structure, whichever is less. Floodlights shall not be allowed. Electrical feeds to outdoor light fixtures shall be placed underground, not overhead. Lighting to highlight or illuminate architecture and signs shall be attractive without significant spillage of light upward or downward. Lighting sources are required to be in a warm white color range between 2000 and 3000 Kelvin; no cool color range lighting is permitted.
2. Mechanical vents protruding through the roof and similar features shall be painted so as to match the color of the roof. Exposed metal flashing or trim shall be anodized or painted to blend with the exterior colors of the building. Roof mounted mechanical equipment shall be screened from public view by a screen wall enclosure consistent in appearance with the architectural treatment of the main building.

MOVED by Hatch and **SECONDED** by Volkert to **approve the item with the condition** that the upper-level windows on the north facing, primary, façade shall include an eyebrow awning treatment and that the color used for the nichia framed openings surrounding the storefront window system shall be a different color than the color found on the framed window openings of the adjacent building to the southeast (also identified as the Mesa Taco tenant space), in addition to the conditions listed above.

Their façade grant application includes repairing and remodeling the storefront, adding nichiha siding, iron framing, stucco, and permit fees. The not to exceed amount requested is less than 50% of the reimbursable costs of the project.

Legal Review

NDC Attorney, Bill Nichols, provided the standard template agreement used for all Restaurant Incentive Program applications.

Funding

We request that the Board consider reimbursing up to \$80,000 for the new façade at 1211 1st St S. There are uncommitted funds available in FY25 incentive budget.

Scope of Work (Final)

Improvement	Description	Estimated Cost
Repair/Remodel Storefront	New glass, new entries/doors, match 2 nd floor windows	\$100,073.00
Front Façade	Nichiha Siding	\$6,985.35
Storefront iron framing	Window and door frames	\$18,850.00
Repair/Restore Stucco	As per plans	\$40,320.00
TOTAL		\$166,228.35
Not To Exceed Reimbursement Amount		\$80,000.00

Staff Recommendation

Nampa Development Corporation staff recommend the Board Approve façade grant application at 1211 1st St S for repair and remodel of storefront, nichiha siding, iron framing, stucco, and permit fees and Authorize the Chair to sign Participation and Reimbursement Agreement with 1211 1st St S LLC for a not to exceed (NTE) amount of **\$80,000.00**.

The following represents actions available to the Board:

- Motion to **Approve** façade grant application at 1211 1st St S for repair and remodel of storefront, nichiha siding, iron framing, stucco, and permit fees and Authorize the Chair to sign Participation and Reimbursement Agreement with 1211 1st St S for a not to exceed (NTE) amount of **\$80,000.00**.
- Motion to **Approve** façade grant application at 1211 1st St S for (fill in what you would like to reimburse for specifically) and Authorize the Chair to sign Participation and Reimbursement Agreement with 1211 1st St S LLC for a not to exceed (NTE) amount of (fill in NTE dollar amount)
 - Can modify what to reimburse for and the NTE amount to approve with different conditions.
- Motion to **Deny** façade grant application at 1211 1st St S.

Attachments:

- Agreement
- Application