

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Eagle Scout Presentation
Subdivision & Community Presentation
Madison Landing [PLN50879 SPR](#)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:03 pm. Design Review Board (DRB) members in attendance were Alan Grainger, Jim McNett, Peter Perry and Jason Wilkinson. Chris Gutsche and Joe Dunstan were absent and excused. Council member Ron Peltier was present. City staff in attendance were Chris Hammer Public Works, Christy Carr Senior Planner, Heather Wright Planning Manager and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

No conflicts of interest were disclosed by the members.

Four members of the public were present.

Review & Approve Minutes

Motion: I move to approve the March 19, 2018 minutes.

McNett/Perry: Motion passed 5-0.

Presentation for Eagle Scout Project: Trail Signage

Chris Hammer, Public Works & James Shaw, Troop 1565 (*Presentation Only*)

DRB Recommendation:

- Darker wood
- White Lettering
- Routed Lettering
- Two options for posting the signs

Dialogue with Local Architect: Subdivisions and Community

Jonathan Davis, Davis Studio

(*Presentation Only – See attached presentation*)

Madison Landing PLN50879 SPR

The DRB did not recommend approval of the site plan review as presented and asked the applicant to consider the following:

- More creativity in design
- Increased effort to preserve the current landscape
- Reducing the number of parking spaces per unit and lessen the apron by 10 feet on each side to decrease the amount of impervious surface
- Make Duane Lane a one-way road traveling north to exit onto Madison via Duane Lane to lessen the restriction of the fire turn around and create a more meandering walk way
- Having two less units to decrease the footprint of the project and increase amount of landscaping
- Reduce the number of additional parking spaces to increase the set back from Madison
- Reduce the footprint of the two-story units and make them three stories

The DRB gave the applicant the option of returning for an additional review and applicant denied.

Public Comment: Steve Matthews (citizen) Suggested that higher density projects include dog runs.

Public Comment: Charles Schmid (citizen) Will there be plantings between the buildings and the sidewalk? Developer: Yes.

Motion: I recommend non-approval of this site plan as presented.

McNett/Perry: Motion passes 5-0.

New/Old Business

None

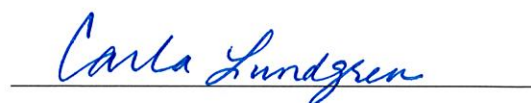
Adjourn

The meeting adjourned at 4:55pm.

Approved by:

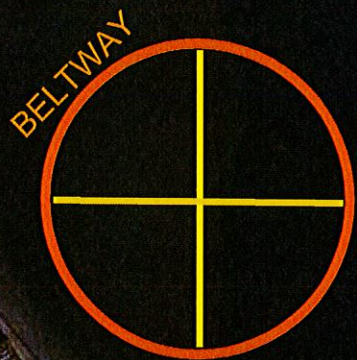


Alan Grainger, Chair



Carla Lundgren, Administrative Specialist

Winslow Multi-Modal Paths



Regional and Intra-island Trails

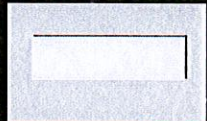
- Existing
- In Development
- Planned

Connecting Pathways

- Existing
- In Development
- Planned

Other Connecting Pathways

- Existing
- Planned



Google Earth

5000 ft

Zoning	Base for one house	Max. House Size	Lots %	Max. Lot Size	Natural Space %	Natural Space	Community Space %	Community Space	Vehicular/ other %	
R 0.4	1 house per 100,000 sf	5,000 sf	10%	10,000 sf	65%	65,000 sf	15%	15,000 sf	10%	10,000 sf
R 1	1 house per 40,000 sf	2,500 sf	10%	4,000 sf	65%	26,000 sf	15%	6,000 sf	10%	4,000 sf
R 2	1 house per 20,000 sf	2,000 sf	15%	3,000 sf	60%	12,000 sf	15%	3,000 sf	10%	2,000 sf
R 2.9	1 house per 15,000 sf	1,600 sf	20%	3,000 sf	50%	7,500 sf	15%	2,250 sf	15%	2,250 sf
R 3.5	1 house per 12,500 sf	1,600 sf	24%	3,000 sf	40%	5,000 sf	19%	2,375 sf	17%	2,125 sf
R 4.3	1 house per 10,000 sf	1,600 sf	28%	2,750 sf	35%	3,500 sf	20%	2,000 sf	17%	1,700 sf
R 5	1 house per 8,500 sf	1,600 sf	32%	2,750 sf	28%	2,380 sf	20%	1,700 sf	20%	1,700 sf
R 8	1 house per 5,400 sf	1,600 sf	50%	2,700 sf	10%	540 sf	20%	1,080 sf	20%	1,080 sf
R 14	1 house per 3,100 sf	1,600 sf	75%	2,325 sf	0%	- sf	10%	310 sf	15%	465 sf

building community

Jonathan Davis

davis studio Architecture + Design

This,



the problem

this,

the problem

PROPOSED 20' STORM DRAINAGE EASEMENT

SINCLAIR WAY

RV PARKING AREA

50' R/W

R-10

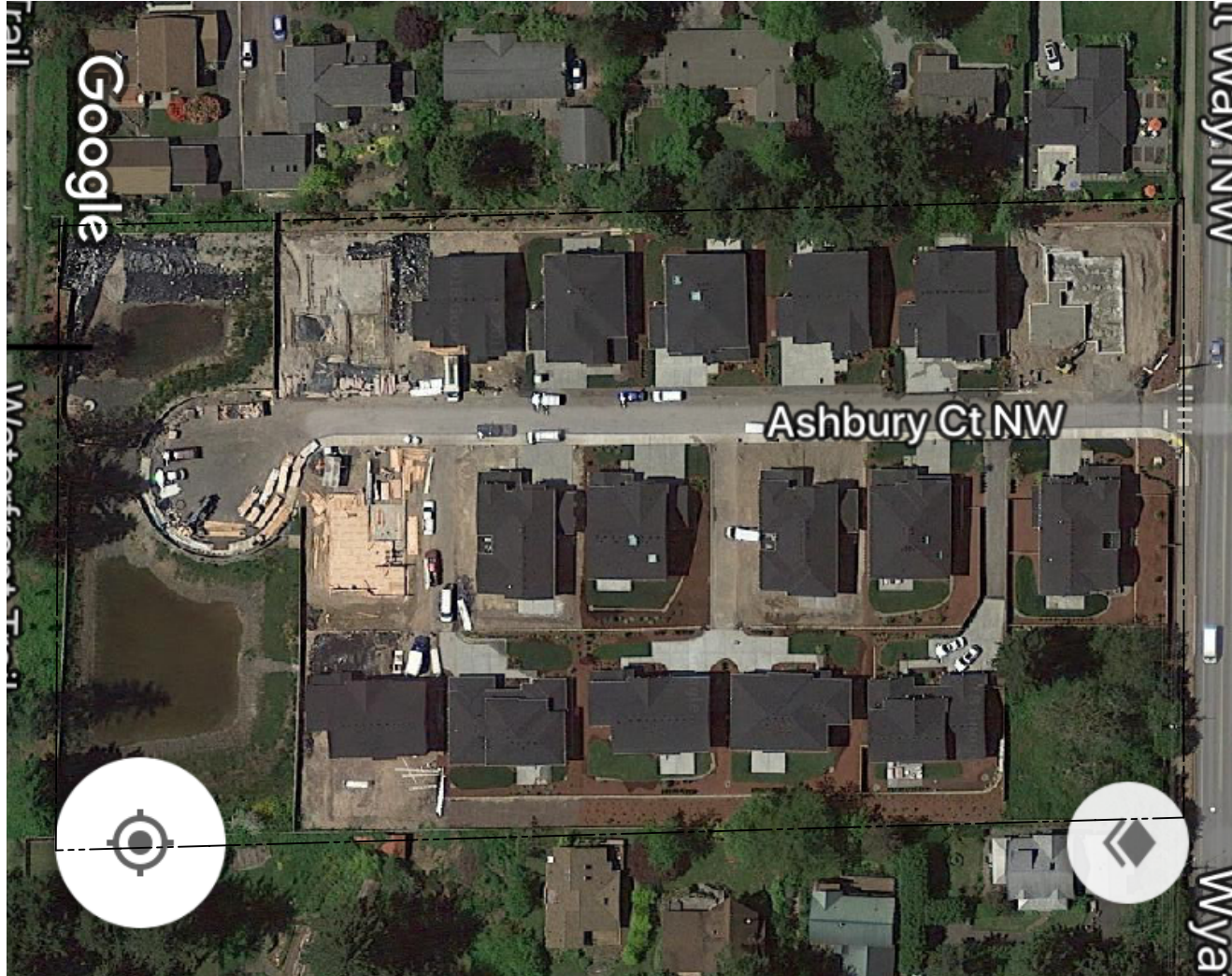
3RD AVE W

Lot areas (SF): 1: 10,278; 2: 23,126; 3: 8,825; 4: 7,882; 5: 6,287; 6: 6,592; 7: 6,600; 8: 6,600; 9: 6,600; 10: 6,600; 11: 6,600; 12: 8,592; 13: 9,518; 14: 8,261; 15: 8,261; 16: 8,990; 17: 10,204; 18: 8,974; 19: 9,200; 20: 7,307; 21: 7,073; 22: 8,283; 23: 6,278; 24: 7,947; 25: 10,138; 26: 7,583; 27: 9,588; 28: 7,089; 29: 6,600; 30: 6,600; 31: 6,600; 32: 6,600; 33: 6,600; 34: 6,600; 35: 6,600; 36: 6,600; 37: 6,608; 38: 7,075; 39: 6,777; 40: 13,630; 41: 9,072; 42: 8,424; 43: 8,989; 44: 9,308; 45: 8,517; 46: 8,135; 47: 7,512; 48: 8,785; 49: 6,600; 50: 6,600; 51: 6,600; 52: 6,600; 53: 6,600; 54: 6,616; 55: 7,784; 56: 6,397; 57: 6,600; 58: 6,600; 59: 6,600; 60: 6,600; 61: 6,809; 62: 10,504; 63: 8,515; 64: 6,602; 65: 6,600; 66: 6,600; 67: 7,287; 68: 6,257; 69: 7,243; 70: 5,706; 71: 6,228; 72: 6,600; 73: 6,600; 74: 7,089; 75: 6,770; 76: 7,574; 77: 8,310; 78: 6,600; 79: 6,600; 80: 7,575; 81: 8,767; 82: 8,322; 83: 7,142; 84: 7,854; 85: 8,286; 86: 6,600; 87: 6,600; 88: 6,600; 89: 6,600; 90: 6,600; 91: 6,600; 92: 7,330; 93: 8,180; 94: 6,600; 95: 6,600; 96: 6,600; 97: 6,600; 98: 6,600; 99: 6,600; 100: 6,600.

This is a detailed plat map of a residential subdivision. The map shows 85 numbered lots, each with its area in square feet (SF) and boundary dimensions. The lots are arranged in a grid-like pattern, with some irregular shapes. The map includes several streets: 'SINCLAIR WAY' on the left, '3RD AVE W' on the right, and a 'RV PARKING AREA' in the center. A 'PROPOSED 20' STORM DRAINAGE EASEMENT' is shown at the top. The map also features various easements and setbacks, including '50' R/W' (Right of Way) and 'R-10'. The map is annotated with 'this,' and 'the problem' in orange text, and a red circle highlights a specific area near the top center.

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...and this, are our problem



the problem

these are subdivisions

they are -

car-centric

chopped up land

that don't consider

community

community spaces

nature and natural spaces

the problem

so what do we do?

building community

building community - for connection

we need to - SCRAP the term - ~~SUBDIVISION~~

we should -

create COMMUNITIES that are

that have

- pedestrian-centric
- kid friendly
- safe
- community outdoor space
- transitional spaces
- remote parking
- parking pockets
- garden beds
- small footprint homes
- shared amenities
- edible landscape

key principles

we need to - SCRAP the term - ~~OPEN SPACE~~

we should -

protect the environment / critical areas

preserve NATURAL SPACES

create COMMUNITY SPACES

key principles

we should - reduce the impact of cars

we should - change road standards

we should - scrap surface detention ponds

key principles

we should create -

small lots - maximum lot size

small homes - maximum home size
 - variable with zone

community outdoor spaces

use LID to the greatest extent feasible

key principles

when designing a COMMUNITY what needs to be taken into account?

site

zoning - development rights

critical areas

natural areas

storm water management areas

community outdoor areas

developed areas

affordability

components of a community

what needs to access the site?

fire department

utilities

solar

pedestrians and bikes

vehicles

components of a community

what needs to go on the site?

private indoor space - homes

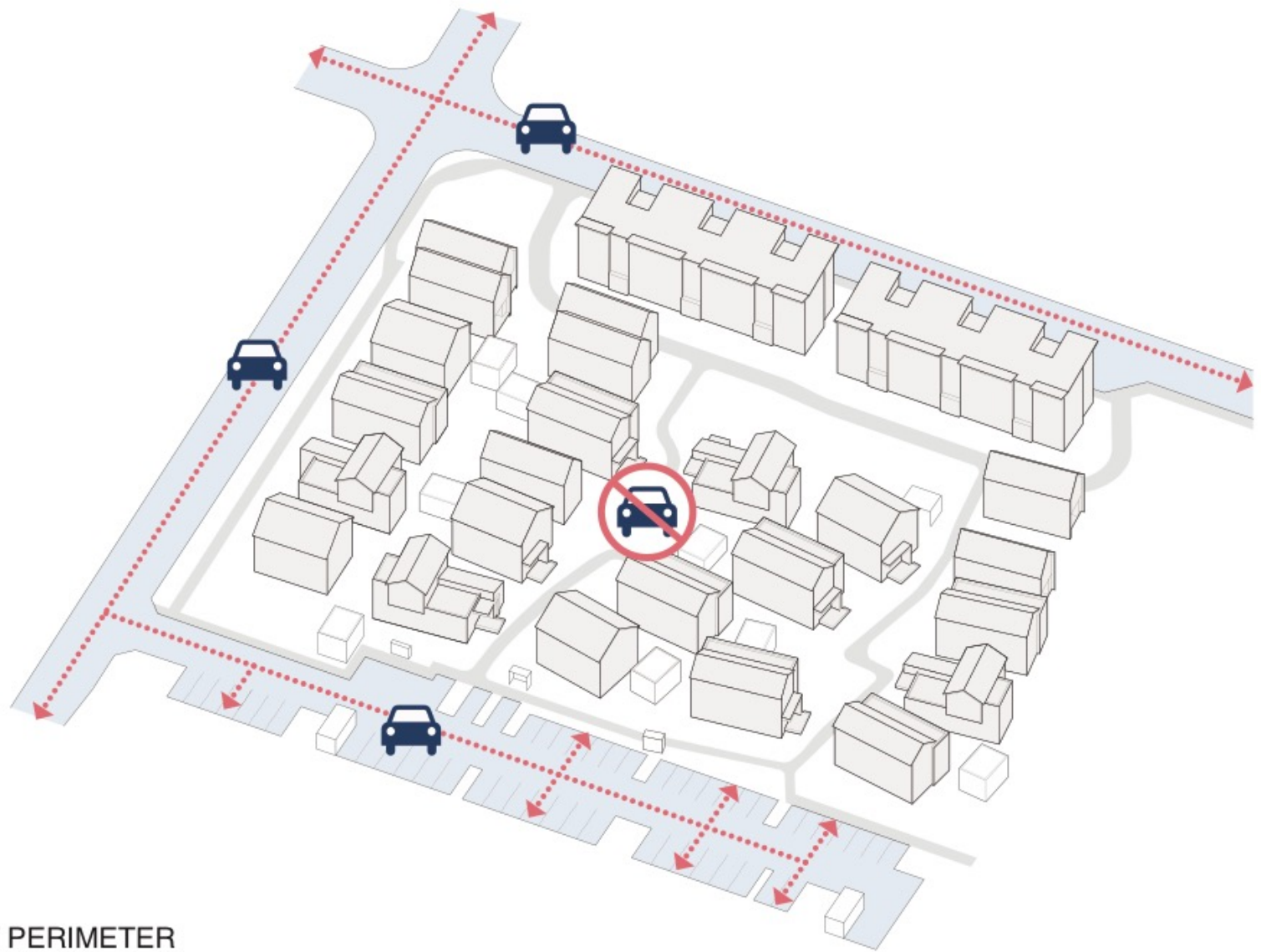
private outdoor space

community outdoor space

vehicular access and storage

storm water management systems

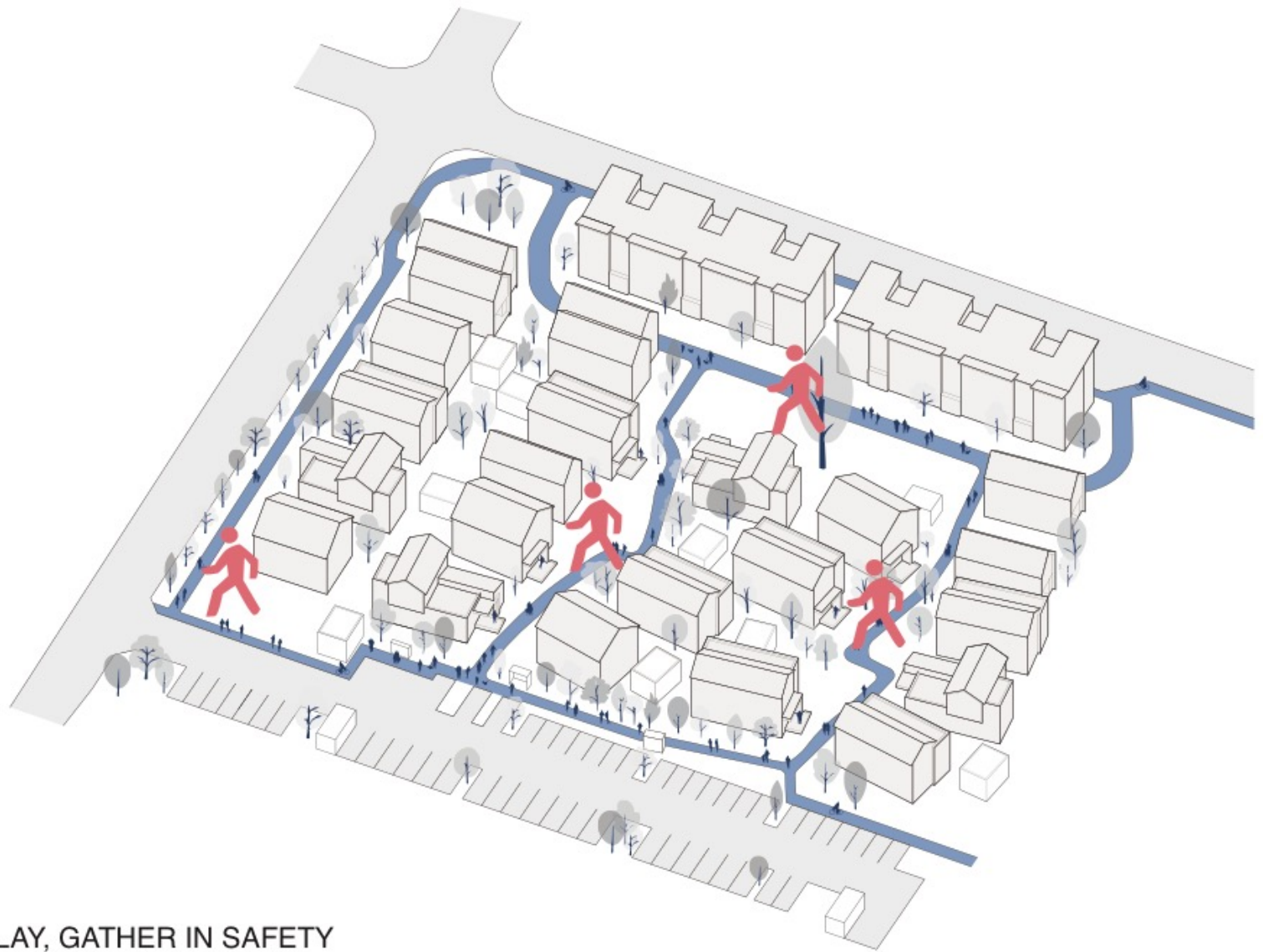
components of a community



01 CARS AT PERIMETER

By keeping automobile traffic at the perimeter,
a safe car free zone was created for the community.

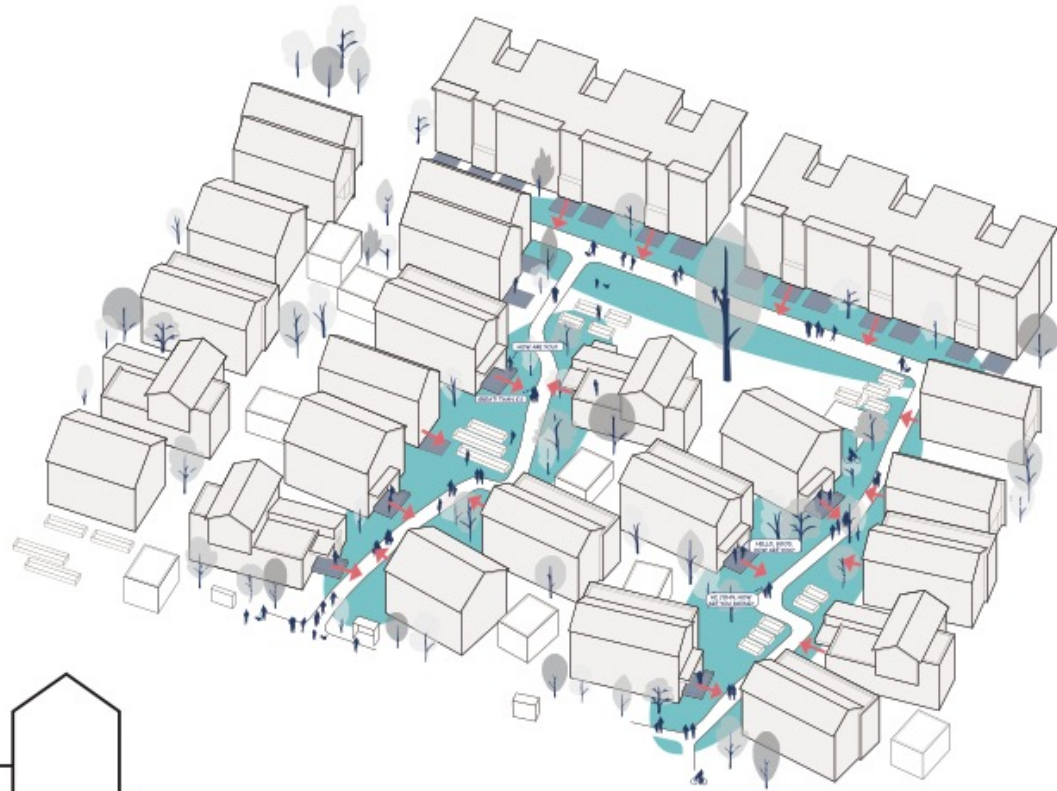
components of a community - remote parking



02 WALK, PLAY, GATHER IN SAFETY

Path interconnect homes, apartments, open spaces, community gardens to create a safe space for community to happen.

components of a community - walkable



06 MICRO HOODS - FRONT PORCHES

Open space surrounded by a handful of homes are catalysts for community building.
Front porches are semi-public spaces for interaction.

components of a community – community spaces



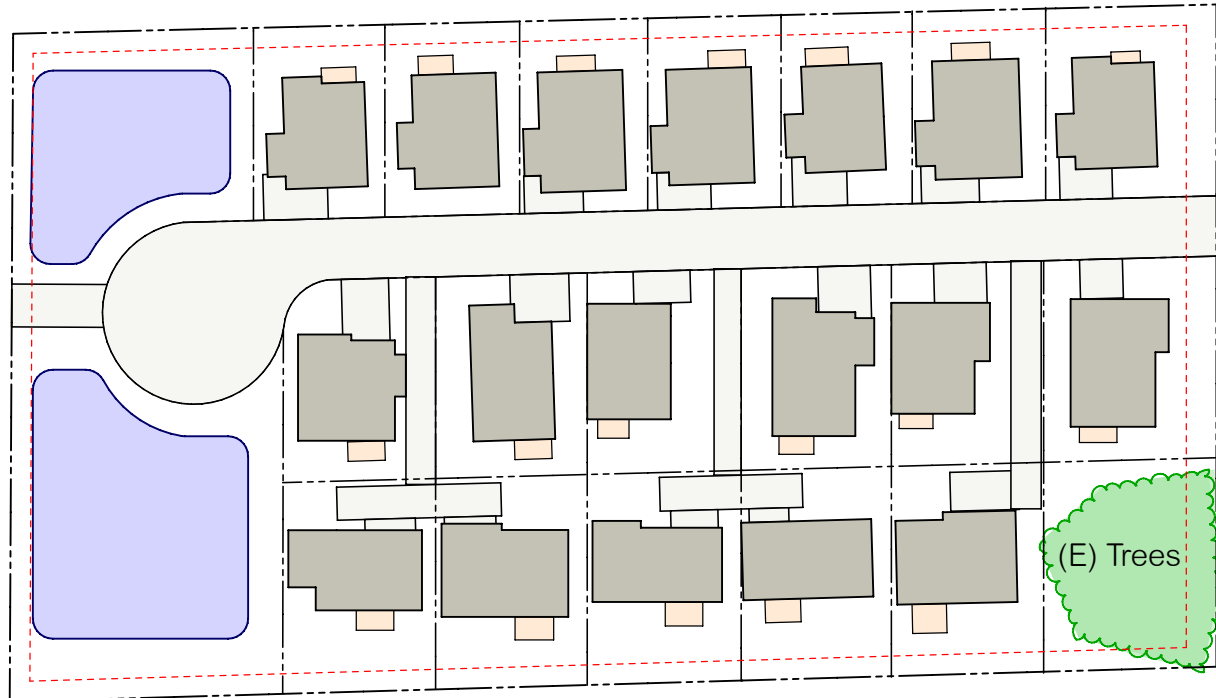
components of a community

that which we love to hate



let's look at the problem

that which we love to hate



Lot Size

6,000 to 7,800 sf

House Size

3,500 to 4,500 sf plus 2 - 3 car garage

Zoning R4.3

1 unit per 10,000sf

Site Area - 198,991 sf

Units permitted - 19

Parking

2 per unit

38 spaces

Storm Water

198,991 sf total (4.57 acres)

92,685 sf pervious

106,306 sf impervious

2.44 acres impervious

let's look at the problem

we hate it because this was there before



(and the
houses are
ugly)

so how do we do it differently?

when designing a COMMUNITY, what needs to be taken into account?

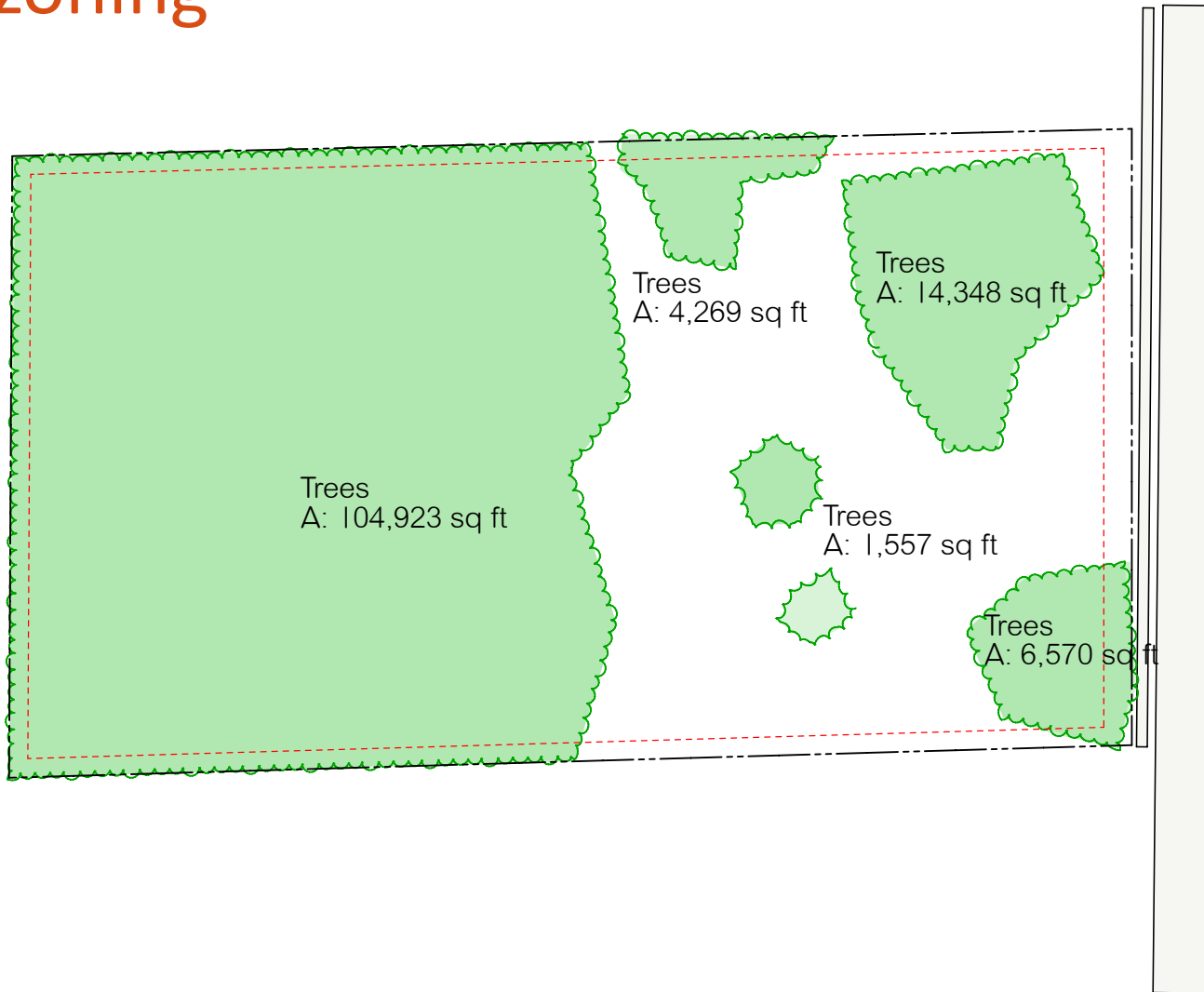
building community

the site



what makes up a community ?

zoning

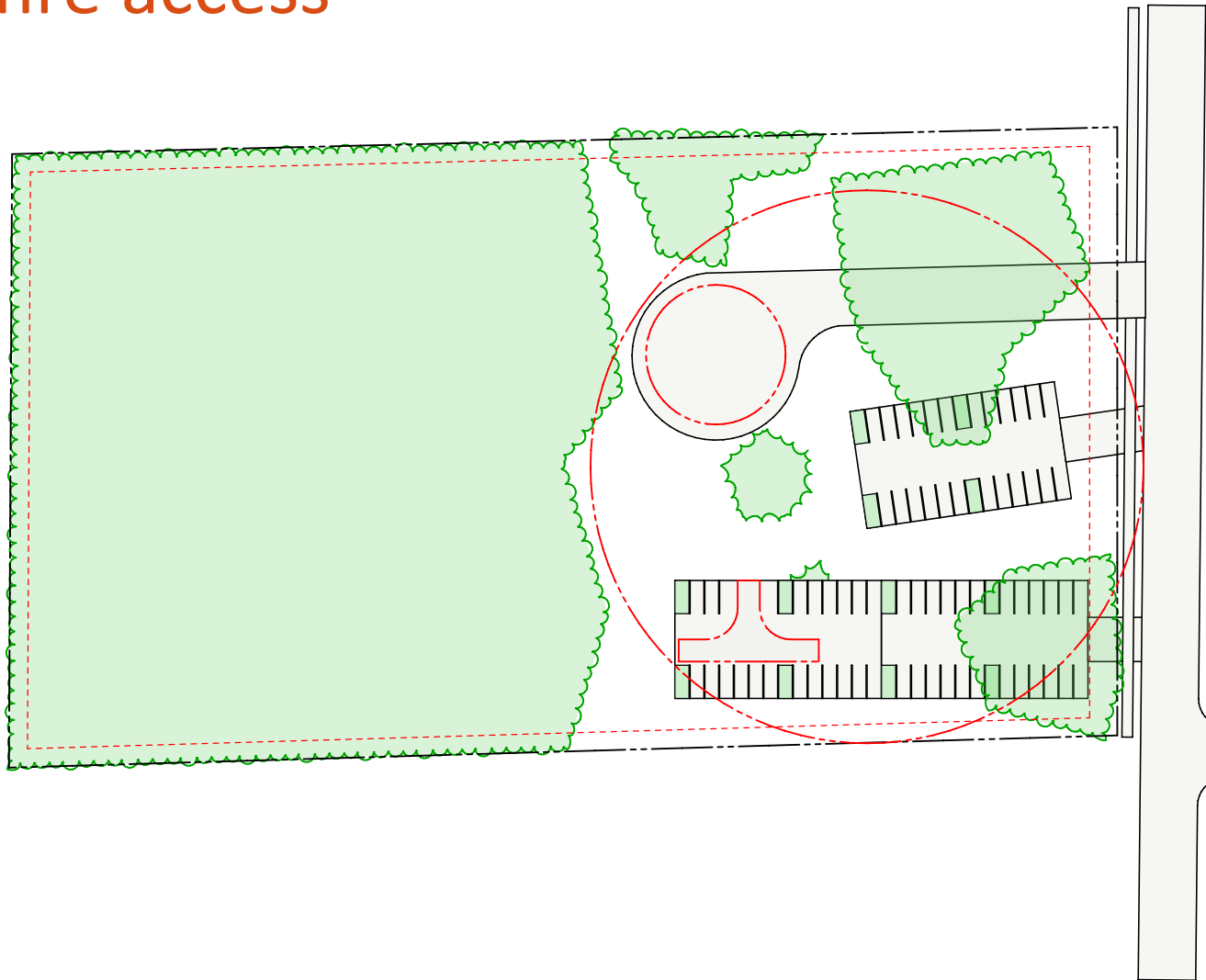


Zoning

- R 0.4 - 1 house per 100,000 sf
 - 2 homes
- R 1 - 1 house per 40,000 sf
 - 5 homes
- R 2 - 1 house per 20,000 sf
 - 10 homes
- R 2.9 - 1 house per 15,000 sf
 - 13 homes
- R 3.5 - 1 house per 12,500 sf
 - 16 homes
- R 4.3 - 1 house per 10,000 sf
 - 20 homes
- R 5 - 1 house per 8,500 sf
 - 23 homes

what makes up a community ?

fire access



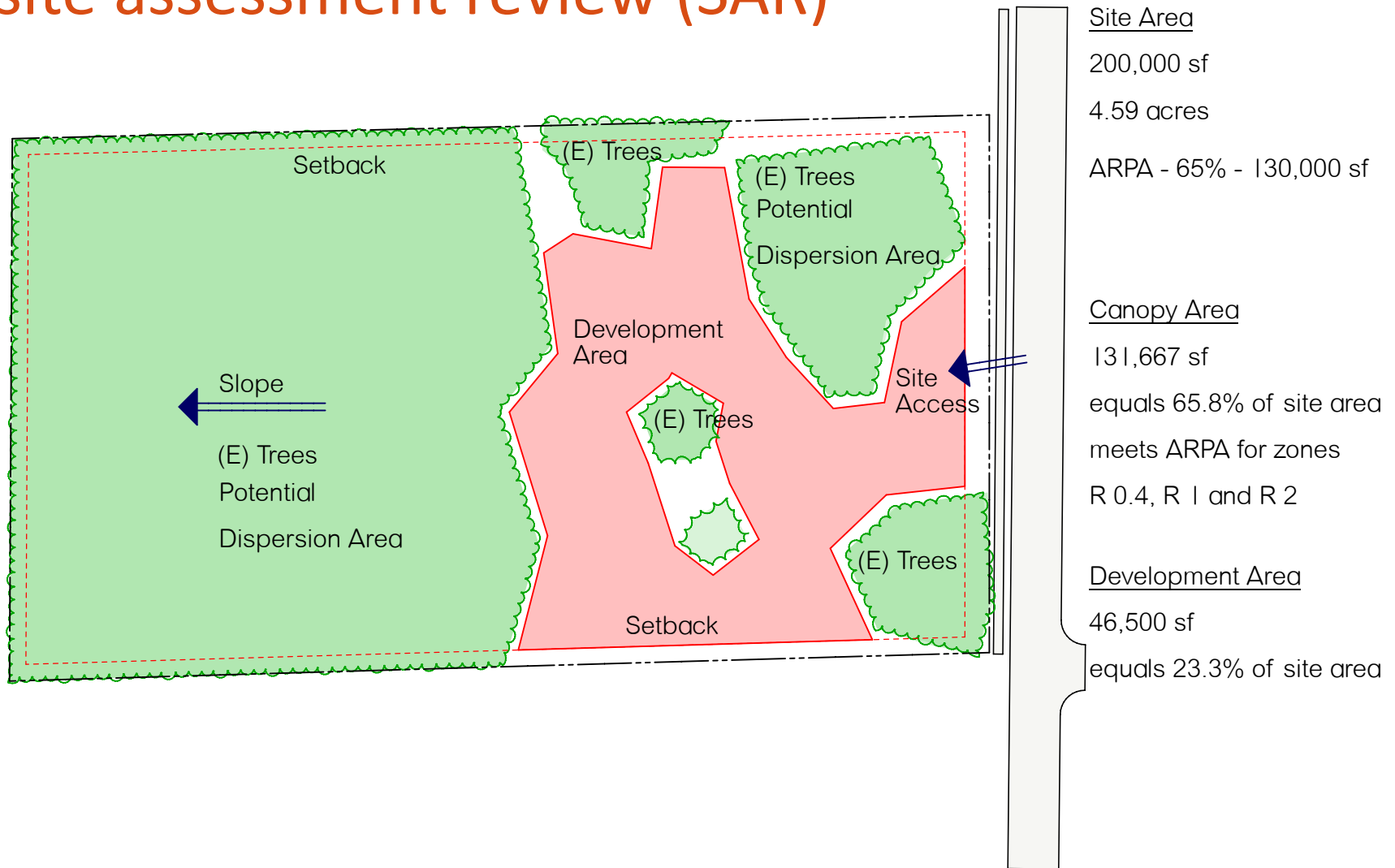
Fire Department Access

Requirements -

- get fire truck within 150' of each
- turn fire truck around
 - if access way is more than circular turnaround hammer-head

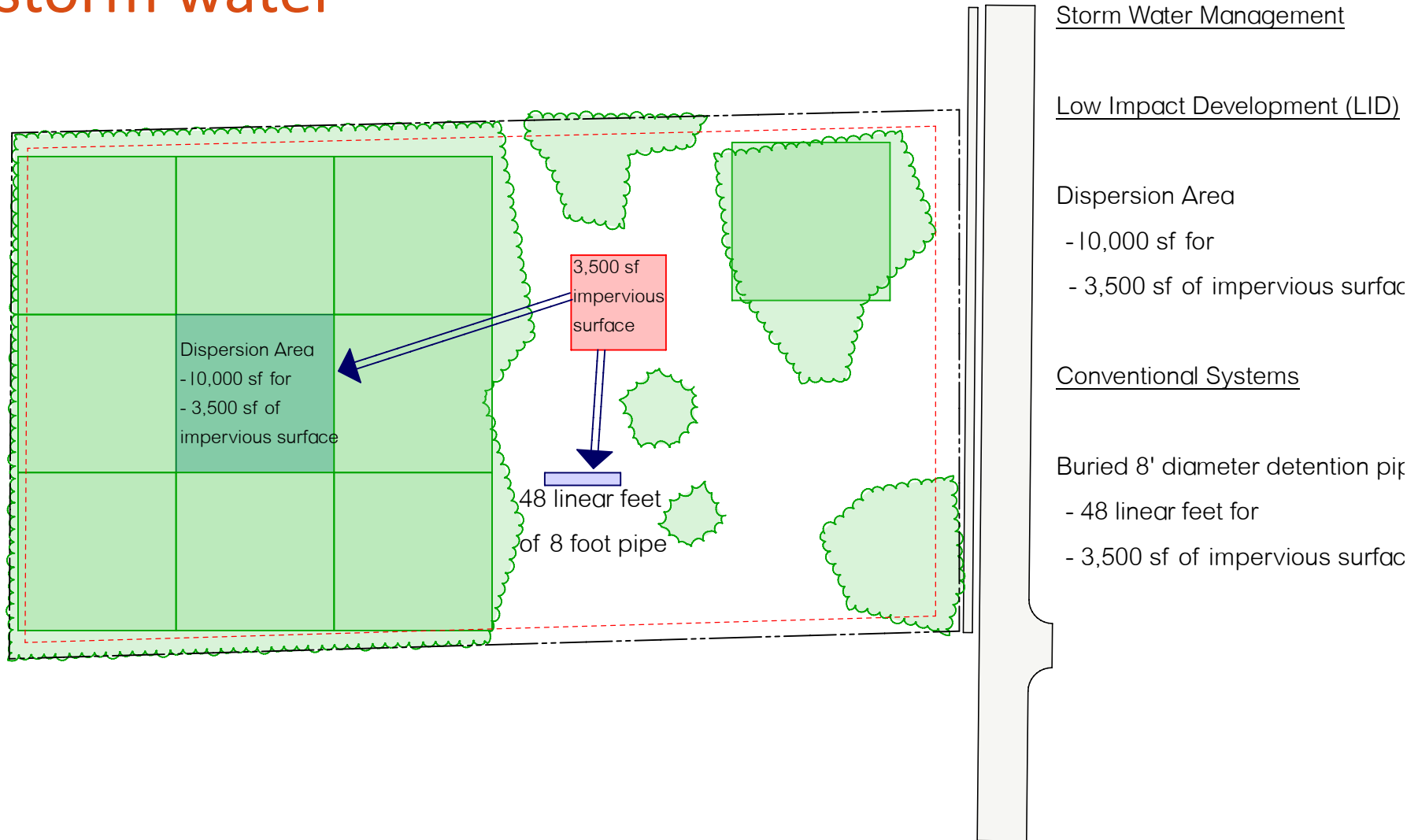
what makes up a community ?

site assessment review (SAR)



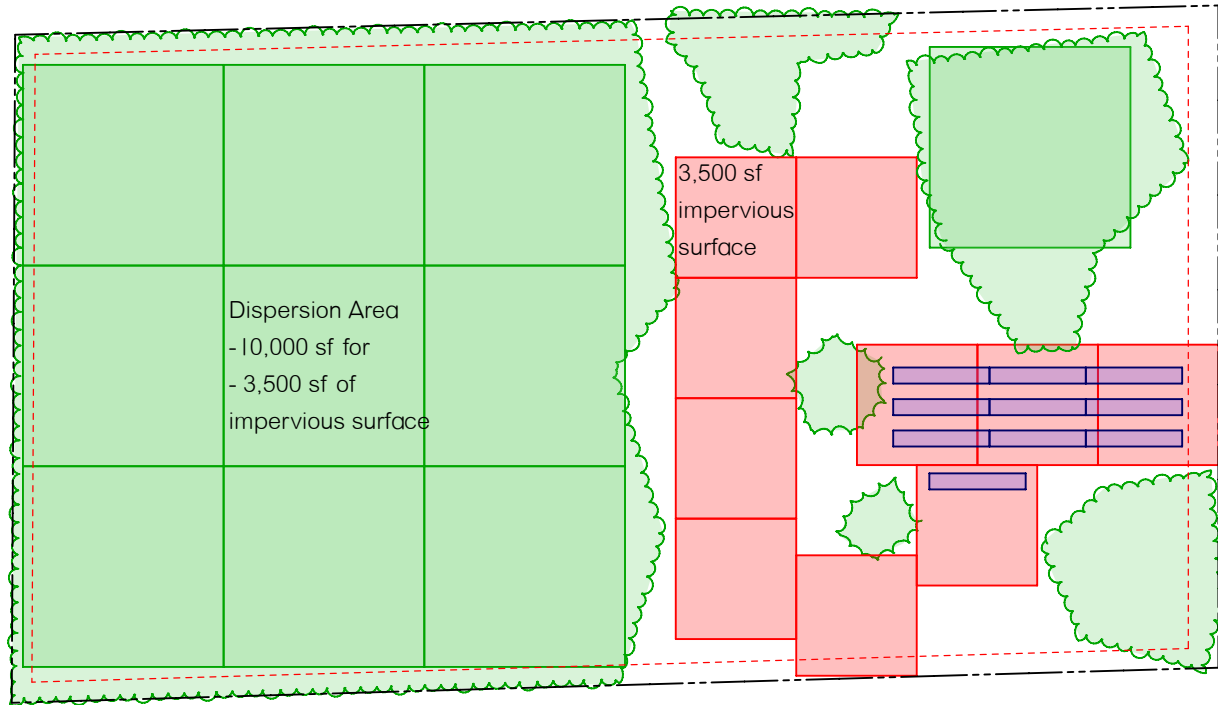
what makes up a community ?

storm water



what makes up a community ?

LID - using dispersion



Storm Water Management

Low Impact Development (LID)

Dispersion Area

- 100,000 sf for
- 35,000 sf of impervious surface

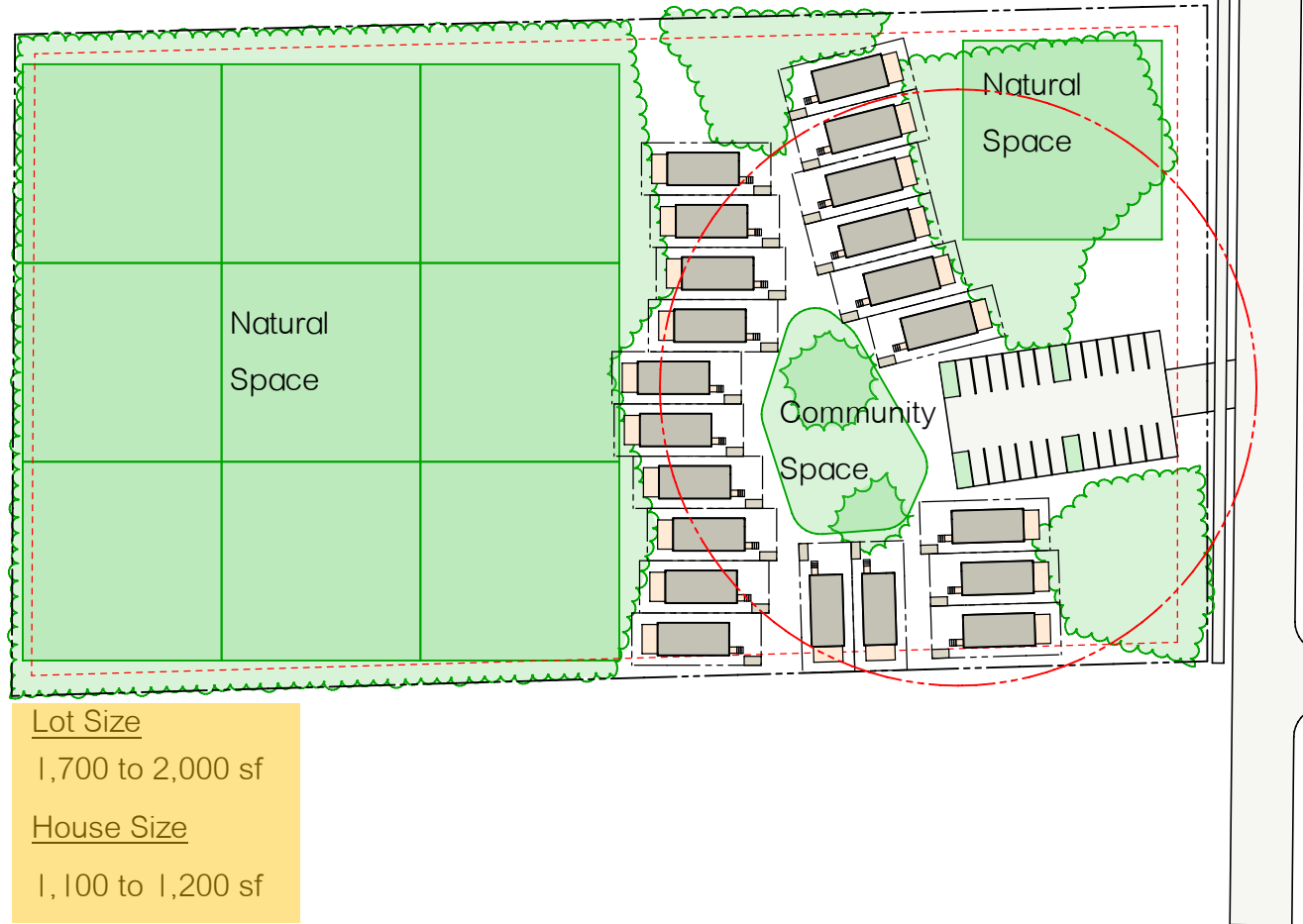
Conventional Systems

Buried 8' diameter detention pipe

- 4,800 linear feet for
- 35,000 sf of impervious surface

what makes up a community ?

19 homes on 35% of the site?



Zoning R4.3

1 unit per 10,000sf

Site Area - 198,991 sf

Units permitted - 19

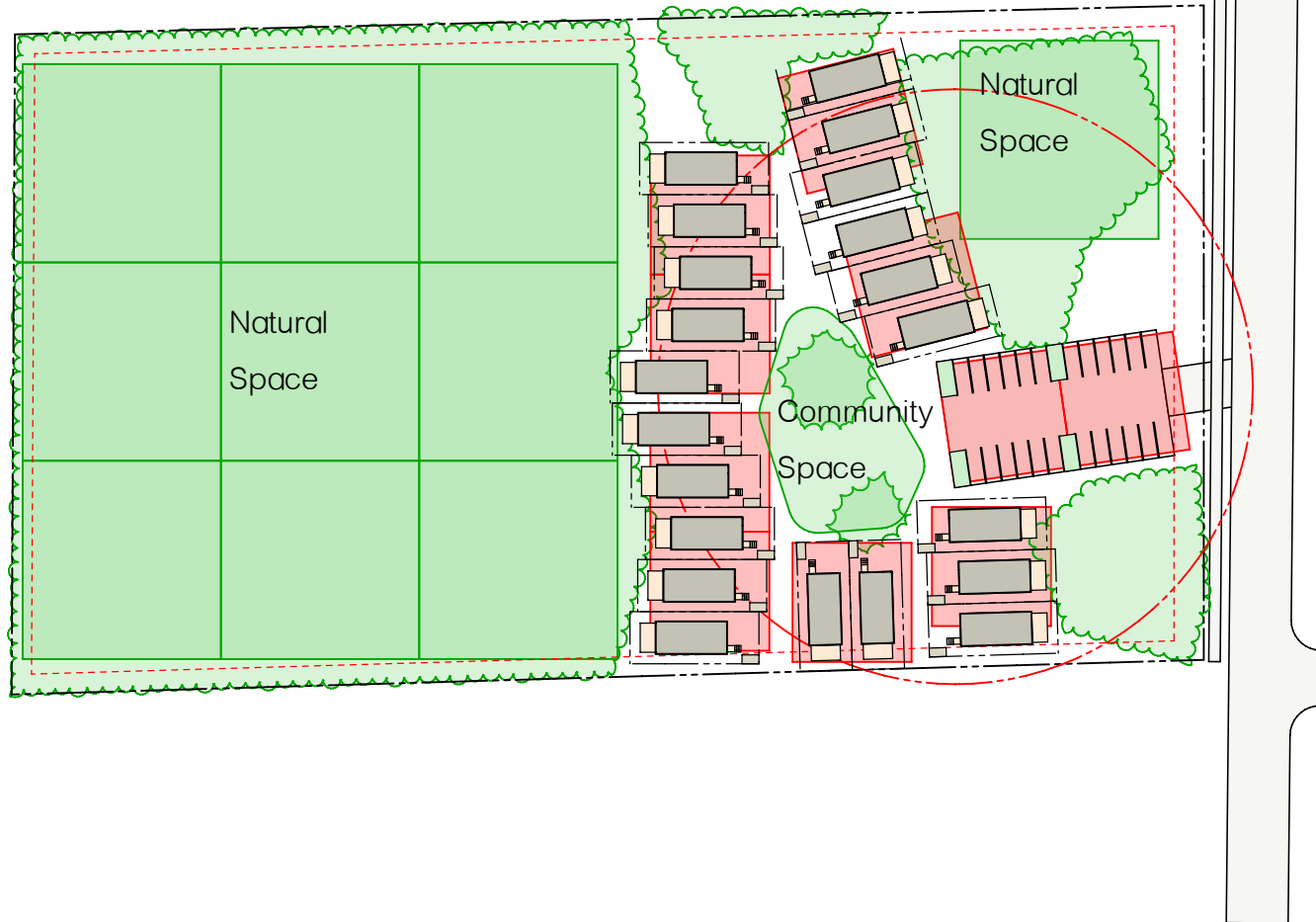
Parking

1 space per unit

19 spaces - R4.3

what makes up a community ?

sure...but...



Zoning R4.3

1 unit per 10,000sf

Site Area - 198,991 sf

Units permitted - 19

HDDP - Tier 2 - 38 units

- 10% affordable - 4 units

Parking

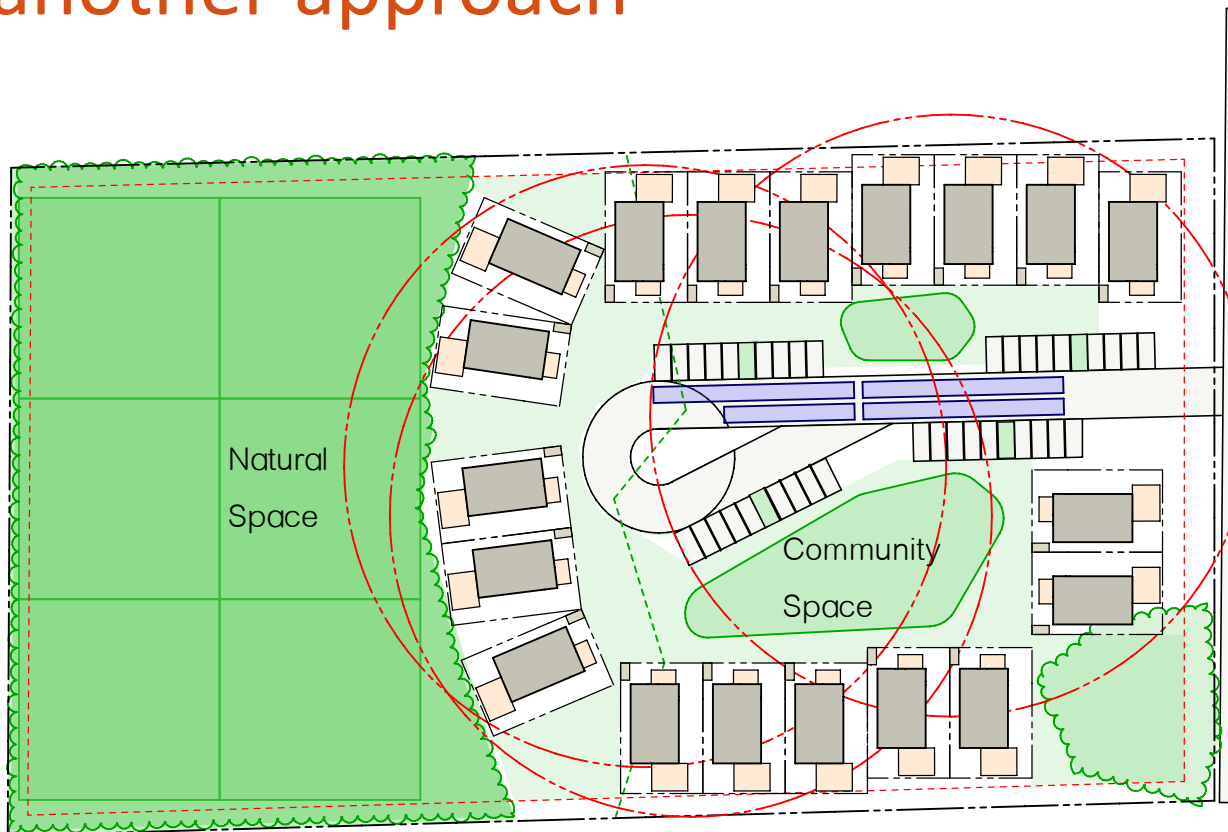
2 per unit

38 - R4.3

76 - HDDP

what makes up a community ?

another approach



Site Area

200,000 sf

Natural Area - 37% - 74,000 sf

Community Space - 19% - 38,000 sf

Lot Size

2,600 to 3,000 sf

House Size

1,800 to 2,000 sf max (1,600 to 1,750 sf net)

Zoning R4.3

1 unit per 10,000sf

Site Area - 198,991 sf

Units permitted - 19

Parking

2 space per unit

38 spaces - R4.3

Storm Water Management

47,500 sf of impervious

Low Impact Development (LID)

Dispersion Area

- 60,000 sf for

- 21,000 sf of imperv. surface

Conventional Systems

Buried 8' dia detention pipe

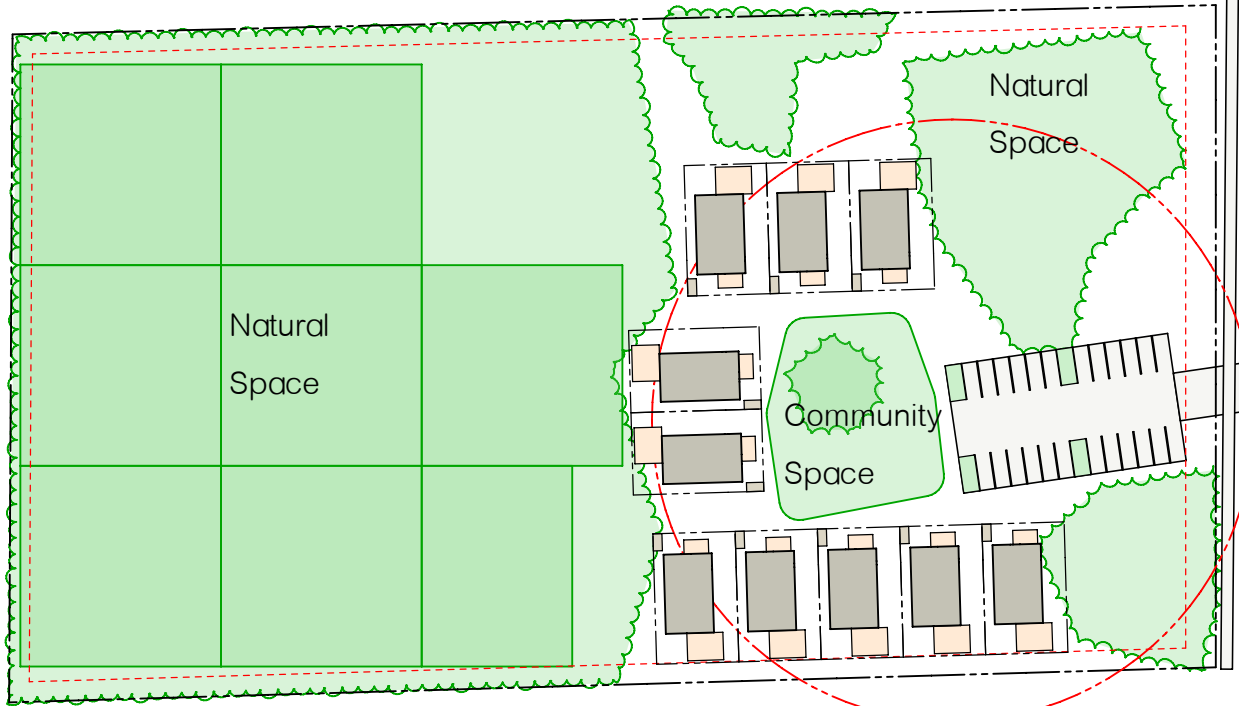
- 365 linear feet for

- 26,500 sf of imperv. surface

what makes up a community ?

what about an R-2 site

- 10 homes on 35% of the site?



Site Area

200,000 sf

Natural Area - 65.8% - 131,667 sf

Community Space - 10.5% - 20,900 sf

Lot Size

2,600 to 3,000 sf

House Size

1,800 to 2,000 sf max (1,600 to 1,750 sf net)

Zoning R2

1 unit per 20,000sf

Site Area - 200,000 sf

Units permitted - 10

Parking

2 space per unit

20 spaces

Storm Water Management

47,500 sf of impervious

Low Impact Development (LID)

Dispersion Area

- 77,500 sf for

- 27,125 sf of imperv. surface

Conventional Systems

None Required

what makes up a community ?

so how do we make it work ?

create -

small lots - maximum lot size

small homes - maximum home size

- variable with zone

community outdoor spaces

protect / create natural space

disconnect cars from our homes

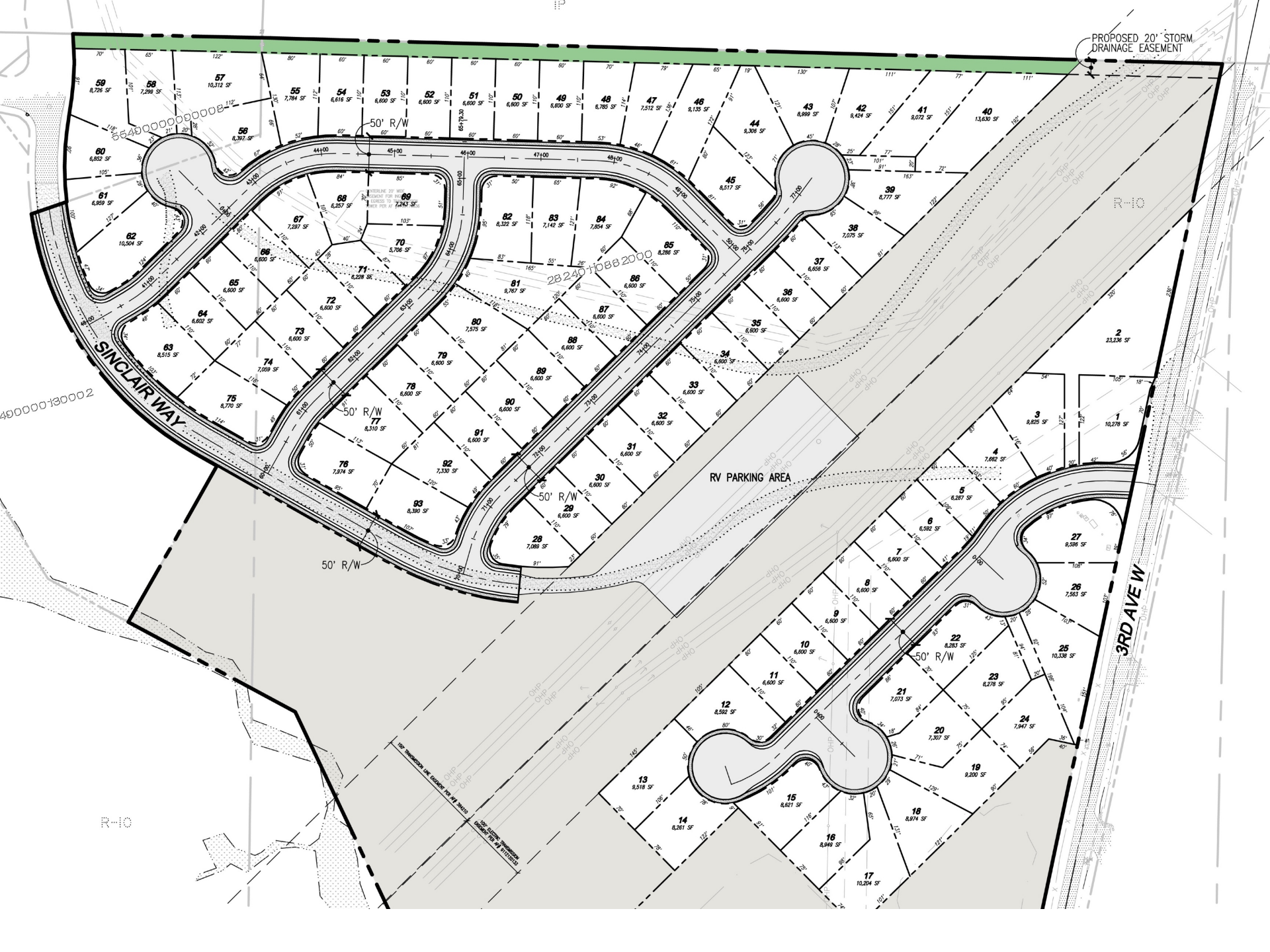
change road standards

use LID to the greatest extent feasible

key principles

building community - a few examples

PROPOSED 20' STORM DRAINAGE EASEMENT



SINCLAIR WAY

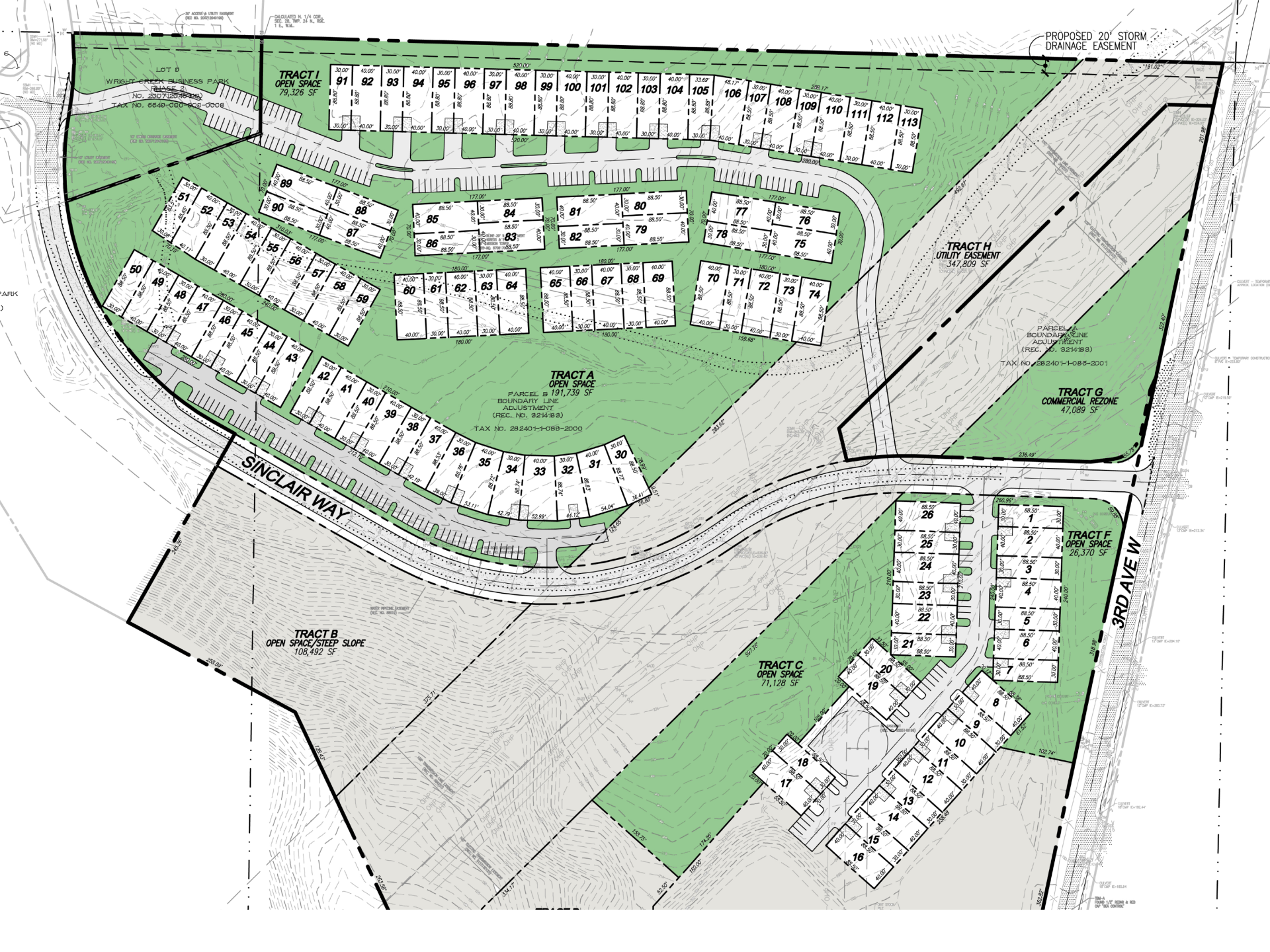
RV PARKING AREA

3RD AVE W

R-10

R-10

PROPOSED 20' STORM
DRAINAGE EASEMENT :



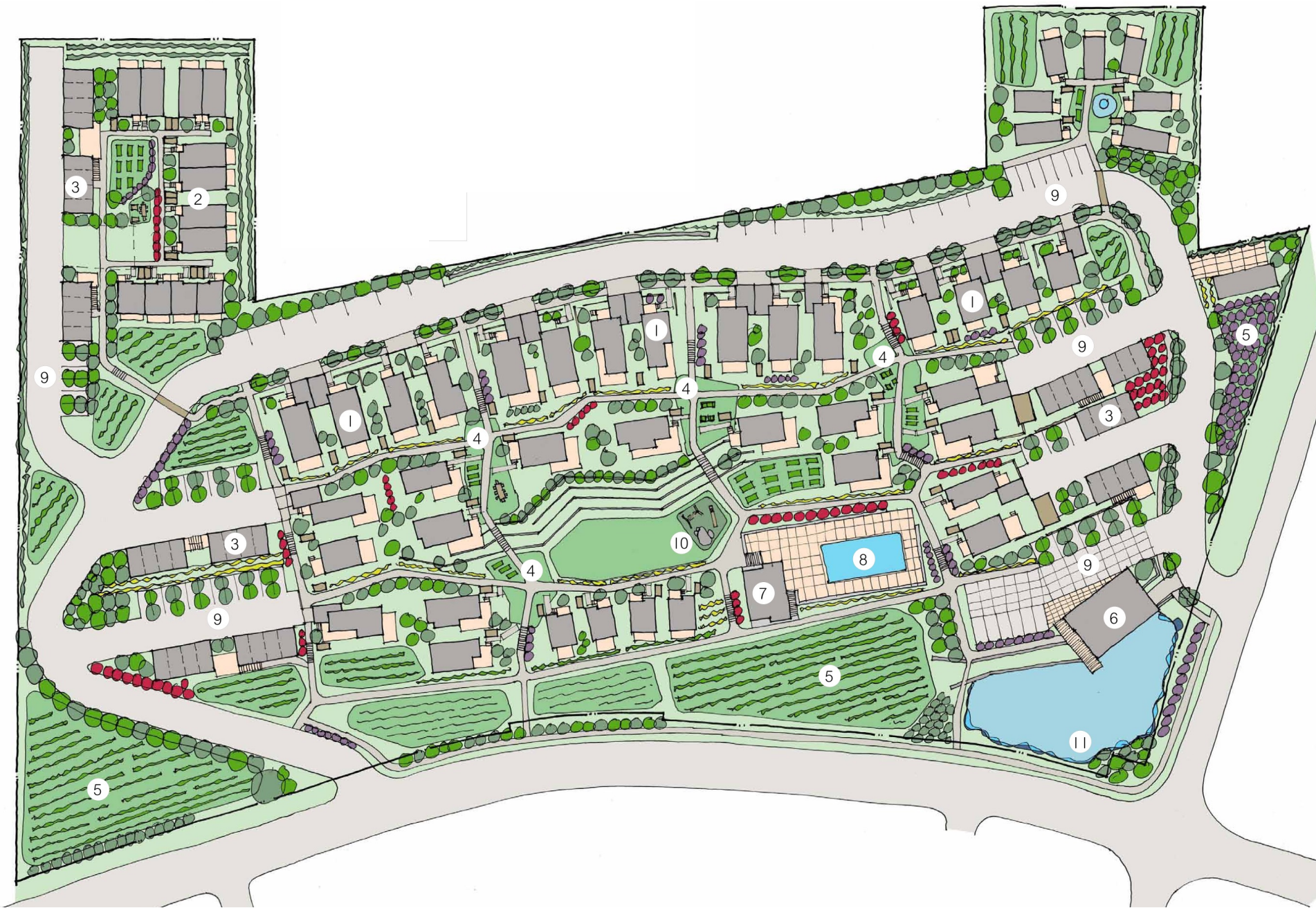
COMMUNITY KEY:

- ① Retail Spaces
- ② Restaurant/Cafe
- ③ Bed + Breakfast
- ④ Farm Buildings
- ⑤ Villa Cluster
- ⑥ Hotel Rooms
- ⑦ Cabins
- ⑧ Dining
- ⑨ Spa
- ⑩ Lobby
- ⑪ Trail System
- ⑫ Waterfront Recreation



61.61 Acres







thank you