

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – August 19, 2019 & October 7, 2019
Developing Climate Action Plan – Michael Cox
424 Winslow Way ([PLN51577 DRB DG](#))
Design Standards Training w/Staff
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 Jane Rein, Michael Loverich, Todd Theil and Laurel Wilson. Peter Perry and Shawn Parks were absent and excused. Planning Commissioner William Chester was present. City Council members Ron Peltier and Sarah Blossom were present. City Staff present were Planning Manager David Greetham, Associate Planner Olivia Sontag, Planner Annie Hillier, Planner Ellen Fairleigh, Senior Planner Kelly Tayara and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed, and no conflicts were disclosed.

Review and Approval of Minutes – August 19, 2019

Motion: I move to approve.

Rein/Theil: Passed Unanimously

Review and Approval of Minutes – October 7, 2019

Motion: I move to approve.

Loverich/Rein: Passed Unanimously

**Developing Climate Change Action Plan –
Michael Cox, Climate Change Advisory Committee
Discussion Only**

424 Winslow Way ([PLN51577 DRB DG](#)) Design Guidance Meeting

Presentation Only - Main points of concern were (1) location and number of parking stalls on site (2) total number of rooms and (3) size/appearance of the east façade of building.

Design Standards Training w/Staff – **TRAINING EXERCISE ONLY**

Mock subdivision project presented by Jonathan Davis

Discussion Only

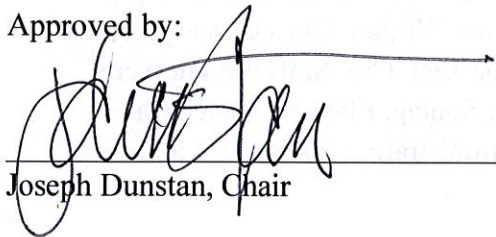
New/Old Business

Chair Joe Dunstan disclosed to the group that Peter Perry has requested a six-month excused absence from the DRB due to an emergent personal matter. The members present agreed to recommend approval of the absence to the City Council. Council Member Ron Peltier asked Mr. Dunstan to prepare an official request for him to present to the council.

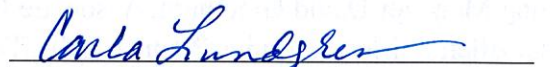
Adjourn

The meeting was adjourned at 4:50 PM

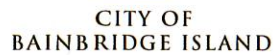
Approved by:



Joseph Dunstan, Chair



Carla Lundgren, Administrative Specialist



PLEASE PRINT

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a. Vision Statement & Design Intent

Vision

Preservation of four important historic buildings.

A small hotel within walking distance of the ferry terminal and Winslow Way shops & restaurants, catering to visitors arriving without motorized transportation.

Design Intent

1. Preserve & rehabilitate existing historic buildings.
2. Design hotel addition to be compatible with historic buildings, without directly mimicry.
3. Provide upper level setbacks to maintain human scale at street level.
4. Preserve character of existing streetscape along Winslow Way.
5. Respect & enhance environment adjacent to Winslow Ravine open space.

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b. Conceptual Site Plan & Architectural Massing Concepts

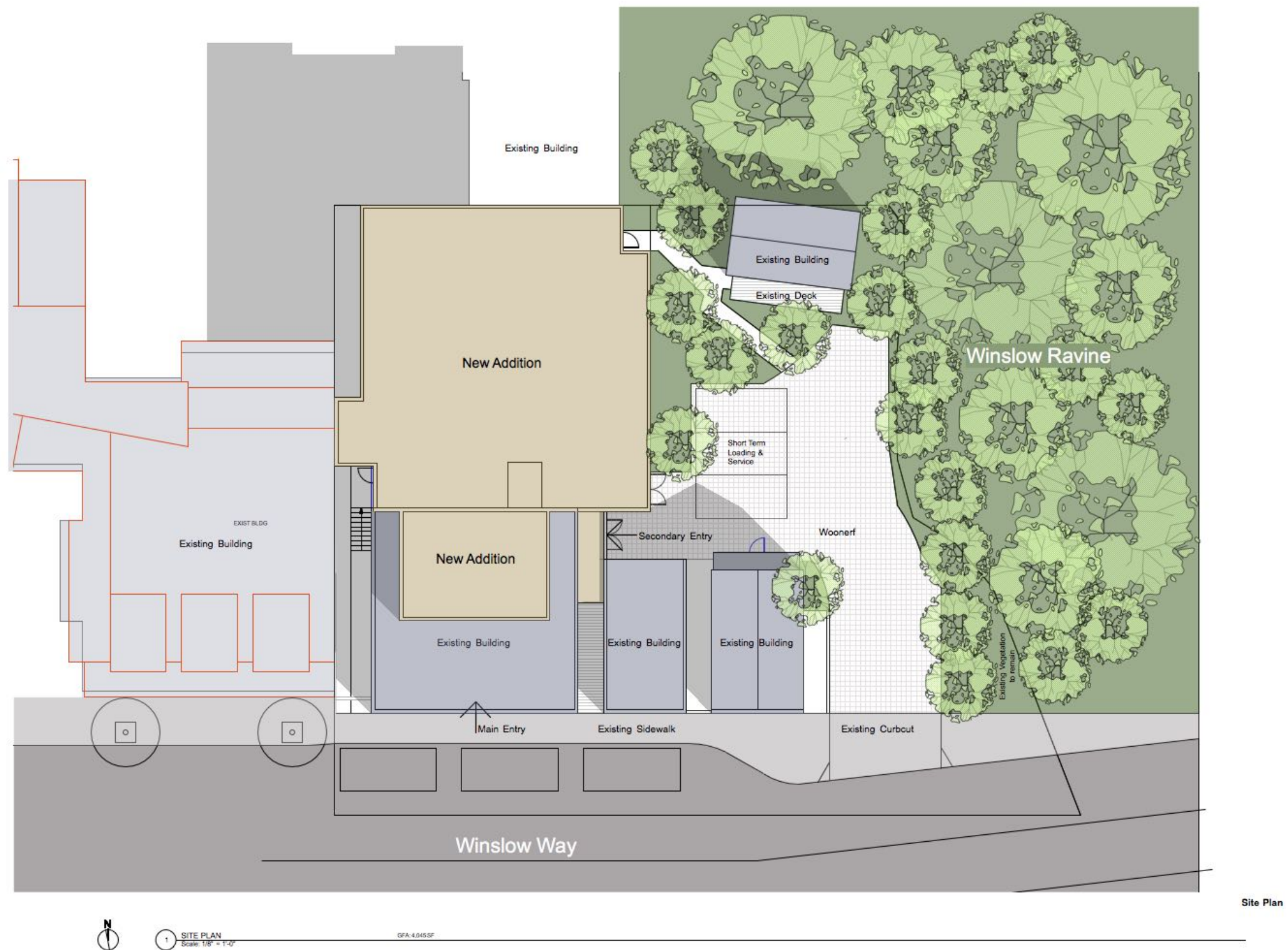
Response to Context

New addition is sited in available undeveloped space between existing 2-story building and neighboring building to the north. It is also sited as far west as possible in order to provide maximum setback from the Ravine Stream Buffer. Portion of new addition above existing building is setback from the facades to retain historic roofline and volumetric character of historic structure.

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b. Alternate Site Plan

Response to Conceptual Meeting Comments

Delete proposed below grade garage and existing surface parking along Ravine edge. Develop space behind buildings using "woonerf" design principles with expanded areas of landscaping. Provide short term loading and unloading within "woonerf" area, along with bicycle parking and secondary hotel entry.

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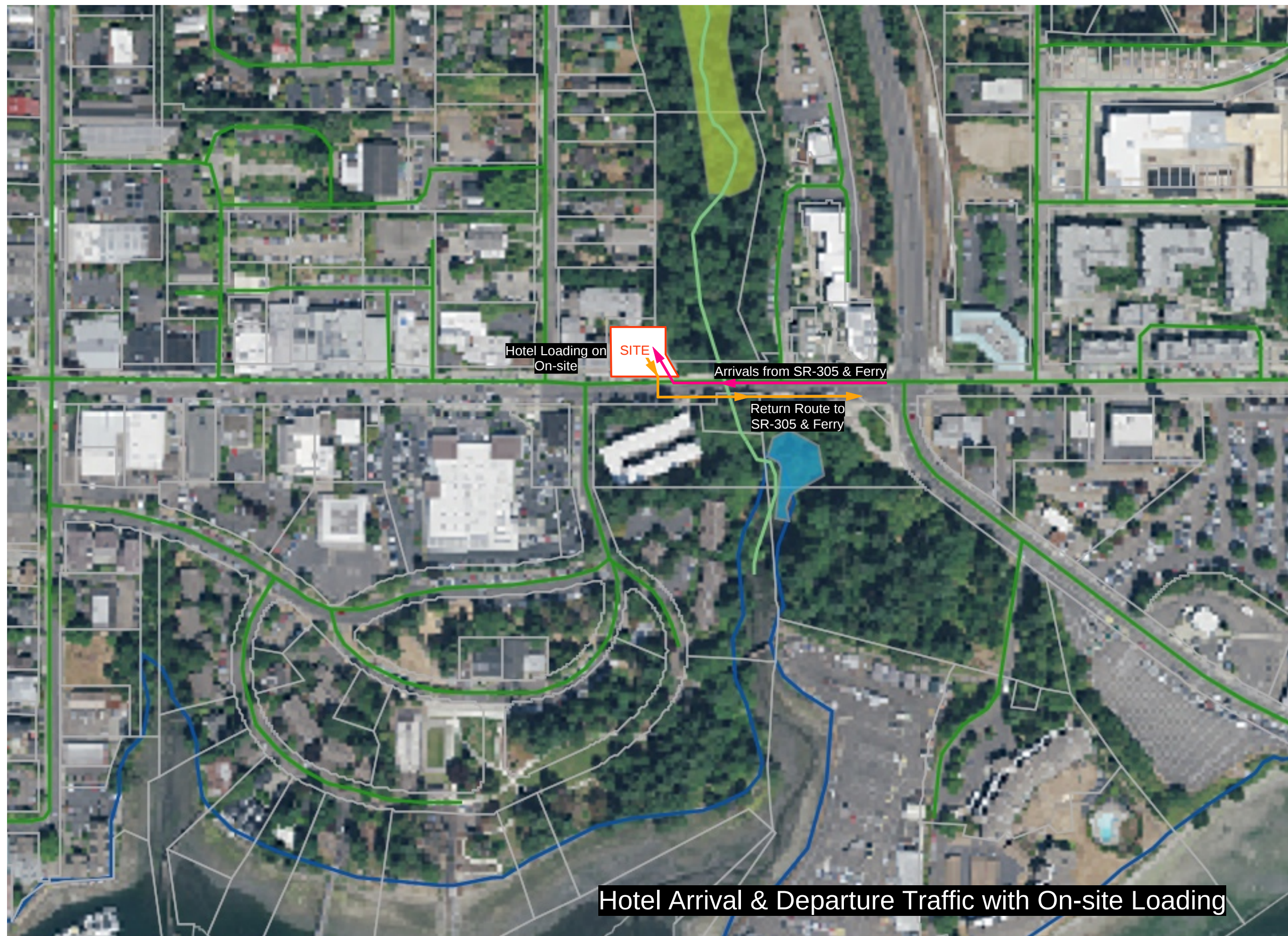
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Woonerf Examples

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Hotel Arrival & Departure Traffic with On-site Loading



Hotel Loading on
Winslow Way only

SITE

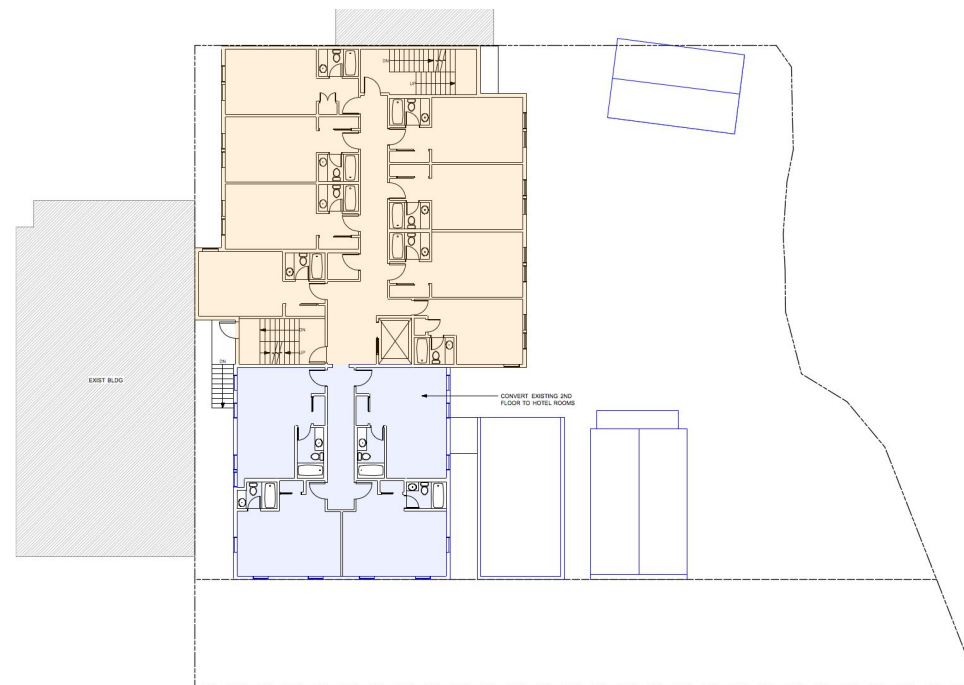
Arrivals from SR-305 & Ferry

Return Route to
SR-305 & Ferry

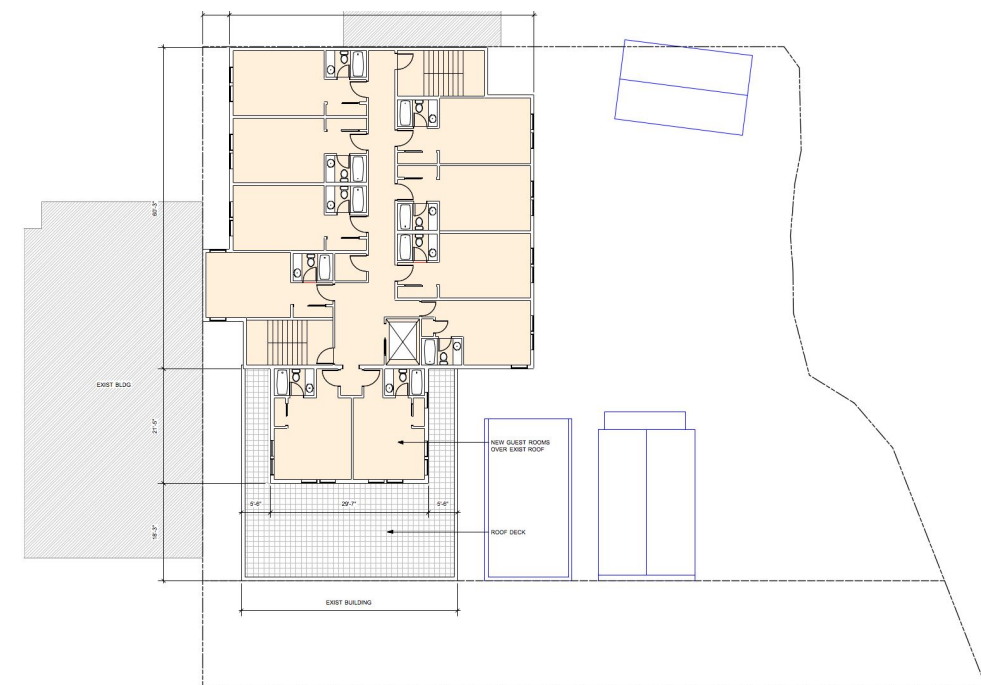
Hotel Arrival & Departure Traffic with No On-site Loading



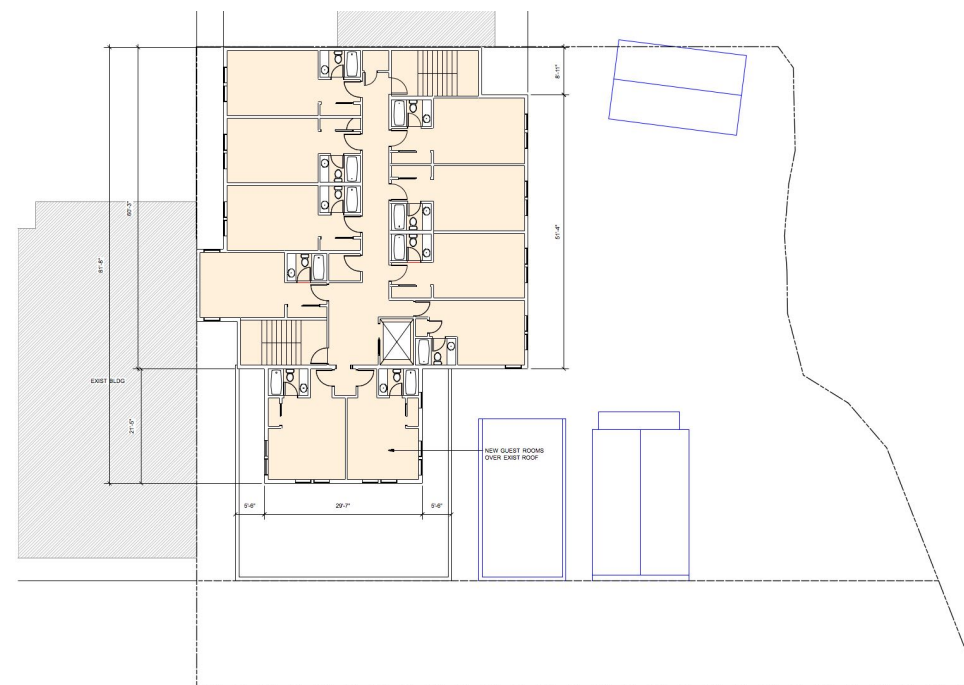
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

c. Development Program

- 40 Room Boutique Hotel
- Convert existing historic buildings to hotel use
- Construct new 4-story guest room addition on northwest portion of site
- Provide 1 level of below grade parking
- Provide +/- 14 on-site parking spaces
- Provide additional parking off-site
- Existing buildings to be nominated for landmark status on the city's Historic Registry

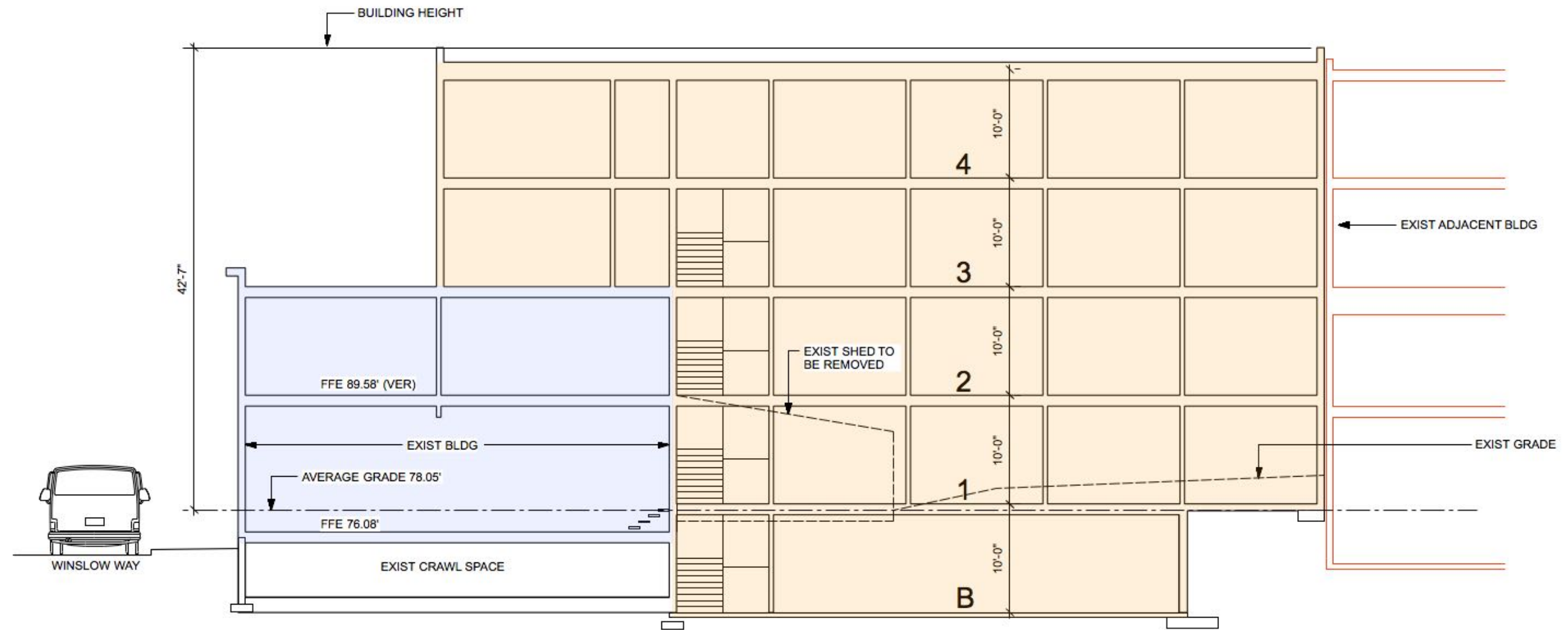
Alternate Program

- Partial basement support space instead of parking garage
- Provide +/- 3 on-site loading and unloading spaces

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2 SECTION
Scale: 1/8" = 1'-0"

c. Development Program

- 4-story Guest Room Addition over partial basement
- Building height +/- 43' above average grade
- Building height approximately the same as neighboring building at 400 Winslow Way

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d. Context, Sustainability & Preservation

This development proposal will provide a means to restore and preserve four important historic buildings. These existing structures are in poor physical condition and preservation costs will be significant. The economics of the proposed development will provide the financial means to subsidize this preservation.

In addition to the historic value of these buildings, their presence at eastern end of the Winslow Core provides an important contribution to the district's streetscape and visual identity. As the first commercial structures seen upon entering the Core, through the Ravine "gateway", they help to define the unique character and human scale of the Island's primary pedestrian district.

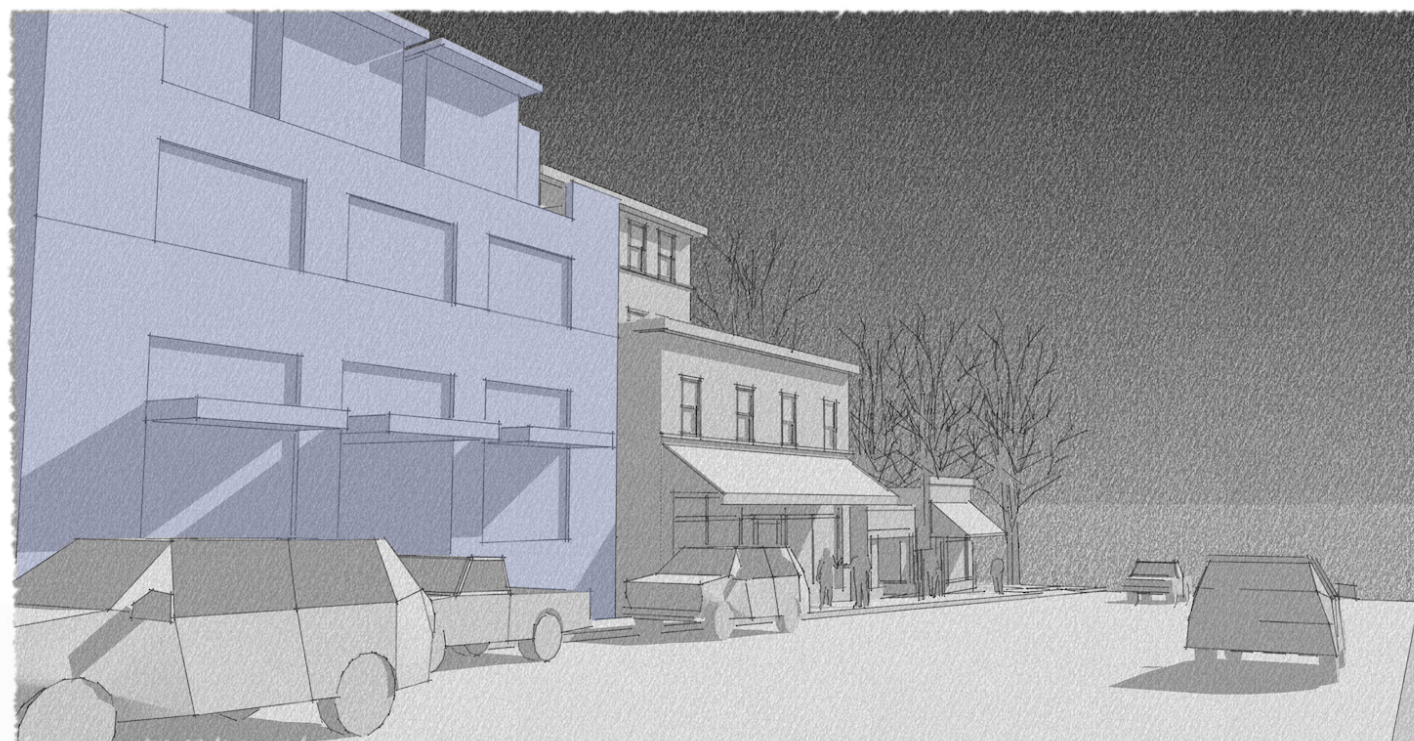
Sustainability goals are served in a number of ways. The preservation and repurposing of these existing structures (rather than demolition and disposal) helps to preserve resources. The restoration program also includes substantial upgrades to improve the energy efficiency of these structures. In addition, this development proposal would provide a hotel within easy walking & cycling distance of the ferry, providing a much needed option for visitors who do not want or need to rely on motorized transportation. Hotel visitors will also be within easy walking distance of the shops, restaurants & services, furthering the goals of maintaining a vital, pedestrian oriented district in the Winslow Way Core.

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Massing View: Winslow Way looking East



Massing View: Winslow Way looking Northwest

e. Massing at Street Level

The existing "streetwall" along Winslow Way, with street oriented entries and activities, will be retained.

The new addition will be set back from the "streetwall" in order to provide a scale transition and retain the historic roofline and volumetric qualities of the existing historic buildings.

The height of the addition will be similar to the height of the existing adjacent building at 400 Winslow Way.

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f. Design Cues

Primary design cues will be taken from the existing historic buildings and the early 20th century wood framed commercial architecture they exemplify.

Design of the new addition will complement the existing buildings and acknowledge the architecture of the adjacent building at 400 Winslow Way.

Landscaping will reflect this locations adjacency to the Winslow Ravine.

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S-1 Protect and Repair Natural Systems

- a. Topography: Project does not propose significant changes to the existing topography of the site.
- b. Soil Disturbance: Soil disturbance and grading are the minimum necessary to accomodate new building addition and below grade parking, in a manner which accomdates new floor levels to floor levels of existing historic buildings.
- c. Hydrololgical Functions: Site is currently fully developed, with limited useful hydrological functions in evidence. Because of the adjacent stream buffer (Winslow Ravine) and the small site area, there are no opportunities for on-site dispersion.
- d. Natural Features: Site is currently fully developed, with no natural water features, habitat or native plant communities present.
- e. Impervious Cover: Impervious cover will be minimized wherever possible.

S-2 Preserve, Restore and Enrich Wildlife Habitat

- a. Existing Natural Habitat: Site is currently fully developed, with no observable areas of natural habitat present.
- b. Landscape Connections to Open Space and Habitat Corridors: Areas of new landscaping will connect to the adjacent stream buffer wherever possible. New plant material will be native species to match and/or complement existing plant community within the stream buffer zone.
- c. Fencing: Not applicable (no fencing proposed)
- d. Promote Continuity of Habitat: Because of existing developed condtions to the north & west of the site (400 Winslow Way building) and the south (Winslow Way), no identified wildlife corridors exist at this site.

S-3 Respect & Magnify Unique Aspects of the Site & Context

- a. Particular Features of the Site: Predominate feature of the site is the presence of four historic structures. The project will restore and restore these structures, and new construction will be located and designed to respect and enhance the historic nature of the site.
- b. Public Views: Limited public views of unique features at this location. Siting of the new addition is setback as far as possible from the Winslow Ravine, thereby preserving views of the Ravine tree canopy looking east on Winslow Way.
- c. Visual Connections to Nearby Landmarks: Not Applicable.

S-4 Compliment & Contribute to the Built Environment & Local Identity

- a. Complement Patterns of Existing Built Environment: Pattern of setbacks, spaces between buildings, scale and entries along street is established by existing historic buildings and will be preserved.
- b. Intervals of Built & Open Space: Rhythm of intervals of built and open space is largely pre-established by the siting of the existing historic structures, and will be preserved.
- c. Frontage Character & Scale: Existing frontages of existing buildings will be preserved.
- d. Fencing & Blank Walls: Project will be designed to provide maximum public visibility into the buildings at street level, as well as the publicly accessible spaces between buildings.

S-5 Fit the Project into the Systems of Access & Movement, Prioritizing Pedestrian & Bicycles

- a. Location of Pedestrian Access: Pedestrian access will remain in present locations (building entries & walkway between buildings).
- b. Connect Pedestrian Access to Existing Public Infrastructure: Pedestrian access is from the adjacent City sidewalk, improved as part of the Winslow Way Streetscape program.
- c. Accessibility: Existing primary building entrys do not meet current accessibility standards, a condition that will need to be addressed during restoration and remodeling process.
- d. Vehicular Access & Parking: Vehicular access is from an existing curbcut, constructed as part of the Winslow Way Streetscape program. A new below-grade garage for on-site parking will be located behind , and be screened from view by, the existing historic structures.
- e. Bicycle Parking: The sidewalk in front of the existing buildings is too narrow to accomodate bicycle parking. A public bike stand is located to the east of the property, at the edge of the ravine. Additional bicycle parking will be provided in the garage, or adjacent areas, as part of the development
- f. Pedestrian Oriented Outdoor Spaces: Existing accessible outdoor space between buildings is planned to remain. Additional outdoor seating space may be possible to the east of the 488 Winslow Way building.

S-6 Support & Contribute to a Vibrant Public Realm

- a. "Public Front" facing street: Existing historic buildings define the "public front" along this section of Winslow Way.
- b. Minimize Vehicular Presence: Existing curbcut constructed as part of Winslow Way Streetscape program. New on-site parking facilities will be located to the rear of existing buildings and largely screened from public view.
- c. Heirarchy of Uses: Site design is largely determined by location of existing historic buildings.
- d. Incorporate Natural Systems: Not applicable.
- e. Give Prominence to Pedestrian Entrances: Pedestrian entrance locations are existing and will be retained.
- f. Active Street Edges: Existing historic buildings define the street edge and engage directly with the public realm.

P-1 Walking & Cycling

- a. Connect on-site pedestrian walkways with existing routes: Site abuts existing improved pedestrian sidewalk. Options for through-routes to other public or private space not available at this site.
- b. Integrate universal design in pedestrian routes: Existing sidewalk improved under Winslow Streetscape Improvements program. On-site walkways will meet ADA requirements for accessibility where possible.
- c. Integrate lighting for pedestrian pathways & entrances: New exterior lighting will be installed at building entrances as part of the remodeling. New pathway lighting will be provided at driveway and on-site pedestrian routes.
- d. Orient primary entrances toward public street frontage: Existing primary entrances are oriented to Winslow Way and will remain.
- e. Contribute to network of safe bicycle routes: Site fronts on area of Winslow Way with Non-Motorized Transportation Improvements, including new dedicated bike lanes from the ferry and SR 305.
- f. Provide bicycle parking: Bicycle parking will be provided on-site.

P-2 Vehicles in the Public Realm

- a. Encourage non-polluting transportation options: Site is within easy walking distance of the ferry terminal and central Winslow Way shops & restaurants, and proposed hotel is oriented to visitors arriving without cars.
- b. Minimize curb cuts: There is one existing curb cut, which will remain in place.
- c. Screen service uses & parking: New on-site parking will be located under and behind buildings and effectively screened from public view.
- d. Reduce pedestrian / motorist conflicts: Existing pedestrian / motorist patterns on Winslow Way are already established. Pedestrian pathways on-site will be clearly delineated and illuminated.
- e. Create clearly defined pedestrian paths through parking areas: Pedestrian paths will be delineated with either striping or change of paving materials.

P-3 Hierarchy of Public Spaces

- a. Use buildings to help shape & define public spaces: Winslow Way streetscape will remain largely as it is today.
- b. Consider vistas to retain views and create focal points: Not applicable at this location.
- c. Highlight important crossings, intersections & transitions: Not Applicable at this location.
- d. Incorporate wayfinding: Signage will be provided for on-site wayfinding.

P-4 Connections to Public Spaces

- a. Locate primary entrances along the main street: Exisitng entry points will remain.
- b. Align public spaces, passages & access with existing patterns: Existing passage between buildings will remain.
- c. Provide open spaces adjacent to the sidewalk & design public frontages: Becuase of location of existing buildings there are limited opportunites for new open space adjacent to the sidewalk.
- d. Use public art to enhance entrances & public spaces: Project will consider commissioned art or craftwork at focal points.



P-5 Block & Frontage Patterns

- a. Corner site opportunities: Not applicable at this location.
- b. Public pedestrian routes through larger developments: Not applicable at this location.
- c. Massing & scale of long facades: Existing frontage patterns will remain.
- d. Human scale environment at street level: Building scale at street level established by existing buildings.

P-6 Actvity on Commerical Streets

- a. Support adjacent sidewalk with active ground floor uses & amenities: Existing historic buildings define the "public front" along this section of Winslow Way.
- b. Locate doors & windows to provide "eyes on the street" condition: Existing conditions to remain.
- c. Multiple entries, smaller storefronts, etc.: Site design is largely determined by location of existing historic buildings.
- d. Locate utility areas away from acitve spaces on commercial streets: Not applicable at this location.

424 Winslow Way E
Public Realm Standards

DRB Design Guidance Meeting
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B-1 Organizing Architectural Concept

- a. Base design on organizationg of uses relative to site: Basis of design is the retention of existing historic buildings with new construction sited as far away from Ravine stream buffer as possible.
- b. Base concept on sustainable design principles: Design is based on the concept of a "walkable" hotel, where guests arriving by ferry can easily access the hotel & Winslow Way amenities without the need for motorized transportation. In addition, the preservation and upgrading of the existing buildings will conserve resources and reduce energy consumption. Environmentally appropriate building products will be used wherever possible.
- c. Concept should be appropriate to NW climate & site conditions: At this location the architectural concept is focused on providng compatibility with the historic buidlings, as well as addressing climatic issues through appopriate materials and detailing.
- d. Relation of building uses relative to public space: Relationship of buidlings to public realm pre-established.
- e. Express the building's structure in organization of facades: Not applicable at this location.
- f. Make building's uses and hierarchy legible: Building hierarchy is pre-established.

B-2 Architectural Language Approriate to Bainbridge

- a. Consider context & history in project design: Basis of design is the retention of existing historic buildings with a new addition for compatibility with existing.
- b. Use materials that are locally sourced and regenerative wherever possible: New addition will be wood frame construction over a concrete podium (parking structure). Flnish materials will be chosen for compatibility with the historic buildings on site.
- c. Include weather-protection and climate appropriate design: Awnings and/or canopies will be provided over storefronts along Winslow Way, similar to existing conditions.
- d. Use surrounding building forms to inform building shape: Existing historic buildings are primary determinates for building shape & form.

B-3 Create Well Composed Facades

- a. Attentiveness to facade design: Existing historic facades comprise the "public face" of the project.
- b. Create an architectural concept appropriate to Bainbridge Island & Surroundings: Existing historic buildings for basis of architetural concept.
- c. Attentiveness to appearance from different vantage points: Appearance largely established by character of existing historic buildings.
- d. Multiple Scale Considerations: Existing historic buildings are primary determinates for building shape & form.
- e. Human Scale Design Details: Existing detailing of historic buildings will be preserved.
- f. Human Scale Design Details: Facade detailing of new addition will be of a similar human scale as the existing buildings.
- g. Screen Utilities & Service Functions: Existing historic buildings are primary determinates for building shape & form.

B-4 Feature Sustainable Design

- a. Reuse existing structures: Existing structures on the site to be preserved and reused.
- b. Use local materials, including recycled & renewable products: Existing historic buildings for basis of architetural concept.
- c. Highlight regenerative & renewable energy sources: Given historic preservation considerations, any renewable energy sources would not be visible to the public.
- d. Natural light & ventilation: All guest rooms will have operable windows.
- e. Solar control & shading: Street level storefronts will typically have awning or canopy protection. Upper level shading devices not included for historic preservation considerations.
- f. Green walls & roofs: To be investigated as part of the design process.
- g. Flexibility & Adaptability: Project is designed for hotel & street level retail use. Potential future conversion of upper floors to residential use would be technically feasible.

B-5 High Quality Materials & Details

- a. Choose durable low-impact materials: Materials will be selected for appropriateness to historic context and climatic considerations.
- b. Select materials that are locally sourced where possible: To be investigated during the design process.
- c. Express the architectural concept through thoughtful detailing: Detailing will selected based on appropriateness to the historic context, the materials involved and the expected patterns of use.

L-1 Integrate the Landscape with Architectural Concept

- a. Design the landscape to enhance the site & architectural concept: Given the constraints of the existing site, there are limited opportunities for landscaping at this location.
- b. Locate deciduous trees to compliment passive solar strategies: Not applicable at this location.
- c. Use plantings where privacy or screening is needed: Can be applied at ground level guest rooms.
- d. Choose plantings that complement the architecture: To be investigated during the design process.
- e. Relate landscape to building features: To be investigated during the design process.

L-2 Support the Public Realm with the Landscape Design

- a. Use landscape design to connect a network of open spaces: Not applicable at this location.
- b. Encourage interaction between interior uses & exterior public space: Relationship between street level interior uses and public sidewalk is pre-established and will be retained.
- c. Select plantings with care: To be investigated during the design process.
- d. Consider elements of continuity along streets: Not applicable at this location.
- e. Compliment building & landscape design with public art: To be investigated during the design process.

L-3 Integrate Sustainable Features

- a. Promote water conservation: Native drought tolerant species will be used in new planting areas.
- b. Use plantings to provide shade & wind protection: Not applicable at this location.
- c. Locate trees to provide shading of paved surfaces: Not applicable at this location.
- d. Accomodate planting space for trees relative to right-of-way: Not applicable at this location.
- e. Use local, low-impact materials : To be investigated during the design process.
- f. Utilize vegetated roofs: To be investigated during the design process.
- g. Design landscape to absorb & reduce particulate matter: To be investigated during the design process.

L-4 Integrate Green Infrastructure Practices

- a. Preserve or restore hydrological functions: Stormwater retention will be provided to the limited extent possible at this site.
- b. Use green stormwater infrastructure strategies: Stormwater retention will be provided to the limited extent possible at this site.
- c. Include vegetative roofs & permeable paving: To be investigated during the design process.
- d. Capture rainwater for reuse & irrigation: To be investigated during the design process.

L-5 Support Healthy Habitat in the Landscape

- a. Preserve large trees and other significant vegetation: Not applicable at this location.
- b. Design plantings to support stormwater retention: To be investigated during the design process.
- c. Promote biodiversity though plantings that attract birds & pollinators: To be investigated during the design process.
- d. Prioritize low maintenance, drought resistant native plantings: New plantings to be native drought resistant species.

L-6 Preserve & Enhance Views & View Corridors

- a. Preserve existing views & view corridors: Not applicable at this location.
- b. Prevent view blockage from the public realm: Not applicable at this location.
- c. Design landscape areas to complement territorial views: Not applicable at this location.
- d. Locate streest to capture views: Not applicable at this location.

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Landscape Standards

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Mainstreet Guidelines

- a. Encourage activation of street frontage
Existing pattern of street frontage to remain. Hotel main entry though exisitng entry points at 420/ 424 Winslow Way buidling. Separate street oriented tenant entries at 450 & 488 Winslow Way buidlings.
- b. Encourage through-routes
Not applicable at this location. Configuration of existing adjacent development (400 Winslow Way) does not allow for new through-route. No trails or public access to Ravine from this location.
- c. Integrate landscape & public art
Site abuts an area improved under the Winslow Way Streetscape improvements program. Width of sidewalk adjacent to site is insufficient for street trees, planting pockets or other forms of streetscape landscaping or amentieis.

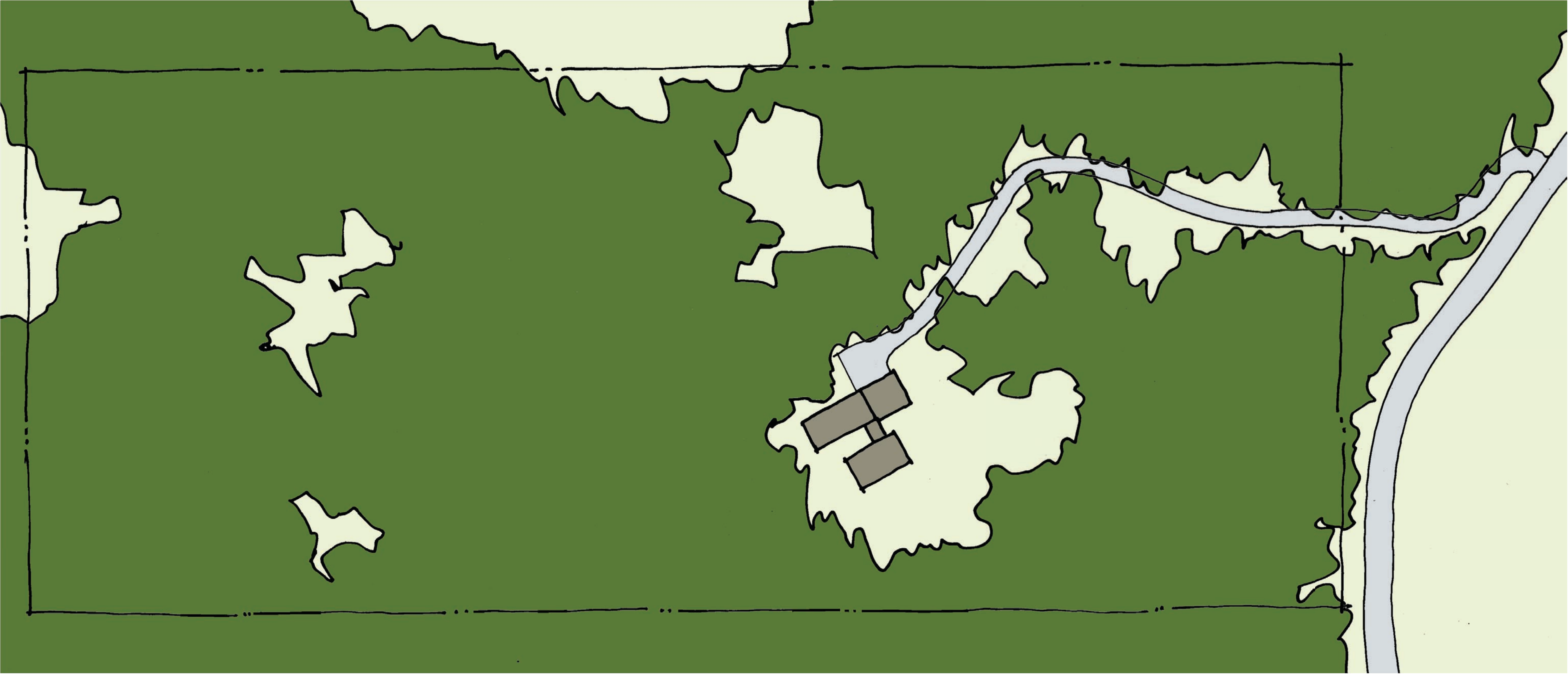
Historic Places

1 Design the project to be compatible with historic buildings without directly mimicking historic styles

- a. Use design to complement historic places: Massing, height, roofline, materials & colors of new addition to complement the existing historic structures.
- b. Meet Secretary of Interior standards for modifications and infill: Applicable standards will be reviewed with Bainbridge Island Historic Commission.
- c. Design buidlings to be consistent with the scale of nearby historic buildings: New addition to be designed to complement existing historic structures.
- d. Consider historic landscaping: Not applicable at this location.

2 Maintain the historic integrity of buildings over 50 years old or eligible for historic register

- a. Minimize alterations to historic buildings that are inconsistent with the original design: Historic facades will be restored and preserved.
- b. Restore buildings to their original historic design elelements when previously altered: Later modifications to the historic buildings will be typically be removed and the facades restored to their original condition, as far as it is possible to determine that condition from photographs or other documents. The original boardwalk and "porch" roof seen in historic photographs cannot be reconstructed because of the current condition of the city sidewalk that was constructed as part of the Winslow Streetscape Improvements project.



Existing Site **1**

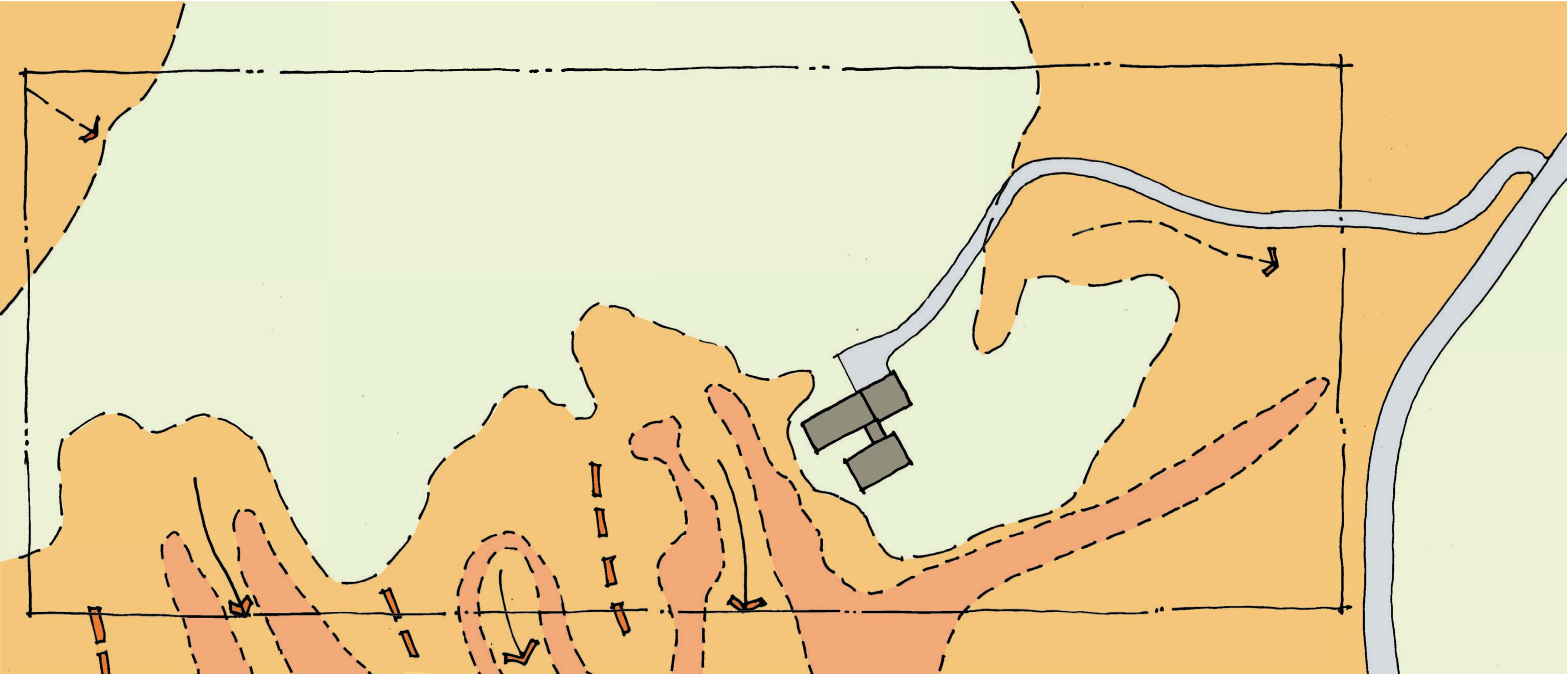
6 acre R I Subdivision

Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Existing Site
1" = 40' UNO
October 7, 2019





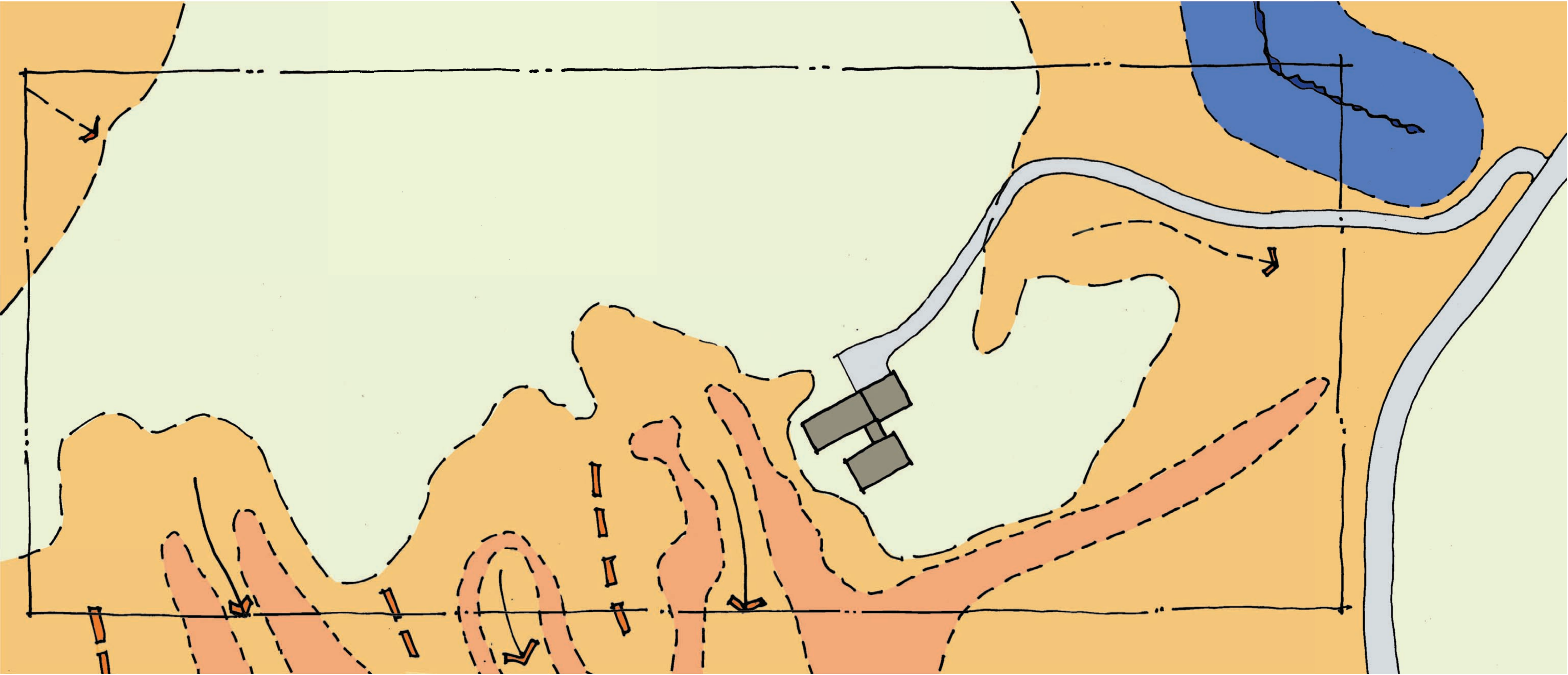
Steep Slopes 1

6 acre R1 Subdivision
Bainbridge Island, Washington

Davis Studio Architecture + Design, LLC
310 Madison Ave S, Suite A
Bainbridge Island, WA 98110
206.842.5543
JD@davisstudioAD.com
davisstudioAD.com
6 acre R1 Subdivision
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DRB Concept Meeting
Steep Slopes
1" = 40' UNO
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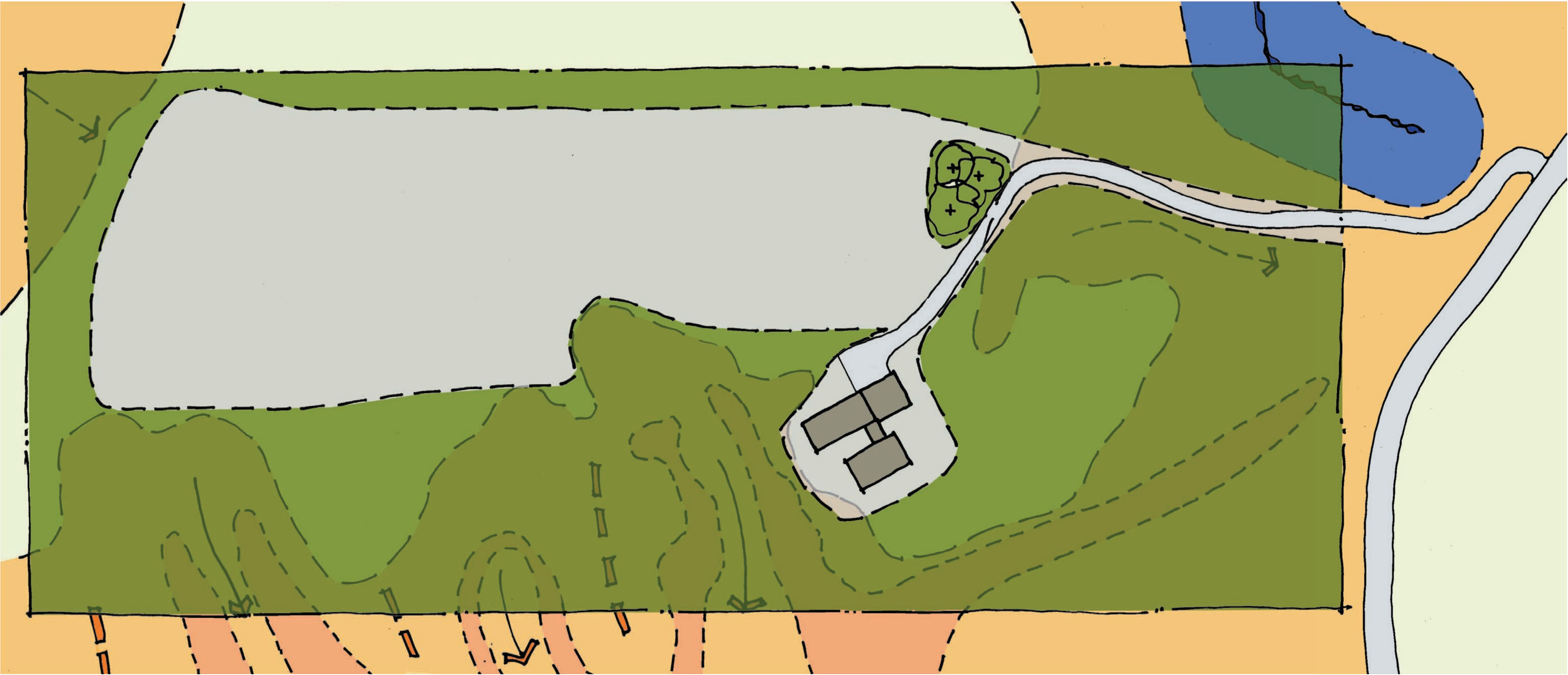


Stream **1**

6 acre R1 Subdivision Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Stream
1" = 40' UNO
October 7, 2019



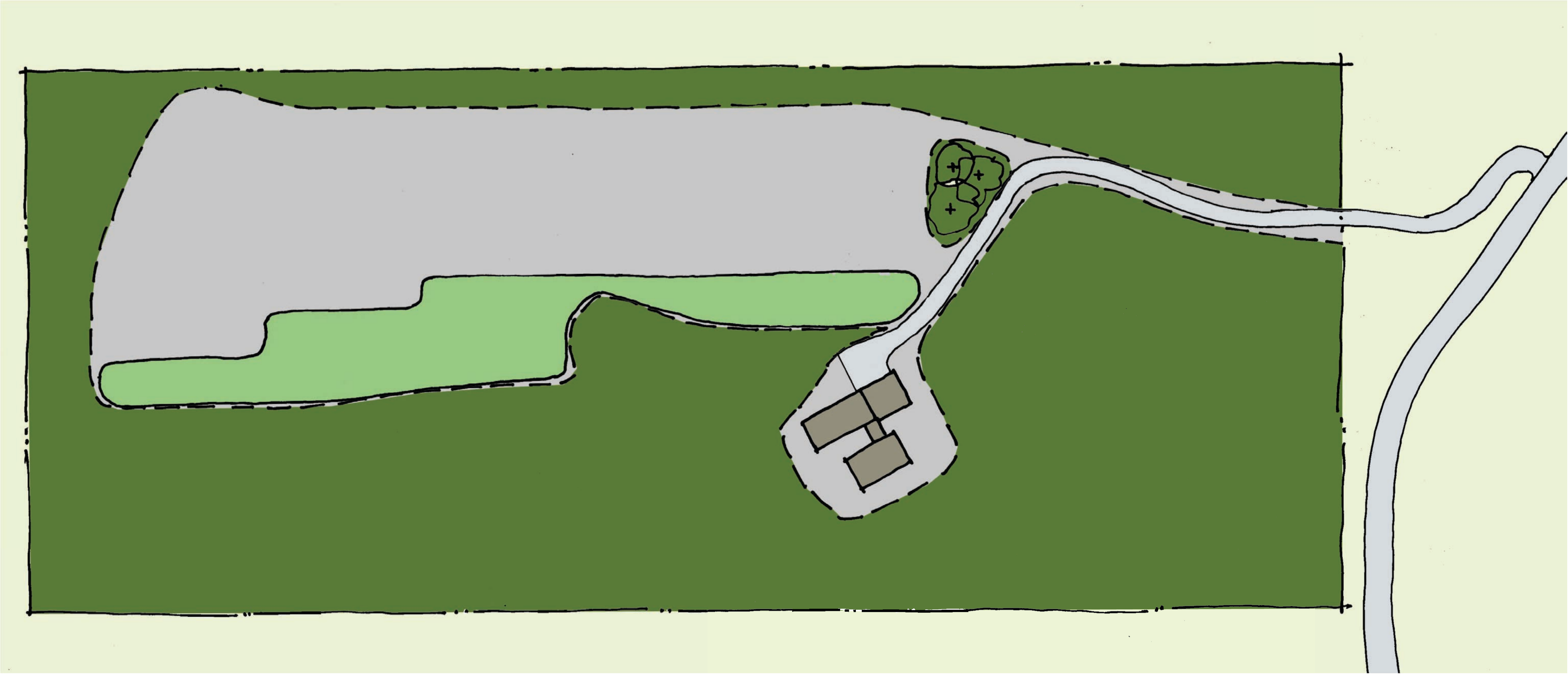
ARPA **1**

6 acre R I Subdivision Bainbridge Island, Washington

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6 acre R1 Subdivision
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Revision	Date

DRB Concept Meeting
ARPA / Natural Space
1" = 40' UNO
October 7, 2019



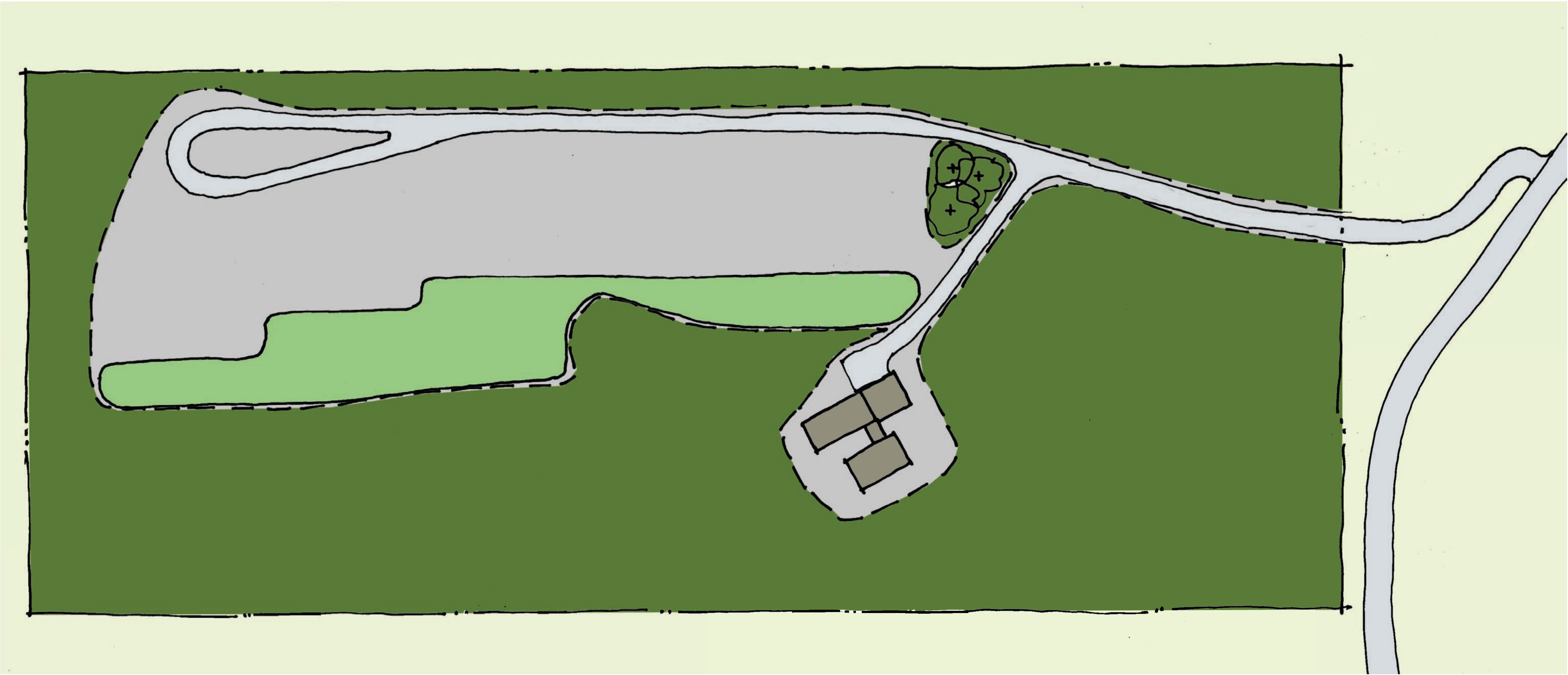
Community Space **1**

6 acre R I Subdivision
Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Community Space
1" = 40' UNO
October 7, 2019



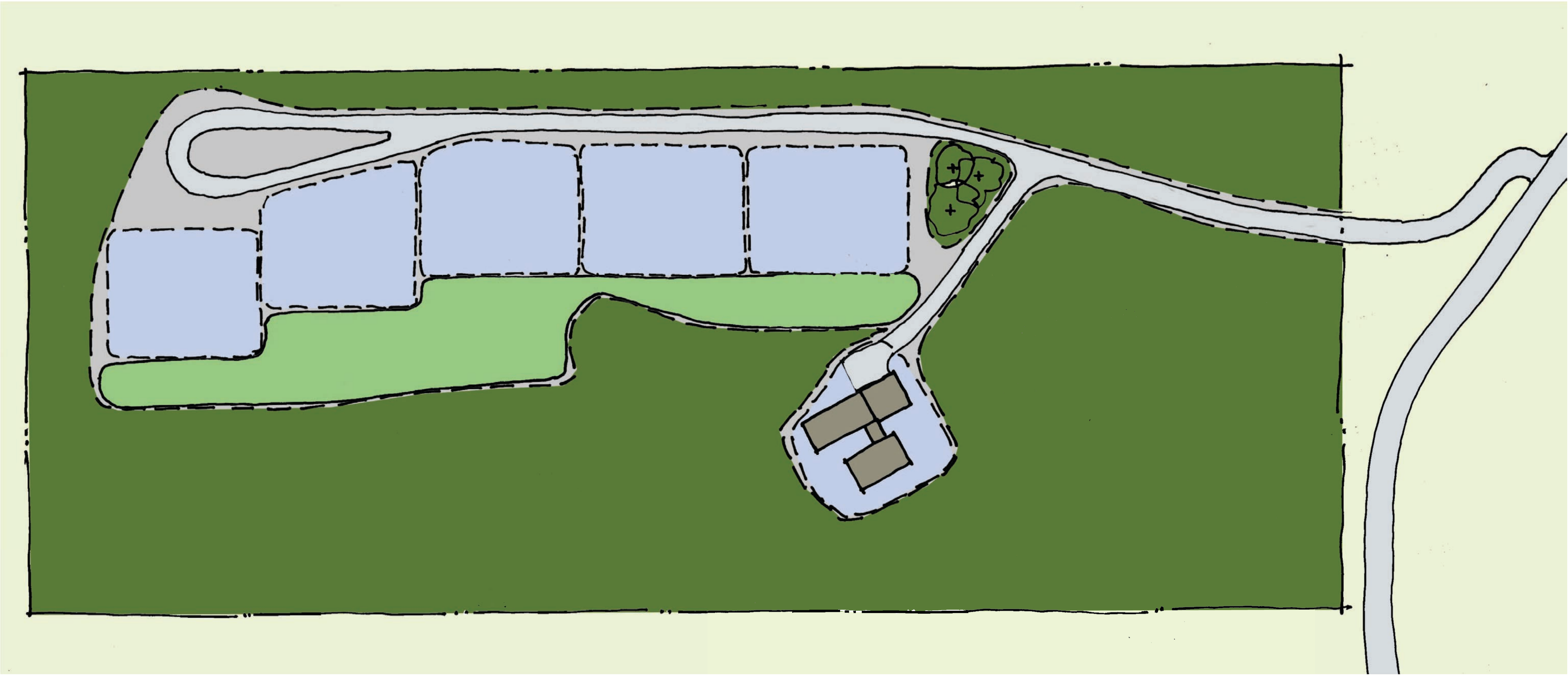


6 Road **1**

6 acre R I Subdivision Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Roads
1" = 40' UNO
October 7, 2019



Homesites 1

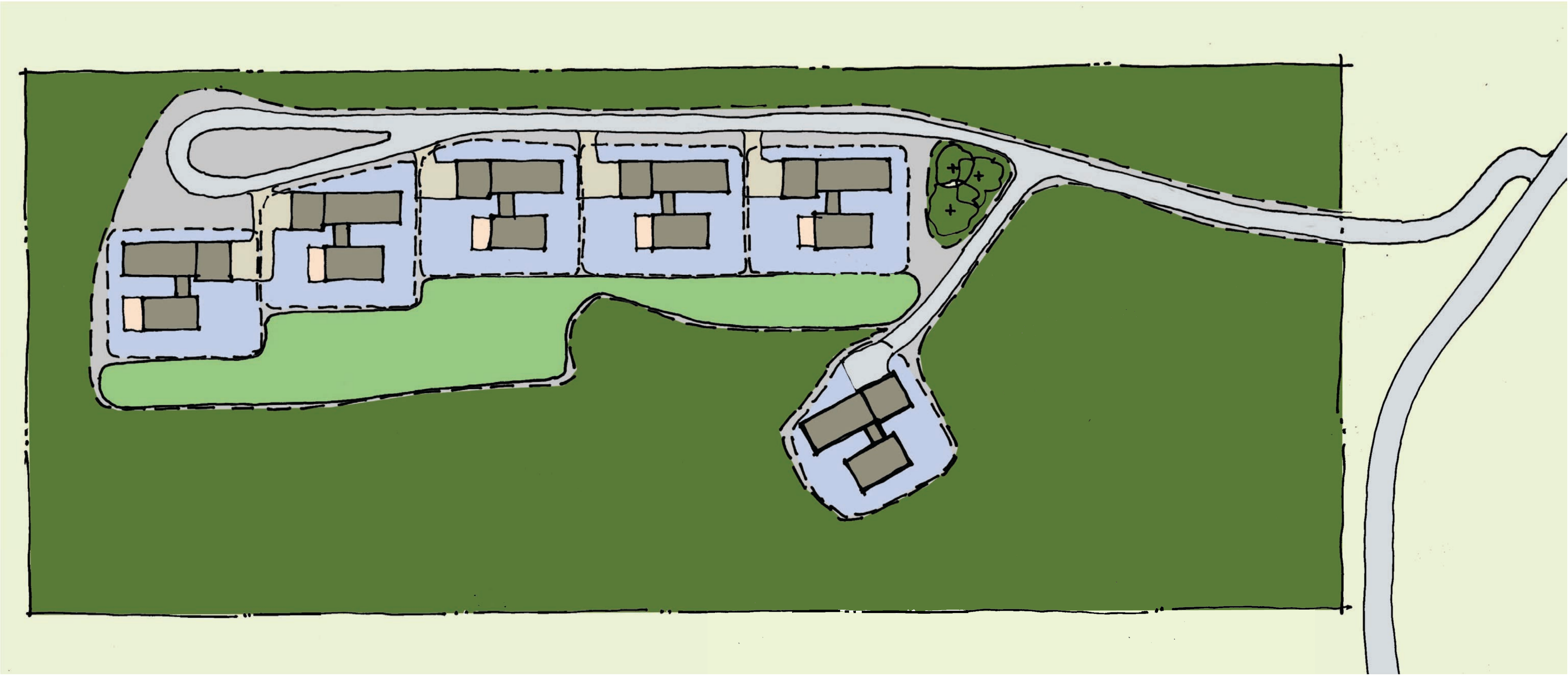
6 acre R I Subdivision

Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Homesites
1" = 40' UNO
October 7, 2019





Houses **1**

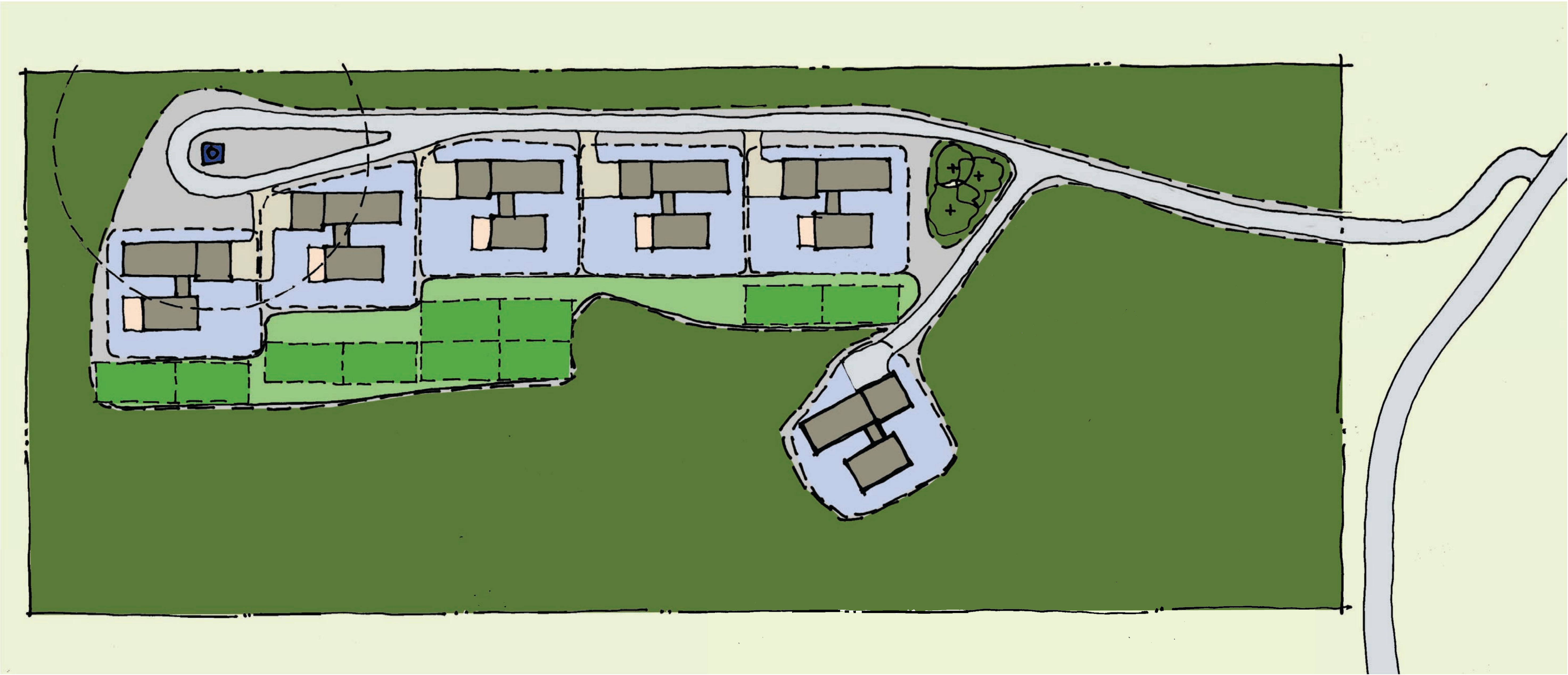
6 acre R I Subdivision

Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Houses
1" = 40' UNO
October 7, 2019





Septic / well **1**

6 acre R I Subdivision

Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Septic / Well
1" = 40' UNO
October 7, 2019





Lots easements **1**

6 acre R I Subdivision
Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Lots and Easements
1" = 40' UNO
October 7, 2019

