Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – May 17, 2021
Design for Bainbridge Website Preview
Wintergreen Townhome Subdivision (PLN51836 SPR)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board members in attendance were Michael Loverich, Bob Russell, Todd Thiel, and Vicki Clayton. Shawn Parks was absent and excused. Planning Commissioners Jon Quitslund and Ashley Matthews were present. City Council member Leslie Schneider was present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – May 17, 2021

Motion: I make a motion to approve the minutes
Thiel/Russell: Passed Unanimously

Design for Bainbridge Website Preview

Discussion only

Wintergreen Townhome Subdivision (PLN51836 SPR)
#3 Final Design Review Meeting

See attached 06-21-2021 Design for Bainbridge Worksheet Final - Wintergreen
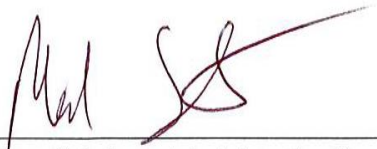
New/Old Business

- PCD-DRB-PC Communication–Chair Joe Dunstan
- DRB Next Meeting July 5 - Holiday
- DRB Meetings Feedback-Marlene Schubert
- Update: Sub-committee "code changes" for project review process-David Greetham
- Update: General Project Update-David Greetham
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 5:33 PM.

Approved by:

_____
Joseph Dunstan, Chair

_____
Marlene Schubert, Administrative Specialist

DESIGN for BAINBRIDGE WORKSHEET
Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements
- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements
- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)

#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

Applicant Submittal Requirements
- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.

PROJECT: Wintergreen Townhome Subdivision (PLN51836)	

PROJECT ADDRESS or PARCEL: 23250230942009; 23250230922001
DATE: 06/21/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 10/05/20; 11/02/20; 02/01/21; 02/16/21; 03/01/21; 06/21/21

CONTEXT ANALYSIS

C1) NATURAL SYSTEMS: The only natural system affecting the Wintergreen Center is the wetland corridor that is addressed in C-2. All of the projects that have been built that surround the wetland corridor have preserved the corridor with buffers that extend into perpetuity.

APPLICANT 06/14/2021: The site planning for the overall 8-acre project site was approved under the prior SPR. That application addressed adjacent wetlands and its relationship to stormwater management. The proposed design may consider site scaled features such as rain gardens if feasible for on-site infiltration. Original project approvals did not anticipate nor require adding to natural areas. Wetlands and SR305 buffer are not intended to be used as open space.

DRB 02/16/21: The applicant did not discuss the offsite wetlands or forest area whose attributes could be used as a site amenity. Need to see more of a balance between natural and indigenous landscaping as there was a forest at one time on this site. We have not seen accurate drawings that show the context, how people navigate the site via sidewalks, etc.; the drawings are lacking, and this really affects the design process. How do we take advantage of the natural systems? Need to integrate into the site proposal. There needs to be some restoration of this site of what had been there.

C2) WILDLIFE HABITAT & CORRIDORS: The wetland corridor that extends from the eastern edge of the Wintergreen Center along the Virginia Mason property to Ferncliff Avenue is bracketed between Pro-Build Lumber, Stonecress on the north and Woodland Village on the south.   The wetland and buffers extend to Ferncliff Ave. and provide a habitat for a number of wetland plantings and animal life. The Wintergreen TH project's 2 lots remaining buildable areas are beyond the buffers affecting the Wintergreen Center. There are no other natural systems affecting the Wintergreen Center and/or the 2 lots the Wintergreen TH project will

occupy. This wetland corridor provides a wonderful natural system and green space corridor that benefits all of the various projects that are adjacent.

APPLICANT 06/14/2021: The off-site wetlands to the east of the project site shall remain per the original SPR as protected open space and critical areas. Those areas will continue to support wildlife habitat and protect the for ested areas. The project site is separated by an exiting retaining wall and parking area from above mentioned open space.

DRB 02/16/21: The applicant did not discuss the adjoining wetlands or forest area that could be used as a site amenity enhancement. Need to see more of a balance between natural and indigenous landscaping and there was a forest at one time. We have not seen accurate drawings that show the context, how people navigate the site via sidewalks, etc.; the drawings are lacking, and this really affects the design process. How do we take advantage of the natural systems? Need to integrate into the site proposal. There needs to be some restoration of this site of what had been there. We do not agree with the statement "There are no other natural systems affecting the Wintergreen Center and/or the 2 lots the Wintergreen TH project will occupy.**" Designer should look for ways to heal and repair the island's natural systems that have been impacted by previous development.**

C3) UNIQUE & PROMINENT FEATURES: The Wintergreen TH project's west lot is adjacent to the 75' wide mature tree canopy that is in the HWY 305 Right of Way corridor. This tree canopy is located on the 15' high slope bank next to the paved portion of HWY 305 and provides a robust visual buffer. The east lot is adjacent to the extended natural area that leads to the wetland corridor and is a mature tree canopy that screens the Stonecress project from the Wintergreen Center.

APPLICANT 06/14/2021: The project site does not exhibit any unique or prominent features described in the guideline. The original site design was entirely commercial and was focused on to the central access lane and related public spaces.

DRB 02/16/21: The forest that remains is unique and the wetlands to the east are unique and should be extended into the site proposal. Some trees could be added to the west side, but we are concerned about the south side without any tree screening. We do not agree with the statement "provides a robust visual buffer**". We can't rely on the adjacent properties buffer to satisfy buffer for this project.**

C4) BUILT ENVIRONMENT: The Wintergreen Center is currently only a commercial center with Key Bank adjacent to High School Rd. Walgreens and Virginia Mason surround the 2 lots that will be the Wintergreen TH project. By introducing the residential component, the Wintergreen Center will become mixed use, thus adding a neighborhood context to the commercial center.

APPLICANT 06/14/2021: The massing of the proposed residential units is intended to create a contrast to the larger scaled commercial uses on the other portions of the site. The residential units along the central access alone are two stories in height, similar in scale to the adjacent commercial uses. The taller three-story buildings are placed to the edges of the site helping keep a lower scale at the site interior. The positions of the buildings serves two purposes: to define the street edge, and to help shape the semi-private open spaces behind. The open spaces originally located along the access lane (per the original SPR approval) are relocated to better serve the residents. The vehicle traffic is separated from the open spaces.

DRB 02/16/21: The DRB per the code requires a 50' buffer. The residential piece does not need to mimic the commercial area; it is not very inviting. There are no plans to mitigate massing, scale or the appropriateness of the adjacent use. What are the connections back to High School Rd, for example? They have not dealt with restoration. The site was intended to be commercial; the residents should not have to be subjected to local traffic driving thru the residential neighborhood. The exit should not be through a commercial parking lot. The commercial and car-oriented activities surrounding the site should not be carried through the residential area.

C5) PUBLIC REALM: By introducing a COBI approved affordable residential project within walking distance of downtown, local shopping and the ferry, much needed affordable housing will contribute housing opportunities for working families that cannot afford the relatively expensive Bainbridge housing. Though the project requires high density and somewhat larger residential structures to achieve a cost per unit that will allow affordable pricing, it is surrounded by both tree canopies and the existing commercial buildings, which will lessen the visual impact to the community.

APPLICANT 06/14/2021: As described above the key attribute of the public realm is the central access lane. This will be the predominant north south pedestrian route through the site. The residential uses will support this edge with small front door yards and related entries. Minor pedestrian connections are provided between the sidewalk and the courtyard gardens. The gardens are accessible to the public for passive uses. The landscape design will respond to the unique uses within these spaces, with the street being more urban and the courtyard more informal.

DRB 02/16/21: Part of the public realm is creating a system of pathways that connect spaces and people. Applicant did not understand or identify public realm, which is the spaces around buildings that are publicly accessible and support public life and social interaction. Need more work on defining the public realm and how this project would be an asset to the community. The public realm includes Wintergreen Lane, and they should address the quality of the experience moving through Wintergreen Lane.

C6) SYSTEMS OF MOVEMENT & ACCESS: Because the Wintergreen TH project is less than 1 mile from the ferry and downtown Winslow, and 1/4 mile from the Safeway shopping center, pedestrian access and movement is ample, safe and convenient. Both public transportation and private auto access is adequate and largely safe with the signaled intersection at High School Rd. and Hwy 305. The Wintergreen Lane access from High School Rd. can be difficult, especially at peak ferry traffic periods; however, the future Wintergreen TH residents will be able to use the alternative one-way Polly's Lane (restricted to just auto traffic, no trucks) to more safely exit to High School Rd. during high traffic periods.

DESIGN for BAINBRIDGE WORKSHEET
Bainbridge Island, Washington

APPLICANT 06/14/2021: The approved SPR went through an in-depth analysis to implement safe and efficient access both for vehicle and pedestrians. The proposed street design and related pedestrian facilities are existing and consistent with prior approvals. The central access lane along with side parking lane was requested by the neighbors during the prior review process. No new access lanes are proposed. The trail along SR305 was relocated to the opposite side of the highway unrelated to this application.

DRB 02/16/21: High School Rd is currently difficult access from Wintergreen, very difficult to turn left, traffic backs up. There may be less traffic than commercial but will add more than there is now. The traffic study should be done looking at 2021 conditions, not 2013. The sewer is a problem, High School Rd sewer line is at capacity and cannot be connected to; will have to catch sewer at Ferncliff through the wetlands, a pump station may need to be installed. At the south end next to High School Road, there needs to be a crosswalk at Wintergreen Ln. On the east side, as proposed in the site plan, the auto traffic exiting Virginia Mason must pass through the proposed residential area. There needs to be a crosswalk adjacent to Polly's Lane, again at High School Road. There should be a comprehensive analysis of delivery vehicles, commercial vehicles, residential vehicles, and pedestrians. The traffic from the northern commercial area (lumber yard and medical clinic) will drive through the center of the residential area. A lot of attention needs to be paid to the design regarding movement through the site.

Context Analysis Complete:

Yes: ☐   No: ☒

If no, required additional information:

See DRB 02/16/21 comments above and review Design for Bainbridge starting with pages 18, 19, 20.

SITE DESIGN STANDARDS

S1   PROTECT AND REPAIR NATURAL SYSTEMS

S2   PRESERVE AND ENRICH WILDLIFE HABITAT

S3   RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT

S4   COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

S5   FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

S6   SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response:

S1) VEGETATION – EAST LOT: The east lot is subject to a natural green belt on the east side with natural plants and mature trees in accordance with the prior approved Visconsi site plan review. The proposed town homes will occupy the remaining "buildable" land area that is covered with an erosion control grass mix. The buildable land is surrounded by parking lots with planted borders. The south side adjacent to Kitsap Bank has a narrow natural preserve of mature trees and native plants. The townhouse project will preserve all of these natural and planted trees and plantings. Additionally, the East lot will have a common area with grass and plantings surrounded by the townhomes. WEST LOT – The west lot is adjacent to an approximately 75-foot full screen buffer in the HWY 305 right of way, which will be supplemented by a 25-foot buffer on the wet lot, which will be full screen as well. The proposed town homes will occupy the buildable area, which is largely flat and grassed. In addition to the open space buffer, there will be community space between the two-story units and the middle row of three-story units.

SOLAR ACCESS: The rows of the townhomes are aligned north and south to maximize solar access and the sun moves east to west across the horizon. Though the townhomes are not planned for solar panels, they will be built to GREEN BUILT LEVEL 4.

WIND: Wind is not a significant issue because our project benefits from being surrounded by both mature tree growth and substantial existing buildings that will provide "windbreaks" allowing a relatively calm living area.

STORMWATER: The East lot will utilize existing storm detention tanks with previously COBI approved discharge to the east. The west lot will construct detention and storm discharge in accordance with the prior approved stormwater plan that was approved by COBI public works. OTHER: The Wintergreen Center, including these 2 lots and our proposed project, do not have flooding problems

APPLICANT 06/14/2021: The project site was cleared and graded as part of the original site improvements. The hydrological functions were addressed under a prior application as part of the storm drainage design. The critical areas described above were designated and protected as part of the prior site approvals and related improvements. Proposed landscaping will include native planting attractive to birds and wildlife. These features shall be integrated into proposed buffers and opens spaces while maintaining useable open space for residents.

S2) All of the mature trees and vegetation in the previously approved Wintergreen Center's natural areas will be preserved

APPLICANT 06/14/2021: All of the mature trees and vegetation in the previously approved Wintergreen Center's natural areas will be preserved. Proposed landscaping will include native planting attractive to birds and wildlife. These features shall be integrated into proposed buffers and opens spaces while maintaining useable open space for residents. Critical area fencing was approved and installed as part of prior site improvements. Wildlife corridors are related to protected critical areas per prior approvals.

S3) Because the townhome project will be in the center of the Wintergreen Commercial Center, it will achieve the mixed-use goal while providing its own common areas that will provide attractive and functional living for the future owners.

APPLICANT 06/14/2021: The overall site design for Wintergreen was established as part of the prior approvals. The salient features of the site include the central access spine, and forested areas associated with adjacent wetlands areas and SR305 buffer. There are no views from site or nearby landmarks.

S4) The townhome project will be the same scale as the current commercial buildings, Key Bank, Walgreen's, and Virginia Mason. By adding a residential component to the commercial buildings, the Wintergreen Center will achieve a "mixed use" project that was the preferred project by the public rather than the original single use "commercial" project. The roof line of the townhome rows will complement roof line design of both Walgreens and Virginia Mason. With the individual front yards facing Wintergreen Ln., that friendly aesthetic will provide a quieter neighborhood feeling to the current bustling commercial uses.

APPLICANT 06/14/2021: The original design concept for the architecture within the Wintergreen center was a modern agrarian theme. The drugstore and bank followed the

original aesthetic direction. The health clinic was a departure and has a more monolithic commercial presence with its singular form and predominant flat roofs. The proposed residential units are more finely grained, and thereby distinct from the adjacent commercial uses. They are more in keeping with the adjacent Stonecress residential neighbor directly east of the site. The townhouse forms are further broken into discrete building creating pedestrian passages to the internal courtyards. The proposed building colors add variety to the current predominant pallet of reds and browns.

S5) The rows of 2 story townhomes are aligned along Wintergreen Ln. with a patio style entrance fronting on pedestrian walkways that will create a pleasant neighborhood aspect to the commercial uses that surround the townhomes. The project has paths and sidewalks that complement the existing access system.

APPLICANT 06/14/2021: The primary pedestrian and vehicle access routes are existing and oriented towards the central access spine. The proposed site design will create additional pedestrian routes between buildings which connect to the existing infrastructure. All new systems will be accessible. Residential parking will use either existing parking spaces or be integrated below the proposed residential units. No new garages will be visible to central access lane. Covered bicycle parking will be provided adjacent to courtyard open spaces. As described above, the courtyards will be pedestrian oriented with no vehicle access.

S6) By having a major residential component to the Wintergreen Center, there will be more human activity in the center as well as a creating modest customer base for the current commercial businesses and health center.

APPLICANT 06/14/2021: The integration of residential units was something requested by neighbors during the initial approval process. The residential units will add vitality to the daily life in the Wintergreen site. The residential units are set close to the street creating a public front. The proposed garages and related access lanes are removed from the public front. The courtyard entrances are placed for direct access from the central access lane with drive aisles set further behind.

The submittal has been revised to include a more detailed streetscape to visually break up the expanse of paving at the west access lane. Proposed features include change in paving from pedestrian sidewalks to drive lane, small landscape areas (vine pockets and trellis), street trees, and lighting.

DRB Discussion:

S1) Proposed site plan does not address healing of the site from prior projects (i.e. clear cutting).

> Design for Bainbridge pg. 23: "designers should look for ways to **heal** and repair the island's natural systems that have been impacted by previous development"

Proposed site plan shows buffers and separation of the natural and built environment which does not allow integration of natural systems within the site plan. Applicant needs to make effort to include onsite water retention to protect wetlands.

Due to the bulk and massing of the buildings there is no opportunity to provide adequate natural areas and access to nature by residents.

Need clarification on Green Built for Level 4 vs. Level 5

S2) Lack of tree canopy, lack of wetland species does not promote wildlife corridors. The existing forest needs to be incorporated in the site plan.

S3) The former forest provided privacy; the building massing does not offer privacy. The parking lot to the East completely blocks off the wetlands and does not allow integration of natural systems into the site.
There is not a sense of character out of this project, more design intent needed. This is an opportunity to introduce residential character. The built environment should be the true enhancement of the site to create natural character to promote contact with nature for the residents.
Add wood fencing at the ground floor units to promote privacy.
See DRB Discussion comments under C3, above.

S4) Project does not create a sense of place that is distinct from the commercial buildings and that is walkable, bikeable and safe; it is car oriented. The scale is too large, project is designed 2-dimensional not 3-dimensional thinking, and it is not domestic-scale.

Shadow from overhangs on existing commercial buildings and variety of roof lines need to be less monolithic in new project.

S5) High School Zones are car-oriented, by definition. This project does not prioritize safe bicycling or walking over automobiles. There is no walking trail separate from the road or sidewalk. There is a tremendous amount of impervious cover. There needs to be more analysis and integration of all the traffic patterns on site.

Residential requires a different design than commercial. There is no attempt to provide easier access to existing surrounding businesses.

The design is not inviting to pedestrians and bicycles. Pedestrians are forced to use streets and parking lots rather than safe trails and bike lanes separate from automobiles.

See DRB Discussion comments under C6, above

S6) This project did not understand the intent of Standard S6, Support and Contribute to a Vibrant Public Realm, and no understanding of public realm. Proposed project did not minimize vehicular presence in the public realm. Autos are the dominant presence, not pedestrians. Some of the units have parking garages, there should be more of these. Almost all of these sites are affected by commercial traffic and the residents will need to enter and exit their neighborhood through commercial parking lots.

Commercial traffic will be driving through their community, including semi-trucks and ambulances.

Human activity does not enhance the public realm, by default.

Building orientation is north south which creates various different environments, that should be addressed and thought through as they relate to creating their own public realm. The project needs to address the hierarchy of spaces, possible change in scale or orientation of buildings. The architecture on site needs to create unique environment.

See DRB Discussion comments under C5, above

DRB Findings:
The project did not meet S1-S6

DESIGN for BAINBRIDGE WORKSHEET
Bainbridge Island, Washington

PUBLIC REALM STANDARDS

P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCYLING

P2 MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM

P3 DESIGN TO SUPPORT A LEGIBLE HIERARCHY OF PUBLIC SPACES

P4 STRENGTHEN PUBLIC SPACE CONNECTIONS

P5 DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response:

P1) The Wintergreen Center has well designed pedestrian sidewalks and composite trails, along with roadways with adequate width for safe cycling. The Wintergreen Townhome project has designed internal walkways that go the length of the project as well as walkways that cross the project, all of which will connect to the existing Wintergreen Center's walkways and roadways. The future homeowners will be able to walk or cycle throughout both the townhome project as well as the entire Wintergreen Center comfortably and safely. For example, Wintergreen Ln. has a pedestrian trail along its East side behind the diagonal existing parking lot, from which trail the 2 story townhomes will have their patio entrances accessed. The townhome project will add a sidewalk along the west side of Wintergreen Ln., which will be the access to the 2 story townhomes' front patio entrances.

P2) The project does not alter the existing roadways or drive aisles for the existing parking lots on the east lot.

APPLICANT 06/14/2021: The project does not alter the existing roadways or drive aisles. All new garages will be placed behind building to minimize visibility from public spaces. Proposed pedestrian access will be accessible and have dark sky compliant lighting for safety. Residential entries are focused towards public realm (street and courtyards). Bicycle parking shall be provide at ends of courtyard spaces.

<u>The submittal has been revised to include a more detailed streetscape to visually break up the expanse of paving at the west access lane. Proposed features include change in paving from pedestrian sidewalks to drive lane, small landscape areas (vine pockets and trellis), street trees, and lighting.</u>

P3) The project leaves the existing open spaces and natural areas that provide a minimal landscape scene for the current commercial buildings and parking lots. The townhome project provides a series of front patio entrances along both sides of Wintergreen Ln. that will add to the landscape effect to soften the harsher impact of the current all commercial centers.

APPLICANT 06/14/2021: As described above, the two key public opens spaces are the central access spline and the adjacent courtyards. The edges of the public spaces are defined by the adjacent residential buildings. The site has no other street network or off-site vistas. The crosswalks were completed as part of the original approvals. The courtyard spaces will be visible and provide seating opportunities for non-residents to feel comfortable.

P4) The townhome project with the additional sidewalk added to the west side of Wintergreen Ln. will add to the pedestrian access from High School Rd. to provide a safer and more accessible pedestrian commute.

APPLICANT 06/14/2021: As stated above, the residential units each have entries facing public spaces. Pedestrian passageways link the central sidewalks to the adjacent courtyards. The sidewalk design shall include street furniture to encourage direct engagement with street and pedestrian activity. Seating elements will be located adjacent to pedestrian passageways.

P5) By aligning the townhome rows parallel to Wintergreen Ln., the 2 story townhome rows fronting on Wintergreen Ln. will screen the massing of the interior rows of buildings to reduce the impact of the size of the project. All the rows of townhome buildings have been divided to allow for sidewalks to cross the projects on each lot. The 2 story rows on each side of Wintergreen Ln. have been angled to reduce the linear impact of long rows of buildings, which was suggested by the Design Review Board.

APPLICANT 06/14/2021: The townhome rows facing Wintergreen Ln. have been angled to follow the road alignment which reduce the linear impact of long rows of buildings. The buildings within the site provide for multiple pedestrian passageways. The proposed pattern of buildings will be finer grained than the adjacent larger commercial uses. The facades facing the street will have smaller pedestrian scaled features including the entry porch, fenestration and off-sets.

P6) Adding the residential townhome project, which will dominate the center of the Wintergreen commercial center, will result in much more human activity and interest added to the current auto-centric commercial center.

APPLICANT 06/14/2021: Adding the residential townhomes at the center of the Wintergreen commercial center will result in much more human activity and interest added to the current auto-centric commercial center. The residential units will provide "eyes on the street". The residential units provide multiple entries. Garbage areas will be located to minimize their visibility.

DRB Discussion:
P1) & P2) The primary entrance to this proposed project is the most active public street, Wintergreen Lane. There is no separation of bike and pedestrians from the roadway. This project forces bikes and pedestrians toward cars, not meeting P1. Ambulances traveling at faster speeds can be entering this site.
Wintergreen Lane handles large vehicles and semi-trucks. Front yards and patios facing Wintergreen Lane are not conducive for residential. Design needs to avoid that part of the road for safety.
Dealing with access to parking within the two sites and not relying on the adjoining commercial parking lots to be major drive avenues is critical to meeting several Design for Bainbridge Standards including P1 and P2. Do not use parking lots as street access. Clear legible site plan is needed, difficult to understand the plan. It is difficult to understand the circulation of pedestrians from their car to their homes and to adjacent facilities.

P3) Many of the previous comments document the reasons the project does not meet this section's guidance.
The community space has not been thought through. There are no design elements shown on the site plan. The site plan cannot be distinguished from the utility plan. Applicant must provide an illustrative site plan for DRB review. The city has somehow allowed the applicant to include parking lot landscape areas and 3-foot-wide buffers and call it community space, which it is not. It is not clear if the common spaces are public or community only. If community only, what is the strategy to keep them private. Community space is not designed in the site plan. What elements are included in the community space (i.e., bike racks, benches, fire pits, picnic tables, etc.)? Garbage/recycling receptacles are prominent and need better screening or a different location, ideally.

Condition: the applicant should re-calculate community square feet separate from landscaping (i.e., 3-ft road buffers and traffic bulbs and sidewalks)

P4) Project does not contribute to the character to the public realm of Wintergreen Lane.
Wintergreen Lane is a private road and will be maintained as a private road. A road maintenance agreement would dictate how all neighbors participate. This additional cost will be the responsibility of future homeowners.
The public space is not well-defined or designed. There is nothing proposed on Wintergreen Lane to indicate this is a neighborhood, a special place; just a sign is not enough. The design needs to have a neighborhood character that contributes to public spaces/public realm. From the street side, there has been no strengthening of the public space.
See DRB Discussion comments under C4, above

P5) The pathways and sidewalks shown do not connect to anything. Project is car-oriented and does not foster safety or separation for pedestrians. There are sidewalks, but that is not a pedestrian realm. The massing of buildings has not been broken down, except on Wintergreen Lane. They do not have any focal points to indicate this is a neighborhood.
There is no legible hierarchy, and the plan does not respond to Standard P5 goals and intent.

P6) This project is an opportunity to enrich public realm connection through adding small seating areas and small public spaces – this will enhance walking experience north-south on Wintergreen.
See DRB Discussion comments under C5 and S6, above

DRB Findings:
The project did not meet P1-P6.
The images and documents are not coordinated, a cohesive design has not been presented addressing these issues.

BUILDING DESIGN STANDARDS

B1   EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

B2   USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

B3   CREATE WELL COMPOSED FACADES AT ALL SCALES

B4   CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN

B5   USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

Applicant Response:

B1) By aligning the buildings parallel to Wintergreen Ln. and dividing the rows into separate buildings, the 2 story townhomes will have close access to their parking spaces in the existing parking lots. This alignment also provides efficient sidewalk frontage for every townhome row without requiring double-sided sidewalks, which reduces impervious surfaces. By utilizing all the existing parking lots and access aisles with the townhome row alignment, only one additional access aisleway was required to serve the west and middle rows of townhome garages.

APPLICANT 06/14/2021: The site plan is organized to define the public street edge and to shape the outdoor open spaces. The site context is defined by surrounding commercial building and related parking, restricting any direct connections between uses. The residential units are organized to place the more public living spaces at the lower level adjacent to exterior public spaces. The small dooryards will help establish a degree of privacy between. The building modules express the units within and the nature of the use.

B2) The townhome building rows require the efficient rectangular design to minimize cost to allow the pricing required for affordable homes. The buildings utilize the "clere-story" roof design that complements the roof designs of both the Virginia Mason and Walgreen's buildings. The individual townhomes feature a cantilevered extension to emphasize their single-family character. The "clere story" roof design provides an area for windows and light to the middle area of the townhomes where the two different pitched roof angles meet.

APPLICANT 06/14/2021: The architectural language draws most closely from the adjacent Stonecress neighborhood, with its multi-colored semi-attached homes. The style is derived from craftsman or simplified farmhouse motifs common to recent residential homes built on the island.

The exterior design has been modified to incorporate more natural materials (Cedar). The color scheme has been simplified as well (fewer colors and elimination of white trim) giving a more contemporary feel like the commercial buildings next to the site. Entry canopies have been added to the courtyard entries.

Note: The Design Guidelines do not prescribe architectural styles, but projects are expected to have an attractive and coherent style that fits well with the climate and context of Bainbridge Island. _See_ page 38 of Design for Bainbridge 2019.

B3) The facades with the cantilevered sections in each townhome enable each townhome to have a visual separation from its neighbor. The 2 story townhome rows that front on Wintergreen Ln. have no garages, which allows all the architectural features to be presented in the facade along Wintergreen Ln. Even with parking lots along Wintergreen Ln., the front elevation facades will be the dominant view shed for both pedestrian and auto traffic.

APPLICANT 06/14/2021: The facades along the public ways and courtyards have a vertical proportion expressing the individual units within. The façades are further defined by use of bay windows, roof overhangs, entry canopies and changes in materials. The use of horizontal siding and natural Cedar is consistent with the adjacent commercial buildings. The overall massing is predominantly horizontal consistent with scale and massing of the adjacent commercial buildings. The buildings along the central access lane will help from vista to the prominent corner of the VM clinic as you enter the site, an original design intention for the clinic design. The level of detail at the pedestrian scale is provided with low height metal fences, dooryards, window fenestration and the entry canopies.

B4) With the 2 story townhome rows fronting on Wintergreen Ln. with the existing adjacent parking lots and spaces, it will minimize the auto-centric and minimal landscaping of the existing commercial buildings with their patio style entrances. The 2

story rows of buildings all face either natural or landscape existing areas or ample landscaped common areas. The 2 story townhomes have both a front patio entrance and rear open patio area. The 3 story townhomes have a patio style front entrance and a balcony over the rear garage.

APPLICANT 06/14/2021: One of the key aspects of the project's sustainability is the integration of housing into a mixed-use setting, where residents can walk to shopping and transit. Secondly, the small efficient units will help add density without excessive material consumption and reduce energy usage. The project will be solar ready and be constructed to a more rigorous Built Green 4 Star standard. The north south orientation of the buildings will enhance daylighting to units from both east and west and minimize north facing orientations. Similarly, the north south orientation of the courtyards will minimize shading to public spaces.

B5) The townhome rows will utilize similar lap siding featured in the existing commercial buildings, along with a complimentary siding material to provide a more interesting design. The material and painted color palette will feature more, but complimentary, colors to the front facade of each townhome to emphasize their individual nature. Though the townhomes will emphasize their individuality, they will bring a human scale effect to the current all-commercial building structures.

APPLICANT 06/14/2021: The project will use durable materials typically found on residential projects within the adjacent area. These include horizontal cement board siding, cedar siding, metal roofing, and dark frame windows.

DRB Discussion:
B1) It appears the architectural concept is to include as many homes as possible on the site. They have not shown more than one design alternative over the many meetings. Their organizing concept is not elegant, not interesting, not inviting. It is car-oriented, not pedestrian friendly.

B2) Building massing is overdone and needs to be broken into smaller units, preferably no more than 3-5 units grouped together. The units are narrow, and they have a staircase spanning three flights. We have only seen one layout, there is no horizontal plan to meet ADA requirements. Older residents want to down-size but may not be able to climb stairs. Bland facades, disproportionate scales of natural spaces do not work to reflect Bainbridge architecture, no variety. There is no discussion of locally

sourced materials. No overhang noticed on buildings for rain protection or climate control. The project conforms to commercial, does not reflect residential qualities.

B3) Due to the confusion with the site plans, the DRB is guessing on the renderings, what this is going to look like. There is not an understanding of a strong façade. The application is not complete as of today (03/01/2021).
The windows show no recessing or detailing, mostly flush. There is approximately over 110' feet of flat wall, this project needs more articulation of the flat face, little or no fenestration, texture or depth. Buildings are imposing on the site and no details on doors, windows, siding, or trim are provided.

B4) Sustainable design has not been discussed. Many of the outdoor community spaces between buildings will be in the shade. The project is non-responsive to this requirement. The project mentions a green building level, not sure if it is 4 or 5, but not evident in the plan.

B5) There is no list of materials, no quality of materials, no details at all. There is a moving target of amount of affordable housing in this project. Because this is an affordable project, quality materials and workmanship should be of highest order.
No detail on the expansion joints between units or sound lessening measures.

DRB Findings:
The project did not meet the intent of Building Design Standards B1-B5.

DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington

LANDSCAPE STANDARDS

L1   INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS

L2   SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

L3   INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE

L4   INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES

L5   SUPPORT HEALTHY HABITAT IN THE LANDSCAPE

L6   PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response:

L1) The patio style entrances will feature built-in planters surrounding a hard surface area for a chair or two to create a front porch effect. There will be no changes or deletions of the existing natural areas or landscaped areas in the developed areas of the Wintergreen Center. Both the east and west lots will have common areas with some grass areas bordered by drought-resistant landscaped areas. Though these areas contrast with the landscape design for the existing commercial buildings, these added common areas are screened by the townhome rows facing Wintergreen Ln., leaving just the 2 story townhome rows of patio entrances facing Wintergreen Ln. The patio style entrances provide a better landscape design transition to the commercial buildings minimal landscape design.

APPLICANT 06/14/2021: The landscape design will focus on defining the public realm: the streetscape and interior courtyards. Secondary landscape areas include pedestrian connections between these and dooryards separating the units from the public spaces. The dooryards also serve the function of providing screening buffer to public edges.

L2) The public realm will be enhanced with the residential character and human scale patio style entrances, all of which are accessed from pedestrian walkways along Wintergreen Ln. The walkability within the project, along with the additional sidewalk on the west side of Wintergreen Ln., will improve the safety and comfort of pedestrian traffic from High School Rd. The townhome owners will also benefit with the increased pedestrian access along Wintergreen Ln. to the HWY 305 pedestrian path to the ferry.

APPLICANT 06/14/2021: As described above, the landscaping is focused along the public spaces throughout the project site. These include primarily building frontages, public gathering spaces (courtyard gazebo) and semi-private gardens at each unit. These landscaped areas will encourage interaction between pedestrians and residents along pathways, private gardens and courtyard gathering spaces.

The submittal has been revised to include a more urban approach to courtyard environment which will support a more diverse set of activities and higher intensity of use. Courtyard features include common area picnic BBQ, play areas, seating and pea patches.

L3) The existing landscape and natural areas are well designed and provide an attractive if minimal landscape for the current commercial buildings. The patio style entrances will provide an attractive landscaped entrance that will enhance the existing landscape along Wintergreen Ln. This will provide an interesting and more varying landscape effect along Wintergreen Lane. For example, the Winslow Green mixed use project's condominium balconies that face the commercial plaza add a varied mix of potted plants and outdoor living features, which adds a friendly human activity to the entire project.

APPLICANT 06/14/2021: The planting materials will emphasize native plantings. The project site will have minimal wind exposure due to adjacent forested areas. The proposed street trees and building forms will reduce heat gain to paved surfaces.

L4) Because the townhome project will meet Built Green Level 5, the added landscaping will utilize low impact development design.

APPLICANT 06/14/2021: The primary site infrastructure was designed as part of the prior approvals. Stormwater will be recharded to adjacent wetlands areas as part of existing infrastruture improvments.

L5) The existing natural and landscaped areas are well maintained by the Wintergreen Owners Association. The project's landscaped areas will feature drought-resistant landscape common areas, except for the grass areas, which will require irrigation and a

higher level of maintenance. The future Wintergreen HOA will provide the required maintenance to the project's landscaped areas.

APPLICANT 06/14/2021: As described above, the project will use native plantings which will in part provide food sources for local wildlife (songbirds, etc.). The original site approvals identified and preserved existing tree stands within critical areas (wetlands) and SR 305 buffer.

L6) All or a portion of the views of the existing natural area will be preserved due to the height of the existing tree canopies on the east and west side. The existing landscape areas will not be blocked by the project.

APPLICANT 06/14/2021: The proposed project will not alter adjacent tree stands or existing views. The siting of the buildings will fulfill goal to frame vista into the site looking towards VM clinic, as anticipated in prior site plan approvals.

DRB Discussion:
L1) No strong architectural concept or landscaping concept. No softening of the building mass, no focal points, did not emphasize home entries through plantings and did not use plantings to enhance privacy. More detailed, scaled drawings needed to show entry and patios layout and design. Incomplete landscape design overall.

L2) There are no seating areas, the community space is not designed, there is no landscaping, landmarks, wayfinding, or other items that help create sense of place. The landscape plan uses some natives, but mostly ornamentals and did not take advantage of the wetland species or the forest trees and canopy from SR 305 within the site. They did not meet the public realm standards and landscape plan does not support the public realm either.

L3) Did not respond to any sustainable features (bioswales, raingardens, etc.).

L4) A lack of drawing details does not allow us to assess existing stormwater system and its use and how the existing infrastructure meets this standard. Hydrological functions, did not improve stormwater, no mention of raingardens, bioswales, etc. The story of why this site works has not been told.

L5) Do not see a lot of groundcover, mostly grass. Landscape plan does not promote biodiversity and the attraction of birds, pollinators, and wildlife. More canopy is

needed, more street trees to support wildlife and shade. Need to bring in some of the original forested ecology back into the site plan.

L6) On the east side, the buildings separate the wetlands from the site. There is no connections to the wetlands. The proposed noise barrier fencing is not attractive, and it interferes with wildlife corridors and we are not sure of the extent of the fencing. If proposed, landscape plan does not show beginning, end, or height of noise barrier. Needs further review of all details. Better views from homes and community spaces, utilizing natural existing views.

DRB Findings:
The project did not meet the intent of Landscape Design Standards L1-L6.
The landscape plan does not tell a story of including the natural features of the surrounding areas. The narrative, the worksheet responses and the plan need to make us love this project.

STREET TYPES AND FRONTAGES

Street Types: State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

Applicant Response:

The project fronts on Wintergreen Ln., which is a private road on an easement that serves the entire commercial center as well as the Pro Build commercial project adjacent at the north end of the site. The east lot's south end faces the connecting roadway to Polly's Ln. and the aisle way that serves the eastern parking lot. The west side of the east lot has an aisleway that serves the diagonal style parking lot that fronts the east side of Wintergreen Ln. There will be no added paving or roadways to the east lot. The west lot will add a one-way (north to south) aisleway to serve the garages of the west and middle row of townhomes.

**APPLICANT 06/14/2021:** The project site is adjacent to SR305. Per the prior approvals, the existing buffer was retained. Secondly the pedestrian trail along SR305 is in the process of being relocated to serve as part of the STO trail. No additional access is proposed into the buffer. The applicable street type is **neighborhood mixed-use**. Consistent with the guidelines, a landscape buffer is provided. The residential uses will add to the varied character along the street.

The new internal access lane will be designed as a Green Street, using the Shared Alley Access concept. The street will have varied paving surfaces and plantings along frontage.

The submittal has been revised to include a more detailed streetscape to visually break up the expanse of paving at the west access lane. Proposed features include change in paving from pedestrian sidewalks to drive lane, small landscape areas (vine pockets and trellis), street trees, and lighting.

DRB Discussion:

The drawings are incomplete regarding identification of interior streets and treatment of the streets. Applicant needs to address new interior street with green street guidelines. This includes stormwater infiltration and retention in landscape areas, minimizing paved areas, and consider permeable paving. Need more detail related to new interior street, there are standards that need to be met. The project must meet #7 rural green street guidelines (pg. 59-60). Maintenance of Wintergreen Lane and interior roads and parking areas burdens future homeowners.

DRB Findings:
Lack of information in site plan is problematic. Applicant is using the utility plan as a site plan rather than an illustrative plan to explain their ideas. DRB is unable to make any determinations and findings regarding Street Types and Frontages.

Frontages: Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace, Vegetated Buffer, Parking

Applicant Response:

As noted before, the 2 story townhome rows with patio style entrances will front on Wintergreen Ln. There are both parking stalls and a parking lot fronting on Wintergreen Ln. on the west and east lots that precede the entrances to the townhomes.

APPLICANT 06/14/2021: The associated building frontage is a **stoop/terrace** which meets the 5' minimum depth.

DRB Discussion:
None

DRB Findings:
The frontages cannot be determined based on drawings.

DESIGN for BAINBRIDGE WORKSHEET
Bainbridge Island, Washington

SUBDIVISION GUIDELINES

APPLICANT NOTE 06/14/2021: Per BIMC 17.12.020.B, attached single-family residential development shall comply with Chapters 1, 2, 3, 4 and 5 of Design for Bainbridge 2019. Since our project is attached single-family residential, **Chapter 6 of Design for Bainbridge 2019 is not applicable to our project.**

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

The east lot comprises 31 zero lot line townhome lots that are 12.5' wide by 30' deep. The west lot has 43 zero lot line townhome lots that are also 12.5' wide and 30' deep. All the townhome structures are 12.5' wide and 20' long. Though the townhomes are somewhat narrower than the existing townhomes on Bainbridge, their location in the Wintergreen commercial center with their planned architectural styling will maintain the Island's character.

The Wintergreen subdivision has followed the 4-step design process:
1. NATURAL AREAS: Because the Wintergreen subdivision is 2 lots that are a part of the previously approved Wintergreen commercial center, all of the natural areas have been designated. The two Wintergreen town home lots do encompass more natural area than required. The west lot has 4957sf of natural area (only 2875sf required). The east lot has 7995sf of natural area (only 3528sf required).
2. HOMESITES AND COMMUNITY SPACE: The townhome homesites were designed to provide ample community/common areas on each lot. The west lot has 10,560sf of community/common area (only 5750sf required). The east lot has 12,992sf of community/common area (only 7057sf required).
3. ACCESS: The access for auto traffic is completed for the Wintergreen center and for the east lot. The west lot will have a one-way access to serve the garages for the west and middle row of townhomes, which complies with the Wintergreen center's CC+Rs.
4. LOT LINES: The west lot encompasses 43 townhome zero lot line lots, and the east lot has 31 zero lot line lots, for a grand total of 74 townhome zero lot line lots.

APPLICANT 06/14/2021: The proposed project meets the objectives of the WMP and Comprehensive Plan by integrating compact infill close to transit and shopping. The low scale townhouse style design is consistent with multiple other infill projects within the town center, and supports the character associated with the project area.

The Wintergreen subdivision has followed the 4-step design process:

1. NATURAL AREAS: The site preserves all existing significant trees (within SR 305 Buffer and critical areas).

2. HOMESITES AND COMMUNITY SPACE: The homesites are located to maximize access to community spaces.

3. ACCESS: The access uses existing site improvements and proposes one new lane to minimize new impervious surfaces.

4. LOT LINES: The west lot encompasses 43 townhome zero lot line lots, and the east lot has 30 zero lot line lots, for a grand total of 73 townhome zero lot line lots.

DRB Discussion:

4-step design process is referred to, but drawings don't reflect subdivision details and calculations. No natural areas are defined or calculated.

Some of the categories have not been addressed, so cannot review island character for scale, materiality, detail, etc.

Details are missing for zero-lot lines.

This project could exist in any suburban area. There is no uniqueness or individuality to this project.

See DRB Discussion comments under B1-B5, above

NEIGHBORHOOD CONTEXT TO REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response:

The Wintergreen townhome project will create a neighborhood within the existing Wintergreen commercial center. Because it is surrounded by the commercial buildings and mature tree canopies on the east and west, it is isolated from the Stonecress neighborhood. Nevertheless, by adding a residential component to the Wintergreen Center, the resulting mixed use Wintergreen center is a less dramatic change in land use compared to the Stonecress residential land use. The increased pedestrian access added by the Wintergreen project should encourage the Stonecress residents to walk to and use the Wintergreen commercial center.

APPLICANT 06/14/2021: The Wintergreen townhome project will create a neighborhood within the existing Wintergreen commercial center. Because it is surrounded by the commercial buildings and mature tree canopies on the east and west, it is isolated from the Stonecress neighborhood. The site design as described above will define public spaces including streetscape and outdoor spaces. The scale and character

of the residential homes is consistent with adjacent Stonecress neighborhood. The transitions to surrounding uses and neighborhood was defined as part of the prior site approvals. These include SR305 buffer, screening to Stonecress neighborhood and preservation of tree stands within wetland areas. No additional screening is proposed within the overall master plan.

DRB Discussion:

Need to better articulate a neighborhood within the commercial center. Need to design a better sense of place, with an identified neighborhood hierarchy of public realm/spaces. This project could exist in any suburban area. There is no uniqueness or individuality to this project.

NATURAL AREA TO INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTERGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response:

As noted before, the Wintergreen townhome project is overlaid on an approved and completed commercial center wherein the natural areas have been designated and preserved in perpetuity. The homesite layout design has the townhomes facing either natural areas or the proposed internal community/common areas in order to give all the future homeowners a green view shed, rather than just opposing buildings. The west lot will have a BIMC-permitted 25' setback/buffer along HWY 305 (see page 5 of the City's Preapplication Conference Summary letter dated January 26, 2021), which also serves as open/natural space for project, and which facilitates the approximately 40' average width community/common area in the middle of the rows of townhomes, which is needed to allow the middle row to have a view shed of a green landscape.

APPLICANT 06/14/2021: The critical areas and mature trees including those within roadside buffer will be protected.

DRB Discussion:

DRB was tasked by COBI Planning Department to determine the appropriate Hwy 305 setback for this residential project. DRB determined in a public meeting that a 50' setback to the SR305 right of way was appropriate and required for a residential project. See

02/01/2021 Design Review Board Meeting minutes for more details. Did not integrate ecological processes in the site design.
See DRB Discussion comments under L1-L5, above

NATURAL SITE CONDITIONS TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response:

As previously noted, all the natural areas have been designated, and they are thriving. The previously approved Wintergreen center's natural areas that adjoin the Wintergreen town home project will be an attractive view shed for the future homeowners.

APPLICANT 06/14/2021: The project site has been cleared and graded consistent with prior planning approvals. All existing vegetation will be preserved consistent with prior conditions of approval.

DRB Discussion:
See DRB Discussion comments under Natural Area, above.

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

Not applicable

DRB Discussion:
Not applicable

STORMWATER INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response:

The Wintergreen townhome project is subject to the previously approved stormwater design. The east lot's stormwater system has been completed, and the stormwater system on the west lot will be installed in accordance with the previously approved stormwater plan.

DRB Discussion:

Lack of information on infiltration systems including bioswales and raingardens to protect the adjoining wetland to the east.
See DRB Discussion comments under L1-L6, above

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

Not applicable. The project will be connected to the COBI public sewer system.

DRB Discussion:

Unclear from Public Works on the strategy to accomplish this. Applicant was told by Public Works that the sewer line to High School Road was at capacity and a new line east through the wetlands to Ferncliff Avenue would be required with a new costly pump station.

WATER CONSERVATION TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response:

The proposed landscape plantings, except for the grass areas, will be drought resistant. The townhomes are being built to Built Green level 4, which utilizes current low flow plumbing features.

DRB Discussion:

See DRB Discussion comments under L1-L6, above

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

The community/common areas with the Wintergreen townhome project will be largely used by the future homeowners. There will be a partial view shed from Virginia Mason of the landscaped community/common areas to offset the massing of the townhome rows.

APPLICANT 06/14/2021: The community/common areas with the Wintergreen townhome project are centrally located to allow all home to have direct access.

DRB Discussion:

Community space is not designed and not well articulated/identified. Site plan should show all landscape elements including benches, firepits, playgrounds, sitting areas, and focal points for community-based activities. Community space should not be calculated using traffic-focused landscape areas. Difficult to understand what the project goals are.

DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington

CLUSTER HOMESITES TO PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response:

As discussed previously, the townhome homesites are aligned in rows and divided in the middle to allow pedestrian walkways across and lengthwise to connect to the existing Wintergreen center's walkways. The Wintergreen townhome homesites are designed to use only the remaining buildable areas of the 2 lots in order to retain the previously approved Wintergreen center's preserved natural areas. The Wintergreen center's commercial buildings utilize open parking lots that require substantial impervious surfaces. The Wintergreen townhome 3-story townhomes with single car garages on the first floor will reduce the size of the previously planned parking lot for a commercial building. Thus, the impervious surfaces of the Wintergreen townhome project will be reduced and/or replaced with cleaner runoff from roofs. Only one new one-way accessway for the west lot will be required, thus maximizing the use of the existing accessways and roadways.

APPLICANT 06/14/2021: Due to the urban nature of the site all homes are clustered.

DRB Discussion:

Design is not setup to promote community interaction. Utility information is not available to review.

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

The Wintergreen project's town home rows are aligned north and south to allow sunlight to reach all the homes and landscaped areas the entire year. Though the units do not include future solar features to utilize solar access for energy, the units are being built to meet Built Green level 4 standards.

APPLICANT 06/14/2021: The Wintergreen project's town home rows are aligned north and south to allow sunlight to reach all the homes and landscaped areas the entire year. The units include future solar features to utilize solar access for energy, and the units are being built to meet Built Green level 4 standards.

DRB Discussion:

Units should be pre-wired for optional solar access. Some of the community spaces are in the shade most of the year.

ACCESS AND CIRCULATION TO PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response:

The Wintergreen townhome project is located near the busiest intersection on Bainbridge: High School Rd. and HWY 305. Thus, it will be served by all forms of public transportation, including buses and ferries. Pedestrian and cycling networks connect directly to the proposed project, which can safely and comfortably be used to commute via the impervious pathway along HWY 305 to either downtown or the ferry. Safe pedestrian sidewalks with signaled crosswalks provide pedestrian access to the Safeway commercial center, which will help reduce auto use for living essentials.

DRB Discussion:

HS I and HS II are suburban auto oriented zones. It is not conducive to a residential, pedestrian safe project. Industrial trucks and ambulances from Pro-Build and VMMC, respectively, use Wintergreen Lane and will impact the residential neighborhood with regard to noise and safety. Most of the comments from applicant above relate to off the

site conditions, attention to on-site conditions is needed. Crosswalk or possible traffic signal/other facility at High School Road and Wintergreen Lane should be investigated. See DRB Discussion comments under C5 and S5, above.

MOTOR VEHICLES TO MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response:

The Wintergreen townhome project is required by the Wintergreen center CC+Rs to utilize the existing parking lots. However, by placing single car garages on the first floor of the 3-story townhomes in the interior rows of townhomes on both lots, the project has hidden from public view about two-thirds of the homeowners' cars.

APPLICANT 06/14/2021: The Wintergreen townhome project is required by the Wintergreen center CC+Rs to utilize the existing parking lots. However, by placing single car garages on the first floor of the 3-story townhomes in the interior rows of townhomes on both lots, the project has hidden from public view about two-thirds of the homeowners' cars. The project will retain existing site improvements include traffic calming, bike access and pedestrian facilities.

DRB Discussion:

Possibly limit the number of cars allowed per unit. Reduce the impact of automobiles within the site. Need some accounting of spaces per unit and where these extra spaces are located. Need to see overall parking program with total numbers of spaces identified. Impervious roadway is extensive and must be reduced or minimized. Actions must be taken to ensure there is no impact on neighborhood parking areas.

DESIGN for BAINBRIDGE WORKSHEET
Bainbridge Island, Washington

HOMESITE DESIGN TO EFFICIENTLY CONFIGURE BUILDING FOOTPRINT(S) AND ALLOWED USES WITHIN A HOMESITE

Applicant Response:

The Wintergreen townhome homesites were designed to provide a private open space in the patio entrance and backyard for the 2-story townhomes. The 3-story townhomes also have a private patio entrance with a balcony extending over the rear driveway to the garage. The project does utilize almost all of the allowed FAR building area in order to provide the lower cost per unit that will allow home sales in accordance with the COBI affordable home guidelines. Nevertheless, there is more natural area and community/common area provided than required.

APPLICANT 06/14/2021: The site is densely configured and utilizes small footprint attached housing. Housing is configured to define streetscape and interior open spaces.

DRB Discussion:

Minor home occupation allowed; Bainbridge code definition should be included in CC&R's to avoid future impact on parking and traffic.

DIVERSITY IN HOUSE DESIGN TO PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response:

The Wintergreen townhome home designs include a 2-story townhome with 1 BR plus den, with a limited number of 2BR models. The 3-story townhomes have a multi-use room on the 1st floor next to the garage where the home is entered through the front door. This room can be used as a home office, which will allow client visits (permitted in the Wintergreen commercial center). The 2nd and 3rd floor can be either a 1 bedroom or 1 bedroom and den.

APPLICANT 06/14/2021: The project is not subject to this standard. It will however provide two housing types.

DRB Discussion:

There are only a couple of unit types. Perhaps studios could be an option. More variety and/or detail in design of units.
The DRB is in support of affordable, attainable, and equitable housing.

Minor home occupation allowed; Bainbridge code definition should be included in CC&R's to avoid future impact on parking and traffic.
See DRB Discussion comments under B1-B5, above.

FACING PUBLIC STREETS TO REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response:
As noted previously, the rows of 2-story townhomes facing Wintergreen Ln. have their patio entrances facing the street with either a pedestrian path or sidewalk to serve pedestrian access to their homes. This feature will add a friendly neighborhood aspect to the commercial center.

APPLICANT 06/14/2021: The proposed design is consistent with street type guidelines. As noted previously, the rows of 2-story townhomes facing Wintergreen Ln. have their patio entrances facing the street with either a pedestrian path or sidewalk to serve pedestrian access to their homes. This feature will add a friendly neighborhood aspect to the commercial center.

The submittal has been revised to include a more detailed streetscape to visually break up the expanse of paving at the west access lane. Proposed features include change in paving from pedestrian sidewalks to drive lane, small landscape areas (vine pockets and trellis), street trees, and lighting.

DRB Discussion:
While we support access from Wintergreen, the lack of open space and landscaping along Wintergreen negatively impact public realm.
See DRB Discussion comments under P1-P5, above

DRB Findings:
The site plans did not include the 4-step process and supporting drawings.

LARGER SITES

STANDARD1   DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2   DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response:

Standard 1) As previously discussed, the townhome rows have been designed to front on Wintergreen Ln., natural areas, or community/common areas.

Standard 2) Though the project must use the existing parking lots, all of the 3-story townhomes have single car garages on the first floor, thus eliminating open parking stalls and reducing the impact of garages by having them in interior townhome rows.

APPLICANT 06/14/2021:

Standard 1) Proposed new parking shall be located to the rear of the site so it will not be visible from center access lane. All other parking is existing.

Standard 2) All buildings have been designed to face public streetscape and to define central outdoor spaces.

DRB Discussion:
Standard 1) No frontage on Wintergreen and not enough open space along Wintergreen. Planted buffer between patios, sidewalk and parking is needed, more design and study of this space.

Standard 2) Add more buffer and grading to hide or create barrier for parking areas.

DRB Findings:
More study is needed to better design private and public space interfaces and define the public realm.
See DRB Discussion comments above

DESIGN for BAINBRIDGE WORKSHEET
Bainbridge Island, Washington

HISTORIC PLACES

STANDARD1   DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.

STANDARD2   MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response:

Standard 1) Not applicable

Standard 2) Not Applicable

DRB Discussion:
Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:
Not applicable

CIVIC USES

STANDARD1   DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY INDENTIFIABLE AS A CIVIC USE.

STANDARD2   DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PUBLIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

Applicant Response:

Standard 1) Not applicable

Standard 2) Not applicable

DRB Discussion:
Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:
Not Applicable

This project is recommended for:

Approval ☐
Approval with the following conditions: ☐
Denial with the following deficiencies: ☒

Does not meet the 23 Design Standards listed in the Design for Bainbridge book.

Other deficiencies include:

    1) Does not meet 50' buffer from SR305 which was determined by the DRB at the request of the Director based on pg. 62 in the Design for Bainbridge book

    2) Lack of updated landscaping plan

    3) The unit floor plan should be on the landscape plan to assess exit and entrance questions.

    4) Without substantial screening on both the north and south side of the development, this project lacks a sense of community and feels like it is existing in the middle of a parking lot

    5) The articulation on all building ends remain incomplete

    6) Materials and colors (colorboard and samples never presented)—final colors and materials never chosen. All drawings need to consistently reflect new color and material selections and will be the final plans they will use

    7) Acknowledging the Visconsi plan, the DRB is still concerned with the traffic flow in and out of the development through commercial parking lots; it meets what has been approved with Visconsi plan for commercial use. This is not acceptable for a housing project.

Additional Comments:
- E-bike storage and charging system is required
- Charging abilities for autos is required
- Add bike lane working with other property owners to implement safe non-motorized ues
- Shingles should be made out of recycled materials
- Solar wiring; all buildings should be pre-wired to allow solar panels to be installed at later date
- More clarity and location on design of garbage/recycling bins
- The High School Rd and Wintergreen intersection remains a concern due to traffic use

SIGNATURE: _____   *JOE DUNSTAN*   **DATE:** 06/21/2021
                             Chair, Design Review Board

Attendee Report					
Report Generated:	7/1/2021 13:20				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	914 6788 6507	6/21/2021 13:49	225	13	13
				Total Users	Max Concurrent Views
				44	0
Host Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	6/21/2021 13:49	6/21/2021 17:34	225	
Panelist Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Michael	michael.loverich@cobicommittee.email	6/21/2021 15:00	6/21/2021 17:34	154	
Hayes Gori	hayes@hayesthelawyer.com	6/21/2021 14:34	6/21/2021 17:21	167	
Bob	bob.russell@cobicommittee.email	6/21/2021 13:50	6/21/2021 17:34	224	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:02	6/21/2021 14:03	1	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:03	6/21/2021 14:06	4	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:34	6/21/2021 17:09	155	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:06	6/21/2021 14:16	10	
Joseph	joseph.dunstan@cobicommittee.email	6/21/2021 13:54	6/21/2021 17:34	220	
Barry Keenan	bkeenan1563@gmail.com	6/21/2021 14:35	6/21/2021 16:17	102	
Kelly	ktayara@bainbridgewa.gov	6/21/2021 14:15	6/21/2021 14:43	28	
Kelly	ktayara@bainbridgewa.gov	6/21/2021 14:43	6/21/2021 17:34	171	
Ashley	ashley.mathews@cobicommittee.email	6/21/2021 13:57	6/21/2021 16:29	153	
Ashley	ashley.mathews@cobicommittee.email	6/21/2021 16:29	6/21/2021 17:32	63	
Jeff Arango	jeff@weareframework.com	6/21/2021 14:04	6/21/2021 14:34	31	
David	dgreetham@bainbridgewa.gov	6/21/2021 13:58	6/21/2021 17:34	216	
Vicki	vicki.clayton@cobicommittee.email	6/21/2021 13:55	6/21/2021 14:01	7	
Vicki	vicki.clayton@cobicommittee.email	6/21/2021 14:01	6/21/2021 15:00	59	
Vicki	vicki.clayton@cobicommittee.email	6/21/2021 15:00	6/21/2021 16:21	81	
Vicki	vicki.clayton@cobicommittee.email	6/21/2021 16:21	6/21/2021 17:34	73	
Phedra Elliott	phedra@housingresourcesbi.org	6/21/2021 14:35	6/21/2021 16:56	142	
Todd	todd.thiel@cobicommittee.email	6/21/2021 13:55	6/21/2021 17:34	219	
Attendee Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Indiana Hanlon	supercafoutch@protonmail.com	6/21/2021 14:01	6/21/2021 17:34	214	
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Hayes Gori	hayes@hayesthelawyer.com	6/21/2021 14:07	6/21/2021 14:34	28	
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Lisa	lisamacchio@gmail.com	6/21/2021 15:09	6/21/2021 17:18	130	
Lisa	lisamacchio@gmail.com	6/21/2021 17:19	6/21/2021 17:21	3	
Lisa	lisamacchio@gmail.com	6/21/2021 17:22	6/21/2021 17:25	3	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:01	6/21/2021 14:02	2	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:24	6/21/2021 14:34	11	
Sarah B	smblossom92@gmail.com	6/21/2021 14:25	6/21/2021 14:25	1	
Sarah B	smblossom92@gmail.com	6/21/2021 14:27	6/21/2021 17:08	162	
Barry Keenan	bkeenan1563@gmail.com	6/21/2021 14:01	6/21/2021 14:35	34	
stephanie steele	ssteele456@gmail.com	6/21/2021 14:03	6/21/2021 14:14	11	
stephanie steele	ssteele456@gmail.com	6/21/2021 14:12	6/21/2021 17:34	202	
Jeff Arango	jeff@weareframework.com	6/21/2021 14:00	6/21/2021 14:04	4	
Holly Brew	hbrew@columbiastate.edu	6/21/2021 14:00	6/21/2021 16:24	144	
David Smith	smithhouse4@comcast.net	6/21/2021 15:02	6/21/2021 15:25	23	
Phedra Elliott	phedra@housingresourcesbi.org	6/21/2021 14:08	6/21/2021 14:35	28	
charlie	charlie@wenzlauarchitects.com	6/21/2021 14:01	6/21/2021 16:53	172	
Other Attended					
User Name	Join Time	Leave Time	Time in Session (minutes)		
13609810098	6/21/2021 14:08	6/21/2021 15:05	58		
13609080009	6/21/2021 15:57	6/21/2021 17:27	90		
13609810098	6/21/2021 15:06	6/21/2021 17:21	135		

WEBVTT

1
00:00:03.300 --> 00:00:03.750
Okay.

2
00:00:04.920 --> 00:00:08.730
Marlene Schubert: cool all right, we have one attendee or two okay they're coming in my.

3
00:00:08.760 --> 00:00:14.610
Marlene Schubert: group oh Jeff Iran go i'll i'll bring him over when we're ready he's our first presentation okay.

4
00:00:14.910 --> 00:00:16.199
Joseph: And you have the agenda.

5
00:00:16.470 --> 00:00:17.820
Marlene Schubert: Yes, let me share.

6
00:00:19.529 --> 00:00:20.940
Marlene Schubert: oops share screen.

7
00:00:21.000 --> 00:00:22.260
Joseph: So get the dates right.

8
00:00:23.850 --> 00:00:25.980
Marlene Schubert: All right, where Am I screen to.

9
00:00:29.580 --> 00:00:31.650
Marlene Schubert: Now let me find it there, we go.

10
00:00:32.160 --> 00:00:49.860
Joseph: Okay, great okay everybody, welcome to the design review board meeting for June 24 first excuse me for city of the language island, this is the only meeting you need to be at this hour, this is the best one going on So here we are.

11
00:00:51.810 --> 00:00:59.910
Joseph: i'd like to thank everybody for attending we do have a quorum here, and I would go around the room and introduce everybody, we have.

12
00:01:00.630 --> 00:01:11.520
Joseph: Myself i'm Joe dunston and the Chair of the design review board with Marlene schubert, who is the administrative assistant there's a Bob you want to say hello.

13
00:01:13.140 --> 00:01:14.580
Joseph: i'm Russell you're on mute.

14
00:01:15.900 --> 00:01:17.490
Joseph: And then.

15
00:01:20.160 --> 00:01:21.480
Bob: I Bob Russell.

16
00:01:21.930 --> 00:01:37.110
Joseph: And there's Todd Todd feel he's on board and Ashley is the the planning Commission liaison liaison person so that's really good yep that's great we're glad she's here.

17
00:01:37.650 --> 00:01:47.160
Joseph: And then john quick phone I see is also here for one more meeting john, I guess, we should have had cake and everything for you sorry we didn't have anything.

18
00:01:48.960 --> 00:01:51.510
Joseph: there's vicki clayton is here.

19
00:01:51.780 --> 00:01:55.140
Joseph: My hair and there's David.

20
00:01:56.430 --> 00:02:03.930
Joseph: Planning manager David Griffin from the planning manager from the city okay great um we have a.

21
00:02:05.010 --> 00:02:20.880
Joseph: Full meeting today we're going to hear about the design for bainbridge book and website to preview and then we're going to look at the third and final meeting of the wintergreen townhouse subdivision and we have some new and old business.

22
00:02:20.940 --> 00:02:21.780

discuss.

23
00:02:23.070 --> 00:02:38.460
Joseph: If, given the agenda does anybody have any conflicts of interests or other relationships that they feel they should let everybody know about I don't hear anything from anyone, I will assume not.

24
00:02:41.070 --> 00:02:43.020
Joseph: Okay Okay, thank you very much.

25
00:02:44.460 --> 00:02:54.780
Joseph: We do have a minute from the may 17 2021 meeting and does anybody have any questions or comments about that.

26
00:02:56.820 --> 00:03:03.090
Joseph: If not, then I asked for a motion to accept those managers written.

27
00:03:04.620 --> 00:03:05.370
Todd: motion to approve.

28
00:03:05.730 --> 00:03:19.350
Joseph: The most improved by Todd in a second so he okay all right good all in favor yay OK great very good all right, thank you um let's see.

29
00:03:20.760 --> 00:03:29.820
Joseph: Marlene do you want to bring in Jeff I can work let's see we'll start a couple minutes early here.

30
00:03:55.350 --> 00:03:55.830
Jeff Arango: There we go.

31
00:03:56.880 --> 00:03:57.840
Jeff Arango: Hello good afternoon.

32
00:03:59.100 --> 00:03:59.160
Jeff Arango: How.

33
00:03:59.610 --> 00:04:00.120
Joseph: Are you.

34
00:04:00.870 --> 00:04:02.220
Jeff Arango: i'm doing great how are you guys.

35
00:04:02.850 --> 00:04:10.710
Joseph: doing very well, thank you, thank you for coming to give us a an update on the website and the design workbook.

36
00:04:12.360 --> 00:04:13.230
Jeff Arango: My pleasure.

37
00:04:15.480 --> 00:04:20.040
Marlene Schubert: So Jeff did you want to share something or did you have something you wanted me to share, on your behalf.

38
00:04:21.090 --> 00:04:23.970
Jeff Arango: I have a preview of the website that i'm going to share i'm just.

39
00:04:24.000 --> 00:04:24.390
Marlene Schubert: All right.

40
00:04:24.900 --> 00:04:27.630
Marlene Schubert: All right, i'll stop sharing that and let you take over when you're ready.

41
00:04:44.100 --> 00:04:48.030
Jeff Arango: Okay, so you should see a preview of the design, from a website.

42
00:04:50.190 --> 00:04:50.760
Okay.

43
00:04:51.840 --> 00:04:57.390
Jeff Arango: Great so again Good afternoon, my name is Franco, I am the director of planning framework and we.

44
00:04:58.380 --> 00:05:17.520
Jeff Arango: led the development of the design for bainbridge project, and we had had it in the scope of work to not only develop the written document, but also to create a website version and we've been focused on the last several months on kind

of getting the basic content and.

45
00:05:17.730 --> 00:05:19.080
Joseph: format and layout.

46
00:05:19.950 --> 00:05:33.870
Jeff Arango: put together, and so we wanted to give you a preview of that today, and I think a couple of advantages to having this website for one it's going to be very accessible, both on computers and for mobile devices.

47
00:05:34.800 --> 00:05:50.280
Jeff Arango: And in addition to all of the content that's in the printed version there's opportunity to add content, it could be educational training, it could be links to city application forms it could be case studies on projects that were particularly successful through the process so.

48
00:05:51.360 --> 00:05:59.220
Jeff Arango: Give that some thought as I go through the presentation and we do have the ability to add that this website was designed in Wicks, which is a.

49
00:05:59.820 --> 00:06:18.180
Jeff Arango: web based platform, so it can be updated from any web browser and very flexible and can be adapted over time and I understand or am aware that the city is working through some updates to design for bainbridge that we will be incorporating into the website once it's finalized.

50
00:06:19.710 --> 00:06:31.800
Jeff Arango: So this is the basic homepage that you see here and we've used a lot of the same graphics and style of the printed document, so this is the main navigation bar in the middle.

51
00:06:32.760 --> 00:06:38.340
Jeff Arango: And i'll just show you in the drop down menus you have kind of the opening pieces that kind of explained.

52
00:06:38.940 --> 00:06:48.840
Jeff Arango: Design on bainbridge and sort of what's important to the Community and connections to the comprehensive plan the values and principles statements and I can kind of show you a little bit of what that looks like here.

53
00:06:53.160 --> 00:07:01.560

Jeff Arango: So, as you go in the header image will change and then down below is where most of the content is so again, this is kind of the orienting statement about.

54
00:07:02.010 --> 00:07:12.570
Jeff Arango: bainbridge kind of familiarize people with the Community, particularly for those that are not as familiar and then you go into the values and principles statements and then the statement on sustainability so there's links in there for that.

55
00:07:14.370 --> 00:07:24.420
Jeff Arango: The next section is on process and so that includes the user guide definitions information about the design review process, which I know.

56
00:07:24.750 --> 00:07:33.120
Jeff Arango: we're going to be making some updates to and then really important part is the context, analysis and so that goes with the process and i'll just show you an example.

57
00:07:36.750 --> 00:07:51.120
Jeff Arango: So this at the bottom is a typical layout there are these modules that you're able to create in Wicks and so you have kind of the main content and then you can scroll through the different or click on the different elements of the context analysis as you would see in the document.

58
00:07:54.390 --> 00:07:56.460
And so you can see all of those there.

59
00:07:57.720 --> 00:08:07.890
Jeff Arango: The next section is all the standards and guidelines, so we go from site design to public realm to building design and landscape and i'll show you an example of that i'll click on the public realm.

60
00:08:10.050 --> 00:08:16.590
Jeff Arango: And you go in here, and you have all the different standards P one through six you can select them.

61
00:08:19.140 --> 00:08:27.570
Jeff Arango: And navigate through and then at the bottom there's a slider with all of these theme photographs and captions that appear in the document.

62

00:08:30.600 --> 00:08:37.410
Jeff Arango: And then the last piece is supplemental and we didn't get some input from the staff that they may want us to reorganize some of the pages.

63
00:08:38.460 --> 00:08:46.500
Jeff Arango: But that includes streets in front of judges, which are those street designations on the map and the frontage types and then the supplemental guidelines.

64
00:08:47.160 --> 00:08:56.430
Jeff Arango: which includes civic uses larger sites and historic properties and then the subdivision guidelines and i'll just show you one example of that.

65
00:08:57.690 --> 00:09:03.450
Jeff Arango: So these are the streets in front of us, you have the opening statement, and then, if you click on the street types.

66
00:09:05.190 --> 00:09:14.760
Jeff Arango: The map will pull up the different maps and then, if you click on one of the street types it'll pull up the graphic and the guidelines that are in the document.

67
00:09:18.030 --> 00:09:29.820
Jeff Arango: So that's the the basic structure of the site and, as I said earlier, there's opportunity to add pages here, these sliders at the bottom could have different information either.

68
00:09:30.630 --> 00:09:40.170
Jeff Arango: links to agendas again educational resources, you know really the sky's the limit in terms of what we can add so i'd be interested in hearing.

69
00:09:41.040 --> 00:09:56.730
Jeff Arango: From the war and what they think might be the most helpful and you know our understanding is this would be kind of the first website like this done in the state So hopefully kind of can create a new model for how to facilitate a really great design review Program.

70
00:09:57.780 --> 00:10:04.830
Jeff Arango: As you haven't placed in paper so with that i'll stop and open it up to questions and discussion.

71
00:10:07.050 --> 00:10:10.560

Joseph: Great Thank you Jeff on any comments from the dmv.

72
00:10:14.970 --> 00:10:15.750
Joseph: Yes, bone.

73
00:10:17.820 --> 00:10:32.460
Bob: Is this so how's this site, going to be used now is this just a just an fyi
site, or is this interactive with the you know with the applicants what's what What
stage are you at with this particular website at this point.

74
00:10:33.990 --> 00:10:36.270
Jeff Arango: yeah so good question.

75
00:10:37.320 --> 00:10:44.520
Jeff Arango: At this point, we've again been focusing on translating written content
to the website, but beyond that.

76
00:10:44.970 --> 00:10:52.140
Jeff Arango: there's The idea is that it would have additional information and links
and resources to help people and for six set people up for success.

77
00:10:52.500 --> 00:10:56.250
Jeff Arango: Whether they're an applicant or whether they're a Community Member who.

78
00:10:56.880 --> 00:11:11.520
Jeff Arango: is interested in a particular project that this would be kind of a
repository for all of that information and so at this point we've spent most of our
effort again figuring out the structure and format for translating the material from
the written document.

79
00:11:12.720 --> 00:11:24.330
Jeff Arango: What we'll be adding additional additional information over time and so
it's I think more flexible than, then the written document would be since it's
really essentially just posted as a static PDF.

80
00:11:26.610 --> 00:11:41.340
Bob: So, so does this link with smart or I mean eventually is this link with smart
gov or is this where the applicant is going to be putting all their stuff and the
planner is going to be looking at it, how does this interact with I guess was work
of.

81
00:11:42.210 --> 00:11:47.010
Jeff Arango: Is that the like online permitting resources, you can access information yeah.

82
00:11:48.780 --> 00:11:53.100
Jeff Arango: yeah no it's a good question, I think that is a standalone.

83
00:11:54.900 --> 00:12:03.150
Jeff Arango: site and information that we wouldn't want to replicate but we could certainly link to that, so we can, like, for example, we could have a page to set current applications.

84
00:12:03.390 --> 00:12:14.550
Jeff Arango: here's the application, maybe here's a site plan graphic and here's the link information, so I think what we can use this site for as I think, to make it a little easier for people to navigate to information.

85
00:12:15.090 --> 00:12:26.340
Jeff Arango: either by putting it directly on the site or linking to information, like the permitting system, which has a wealth of information, but it's a little more challenging to locate than just coming to the website.

86
00:12:28.920 --> 00:12:34.830
Joseph: So Jeff every question this may be extra questions today with them as well.

87
00:12:35.850 --> 00:12:51.780
Joseph: Just is probably trying to understand how to use this website, I think we need to have a little understanding about what the contract is you have with the city in terms of is it a one year, is it something where we can be bringing you.

88
00:12:52.860 --> 00:12:58.440
Joseph: notice a monthly but like quarterly or every six months, changes or additions.

89
00:12:59.970 --> 00:13:05.250
Joseph: How does that contract work in terms of what we can avail ourselves of.

90
00:13:05.400 --> 00:13:12.900
Jeff Arango: yeah so we have a current contract of about $10,000 of which most of that is for the initial setup and design.

91
00:13:13.470 --> 00:13:23.580
Jeff Arango: we're we're actually going to make the updates to the print document
and to the website, the changes that are currently being considered within our
existing contract so we're trying to get as much.

92
00:13:24.090 --> 00:13:36.840
Jeff Arango: mileage out of it, as we can, beyond that, I mean we certainly could
support the city with ongoing kind of maintenance of the website, but at this time,
did not have a contract for for that work.

93
00:13:37.500 --> 00:13:52.230
David: So, Joe we're very open to recommendations there and i'll certainly share if
there's a request for supplemental contract for long term i'll certainly share that
with our director group and and we can talk to JESSICA about that further if the
Derby these are yourself.

94
00:13:52.830 --> 00:13:57.030
Joseph: Okay yeah yeah I don't think maybe we even know yet wait what it would look
like.

95
00:13:58.710 --> 00:14:02.550
Joseph: yeah I just it's good to cities, open to that that's good yeah.

96
00:14:03.600 --> 00:14:06.270
Jeff Arango: yeah I think there's also some things that.

97
00:14:06.810 --> 00:14:11.970
Jeff Arango: You know if it's just simple updates or posting information that we
could you know do a training with the city and.

98
00:14:13.380 --> 00:14:15.480
Jeff Arango: I think that can be done pretty easily.

99
00:14:15.960 --> 00:14:22.080
Jeff Arango: If it's substantial changes or something that involves you know more
design effort we're happy to help in any way we can.

100
00:14:24.000 --> 00:14:25.230
Joseph: See vicki.

101
00:14:26.850 --> 00:14:36.300
Vicki: um let's see we've kind of been working on the ordinance and then the code language language, and then the deeper be book and trying to get that language.

102
00:14:36.750 --> 00:14:45.270
Vicki: very consistent all the way across those three, so now we have the issue of the website so did I just hear you say that you're going to.

103
00:14:45.570 --> 00:14:56.310
Vicki: Take the D for the book and and be kind of matching it to the website, or vice versa match the website to the D for a book so when we.

104
00:14:57.030 --> 00:15:06.750
Vicki: put our final blessing kind of, on the draft D for the book then we're assuming that confidently that you'll pick up all of that language.

105
00:15:07.380 --> 00:15:18.120
Vicki: Because the consistency, has to do with the use of a standard versus a guideline and it has to do with the naming of different pieces of the process have been really.

106
00:15:19.590 --> 00:15:35.100
Vicki: Difficult discussed a lot, so we have to be sure we're consistent all the way across is so does that make sense it's a process, so we really finally proofread the D for the book, then we ought to be good for the website does that make sense.

107
00:15:36.000 --> 00:15:45.480
Jeff Arango: Yes, absolutely you know, legally, the way that we've we've kind of thought of it is that the written document is the official legal.

108
00:15:46.800 --> 00:16:01.560
Jeff Arango: Book if there ever was an inconsistency, the the book would would control but yes, exactly as you described we've actually took the book and created a word document that can be amended with track changes, you know, an underline strikeout.

109
00:16:01.620 --> 00:16:09.630
Jeff Arango: And then that could go through the ordinance process, and then we will take that and make sure that the website is consistent with a written document so there's.

110
00:16:11.730 --> 00:16:18.690
Jeff Arango: You know no conflicts that it's easy for people to utilize either the
written or website and get the same information.

111
00:16:19.170 --> 00:16:25.260
Jeff Arango: And then I think the the other piece of the website is then there's
additional information or links that you could add.

112
00:16:25.650 --> 00:16:37.290
Jeff Arango: That is not really part of the legal structure for approving projects
but, again, is a good way to kind of share information and make sure everyone's
aware of what's going on with the designer of the Program.

113
00:16:38.430 --> 00:16:38.880
Vicki: Thank you.

114
00:16:42.000 --> 00:16:42.480
Marlene Schubert: Ashley.

115
00:16:46.350 --> 00:16:47.280
Ashley: Jeff how are.

116
00:16:48.840 --> 00:16:49.050
Ashley: You.

117
00:16:49.200 --> 00:16:50.520
Jeff Arango: I just have a couple little things.

118
00:16:51.000 --> 00:16:56.580
Ashley: web standpoint that I wanted to ask when we're looking at this is this as if
it was a web page.

119
00:16:57.900 --> 00:16:59.910
Ashley: Or is this like two pages I can't tell.

120
00:17:01.530 --> 00:17:16.980
Jeff Arango: This was just one page, this is actually a preview of the site so it's
it's again designed to be fairly short in in height, it could be added on to it, we

could add there's all sorts of different modules for information that you can do right now is.

121
00:17:17.700 --> 00:17:26.910
Ashley: That what I worry about sometimes it's the pictures are really nice and I think that is a good idea to have as a header but sometimes when you lose stuff below the fold.

122
00:17:27.630 --> 00:17:34.920
Ashley: You know when when a client or someone is scrolling through to try to find that information I think sometimes it's better if we may be reversed it and had.

123
00:17:35.250 --> 00:17:48.000
Ashley: The pertinent information on the top, you know, I think, so they don't have to scroll scroll scroll below the fold because I say that you lose so much you know status and who's going to stay on your site and we don't want to probably lose them there.

124
00:17:48.990 --> 00:17:51.150
Ashley: And then I don't really see like a contact us or.

125
00:17:51.330 --> 00:17:59.070
Ashley: Call to Action, which I think would be a great idea, because we really are trying to get the Community to understand this and to be able to get through.

126
00:17:59.700 --> 00:18:06.180
Ashley: So maybe a call to action, maybe flip that so that they had you know not like not losing information below the fold.

127
00:18:06.630 --> 00:18:16.380
Ashley: And then the last thing was maybe i'm like a wizard or a how to that sort of guides them through because right now, it just it looks great but it's maybe just.

128
00:18:17.280 --> 00:18:31.230
Ashley: You know, it looks like maybe it's just a transfer of the deeper be you're thinking of just the written form transferring it to a web and I think we could just do a little more to get it really sticky and something groundbreaking for bainbridge yeah.

129
00:18:31.500 --> 00:18:33.180
Jeff Arango: Great those are great comments I.

130
00:18:34.230 --> 00:18:46.380
Jeff Arango: will work on making those updates so just to be clear, so I believe
what you were saying was move this header bar like up top as it would typically be
on most sites.

131
00:18:48.930 --> 00:18:49.290
Ashley: Sorry, I.

132
00:18:49.770 --> 00:19:03.840
Ashley: muted myself yeah flip them so that the what they're supposed to be looking
at and doing is on the top and we don't we know what how beautiful they burn
bridges, so they may be, not don't need to see the pretty pictures so much, but just
what they're supposed to be working.

133
00:19:04.920 --> 00:19:06.300
Jeff Arango: gotcha Okay, thank you.

134
00:19:08.400 --> 00:19:10.650
Joseph: You know i'm alone alone.

135
00:19:11.760 --> 00:19:18.060
Joseph: I think i'm getting what they're actually saying along the same lines is
we've got a little bit of.

136
00:19:18.780 --> 00:19:31.200
Joseph: An issue, I think, personally, with some of our applicants not quite
understanding the deep for the book not understanding the principles it's not clear
to me that you're actually reading them, I have to say that, but.

137
00:19:32.310 --> 00:19:38.640
Joseph: And i'm wondering if if there's a way because technology always comes to the
forefront, you know if there's a way.

138
00:19:39.120 --> 00:19:47.970
Joseph: We could send them to this page and make it so much more interactive that
they found it more useful and they listened to the computer rather than reading
work.

139
00:19:48.450 --> 00:20:00.870

Joseph: You know I mean I mean they find you know that more interested i'm particularly, particularly in the area of public realm I think that that's a newer concept for a lot of.

140
00:20:00.870 --> 00:20:01.650
Our next.

141
00:20:03.000 --> 00:20:22.950
Joseph: A lot of people they kind of know what's probably grown man really and it's needed people in we're getting I think less less good responses in the public realm area, maybe because it's just new I don't know but there's a way anyhow that we could augment that a little bit, but.

142
00:20:25.260 --> 00:20:30.330
Jeff Arango: Are they having to submit with their applications a statement of how they've complied with the standards.

143
00:20:30.720 --> 00:20:35.850
Joseph: Yes, we have a and I don't know if we've given you a copy of this, we have a worksheet that has.

144
00:20:35.940 --> 00:20:37.470
Joseph: All of the standards.

145
00:20:37.500 --> 00:20:48.180
Joseph: With all of the questions and then they have to fill those out, we then they have an applicant response within every day or be response and we captured that discussion.

146
00:20:48.870 --> 00:21:10.590
Joseph: Final decisions through to the 20 standards and before that all on the document to the planning Commission so they have a full understanding of what what we went through in you know in in the particular case it's later on today it's approximately 50 pages of material so yeah.

147
00:21:12.270 --> 00:21:25.980
Joseph: Well, but that is tends to be a little bit on the boring side and minutes written material, you know it's applicant says this dmv responses this I don't know how you make that sexier it's kind of hard to do but yeah.

148
00:21:28.020 --> 00:21:30.720

Jeff Arango: yeah okay well give that some thought, if there's a.

149
00:21:30.720 --> 00:21:32.430
Joseph: way to think long term.

150
00:21:32.520 --> 00:21:35.310
Jeff Arango: Right yeah yeah that's good.

151
00:21:36.900 --> 00:21:37.950
Joseph: Bob you have a comment.

152
00:21:40.590 --> 00:21:45.360
Bob: yeah um I guess kind of piggybacking on what you said, Joe.

153
00:21:47.580 --> 00:21:48.630
Bob: You know one thing that.

154
00:21:50.820 --> 00:21:53.040
Bob: I realized this is just the initial stages, but.

155
00:21:54.750 --> 00:21:56.640
Bob: I I assume you can.

156
00:21:57.930 --> 00:22:01.350
Bob: You can, is there a feedback loop that's available with this website.

157
00:22:04.140 --> 00:22:05.910
Jeff Arango: mean like if we wanted to.

158
00:22:06.570 --> 00:22:07.740
Jeff Arango: open forum or a way for.

159
00:22:07.740 --> 00:22:08.340
Jeff Arango: People to.

160
00:22:08.910 --> 00:22:18.720
Bob: Contact well it's us yeah it's used in a number of ways I know my wife's company is used feedbacks for God knows how long has just makes their life so much

easier one what.

161
00:22:19.230 --> 00:22:30.390
Bob: One of the one of the functions that the feedback does is like we have a concept meeting and as as a different documents come in, you just check the box.

162
00:22:31.140 --> 00:22:39.630
Bob: And there's a summary screen that shows you if everything's been submitted for that concept meeting or for the design guidance meeting that way it's fair it's just crystal clear.

163
00:22:40.380 --> 00:22:50.910
Bob: What you have, and if it's not there, you know it's not there because it's all automatic on the computer that's that's one way that they use it and they use that tremendously because they have a lot of stuff they need.

164
00:22:51.450 --> 00:22:59.460
Bob: And having that checklist is just super super efficient, and the second thing is, you know just input in some survey questions.

165
00:23:01.080 --> 00:23:10.050
Bob: As far as you know, how do we do that sort of stuff I mean that's a second use of it, I know my wife's doesn't use it, because they're on the line, all the time, with the clients, but.

166
00:23:10.620 --> 00:23:13.950
Bob: You know, put it in a CERT some survey questions if that were to come up.

167
00:23:14.760 --> 00:23:24.900
Bob: From the from the applicants just a way of you know, trying to improve the process and that sort of thing is something like that that's what I talked about feedback loop is that something like that available on this.

168
00:23:25.200 --> 00:23:27.540
Bob: Particular outside methodology.

169
00:23:28.200 --> 00:23:44.130
Jeff Arango: yeah you could definitely do surveys for sure there's probably some fairly simple like survey widgets or you could you know if you want to do something more sophisticated you could link to like survey monkey so that's easy to do in terms of like submitting materials.

170
00:23:45.300 --> 00:23:55.080
Jeff Arango: I believe this again the city's permitting site that it has probably has that piece covered, but certainly if there are other things, whether it's public comment.

171
00:23:57.180 --> 00:24:06.420
Jeff Arango: or supplemental information, you know, during a process, you could you could definitely have a way for people to submit that so absolutely those could be added.

172
00:24:06.900 --> 00:24:10.740
Joseph: Is there a way to have in each section under.

173
00:24:10.950 --> 00:24:12.690
Joseph: site design building design.

174
00:24:12.840 --> 00:24:13.500
Joseph: public realm.

175
00:24:14.520 --> 00:24:21.960
Joseph: You know, for further exploration see flow and you could then have links to examples.

176
00:24:23.100 --> 00:24:40.320
Joseph: To maybe a couple of articles that we might know about this on the web, in other words, explain what those things are two people you know, and now we people could then, if they want to look further they could they could explore further so that would be helpful to yeah.

177
00:24:41.340 --> 00:24:45.510
Jeff Arango: yeah I think that's exactly the kind of stuff that I would want to look to be able to add.

178
00:24:47.040 --> 00:24:52.440
Jeff Arango: And sort of make make it easy for people to find appropriate examples.

179
00:24:54.240 --> 00:24:54.480
yeah.

180
00:24:55.980 --> 00:24:56.430
Joseph: So.

181
00:24:58.260 --> 00:25:00.060
Joseph: Todd head vicki Todd head is in.

182
00:25:01.590 --> 00:25:05.640
Todd: depth, do you have an a timeline on when this you're expecting this to go
live.

183
00:25:07.050 --> 00:25:11.670
Jeff Arango: yeah we're shooting, I think, by the end of the summer to hopefully
have it ready to go yeah.

184
00:25:20.280 --> 00:25:20.640
Joseph: Okay.

185
00:25:22.560 --> 00:25:23.580
Joseph: vicki did you.

186
00:25:24.360 --> 00:25:32.610
Vicki: So I was just wondering about something if if I was just a citizen, and there
was going to be a project in my neighborhood, and so I go online to this website.

187
00:25:33.180 --> 00:25:46.440
Vicki: And this is this is generic and applicable to all projects, so I read this
and everything, and now I want to be able to look up specifically the project in my
neighborhood and.

188
00:25:48.060 --> 00:26:04.980
Vicki: Unless you're familiar with the city's portal and even know it exists, you
don't know how to get there, and you don't even know what the terminology is to look
something up like like you know get a good address or whatever the explanation
should be so.

189
00:26:06.180 --> 00:26:11.850
Vicki: Should there be something in here that basically for information.

190
00:26:12.930 --> 00:26:17.340

Vicki: Something that says, you know for information for specific projects go here.

191
00:26:17.760 --> 00:26:30.450
Vicki: which would send them to the city's planning department and then it would go
down to the online permit Center and that's where they enter in they address etc, so
that we can guide people who are interested in this to the next step.

192
00:26:32.820 --> 00:26:39.330
Jeff Arango: yeah so we have not built that in yet, but that's absolutely something
that that we could do very easily and.

193
00:26:39.960 --> 00:26:50.220
Jeff Arango: There might be a way, so the link actually does the search and goes
directly to the page for the project as well and be able to access the documents and
or we might be able to drink.

194
00:26:50.850 --> 00:27:05.280
Jeff Arango: Link directly to the actual Dr V some metal that's in the permit
portal, so we can work on mocking that up for the next draft, and I think you know,
maybe it's something on my current projects and it's just a running list with links
and then, as things are updated.

195
00:27:06.570 --> 00:27:08.970
Jeff Arango: You know, we can make sure that it's it's there as well.

196
00:27:09.810 --> 00:27:12.510
Vicki: That may be great if that works, yes, thank you.

197
00:27:12.690 --> 00:27:13.500
Jeff Arango: yeah sure.

198
00:27:14.070 --> 00:27:20.130
Joseph: um Jeff, would you be willing to take any questions from the audience
members to citizens.

199
00:27:20.400 --> 00:27:22.740
Jeff Arango: On there yeah yeah is there.

200
00:27:24.060 --> 00:27:31.470
Joseph: Anybody in the audience would like to ask a question, or have a concern or

thoughts about about this process.

201
00:27:33.270 --> 00:27:35.730
Joseph: You see people there Marlene.

202
00:27:37.110 --> 00:27:38.520
Marlene Schubert: Yes, nobody has their hands.

203
00:27:39.630 --> 00:27:42.810
Joseph: up, but you have to have a question or anything okay.

204
00:27:45.420 --> 00:27:51.270
Joseph: All right, okay so then um where do we go from here, then, do you want.

205
00:27:52.860 --> 00:27:53.310
Joseph: Some.

206
00:27:54.540 --> 00:28:00.390
Joseph: Any other comments you want from us, or do you want you coming back when you do the next phase of this.

207
00:28:01.320 --> 00:28:14.070
Jeff Arango: yeah I think we, you know we wanted to check in with staff we did a similar exercise with staff and got their input now you know we've gotten some good suggestions from you today, so let us work through those and finalize.

208
00:28:15.060 --> 00:28:27.420
Jeff Arango: Those updates and then maybe come back in like a month or or so, towards the end of the summer to kind of preview it again with you, and then you know, hopefully be on scheduled to launch you know, by the end of the summer.

209
00:28:28.110 --> 00:28:30.900
Joseph: Okay, you know just just as a final thought.

210
00:28:31.920 --> 00:28:40.230
Joseph: Not necessarily speaking for the dmv but I personally really like the deep be book, as we call it to do the book.

211
00:28:41.610 --> 00:28:48.630

Joseph: And what I really liked about it is that, instead of things, it was part of your goals in the first place, but.

212
00:28:48.990 --> 00:29:06.540
Joseph: Not have like a checklist and you know 912 pitch, for if you got to have this thing you gotta have that thing that it created more of a conversation, you know started to get a conversation going and anything that an interactive website can do to further that that process.

213
00:29:07.050 --> 00:29:07.560
Joseph: So this is.

214
00:29:07.590 --> 00:29:13.770
Joseph: A conversation, and I think we're still in the mode in some ways, when you have.

215
00:29:15.150 --> 00:29:30.480
Joseph: strategies for achieving the public realm that those are just ideas and that the designers can come with other ideas that achieve the same thing that's clear in the book that sometimes applicants aren't really.

216
00:29:31.530 --> 00:29:33.090
Joseph: Taking advantage of that yet.

217
00:29:33.390 --> 00:29:43.260
Joseph: I mean, I think they're not used to that openness, I think so anything we can do to to make that more open make that more a little more obvious or.

218
00:29:43.890 --> 00:29:54.240
Joseph: Give a little more responsibility to them to say you have the opportunity here to really do something really interesting in different you don't have to do a checklist checklist.

219
00:29:54.510 --> 00:29:55.350
Jeff Arango: it's not a check right.

220
00:29:56.340 --> 00:30:01.440
Joseph: That would be I think really good in an interactive website yeah.

221
00:30:02.370 --> 00:30:03.720

Jeff Arango: Okay yeah that's a great idea.

222
00:30:05.910 --> 00:30:06.210
Jeff Arango: or no.

223
00:30:08.310 --> 00:30:12.930
Joseph: Okay, great um Dave did you have any anyone to.

224
00:30:14.610 --> 00:30:16.020
Joseph: Add to this at all or.

225
00:30:16.350 --> 00:30:25.410
David: Thank you, Joe The only other thought I had is the we kept a placeholder in
the D for be changes we're working on with the ordinance that you and vicki
reference, but maybe maybe the.

226
00:30:26.400 --> 00:30:32.790
David: example projects or illustrations might be more appropriate for the website
that's something we can talk about it's up to you.

227
00:30:33.630 --> 00:30:42.360
David: If you want to keep it more of an interactive thing when we switch examples
in and out maybe the website is the place to do that, but we can I want to plant
that seed and we can talk about it further.

228
00:30:44.070 --> 00:30:46.980
Joseph: Right yeah yeah Jeff we do have a.

229
00:30:48.030 --> 00:31:03.240
Joseph: I may have given you a disc sometime in the past when lots of examples, but
we have an updated list of good examples and they could probably find the latest one
I haven't send that to you, but that'd be a really good thing to put on this website
keep adding to that over time and.

230
00:31:03.750 --> 00:31:07.350
Joseph: Making a more robust and more useful yeah.

231
00:31:08.280 --> 00:31:13.020
Jeff Arango: yeah that'd be great send those along and we could do a page of
examples as well.

232
00:31:14.430 --> 00:31:19.050
Joseph: So when we when we be think we'd see you again with an update on this.

233
00:31:19.620 --> 00:31:23.280
Jeff Arango: yeah maybe early August, do you guys meet once or twice a month.

234
00:31:23.730 --> 00:31:24.840
Joseph: We meet twice a month.

235
00:31:25.620 --> 00:31:29.730
Jeff Arango: yeah so maybe the first meeting and August, if you have a spot that.

236
00:31:30.420 --> 00:31:35.850
Joseph: I think we Marlene and Dave can set that up can find a time for that yeah.

237
00:31:36.300 --> 00:31:39.480
David: i'll note that as our desired a good data and we'll go from there.

238
00:31:41.430 --> 00:31:45.930
Joseph: Okay, any last questions from the dmv or any comments or any.

239
00:31:47.400 --> 00:31:48.450
Joseph: Final questions.

240
00:31:50.970 --> 00:31:56.520
Joseph: Okay, well, thank you very much Jeff it's fully great and we love using the book so.

241
00:31:57.600 --> 00:31:59.040
Todd: I think Bob has a question.

242
00:31:59.400 --> 00:32:00.780
Joseph: Well, Bob did you know sorry.

243
00:32:02.250 --> 00:32:14.130
Bob: Oh sorry I was just wondering, you know Dave you know I really like to hear just a kind of a thumbnail input from you what you think about the site trend all

from the city staff side we're talking about it from an advisory committee but.

244
00:32:14.490 --> 00:32:18.270
Bob: I feel like to hear a few comments from you what what you guys think about it
on the staff side.

245
00:32:18.690 --> 00:32:29.280
David: You bet as Jeff said he took Jennifer nights or two or a few weeks ago gave
him some feedback, but I really think it's great timing, with the upcoming flip in
order to put the preamp.

246
00:32:29.610 --> 00:32:43.590
David: First, again, because at that pre at meeting we know when you talk about the
book and the process, but the website so so my biggest takeaway is now at the preamp
meeting the first touch will get to highlight this website for each applicant that's
going to go through design review.

247
00:32:44.610 --> 00:32:50.280
David: There was some very specific feedback that we gave Jeff I don't remember all
of them today Jeff but I know you know to them.

248
00:32:50.850 --> 00:33:04.290
David: But but that's my biggest takeaway is, we now have something to point to like
Joe said that if they're not so much into the book they can go to the website to to
get the information of that but that's my biggest takeaway that's my biggest sort of
thing i'm excited about here.

249
00:33:05.580 --> 00:33:11.370
Bob: Oh that's super know, I just wanted to make sure that from the staff ciders a
lot of benefit so that's that's yes.

250
00:33:12.780 --> 00:33:13.620
Bob: Absolutely, thank you.

251
00:33:14.880 --> 00:33:15.420
Bob: Good.

252
00:33:15.960 --> 00:33:23.400
Joseph: Okay Jeff we really appreciate you taking the time doing this and we look
forward to seeing you in August.

253
00:33:24.180 --> 00:33:26.940
Jeff Arango: All right, great Thank you so much, take care alright.

254
00:33:26.970 --> 00:33:29.220
Joseph: See you guys later Thank you okay.

255
00:33:30.570 --> 00:33:35.790
Joseph: All right, i'm Marlene can you put the agenda backup please.

256
00:33:37.320 --> 00:33:39.030
Marlene Schubert: Chancellor yeah.

257
00:33:42.420 --> 00:33:43.080
Okay.

258
00:33:44.310 --> 00:33:44.850
Marlene Schubert: Can you see it.

259
00:33:45.360 --> 00:33:52.590
Joseph: Yes, so we're looking the way we turn to the Green is a couple minutes here
I guess.

260
00:33:52.710 --> 00:33:56.790
Joseph: Yes, okay let's bring the wintergreen folks in.

261
00:33:57.420 --> 00:33:57.930
Okay.

262
00:33:59.010 --> 00:34:05.610
Joseph: will be brought in from that group I see Hayes gauri is there and who else.

263
00:34:08.310 --> 00:34:09.360
Marlene Schubert: I see phaedra.

264
00:34:10.050 --> 00:34:10.800
phaedra okay.

265

00:34:13.980 --> 00:34:22.110
Marlene Schubert: um let's see who else Is there anyone else, if you could raise
your hand that would like to be a panelist to discuss this project.

266
00:34:22.320 --> 00:34:23.580
Joseph: Very keenan.

267
00:34:23.820 --> 00:34:26.340
Marlene Schubert: yeah very keen and said, would you like him brought forward as
well.

268
00:34:27.930 --> 00:34:29.160
Joseph: Whatever hazing.

269
00:34:29.580 --> 00:34:30.930
Hayes Gori: yeah well very.

270
00:34:32.580 --> 00:34:35.160
Hayes Gori: yeah sure yeah please primary and.

271
00:34:35.250 --> 00:34:36.030
Hayes Gori: He has a car right.

272
00:34:41.820 --> 00:34:44.550
Hayes Gori: we're sharing a hammer.

273
00:34:45.240 --> 00:34:46.410
Joseph: Okay, great.

274
00:34:47.640 --> 00:34:56.880
Joseph: Mr Smith, is here to that's good Hello oh okay great um so and I think Kelly
sure also man.

275
00:34:57.120 --> 00:34:59.790
Kelly: And i'd like to give a brief introduction if there's time for that.

276
00:35:00.120 --> 00:35:04.380
Joseph: Absolutely you yeah you want to go ahead and give a brief introduction sure.

277
00:35:06.090 --> 00:35:19.860
Kelly: So wintergreen is a 74 townhome subdivision project that incorporates affordable housing and is proposed on two lots which were previously approved for commercial use through the this currency project.

278
00:35:20.640 --> 00:35:39.360
Kelly: The project is before the design review board today for review and recommendation on the consolidated land use application for subdivision along with adjust major adjustments to the site plan and design review permit and the conditional use permits that were approved with this currency.

279
00:35:40.890 --> 00:35:50.820
Kelly: Dr b's written findings are included in the staff report to the planning Commission and the hearing examiner and the planning Commission give substantial wait to the Dr b's comments.

280
00:35:51.840 --> 00:35:55.080
Kelly: That concludes my introduction, unless you have any questions.

281
00:35:56.580 --> 00:35:57.960
Joseph: Any questions anybody.

282
00:36:01.800 --> 00:36:02.700
Joseph: Okay, so.

283
00:36:03.720 --> 00:36:14.430
Joseph: I offer a lot, I think, maybe a good process, and you know the applicant can can add to how they want to work, this is we're open to it.

284
00:36:15.930 --> 00:36:27.120
Joseph: We, the way in for people in the audience, the way we left it, I think that the we went through the worksheet and we had all the Dr responses and.

285
00:36:28.350 --> 00:36:47.790
Joseph: I know that the applicant has worked very hard, the last couple of months to make some changes and add some things, including not only drawings, but also, I think, an updated site plan and also you've had comments to our comments, so you get your comments to ours.

286
00:36:49.290 --> 00:37:04.830

Joseph: And I will just say that we did have a team of small committee that has in the last week reviewed those and we are familiar with the comments and we are familiar with the documents in the new site plans and some of the.

287
00:37:06.180 --> 00:37:17.250
Joseph: Changes you've made regarding the public spaces and some of the updates and all that so that's good I didn't understand that was also maybe a video or something you want to show that'd be great.

288
00:37:17.970 --> 00:37:30.180
Joseph: And then I was told today by degree from that there might have been a little mix up or something but there's a couple documents from March that didn't appear in smart gov or whatever.

289
00:37:30.630 --> 00:37:48.510
Joseph: So for the deer be i'm just letting you know that that those documents weren't available and we haven't seen them I don't believe that we have, so I thought, maybe the applicant could do a 10 or 15 minute you know overview of the project.

290
00:37:49.650 --> 00:37:57.570
Joseph: And if you can, to the extent you can try to highlight differences, the changes add we don't have to go through the whole.

291
00:37:58.110 --> 00:38:06.090
Joseph: background is we're all familiar with it, but talk about the things you think you've added that make it a better projects and whatnot and you can show you a video.

292
00:38:06.540 --> 00:38:14.700
Joseph: let's see that and then, if you could somehow reference those two documents and what they might say, and if.

293
00:38:15.150 --> 00:38:24.060
Joseph: They didn't greet them alone when we chatted we weren't sure if some of the drawings and things you put in on the 14th or 16th of June, if they superseded those.

294
00:38:24.390 --> 00:38:35.610
Joseph: And they're not important now or they've been overwritten or if they're still important so maybe you could just help us out with that and so given that if that seems like a good process.

295
00:38:37.110 --> 00:38:38.820
Joseph: we'd love to hear your presentation.

296
00:38:39.570 --> 00:38:42.180
Hayes Gori: Okay, well, thank you so much guys.

297
00:38:43.590 --> 00:38:48.330
Hayes Gori: And board members nice to see everyone it's been but three three plus
months, I think.

298
00:38:50.040 --> 00:38:53.700
Hayes Gori: Well, first, I just wanted to say to all avoid board members.

299
00:38:54.840 --> 00:39:08.070
Hayes Gori: You know, thank you for for everything that you've done it's been a long
winding process I know there's been tension, at times, and we regret that and and we
apologize.

300
00:39:08.580 --> 00:39:19.650
Hayes Gori: For for any tension that there's been in the past, but you know with
with the passage of time, and all the work that we've put into this recently in
particular we've come to appreciate that you, you all have really.

301
00:39:20.430 --> 00:39:35.970
Hayes Gori: done a nice job and giving us input and guidance, so we We appreciate
that and we want you to know that that you know that we really do take to heart what
you say we've continually throughout the process, worked hard to incorporate your
feedback.

302
00:39:38.790 --> 00:39:50.220
Hayes Gori: So, and later in the presentation, Mr Dunstan has requested, we will put
a fine point on all the recent changes we've made so that that is coming but that'll
be kind of towards the summation at the end.

303
00:39:51.600 --> 00:40:08.610
Hayes Gori: I think, as everyone knows, we've consulted with Charlie winslow local
architect and he's provided just outstanding input it's really been a pleasure to
work with them see his expertise and keen design I in action, and I think actually
Charlie is in attendance today so.

304
00:40:09.990 --> 00:40:13.470
Hayes Gori: Charlie want to say anything, or if anyone has any questions for Charlie
I think he's available.

305
00:40:15.420 --> 00:40:24.300
Hayes Gori: So certainly made many recommendations we incorporated most of them, he
also helped us with our responses in the design from Cambridge worksheet I think
some of those will touch on.

306
00:40:25.290 --> 00:40:40.890
Hayes Gori: So, as a result of your guidance throughout these many months in
charlie's recent input we think the project has been greatly improved from a design
standpoint, and with that we'd like to show the video that we've conditioned Marlene
she's on top of it okay.

307
00:40:41.520 --> 00:40:43.020
Hayes Gori: ready ready.

308
00:40:44.220 --> 00:40:44.760
Joseph: Here we go.

309
00:41:07.980 --> 00:41:10.050
Bob: or Marlene isn't there sound with it.

310
00:41:12.420 --> 00:41:13.890
Hayes Gori: There is music that goes with it.

311
00:41:16.680 --> 00:41:18.750
Marlene Schubert: Are you guys not hearing it i'm hearing it loud and clear.

312
00:41:19.230 --> 00:41:19.950
Joseph: We don't hear.

313
00:41:20.280 --> 00:41:21.480
Marlene Schubert: know my.

314
00:41:22.680 --> 00:41:25.740
Joseph: didn't know that, thank you for letting us know yeah.

315
00:41:26.370 --> 00:41:28.560
Marlene Schubert: i'm not sure how to fix that part.

316
00:41:30.390 --> 00:41:36.870
Marlene Schubert: Is there any is it just music and we'll still get what we need to get out of it by visual is that are words as long with you.

317
00:41:36.960 --> 00:41:38.910
Hayes Gori: Know yeah it's just music.

318
00:41:39.270 --> 00:41:43.890
Marlene Schubert: Okay, so if you guys are okay with not hearing the pretty music and just seeing will just continue.

319
00:41:45.270 --> 00:41:46.680
Marlene Schubert: Because i'm not sure how to fix that part.

320
00:42:57.570 --> 00:43:04.740
Hayes Gori: Okay, great thanks Marlene so we thought that that was helpful just in terms of scale.

321
00:43:05.700 --> 00:43:19.950
Hayes Gori: You know the omni dimensional perspective on everything public ground the hierarchy all those types of design concepts and there's nothing like seeing a picture, and I think video is even better i'm Marlene are you at the link right now, or.

322
00:43:20.700 --> 00:43:21.240
Hayes Gori: Or could you get.

323
00:43:21.480 --> 00:43:27.420
Marlene Schubert: me i'm matt i'm in the portal with with your project pulled up i'm just not sure what documents you might want to.

324
00:43:30.030 --> 00:43:33.990
Hayes Gori: If I think if you go to six June 11 and email.

325
00:43:41.370 --> 00:43:43.590
Hayes Gori: And there's hopefully there's a link in the email.

326
00:43:45.300 --> 00:43:46.350
Hayes Gori: Now that one.

327
00:43:46.530 --> 00:43:47.970
Marlene Schubert: Not that one no.

328
00:43:51.420 --> 00:43:53.190
Hayes Gori: You think of just scroll down.

329
00:43:53.460 --> 00:43:54.990
Marlene Schubert: way down here 615.

330
00:43:54.990 --> 00:43:57.960
Hayes Gori: email from down a little bit further down email.

331
00:43:57.960 --> 00:43:59.340
Marlene Schubert: Okay right yeah.

332
00:43:59.430 --> 00:44:00.150
Hayes Gori: I think it's okay.

333
00:44:03.900 --> 00:44:08.340
Hayes Gori: Okay, that link there read the note, they just go get us to where we
want to go.

334
00:44:09.990 --> 00:44:16.980
Hayes Gori: Okay, great, and if you could go down to the the two renderings right
before the floor plans.

335
00:44:18.300 --> 00:44:19.200
Marlene Schubert: Okay, this one.

336
00:44:19.530 --> 00:44:20.940
Hayes Gori: Now, now the floor plans themselves.

337
00:44:21.150 --> 00:44:22.020
Hayes Gori: Oh i'm sorry.

338
00:44:22.470 --> 00:44:24.150
Marlene Schubert: facades how do I close this.

339
00:44:24.480 --> 00:44:25.860
Hayes Gori: You go hit the arrow right there.

340
00:44:27.030 --> 00:44:29.250
Marlene Schubert: Sorry Okay, which one would you like this.

341
00:44:29.580 --> 00:44:30.180
Hayes Gori: First, one.

342
00:44:31.620 --> 00:44:32.370
Marlene Schubert: yeah this one here.

343
00:44:33.090 --> 00:44:33.810
Hayes Gori: Sure that's fine.

344
00:44:34.110 --> 00:44:36.810
Marlene Schubert: Okay Oh, I see Z one Z two okay.

345
00:44:38.340 --> 00:44:52.590
Hayes Gori: All right, so so this so just picture the video you just saw but have
these units be substituted in we you know, based on our consultation with charla
we've moved away from the more colorful.

346
00:44:53.550 --> 00:45:07.170
Hayes Gori: You know pastel colors and we moved to cedar cedar facades with the with
the kind of more muted colors as accents on the punch outs, the bay windows, etc, we
changed the.

347
00:45:08.220 --> 00:45:23.850
Hayes Gori: The the trend to a darker color is that of a lighter color and at to
help with the massing and just think it looks better from a design standpoint, we
got rid of the colors and the clerestory and roof on the top If you recall those
were colorful now there's cedar cedar covered.

348
00:45:24.870 --> 00:45:26.730

Hayes Gori: So we think this is just kind of a more.

349
00:45:32.610 --> 00:45:39.900
Hayes Gori: yeah and if you go to the next one Marlene this, this is the front and, and this is, this is the back again and system design of the back.

350
00:45:40.680 --> 00:45:54.900
Hayes Gori: And then, contrary to what you saw in the video, where we had white picket fences if you were call and the rear of the two stories we've changed that the metal fencing to match the three story units, so now that's consistent throughout.

351
00:45:56.280 --> 00:45:56.820
Hayes Gori: As another.

352
00:46:00.960 --> 00:46:01.410
Hayes Gori: shane.

353
00:46:03.930 --> 00:46:08.520
Hayes Gori: And then I can see the awnings on the rear now as well over the door.

354
00:46:09.720 --> 00:46:14.280
Hayes Gori: Another great idea was to the you can see the the the.

355
00:46:15.690 --> 00:46:19.410
Hayes Gori: The barriers in between or what's the word for that the.

356
00:46:20.760 --> 00:46:23.070
Hayes Gori: The other amazing walls in between the units there.

357
00:46:23.640 --> 00:46:32.940
Hayes Gori: We were concerned about storage, with a two story and it's not having a garage like the three story and it's, and so we made those wider, as you can see, instead of just a narrow.

358
00:46:33.270 --> 00:46:41.520
Hayes Gori: Right one dimensional and now they're wider two dimensional there, you can see there's a little door so that will serve as storage space, in addition to privacy screening.

359
00:46:42.150 --> 00:46:52.680
Hayes Gori: So that was a good innovation again with charlie's input and then also here, you can see it, and you know this was different than the video, this is a more recent changes there's a sidewalk.

360
00:46:53.610 --> 00:47:07.920
Hayes Gori: In the in the in between the backyard area and interior courtyard areas with all the to store units we added that sidewalk which was not present before just to kind of break up that public to private transition to help with that.

361
00:47:09.780 --> 00:47:11.820
Hayes Gori: Okay, great Thank you Marlene.

362
00:47:15.030 --> 00:47:16.590
Hayes Gori: OK, and then so.

363
00:47:19.230 --> 00:47:21.630
Hayes Gori: If we can go up to the top.

364
00:47:22.680 --> 00:47:27.540
Hayes Gori: Actually it's the wintergreen yeah that one you got it.

365
00:47:28.680 --> 00:47:29.550
Marlene Schubert: i'm reading your mind.

366
00:47:29.910 --> 00:47:34.140
Hayes Gori: Yes, you are you're ahead of me if you made me blow it up a little bit and make it a little larger that would.

367
00:47:35.250 --> 00:47:37.380
Hayes Gori: help if you can there's usually a plus minus yeah.

368
00:47:38.490 --> 00:47:39.330
Hayes Gori: There you go okay.

369
00:47:41.310 --> 00:47:56.790
Hayes Gori: Perfect yes there's a nice aerial view or looking down Virginia mason on the left there walgreens on the right so impressed development in the top it's out of sight there and highway 305 on the bottom right just to orient you.

370
00:47:58.110 --> 00:48:03.600
Hayes Gori: Okay, so, in addition to helping with the design, Charlie is helping us focus on a clickable design standards.

371
00:48:05.100 --> 00:48:13.800
Hayes Gori: And it occurred to us as we were thinking about this and I wish we thought of this right from the jump is that design of these two locks I like fishing a painting.

372
00:48:14.220 --> 00:48:25.770
Hayes Gori: that's already been halfway done this was this was by no means a blank canvas right Obviously, we all know about the viscosity site plan the commercial development that occurred in 2013 and 2014.

373
00:48:26.490 --> 00:48:35.130
Hayes Gori: So when we arrived, and we, we want to do residential there were so many things already in place that we had no control over and that we cannot change.

374
00:48:35.760 --> 00:48:51.420
Hayes Gori: For instance, critical areas, the mitigation there of with the CFO and m DNS lots of already been cleared the access openings in between the lots within the site, those are prescribed by the CC and RS and we cannot change them.

375
00:48:53.400 --> 00:49:00.030
Hayes Gori: When I agree lane itself, of course, this kind of the primary access route and the focus of the of the public realm.

376
00:49:01.530 --> 00:49:07.050
Hayes Gori: Existing and required parking right, I would say there's a lot of concrete already on the last, particularly the East slot.

377
00:49:07.500 --> 00:49:18.690
Hayes Gori: That that's there we can't change that we also can change the number of overall spots, that the site has to have and our contribution to that overall number we're bound by that under the CC and RS.

378
00:49:20.190 --> 00:49:29.010
Hayes Gori: Obviously, the existing commercial development was there, driving when utilities and on and on, so that there was you know just so much already done.

379
00:49:29.460 --> 00:49:39.600
Hayes Gori: Like I said we can't come over and start this project and paint over you know the half done painting We just have to finish what remains and that's a good way to conceptually think about this.

380
00:49:40.110 --> 00:49:47.580
Hayes Gori: And you know and honestly, you know you all have made comments about not loving this and that about the project and honestly if.

381
00:49:48.060 --> 00:49:54.570
Hayes Gori: This had been a blank canvas we would have designed it differently, as well, for instance, would have had a you know, an access off of wintergreen in the West la.

382
00:49:54.990 --> 00:50:04.860
Hayes Gori: And that could have affected the orientation could have affected the design, I mean there's you know but that's not the reality of of the lots and so you know we have to work with what we have.

383
00:50:09.570 --> 00:50:18.660
Hayes Gori: Okay, so I think one of the consequences and again, you know in hindsight, have a nice to start with this, I think some of the some of the design standards.

384
00:50:19.230 --> 00:50:28.410
Hayes Gori: In the manual because so much has already been done and out of our control there you know they've already been taken care of and already been vetted by way of the viscosity process.

385
00:50:30.990 --> 00:50:40.590
Hayes Gori: And, but I think the easiest way to kind of maybe just synopsis eyes, the whole thing is to go quickly to the different me worksheet.

386
00:50:41.070 --> 00:50:48.900
Hayes Gori: And look at the applicants June 14 2021 responses under context analysis there's only six.

387
00:50:49.710 --> 00:50:58.740
Hayes Gori: Short paragraphs and yeah and then these are this is charlie's work right we rely on him to help us with these he's the expert.

388
00:50:59.100 --> 00:51:08.880
Hayes Gori: And so, as the natural systems i'll just read them refund so he says the site planning for the overall eight acre projects, I was approved under the prior SPR this concept.

389
00:51:09.390 --> 00:51:19.470
Hayes Gori: That application address to Jason wetlands and its relationship to stormwater management, the proposed design may consider the site scale features such as rain garden is it feasible for onsite infiltration.

390
00:51:19.890 --> 00:51:29.040
Hayes Gori: or original project approvals and not anticipate no require adding to natural areas wetlands and state route 305 buffer not intended to be used as open space.

391
00:51:29.640 --> 00:51:42.480
Hayes Gori: And then, as for the next one wildlife habitat for doors and charlie's input, the offside wetlands, to the east of the project site shall remain for the original SPR as protective open space and critical areas those areas.

392
00:51:43.290 --> 00:51:51.780
Hayes Gori: For wildlife habitat protect the forested areas, the project site is separated by an existing retaining wall and parking area from above mentioned open space.

393
00:51:52.590 --> 00:52:06.810
Hayes Gori: unique and prominent features number 300 context analysis project site is not exhibit and unique or prominent features described in the guidelines, the original site design was entirely commercial was focused on the central access laying and related public spaces.

394
00:52:07.830 --> 00:52:13.230
Hayes Gori: Number four built environment, the mapping of the proposal residential units as attended to create a contrast.

395
00:52:13.620 --> 00:52:19.920
Hayes Gori: To the larger scale commercial uses, on the other, portions of the site of the residential units along the central access alone.

396
00:52:20.400 --> 00:52:28.500
Hayes Gori: or two stories and height similar and scale to the adjacent commercial

uses the taller three storey buildings or place to the edges of the site helping people lower scale the site interior.

397
00:52:29.190 --> 00:52:36.210
Hayes Gori: The positions of the buildings serve two purposes number one to define the street engine to help shape the semi private open spaces behind.

398
00:52:36.960 --> 00:52:47.070
Hayes Gori: The open spaces originally located on the access lane for the original SPR approval or relocated to better serve the residents the vehicle traffic is separated from the open spaces.

399
00:52:48.180 --> 00:52:54.090
Hayes Gori: And one thing to note, and then you can see it here, there are three crosswalks with stop signs.

400
00:52:54.840 --> 00:53:11.160
Hayes Gori: kind of the length of winter relaying spanning the project one now my walgreens one right in the middle of the West lot and on the North end of each line and then one out of out of frame here by Virginia mason, this is a heavily controlled, you know parking lot.

401
00:53:12.180 --> 00:53:23.310
Hayes Gori: Mixed use neighborhood road, a lot of stop signs throughout and it's really difficult to driven and to get over 20 miles per hour and that's that's just the reality of society.

402
00:53:24.630 --> 00:53:31.620
Hayes Gori: Okay number five public realm charlie's comments as described above the key attribute of the public realm is the central access lame.

403
00:53:32.190 --> 00:53:38.850
Hayes Gori: This will be the predominant north, south pedestrian route through the site, the residential uses will support this edge with small front door yards.

404
00:53:39.120 --> 00:53:44.010
Hayes Gori: and related entries minor pedestrian connections are provided between the sidewalk and for your gardens.

405
00:53:44.430 --> 00:53:57.390
Hayes Gori: The gardens are accessible to the public for passive uses the landscape

design will respond to the unique unique uses within these faces with St being more urban in the courtyard more informal and finally systems, a movement and access.

406
00:53:58.860 --> 00:54:05.370
Hayes Gori: To all these comments the approved SPR been through an in depth analysis implement safe and efficient access both are beautiful and pedestrians.

407
00:54:05.700 --> 00:54:10.680
Hayes Gori: The proposed three design and related pedestrian facilities are existing and consistent with prior approvals.

408
00:54:11.160 --> 00:54:18.750
Hayes Gori: The central access lane along the side parking weighing was requested by the neighbors during the prior review process, no new access lanes are proposed.

409
00:54:19.080 --> 00:54:33.990
Hayes Gori: The trail along state route 305 was relocated to the opposite side of the highway unrelated to this application and then just the no admin Charlie Charlie was the architect for the discount says this went through in 2013 2014 so he knows of what he speaks there.

410
00:54:38.940 --> 00:54:39.390
Hayes Gori: Okay.

411
00:54:41.430 --> 00:54:50.310
Hayes Gori: Okay, all right Marlene so now we're gonna go back we're gonna leave leave the link here go back to this yes.

412
00:54:50.400 --> 00:54:51.840
Joseph: Please to next question i'm just.

413
00:54:52.950 --> 00:54:59.250
Joseph: Drawing on this drawing here then going back to your earlier elevations that you had had the darker colors.

414
00:54:59.280 --> 00:55:10.980
Joseph: The Charlie justin So these are just throwing would then be updated, with the darker color is that right, this is not what you're going to be looking at you'd be looking at those and that would be throughout the project.

415

00:55:11.880 --> 00:55:13.560
Joseph: Correct units it'll be okay.

416
00:55:15.840 --> 00:55:17.610
Hayes Gori: And then Marlene while we're here.

417
00:55:17.670 --> 00:55:21.930
Hayes Gori: Actually, thank you, Mr done so, while we're here just just a one quick
point, if you look.

418
00:55:22.230 --> 00:55:28.470
Hayes Gori: On the East lots of the top of the screen, you can SIP it courtyard area
is a little scared by that, but the two stories the front.

419
00:55:28.800 --> 00:55:35.670
Hayes Gori: But if you're looking at the back it used to be you've got those four
three stories kind of protruding and then the three two stories.

420
00:55:36.030 --> 00:55:46.350
Hayes Gori: To the far right though that used to be a single row If you recall of
two story units and so with charlie's input we thought it made a lot of sense to
push the.

421
00:55:46.800 --> 00:55:50.610
Hayes Gori: With the North, for now, the three story units to the east as much as we
could.

422
00:55:51.480 --> 00:56:02.130
Hayes Gori: And Okay, and that creates a lot of Community space there that wasn't
already there also makes it so the two rows there weren't nearly touching like they
weren't before which which wasn't a great layout.

423
00:56:02.550 --> 00:56:07.590
Hayes Gori: So that was a nice nice innovation in terms of the site plan and then.

424
00:56:08.460 --> 00:56:18.960
Hayes Gori: So the those four three story and that's right you're going to drive
around you're going to enter, on the other side over by the trees out of sight, but
those three two story units now on the far right okay.

425

00:56:19.590 --> 00:56:31.770
Hayes Gori: The front of those is facing away by towards a stone CREST towards a
natural area Okay, there are three parking spaces open parking spaces out in front
for the owners of those units, and so the back.

426
00:56:32.310 --> 00:56:43.440
Hayes Gori: The backyard space into the the Community space courtyard area there,
and like I said metal fence is now, instead of white picket fences for all the two
stories and that's that's another.

427
00:56:44.250 --> 00:56:52.410
Hayes Gori: You know, great endpoint of consulting with Charlie and now with this
new site plan every single unit 100% of the 73.

428
00:56:52.680 --> 00:57:06.420
Hayes Gori: Either backs or friends on to a natural area or Community space and for
you know for some it's arguably both but but, but at least the front or back onto a
natural area Community space so that's a nice quality of life.

429
00:57:06.960 --> 00:57:13.170
Hayes Gori: aspect and for those units that are away from the Community space, for
instance, the Western most.

430
00:57:14.220 --> 00:57:25.710
Hayes Gori: rose in the western lot, you know that you know a lot of access by way
of sidewalks to get to the Community space, but of course they those units on the
western most are running right up against the natural area that.

431
00:57:26.940 --> 00:57:27.690
We.

432
00:57:29.220 --> 00:57:30.660
Hayes Gori: We you see.

433
00:57:32.910 --> 00:57:33.330
Hayes Gori: That.

434
00:57:38.550 --> 00:57:40.110
Marlene Schubert: it's very difficult to hear you.

435

00:57:40.170 --> 00:57:42.990
Marlene Schubert: Mr Smith, I don't know if you're close enough to the microphone.

436
00:57:43.110 --> 00:57:43.950
Joseph: We can't hear me.

437
00:57:43.980 --> 00:57:47.310
Marlene Schubert: We can hear Hayes really good, but you you're kind of cutting out
a little.

438
00:57:48.960 --> 00:58:00.690
Hayes Gori: boy was where we're winding up and when we wind up we'll go to charlie's
site plan to that he drew that where we can list all the changes if you can see that
kind of as a consolidated.

439
00:58:01.230 --> 00:58:01.980
Sorry.

440
00:58:03.300 --> 00:58:05.520
Joseph: That was much better Thank you okay.

441
00:58:06.570 --> 00:58:06.750
Hayes Gori: yeah.

442
00:58:11.610 --> 00:58:16.860
Hayes Gori: Okay, and it was a solid earlier it's on June 15 kind of right in the
middle there.

443
00:58:19.470 --> 00:58:21.450
Hayes Gori: You go your enemy, as usual that's it.

444
00:58:27.960 --> 00:58:29.340
Hayes Gori: Okay, great So these are.

445
00:58:31.050 --> 00:58:38.430
Hayes Gori: You no friggin can maybe not perfect, yet so so charlie's charlie's
sketch of the overall site plan here and so just a.

446
00:58:39.000 --> 00:58:55.410

Hayes Gori: straight down aerial view as you can see what I was trying to articulate on the east lot there those four units move to the right to the east, and then the three two stories there right in the south and then we've got P patches you tell us is public art.

447
00:58:56.490 --> 00:59:05.490
Hayes Gori: opens face the additional sidewalks that I mentioned running down, you know both sides of the courtyard area now in both the East and West la.

448
00:59:07.980 --> 00:59:15.270
Hayes Gori: So just a lot of a lot of improvement in terms of the site plan and then, if you scroll down Marlene.

449
00:59:16.740 --> 00:59:18.510
Hayes Gori: Up sorry go back to that one.

450
00:59:19.560 --> 00:59:21.270
Hayes Gori: Does he do.

451
00:59:22.770 --> 00:59:39.540
Hayes Gori: You identify that the sidewalks are on both sides of all the buildings and then you see the sidewalks crossing the project through the gaps between the roses everybody, seeing that the middle close enough.

452
00:59:41.490 --> 00:59:43.530
Hayes Gori: And we don't want to take too much time, so.

453
00:59:44.610 --> 00:59:46.380
Joseph: Do you mind if I ask a question or.

454
00:59:48.480 --> 00:59:57.540
Joseph: So on the on the West lot with the for longer units are there, can you talk about what's happening in the middle between them.

455
00:59:57.900 --> 00:59:58.950
Hayes Gori: Yes, absolutely that's a good.

456
01:00:01.080 --> 01:00:05.820
Hayes Gori: segue, so this is charlie's excellent input here so.

457
01:00:06.570 --> 01:00:07.860
Hayes Gori: The concept is it's.

458
01:00:08.220 --> 01:00:20.280
Hayes Gori: Green street to speak to the D from Daniel green street with shared
early access concept Okay, so this is, I found us a little confusing at first
obviously it's the right kind of a street level view.

459
01:00:21.420 --> 01:00:35.340
Hayes Gori: Looking down the road, you can see the Julian balconies on both so the
three the backs of the 330 units right obviously facing into this Green street
shared alley What about kidneys and find pockets of bollard likes.

460
01:00:37.230 --> 01:00:57.060
Hayes Gori: truncated don't pavers trees, etc, so this is just a flat in the
sidewalk you know different different different round materialize which mean driving
roadway and walking area so just to give it more interests, make it more more
livable and aesthetically more appealing.

461
01:00:59.460 --> 01:01:02.190
Hayes Gori: So that was our efforts in that regard.

462
01:01:03.990 --> 01:01:04.440
Hayes Gori: Is.

463
01:01:09.990 --> 01:01:11.370
Marlene Schubert: having a hard time hearing you again.

464
01:01:11.610 --> 01:01:12.870
Marlene Schubert: Mr Smith i'm sorry.

465
01:01:13.980 --> 01:01:17.700
Hayes Gori: I was looking there are slight locks.

466
01:01:18.750 --> 01:01:23.160
Hayes Gori: outlining each side of the alley so that's really friendly.

467
01:01:25.980 --> 01:01:33.240
Hayes Gori: example, there is one in your design page 60 bottom half that you may

look at, and you can see.

468
01:01:34.920 --> 01:01:44.250
Hayes Gori: A sample alley that you recommend it and we think this meets or exceeds
it a little bit because that's charlie's was careful ratio is better than.

469
01:01:46.920 --> 01:01:47.460
Hayes Gori: The manual.

470
01:01:51.300 --> 01:01:51.960
Hayes Gori: Okay.

471
01:01:53.340 --> 01:01:53.700
Hayes Gori: All right.

472
01:01:55.500 --> 01:01:56.040
Hayes Gori: i'm.

473
01:01:57.600 --> 01:01:59.040
Hayes Gori: ready to wrap it up here yeah.

474
01:02:00.180 --> 01:02:00.450
Hayes Gori: Just.

475
01:02:02.370 --> 01:02:08.910
Hayes Gori: A statement of design intent and hopefully you've all had a chance to
read that and that kind of flesh this out again charlie's but primarily.

476
01:02:12.300 --> 01:02:14.130
Marlene Schubert: What would you like to see i'm sorry.

477
01:02:14.700 --> 01:02:15.150
Hayes Gori: It will say.

478
01:02:18.210 --> 01:02:18.510
Hayes Gori: hey.

479
01:02:22.290 --> 01:02:23.100

Hayes Gori: We can point to.

480
01:02:24.270 --> 01:02:24.540
Hayes Gori: us.

481
01:02:25.560 --> 01:02:35.970
Hayes Gori: Thank you okay so look in the statement touch on sustainability right and obviously that's one of the overarching right design concepts under the D for me manual and.

482
01:02:36.300 --> 01:02:45.000
Hayes Gori: You know and that's that's we kind of come to conceptualize that this you know size of affordable housing component of the project as part of the sustainability.

483
01:02:45.450 --> 01:02:57.060
Hayes Gori: aspect of the design right, you know we I just last night I read 2018 affordable housing Task Force report and it's no secret to anyone that bainbridge is getting older wider wealthier.

484
01:02:57.540 --> 01:03:06.000
Hayes Gori: it's getting harder and harder for folks to you know, on the lower income scales, or maybe you're just young and you're starting your career, you just you can't afford you can't afford to live here I mean.

485
01:03:06.720 --> 01:03:15.330
Hayes Gori: that's the reality and so you know, in terms of a Community just the sustainability with with the top heavy socio economic.

486
01:03:16.170 --> 01:03:21.750
Hayes Gori: You know strata and that's not good for Economics it's not good for traffic it's not good for admissions.

487
01:03:22.230 --> 01:03:31.590
Hayes Gori: it's not good for diversity inclusion, you name it, you know it's you know we recognize all of that so that's the sustainability components and how that relates to affordable housing.

488
01:03:32.010 --> 01:03:46.740
Hayes Gori: And then, of course, you got the environmental bill to level four you know throughout the entire project so we've got the separate construction standards

and we're going to pre wire for for solar all that as well, so so in many ways we're working on sustainability.

489
01:03:48.300 --> 01:03:56.190
Hayes Gori: Just real quickly, before I summarize the recent changes it's you know it's kind of I think helpful to remember where this design started.

490
01:03:57.420 --> 01:04:08.670
Hayes Gori: And you know it was monotonous, as you recall, it was massive there was no articulation long rows of homes, all the two story units, as you to call were on the east slot so the affordable housing on one side.

491
01:04:09.540 --> 01:04:16.830
Hayes Gori: There was an access loop that we had drawn on the West lot and that you know, we were able to do away with, I think, Michael loveridge made a great comment on that.

492
01:04:17.130 --> 01:04:26.280
Hayes Gori: There weren't nearly as many sidewalks wasn't as pedestrian and bike friendly, and I think the hierarchy in the public realm they were poorly developed as you as you commented on.

493
01:04:26.880 --> 01:04:36.090
Hayes Gori: Well, I mean, I think, if you look at it now it's just a tremendous tremendous improvement and that's a credit to your input and guidance and then we also have to thank Charlie, of course.

494
01:04:36.990 --> 01:04:43.080
Hayes Gori: Okay, so with the recent changes quickly, so we reconfigure the Community space, as you can see, on the screen here.

495
01:04:43.470 --> 01:04:56.490
Hayes Gori: multifunction urban space P patches picnic shelter sitting areas like parking locations Republic dart additional pathways as we've discussed the sidewalks throughout, and in particular on the backyard, to the two story units.

496
01:04:57.690 --> 01:05:03.150
Hayes Gori: redesign of the West access lane like we've talked about into a renewed street shared alley concept.

497
01:05:05.400 --> 01:05:10.920

Hayes Gori: Common Area landscaping will be native materials private garden shall be mixed ornamental based on resident choices.

498
01:05:11.700 --> 01:05:17.850
Hayes Gori: exterior material palette has been simplified to provide more unified appearance featuring natural cedar instant.

499
01:05:18.660 --> 01:05:26.940
Hayes Gori: Yes, that's common material with extended individual unit colors limited access features such as big windows and as part of the city file perhaps you've reviewed it there's a.

500
01:05:27.690 --> 01:05:40.020
Hayes Gori: laundry list of materials that we're going to use, and that was something that you had requested during the proposal phase, so we hope you know satisfy your curiosity and submit all requirements with with all of that.

501
01:05:41.100 --> 01:05:52.680
Hayes Gori: exterior traveling it's been changed from white to darker tone emphasize overall massing versus individual fenestration horizontal banding and changes in materials between floors has also been simplified into more unified contemporary aesthetic.

502
01:05:53.160 --> 01:05:58.350
Hayes Gori: And, as mentioned exterior fencing no more white picket fences now it's all uniform that metal fencing.

503
01:05:59.910 --> 01:06:09.570
Hayes Gori: A couple of other changes not called out in the statement of design intent like I mentioned in the east lot site plan moving those four homes to the right, I think that's a pretty dramatic improvement there.

504
01:06:11.580 --> 01:06:15.030
Hayes Gori: And Okay, I think those are those are the primary changes.

505
01:06:16.380 --> 01:06:22.440
Hayes Gori: And just to quickly sum up, you know I think we've gotten to a point where the project meets or exceeds the code.

506
01:06:23.130 --> 01:06:32.940
Hayes Gori: Exceeding in terms of natural area Community space and affordable

housing and also achieving many comprehensive plan goals, not just affordable housing diversity of housing.

507
01:06:33.780 --> 01:06:43.650
Hayes Gori: You know converting the this this high school district into what's sometimes called a mixed use village that term is used in some of the documents and that's that's kind of a way to to think of this.

508
01:06:44.970 --> 01:06:54.990
Hayes Gori: So our hope our board members is that you will recommend approval of the project if you see fit, we think the recent changes satisfy the design standards.

509
01:06:56.580 --> 01:07:08.880
Hayes Gori: But you know, obviously we know if you have a lot of discretion here, you can recommend approval denial or approval with conditions, and if you can't give it a wholehearted approval, then our our heartfelt request.

510
01:07:09.870 --> 01:07:25.650
Hayes Gori: If you still have concerns or issues is that you note them as conditions to an approval, rather than using those reservations to support an outright denial and just let let the conditions go to the PC city staff hearing examiner and then.

511
01:07:26.370 --> 01:07:36.990
Hayes Gori: If people agree with with what you said fantastic Oh, those are the conditions of approval for the path, but but I won't kill this project and the end the wonderful opportunity, you know, affordable housing.

512
01:07:37.590 --> 01:07:42.900
Hayes Gori: And then mix to use village and all of that so that's our hope and then one last point.

513
01:07:43.980 --> 01:07:49.920
Hayes Gori: You know timing is important, interest rates matter in terms of affordable housing and how we can pull this off.

514
01:07:50.400 --> 01:07:56.400
Hayes Gori: So we've always wanted to move as quickly as possible, of course, complying with all the review protocols.

515
01:07:57.000 --> 01:08:02.280
Hayes Gori: So our goal we talked with city staff about this, is to get to the

planning Commission July 22.

516
01:08:02.910 --> 01:08:09.900
Hayes Gori: And I know they need 24 days advanced receiving your recommendation, so
that would mean by next Monday, at the latest.

517
01:08:10.140 --> 01:08:21.300
Hayes Gori: They will need to receive your recommendation and the hope is with the
July 22 planning Commission when we get to the hearing examiner August 12 with a
decision in late August early September.

518
01:08:22.830 --> 01:08:33.810
Hayes Gori: So that's just a quick note of the time when, but again, thank you very
much, I know it's been a long process, we appreciate your patience and your
expertise and your input and and that's it me to.

519
01:08:40.500 --> 01:08:42.090
Hayes Gori: Hopefully, good project.

520
01:08:44.670 --> 01:08:47.910
Joseph: Okay, thank you very much, no a very.

521
01:08:48.990 --> 01:08:54.480
Joseph: very nice presentation, I think you summed up everything extremely well and
that's really, really good.

522
01:08:56.070 --> 01:09:07.560
Joseph: I think we, I am one or two quick questions one small one is on that West
lot i'm just curious as you've got the one way going North looks like.

523
01:09:08.550 --> 01:09:27.750
Joseph: In there when you get to that middle point where you have the sidewalks
going across there are you changing the paving or doing something to make that more
obvious, so the car pedestrian interaction is is safe, if you will, can be thought
about anything in that in that intersection.

524
01:09:30.480 --> 01:09:32.010
Hayes Gori: that's a good idea.

525
01:09:34.080 --> 01:09:35.220

Hayes Gori: So i'm sure.

526
01:09:38.010 --> 01:09:39.270
Hayes Gori: Very good excellent.

527
01:09:42.420 --> 01:09:43.140
Hayes Gori: Safety.

528
01:09:47.520 --> 01:09:48.480
Hayes Gori: will fall through.

529
01:09:53.760 --> 01:09:54.210
Joseph: The.

530
01:09:55.440 --> 01:09:55.980
Joseph: US yes.

531
01:09:56.280 --> 01:09:58.740
Kelly: So contrast materia would be required.

532
01:09:59.160 --> 01:10:03.990
Joseph: By code by code requirement code for yeah so they have to do something yeah
right.

533
01:10:05.040 --> 01:10:05.490
Joseph: Thank you.

534
01:10:06.030 --> 01:10:06.300
Okay.

535
01:10:07.410 --> 01:10:13.560
Joseph: um so the landscape plan by TIM glass I believe right.

536
01:10:14.190 --> 01:10:17.370
Joseph: Now that was in last year last fall sometime.

537
01:10:18.870 --> 01:10:20.790
Hayes Gori: early March I think if my memory serves.

538
01:10:20.850 --> 01:10:27.840
Joseph: really much so that would need to be updated, because things have changed here, so I assume that would need to be updated.

539
01:10:29.460 --> 01:10:40.290
Joseph: And then the other question was probably one of the bigger ones is you're still assuming the setbacks in three or five is being.

540
01:10:42.120 --> 01:10:43.710
Joseph: What are you assuming I guess.

541
01:10:43.770 --> 01:10:47.640
Hayes Gori: yeah yeah I know that's been has been a hot button issue with us.

542
01:10:49.020 --> 01:10:55.920
Hayes Gori: We spent a number of hours analyzing this working with with the city staff on this and then you know.

543
01:10:56.550 --> 01:11:07.380
Hayes Gori: I think it's been briefed a little bit in the subtitles but, but some of those metals, that you didn't receive those two or three documents think that's where this issue is is discussed in in.

544
01:11:07.770 --> 01:11:14.880
Hayes Gori: detail but, but just in a nutshell, and you know this is one of those areas where we just you know if you just don't agree with our position.

545
01:11:15.210 --> 01:11:21.840
Hayes Gori: You know, you can speak with city staff or you can know that as a condition right so that's you know that's fine, but our position on this is.

546
01:11:22.500 --> 01:11:30.600
Hayes Gori: If you look at the table in 17 dwellings table one and you look at the high school road district you look under the distance from building.

547
01:11:30.900 --> 01:11:37.380
Hayes Gori: that the minimum setbacks you look from building to stay around three or five it's 25 feet and that's that is there in black and white.

548
01:11:37.890 --> 01:11:49.260
Hayes Gori: And so you go to the table on page 62 the different be manual and that
talks that speaks to vegetated buffer which is different than a building step back
and that has a range of 25 to 50, as we all know.

549
01:11:49.620 --> 01:11:57.510
Hayes Gori: And so it's our position that that there's a range there for a reason
because you have you as the dmv have to respond to all different kinds of projects.

550
01:11:57.750 --> 01:12:06.480
Hayes Gori: Maybe for a certain project there's a 75 foot, you know minimum building
setback, in which case you could impose a 50 foot vegetative buffer and those two
things are in harmony.

551
01:12:07.020 --> 01:12:12.840
Hayes Gori: Whereas here with a 25 foot building step back from s are 305 I think
that means on.

552
01:12:13.380 --> 01:12:18.570
Hayes Gori: The page 62 and the table there, that means you've got to slide down to
the lower end.

553
01:12:18.900 --> 01:12:30.810
Hayes Gori: And 25 is the most that you could recommend for vegetative up, for
otherwise you're creating a conflict with your recommendation in the code and,
obviously, nobody wants that so that's our position in a nutshell, on that.

554
01:12:33.870 --> 01:12:34.380
Hayes Gori: And we.

555
01:12:34.590 --> 01:12:42.840
Hayes Gori: We are trying to compromise and provide as much as we can, so the
buildings are actually 35 feet not 25 so.

556
01:12:44.760 --> 01:12:53.910
Hayes Gori: This isn't perfect but we're concerned about squeezing the common area
on the West lot.

557
01:12:55.530 --> 01:13:07.500
Hayes Gori: You know, right now, the average is 45 or 50 feet, you can compare that

to the walk where they're open space in the Center is 20 feet wide so you know it's
just.

558
01:13:09.270 --> 01:13:19.770
Hayes Gori: If you just had so many limitations I just wouldn't be nervous about
tried to make it 50 feet and I think he destroyed the open space there on the West
line.

559
01:13:21.270 --> 01:13:25.980
Joseph: Okay, thank you all right so um for the deer beers.

560
01:13:27.120 --> 01:13:40.740
Joseph: Obviously lot of changes here a lot of additions and revisions i'd like to
hear from each Member of the deer be as to as to what they're they're thinking it's
so so anybody have comments or questions.

561
01:13:46.050 --> 01:13:48.300
See the panelists up here.

562
01:13:52.350 --> 01:13:54.600
Joseph: Anybody at all, yes.

563
01:13:56.970 --> 01:14:05.670
Bob: y'all started out, I felt like I was drinking through a fire hose today trying
to read through all this came out before father's day so that wasn't the best time
and, of course.

564
01:14:07.020 --> 01:14:19.020
Bob: do what we can um, you know as far as the 50 foot setback that we that we
request, there could have been some other minimums that we looked at 50 feet.

565
01:14:20.520 --> 01:14:34.920
Bob: If you've done a sound study as far as that kind of glass that you need on the
highway side and maybe on the the wintergreen side of those West units of you, you
know triple pane windows, perhaps required.

566
01:14:35.340 --> 01:14:41.880
Hayes Gori: Absolutely yeah we commissioned a sound study and the extra out there
and took measurements are there in the western.

567

01:14:42.390 --> 01:14:50.580
Hayes Gori: portion of the West lot I got a lot of readings and that's actually the city file to you can see all the decimal numbers sprinkled throughout and essentially that.

568
01:14:51.270 --> 01:15:03.840
Hayes Gori: The recommendation was to put those triple pane you know, really, really noise resistant windows on on the western rose in the West lot and that will that will bring in well under the appropriate thresholds.

569
01:15:04.950 --> 01:15:16.470
Hayes Gori: And then, as for the outs and that's that takes care of Interior noise and all the other units are fine and then, as for the the natural area there in the West lot along state route 305.

570
01:15:17.280 --> 01:15:25.950
Hayes Gori: We are happy to put in an eight foot high noise reduction fence we kind of briefly touched on this before and it's you know it's a fence.

571
01:15:26.340 --> 01:15:33.750
Hayes Gori: You know it's kind of rubber material to minimize the noise and you can screen around it with with vegetation so in terms of aesthetics that shouldn't be an issue but.

572
01:15:34.050 --> 01:15:44.580
Hayes Gori: That will, according to the noise expert bring the standard out of there and that and that natural area below adequate levels and one other thing in terms of the the buffer with.

573
01:15:45.360 --> 01:15:55.290
Hayes Gori: The noise expert said, and again this is in writing there and the city file but moving that Western row homes there, whatever 2550 feet, to the right or to the east.

574
01:15:55.650 --> 01:16:10.590
Hayes Gori: it's going to have only a negligible impact in terms of sound inside the units so just these mitigation measures you know, really, really are what's indicated and moving the units, a little bit a couple feet here, there and it's not going to really matter so.

575
01:16:12.810 --> 01:16:17.190
Bob: How much how many feet between the buffer that.

576
01:16:18.960 --> 01:16:25.950
Bob: that's drawn there on the West side and the the building face there's no dimension, so I have no.

577
01:16:26.580 --> 01:16:29.940
Hayes Gori: 3035 3030 35 feet.

578
01:16:30.150 --> 01:16:40.020
Hayes Gori: From the red line on the left until the first building face 35 feet so 25 proper five foot sidewalk five foot door yard area.

579
01:16:41.250 --> 01:16:46.260
Bob: So let's do 10 foot that's all I have there is 10 foot between that and the trees, then correct.

580
01:16:46.590 --> 01:16:47.010
Correct.

581
01:16:49.500 --> 01:16:55.800
Bob: Well Todd why don't you go ahead, I got lots of questions but i'll kind of fill in as we go along here, thank you.

582
01:16:56.580 --> 01:16:58.830
Joseph: Go ahead Todd you have a question come in.

583
01:17:00.150 --> 01:17:20.160
Todd: um yes, I think they've been a lot of good steps here, I, like the words that you're saying about the coloration but still a representation of those is a little heavy handed so one condition, I would like to see is what is the actual cedar to cement board siding and maybe the actual colors.

584
01:17:21.240 --> 01:17:22.110
Todd: being proposed.

585
01:17:24.060 --> 01:17:38.010
Todd: I see that dumpster locations have moved are those the only locations that you plan for those or is there, another one to service the you know southeast corner or that's if I sufficient.

586
01:17:44.400 --> 01:17:46.410
Hayes Gori: We have a dumpster.

587
01:17:54.000 --> 01:17:56.490
Marlene Schubert: We can't hear you again i'm so sorry.

588
01:18:01.980 --> 01:18:09.630
Hayes Gori: As about sure you had your cursor on are they yeah and then there's a
there's a dumpster up in the northeast corner same lot.

589
01:18:10.230 --> 01:18:30.450
Hayes Gori: up by this kind of the up there and then there's two on the West lot one
right next to walgreens dumpster yeah and then there's one yeah so that's that's
typical for this side project in fact it's a little more dumpsters and cool so we.

590
01:18:31.560 --> 01:18:32.760
Hayes Gori: Believe it's adequate.

591
01:18:33.540 --> 01:18:35.190
Todd: I know, did they have enclosures around them.

592
01:18:37.140 --> 01:18:40.440
Hayes Gori: Yes, the financing.

593
01:18:41.850 --> 01:18:48.570
Hayes Gori: The well I I haven't we had to decide whether good be a wooden fans are
going to use.

594
01:18:50.070 --> 01:18:54.990
Hayes Gori: stone or brick or block walgreens did you block.

595
01:18:56.040 --> 01:19:05.280
Hayes Gori: That might be appropriate to continue that you see walgreens is right
time, can you put your cursor at.

596
01:19:06.510 --> 01:19:12.300
Hayes Gori: get ready up that's ours, and then to write a list right there that's
that's.

597
01:19:13.500 --> 01:19:17.880
Hayes Gori: Blocking block spring semester, you know what.

598
01:19:17.910 --> 01:19:26.010
Todd: One one suggestion make make that one that's right across from walgreens going to the east, maybe that could move a little bit further away from the sidewalk.

599
01:19:28.260 --> 01:19:33.720
Todd: Down there, the one that's in that green spit note down knock down the other cross the street Marlene.

600
01:19:33.840 --> 01:19:33.990
Marlene Schubert: Oh.

601
01:19:34.170 --> 01:19:36.000
Todd: i'm sorry access yeah that one.

602
01:19:36.870 --> 01:19:37.650
Hayes Gori: Where we yeah.

603
01:19:39.840 --> 01:19:40.410
Todd: there's yeah there's.

604
01:19:41.970 --> 01:19:52.200
Hayes Gori: yeah we're either yeah in there it's like there's a retaining wall there, I think, Charlie put it there, because the daylights out in.

605
01:19:53.220 --> 01:20:02.190
Hayes Gori: The retaining wall, but that is a very lonely place it's a little close to the intersection yeah I just I just noticed that right now.

606
01:20:04.080 --> 01:20:17.820
Todd: And then the other is a kind of a follow up from what Joe said, you know I stick behind the 50 foot setback it's not an acoustic issue for me it's a visual impact for me and, if you look at the distance from the front, the walgreens now.

607
01:20:18.930 --> 01:20:26.940
Todd: That entire West bar bank of buildings is is right next to 305 and that will be seen and will have an impact.

608
01:20:27.690 --> 01:20:42.270
Todd: Further, one of my biggest concerns is kind of the lack of design or attention
to the ends of the building where it's an extrusion that's just been cut off, so the
windows, there are small openings that are just a resultant of the plan.

609
01:20:43.380 --> 01:20:56.310
Todd: And right here from three or five you'll see three of them and then driving in
you see each one so, especially from the north, all of these ends again i'd
encourage some design effort.

610
01:20:56.850 --> 01:21:12.240
Todd: actually be put into those ends, because those are kind of the welcoming and
the billboard and the Community aspect of those buildings, so those really need some
attention, and I think that is.

611
01:21:13.650 --> 01:21:14.580
Todd: Those expensive my car.

612
01:21:15.990 --> 01:21:16.440
Hayes Gori: Thank you.

613
01:21:17.490 --> 01:21:17.790
Joseph: know.

614
01:21:18.840 --> 01:21:26.910
Joseph: i'm tell off of what Todd said there, especially when you come off of high
school road and you go through.

615
01:21:27.930 --> 01:21:38.820
Joseph: The to commercial places there are right there with you know down a little
bit wet there yeah that you, you the your project there, particularly on the east
lot.

616
01:21:39.240 --> 01:21:52.230
Joseph: kind of unveils itself in it shows itself, and here we are, and all we see
still I think is the edge of those building from the endpoint which is Todd said,
still has a lack of.

617
01:21:53.280 --> 01:22:00.960

Joseph: interest or something and there's no kind of saying welcome here we are um you don't need to walk them time but I mean like.

618
01:22:01.620 --> 01:22:11.070
Joseph: we're here someplace it's different it's different than the commercial we just went through there's no real and that sounds a little subjective but.

619
01:22:11.610 --> 01:22:28.950
Joseph: That would just be nice if there was something happening on those corner lots quantity units there some on the end that could make it look a little more welcoming now I saw somewhere some drawings they believe Charlie might have done have some in units, what are some drawings.

620
01:22:29.970 --> 01:22:32.670
Joseph: That we're trending yeah I.

621
01:22:36.810 --> 01:22:37.800
Joseph: can't remember no.

622
01:22:38.400 --> 01:22:38.790
No.

623
01:22:40.530 --> 01:22:40.920
Joseph: yeah.

624
01:22:43.710 --> 01:22:44.100
Hayes Gori: yeah.

625
01:22:45.000 --> 01:22:45.990
Marlene Schubert: This one maybe this.

626
01:22:46.500 --> 01:22:48.360
Hayes Gori: No, no, no.

627
01:22:50.220 --> 01:22:51.330
Hayes Gori: The one next to it.

628
01:22:52.770 --> 01:22:53.640
Hayes Gori: More definitive.

629
01:22:53.820 --> 01:22:54.870
Hayes Gori: One yeah that one.

630
01:23:01.170 --> 01:23:02.400
Todd: I think you're thinking of there was a.

631
01:23:03.540 --> 01:23:07.140
Todd: Presentation one or two ago where if somebody will end units returned.

632
01:23:07.440 --> 01:23:07.920
Joseph: turned.

633
01:23:08.250 --> 01:23:09.030
Todd: And those are little.

634
01:23:09.540 --> 01:23:16.140
Joseph: Study sketches or something yeah what happened to those to be to be not
implement them or.

635
01:23:18.750 --> 01:23:23.220
Hayes Gori: They didn't work with the remainder of the building so.

636
01:23:24.600 --> 01:23:24.960
Joseph: The floor.

637
01:23:25.980 --> 01:23:26.460
Hayes Gori: We would you.

638
01:23:27.060 --> 01:23:29.370
Hayes Gori: Try to use the windows in.

639
01:23:30.570 --> 01:23:32.430
Hayes Gori: A different approach to back the.

640
01:23:33.810 --> 01:23:35.340
Hayes Gori: bros attractive.

641
01:23:36.540 --> 01:23:36.930
Right.

642
01:23:38.100 --> 01:23:41.700
Joseph: Okay yeah can you go back home or lean to the.

643
01:23:42.930 --> 01:23:49.230
Joseph: The aerial view you had when you first came here for pictures ago don't
that's possible where was that.

644
01:23:50.910 --> 01:23:52.170
Hayes Gori: What a great one, I think.

645
01:23:53.250 --> 01:23:55.500
Marlene Schubert: Oh let's see this one yeah.

646
01:23:57.330 --> 01:23:57.600
Joseph: yeah.

647
01:23:58.020 --> 01:24:01.410
Joseph: Okay yeah so when you look at that so imagine you're driving.

648
01:24:01.410 --> 01:24:01.560
Hayes Gori: up.

649
01:24:01.650 --> 01:24:10.110
Joseph: The road and you're heading North you're heading towards programmed right,
you can walk through and you come to that, I guess that's a stop sign, there are
believe i'm not sure of it right there.

650
01:24:11.970 --> 01:24:19.110
Joseph: yeah at that point you're looking at those in buildings and I think that's
what one of the things Todd was talking i'm not speaking for your dad but that's.

651
01:24:20.670 --> 01:24:28.020
Joseph: What I think that's kind of what's going on there there's nothing really
interesting it's not you know kind of there it is.

652

01:24:29.280 --> 01:24:36.510
Joseph: Saying we've arrived, this is kind of interesting place that's just a comment about the end building but.

653
01:24:36.990 --> 01:24:40.860
Hayes Gori: That makes sense that's your first your first first project.

654
01:24:41.250 --> 01:24:46.740
Joseph: Right yeah i'm vicki do you have any comments.

655
01:24:52.350 --> 01:24:57.540
Vicki: um First, I think, thank you for listening and.

656
01:24:58.620 --> 01:25:10.260
Vicki: The most recent Charlie once law sketches they're helpful and the color delineation is is vastly improved, I agree with Todd it needs further refinement.

657
01:25:11.970 --> 01:25:18.690
Vicki: I think I was i've been sitting here, trying to figure out how to how to describe this and.

658
01:25:19.770 --> 01:25:41.010
Vicki: You focus quite a bit on the fact, this is an existing site existing conditions in the Wisconsin design about eat grass in grass, the subsurface water retention, etc, etc, so you've been forced to try to almost put a.

659
01:25:42.060 --> 01:25:44.190
Vicki: square peg in a round hole.

660
01:25:45.660 --> 01:25:50.880
Vicki: And it's really it's it's really difficult and complex.

661
01:25:52.860 --> 01:26:01.800
Vicki: I to do agree that we need should have the 50 foot set back from three or five, this is going to be a family.

662
01:26:03.360 --> 01:26:07.260
Vicki: Project probably hopefully and.

663

01:26:07.680 --> 01:26:09.870
Vicki: Yes, triple pane windows, but.

664
01:26:11.400 --> 01:26:16.950
Vicki: You know the noise from three to five this the dirt from three to five just
the traffic pollution.

665
01:26:18.750 --> 01:26:25.590
Vicki: When you look at the difference between these buildings and walgreens you
think that that that Western row.

666
01:26:26.310 --> 01:26:40.050
Vicki: So I probably know the answer to this, but you're thinking 74 units if that
Western row wasn't there you're down to 58 and probably your you would answer me by
saying your performance doesn't work.

667
01:26:41.340 --> 01:26:53.280
Vicki: Which is unfortunate because we're all on board with wanting to have both
affordable housing, but also what I would characterize as that price point of less
expensive housing, you know slide.

668
01:26:53.940 --> 01:26:55.530
Vicki: I can't believe i'm saying this less than.

669
01:26:55.530 --> 01:27:05.400
Vicki: 500,000 which is terrific so and we both we all want, that we want both the
affordable and we want the less expensive so.

670
01:27:08.340 --> 01:27:25.440
Vicki: I don't know how we, I mean I don't know Joe can we put this forward as a
condition that that we're deeply concerned about that 50 foot buffer I mean I don't
know what we should say about that it's important to me just for all kinds of
reasons.

671
01:27:27.270 --> 01:27:30.750
Vicki: i've driven up and down three or five I keep looking up there and.

672
01:27:32.670 --> 01:27:34.410
Vicki: yeah we need that 50 foot buffer.

673

01:27:36.240 --> 01:27:40.950
Hayes Gori: If I can make I appreciate what you're saying, and you know we've wrestled with this and and.

674
01:27:41.460 --> 01:27:53.370
Hayes Gori: 35 right from building front to to property line but but there's there's obviously there's a push and pull and so it's kind of harder thinking that you know for those folks in the western most.

675
01:27:53.880 --> 01:28:04.350
Hayes Gori: rose, you know the reality is when they want to go out and they want to you know mix with their neighbors and have a Community experience they're going to go to the courtyard area on the sidewalks for that.

676
01:28:05.280 --> 01:28:24.810
Hayes Gori: And so, if we enlarge the the setback buffer then we're necessarily shrinking that courtyard area where we think they're going to migrate to to get away from it, to the extent that noise is an issue for them so so it's there's no perfect solution and we're trying to thread the needle.

677
01:28:27.570 --> 01:28:29.340
Joseph: yeah I guess i'm.

678
01:28:30.690 --> 01:28:36.690
Joseph: I feel that that part of it, I think he really said it well, Mr green in your presentation, you know that.

679
01:28:37.260 --> 01:28:51.960
Joseph: You were given a number of let's say restrictions, based on the lots because they were just there, and you can't get rid of them and then that and then the question is when we try to apply the design for being rich book.

680
01:28:53.460 --> 01:29:03.570
Joseph: poser in conflict and in no matter what you might do that are really is really positive and helpful and you've done some work of is very helpful.

681
01:29:05.280 --> 01:29:20.640
Joseph: It they still don't necessarily meet don't meet the design for bainbridge guidance and it I don't want I don't want to say that it's almost as if these lots can't be residential, but they are so commercial in their.

682

01:29:20.730 --> 01:29:35.070
Joseph: original thought in the 2013 timeframe, you know that cannot convert them over here there are constraints that make them not really sort of inhospitable a little bit for residential I guess.

683
01:29:36.450 --> 01:29:45.150
Joseph: I just think you know if you think of commercial not many people are going to learn as they sit outside they do things but they don't really go out that much.

684
01:29:45.510 --> 01:29:53.400
Joseph: But when you're talking about housing kids go outside and play they leave their site believe their products and their leader bikes and things out in the.

685
01:29:53.880 --> 01:30:05.880
Joseph: In the public way and stuff and they have them so close to cars and have them, you know that way, I think it's just a little difficult, and I think that makes it less less.

686
01:30:06.840 --> 01:30:15.870
Joseph: residential the oriented in my mind, so that That to me is still a real concern those egress is, and I really should keep dreaming about understand but.

687
01:30:17.070 --> 01:30:23.100
Joseph: Those are concerns that I have yes um did you.

688
01:30:25.830 --> 01:30:26.190
Joseph: Please.

689
01:30:26.640 --> 01:30:44.550
Hayes Gori: Obviously we we share those concerns and that's another thinking without us kind of the hierarchy of the public spaces it's just have those choreography set back you know, separate from wintergreen lane, you know shielded effectively by those two story homes on both lots so but yeah.

690
01:30:46.140 --> 01:30:46.500
Hayes Gori: yeah.

691
01:30:46.740 --> 01:30:50.850
Joseph: um I didn't know that, but for the housing aspect of.

692

01:30:51.570 --> 01:31:01.200
Joseph: Just real quickly, I know that later on particles forward later on you'll
have conversations with the city about how many actual unit you're actually going to
have.

693
01:31:01.590 --> 01:31:14.820
Joseph: That, in the long term, affordable housing and whatnot like that, and I just
want to get kind of a clear number, if I can i'm going to put phaedra you still
there, I think, on as a partner in this do you have a.

694
01:31:15.930 --> 01:31:23.040
Joseph: pretty good idea of how many units, you can partner with them on or is that
putting you on the spot it's not.

695
01:31:24.120 --> 01:31:27.570
Joseph: easy to do this we haven't figured that out yet or what.

696
01:31:28.200 --> 01:31:29.910
Phedra Elliott: um can you hear me.

697
01:31:30.510 --> 01:31:31.920
Joseph: Yes, we can yes okay.

698
01:31:33.090 --> 01:31:39.930
Phedra Elliott: Our intent is to partner with them on all 31 that have to be
affordable are required to be affordable.

699
01:31:40.230 --> 01:31:52.560
Phedra Elliott: Today we're working with them and housing kids have to figure out
how to do that so i'm not going to promise you my firstborn child today for that,
but we are working toward it on hope to get there.

700
01:31:53.880 --> 01:32:02.820
Joseph: So okay so but that's that so let's I realize you're going to negotiate on
this up later and send that but so right now you're thinking you can do 31 units.

701
01:32:04.350 --> 01:32:06.870
Joseph: In that range in that range okay.

702
01:32:08.370 --> 01:32:17.550

Hayes Gori: yeah in the Community land trust, this is the plan, and so, if all goes to plan so in perpetuity yes, I can speak for future but.

703
01:32:18.120 --> 01:32:22.680
Phedra Elliott: in perpetuity 31 units sold to 80% and below mm.

704
01:32:23.730 --> 01:32:24.960
Joseph: hmm okay yeah.

705
01:32:25.050 --> 01:32:34.890
Hayes Gori: And then, and then Mr Johnson for those for those listening, perhaps, perhaps the Members know, but just I think it's good to keep in mind just the income levels were talking about, we can say 80% of them, I mean.

706
01:32:35.340 --> 01:32:52.020
Hayes Gori: I just just real real rough so for one person family 80% of amies approximately 52,000 under the guidelines you know give or take so to person family 80% of BMI which means area median income to person families.

707
01:32:53.040 --> 01:33:09.240
Hayes Gori: 60,000 or so three person families 6768 four person family you get up to about 75,000 so that's that's what we're talking about so it's not it's not poverty level, by any stretch but it's income qualified that's that's the term.

708
01:33:09.540 --> 01:33:10.890
Joseph: Sure yeah.

709
01:33:12.360 --> 01:33:15.240
Joseph: Okay, God and then Bob Todd had a question, yes to.

710
01:33:19.470 --> 01:33:20.400
Todd: Go take.

711
01:33:21.900 --> 01:33:24.300
Todd: This image that's on the screen right now.

712
01:33:25.410 --> 01:33:34.500
Todd: Is a little misleading giving the density of planning of large trees between specifically walgreens and 305.

713
01:33:36.150 --> 01:33:42.870
Todd: there happens to be a big hole almost directly across from walgreens of mature of mature trees.

714
01:33:44.460 --> 01:33:55.980
Todd: So, are you proposing to replace those trees and really heavily identify the planting down there in front of in basically between walgreens and 305.

715
01:33:58.020 --> 01:33:58.680
Hayes Gori: Do.

716
01:34:01.680 --> 01:34:02.040
Hayes Gori: you like.

717
01:34:03.060 --> 01:34:03.780
Todd: Sorry, I can't hear.

718
01:34:04.560 --> 01:34:17.040
Hayes Gori: We we can go on to walgreens property and do anything to replace the trees there remember we're constricted to to our two laws.

719
01:34:17.790 --> 01:34:19.800
Hayes Gori: And I won't even maybe another understanding.

720
01:34:20.040 --> 01:34:20.820
Hayes Gori: Exactly are.

721
01:34:21.900 --> 01:34:40.680
Hayes Gori: We are, we are going to plant a tree screen in that 25 foot buffer that will add to the trees, you see, on the screen there Do you remember the edge of highway 305 to 75 feet and 22 foot higher it's a slow.

722
01:34:42.060 --> 01:34:44.850
Hayes Gori: So it's its way down below the units.

723
01:34:45.540 --> 01:34:47.580
Todd: And yeah so.

724

01:34:47.640 --> 01:34:52.200
Hayes Gori: i'm what i'm why don't you repeat your question and make sure I understood it sorry.

725
01:34:52.230 --> 01:34:57.630
Todd: yeah i'm more concerned of the view of you know from say the intersection at.

726
01:34:58.770 --> 01:35:06.150
Todd: A high school and 305 because there is very little mature or any planting that will eventually get to be very large.

727
01:35:07.140 --> 01:35:14.760
Todd: There, and I know you've been working with Virginia mason and walgreens about parking and access and there'll be all kinds of agreements you'll have to get.

728
01:35:15.270 --> 01:35:26.940
Todd: To get traffic through those lots so you do have way to bargain or somehow work, a solution that might be more palatable to really build up that screen.

729
01:35:27.480 --> 01:35:42.990
Hayes Gori: Right, well, we did make it clear we've we've been working with server shields who manages the Virginia mason clinic and the parking works, as is.

730
01:35:43.830 --> 01:35:52.800
Hayes Gori: With the Cross parking rules in the current Stacy and ours, but we have God to Virginia mason and summer shields because they.

731
01:35:53.190 --> 01:36:01.500
Hayes Gori: They have some overflow parking during the day so we're working out a an agreement where we're going to commit some surplus.

732
01:36:02.220 --> 01:36:16.050
Hayes Gori: Open parking spaces, that we have to them for between 8am and 5pm so they will have for sure some overflow parking needs for their employees and then at night.

733
01:36:16.650 --> 01:36:28.200
Hayes Gori: We exchange they're going to let if our residents have had more than one car, then the second car at night, would be able to park on their lot.

734

01:36:29.160 --> 01:36:49.980
Hayes Gori: We haven't done much with walgreens and we're happy to plant some trees,
but I in we will do so, but I I don't have permission from walgreens yet I don't
know why they would have jacked but I, you know we we were doing our best effort
spaces and I just haven't gotten to walgreens yeah.

735
01:36:50.970 --> 01:36:56.970
Todd: Well, I mean you'll have to take three of their spots to get that alley
between those two buildings, so I imagine some.

736
01:36:56.970 --> 01:36:57.570
Hayes Gori: folks will be.

737
01:36:58.170 --> 01:37:05.220
Hayes Gori: Those three spots belong to us, they they're in the access way, just to
be correct, they don't they don't know those spots.

738
01:37:08.520 --> 01:37:10.830
Joseph: Okay i'm okay.

739
01:37:14.760 --> 01:37:18.720
Bob: yeah I appreciate, you know a lot of changes you folks have made.

740
01:37:20.040 --> 01:37:28.470
Bob: I guess the one thing that's always bothered me ever since this started as we
you know, we had we had a forest or a woods there and now we've got an open.

741
01:37:28.470 --> 01:37:32.250
Bob: area, and you know i'd like to see some of that replaced.

742
01:37:33.420 --> 01:37:36.210
Bob: You know the the West side development there.

743
01:37:37.230 --> 01:37:37.740
Bob: i'm.

744
01:37:40.950 --> 01:37:46.800
Bob: i'm assuming the hierarchy of design, if I could use that term is.

745

01:37:47.880 --> 01:38:01.380
Bob: walking into the West side development between the two buildings i'm assuming just because I see something about public art is that intended to be the main entry into that project.

746
01:38:02.640 --> 01:38:08.460
Bob: Other than people that park their cars, you know, in the garage and stuff but where's the main entry where's the.

747
01:38:09.330 --> 01:38:20.220
Bob: Good right now, I want to see trees on the on the north and south side, I mean it's what Todd was talking about, you know I want to see some screening there but.

748
01:38:21.000 --> 01:38:28.800
Bob: It is the main entry between those two buildings on the West side along wintergreen is that the main entry into the into the Community.

749
01:38:29.370 --> 01:38:38.520
Bob: is again we've got we're talking about Community we're talking to neighborhood is what we're talking about here, not just a bunch of buildings, but we have a neighborhood in a community.

750
01:38:41.700 --> 01:38:43.320
Hayes Gori: Well, Mr Russell the.

751
01:38:44.700 --> 01:38:57.720
Hayes Gori: residential neighborhood, including the ones we're doing right now, all those cottages in massive place entry is defined by the sidewalks go into the buildings and every place, you have a gap.

752
01:38:59.250 --> 01:39:06.210
Hayes Gori: area between buildings on both the East lot of one slide you have sidewalks crossing this the.

753
01:39:07.200 --> 01:39:28.170
Hayes Gori: property and then you have sidewalks going to link to the property so is probably as much or more than any typical single family residential development for having the entrances to the Austrians in multiple locations, so I think we, I mean it.

754
01:39:29.580 --> 01:39:51.180

Hayes Gori: still has to be compared to other projects take the lock they don't have any sidewalks fronting the townhome units on each of the walk you got we've got more sidewalks than any project that has been built or proposed in the last four years.

755
01:39:52.590 --> 01:39:58.860
Hayes Gori: As far as access to as far as defining how we move about the project and how you answer.

756
01:40:03.630 --> 01:40:11.880
Bob: i'm looking for on the West side i'll take the East side next it'll be the same thing, but on the on the West side there's no screening i'm just looking at that rendering.

757
01:40:13.140 --> 01:40:20.640
Bob: Their needs more privacy to separate it from the commercial on the north and south side of that West.

758
01:40:21.390 --> 01:40:23.700
Bob: West layout the massing.

759
01:40:25.620 --> 01:40:32.460
Bob: I understand you got sidewalks there, it appears to me that the main entries between the two buildings along wintergreen.

760
01:40:33.690 --> 01:40:46.890
Bob: years is a different idea that's fine but there's not enough screening there there's not enough natural area, I want to bring some of that natural area back smells trees back that were taken down that we're clear cut when this place was developed.

761
01:40:48.210 --> 01:40:56.280
Bob: In the same thing on the east side, in fact, the East side that North side is very open that's got to be screened out.

762
01:40:57.630 --> 01:40:57.960
Bob: it's.

763
01:40:58.980 --> 01:41:07.140
Bob: You don't have the screening there i'm not I don't recall what the what the south side looked like, but the north side definitely there was this required more screening.

764
01:41:09.120 --> 01:41:12.150
Hayes Gori: just not enough in here yeah I think.

765
01:41:13.710 --> 01:41:20.010
Hayes Gori: I agree with you that the primary entry point will be where you're
indicating cuz you're gonna walk down wintergreen.

766
01:41:20.910 --> 01:41:24.990
Hayes Gori: there's that gap between the what a row seven there and then the role of
for.

767
01:41:25.380 --> 01:41:32.130
Hayes Gori: Right so that's a natural place where people enter and so, but they had
a game, it was just saying there's multiple access points but that's probably going
to be the main one.

768
01:41:33.090 --> 01:41:38.880
Hayes Gori: And then, and then likewise over on the east, probably the one in
between the two rows of two stories.

769
01:41:39.330 --> 01:41:45.270
Hayes Gori: But yeah I hear you on the streaming and you know that can be a
condition absolutely but again it's this pushing full of.

770
01:41:45.750 --> 01:42:01.650
Hayes Gori: You know, we you know those courtyard areas there's certainly
invitation, right to the public at large, and not just the residents and so you know
we don't want to like make it seem like it's a barrier, but at the same time, I hear
what you're saying, but the.

771
01:42:01.680 --> 01:42:07.590
Bob: yeah if I were a resident there I wouldn't want a bunch of people from the
public wondering, and I want to screen there.

772
01:42:07.920 --> 01:42:21.780
Bob: i'm not saying the screen has to be two foot on Center either, but i'd want to
identify this the private neighborhood these are you know these people have their
own dignity and they deserve their own neighborhood and that's what they need to
have.

773
01:42:22.890 --> 01:42:33.420
Bob: The second thing is just a little more detail, but it comes back to
sustainability, I you know the the shingles I noticed they're not made out of any
kind of recycled material.

774
01:42:34.440 --> 01:42:50.190
Bob: Water bottles tires what have either shingles there is real shingles out there,
that you can get 3540 year warranty that that are made out of recycled material, I
certainly rather see that, then I couldn't find anything on the copy and paste cut
sheets.

775
01:42:51.930 --> 01:43:00.990
Bob: On the on the on the material composition of the shingles and i'd sure, want to
see some kind of a sustainable product on the roof, there is quite a bit of.

776
01:43:02.040 --> 01:43:07.500
Bob: area, and the second thing is on the entry doors I would.

777
01:43:09.030 --> 01:43:20.730
Bob: I would highly recommend not using glass entries it's a great place to break in
burglar can break and easy enough turn the handle and walk right in and i'd
certainly not use.

778
01:43:21.570 --> 01:43:31.890
Bob: glass on those in particular location like this if it's on a different part of
the island sure i've got neighbors and have glass doors that's fine with them, but I
certainly wouldn't want that, and.

779
01:43:32.970 --> 01:43:34.260
Bob: Something like wintergreen.

780
01:43:34.650 --> 01:43:36.480
Bob: that's just not not good.

781
01:43:38.940 --> 01:43:39.540
Bob: That.

782
01:43:41.280 --> 01:43:42.060
Joseph: was what.

783
01:43:42.180 --> 01:43:45.450
Joseph: I have okay vicki I think you had a hand up.

784
01:43:45.990 --> 01:43:46.590
Hayes Gori: Thank you.

785
01:43:47.880 --> 01:43:55.170
Vicki: Know i'm kind of sitting here, you know, listening to all the comments and
i'm looking i'm thinking about you know where are their areas of compromise.

786
01:43:55.800 --> 01:44:06.750
Vicki: So when we look at the East side, and we see those beautiful trees next to
kits at bank and then you see the trees that are over towards stone CREST and along
the wetlands area.

787
01:44:07.290 --> 01:44:14.880
Vicki: It creates almost like an envelop in development of the investment of that
East side property.

788
01:44:15.660 --> 01:44:23.670
Vicki: And if there was a companion set of trees on the North side, yes, that means
you're going to lose to a unit off of each end of that building.

789
01:44:24.360 --> 01:44:42.690
Vicki: But if you could somehow rather and and the piece next to walgreens is
particularly problematic because it's you know how lovely I enter my home driving
through the drive the walgreens drive through I mean it just it just doesn't have a
good feel.

790
01:44:44.250 --> 01:45:03.750
Vicki: and trying to to see are there, are there any things smaller things than,
say, eliminating the entire West side of the buildings are there, smaller things
where yes you're going to lose some units, but is there anything smaller gestures
that can get us more to creating.

791
01:45:05.130 --> 01:45:09.630
Vicki: less of a sense of a residential thing put right down in the middle of a
bunch of.

792
01:45:11.070 --> 01:45:13.470

Vicki: of parking lots that read like a mall.

793
01:45:14.790 --> 01:45:15.600
Hayes Gori: And and.

794
01:45:15.690 --> 01:45:20.070
Vicki: And I know what you're I know what the the the strictures are here.

795
01:45:20.730 --> 01:45:38.250
Vicki: But I mean Where are those and I would leave it, you know, like to the architects in our group to say, well, if we did this or a Joe Charlie if we did this, these are some smaller gestures that could could help us over some of these hurdles I don't know what they are.

796
01:45:40.290 --> 01:45:45.300
Vicki: They don't the East side doesn't have a different field, because of the trees on two sides.

797
01:45:48.090 --> 01:46:01.440
Joseph: Okay, thanks vicki i'm gonna open up to other people in the patent on the attendees if anybody oh Todd you still have a question sorry I missed your hand.

798
01:46:01.470 --> 01:46:04.170
Todd: Sorry, no, no, I just had one that picky.

799
01:46:07.080 --> 01:46:10.860
Todd: Give me idea, you mentioned that their surplus parking.

800
01:46:12.300 --> 01:46:16.140
Todd: or their spots that could be removed to make way for more significant planting.

801
01:46:18.750 --> 01:46:19.650
Hayes Gori: Unfortunately.

802
01:46:26.370 --> 01:46:29.610
Hayes Gori: we're absolutely at the middle on the West side.

803
01:46:31.200 --> 01:46:31.620

Hayes Gori: So.

804
01:46:33.570 --> 01:46:37.860
Hayes Gori: This is not, at this point we can't.

805
01:46:38.760 --> 01:46:43.350
Todd: And just for my reference why can't why aren't those portable.

806
01:46:44.490 --> 01:46:46.020
Hayes Gori: Where where where are we.

807
01:46:47.010 --> 01:46:57.360
Todd: Well, why can't we take if we have a surplus on the east, why couldn't we move those either to the north, end of the East buildings or somewhere else.

808
01:46:58.320 --> 01:47:04.110
Hayes Gori: It doesn't work with remember the side, all the way we.

809
01:47:06.990 --> 01:47:08.940
Hayes Gori: Were taught it or we have these lot.

810
01:47:10.500 --> 01:47:11.730
Todd: What do you mean are we on the slide.

811
01:47:12.030 --> 01:47:14.700
Joseph: and talking about are you talking about these lot, I think.

812
01:47:14.760 --> 01:47:17.220
Todd: i'm just talking about if their surplus spots.

813
01:47:18.030 --> 01:47:24.240
Todd: If they could be portable and moved where they might be helpful to put some additional planting.

814
01:47:25.320 --> 01:47:34.560
Todd: You know, like right now on the image on the screen, the end of that blue building where the parking lot pretty much almost hits it.

815

01:47:35.100 --> 01:47:46.380
Todd: You know, good you to put a spot there yeah exactly plants have significant trees, there are there other pockets, where one more parking space would make a big difference.

816
01:47:48.600 --> 01:47:49.470
Hayes Gori: well.

817
01:47:51.090 --> 01:47:56.970
Hayes Gori: we've been we were well along under negotiations with Virginia mason and.

818
01:47:58.950 --> 01:48:14.670
Hayes Gori: they're counting you know these things start to get pretty fixed so you're going to eliminate some of the 14 surplus spaces, and that is going to mean they're overflow parking doesn't work very good during the day.

819
01:48:15.960 --> 01:48:20.880
Hayes Gori: So it just there's so many barriers to changing things.

820
01:48:21.270 --> 01:48:25.380
Todd: yeah i'm the various present opportunities to.

821
01:48:31.800 --> 01:48:41.100
Hayes Gori: kind of see i'd like to the larger point about the natural areas and developing the higher development is nice.

822
01:48:42.240 --> 01:48:50.580
Hayes Gori: guard that's we got that going for us i'm literally but yeah we hear what you're saying, and you know we've.

823
01:48:51.150 --> 01:49:02.490
Hayes Gori: done since we need update the landscape plan so we can take a look at that and that you know that's the vision of your approval or a strong suggestion or we want to catch it we hear what you're saying.

824
01:49:06.660 --> 01:49:07.470
Joseph: Okay i'm.

825
01:49:07.500 --> 01:49:09.300

Joseph: Ashley Ashley yes.

826
01:49:12.030 --> 01:49:25.680
Ashley: hello, I had a question that seemed I just didn't notice if there was a pet relief area or where residents with with pets would walk them or you know the areas that have a little baggies and such.

827
01:49:26.730 --> 01:49:28.620
Ashley: That was one question and then.

828
01:49:30.090 --> 01:49:42.840
Ashley: If there, I saw there was like parking but I wasn't sure if you had you know my whole E bike thing and was hard for God I love to ride my bike around down here, but if you have special like storage.

829
01:49:43.440 --> 01:49:53.070
Ashley: that allow for the battery packs that you know with the charging stations and then probably the same for for cars to if there are the electric charging stations.

830
01:49:54.090 --> 01:50:01.290
Ashley: And then part of that is, I know parking is is an issue in that area I didn't know if you were going to have any sort of.

831
01:50:02.280 --> 01:50:16.590
Ashley: Maybe incentive for not having a car, you know so for giving them some sort of something to say, if you just bring your bike and we were breaking community, and you know this is how you get here easily so yeah Those are my question.

832
01:50:18.120 --> 01:50:18.690
Thank you.

833
01:50:19.950 --> 01:50:22.380
Joseph: john Thank you to have the same question.

834
01:50:22.920 --> 01:50:23.190
Yes.

835
01:50:24.540 --> 01:50:24.960
Jon Quitslund: I just.

836
01:50:26.520 --> 01:50:27.900
Jon Quitslund: series of short comments.

837
01:50:29.010 --> 01:50:33.690
Jon Quitslund: This will be my last opportunity to speak as a member of the planning
Commission.

838
01:50:35.010 --> 01:50:35.460
Jon Quitslund: and

839
01:50:37.110 --> 01:50:45.840
Jon Quitslund: I won't be participating in any way in the review within the planning
Commission but i'll be interested in this as a private citizen.

840
01:50:46.740 --> 01:51:03.480
Jon Quitslund: Having followed from the very first meeting it's it's been a
rewarding and satisfying to see the flexibility that's been achieved over time and
the many different adjustments and improvements that have been made.

841
01:51:04.560 --> 01:51:11.550
Jon Quitslund: That is very encouraging, I remain concerned about the number of
units and the.

842
01:51:13.320 --> 01:51:18.390
Jon Quitslund: The constraints upon each unit, the uniformity of very, very narrow.

843
01:51:20.100 --> 01:51:27.270
Jon Quitslund: Exact unit such a feature of design and I know economics have been
driving the planning.

844
01:51:28.590 --> 01:51:34.710
Jon Quitslund: To a large extent so it's it's a rather bold experiment, and it is
responsive to.

845
01:51:36.480 --> 01:51:45.510
Jon Quitslund: The city's interest in innovation and in meeting meeting the need for
affordable housing.

846

01:51:46.800 --> 01:51:52.710
Jon Quitslund: So there are pluses and minuses pros and cons to just about
everything involved here.

847
01:51:54.210 --> 01:51:54.570
Jon Quitslund: But.

848
01:51:56.100 --> 01:52:08.220
Jon Quitslund: i've i've really I really do appreciate the resourcefulness and the
the responsiveness of the applicants all on the line as we've gone through this
difficult process.

849
01:52:09.660 --> 01:52:12.600
Jon Quitslund: So I still don't know where we're going to come out but.

850
01:52:14.790 --> 01:52:18.480
Jon Quitslund: it's it's been a positive overall.

851
01:52:19.950 --> 01:52:21.420
Hayes Gori: Thank you, thank you.

852
01:52:22.230 --> 01:52:22.410
yeah.

853
01:52:25.110 --> 01:52:27.660
Hayes Gori: You didn't answer ask these questions I don't think.

854
01:52:27.960 --> 01:52:31.530
Joseph: Oh sorry Okay, please, please go ahead, sorry.

855
01:52:32.370 --> 01:52:32.820
yeah.

856
01:52:36.930 --> 01:52:38.580
Hayes Gori: I mean we.

857
01:52:39.750 --> 01:53:00.150
Hayes Gori: are going to go in the common areas and people will pick up their waist,
we will have we have the the little handheld things where you get your little

plastic container sorry I think of anything better right the ball.

858
01:53:01.380 --> 01:53:09.420
Hayes Gori: And the charging stations have I admit I hadn't even thought about that was guys's we put one in every single garage.

859
01:53:10.500 --> 01:53:20.520
Hayes Gori: And I think that's a good idea for at least three sorry this can all have a personal charging station, both for their bike and their.

860
01:53:21.960 --> 01:53:26.370
Hayes Gori: Car and and I think are the two story units.

861
01:53:28.800 --> 01:53:36.990
Hayes Gori: I don't know how we're going to accomplish charging stations for the open parking, but we can put charging stations.

862
01:53:37.470 --> 01:53:49.410
Hayes Gori: On each storage unit in the back that we showed you whether they're the privacy devising walls for the open space and they can charge their bike there and take incentive them competing.

863
01:53:50.490 --> 01:54:08.190
Hayes Gori: For charging stations for their bikes it's just easier to have them, it is that it's it's a it's not going to break the affordability I think it's about $100, so I think that's that's key to it actually did I answer all your questions.

864
01:54:08.700 --> 01:54:09.780
Ashley: You did yep.

865
01:54:10.110 --> 01:54:10.860
Hayes Gori: Okay, thank you.

866
01:54:10.890 --> 01:54:11.430
Ashley: Thank you.

867
01:54:13.590 --> 01:54:13.980
Marlene Schubert: Michael.

868

01:54:14.700 --> 01:54:15.270
Michael.

869
01:54:16.890 --> 01:54:17.280
Michael: Sorry.

870
01:54:18.660 --> 01:54:23.010
Michael: Sorry, I came into the meeting late so some of my questions might be.

871
01:54:24.420 --> 01:54:25.560
Michael: may have been covered earlier.

872
01:54:26.580 --> 01:54:30.090
Michael: But I do want to say that I agree with the previous.

873
01:54:31.320 --> 01:54:41.520
Michael: board members who are commenting on the north and south facades but the building, those are really important and needs to be considered as well as.

874
01:54:42.780 --> 01:54:59.250
Michael: Requiring condition for revised landscape plan, while normally I hope that the building the architecture actually starts to integrate into the existing context, a little bit better I feel like we're kind of running.

875
01:55:00.450 --> 01:55:15.960
Michael: around in circles in terms of kind of reducing the mass in some sort of way that it feels more appropriate to the area and so that the landscape plan is going to be even more important in this scenario, so I think we need to make sure that that gets updated.

876
01:55:17.820 --> 01:55:30.000
Michael: And the comments that have been stated already are incorporated and then I had a question about the two storey townhome plans.

877
01:55:31.980 --> 01:55:35.760
Michael: and wondering if they were accurate regarding how you.

878
01:55:36.780 --> 01:55:48.540
Michael: How they relate to both the comments space, as well as wintergreen lane it looked like in the plans on your Google drive, which were updated the most recent

ones, I think.

879
01:55:50.070 --> 01:55:51.480
Michael: there's only one door.

880
01:55:52.650 --> 01:56:04.950
Michael: For the ground units and I was wondering, is that the case or and if it is
the case which way does the door open opening onto the road or is it opening on the
comments it's.

881
01:56:06.450 --> 01:56:13.620
Hayes Gori: The answer to that is, I guess, we still haven't got both doors in
there, there are a door on the front.

882
01:56:14.730 --> 01:56:16.710
Hayes Gori: In the case of the East.

883
01:56:18.210 --> 01:56:19.890
Hayes Gori: lot okay.

884
01:56:21.180 --> 01:56:22.500
Hayes Gori: yeah okay now.

885
01:56:23.550 --> 01:56:33.780
Hayes Gori: This works good, because then we can go to the the other one, this is
the rare there's a door to the common areas and that's the rear and could you go to
the other ones Marlene.

886
01:56:34.020 --> 01:56:35.130
Marlene Schubert: oops went the wrong way.

887
01:56:37.320 --> 01:56:46.230
Hayes Gori: And this is the front and and I agree with whoever's that they don't
like glass doors and all of your people on our team.

888
01:56:47.790 --> 01:57:00.000
Hayes Gori: have voted me down i've 74 I don't like that anyway, we can have a glass
of wine and commiserate so I don't I don't know how we're going to get rid of the
glass doors let's meet over will them.

889
01:57:01.170 --> 01:57:08.040
Hayes Gori: But this is a Friday and so there's the front door so there's a front
and back door, does that answer your question.

890
01:57:09.810 --> 01:57:14.280
Michael: yeah it does so, the vendors are accurate, not the plants.

891
01:57:14.520 --> 01:57:15.570
Hayes Gori: yeah okay.

892
01:57:17.940 --> 01:57:21.090
Michael: All right, I like both doors so that's why I was asking.

893
01:57:22.530 --> 01:57:28.350
Joseph: So um again I would like it to open it up to people in the audience and I
see.

894
01:57:28.380 --> 01:57:30.540
Marlene Schubert: Lisa Lisa to talk.

895
01:57:30.570 --> 01:57:31.800
Joseph: One moment yeah.

896
01:57:33.840 --> 01:57:36.390
Lisa: are mandatory at all hi can you hear me.

897
01:57:38.280 --> 01:57:38.670
Marlene Schubert: Yes.

898
01:57:38.850 --> 01:57:47.970
Lisa: yeah so unfortunately i'm on the ferry so i'm sorry they're making an
announcement, but um, I just wanted to say that.

899
01:57:48.900 --> 01:57:58.380
Lisa: i've been involved with the sustainable transportation work and i'm a biker
and when I think about this development and facilities for bicycles.

900
01:57:58.920 --> 01:58:17.100

Lisa: I tell you something that works for me as a regular computer going into the city having safe barking and if I was to live in this kind of development, there are things, called like five o'clock right there structures we had one in our EP.

901
01:58:18.210 --> 01:58:33.930
Lisa: hey office way see where people can pull their bikes in and absolutely love them so they're out of the weather and such and when I think about the smallness of these units and, frankly, I can tell about that storage unit, but I would tell you this bikes keep getting bigger.

902
01:58:34.950 --> 01:58:45.060
Lisa: And cars and gets all right, so when we think about what's adequate and I know i'm hoping one day that the city code is updated such that these.

903
01:58:46.050 --> 01:58:53.880
Lisa: kinds of things already dialed in and developers don't have to think about it so much, but we're not at that point.

904
01:58:54.540 --> 01:59:00.240
Lisa: So I would ask you to think about whether this really provide.

905
01:59:00.750 --> 01:59:11.130
Lisa: adequate facilities for bikes and we're not just talking about bikes today bikes in the future, families on bikes big bikes electric bikes so.

906
01:59:11.460 --> 01:59:24.090
Lisa: I just wanted to weigh in on the bike thing because it's really important to me, and as you see, in our Community, more and more people of all agents older people younger people kids are on very different looking bikes.

907
01:59:25.320 --> 01:59:28.710
Lisa: So that's what I have to say about some of this, so thank you.

908
01:59:29.430 --> 01:59:30.120
Joseph: Thank you.

909
01:59:31.830 --> 01:59:34.050
Joseph: anybody else in the audience.

910
01:59:37.380 --> 01:59:38.220

Joseph: Anybody at all.

911
01:59:42.840 --> 01:59:43.350
Joseph: Okay.

912
01:59:44.400 --> 01:59:44.970
Joseph: um.

913
01:59:46.590 --> 01:59:48.210
Joseph: Do you have a comment, yes.

914
01:59:50.430 --> 01:59:51.690
Vicki: I have one more question.

915
01:59:52.920 --> 01:59:58.410
Vicki: Marlene if we could go to that set of all those drawings and go actually to
the floor plans.

916
01:59:58.710 --> 01:59:59.130
Vicki: I want I.

917
01:59:59.160 --> 02:00:01.620
Marlene Schubert: Think I accidentally shot it so one second.

918
02:00:01.860 --> 02:00:05.130
Marlene Schubert: Okay, find the email again i'm so sorry okay.

919
02:00:07.620 --> 02:00:09.420
Marlene Schubert: hold on one second here we go.

920
02:00:11.040 --> 02:00:12.330
Marlene Schubert: get to the link.

921
02:00:14.700 --> 02:00:16.050
Marlene Schubert: All right, my apologies.

922
02:00:17.040 --> 02:00:21.480
Vicki: So um you know, like the two the two story would be find.

923
02:00:22.710 --> 02:00:23.040
Marlene Schubert: This.

924
02:00:24.150 --> 02:00:30.270
Vicki: Okay, so yeah, but if we could see the actual floor plan Okay, and what i'm what i'm.

925
02:00:30.570 --> 02:00:33.480
Vicki: What I need to understand is.

926
02:00:36.120 --> 02:00:37.620
Vicki: At accessibility.

927
02:00:39.030 --> 02:00:39.750
Vicki: So.

928
02:00:40.920 --> 02:00:44.160
Vicki: there's no main floor.

929
02:00:45.600 --> 02:00:46.170
Vicki: bedroom.

930
02:00:47.970 --> 02:00:54.060
Vicki: So on so, how does this work for someone who is say in a wheelchair.

931
02:00:56.400 --> 02:01:00.360
Vicki: How does this work for somebody who really can't do stairs.

932
02:01:03.180 --> 02:01:06.030
Hayes Gori: Did you can I answer that or did you oh.

933
02:01:06.060 --> 02:01:08.190
Vicki: Sure that's that's that's my question yeah.

934
02:01:08.970 --> 02:01:13.800
Hayes Gori: Okay, it the, the only place that we can handle.

935
02:01:14.850 --> 02:01:15.750
Hayes Gori: access.

936
02:01:17.850 --> 02:01:27.810
Hayes Gori: Is the two story units, the three square units will work, but it will we have done in the past on a on a previous project.

937
02:01:28.590 --> 02:01:51.390
Hayes Gori: Is and we have always we are projects have all these lean towards like palumbo place we had 13 units that had elevators in them, but we've also done stair elevators and even though we don't customize it all we have followed the practice with people who have had the gaps we will customize.

938
02:01:52.440 --> 02:02:07.320
Hayes Gori: To create access, and so the, the only way that we can do it is with it is a straight run in the two story, we can accommodate and add a an elevator if we get customers.

939
02:02:07.800 --> 02:02:20.640
Hayes Gori: buyers who are going to need it, they will have to pay for it, but we, we have done, and all of our projects accommodated the needs of of handicapped people.

940
02:02:22.110 --> 02:02:35.370
Vicki: Like that's a really that's good to hear so on the second floor bathroom on the on the two story on have you got like the turning radius, if necessary, you can make that work.

941
02:02:36.120 --> 02:02:52.020
Hayes Gori: If we're gonna have to modify the little stumble there, yes I believe i'm not sure it meets actual for wheelchair, but for walkers and everything else it will work, so I don't.

942
02:02:53.550 --> 02:03:09.180
Hayes Gori: Like the screen I can't read the dimensions, with my nice sorry so but I believe it does so, so I don't know, but then we might have to modify the bathroom if we have a handicapped person is fine.

943
02:03:10.440 --> 02:03:24.810
Hayes Gori: there's no bearing walls or anything so that it can be done when we have done that, too, is that I want to make clear, though, that that's, the only thing we

do on these projects is.

944
02:03:25.950 --> 02:03:26.970
Hayes Gori: Is for elderly.

945
02:03:27.570 --> 02:03:29.070
Vicki: Okay, thank you for that answer.

946
02:03:32.910 --> 02:03:37.260
Bob: Thank you um yeah just several quick questions.

947
02:03:38.730 --> 02:03:46.200
Bob: I think the first one might be for Kelly Kelly or Dave I was looking at the
SEPA application.

948
02:03:47.520 --> 02:03:48.000
Bob: and

949
02:03:50.280 --> 02:03:59.010
Bob: I noticed the way it was filled out that wintergreen isn't going to require any
public services like fire department and police is that true.

950
02:04:01.050 --> 02:04:04.710
Bob: Is this a no police no fire project I don't understand.

951
02:04:05.070 --> 02:04:05.250
That.

952
02:04:06.780 --> 02:04:07.530
Bob: application.

953
02:04:07.950 --> 02:04:10.320
Kelly: there's a secret question that has to do with.

954
02:04:11.340 --> 02:04:17.400
Kelly: Are there are you asking me about the one that has to do with other special
hazards that might require.

955

02:04:19.770 --> 02:04:20.850
Kelly: I mean, of course, it has.

956
02:04:21.810 --> 02:04:24.840
Bob: This number 15 actually public services.

957
02:04:25.710 --> 02:04:31.140
Bob: it's got fire protection and police and the developer says no, and I, I guess,
I don't understand that.

958
02:04:31.710 --> 02:04:38.460
Bob: it's more of a trivia question, I guess, but I don't get it, I thought they
would require police and the fire department.

959
02:04:40.260 --> 02:04:41.280
There be your dance.

960
02:04:42.870 --> 02:04:49.290
Kelly: I think that has to do with hazardous materials, but I can check that while
we're on here and i'll get right.

961
02:04:51.030 --> 02:04:51.900
Bob: Okay, thank you.

962
02:04:52.890 --> 02:05:02.940
Hayes Gori: Mr Russell I I think I can answer that for you, I think it's like I
filled it out, and I, I thought, what they were saying, do you need.

963
02:05:03.300 --> 02:05:14.580
Hayes Gori: Just to the police and fire department need to add additional staff in
order to support this project not weather nothing coming in there and because it's
so proximate to the.

964
02:05:15.300 --> 02:05:33.660
Hayes Gori: fire and the police, I and they already come in there to supervise the
commercial area I answered no you don't need to add additional fire and police
department services so that's what I thought it meant I don't know, maybe didn't
mean that so that's that's.

965
02:05:34.080 --> 02:05:34.200

A.

966
02:05:35.430 --> 02:05:43.230
Bob: No, no, I appreciate the honesty, is what I was looking for as little
transparency, no I get it, I you answered the question.

967
02:05:44.520 --> 02:06:00.930
Bob: Whether that's the city answer I don't know, but I know, for me, you answered
that question second thing is i'm not gonna i'm not i'm not going to talk about left
hand turns and I guess there's 38 cars are supposed to make trips back and forth, I
guess, for me.

968
02:06:02.400 --> 02:06:13.050
Bob: I don't like that intersection I think if you add one more car to it it's going
to be bad i've been down there when there's been bad turns just waiting for an
accident to happen, but i'm not gonna.

969
02:06:14.400 --> 02:06:16.320
Bob: i'm not going to talk about that.

970
02:06:17.370 --> 02:06:17.880
Bob: The.

971
02:06:21.630 --> 02:06:25.890
Bob: I guess that's it I have something else I don't remember what it was, thank you
very much.

972
02:06:26.640 --> 02:06:43.590
Joseph: Okay um I think that we're way over time, unfortunately, so I think we need
to kind of move this on a little bit then we're going to end the comments and
question period if that's okay with everybody, and we need to move now to.

973
02:06:45.120 --> 02:06:47.940
Joseph: What we think about this project.

974
02:06:48.300 --> 02:06:50.760
Joseph: And I guess the options are yes Kelly.

975
02:06:50.880 --> 02:07:02.280
Kelly: I could I just respond to that super question and a secret question is, what

would the project resulted in increase need over the existing capacity and.

976
02:07:03.600 --> 02:07:04.590
Kelly: And so.

977
02:07:06.330 --> 02:07:13.710
Kelly: Was correctly answered no he didn't anticipate that there would be an increased need for additional fire staff or additional police stuff.

978
02:07:14.460 --> 02:07:14.880
Okay.

979
02:07:15.900 --> 02:07:18.960
Joseph: Thank you, yes okay so um.

980
02:07:20.070 --> 02:07:23.850
Joseph: I guess the question now turns to the Dr B to.

981
02:07:24.990 --> 02:07:28.140
Joseph: make a final recommendation, one way or the other, and.

982
02:07:29.310 --> 02:07:34.740
Joseph: The options are to put the project to not approve the project to.

983
02:07:36.120 --> 02:07:46.200
Joseph: approve the project with some conditions, so I would like to go around the room and get people's opinion and sort of vote on this.

984
02:07:48.090 --> 02:07:51.000
Joseph: I guess i'll go ahead and start.

985
02:07:52.860 --> 02:07:53.640
Joseph: I feel like.

986
02:07:54.720 --> 02:08:01.530
Joseph: They have done a lot of work here, and have really made a really hard effort to.

987

02:08:02.790 --> 02:08:07.650
Joseph: make some changes and they've come a long way, really, and I really
appreciate that.

988
02:08:08.760 --> 02:08:09.510
Joseph: To the applicant.

989
02:08:10.770 --> 02:08:25.170
Joseph: I do feel like somebody made the comment was they talked about the dignity
of your home life and the dignitary the dignity of your housing and a neighborhood
that you're proud of.

990
02:08:26.190 --> 02:08:29.040
Joseph: And that that is really an important thing for everybody.

991
02:08:30.060 --> 02:08:39.210
Joseph: And some people can afford that and other people in affordable housing
cannot necessarily afford that, but we still should provide.

992
02:08:40.410 --> 02:08:50.040
Joseph: A dignified home area in a place, we can you know be proud of, I think that
is an issue for me on this project.

993
02:08:51.210 --> 02:08:59.370
Joseph: I think that, along with their business model, which requires that they have
74 units which creates a lot of density.

994
02:09:01.800 --> 02:09:14.940
Joseph: And I think in creates the resultant a lot of math and also buildings and it
gets it we can't put more trees in because they need the units and let's all listen.

995
02:09:16.080 --> 02:09:20.370
Joseph: And then I think there are a number of fatal issues related to.

996
02:09:21.840 --> 02:09:40.470
Joseph: The things that Mr gordy talked about which are beyond their control, given
the 2013 agreements and the original site plan, and so, when I when I look at this
project, and I look at what the goals and objectives of the design for bainbridge
book or.

997

02:09:41.700 --> 02:09:51.090
Joseph: I just can't find it in my heart to say that they've met the book they've met the standards and unfortunately i'm going to have to.

998
02:09:51.990 --> 02:09:58.500
Joseph: Say that I can't approve this project and then even with some conditions, I find it difficult.

999
02:09:59.250 --> 02:10:14.220
Joseph: To prove this point of view I don't see that we can preconditions can find enough conditions to solve some of these fatal fatal issues related to entry and exit and in the density and methods and then so.

1000
02:10:15.540 --> 02:10:22.890
Joseph: that's where I stand, I really want to hear obviously from all the Dr be Members as to whether they think that this project.

1001
02:10:23.280 --> 02:10:39.690
Joseph: can be approved and i'm willing to listen to that, and if there are conditions that could make it an improvement projects so i'd like to go to each crb Member and get their opinion about that so who would like to go first.

1002
02:10:45.300 --> 02:10:45.750
Todd: i'll go.

1003
02:10:45.870 --> 02:10:48.960
Todd: I mean, I appreciate the work that you've done.

1004
02:10:50.250 --> 02:10:52.680
Todd: And I share joseph's concern.

1005
02:10:53.790 --> 02:10:57.900
Todd: I would love to be able to approve this with some conditions.

1006
02:10:59.550 --> 02:11:04.650
Todd: But I don't know how we handle hammer them out because some of the things we've talked about have met with immediate shut down.

1007
02:11:06.120 --> 02:11:19.650
Todd: So I don't know how we could work on conditions, I mean easy ones would be you

know, we need the landscape plan updated and unbelievable we need.

1008
02:11:20.550 --> 02:11:28.740
Todd: You know design studies of the north and south ends of the buildings and some real solution to the.

1009
02:11:29.670 --> 02:11:42.690
Todd: Visibility sound plant does the identification between 305 and the building, so I would be interested to see if there's some way, we can investigate some conditional some you know real conditional.

1010
02:11:44.070 --> 02:11:47.010
Todd: Conditions, we can put on this for approval hmm.

1011
02:11:48.750 --> 02:11:49.200
Okay.

1012
02:11:50.760 --> 02:11:51.480
Joseph: anybody else.

1013
02:11:54.900 --> 02:11:55.740
The geek girl.

1014
02:11:57.180 --> 02:12:01.620
Vicki: I agree with what both Joe and and Todd have said.

1015
02:12:02.970 --> 02:12:11.250
Vicki: it's been it's been hard to search out areas of compromise, because the compromise get right into the economics of the project.

1016
02:12:12.630 --> 02:12:19.740
Vicki: It really needs its substantial buffers it needs to create a real sense of the oven enveloping.

1017
02:12:20.790 --> 02:12:28.950
Vicki: Community so that it doesn't read like it's just sitting down in a parking lot, which is the way it reads now.

1018
02:12:29.400 --> 02:12:37.380

Vicki: So, because, because we all everybody on the Dr be I think I can speak for the fact that we're very appreciative of the fact that.

1019
02:12:37.950 --> 02:12:47.160
Vicki: Mr Smith that that your commitment to affordable and less expensive housing and we would like to see that be manifest and we would, I think.

1020
02:12:48.030 --> 02:13:00.900
Vicki: You know, maybe we need a complete on somehow or other a complete and do over and I completely different way of looking at this, these two pieces of property is potential housing.

1021
02:13:01.590 --> 02:13:13.050
Vicki: i'm not an architect, you know I have ideas about what that might look like, but it is what I think could work there is substantially different than what we're seeing so very, unfortunately.

1022
02:13:14.310 --> 02:13:28.890
Vicki: I can't I can't figure out how to write a list of of ironclad conditions that are going to get us where we would need to be if it was an approval, so I to have to come down on the denial side, regretfully.

1023
02:13:37.230 --> 02:13:37.710
Marlene Schubert: Michael.

1024
02:13:38.460 --> 02:13:39.390
Joseph: Michael yep.

1025
02:13:42.360 --> 02:13:46.080
Joseph: And thank you, Michael for coming in from New York, London.

1026
02:13:46.590 --> 02:13:46.860
yeah.

1027
02:13:50.670 --> 02:13:56.280
Michael: So I think both Joe and vicki I am.

1028
02:13:57.870 --> 02:13:59.850
Michael: I hear a lot of what you're saying and.

1029
02:14:00.960 --> 02:14:09.540
Michael: This is i'm guessing a little bit more on the side that Todd is on trying to figure is there a way that are there.

1030
02:14:11.910 --> 02:14:23.040
Michael: conditions that we can put on this to get us to where we want, and the problem is is would we be able to get to those conditions next hour or how much time.

1031
02:14:25.020 --> 02:14:27.060
Michael: Because I think a lot of things have come up.

1032
02:14:28.410 --> 02:14:29.430
Michael: And without and a.

1033
02:14:30.690 --> 02:14:36.150
Michael: final approval on what that actually the impact of this conditions looks like.

1034
02:14:39.360 --> 02:14:49.740
Michael: A little bit challenging so I guess I would be open to figuring out discussing conditions and then at the point that we.

1035
02:14:51.000 --> 02:15:03.030
Michael: Come to created all the conditions that we agreed to as a group, making a decision on whether or not those conditions are strong enough to move the project forward or if we do that, to.

1036
02:15:04.050 --> 02:15:05.490
Michael: deny the project that.

1037
02:15:08.460 --> 02:15:10.350
Michael: would be open to discussing condition.

1038
02:15:14.580 --> 02:15:16.530
Joseph: To Bob Thank you Michael.

1039
02:15:18.450 --> 02:15:19.530
Bob: yeah i'm kind of in.

1040
02:15:20.670 --> 02:15:22.680
Bob: I mean I kind of in the vein of Michael.

1041
02:15:24.090 --> 02:15:24.690
Bob: i'm.

1042
02:15:27.210 --> 02:15:28.080
Bob: i'm in the middle.

1043
02:15:29.280 --> 02:15:31.110
Bob: I know we need attainable housing.

1044
02:15:33.780 --> 02:15:41.580
Bob: The city's got workers, they need to hire I don't know where they're going to
live unless they have a cool million and a half dollars to find a place to live.

1045
02:15:43.050 --> 02:15:44.430
Bob: Something like this would be great.

1046
02:15:45.750 --> 02:15:54.210
Bob: I would really like to see with all these conditions that we've talked are
these recommendations we've talked about I certainly.

1047
02:15:55.050 --> 02:16:06.720
Bob: would like to see a drawing with all of them on right now we're just I mean you
know my big thing is the 50 foot buffer when I did my own layout.

1048
02:16:07.410 --> 02:16:22.350
Bob: I came up with about 5052 units Max and that would be having some good natural
areas trees and that's something that was just doing my own thing on onion skin
that's what I came up with 74 units is very big I am.

1049
02:16:26.160 --> 02:16:29.400
Bob: i'm concerned about Michael did you say you wanted to.

1050
02:16:30.570 --> 02:16:37.200
Bob: Have a chat, shall we say, with the developers that kind of what you're
implying if I heard you right.

1051
02:16:38.250 --> 02:16:39.900
Michael: Well, I was just saying that.

1052
02:16:41.610 --> 02:16:49.800
Michael: We can put down conditions, but we don't necessarily we wouldn't be there, we review the project again with those conditions made.

1053
02:16:52.410 --> 02:16:52.740
Michael: Because.

1054
02:16:52.800 --> 02:16:53.250
Bob: that's my.

1055
02:16:53.550 --> 02:17:03.660
Bob: that's my thing to you know i'd like to see all we've seen a lot of different things and yeah we could probably start to visualize it, but we haven't seen it, I mean this whole project.

1056
02:17:04.650 --> 02:17:12.600
Bob: You know I guess overall and i'll say this to you know, to the development team, one of the big concerns I have is that.

1057
02:17:13.410 --> 02:17:26.640
Bob: You guys you come in, you build it you're gone it's not it's not an apartment building it's not a multi multi family building this or multifamily building i'd be a little more flexible, my concern is you're in you're out.

1058
02:17:27.660 --> 02:17:28.080
Bob: and

1059
02:17:31.830 --> 02:17:44.190
Bob: I just like to see all these conditions put on a piece of paper, so we could see what it looks like i'm not totally no i'm not totally yes i'm for private neighborhoods in this commercial area.

1060
02:17:45.210 --> 02:17:58.290
Bob: i'm for a landscaping plan that's going to work, you know little things like yeah bike stories, you could put a roof on an enclosure around where you got the bikes but the dignity of the you know the people that live there, I don't know I.

1061
02:18:01.680 --> 02:18:09.330
Bob: The 50 foot setbacks, a must that's where i'm at I really need to see these conditions put on a drawing.

1062
02:18:12.180 --> 02:18:37.140
Joseph: Okay, so so, then what i'm hearing from everybody is that we have voted three two that this project at this time is not denied and that it couldn't could be approved with a list of conditions with which are yet to be we've talked about but yet to be fully established.

1063
02:18:38.220 --> 02:18:42.960
Joseph: So going forward and i'd have to ask the the applicant here.

1064
02:18:44.100 --> 02:18:51.660
Joseph: At this point four o'clock or 416 on on the day here, we could we could list some of these.

1065
02:18:53.250 --> 02:19:07.200
Joseph: Conditions, but then you would have to come back and show us those conditions and be willing to do that and want to do that, etc, and being able to do that and that is going to affect your timeframe.

1066
02:19:08.370 --> 02:19:10.620
Joseph: And you might not make the.

1067
02:19:12.060 --> 02:19:23.790
Joseph: You know the PC meeting and and I also do share your concern about you know the interest rates are obviously interest rates are on the horizon here as an issue so.

1068
02:19:26.550 --> 02:19:41.880
Joseph: that's So where do we go from here, I guess, I guess, I would say the we've we've decided three to two that we would not approve or disapprove this project data, we would prove it with some conditions that need to be.

1069
02:19:43.260 --> 02:19:43.800
Joseph: outlined.

1070
02:19:45.000 --> 02:20:05.940

Joseph: And I can't vote on that until I see what those list of conditions are so I can say that they are enough conditions that would satisfy me, and each of us so moving forward, we can sit here and we can come up with that list, right now, if you'd like.

1071
02:20:07.980 --> 02:20:11.790
Joseph: Or the question would be or any one of those conditions.

1072
02:20:12.930 --> 02:20:23.520
Joseph: A fatal flaw for the applicants or not, or if they could achieve them and what and, secondly, do they want to come back for another meeting and then lose their time track.

1073
02:20:25.350 --> 02:20:29.250
Joseph: So, I guess, I guess, I would ask the applicant, if you have any thoughts about that.

1074
02:20:29.700 --> 02:20:33.150
Kelly: I said I can add now in terms of the timeframe that.

1075
02:20:34.500 --> 02:20:47.280
Kelly: I really love the city departments are not complete with the review, and we will we are not going to make the 722 planning Commission meeting, regardless of the outcome of this meeting.

1076
02:20:47.610 --> 02:20:49.290
Joseph: Oh we're not, we cannot.

1077
02:20:49.380 --> 02:21:01.350
Kelly: Oh, I haven't I was gonna wait to break that to the outer until after this meeting, so that I could kind of consolidate it, but that planning Commission meeting and the hearing examiner would be pushed off.

1078
02:21:02.700 --> 02:21:13.140
Joseph: Okay, so um I guess to the applicant I guess that sort of answers that question, I guess, a little bit put you in a time bind a little bit.

1079
02:21:15.240 --> 02:21:15.930
Joseph: Do you.

1080

02:21:17.460 --> 02:21:22.080
Joseph: You know, you know as we go forward, you have any comments on what we're
talking about here.

1081
02:21:23.280 --> 02:21:27.720
Hayes Gori: yeah I mean that is disappointing first or that.

1082
02:21:29.910 --> 02:21:30.630
Hayes Gori: You know I.

1083
02:21:33.300 --> 02:21:41.790
Hayes Gori: Have a condition is that you know it's it's your articulation of what
you know, would make a project satisfactory to you.

1084
02:21:42.480 --> 02:21:52.560
Hayes Gori: Obviously, obviously, for some of you it's a 50 foot buffer for many, if
not all it's more screaming on the North ends and on the South end of the West lot
right.

1085
02:21:53.340 --> 02:22:04.140
Hayes Gori: And then you know if they're those seem to be the major ones, maybe some
kind of welcoming a rock with the sign on it, or something like that it's a quarter
of the East la area yeah.

1086
02:22:05.220 --> 02:22:10.560
Hayes Gori: So I mean it's not really for us to tell you what conditions I.

1087
02:22:10.710 --> 02:22:19.290
Hayes Gori: Think it's nice for you right to decide and then and then as as this,
you know this as the review proceeds through the planning Commission and sit in the
planning, Commissioner.

1088
02:22:19.890 --> 02:22:31.410
Hayes Gori: heather up to the he you know when we will we'll see how it goes and if
everyone agrees with your conditions, and they have the same sentiments, then those
will be the conditions and we will comply.

1089
02:22:32.040 --> 02:22:48.210
Hayes Gori: And so I think I think that's your obligation is to put your marker down
as for what is satisfactory to you what makes this compliant with the design
standards and if that's ultimately the case, we will absolutely combine that would

be like those those would be the conditions of approval.

1090
02:22:49.200 --> 02:22:56.700
Joseph: So Okay, thank you very much, so the way I see this is that we can come up now with conditions.

1091
02:22:57.750 --> 02:23:12.270
Joseph: Do beacon can set the conditions, however many there are, and then I would like to then revolt and say, would we approve this project with those conditions.

1092
02:23:14.100 --> 02:23:27.630
Joseph: You know if they met those conditions, whatever they are would we approve this project and that might not you know, be a you know that's a vote that's another book So the first thing to do here, then, is to.

1093
02:23:29.490 --> 02:23:38.430
Joseph: come up with the list of conditions and Marlene can you write these down as we go is that possible.

1094
02:23:40.050 --> 02:23:42.060
Marlene Schubert: yeah are you able to see my screen right now.

1095
02:23:42.210 --> 02:23:46.140
Marlene Schubert: Yes, I just I took some notes, while you were talking so you.

1096
02:23:46.140 --> 02:23:47.910
Marlene Schubert: Can wordsmith this if you'd like.

1097
02:23:49.020 --> 02:23:58.710
Joseph: So how about i'll just take a stab at it real quick, I have a list here and people can agree or not agree from the Dr B is to.

1098
02:23:59.790 --> 02:24:01.950
Joseph: Do stand the conditions.

1099
02:24:04.380 --> 02:24:08.700
Joseph: So the one condition I think everybody's talking about is meeting the buffer.

1100

02:24:10.410 --> 02:24:12.570
Joseph: So i'm going to 50 foot buffer.

1101
02:24:14.580 --> 02:24:24.390
Joseph: That would be one a second one is an updated landscape landscape plan that
we would feed the reflective of the new site plan.

1102
02:24:25.860 --> 02:24:29.820
Marlene Schubert: Oh, my goodness, are you guys this word is going crazy on me OK.

1103
02:24:30.870 --> 02:24:35.490
Marlene Schubert: OK OK update the landscape plan, did you say something else in
addition.

1104
02:24:36.300 --> 02:24:42.270
Joseph: we'll get plan to to concur with the techland.

1105
02:24:45.300 --> 02:24:53.130
Michael: To do we have like a sub category under this where we talk about additional
planting also on the North and the South.

1106
02:24:53.610 --> 02:24:58.500
Joseph: Now we can add that, so if you want to add a distribution for the trees
you're talking about.

1107
02:25:00.480 --> 02:25:01.170
Joseph: Talking about.

1108
02:25:01.800 --> 02:25:10.740
Joseph: Yes, yes, so the subset of that would be additional trees on me see I think
it's the north side and the East side is that right.

1109
02:25:11.400 --> 02:25:13.050
Bob: Bob hits and question north.

1110
02:25:13.170 --> 02:25:14.580
Joseph: The North north.

1111
02:25:14.700 --> 02:25:16.260

Bob: North side in the south side.

1112
02:25:16.890 --> 02:25:23.610
Bob: Of the of the westerly and for sure the north side of the easterly I don't
recall what the.

1113
02:25:23.700 --> 02:25:24.690
Joseph: East look.

1114
02:25:24.780 --> 02:25:25.110
Like.

1115
02:25:26.280 --> 02:25:31.050
Bob: yeah yeah again looking for privacy looking for some dignity with the
neighborhood.

1116
02:25:31.620 --> 02:25:33.030
Joseph: Okay, you have that.

1117
02:25:33.270 --> 02:25:35.220
Marlene Schubert: Like I don't know if I got exactly.

1118
02:25:35.730 --> 02:25:42.810
Joseph: So there's three places in north and south of the East lot in the north lot
of the West, no.

1119
02:25:43.200 --> 02:25:43.350
No.

1120
02:25:44.730 --> 02:25:49.530
Vicki: North and north and south of the West slot slot and the north of the East.

1121
02:25:50.160 --> 02:25:54.060
Joseph: Yes, thank you okay um we would.

1122
02:25:54.150 --> 02:25:54.570
Joseph: Like.

1123

02:25:54.630 --> 02:26:00.600
Marlene Schubert: It I get it right sorry national trees on the north and south side of the West lot additional trees on the North side of the East lot.

1124
02:26:00.960 --> 02:26:02.460
Marlene Schubert: Yes, Okay, thank you.

1125
02:26:03.180 --> 02:26:17.850
Joseph: um we'd want to see entry treatment coming into the building of North and not just welcoming sign, but some attention to that particular end building if possible.

1126
02:26:18.990 --> 02:26:20.520
Marlene Schubert: So say that again i'm sorry.

1127
02:26:20.670 --> 02:26:25.680
Joseph: I was heading North from putting North from.

1128
02:26:26.970 --> 02:26:27.630
Joseph: Key bank.

1129
02:26:29.520 --> 02:26:33.330
Joseph: Those those buildings on the West on the east lot.

1130
02:26:34.680 --> 02:26:44.760
Joseph: needs attention and that's not just a welcoming sign it is also a treatment of that emphasized, which could be done.

1131
02:26:45.210 --> 02:26:49.980
Joseph: With building changes windows and stuff but also more landscaping.

1132
02:26:53.310 --> 02:26:53.760
Okay.

1133
02:26:56.460 --> 02:27:04.020
Todd: I think that's also kind of broaden just to be you know design solutions for all North and South.

1134
02:27:05.520 --> 02:27:06.150

Joseph: ends.

1135
02:27:06.210 --> 02:27:06.960
Joseph: yeah yeah.

1136
02:27:07.770 --> 02:27:16.110
Joseph: yeah Okay, I agree with that, I think that's true this up, north and south,
building ends should have more articulation and more design.

1137
02:27:17.190 --> 02:27:17.580
If.

1138
02:27:18.900 --> 02:27:19.440
Joseph: i'm.

1139
02:27:21.780 --> 02:27:22.650
Joseph: Okay sorry.

1140
02:27:24.210 --> 02:27:24.600
Marlene Schubert: oops.

1141
02:27:30.930 --> 02:27:31.410
Marlene Schubert: I get it.

1142
02:27:32.790 --> 02:27:33.420
I think so.

1143
02:27:34.770 --> 02:27:42.780
Joseph: Then the next one, I had was, I think, was tired or someone brought up or
some other professional materials and the colors that that.

1144
02:27:43.740 --> 02:27:56.160
Joseph: Those those two drawings are much, much better talking about the cedar
siding and that, but it needs more we need to see a drawing calls out what those
materials are and what those colors are not just to the doctor.

1145
02:27:57.180 --> 02:27:59.070
Todd: And an actual samples.

1146
02:27:59.160 --> 02:28:00.690
Joseph: and actual sales right.

1147
02:28:01.260 --> 02:28:02.100
Vicki: I think we.

1148
02:28:03.330 --> 02:28:15.900
Vicki: yeah, we need to have an overall drawing with the but the new Charlie colors for the whole project transfers yeah yeah so we really see what it looks like in mass.

1149
02:28:15.930 --> 02:28:17.490
Vicki: With the darker colors on it.

1150
02:28:19.590 --> 02:28:20.070
Joseph: Okay.

1151
02:28:25.140 --> 02:28:26.430
Joseph: Okay um.

1152
02:28:29.520 --> 02:28:37.170
Joseph: There were some other things smaller things are important, I guess, talked about the E bike some kind of a provision for storage for.

1153
02:28:37.620 --> 02:28:38.250
Bob: block of all.

1154
02:28:38.940 --> 02:28:40.770
Bob: Local storage, for he bikes.

1155
02:28:41.190 --> 02:28:42.480
Joseph: stored it blogs.

1156
02:28:42.510 --> 02:28:52.260
Joseph: Also, I think Mr Smith talked about having a little connection in each garage or something for electrical or something like that okay.

1157
02:28:52.350 --> 02:28:55.140

Joseph: The Charlie yeah for recharging.

1158
02:28:56.280 --> 02:28:56.610
Vicki: We need.

1159
02:28:56.640 --> 02:28:59.460
Vicki: Already on design for the dumpster yards.

1160
02:29:00.360 --> 02:29:01.320
Todd: Patient and clarity.

1161
02:29:01.620 --> 02:29:04.410
Vicki: location location and clarity okay.

1162
02:29:05.220 --> 02:29:05.820
um.

1163
02:29:07.380 --> 02:29:13.740
Joseph: I will say that those two list I had other things that people can think of,
there are.

1164
02:29:16.080 --> 02:29:19.920
Joseph: Anybody was there any other issues that people for a.

1165
02:29:20.370 --> 02:29:25.500
Bob: joy, you know I don't know if it's too late, that I had just one thought and
maybe.

1166
02:29:27.300 --> 02:29:39.120
Bob: You know haze or Mr Wilson, maybe you could ask it, you know, on the video you
had bicycles going back and forth, which is all very nice, but we have no bike lane
going to bike lane be put along that wintergreen road.

1167
02:29:40.770 --> 02:29:43.860
Bob: i'm just looking into the future i'm not looking for right today i'm looking
at.

1168
02:29:46.770 --> 02:29:49.410
Hayes Gori: Maybe Kelly can answer that i'm not.

1169
02:29:50.610 --> 02:29:51.660
Hayes Gori: Clear on the width and.

1170
02:29:53.010 --> 02:29:53.130
Hayes Gori: The.

1171
02:29:56.190 --> 02:29:57.090
Kelly: answer is.

1172
02:29:57.330 --> 02:30:04.170
Kelly: Along wintergreen you could put a bike lane it's a private road, so the city
doesn't have anything to do with that you'd have to work with private landowners.

1173
02:30:06.090 --> 02:30:06.600
Bob: The benefit.

1174
02:30:08.340 --> 02:30:15.180
Bob: I mean Joe I would put a bike lane in there, I mean, I see the block the bikes
on the video, but I want safe bike you know we're going to have more and more.

1175
02:30:15.180 --> 02:30:16.920
Joseph: biking those sidewalks.

1176
02:30:16.980 --> 02:30:28.020
Kelly: yeah it's it's a private road so so wintergreen viscosity the beneficiaries
of that Eastman could get together and decide to put a bike lane in there, the city
has no objection to that.

1177
02:30:28.560 --> 02:30:33.870
Hayes Gori: So that'd be a multi party endeavor not within our control exclusively
right.

1178
02:30:35.190 --> 02:30:46.140
Vicki: If we say something like developer will coordinate to the maximum extent
possible, with the adjoining property owners to increase.

1179
02:30:46.320 --> 02:30:49.020
Vicki: The landscaping replace.

1180
02:30:50.340 --> 02:30:52.080
Vicki: items that have died.

1181
02:30:53.280 --> 02:31:02.790
Vicki: And for the new landscaping for these two lots to to to try to have trees, of the largest size possible from I don't.

1182
02:31:02.820 --> 02:31:04.170
Marlene Schubert: Think I got all that vicki work.

1183
02:31:05.040 --> 02:31:12.210
Joseph: I think those are subjective things I think we have to say that we want trees of eight inch diameter.

1184
02:31:12.510 --> 02:31:15.210
Joseph: He be a six inch by three inch or what are.

1185
02:31:15.600 --> 02:31:17.760
Vicki: Some signs yeah call it out yo.

1186
02:31:17.820 --> 02:31:20.280
Joseph: What should it be, and we have to call that out and.

1187
02:31:20.340 --> 02:31:24.420
Joseph: I think back to the bicycle thing and that's to be negotiate.

1188
02:31:25.770 --> 02:31:40.050
Joseph: If so, as an example, like if the bike lane is important to us and they can't negotiate it because the partners won't do it, or whatever right.

1189
02:31:41.100 --> 02:31:47.940
Joseph: Then that becomes illegal becomes the reason you know, then you're back to D denied the project because of that.

1190
02:31:50.280 --> 02:31:58.020
Joseph: You know I mean These are the things that they have to do for us to prove this project, and if they can't do those things, we cannot.

1191
02:31:58.020 --> 02:31:58.530
Joseph: approve them.

1192
02:31:59.130 --> 02:32:00.150
Hayes Gori: yeah well.

1193
02:32:00.600 --> 02:32:03.630
Joseph: And I want to just be clear about what those are if.

1194
02:32:06.660 --> 02:32:07.830
Hayes Gori: i'm looking at the list and.

1195
02:32:08.370 --> 02:32:13.590
Hayes Gori: You know, obviously, you know our position on the 50 foot buffer, but
these other ones, you know that.

1196
02:32:14.400 --> 02:32:27.630
Hayes Gori: that's something we could look at, but in but in terms of just the
nature of the condition so just so we're all clear maybe Kelly and Dave read them
could could chime in on their thoughts, but, but our our thinking is that these are
conditions that you will recommend.

1197
02:32:28.830 --> 02:32:37.950
Hayes Gori: And then we will move on to the planning Commission, we would not come
back again, and many of these things are things we were doing course right we're
going to update the landscape plan and and all of that so.

1198
02:32:38.580 --> 02:32:43.950
Hayes Gori: Those things are going to get taken care of in due course, but, as for
the other ones we know those are your recommendations.

1199
02:32:44.670 --> 02:32:52.320
Hayes Gori: You know we will probably you know articulate our position on the buffer
as we go forward and then the planning Commission on that gets recommendation.

1200
02:32:52.650 --> 02:33:07.740
Hayes Gori: heather the planning commissioner will weigh in with her report, but
ultimately the hearing examiner is going to get to say yay or nay on all these
things and that's what I was getting at before you know if you're an example agrees
with all your conditions, and those are the conditions.

1201
02:33:08.850 --> 02:33:17.730
Hayes Gori: Here, she I guess it's two men at this point so he you know agrees with
50% and those are the conditions so it's I think I think that's the kind of
procedural.

1202
02:33:20.010 --> 02:33:22.890
Joseph: i'm not comfortable with that I have to say i'm.

1203
02:33:24.390 --> 02:33:25.500
Joseph: understand what you're saying.

1204
02:33:25.860 --> 02:33:31.470
Joseph: i'm just saying, but we're not putting these conditions in so the hearings
examiner can think about that.

1205
02:33:32.460 --> 02:33:43.260
Joseph: we're putting these conditions in as things that make a difference, as to
whether we recommend this project or not, and if you don't do those things, then we
will not recommend the project.

1206
02:33:43.950 --> 02:33:44.340
Joseph: Then.

1207
02:33:45.060 --> 02:33:50.820
Joseph: Then, then, then the planning Commission can come in and and and look at
that and make their own determination.

1208
02:33:51.180 --> 02:34:05.160
Joseph: As to whether you know they they agree with those conditions and not I don't
want to put conditions and some are good some hearings and seminary and then there's
a list of 30 conditions and they pick them off, yes, no yes, no that's fly specie I
don't want to fly spec I wanted.

1209
02:34:09.360 --> 02:34:14.460
Hayes Gori: Another review with four to six or the IOC to 16 yo your recommendations
are given great weight.

1210
02:34:15.060 --> 02:34:28.140
Hayes Gori: right by the planning Commission and then the same is true of the

planning commission's recommendations given great way by by the planning,
Commissioner and and so on up the chain of command and that's just kind of the
nature of the process it's.

1211
02:34:28.740 --> 02:34:33.600
Hayes Gori: You know you can't you can't guarantee that your conditions are going to
be ultimately implemented.

1212
02:34:34.290 --> 02:34:43.980
Hayes Gori: They might have already you know I think that's just the nature of the
process, but but to kind of you know mandate, these are mandates their their
recommended conditions so.

1213
02:34:44.040 --> 02:34:58.710
Joseph: So, so what I want to do the dmv today is based on the conditions that we
decide today that we want to put on a list when we approve this project, but those
conditions, and I want to vote on.

1214
02:34:59.850 --> 02:34:59.970
Your.

1215
02:35:01.080 --> 02:35:02.160
Joseph: name for me, I want.

1216
02:35:02.700 --> 02:35:13.710
Joseph: A decision for each of us on that that's where I want to go, then that can
go forward and then, then it works its way through system and that and that would be
fun.

1217
02:35:15.210 --> 02:35:15.690
So maybe.

1218
02:35:16.890 --> 02:35:18.510
Joseph: you're saying the same thing and.

1219
02:35:18.540 --> 02:35:19.470
Joseph: Just being different.

1220
02:35:20.070 --> 02:35:27.360
Hayes Gori: I think so they'll know that if you want all these conditions, and that

will be noted and we get a great way as we go forward.

1221
02:35:27.660 --> 02:35:29.520
Joseph: Yes, Kelly, did you do them.

1222
02:35:29.670 --> 02:35:33.600
Kelly: So my question is on number four was vicki's.

1223
02:35:33.840 --> 02:35:42.660
Kelly: where she said she needs to see the drawing, and so this wouldn't normally
come back to the design review board, so I understand.

1224
02:35:43.170 --> 02:35:52.950
Kelly: You know I can understand that the north and south, building and should have
more articulation and I can use my best judgment about that and the planning
Commission can use their best judgment.

1225
02:35:55.290 --> 02:35:59.100
Kelly: But, but we don't we don't really have a formula.

1226
02:35:59.100 --> 02:36:07.230
Kelly: For you reckon that approval it'll come back to you if there are changes
during the building permit face.

1227
02:36:07.350 --> 02:36:07.650
But.

1228
02:36:09.300 --> 02:36:16.380
Kelly: yeah need to show is fine with me or that's that's a condition that can go
forward.

1229
02:36:17.670 --> 02:36:17.970
Kelly: Okay.

1230
02:36:18.540 --> 02:36:33.810
Joseph: So okay so to that point the deer be other Members have to be comfortable
with they won't see the landscape plan again they will just assume that they will go
back to TIM grass and he would update it and make it, you know compatible with the
second time.

1231
02:36:34.950 --> 02:36:48.420
Joseph: And we don't see it again, of course, women, and so, and I just want to be
really clear and I want to give the planning Commission a vote on this, so they know
what it is, I think it's a split vote here so.

1232
02:36:48.840 --> 02:36:49.380
Michael: Is oh.

1233
02:36:50.220 --> 02:36:56.670
Michael: Sorry Oh, is it possible to put a condition that they have to come back in
front of the Dr B or.

1234
02:36:58.170 --> 02:36:58.680
Joseph: Review oh.

1235
02:36:59.100 --> 02:37:08.100
Joseph: yeah I think if we're going to do that, then we I think that's, then we have
we have another meeting just like we're having today to review those things.

1236
02:37:08.490 --> 02:37:09.690
Michael: Then we make that a conditioning.

1237
02:37:10.260 --> 02:37:17.850
Joseph: I don't have to condition we can we can say to them that they have to do
that it's just whether we're I don't want to necessarily delay.

1238
02:37:18.300 --> 02:37:18.630
Hayes Gori: You know.

1239
02:37:19.020 --> 02:37:29.010
Joseph: You know I don't want to get into that kind of don't want to delay him
anymore, but so are you saying Michael the depth of eat something you would want to
see.

1240
02:37:29.820 --> 02:37:34.860
Michael: Why is this wondering if we could add that to the list is that something
that you can use of the condition.

1241
02:37:35.220 --> 02:37:35.430

We.

1242
02:37:37.110 --> 02:37:37.380
Joseph: don't.

1243
02:37:38.610 --> 02:37:39.960
Joseph: have an opinion about that.

1244
02:37:40.110 --> 02:37:41.460
Joseph: Any other thoughts, but yes.

1245
02:37:42.120 --> 02:37:51.750
Vicki: Joe maybe a different way to look at this is i'm quite sure that if they came
back to us again, we would see these drawings, we would see the landscape update,
etc.

1246
02:37:51.750 --> 02:37:56.460
Vicki: We see the materials and colors However, we are still going to see.

1247
02:37:57.690 --> 02:38:09.630
Vicki: we're not going to see a 50 foot buffer and we're not going to see a
substantial planting zone along these borders, so my question is since and and.

1248
02:38:10.320 --> 02:38:26.940
Vicki: And Hayes and Mr Smith, you can tell me i'm wrong about this, that you will
come back changing the buffer and you will come back showing us all those trees on
all four sides, and if you can't do that then basically I would come down on the
side of denial.

1249
02:38:28.110 --> 02:38:42.360
Vicki: Just because those are really significant things and it gets into the
economic issues regarding the project and the density, which causes it to to have
these two major problems.

1250
02:38:44.010 --> 02:38:46.200
Hayes Gori: Well, just say i'm sorry.

1251
02:38:47.790 --> 02:38:48.510
Joseph: yeah Thank you.

1252
02:38:48.930 --> 02:38:52.440
Hayes Gori: On the buffer issue you know I think I think that's a legal issue.

1253
02:38:53.400 --> 02:39:01.590
Hayes Gori: You know, and so I think that's that's appropriate for the hearings and really the ultimate arbiter of that, and so you you putting down your marker.

1254
02:39:01.950 --> 02:39:12.840
Hayes Gori: You think this is appropriate 50 foot you think it's in compliance with the you know, the need for manual the code and its quality of life and enough, so I think that's entirely appropriate within your purview to do that.

1255
02:39:13.140 --> 02:39:23.100
Hayes Gori: And then, if the hearing examiner think ultimately is the arbiter agrees with you and that's what it'll be and I think that's the nature of these conditions, and likewise with.

1256
02:39:23.460 --> 02:39:32.790
Hayes Gori: You know buffers on the on the ends, you know we made independently, having received your feedback say you know what I think that sounds good, and we may independently do that and.

1257
02:39:33.780 --> 02:39:37.740
Hayes Gori: The issue between now and ultimate approval, but I think all these conditions speak to.

1258
02:39:38.280 --> 02:39:44.670
Hayes Gori: Your preference if these things were to be enforced all these conditions that would meet your approval, I think that's what you're saying.

1259
02:39:45.210 --> 02:39:48.780
Hayes Gori: As to whether, as we go through the process every single one of these is going to be ultimately.

1260
02:39:49.170 --> 02:39:55.620
Hayes Gori: adopted by the hearing examiner none of us can say yay or nay on that that's just the reality of the process, but I don't think you can.

1261
02:39:55.950 --> 02:40:04.770
Hayes Gori: hire us to come back again I don't think that's really part of the

review, we need to kind of move on with your input, which will give a great weight
and we'll see what happens going forward.

1262
02:40:05.280 --> 02:40:06.270
Joseph: See I.

1263
02:40:07.290 --> 02:40:12.390
Joseph: Get comfortable with that and I need Dave greet them to answer this question
here um.

1264
02:40:13.980 --> 02:40:17.940
Joseph: we're saying when he slept with that same day, every there.

1265
02:40:18.150 --> 02:40:18.720
David: Yes, haha.

1266
02:40:19.020 --> 02:40:21.030
Joseph: yeah so the outcome is saying.

1267
02:40:22.230 --> 02:40:28.800
Joseph: That if we say yes, this project was approved with these conditions let's
say the the.

1268
02:40:30.090 --> 02:40:30.810
Joseph: setback.

1269
02:40:31.860 --> 02:40:34.560
Joseph: All right, that sends a message forward.

1270
02:40:35.760 --> 02:40:38.880
Joseph: The other messages know setback no approval.

1271
02:40:39.900 --> 02:40:41.370
Joseph: That sends a different message.

1272
02:40:43.080 --> 02:40:46.860
Joseph: And I think the design review board is skirting its responsibility.

1273

02:40:48.360 --> 02:40:48.780
Joseph: I.

1274
02:40:48.840 --> 02:41:04.740
Joseph: think it is really skirting responsibility if that is an important issue, then it's a yes or no answer it isn't something that we're going to say yeah well yeah keep going keep going we're good on there, and at some point that hearings examiner will look at this that.

1275
02:41:05.070 --> 02:41:05.310
Joseph: You know.

1276
02:41:05.400 --> 02:41:13.110
Joseph: I I don't I don't i'm not comfortable with that process so How does that work day.

1277
02:41:13.440 --> 02:41:18.060
David: yeah First let me apologize there's some free noisy yard work going on next door So if you hear a big buzz that's.

1278
02:41:18.120 --> 02:41:18.990
David: Okay that's.

1279
02:41:20.340 --> 02:41:20.640
Hayes Gori: The.

1280
02:41:21.060 --> 02:41:28.890
David: code is currently silent on it, as you know, Joe in the updated process flowchart we're proposing, there will be an opportunity for the planning Commission to send it back.

1281
02:41:29.190 --> 02:41:38.190
David: It later changes and I don't know, but if this snare and following that so the code isn't currently doesn't currently address it, it just says there's a final design review and recommendation.

1282
02:41:39.420 --> 02:41:46.350
David: So it's it's almost if there's a disagreement between the applicants take on it and and what the deal.

1283

02:41:47.730 --> 02:41:51.870
David: I probably need to take that to the director and legal to sort out as a legal question.

1284
02:41:52.170 --> 02:42:04.950
David: Because the code is currently silent on whether you can require them to come back versus just make your recommendation today, but the name of the meeting is the final review and recommendation so that's that's as much as the code gives us to work with here.

1285
02:42:05.130 --> 02:42:06.900
David: And Kelly certainly feel free to weigh in.

1286
02:42:06.990 --> 02:42:07.950
David: Further, as well, but.

1287
02:42:09.420 --> 02:42:12.930
David: The code seems to be set up to make the final interview and recommendation at this meeting.

1288
02:42:13.980 --> 02:42:16.560
David: it's just silent on whether you can have them come back again.

1289
02:42:20.100 --> 02:42:20.820
David: And I can you.

1290
02:42:21.630 --> 02:42:33.180
Joseph: Tell me you're saying yeah so yeah I just thought i'm I think there are two different messages here most going forward should be the Derby approves this project if they do X.

1291
02:42:33.960 --> 02:42:43.650
Joseph: If they don't do X and wish the mission deny the project not wait for the examiner to tonight, for us, or to say yes.

1292
02:42:45.360 --> 02:42:54.930
Kelly: Getting the full story i'd like to weigh in on I think you know everything is achievable, I think the one sticking point, maybe this 50 foot buffer setback.

1293
02:42:55.710 --> 02:43:05.370

Kelly: Because Dave, as you know, we've had an director determination about this, that it can be reduced, that that setback can be reduced to 25 feet.

1294
02:43:06.900 --> 02:43:10.680
Kelly: And, and if the dmv takes a hard line on that.

1295
02:43:13.200 --> 02:43:16.590
Kelly: You know I can't say with really with.

1296
02:43:17.700 --> 02:43:19.320
Kelly: What likelihood.

1297
02:43:22.470 --> 02:43:34.410
Kelly: recommendation from the design review board versus a director determination versus you know that's really It may come down to a hearing examiner decision on on the code.

1298
02:43:34.470 --> 02:43:43.320
Joseph: We were we were asked by the director, yes, who establish that setback, and we can we established it.

1299
02:43:43.770 --> 02:43:47.910
Joseph: So that his opinion of the Dr B and i'm gonna i'm gonna stand up to that.

1300
02:43:48.210 --> 02:43:50.640
David: Then I will add to that, just to clarify.

1301
02:43:51.030 --> 02:43:54.030
David: I know we've had a lot of discussion this, but the director did actually.

1302
02:43:55.650 --> 02:44:03.540
David: you're correct Kelly, the director said the code could allow for different outcomes, but the director then asked the dmv to make the recommendation on that issue.

1303
02:44:03.630 --> 02:44:09.060
David: Right, so I I do I do recall that step, some months ago, Joe.

1304
02:44:09.150 --> 02:44:09.990

Kelly: Right, it is.

1305
02:44:10.440 --> 02:44:10.890
Kelly: And I don't.

1306
02:44:11.130 --> 02:44:26.040
Kelly: You know, it seems like everything else is achievable, but that's The one
thing up in the air, to me, because it is so you know, there is such conflict in the
code and you know I I really.

1307
02:44:27.210 --> 02:44:39.510
Kelly: I really couldn't even say which way the planning Commission would go or
which way then yeah the planning department would go on on this requirements, so I
don't know.

1308
02:44:40.380 --> 02:44:49.860
Hayes Gori: If I may, I mean you could just say you know meet 50 foot buffer
setback, and if if it's not a 50 foot buffer we would our recommendation is the
project not PA fruit.

1309
02:44:51.090 --> 02:44:52.200
Hayes Gori: that's what you're saying.

1310
02:44:52.470 --> 02:44:53.010
Hayes Gori: I mean that's.

1311
02:44:53.070 --> 02:44:56.280
Hayes Gori: You know it's ultimately somebody else's decision it's the hearing exam.

1312
02:44:56.880 --> 02:44:57.180
Hayes Gori: Yes.

1313
02:44:57.300 --> 02:44:58.620
Joseph: I agree that it's.

1314
02:45:01.020 --> 02:45:03.120
Joseph: going to look at everything decided anyway.

1315
02:45:03.600 --> 02:45:05.040

Vicki: yeah so so Joe.

1316
02:45:05.250 --> 02:45:13.500
Vicki: Maybe another way to look at this we're sitting here on June the 21st we
filled out our worksheet somewhere, towards the end of February.

1317
02:45:13.920 --> 02:45:30.420
Vicki: And we were itemizing them the difficulties and the shortcomings that we were
seeing in all of the subtitles things missing things inaccurate inaccurately labeled
etc, etc, so we are sitting here on June 21 we still have.

1318
02:45:30.660 --> 02:45:39.270
Vicki: incomplete, we have conflict in drawings, we have drawings that have colors
we now have the new drawings, that are the muted tones et cetera.

1319
02:45:39.750 --> 02:45:43.050
Kelly: You use that you haven't commented.

1320
02:45:43.380 --> 02:45:52.800
Kelly: This, this is the first time you've seen the land use application so this you
know, even though started before.

1321
02:45:53.190 --> 02:45:54.360
Vicki: But Kelly and.

1322
02:45:55.440 --> 02:45:57.060
Kelly: Design guidance meeting.

1323
02:45:57.270 --> 02:46:06.120
Vicki: When we filled out the worksheet back in February, we spoke to the issue of
how difficult it was for the Dr be.

1324
02:46:06.510 --> 02:46:18.750
Vicki: To be even filling out that worksheet because of the conflicts and the fact
that was incomplete so we've spoken to that way back in February, so a way to to put
an end to this.

1325
02:46:19.530 --> 02:46:31.260
Vicki: is to its denial, with the following deficiencies, the drawings remain
incomplete and in conflict, I think that's a true statement because up above we're

saying, well, we need.

1326
02:46:31.620 --> 02:46:38.910
Vicki: We need an updated landscaping plan well really honestly, why do we not have that today, why are we now still asking.

1327
02:46:39.720 --> 02:46:52.170
Vicki: and saying we'll make that a condition no it's incomplete it's still incomplete today, four months after we filled out the worksheet and so i'm sorry if i'm being this specific.

1328
02:46:52.560 --> 02:46:53.880
Vicki: will come and.

1329
02:46:53.970 --> 02:47:02.850
Vicki: And yes, the hearing examiner will probably will be the ultimate decision maker on on the 50 foot fine but but.

1330
02:47:03.420 --> 02:47:10.530
Vicki: pretty much all of us are saying we're very concerned about the 50 feet were very concerned about the screening on the North and the South.

1331
02:47:11.460 --> 02:47:25.530
Vicki: So i'm looking at it, as today and we're still asking for things that we've been asking for, for months, and so I am and I am very conscious of the of the applicants timelines.

1332
02:47:26.940 --> 02:47:28.560
Vicki: it's so you know.

1333
02:47:29.940 --> 02:47:31.230
Vicki: we're between a rock and a hard.

1334
02:47:31.590 --> 02:47:48.210
Vicki: Really, so I to make it really clear, I would say, denial, because these things were in disagreement on and these things are playing missing, and we can even and we can have another meeting, where we asked you folks to come back again.

1335
02:47:49.380 --> 02:47:51.060
Vicki: So what do we do.

1336
02:47:51.750 --> 02:48:06.120
Joseph: So i'm in total agreement with liberty on every point he said, the issue is that three three other people on the design of you have voted for these these change the conditions.

1337
02:48:06.960 --> 02:48:07.650
Michael: Oh, we haven't.

1338
02:48:07.860 --> 02:48:08.580
Michael: voted on.

1339
02:48:08.640 --> 02:48:10.260
Michael: The actual conditions, yet we voted.

1340
02:48:10.290 --> 02:48:10.830
Joseph: Well, no.

1341
02:48:12.060 --> 02:48:14.100
Joseph: But we're still discussing yeah.

1342
02:48:14.310 --> 02:48:22.800
Michael: And I mean one thing that's become a little bit more clear in this conversation is, and I think vicki kind of just highlighted a lot of that if.

1343
02:48:23.940 --> 02:48:24.390
Michael: A.

1344
02:48:26.610 --> 02:48:39.540
Michael: buffer setback actually will radically transform the site plan so if they have to do that, whether that's our decision or the hearing the examiner decision like even.

1345
02:48:40.380 --> 02:48:55.410
Michael: We don't know what that plan if they have to if they're required to make that 50 foot set that we don't know what the plan is going to look like so yeah it does feel a little bit weird to prove it if the thing that we're asking for is radically going to change what were approved.

1346

02:48:56.820 --> 02:49:05.400
Michael: So, and I do agree with vicki in terms of their it's still not kind of it's not a complete package it's still it's been missing.

1347
02:49:06.750 --> 02:49:07.800
Michael: So I might be.

1348
02:49:09.060 --> 02:49:13.290
Michael: i'm worried that these conditions may not achieve what we're trying to do.

1349
02:49:13.980 --> 02:49:21.630
Joseph: that's my concern I don't see that they were achieved in sonoma CD we have any ability to ensure that they would change.

1350
02:49:22.080 --> 02:49:23.880
Hayes Gori: Oh i'm a nice big.

1351
02:49:24.270 --> 02:49:24.870
Joseph: Yes, you're.

1352
02:49:25.500 --> 02:49:35.670
Hayes Gori: Very good i'm hearing the plural of all these things plural that are missing, and I hear a landscaping plan right that is early March okay I Okay, but I, you know, I think.

1353
02:49:36.450 --> 02:49:43.590
Hayes Gori: I think it's pretty clear what we're talking about I think if we're going to increase the plantings on North and South, you know that's going to be a material change.

1354
02:49:44.040 --> 02:49:57.690
Hayes Gori: and obviously we would update the landscape plan as a result of that, but it's i'm hearing that there's a plan that's not perfectly in sync with our latest and greatest so I hear that, but other than that, I mean we've submitted a ton of stuff and ton of ton of work.

1355
02:49:59.370 --> 02:50:08.370
Hayes Gori: You know, we looked at the deeper be manual for the final darby meeting went through those whatever 15 items and we tried to faithfully submit all of them.

1356

02:50:09.450 --> 02:50:14.760
Hayes Gori: So, to hear that we are deficient that that's things i'm not saying
we're perfect.

1357
02:50:18.330 --> 02:50:20.340
Joseph: i'm sorry but i'm wonderful due to the standard.

1358
02:50:20.730 --> 02:50:25.350
Joseph: DEMO can what's required and what's required in the final analysis, is the
landscape.

1359
02:50:25.350 --> 02:50:35.880
Joseph: planning, construction drawings you're getting away with a lot of things
that we're not requiring that we acquired by other people they do a complete set of
construction drawings and turn them in and you are giving us.

1360
02:50:36.660 --> 02:50:39.390
Joseph: The least amount of things that you can get away with.

1361
02:50:39.990 --> 02:50:43.020
Joseph: And that's what's causing this problem sure well.

1362
02:50:45.450 --> 02:50:56.730
Hayes Gori: i'm just i'm just trying to follow your your your manual I just looked
at the one page with the 15 I was doing we tick tick tick tick tick we're trying to
submit everything so we're not trying to skirt the manual we're not trying to get
away with anything.

1363
02:50:57.810 --> 02:50:58.260
Todd: You know.

1364
02:50:59.040 --> 02:51:01.740
Hayes Gori: If you feel like something's missing, but we tried to comply with that.

1365
02:51:01.740 --> 02:51:03.480
Todd: manual no.

1366
02:51:03.600 --> 02:51:04.350
Todd: No, I will not.

1367
02:51:04.620 --> 02:51:06.660
Todd: say the documents are incomplete.

1368
02:51:06.750 --> 02:51:07.230
Joseph: They are.

1369
02:51:07.440 --> 02:51:10.290
Todd: Each drawings show something different than something else.

1370
02:51:10.320 --> 02:51:11.520
Todd: The renders are different.

1371
02:51:11.880 --> 02:51:14.790
Todd: And you were really asking us to make a leap of faith.

1372
02:51:15.060 --> 02:51:25.800
Todd: yeah what these might look like use your own imagination to see what this new coloration will look like this here's a long shopping list of items that we will put in the process.

1373
02:51:26.310 --> 02:51:32.070
Todd: that's not what we get from other applicants we get clear, concise presentations and good answers.

1374
02:51:32.640 --> 02:51:46.980
Todd: And when I really proposed the conditions, I was really hoping to have a meaningful conversation, and each one of them was just shut down so you know i'm with vicki and Joe I think it's just just a denial.

1375
02:51:49.260 --> 02:51:53.190
Todd: Because we're gonna we're gonna get the same old dust up and we don't have time for it.

1376
02:51:53.550 --> 02:52:00.540
Joseph: It just goes on and on i'm sorry to say, it really does go on and off you just yeah you know we have a.

1377
02:52:02.040 --> 02:52:07.830
Joseph: complete set of drawings and it's important that we have, yes, Bob you have

a question.

1378
02:52:08.610 --> 02:52:16.260
Bob: yeah i'll go on with the denial I ties got an excellent point we've got a developer that's just.

1379
02:52:18.690 --> 02:52:26.670
Bob: How do I say it nicely trying to poor boy the design review board all the other projects we get we don't have these issues.

1380
02:52:27.180 --> 02:52:35.400
Bob: I mean, today I drank out of a fire hose I happen to be retired, so I can do that, but I know that a lot of the other people on the design review board they don't have a luxury of that time.

1381
02:52:36.450 --> 02:52:49.560
Bob: And hey I was, I sent that complimentary email to you and Marlene today saying hey these notes from February 22 or 23rd are so good.

1382
02:52:50.070 --> 02:52:59.460
Bob: Because I haven't looked at this thing for months, yet what is shown, there is what we want and no we're not getting everything it's just everything's just kind of.

1383
02:53:01.170 --> 02:53:04.800
Bob: it's just hey we'll give this to you will give a cut sheet to you.

1384
02:53:05.580 --> 02:53:13.590
Bob: will give you a cut sheet on trim well what's the trim I mean come on everybody else gives us a design of what the trim looks like the typical trim.

1385
02:53:13.980 --> 02:53:26.880
Bob: This developer doesn't so I i'll deny it i'm fine with that we have to follow our protocol we can't be moving the goalpost on one developer here that's not right because everybody else follows the rules.

1386
02:53:28.800 --> 02:53:45.570
Kelly: Marlene could we are regardless of of the motion and the vote can we make sure we capture this language here, so if we have you know if we have approval with conditions it's these conditions if we have denial yeah the deficiencies capture those.

1387
02:53:45.630 --> 02:53:47.070
Joseph: You know, need to capture those.

1388
02:53:47.340 --> 02:53:49.920
Marlene Schubert: So i'm waiting to decide which way we're going and.

1389
02:53:50.430 --> 02:53:52.050
Marlene Schubert: The feedback for.

1390
02:53:52.410 --> 02:53:56.370
Joseph: So let me Okay, so let me just clearly see what's going on here.

1391
02:53:57.540 --> 02:54:01.080
Joseph: Do we want to ask each person so Bob do you want to deny it.

1392
02:54:02.550 --> 02:54:04.950
Joseph: Todd did you, what do you want to do.

1393
02:54:07.440 --> 02:54:08.040
Marlene Schubert: you're on mute.

1394
02:54:10.200 --> 02:54:11.100
Todd: and deny.

1395
02:54:11.910 --> 02:54:13.920
Joseph: Okay, Michael.

1396
02:54:15.570 --> 02:54:20.460
Michael: yeah good night um, but I do want to discuss the deficiencies and.

1397
02:54:20.610 --> 02:54:27.660
Joseph: Yet no, I agree with the kelly's point, it will have here, we should define what we're yeah um.

1398
02:54:28.890 --> 02:54:33.840
Joseph: let's see Bob Evans vicki tonight and then myself.

1399
02:54:34.890 --> 02:54:38.370
Joseph: From fatal reasons I said before, too, so.

1400
02:54:39.390 --> 02:54:41.370
Joseph: Okay backing up then.

1401
02:54:43.560 --> 02:54:51.060
Joseph: There are deficiencies that are there that we can take out to read we're
going to take those out vicki or i'm.

1402
02:54:52.050 --> 02:54:53.820
Marlene Schubert: Just gonna leave them there for reference i'll.

1403
02:54:53.820 --> 02:54:56.760
Marlene Schubert: Clear that out once we get the deficiencies and that's okay.

1404
02:54:57.090 --> 02:54:59.850
Joseph: So one would be the setback.

1405
02:55:01.500 --> 02:55:06.690
Joseph: don't agree with our setback decision so that would be extension.

1406
02:55:07.320 --> 02:55:09.900
Kelly: Well, I mean isn't it the same list.

1407
02:55:10.410 --> 02:55:12.960
Marlene Schubert: yeah I wasn't sure if I could just copy paste the reward it.

1408
02:55:13.020 --> 02:55:20.940
Joseph: Well i'm trying i'm trying to go through it and see yeah it could be the
same list I can't read it it's too small for me to sell.

1409
02:55:21.030 --> 02:55:21.750
Marlene Schubert: i'm sorry.

1410
02:55:21.930 --> 02:55:30.720
Joseph: No, no that's all right, I just can't you know I mean so they haven't met
the buffer the up the lack of an updated landscaping plan.

1411
02:55:31.860 --> 02:55:32.910
Joseph: And it was freezing things.

1412
02:55:35.310 --> 02:55:36.930
Joseph: Okay, then the third one was.

1413
02:55:38.250 --> 02:55:38.970
Joseph: The.

1414
02:55:40.530 --> 02:55:44.220
Joseph: I don't think that that's a deficiency, the thing about number three.

1415
02:55:45.240 --> 02:55:47.490
Joseph: Is that a deficiency or something we want.

1416
02:55:49.380 --> 02:55:51.150
Marlene Schubert: The heading Okay, the.

1417
02:55:52.140 --> 02:55:53.880
Joseph: articulation and really.

1418
02:55:54.900 --> 02:56:01.140
Vicki: We could say something like the the articulation on the end of the building
is something that we have repeatedly asked.

1419
02:56:01.140 --> 02:56:02.610
Joseph: For yes.

1420
02:56:02.700 --> 02:56:11.220
Kelly: So when, if I could interject so if they were to come back and they don't
have.

1421
02:56:12.270 --> 02:56:15.690
Kelly: You know the number four you're going to send them right back again.

1422
02:56:16.740 --> 02:56:26.940
Kelly: So it would seem to me that all these things this one through seven should be

just listed as one through seven with maybe some additional comment or something.

1423
02:56:27.690 --> 02:56:39.780
Joseph: um that's fine that's fine with me i'm materials colors under number four can you add after materials and in parentheses, the color board and samples.

1424
02:56:42.480 --> 02:56:43.770
Joseph: that's usually what we get.

1425
02:56:45.120 --> 02:56:45.780
Joseph: samples.

1426
02:56:47.250 --> 02:56:52.320
Marlene Schubert: Okay, so am I taking up what's here and copying it down below because now i'm updating two places.

1427
02:56:54.510 --> 02:56:56.160
Joseph: i'm asking the Derby does anybody have.

1428
02:56:58.650 --> 02:57:00.060
Joseph: Any conditions.

1429
02:57:01.980 --> 02:57:09.360
Vicki: Well, going down under deficiencies, maybe we should say the articulation on the building ends remains incomplete.

1430
02:57:09.810 --> 02:57:12.030
Joseph: isn't that number.

1431
02:57:13.170 --> 02:57:15.660
Vicki: it's it's worded slightly differently.

1432
02:57:16.470 --> 02:57:22.260
Joseph: You know okay so yeah after number three, what do we have a new for that said what she just said, the.

1433
02:57:22.770 --> 02:57:25.110
Joseph: articulation remains and.

1434
02:57:25.620 --> 02:57:27.570
Vicki: we've got that as three but for.

1435
02:57:27.660 --> 02:57:29.100
Marlene Schubert: Your materials.

1436
02:57:29.340 --> 02:57:32.640
Vicki: Right cutting cut and paste materials down below Thank you.

1437
02:57:33.840 --> 02:57:36.960
Marlene Schubert: Oh that's works didn't mean to delete it but that's.

1438
02:57:38.190 --> 02:57:41.430
Joseph: Okay, thank you Kelly, for helping us to this process.

1439
02:57:41.460 --> 02:57:48.630
Vicki: We, and we should say all drawings need to consistently reflect new color and material selections.

1440
02:57:48.690 --> 02:57:49.110
Yes.

1441
02:57:52.530 --> 02:57:55.320
Joseph: can be the final plan that they will use.

1442
02:57:55.950 --> 02:57:56.640
Yes.

1443
02:57:58.650 --> 02:58:07.500
Joseph: I mean, I mean normally Mr Smith and Mr Murray normally despite an applicant trends in drawings that they don't think they're going to change again.

1444
02:58:08.520 --> 02:58:18.150
Joseph: They do a final set of drawings that they feel or whatever that's what they're going to go with and and here part of the issue that squirrely a little bit is that.

1445
02:58:18.780 --> 02:58:27.480

Joseph: You know we're talking about well the landscape plan right changes like
changes change and normally people will rely now on their final thoughts.

1446
02:58:28.140 --> 02:58:41.490
Joseph: What are those are so that's what we're trying to say here is that these are
the final drawings, that you have to use unless the building department changes that
are the planning Commission changes that that's the final rocks over.

1447
02:58:43.440 --> 02:58:57.930
Vicki: A number five I believe we've mentioned bike storage before but we haven't
been so specific so it's it's really probably any inappropriate to put that down
today as a deficiency.

1448
02:58:59.370 --> 02:59:09.750
Vicki: I appreciate the responsiveness, like the US let's get the charging stations
in the garage and those kind of widened walls, etc, but I don't think we should
include that down below.

1449
02:59:10.170 --> 02:59:14.040
Kelly: You can put that as a you know additional comments, it would.

1450
02:59:16.320 --> 02:59:16.770
Joseph: Actually.

1451
02:59:16.800 --> 02:59:17.880
Joseph: point was well taken.

1452
02:59:18.120 --> 02:59:20.490
Kelly: I mean it important yeah.

1453
02:59:21.510 --> 02:59:24.540
Vicki: Put it as additional comments yeah yeah.

1454
02:59:27.570 --> 02:59:28.020
Joseph: Okay.

1455
02:59:30.780 --> 02:59:34.590
Bob: Should we push anything for each charging for the cars or future.

1456

02:59:34.590 --> 02:59:36.750
Bob: conduit for a charging for the cars.

1457
02:59:37.680 --> 02:59:38.100
yeah.

1458
02:59:45.420 --> 02:59:47.190
Bob: Charging abilities, whatever you want.

1459
02:59:47.280 --> 02:59:48.990
Marlene Schubert: I was trying to think of how to write it.

1460
02:59:49.500 --> 02:59:50.970
Bob: yeah that's a good one.

1461
02:59:51.990 --> 02:59:53.370
Joseph: Early geez.

1462
02:59:54.180 --> 02:59:59.130
Bob: Some of the other people are putting it in future provisions which I think is
fine, maybe they put in a few in.

1463
02:59:59.490 --> 03:00:00.540
The future provisions.

1464
03:00:01.800 --> 03:00:02.880
Joseph: So this is this.

1465
03:00:04.290 --> 03:00:05.400
Marlene Schubert: What about the bike lane.

1466
03:00:07.560 --> 03:00:08.640
Marlene Schubert: that's again something.

1467
03:00:11.970 --> 03:00:13.980
Bob: additional comments that wasn't in our.

1468
03:00:14.640 --> 03:00:17.940

Bob: Right, I saw that when I saw the video that's what caught my eyes and put that as a.

1469
03:00:18.150 --> 03:00:19.110
Marlene Schubert: Man okay.

1470
03:00:20.490 --> 03:00:23.010
Bob: same thing I just like to see some sustainable roofing.

1471
03:00:23.010 --> 03:00:25.230
Bob: shingles i'd like to see some shingles that are.

1472
03:00:25.530 --> 03:00:30.600
Bob: made out of recycled material, instead of just the plain Jane asphalt shingles.

1473
03:00:32.940 --> 03:00:40.230
Bob: And, like to make sure that they're they're a truly going to wire up let's put some provisions in for solar panels and reading through their.

1474
03:00:40.620 --> 03:00:50.970
Bob: Information I there was a conflict one said they were going to do it the other one said, maybe so i'd like to see at least the wiring provisions put in for solar.

1475
03:00:51.120 --> 03:00:52.110
For last.

1476
03:00:53.130 --> 03:01:02.970
Joseph: less common living like to have in there is that miles based on not meeting 21 design standards, I want to remind people that.

1477
03:01:03.150 --> 03:01:05.220
Joseph: They did not move the design standards.

1478
03:01:05.460 --> 03:01:05.730
Bob: yeah.

1479
03:01:05.790 --> 03:01:11.310
Joseph: it's not it's not just a denial based on these deficiencies, there were 21 design standards.

1480
03:01:14.520 --> 03:01:20.370
Vicki: Well, maybe Joe that maybe that should be like a preamble, the number 1234
and five.

1481
03:01:21.270 --> 03:01:22.770
Joseph: We can run a memo or something.

1482
03:01:23.160 --> 03:01:27.540
Vicki: or just or just kind of put it before you and start listing those.

1483
03:01:28.290 --> 03:01:30.660
Vicki: Were listing those 123 fourths.

1484
03:01:31.860 --> 03:01:35.070
Vicki: yeah put it in caps all caps or something.

1485
03:01:37.260 --> 03:01:39.090
Joseph: That clear merlene or do you need.

1486
03:01:39.240 --> 03:01:40.020
Marlene Schubert: That work.

1487
03:01:41.520 --> 03:01:42.510
Bob: Marlene i'd like to.

1488
03:01:42.780 --> 03:01:44.880
Bob: i'd like to put in one more additional comment.

1489
03:01:46.920 --> 03:01:48.510
Bob: No glass in three doors.

1490
03:01:50.640 --> 03:01:52.830
Vicki: Oh, but Bob I, like last entry door.

1491
03:01:52.860 --> 03:01:53.730
Michael: yeah i'm not sure.

1492
03:01:53.790 --> 03:02:03.540
Joseph: I agree with that's not, I think we're getting them to specific on those things we should stay with the bigger bigger deficiencies, I mean somehow I mean.

1493
03:02:04.680 --> 03:02:09.210
Marlene Schubert: Because the only thing left on our original list was the garbage and recycling Is there something you want to say around that.

1494
03:02:13.680 --> 03:02:15.720
Joseph: I have no comments does anybody else.

1495
03:02:17.550 --> 03:02:18.060
Bob: have that.

1496
03:02:20.010 --> 03:02:20.970
Joseph: They do.

1497
03:02:22.470 --> 03:02:29.160
Todd: That yeah well yeah that's another one, where I saw some improvement in that design in the locations and having for as opposed to one.

1498
03:02:29.850 --> 03:02:30.360
Todd: and

1499
03:02:30.900 --> 03:02:43.200
Kelly: The planning department typically asks for that to be shown it's usually shown on the landscape plan, they give us a little insert detail of screening the vegetation screening and the fencing so that is a.

1500
03:02:44.340 --> 03:02:47.370
Kelly: Very typically something that should be on the plans yeah.

1501
03:02:47.580 --> 03:02:51.510
Marlene Schubert: And though, does not need to be called out separately that Kelly is that what you're suggesting.

1502
03:02:51.780 --> 03:02:52.890
Kelly: It should be in here.

1503
03:02:54.510 --> 03:02:55.530
Joseph: additional comments I do.

1504
03:02:56.190 --> 03:02:57.150
Joseph: To them, or.

1505
03:02:58.530 --> 03:03:09.120
Kelly: Today, can I just ask are the shingles made out of recycled materials in the solar wiring That was one Commissioners are board members comment just kind of what.

1506
03:03:09.540 --> 03:03:10.110
yeah.

1507
03:03:11.250 --> 03:03:13.290
Marlene Schubert: Does everyone else, I guess, agree with that or.

1508
03:03:13.290 --> 03:03:14.190
Kelly: Forget something like.

1509
03:03:15.210 --> 03:03:16.020
Consensus yeah.

1510
03:03:17.760 --> 03:03:24.120
Joseph: I feel like that's a person looks smaller issue it's not a deficiency, but I don't know we could add people into.

1511
03:03:24.450 --> 03:03:30.360
Marlene Schubert: Well it's already under the additional comments, the point is does everybody agree with those additional comments, I think, is what we're trying to get at.

1512
03:03:30.570 --> 03:03:36.570
Vicki: Yes, Okay, so a number one we should say does not meet 50 foot buffer.

1513
03:03:37.980 --> 03:03:43.530
Vicki: slash well, I think the correct term and the deeper Bebo is buffer.

1514
03:03:43.830 --> 03:03:44.610

Vicki: from Korea.

1515
03:03:44.640 --> 03:03:45.780
Vicki: From 305.

1516
03:03:46.050 --> 03:03:46.710
Joseph: Real five.

1517
03:03:47.010 --> 03:03:52.770
Todd: And how do we have language to that that it was established that that we were
asked to establish that.

1518
03:03:53.670 --> 03:03:54.720
Joseph: Yes, that's good I.

1519
03:03:54.720 --> 03:03:56.970
Vicki: The planning director, and I agree Todd yes.

1520
03:03:57.360 --> 03:03:57.870
Todd: design.

1521
03:03:58.080 --> 03:03:59.490
Bob: The Director clearly.

1522
03:03:59.880 --> 03:04:12.240
Bob: refers to the under what is it 18 20.30 I think cold clearly refers the
applicant to the need for be books so that's pretty clear cut.

1523
03:04:14.310 --> 03:04:14.790
Joseph: OK.

1524
03:04:16.590 --> 03:04:22.650
Marlene Schubert: OK, so I wrote so which the director asked the Dr B2B about think
I got the right wording here.

1525
03:04:24.360 --> 03:04:24.870
Okay.

1526

03:04:26.250 --> 03:04:26.730
Vicki: You know i'm.

1527
03:04:27.300 --> 03:04:33.990
David: The Director asked the D for the Dr B to make the recommendation, based on
the page 62 of these.

1528
03:04:34.260 --> 03:04:36.930
Joseph: Two of the deeper be book, thank you.

1529
03:04:38.580 --> 03:04:39.120
Joseph: Yes.

1530
03:04:39.210 --> 03:04:44.340
Bob: Now it's pretty clear in the in the text code, yes, the different views in
there yet.

1531
03:04:45.090 --> 03:04:45.420
Joseph: And so.

1532
03:04:46.200 --> 03:04:48.420
Vicki: not really sorry Joe.

1533
03:04:51.030 --> 03:04:52.050
Vicki: Here, let me just turn this.

1534
03:04:53.280 --> 03:04:53.640
Vicki: off.

1535
03:04:53.730 --> 03:04:55.860
Vicki: oops there, how do we.

1536
03:04:58.530 --> 03:05:04.740
Vicki: How do we state that you know when we were we were trying to solve the.

1537
03:05:04.860 --> 03:05:07.950
Vicki: problem and create a neighborhood by putting trees on the North.

1538

03:05:07.950 --> 03:05:08.550
Vicki: and the South.

1539
03:05:08.940 --> 03:05:10.200
Vicki: So how do we.

1540
03:05:10.410 --> 03:05:15.600
Vicki: How do we write that in there that to do we say something like without.

1541
03:05:17.100 --> 03:05:21.990
Vicki: Substantial screening on the North and the South side of this development.

1542
03:05:23.700 --> 03:05:24.450
Joseph: A lack of.

1543
03:05:25.290 --> 03:05:27.960
Joseph: A lack of re.

1544
03:05:30.510 --> 03:05:30.810
Vicki: they're.

1545
03:05:31.290 --> 03:05:32.190
Joseph: forced back.

1546
03:05:32.940 --> 03:05:34.890
Vicki: Well, I see I wasn't focused on the.

1547
03:05:34.890 --> 03:05:37.860
Vicki: Forest back i'm focused on it doesn't create a.

1548
03:05:40.080 --> 03:05:45.030
Vicki: sense of privacy and Community it just is parked in a parking lot.

1549
03:05:46.170 --> 03:05:47.220
Bob: And so good.

1550
03:05:49.260 --> 03:05:50.010
Joseph: To see that.

1551
03:05:50.430 --> 03:05:51.150
Marlene Schubert: Okay, so where.

1552
03:05:51.420 --> 03:05:53.400
Marlene Schubert: Do you want me to add to number two are.

1553
03:05:53.550 --> 03:05:54.660
Marlene Schubert: You another are.

1554
03:05:54.720 --> 03:05:57.540
Vicki: Doing another one right after number two just.

1555
03:05:57.540 --> 03:05:58.470
Vicki: Say i'll remember.

1556
03:05:59.010 --> 03:05:59.880
Marlene Schubert: Okay, what would you like.

1557
03:06:00.240 --> 03:06:02.970
Vicki: say something like without substantial.

1558
03:06:04.500 --> 03:06:09.240
Vicki: Screening on both the north and the south sides of the development.

1559
03:06:10.440 --> 03:06:11.550
Vicki: It lacks.

1560
03:06:14.370 --> 03:06:23.010
Vicki: What do we say it lacks the creation of a sense of community and feels like
it's just existing in the middle of a parking lot.

1561
03:06:27.030 --> 03:06:32.130
Joseph: I know Dave has attended, but I want to bring it one more to people
thinking.

1562
03:06:32.160 --> 03:06:33.120
Marlene Schubert: Okay what's the last.

1563
03:06:34.080 --> 03:06:34.620
Vicki: like it.

1564
03:06:34.680 --> 03:06:37.500
Vicki: feels like it is existing in the middle of a parking lot.

1565
03:06:37.680 --> 03:06:38.100
Marlene Schubert: Thank you.

1566
03:06:40.230 --> 03:06:43.860
Joseph: So they they are constrained because of the.

1567
03:06:45.870 --> 03:06:48.150
Joseph: 2013 plan mm hmm.

1568
03:06:49.470 --> 03:06:54.090
Joseph: But either however they're constrained or not constrained they have inadequate.

1569
03:06:55.560 --> 03:07:02.520
Joseph: entries entry and exit into facilities and That to me is efficiency there wasn't there.

1570
03:07:03.840 --> 03:07:09.120
Joseph: Their problem it wasn't they're doing, but it is a deficiency in my mind.

1571
03:07:10.140 --> 03:07:11.250
Joseph: What do you agree with that or.

1572
03:07:11.790 --> 03:07:13.080
Joseph: People not agree with that.

1573
03:07:13.830 --> 03:07:20.340
Vicki: Maybe we should say something with something like acknowledging the whatever you're at was.

1574
03:07:20.700 --> 03:07:30.660

Vicki: discussed the plan the the Dr B is still concerned with the the traffic flow in and out of.

1575
03:07:31.020 --> 03:07:36.780
Vicki: Quite a project in and out of the project via other people other.

1576
03:07:37.320 --> 03:07:38.010
Vicki: parking lot.

1577
03:07:38.130 --> 03:07:40.680
Vicki: it's true commercial properties yeah yeah.

1578
03:07:42.180 --> 03:07:42.540
Joseph: yeah.

1579
03:07:43.590 --> 03:07:47.280
Vicki: in and out of the development blue commercial parking lots.

1580
03:07:47.280 --> 03:07:48.870
Joseph: of parking lots.

1581
03:07:49.380 --> 03:07:57.990
Todd: yeah and you know the comment that it was in line with past approvals well, those were past but.

1582
03:07:58.260 --> 03:08:04.920
Todd: But, experience has shown us that it's dangerous and we've heard from the community that that whole situation is dangerous.

1583
03:08:05.220 --> 03:08:07.980
Todd: Right, so we have an opportunity to make it safer.

1584
03:08:08.430 --> 03:08:09.030
Joseph: and

1585
03:08:09.270 --> 03:08:12.990
Todd: That really should we should have been considered and it hasn't been.

1586

03:08:15.510 --> 03:08:16.350
Joseph: Okay, you got that.

1587
03:08:17.520 --> 03:08:18.030
Joseph: rolling.

1588
03:08:18.240 --> 03:08:22.020
Marlene Schubert: I thought, no I didn't So what do you want me to, if you want me to add the number six.

1589
03:08:23.430 --> 03:08:24.930
Marlene Schubert: or add another bullet.

1590
03:08:25.830 --> 03:08:26.340
Joseph: So.

1591
03:08:26.610 --> 03:08:29.940
Bob: There are you just concerned about the parking lot, are you talking about the.

1592
03:08:29.970 --> 03:08:31.110
Joseph: NRA know.

1593
03:08:32.670 --> 03:08:40.800
Joseph: What i'm talking about is that normal housing should not have to go through commercial lots to get to their homes.

1594
03:08:41.550 --> 03:08:53.820
Joseph: And That to me is the deficiency when it comes to the different be book, it might not be they're doing, they were only doing what they could do, but it's a deficiency in terms of housing.

1595
03:08:59.790 --> 03:09:02.640
Marlene Schubert: So do you want me to add anything, or do we haven't covered on that bullet.

1596
03:09:03.030 --> 03:09:05.040
Joseph: Todd do you think number six weeks okay.

1597
03:09:10.620 --> 03:09:11.460

Joseph: yeah and it gets.

1598
03:09:12.180 --> 03:09:20.160
Todd: yeah I mean the only thing I would add, with that there's a comment that you
know it meets what has been approved approved with this currency.

1599
03:09:21.180 --> 03:09:22.980
Todd: And I think.

1600
03:09:24.330 --> 03:09:31.770
Todd: While that may be true, maybe that shouldn't have been approved, and we have
experienced that is widely seen as dangerous.

1601
03:09:32.040 --> 03:09:36.840
Todd: And over you know, generating too much traffic there wasn't traffic control.

1602
03:09:37.050 --> 03:09:42.000
Joseph: This is yet so see, this is not acceptable for housing housing project.

1603
03:09:43.080 --> 03:09:43.380
Vicki: yeah.

1604
03:09:46.020 --> 03:09:49.170
Joseph: Okay, thank you Dave he said, you have a hand up there.

1605
03:09:49.800 --> 03:09:58.860
David: yeah just to clear a recommendation for number one to read it, one more
clearly the director didn't ask the dmv to determine the 50 foot buffer oh.

1606
03:09:58.920 --> 03:10:06.120
David: Sorry, they she asked the Derby to determine the appropriate bar for which
you determine was 50 feet, so I just want to make sure it's.

1607
03:10:06.180 --> 03:10:06.990
David: Not a director didn't.

1608
03:10:07.140 --> 03:10:07.620
Marlene Schubert: Thank you.

1609
03:10:07.920 --> 03:10:12.120
David: Herman just to do through the process come up with your determination so.

1610
03:10:12.180 --> 03:10:13.440
Marlene Schubert: It doesn't matter that David.

1611
03:10:14.760 --> 03:10:16.950
Marlene Schubert: Thank you for that that is much better, thank you.

1612
03:10:17.640 --> 03:10:21.300
Bob: Better to use the word recommend instead of determine yet.

1613
03:10:21.390 --> 03:10:24.930
Bob: I think we recommend into the planning Commission we don't determine.

1614
03:10:25.530 --> 03:10:26.220
David: I think that's a great.

1615
03:10:26.400 --> 03:10:26.670
David: A great.

1616
03:10:26.850 --> 03:10:28.110
Marlene Schubert: Day thank good sex, thank you.

1617
03:10:28.590 --> 03:10:36.180
Hayes Gori: yeah and I think we should have and also based on the need for being looking also the IMC we can't ignore the IMC.

1618
03:10:41.340 --> 03:10:42.900
Kelly: But it's not the IMC.

1619
03:10:43.320 --> 03:10:58.470
Kelly: yeah I mean it's not what that says there in the table so he's your argument you know, so to speak, is a different one they're just saying they're determining their determination is that it's supposed to be a 50.

1620
03:10:58.470 --> 03:11:02.430
Kelly: Foot buffer 50 foot setback period and that's based on D for be.

1621
03:11:03.060 --> 03:11:10.830
Hayes Gori: Okay, but as a starting you know we're not privy to behind the curtain so as I read number one to me that says that heather.

1622
03:11:11.610 --> 03:11:23.280
Hayes Gori: Asked perhaps Mr Dunstan to say hey look, I want you to recommend the appropriate buffer based solely on page 62 in a vacuum right that's what I want you to do is that what happened.

1623
03:11:24.450 --> 03:11:34.410
Joseph: That is nothing happened because she, as I understand, she told me that that the city was I don't know David, you can comment on this.

1624
03:11:35.160 --> 03:11:36.570
Joseph: David good.

1625
03:11:36.690 --> 03:11:45.030
Joseph: I don't know that that the city attorney or someone said the deeper be book rules over that question.

1626
03:11:45.780 --> 03:12:01.440
Joseph: And so that's why she said, because it rules over that question, there was there either the city somehow determination yeah right now and he's he's may disagree and he offered to take that to the to the hearings examiner for final.

1627
03:12:01.500 --> 03:12:03.990
Hayes Gori: You know decision, I guess, he will decide.

1628
03:12:04.350 --> 03:12:04.830
Bob: right but.

1629
03:12:05.130 --> 03:12:11.670
Todd: Also, that wasn't a behind the closed door or back room thing we discussed that extensively and an open meeting with you.

1630
03:12:12.240 --> 03:12:17.550
Hayes Gori: Yes, Oh well, I just it was news to me that the director asked for that anyway, but I mean.

1631
03:12:17.940 --> 03:12:18.060
Hayes Gori: It.

1632
03:12:18.720 --> 03:12:31.290
Hayes Gori: was discussed in the meeting Okay, I hear you understand what the paychecks he says that supersedes but just you know we can talk in circles and My point is that that particular page 62 talks about a.

1633
03:12:31.290 --> 03:12:32.490
Hayes Gori: vegetative buffer.

1634
03:12:32.910 --> 03:12:47.850
Hayes Gori: Okay, but the big MC table 17.12 talks about building setback, so that the different be manual does not override the code when there's no conflict if the code had said that the vegetative buffer was 50.

1635
03:12:47.850 --> 03:12:57.510
Hayes Gori: feet, then the table, there is a direct conflict and the table would supersede but there's no conflict because on the one hand there's a vegetative offer under the deeper bait and and the code is a building stuff back.

1636
03:12:57.750 --> 03:12:58.080
So you.

1637
03:12:59.370 --> 03:13:00.450
Hayes Gori: Can trump the code on a.

1638
03:13:00.450 --> 03:13:02.430
Hayes Gori: Different issue that's my boy.

1639
03:13:02.880 --> 03:13:09.300
David: he's I think the outcome of what number one is trying to state is that he director clearly asked the Derby.

1640
03:13:09.600 --> 03:13:19.620
David: to review the information, including page 62 but i'm not saying exclusively and make their recommendation who's deferring the recommendation to the dmv so that's that's what I was trying to clarify what I mean.

1641

03:13:20.460 --> 03:13:26.400
Bob: though is that, without asking the director I don't think anyone at this
meeting knows, but it isn't the code under.

1642
03:13:29.250 --> 03:13:33.450
Bob: That refers the person, the applicant to the design for banbridge is Claire.

1643
03:13:33.750 --> 03:13:34.080
David: Right.

1644
03:13:34.350 --> 03:13:35.220
Bob: it's in the colon.

1645
03:13:35.730 --> 03:13:36.000
David: there.

1646
03:13:36.180 --> 03:13:38.010
Bob: That I would guess that's what the director.

1647
03:13:38.010 --> 03:13:39.750
Bob: read you know read them.

1648
03:13:40.290 --> 03:13:41.430
David: yeah that was considered in that.

1649
03:13:41.430 --> 03:13:42.570
David: Discussion you're correct.

1650
03:13:43.980 --> 03:13:44.460
Hayes Gori: Okay.

1651
03:13:45.000 --> 03:13:49.410
Joseph: So just moving on um is there anything else.

1652
03:13:50.730 --> 03:14:08.340
Vicki: This is maybe a question for Dave I mean we we haven't talked about this
today, but we did have other meetings that we have grave concerns about the weird
intersection on high school road so that's not just the developers issue it's the
city's issue.

1653
03:14:08.760 --> 03:14:21.930
Vicki: So historically on something like this for the purpose of the hearing examiner is that is that listed, I mean, how does, how does, how is that covered that we have concerned with the.

1654
03:14:22.770 --> 03:14:27.660
Vicki: With the weirdness of that inner it isn't even an intersection that crossover.

1655
03:14:28.500 --> 03:14:31.980
David: yeah, if I may be heard of the expert in the room, the lead planner Kelly.

1656
03:14:32.280 --> 03:14:32.910
David: going to address how.

1657
03:14:33.000 --> 03:14:34.140
Joseph: He weighed.

1658
03:14:34.200 --> 03:14:34.950
David: In on the traffic.

1659
03:14:38.820 --> 03:14:39.420
David: Either Kelly.

1660
03:14:40.590 --> 03:14:41.730
Marlene Schubert: Kelly if.

1661
03:14:42.570 --> 03:14:43.320
David: If Kelly doesn't.

1662
03:14:44.100 --> 03:14:47.400
Kelly: I am but i'm sorry, what was the question.

1663
03:14:48.420 --> 03:15:05.970
Vicki: I was saying that that crossover from ace mcdonald's over to wintergreen is so weird we've mentioned it previously it's not us it's not a responsibility solely of the developer, obviously, but on a document like this.

1664
03:15:07.320 --> 03:15:11.790
Vicki: I don't know where the city sits on it, do we just listed as it's a concern.

1665
03:15:13.200 --> 03:15:19.590
Vicki: We put it on additional comments as it's unresolved how that is that crossover is going to work.

1666
03:15:19.740 --> 03:15:30.870
Kelly: yeah I would recommend you know, as I always do with the design review board that if if you that if you do make a comment or something that you tie it back to one of your standards.

1667
03:15:31.560 --> 03:15:41.190
Kelly: But I can see, I know that there was quite a lot of discussion about the the interaction between the East parking lot and this constant development and I.

1668
03:15:41.520 --> 03:15:59.490
Kelly: know, there was some contention quite a bit of contention during the Wisconsin hearing, I don't have public works comments, yet the development engineers comments yet on this proposal, so I don't I don't know whether they've included that in their analysis, but I can certainly ask.

1669
03:16:00.090 --> 03:16:02.070
Vicki: Joe did we just want to say it's.

1670
03:16:03.540 --> 03:16:07.530
Vicki: remains the Cross and wintergreen remains up.

1671
03:16:08.820 --> 03:16:10.920
Vicki: A concern just as a comment.

1672
03:16:11.130 --> 03:16:16.860
Joseph: High School road in wintergreen intersection remains a concern.

1673
03:16:18.030 --> 03:16:19.620
Joseph: For the deer right.

1674
03:16:20.940 --> 03:16:25.380
Joseph: negative comments okay okay i'm sorry.

1675
03:16:26.580 --> 03:16:33.930
Joseph: We good to go it's after five, so I want to make sure that we've gone way
over on this, but i'll make sure to capture everything.

1676
03:16:34.140 --> 03:16:37.470
Michael: yeah when and a minor thing in terms of the drawings.

1677
03:16:39.780 --> 03:16:49.110
Michael: The it's been a little bit unclear about how people actually enter and exit
to the buildings and how that relates to the landscape plan.

1678
03:16:49.680 --> 03:16:50.220
Yes.

1679
03:16:51.810 --> 03:16:58.500
Michael: So I think there needs to be the actual floor plans at the ground level and
all the site plans and landscape plans.

1680
03:16:59.700 --> 03:17:07.050
Michael: Because that also adjusts how much hard scaping occurs, so if they're
wherever there's the door if it think they'll be are escaping.

1681
03:17:08.460 --> 03:17:09.180
Michael: And how would you like.

1682
03:17:09.330 --> 03:17:17.910
Joseph: To word this, so the the landscape plan should show the first floor layout
at the entry and then.

1683
03:17:18.810 --> 03:17:20.700
Michael: yeah the unit or plan.

1684
03:17:20.910 --> 03:17:23.340
Joseph: unit, the unit floor yes oh.

1685
03:17:23.550 --> 03:17:25.230
Marlene Schubert: OK, so my saying unit floor plan.

1686
03:17:25.320 --> 03:17:33.120
Joseph: Uniform plan should be on the landscape plan in order to assess entry and exit questions.

1687
03:17:35.370 --> 03:17:36.960
Joseph: When X axis.

1688
03:17:37.050 --> 03:17:37.680
Marlene Schubert: i'll come on.

1689
03:17:41.160 --> 03:17:48.330
Marlene Schubert: To okay So what did you say after sorry i'm troubles here should be on this landscape plan to address.

1690
03:17:48.450 --> 03:17:49.890
Joseph: It was 10 seconds ago.

1691
03:17:49.980 --> 03:17:52.470
Marlene Schubert: I don't know i'm so sorry, I know I know.

1692
03:17:52.560 --> 03:18:03.600
Joseph: So the the unit floor plan should be on the landscape plan to assess nexus entrance X axis questions.

1693
03:18:04.200 --> 03:18:08.880
Michael: yeah, and this has to do, also with like how the public spaces us.

1694
03:18:08.940 --> 03:18:11.550
Michael: As well what what is the interaction with.

1695
03:18:12.900 --> 03:18:14.880
Michael: People living within the units and streets.

1696
03:18:16.080 --> 03:18:17.820
Michael: You don't need to add that i'm just clarifying.

1697
03:18:18.720 --> 03:18:20.220
Joseph: Point Michael very good.

1698
03:18:21.630 --> 03:18:23.130
Joseph: yeah okay.

1699
03:18:23.580 --> 03:18:23.970
Joseph: All right.

1700
03:18:24.840 --> 03:18:29.220
Joseph: let's should we leave it at this, then, are we good to go.

1701
03:18:30.510 --> 03:18:36.330
Joseph: um are you going to make the not meeting the 21 design standards, the number
one reason that.

1702
03:18:36.540 --> 03:18:39.780
Marlene Schubert: Well, I thought that we talked about it being the overall.

1703
03:18:39.810 --> 03:18:41.520
Joseph: are eating wrong okay yeah.

1704
03:18:41.700 --> 03:18:42.300
Joseph: that's fine.

1705
03:18:44.220 --> 03:18:47.910
Joseph: Okay, no I don't want to say not meeting this budget does not meet.

1706
03:18:48.300 --> 03:18:49.650
Joseph: yeah I was gonna change the wording and.

1707
03:18:49.650 --> 03:18:50.880
Marlene Schubert: didn't sound very good did it.

1708
03:18:50.940 --> 03:18:55.920
Joseph: Okay, you are good at that the less than that's great okay all right.

1709
03:18:57.120 --> 03:18:59.310
Joseph: So I think we're done on this, I guess.

1710
03:19:00.630 --> 03:19:01.080
Marlene Schubert: Okay, she.

1711
03:19:02.610 --> 03:19:09.150
Vicki: does not meet the design standards, as well as colon and then goes into the.

1712
03:19:11.430 --> 03:19:11.880
Vicki: Thank you.

1713
03:19:12.300 --> 03:19:14.790
Joseph: As well as the following year right okay yeah.

1714
03:19:16.500 --> 03:19:17.010
Joseph: Okay.

1715
03:19:18.270 --> 03:19:23.460
Joseph: Is everybody in agreement on this will make sure we're all had their chance to speak so.

1716
03:19:24.900 --> 03:19:33.120
Joseph: Okay, then I think that's the decision and we'll have to sign that document and forwarded on to the planning Commission.

1717
03:19:37.350 --> 03:19:37.860
Marlene Schubert: Okay.

1718
03:19:38.160 --> 03:19:50.940
Joseph: Okay, all right okay i'm listening to your story, thank you for coming sorry it was a contentious meeting, but you know this decision and we'll see what happens going forward.

1719
03:19:52.470 --> 03:19:59.130
Hayes Gori: I understand totally appreciate Thank you really appreciate you making the final decision and then working late and we do appreciate that.

1720
03:19:59.400 --> 03:20:04.380
Joseph: Okay, thank you, I appreciate your patience to yes mm hmm Thank you Okay, thank you.

1721
03:20:04.770 --> 03:20:05.160
Hayes Gori: All right.

1722
03:20:06.120 --> 03:20:13.290
Joseph: i'm soaked to the Dr B now do we want to go on to the other business items,
or do you want to cancel for today.

1723
03:20:13.560 --> 03:20:16.950
Marlene Schubert: I do have to discuss the next meeting which lands on a holiday.

1724
03:20:17.070 --> 03:20:17.520
Joseph: or she do.

1725
03:20:18.210 --> 03:20:20.430
Marlene Schubert: I have to deal with that one today, if nothing else.

1726
03:20:21.900 --> 03:20:33.240
Marlene Schubert: I know, anyway, so as you guys know fourth of July lands on the
fifth of July this year, on Monday, which is our next meeting, we do have a couple
projects coming down the pipe for conceptual review.

1727
03:20:33.660 --> 03:20:43.680
Marlene Schubert: That, I think we would love to have reviewed, maybe if we could,
if everyone was okay with scheduling the July fifth meeting for July six, which is a
Tuesday.

1728
03:20:44.280 --> 03:20:45.810
Marlene Schubert: If not we'll have to push it to the.

1729
03:20:46.080 --> 03:20:47.160
Joseph: next meeting which.

1730
03:20:47.430 --> 03:20:48.900
Marlene Schubert: Then pushes everything else so.

1731
03:20:50.100 --> 03:20:56.700
Joseph: that's a question we have to decide in the past we have generally tried to
do the next day, so we don't lose another meeting.

1732
03:20:57.360 --> 03:21:17.130
Joseph: And it would push that those applicants two weeks out so if possible can
everybody look at the schedule and see if the six would work 2pm sixth of July 2pm
is that and i'd like to get people's opinions about that that good deal or not
anybody have heartburn.

1733
03:21:20.280 --> 03:21:28.530
Todd: I have a standing client meeting, but they haven't been running very long, so
I could probably make an appearance and maybe maybe be 10 minutes late.

1734
03:21:29.070 --> 03:21:41.220
Joseph: Okay, all right, thank you, I think we just have a quorum for so we could
try to do that yeah anybody else have a question Michael you may not know your
schedule I don't know.

1735
03:21:41.820 --> 03:21:42.540
Joseph: yeah that's me.

1736
03:21:43.710 --> 03:21:47.310
Michael: I might have to fly on that day, so i'm not sure.

1737
03:21:49.080 --> 03:21:49.620
Joseph: Okay.

1738
03:21:51.240 --> 03:21:51.600
Michael: yeah.

1739
03:21:52.470 --> 03:21:52.650
Joseph: well.

1740
03:21:53.160 --> 03:21:53.820
i'm fun.

1741
03:21:55.050 --> 03:21:55.530
Joseph: yeah.

1742
03:21:55.680 --> 03:22:00.780
Joseph: yeah for what why don't we schedule that and then we'll work with that tone.

1743
03:22:01.440 --> 03:22:01.740
yeah.

1744
03:22:04.170 --> 03:22:06.450
Marlene Schubert: And I do have real quick question.

1745
03:22:06.660 --> 03:22:16.650
Marlene Schubert: yep raise your hand, if you prefer to continue to do these
meetings via zoom rather than in person, so.

1746
03:22:16.950 --> 03:22:19.860
Joseph: Well, so let me, let me, can I qualify that a little bit.

1747
03:22:20.130 --> 03:22:22.260
Marlene Schubert: And I have something else to say I should say the state.

1748
03:22:22.260 --> 03:22:31.770
Marlene Schubert: determines how these public meetings are run so we may not have
any control over it, but I was asked by heather just to get your opinion on what
your preference is so great job.

1749
03:22:32.040 --> 03:22:37.920
Joseph: yeah so she she and I talked this morning and the issue is that the open
meetings law pma.

1750
03:22:39.090 --> 03:22:45.300
Joseph: You know, is what's going to happen, what the government to size and
everything right at the end of the month, or whatever the data is he's going to
decide.

1751
03:22:45.810 --> 03:23:02.850
Joseph: And then, then the city would come down and the city manager would decide
for the city what's going on, and I think what they're looking for is our preference
is three options, one is we go back to in in house meetings we keep zoom or we do a
hybrid.

1752
03:23:04.410 --> 03:23:13.470
Joseph: Either way, but heather said was that we will be moving if we do in house,
we will be moving to the City Council chambers.

1753
03:23:14.670 --> 03:23:22.950
Joseph: Because it's too hard for the city to deal with the side room in terms of recording, especially if it was a hybrid zoom meeting and whatnot.

1754
03:23:22.980 --> 03:23:24.210
Joseph: Getting a camera and all that.

1755
03:23:24.600 --> 03:23:25.170
So.

1756
03:23:26.610 --> 03:23:37.590
Joseph: So that's the option is that we go in house and we will now be on the dyess in the city council chambers or we'd be zoom or we can do a hybrid So what does everybody is.

1757
03:23:39.180 --> 03:23:40.800
Vicki: Define hybrid with that.

1758
03:23:41.130 --> 03:23:45.960
Joseph: i'm sorry the hybrid would be we be in house in with allow people to zoom in and colon.

1759
03:23:46.440 --> 03:23:55.020
Joseph: And we even have to then adjust to the questions and say, people who are on zoom could they provide input or questions or answers, or whatever yeah.

1760
03:23:56.430 --> 03:23:56.640
Joseph: So.

1761
03:23:57.330 --> 03:24:01.770
Todd: I would vote bribery this because it allows people to attend meeting if we happen to be traveling.

1762
03:24:02.550 --> 03:24:03.000
Todd: yeah.

1763
03:24:03.150 --> 03:24:09.360
Todd: Okay, or fall or not feeling great so we'll stay home and come and participate.

1764
03:24:10.200 --> 03:24:16.980
Joseph: And I think some people who are shy like I actually do think some people who
don't want to stand in front of a group and talk.

1765
03:24:17.220 --> 03:24:20.370
Marlene Schubert: Well, just like Lisa today on the ferry I don't think she would
have been able to join.

1766
03:24:20.700 --> 03:24:22.890
Marlene Schubert: Right right if we didn't have that option for her.

1767
03:24:23.730 --> 03:24:26.250
Joseph: To that too we'll be right back I vote to that too.

1768
03:24:27.720 --> 03:24:28.320
Marlene Schubert: Okay, too.

1769
03:24:29.070 --> 03:24:29.280
Bob: yeah.

1770
03:24:29.310 --> 03:24:30.690
Bob: We know, Joe is.

1771
03:24:31.230 --> 03:24:32.310
Marlene Schubert: Okay, Michael.

1772
03:24:32.400 --> 03:24:33.030
Marlene Schubert: What do you say.

1773
03:24:34.080 --> 03:24:47.250
Michael: yeah i'm for either hybrid or zoom I like the fact that I actually can work
on my computer and see, I have multiple screens, so I can see all the documents, and
so I can put through everything, whereas in person, I found it really challenging
to.

1774
03:24:48.210 --> 03:24:53.880
Michael: Because we get so many documents that i'm not gonna bring my computer
everywhere so.

1775
03:24:54.030 --> 03:24:55.410
Marlene Schubert: that's what i'd be curious if.

1776
03:24:55.410 --> 03:25:10.500
Marlene Schubert: We went with you know, like a hybrid would everybody have to be in
person, I mean, would you guys be required to you know I don't know what the rules
would be but that's a good point that could you still join as a Member, without
being in person, I would think the answer would be yes.

1777
03:25:12.270 --> 03:25:13.410
that's an interesting.

1778
03:25:16.230 --> 03:25:18.360
Vicki: that's an interesting question Marlene.

1779
03:25:19.380 --> 03:25:30.120
Vicki: Because does hybrid mean just the Community can dial in or like Michael was
saying, can we dial in so How does that work is the.

1780
03:25:30.120 --> 03:25:31.740
Vicki: Council chambers set up.

1781
03:25:32.760 --> 03:25:33.570
Vicki: To.

1782
03:25:35.010 --> 03:25:35.640
Vicki: let her know.

1783
03:25:36.000 --> 03:25:37.710
Vicki: I mean that's that's a question.

1784
03:25:37.800 --> 03:25:41.010
Marlene Schubert: Okay well that's good some good feedback, I can take back so far,
it sounds.

1785
03:25:41.010 --> 03:25:43.560
Marlene Schubert: And, most people are with hybrid and maybe with the.

1786
03:25:44.700 --> 03:25:51.780
Marlene Schubert: caveat that does that mean that the board can also dial in and not be in person right okay.

1787
03:25:53.070 --> 03:25:54.330
Marlene Schubert: Bob did you vote yet.

1788
03:25:55.410 --> 03:25:56.460
Marlene Schubert: I don't know if you did you.

1789
03:25:57.120 --> 03:26:00.150
Bob: i'm fine it gives us flexibility that's very important.

1790
03:26:00.420 --> 03:26:01.980
Marlene Schubert: Okay, so you like the hybrid as well.

1791
03:26:03.060 --> 03:26:04.560
Bob: yeah I like having.

1792
03:26:04.590 --> 03:26:07.950
Bob: seven members, if possible, at the meetings are six right now.

1793
03:26:09.240 --> 03:26:09.930
Joseph: Okay, great.

1794
03:26:11.040 --> 03:26:15.180
Joseph: Okay anything else on the list, we have to attack today specifically.

1795
03:26:15.780 --> 03:26:29.400
Vicki: With Joe I had one thing I wanted to ask advice on that people have three or four minutes okay okay um, as you know, the city is getting a $7 million windfall from.

1796
03:26:30.450 --> 03:26:40.890
Vicki: American rescue plan, I guess, and and one of the things on the table for discussion is the potential of it being used in some way, shape or form for affordable housing.

1797

03:26:41.340 --> 03:26:48.960
Vicki: mm hmm and then you've also got the parks board right now looking to buy the athletic club for $13 million.

1798
03:26:50.220 --> 03:27:02.340
Vicki: You have the Suzuki property which was supposed to be affordable housing sitting fallow, you have the unresolved question of Harrison it's that that's just a beast unto itself.

1799
03:27:03.030 --> 03:27:15.270
Vicki: And I was as a private citizen, I was going to write to the city council and the parks board to make sure they understood it was just me writing as a private citizen saying all of these balls are interrelated.

1800
03:27:16.320 --> 03:27:35.070
Vicki: And I was going to ask him to take a pause and get together as two groups or or whatever, and under the guidance of the city manager and the executive director for the parks board, they need to master plan these five properties because there's a lot of money in motion here.

1801
03:27:35.670 --> 03:27:42.660
Vicki: here's the $13 million going to the athletic club probably not a console matic bond with no voter approval.

1802
03:27:43.110 --> 03:27:54.510
Vicki: you've got Harrison with that figure you've got now this $7 million, and you have the sekai property which was supposed to be where parks was going to put this complex with the pool.

1803
03:27:55.260 --> 03:28:07.020
Vicki: And you have the fact that we really do need affordable housing and the requirements for reportable housing should be a sense of community, it should be walkable it should be.

1804
03:28:07.020 --> 03:28:12.420
Vicki: Closing services, etc, etc, and sekai as a very large piece of property.

1805
03:28:12.900 --> 03:28:23.910
Vicki: So if the parks board is really going to buy bainbridge athletic club, can they let loose of four or five acres right along Madison what could that be a potential solution.

1806
03:28:24.330 --> 03:28:39.120
Vicki: or one of many solutions because the neighbors do not want affordable housing at Suzuki is there some real estate trading that could go on here to achieve a whole bunch of different goals.

1807
03:28:39.390 --> 03:28:45.840
Vicki: And so I was going to write the letter private label and I just wanted you to know that i'm going to metal and.

1808
03:28:46.890 --> 03:28:51.510
Vicki: that's my thinking so I just wanted to give you a heads up.

1809
03:28:54.300 --> 03:29:05.610
Joseph: As a private citizen, you can say anything you'd like it's fine I think you should yeah absolutely i'm not sure the deer be has a dog in this fight, particularly, but you know.

1810
03:29:05.670 --> 03:29:06.030
Vicki: Right.

1811
03:29:06.270 --> 03:29:15.270
Vicki: So i'm just i'm hunting and pecking slowly through an email with one finger so i'm going to send that out in the next couple days.

1812
03:29:15.870 --> 03:29:17.850
Marlene Schubert: you'll probably type faster than I did today.

1813
03:29:18.570 --> 03:29:19.680
Vicki: No, you were doing great.

1814
03:29:20.130 --> 03:29:21.180
Joseph: You did great Marlene.

1815
03:29:23.370 --> 03:29:24.270
Marlene Schubert: has his hand raised.

1816
03:29:24.510 --> 03:29:25.140
Joseph: Yes, Bob.

1817
03:29:27.600 --> 03:29:30.450
Bob: Joe, I just wanted to compliment you on the meeting today.

1818
03:29:30.840 --> 03:29:32.280
Bob: I know, for me, as a newer.

1819
03:29:32.820 --> 03:29:48.750
Bob: newer person on the design review board I did an awful lot of listening and i'm really glad we put our foot down and at least I put you know I finally decided to change when you started talking about we're looking for some complete some metals and that that's a big deal if.

1820
03:29:48.780 --> 03:29:51.600
Bob: We set a tone, where we don't get complete some noodles.

1821
03:29:51.870 --> 03:29:53.730
Bob: we're going to have chaos and we don't.

1822
03:29:53.730 --> 03:29:54.690
Bob: We don't need that.

1823
03:29:55.530 --> 03:29:56.220
Joseph: We think you.

1824
03:29:57.120 --> 03:30:00.210
Bob: know, yes, thank you for your efforts, it was a tough one today.

1825
03:30:01.500 --> 03:30:07.350
Joseph: Sometimes we forget the project was on for you like this, you lose track of the ball you.

1826
03:30:08.100 --> 03:30:09.390
Joseph: Know arguments, you had you know.

1827
03:30:09.420 --> 03:30:14.700
Joseph: In February, you know, and it was like yeah those are missing, I mean it's like we get.

1828

03:30:15.000 --> 03:30:17.400
Todd: In well, I was also I was also looking for dialogue.

1829
03:30:18.720 --> 03:30:25.260
Todd: There wasn't any you know it wasn't receptive it wasn't you know we've already done too much work just tell us what you want.

1830
03:30:26.670 --> 03:30:27.480
Todd: That would that was very.

1831
03:30:27.930 --> 03:30:28.560
Bob: same all.

1832
03:30:28.620 --> 03:30:44.310
Joseph: It was disappointing yeah it's yeah okay can't have too much conversation about that project but yeah okay all right, so we want to get that David do anything you want to say, specifically, we can put things on the agenda for next time, or what.

1833
03:30:44.640 --> 03:30:51.750
David: yeah we can do next time, but real quickly the two projects that want to come before you in early July are a short subdivision conceptual review.

1834
03:30:52.170 --> 03:30:59.220
David: And a smaller long subdivision I think it's six slots that actually expired under State law, you have a certain amount of time to do your final.

1835
03:30:59.520 --> 03:31:08.340
David: They didn't get there, so you've got to start from scratch, under the new subdivision standards, so a smaller long plat a six slots and a short plant so that's what's coming your way.

1836
03:31:09.390 --> 03:31:12.810
Bob: Okay, Joe What about frack What about the one on spring range.

1837
03:31:13.590 --> 03:31:14.520
Bob: And you check on that.

1838
03:31:14.880 --> 03:31:19.500
Joseph: um yeah oh yeah, what do you know, David, can you give an update on that

project.

1839
03:31:20.700 --> 03:31:27.750
Joseph: i'm the one i'm spraying register, we got a couple I got a couple letters from a woman who was concerned about the number of units.

1840
03:31:28.260 --> 03:31:29.220
Joseph: And a lots.

1841
03:31:29.280 --> 03:31:32.910
Joseph: Was Kelly did were you involved in that it was that done by.

1842
03:31:33.540 --> 03:31:34.710
David: I think that was Ellen.

1843
03:31:34.890 --> 03:31:36.630
Joseph: Ellen okay might have been.

1844
03:31:36.960 --> 03:31:47.490
David: And i'm trying to call there was one on the West side of spring one on the east side, the East side still has some right away items that were sorting out with the Afghan I think that might be free, I apologize out to look at the map.

1845
03:31:47.550 --> 03:31:48.540
Bob: You know the West side.

1846
03:31:48.990 --> 03:31:50.700
Bob: it'd be the West side dang it is what i'm oh.

1847
03:31:50.700 --> 03:31:51.390
David: I apologize.

1848
03:31:51.450 --> 03:32:02.130
David: i'm thinking about the one on the other side i'll have to check with Ellen on that the only update I got for ellen's projects that you've seen that you'll see again hopefully near future is the stables project in Fort worth.

1849
03:32:03.330 --> 03:32:04.140
David: When you'll see.

1850
03:32:04.380 --> 03:32:07.200
David: That she's dealt with you on so i'm not sure i'll check out frank.

1851
03:32:07.320 --> 03:32:19.200
Joseph: So frank frank might have a couple of projects someone called me he emailed me neighbors concerned about the number of watson's like 16 lots of something and we never reviewed, a project that big.

1852
03:32:19.410 --> 03:32:21.240
David: Know you're a realtor for that subdivision or.

1853
03:32:21.780 --> 03:32:28.650
David: Some other land and there are some very clear state laws about not doing a Jason chart planets so we'll have to see what's going on there i'll check with.

1854
03:32:28.890 --> 03:32:31.170
Joseph: them so they can be connected.

1855
03:32:31.410 --> 03:32:32.610
Joseph: Wait wait.

1856
03:32:32.910 --> 03:32:41.550
Bob: Wait hey Joe we got to thank Dave and Kelly to they did they did a good job, today, you know I certainly appreciated their input on.

1857
03:32:41.820 --> 03:32:42.840
Todd: On the fly always.

1858
03:32:44.580 --> 03:32:45.300
Always marlena.

1859
03:32:46.470 --> 03:32:47.250
Joseph: Give me a really.

1860
03:32:47.370 --> 03:32:51.540
Joseph: Kelly appreciate some of your comments, when you interject they were they were timely.

1861
03:32:53.130 --> 03:32:53.430
Kelly: yeah.

1862
03:32:53.520 --> 03:32:54.810
Kelly: I tried to do that only when.

1863
03:32:55.110 --> 03:32:55.920
Kelly: When I feel like.

1864
03:32:57.090 --> 03:33:00.210
Joseph: Whenever we go off the rail we go off.

1865
03:33:01.200 --> 03:33:04.950
Kelly: really appreciated dedication, I really amazing yeah.

1866
03:33:05.640 --> 03:33:17.730
Joseph: Okay um i'm going to say thank you to people who are still sitting there
listening to us thank you attendees for doing that and hope it was interesting
somewhat entertaining.

1867
03:33:19.350 --> 03:33:23.970
Joseph: i'm going to call the meeting good Thank you all for staying after five and
good job today.

1868
03:33:24.390 --> 03:33:25.410
Todd: Thanks, thank you.

1869
03:33:26.460 --> 03:33:27.930
Joseph: Good luck, Michael yep.