

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – September 21, 2020
Wintergreen Townhomes (PLN51824 DRB-CON)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:02 PM. Design Review Board members in attendance were Michael Loverich, Todd Theil, Bob Russell, Vicki Clayton, Laurel Wilson and Shawn Parks. Planning Commissioner John Quitslund was 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 – September 21, 2020

Motion: I make a motion to approve the minutes

Loverich/Theil: Passed Unanimously

Wintergreen Townhomes (PLN51824 DRB-CON)

#1 Conceptual Proposal Review Meeting

Discussion Only

New/Old Business

- Volunteers are needed to serve as a backup DRB chair while Joe is out of town for 10/19 and 11/02 DRB meetings
- Nick agreed to attend a future meeting to continue the discussion
- Nick committed to sending documents related to proposed tree ordinance code changes

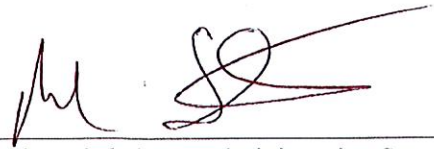
Adjourn

The meeting was adjourned at 5:07 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist

Attendee Report

Report Generated:

10/6/2020 11:54

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Design Review Board - Special Meeting	967 9202 8636	10/5/2020 13:49	194	15
			Unique Viewers	Total Users
			15	39

Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	10/5/2020 13:49	10/5/2020 17:03	194

Panelist Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Shawn Parks	shawn.parks@cobicommittee.e	10/5/2020 13:58	10/5/2020 17:03	185
Joe Dunstan	joseph.dunstan@cobicommitte	10/5/2020 13:54	10/5/2020 14:58	64
Joe Dunstan	joseph.dunstan@cobicommitte	10/5/2020 14:58	10/5/2020 17:03	126
Nick Snyder	nsnyder@bainbridgewa.gov	10/5/2020 14:07	10/5/2020 14:44	37
Michael Loverich	michael.loverich@cobicommitt	10/5/2020 13:59	10/5/2020 17:03	184
Leslie Schneider	LSchneider@bainbridgewa.gov	10/5/2020 14:01	10/5/2020 16:30	150
Leslie Schneider	LSchneider@bainbridgewa.gov	10/5/2020 16:40	10/5/2020 16:56	17
David Greetham	dgreetham@bainbridgewa.gov	10/5/2020 14:03	10/5/2020 17:03	180
Vicki Clayton	vicki.clayton@cobicommittee.e	10/5/2020 13:56	10/5/2020 17:03	187
Todd Thiel	todd.thiel@cobicommittee.em	10/5/2020 13:59	10/5/2020 17:03	184
Bob Russell	bob.russell@cobicommittee.em	10/5/2020 14:03	10/5/2020 17:03	180
Barry Keenan	chbsc2002@yahoo.com	10/5/2020 14:45	10/5/2020 16:50	126
Laurel Wilson	laurel.wilson@cobicommittee.e	10/5/2020 14:01	10/5/2020 17:03	182
Hayes Gori	hayes@hayesthelawyer.com	10/5/2020 14:47	10/5/2020 16:49	123
Kelly Tayara	ktayara@bainbridgewa.gov	10/5/2020 14:04	10/5/2020 16:50	166
David Smith	smithhouse4@comcast.net	10/5/2020 14:44	10/5/2020 16:50	126

Attendee Details

User Name (Original Name)	Email	Join Time	Leave Time	
stephanie steele	sstele456@gmail.com	10/5/2020 14:03	10/5/2020 14:36	138
stephanie steele	sstele456@gmail.com	10/5/2020 14:45	10/5/2020 17:03	136
BISCC Host1	ke_stern@hotmail.com	10/5/2020 14:14	10/5/2020 16:30	69
Chuck Depew	cdepew@ndconline.org	10/5/2020 15:00	10/5/2020 16:09	158
Bill O'Neill	biophil@outlook.com	10/5/2020 14:25	10/5/2020 17:03	73
Bill O'Neill	biophil@outlook.com	10/5/2020 14:32	10/5/2020 15:45	50
Jeffrey Hecker	jhecker@heckerarchitects.com	10/5/2020 14:57	10/5/2020 15:46	163
linda	lcgandrews@gmail.com	10/5/2020 14:02	10/5/2020 16:45	2
David Greetham	dgreetham@bainbridgewa.gov	10/5/2020 14:02	10/5/2020 14:03	45
Diane	dilauer@comcast.net	10/5/2020 14:39	10/5/2020 15:23	180
Sarah B	semblossom92@gmail.com	10/5/2020 14:03	10/5/2020 17:03	181
Jon Quitslund	jonquitslund@att.net	10/5/2020 14:02	10/5/2020 17:03	7
Barry Keenan	chbsc2002@yahoo.com	10/5/2020 14:38	10/5/2020 14:45	1
Barry Keenan	chbsc2002@yahoo.com	10/5/2020 16:50	10/5/2020 16:51	43
Hayes Gori	hayes@hayesthelawyer.com	10/5/2020 14:05	10/5/2020 14:47	2
Kelly Tayara	ktayara@bainbridgewa.gov	10/5/2020 14:02	10/5/2020 14:04	43
David Smith	smithhouse4@comcast.net	10/5/2020 14:02	10/5/2020 14:44	3
David Smith	smithhouse4@comcast.net	10/5/2020 16:50	10/5/2020 16:52	183
Steve Powell	spowell@soundpublishing.com	10/5/2020 14:02	10/5/2020 17:05	

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)
13609810098	10/5/2020 14:03	10/5/2020 16:50	167
12064193904	10/5/2020 15:07	10/5/2020 15:17	11
14258777627	10/5/2020 14:47	10/5/2020 16:12	86

WEBVTT

1

00:00:00.000 --> 00:00:02.669

Leslie Schneider: I make a quick comment just

2

00:00:03.929 --> 00:00:11.700

Leslie Schneider: I would really prefer to be checked out by 430 because I have my office hours, my weekly office hours.

3

00:00:12.030 --> 00:00:22.740

Leslie Schneider: Because so if, as we're coming up to that if you need any input for me or anything. If you could let me know and I can either post phone my office hours by putting a statement up on Facebook or

4

00:00:24.060 --> 00:00:24.870

Leslie Schneider: We'll figure it out.

5

00:00:25.170 --> 00:00:37.920

Joe Dunstan: So, okay, thank you for that. Leslie, I think that we're looking at the agenda. Looks like we're going to be done earlier than that. And although the 30 minute we have to the one project for wintergreen

6

00:00:38.430 --> 00:00:45.420

Joe Dunstan: Might not be enough, we might go over a little bit. So we might push on up to four ish but I don't think we'll go much best forth so

7

00:00:45.540 --> 00:00:46.140

Marlene Schubert: So Joe

8

00:00:46.860 --> 00:00:49.110

Marlene Schubert: Joe I did allow 45 minutes for

9

00:00:49.110 --> 00:00:50.430

Marlene Schubert: wintergreen versus 30

10

00:00:50.730 --> 00:00:51.180

Joe Dunstan: Okay.

11

00:00:51.330 --> 00:00:52.620

Marlene Schubert: Great, so hopefully

12

00:00:52.980 --> 00:00:54.510

Marlene Schubert: Okay, we can stick within

13

00:00:54.960 --> 00:00:56.880

Marlene Schubert: Getting out of here by 330 maybe

14

00:00:57.300 --> 00:01:04.740

Joe Dunstan: That's right. Yeah. Cuz Yeah, that'd be great. So I think we'll be done between 330 and four. So, okay, super duper

15

00:01:05.760 --> 00:01:08.010

Joe Dunstan: Okay, so we're recording right

16

00:01:08.190 --> 00:01:20.460

Joe Dunstan: Yes. Okay, so sorry. Well, it's like it's now 204 on October 5 so I'd like to welcome everybody to the October 5 design review board meeting.

17

00:01:21.780 --> 00:01:33.840

Joe Dunstan: Today, and I'd like to have a call to order and say that we have two two agenda items. One is a wintergreen of his concierge project.

18

00:01:34.320 --> 00:01:49.920

Joe Dunstan: For residential will be later in the afternoon, as well as Nick Snyder the barbarous for the city of Bainbridge Island and given those two projects. Does anybody have any conflicts of interests are the relationships, they'd like to

19

00:01:51.750 --> 00:02:03.540

Joe Dunstan: Identify and let everybody know about I'll give everybody a second to say yes, if there is I don't hear anything after a moment and awesome those nuns are. Here's the time to chime in.

20

00:02:07.980 --> 00:02:12.180

Joe Dunstan: Okay, I don't hear anybody. So I assume the doing all complex

21

00:02:13.680 --> 00:02:27.690

Joe Dunstan: I'd like to go ahead and open up to talk about minutes for September 21 2020 I hope everybody looked at them and put the meeting and I don't like to see a

22

00:02:28.800 --> 00:02:31.890

Joe Dunstan: Call to approve the meetings from somebody

23

00:02:39.030 --> 00:02:40.020

Joe Dunstan: Anybody

24

00:02:41.550 --> 00:02:43.410

Michael Loverich: I'll make a motion to approve the minutes.

25

00:02:44.070 --> 00:02:45.150

Joe Dunstan: Okay. Do I hear a second

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00:02:45.660 --> 00:02:46.350

Todd Thiel: I saw second

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00:02:47.490 --> 00:02:50.550

Joe Dunstan: Okay, well, all in favor say aye.

28

00:02:51.150 --> 00:03:01.260

Joe Dunstan: Aye. Okay. We're all hands, hands up. Okay, thank you very much. Okay. Um, so more lean

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00:03:02.580 --> 00:03:05.880

Joe Dunstan: Who's, who's next 90 there. I

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00:03:06.060 --> 00:03:13.650

Marlene Schubert: Don't see that he's joined us yet. I don't know if David knows anything if you've heard from him. David at all by chance or

31

00:03:13.710 --> 00:03:17.490

David Greetham: Everybody Marlene, I'll give them a call right now. So I'll put my mute on but I'll give him a phone call right now.

32

00:03:17.640 --> 00:03:25.710

Marlene Schubert: Okay. In the meantime, Joe, all we had one hand race but it went away. So I guess. Okay. Oh, wait, wait, wait, wait. It came back.

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00:03:27.780 --> 00:03:28.830

Marlene Schubert: Let me see who it is.

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00:03:29.430 --> 00:03:31.650

Marlene Schubert: Let's see, Mr. Switzerland.

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00:03:32.790 --> 00:03:33.450

Joe Dunstan: For john

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00:03:35.820 --> 00:03:37.740

Jon Quitslund: Hi. This pertains to the Minutes.

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00:03:39.180 --> 00:03:55.170

Jon Quitslund: Leslie Schneider is noticed as attending. I wasn't attending. I guess you could say. But I certainly was participating in that meeting. And as the liaison from the planning commission. It might be appropriate to include me on a routine basis when I'm here.

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00:03:56.400 --> 00:04:03.450

Marlene Schubert: Okay, yeah, I had asked about who all needed to be listed and I was told that just, you know, the board members mainly

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00:04:03.720 --> 00:04:05.730

Marlene Schubert: But I can surely

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00:04:06.000 --> 00:04:06.780

Marlene Schubert: Make a change

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00:04:07.560 --> 00:04:09.390

Jon Quitslund: Yeah, I just think it would be

42

00:04:10.650 --> 00:04:18.360

Jon Quitslund: For the, you know, for the record, probably. I'm certainly in favor of building a

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00:04:19.620 --> 00:04:25.710

Jon Quitslund: Relationship between the RV and planning commission and we'll see how important that is when we come to this.

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00:04:26.850 --> 00:04:28.230

Jon Quitslund: wintergreen project.

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00:04:29.100 --> 00:04:34.380

Joe Dunstan: Right, I totally agree. JOHN. And I think that we can do that. We should do that.

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00:04:35.520 --> 00:04:37.830

Marlene Schubert: Okay, I'll do that from going forward. Thank you for that.

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00:04:39.000 --> 00:04:43.320

David Greetham: And Nick is just about to join us. I caught him via phone, he's calling. He's linking it now.

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00:04:43.710 --> 00:04:44.880

Marlene Schubert: Okay, great. Thanks David.

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00:04:45.300 --> 00:04:45.660

Great.

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00:04:57.240 --> 00:04:57.870

Joe Dunstan: So,

51

00:05:00.000 --> 00:05:06.360

Joe Dunstan: Marlene, just a little problem here. I'm not able to bring up the agenda, I think you have the agenda up

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00:05:06.660 --> 00:05:08.490

Marlene Schubert: On the screen. Yeah.

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00:05:08.580 --> 00:05:10.050

Marlene Schubert: I hope you can see it. Can you see

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00:05:10.350 --> 00:05:12.930

Joe Dunstan: Mine is just a really small little

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00:05:15.000 --> 00:05:22.470

Joe Dunstan: It's just a thumbnail. I can't get it any larger. So when they do the drawings. I won't be able to see anything unless I can enlarge this

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00:05:23.010 --> 00:05:26.010

Joe Dunstan: Yeah, I don't know. Well, I got it. Yep, to enlarge it

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00:05:26.400 --> 00:05:27.720

Joe Dunstan: Okay, okay.

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00:05:28.170 --> 00:05:29.730

Marlene Schubert: Looks like Nick has joined us.

59

00:05:30.120 --> 00:05:30.840

Marlene Schubert: Great Neck.

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00:05:31.830 --> 00:05:33.150

Nick Snyder: I'm here. Hello.

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00:05:35.340 --> 00:05:39.660

Joe Dunstan: Hi Nick Yes. Thanks for joining us, to answer some questions about trees.

62

00:05:40.230 --> 00:05:41.400

Nick Snyder: No problem. Happy to help

63

00:05:42.480 --> 00:05:47.040

Joe Dunstan: I believe you got a couple questions from a couple people, hopefully.

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00:05:47.070 --> 00:05:48.600

Nick Snyder: That is correct.

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00:05:49.050 --> 00:05:52.110

Joe Dunstan: And you have maybe 10 to 15 minutes you want to just

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00:05:53.700 --> 00:05:56.280

Nick Snyder: Yeah, we pull him up here really quickly.

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00:05:56.790 --> 00:05:57.300

Okay.

68

00:06:05.700 --> 00:06:05.910

David Greetham: And

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00:06:09.000 --> 00:06:18.300

David Greetham: For those of you who have not met, Nick. He's our city arborist and he's been on for about a year. I think October last year. So we've had him for a year and it's been a wonderful addition to our staff so

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00:06:18.780 --> 00:06:19.410

David Greetham: Back to Nick.

71

00:06:20.490 --> 00:06:21.450

Nick Snyder: Great. Sorry.

72

00:06:23.340 --> 00:06:25.350

Nick Snyder: Yes, I didn't have my

73

00:06:28.290 --> 00:06:30.330

Nick Snyder: Didn't have my emails pulled up. Sorry about that.

74

00:06:47.850 --> 00:06:49.290

Nick Snyder: Okay, sorry about that.

75

00:06:51.420 --> 00:06:57.780

Nick Snyder: So, these questions are like from Bob Russell.

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00:07:00.060 --> 00:07:10.410

Nick Snyder: The first one says when building new house on a parcel of one or two acres is a tree clearing permit required or is the building permit act as a tree clearing approval.

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00:07:11.730 --> 00:07:15.840

Nick Snyder: And that it does act that way. The building permit is the tree clearing

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00:07:16.950 --> 00:07:20.520

Nick Snyder: Essentially the tree clearing permit as well. We kind of review them concurrently.

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00:07:22.020 --> 00:07:30.990

Nick Snyder: The reason being, we kind of want to keep the plans, all in one place for the public to access and also just keeps the entire

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00:07:31.710 --> 00:07:43.920

Nick Snyder: Plan. Make sure there's a fully formed plan before we allow development to continue otherwise. In the past we've had situations where properties might be cleared.

81

00:07:44.640 --> 00:07:51.840

Nick Snyder: But there would be the you know project would fall through or sees, for whatever reason, and so that helps us prevent that sort of thing from happening.

82

00:07:53.280 --> 00:07:59.760

Nick Snyder: Question two is what about wanting to build a house on a parcel under 1200 or 12,500 square feet.

83

00:08:01.080 --> 00:08:09.870

Nick Snyder: Again, it's tree clearing quantity left up to only the contractor and property owner, same as condition, same conditions as number one above. Um, so I assume this is getting at.

84

00:08:11.220 --> 00:08:27.270

Nick Snyder: The fact that in certain uncertain parcels in certain zoning areas in the city, potentially, there aren't currently existing tree retention requirements and this is in our point for our one and are two

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00:08:28.050 --> 00:08:41.520

Nick Snyder: On properties that are smaller than 12,500 square feet, there's currently no existing tree regulations for for that. And part of the proposal, we're making will actually

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00:08:42.630 --> 00:08:56.010

Nick Snyder: Bring tree unit requirements to those properties. So that is part of the proposal that we're bringing forward for the new tree ordinance and vegetation or treat vegetation updates.

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00:08:57.180 --> 00:08:58.200

Nick Snyder: And then question.

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00:08:58.200 --> 00:08:59.340

David Greetham: Three. Sorry to interrupt.

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00:08:59.670 --> 00:08:59.970

Dave

90

00:09:01.140 --> 00:09:03.750

David Greetham: You mind just refreshing us in what tree unit requirements are.

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00:09:05.490 --> 00:09:10.260

Nick Snyder: Certainly, so in for most of them more densely

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00:09:11.310 --> 00:09:27.750

Nick Snyder: zoned areas on the island, there is a requirement. A tree retention requirements which essentially says you have to keep X number of tree units per acre on your site a tree units is a measurement of a tree diameter essentially there's a table.

93

00:09:31.770 --> 00:09:46.170

Nick Snyder: That has all the tree and conversions for figuring out what that looks like. But it's essentially it makes sure that a certain number of trees are kept on a lot at all. You know, before, after a development project so

94

00:09:47.280 --> 00:09:51.240

Nick Snyder: That there's at least a minimum number of trees on any lot in these zoned areas.

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00:09:53.220 --> 00:10:10.230

Nick Snyder: So in a situation where we will be adding currently our to our one and our point for are not included in tree unit requirements, but now we would be adding these small lots into the tree and requirements.

96

00:10:12.840 --> 00:10:16.770

Nick Snyder: So moving on, if, if I can move on to the next question here.

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00:10:18.270 --> 00:10:22.200

Nick Snyder: What height tree is required to replace or removed tree were required

98

00:10:23.220 --> 00:10:33.240

Nick Snyder: And then he gives him an example saying owner remove need through move several 60 to 80 to 80 foot tall trees or cedars can obviously replace them with the same height tree.

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00:10:34.050 --> 00:10:41.160

Nick Snyder: I also assume the replacement trees, most likely grow. Maybe one foot a year, meaning it will take 60 to 80 years to grow back to the removal tight.

100

00:10:42.390 --> 00:10:44.820

Nick Snyder: I'm currently, we don't stipulate

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00:10:46.140 --> 00:10:49.290

Nick Snyder: The mature height of trees that would be planted.

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00:10:51.780 --> 00:10:54.060

Nick Snyder: You know, certainly there is

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00:10:55.140 --> 00:10:57.030

Nick Snyder: Some level of

104

00:10:58.530 --> 00:11:06.390

Nick Snyder: You know, I definitely look at what people's suggestions are about what they're asking to replant in place, but generally for suitability

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00:11:08.520 --> 00:11:09.780

Nick Snyder: As far as

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00:11:11.910 --> 00:11:17.190

Nick Snyder: So there are a couple of different reasons reasons why we might require trees to be replanted

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00:11:18.420 --> 00:11:34.530

Nick Snyder: Fits specifically for environmental reasons, as in a critical area of the shoreline and then we look more closely at the species that people might be replanting in an effort to improve the ecology of an area.

108

00:11:35.700 --> 00:11:38.730

Nick Snyder: But in a situation with the tree units.

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00:11:39.990 --> 00:11:47.040

Nick Snyder: Where the it's not really wrapped up in the environments, per se. It's more a tree retention.

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00:11:48.630 --> 00:11:59.700

Nick Snyder: Ordinance or a tree retention regulation, which obviously does have impact on the environment. But that's just not how it's written in our code. I'm definitely more willing to let people choose what kind of trees, they'd like to replant

111

00:12:00.960 --> 00:12:12.900

Nick Snyder: That being said, does need to be a tree. Not a big Bush, which I you know I think sometimes there's a there isn't a conversation to be had there. Occasionally, but generally, that's how I approach that

112

00:12:13.710 --> 00:12:15.090

Joe Dunstan: So Nick, tonight's question.

113

00:12:16.140 --> 00:12:21.090

Joe Dunstan: Yeah, um, do you see when you don't distinguish necessarily between natives non natives.

114

00:12:22.620 --> 00:12:23.640

Nick Snyder: Not all the time.

115

00:12:25.290 --> 00:12:30.660

Nick Snyder: It is like I said in critical areas and the shoreline is generally necessitated in the code that

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00:12:31.680 --> 00:12:33.000

Nick Snyder: Natives are used.

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00:12:34.080 --> 00:12:39.960

Nick Snyder: For replanting but there are situations, like I said in treatment with tree units in particular.

118

00:12:40.650 --> 00:12:47.610

Nick Snyder: I'm willing to let people, you know, choose what kind of trees, they'd like to have in their yard, from my perspective, the tree that someone wants

119

00:12:48.270 --> 00:12:58.230

Nick Snyder: Is going to be a lot better than the tree that I forced them to have just because they're going to be willing to take care of it. So that's generally how

kind of how I approach that perspective.

120

00:12:59.160 --> 00:13:10.140

Joe Dunstan: Will it might be useful for you to know, possibly another step in the design for Bainbridge book, which is our design guidelines.

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00:13:10.260 --> 00:13:17.880

Joe Dunstan: For the Design Review Board for Project review it. Does it just stay in there that we want to move towards a

122

00:13:18.390 --> 00:13:30.660

Joe Dunstan: native plants where we can, it's not required, but it's one of the things I do want to discuss and encourage applicants to do and then brings in the World Wildlife and does the number of things like that.

123

00:13:31.800 --> 00:13:32.700

Joe Dunstan: Just making the point

124

00:13:33.090 --> 00:13:33.750

Nick Snyder: No, I

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00:13:33.990 --> 00:13:35.520

Joe Dunstan: Thought. Well, yeah.

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00:13:35.580 --> 00:13:46.320

Nick Snyder: It's definitely well taken. I think that natives are a really good place to start, especially moving into potential you know situation with climate uncertainty, personally, you know,

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00:13:47.460 --> 00:13:58.260

Nick Snyder: The plants that are best adapted to how things are going to be able to withstand more change, potentially, but there's another you know school of thought on that.

128

00:13:58.740 --> 00:14:09.600

Nick Snyder: Thinking that, you know, bringing in trees that are used to conditions that we might be moving into might be responsible thing to do. And, you know, there's, there's, it's still a discussion that's being had

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00:14:10.980 --> 00:14:20.010

Nick Snyder: Because we're not exactly sure where our climate is going to move to. So there's still some changes that we're trying to anticipate, but certainly in my opinion.

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00:14:20.760 --> 00:14:30.660

Nick Snyder: You know accentuating our natural or native environment is the best way that we can buffer ourselves against those coming changes. So that's definitely well taken point

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00:14:33.390 --> 00:14:39.570

Nick Snyder: Yeah, so I definitely you know don't discount that by any means thinking

132

00:14:43.980 --> 00:14:50.640

Nick Snyder: I'm looking at the next set of questions here. Looks like I have one from Vicki Clayton

133

00:14:52.860 --> 00:15:00.180

Nick Snyder: She says, I'd be interested to hear how the work he does interfaces with the bi fire departments wildfire mitigation efforts.

134

00:15:01.980 --> 00:15:09.210

Nick Snyder: Um, this is a pretty broad question, actually. Just last week had a meeting with fire Bainbridge fire and Bainbridge parks.

135

00:15:10.200 --> 00:15:19.830

Nick Snyder: Just starting to interface about, you know, messaging and how we, you know, interface with the community about knowledge about, you know,

136

00:15:20.400 --> 00:15:26.160

Nick Snyder: Preparing for wildfires. Currently it's something that's a word that only appears in our code a handful of times

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00:15:26.640 --> 00:15:31.950

Nick Snyder: And so it's not something that we address typically and for, you know, it's understandable.

138

00:15:32.880 --> 00:15:44.910

Nick Snyder: It's not something that we deal with a lot around here in Western Washington, although it's definitely after the past few years. It feels like it's might be something I'm going to be dealing with a lot more and something that we

need to make some plans for

139

00:15:45.990 --> 00:15:55.050

Nick Snyder: So definitely, I'm working with, with arcs and fire about how we, you know, want to address that and creating some pathways in our code for

140

00:15:55.620 --> 00:16:07.830

Nick Snyder: People to be able to you know take on some larger kind of restoration projects or potentially some FireWalls sort of work where it where it kind of meets the same goals.

141

00:16:08.670 --> 00:16:14.760

Nick Snyder: That we have environmentally, but we can also kind of accomplish two things kill two birds with one stone, as it were.

142

00:16:15.540 --> 00:16:30.840

Nick Snyder: So we're doing I'm definitely working with them. Definitely very concerned with that issue going forward and at least having some kind of framework in place that allows us to, you know, act when we need to or heaven forbid if we ever for that matter. So

143

00:16:32.220 --> 00:16:35.100

Nick Snyder: Definitely something I'm concerned with and will continue to work with them.

144

00:16:37.530 --> 00:16:38.400

Nick Snyder: Going forward,

145

00:16:44.520 --> 00:16:47.220

Nick Snyder: Okay, and some other questions here.

146

00:16:51.030 --> 00:16:55.380

Marlene Schubert: So I think we have something from Shannon something from Michael which one you want next neck.

147

00:17:00.930 --> 00:17:03.630

Nick Snyder: Either one, whatever the top of the list. I'm having trouble finding

148

00:17:04.260 --> 00:17:14.820

Marlene Schubert: Okay, so I've opened up Sean's and he said, I'm curious to know if

there's plans in increasing the distance, one can build from a designated tree then currently

149

00:17:15.420 --> 00:17:25.590

Marlene Schubert: Now what happens time and time again the developers end up cutting through a large percentage of the roots guaranteeing the longevity of protected tree will be short lived and increasing fines for when trees are killed or cut down

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00:17:27.060 --> 00:17:27.540

Nick Snyder: Just

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00:17:27.660 --> 00:17:28.770

Marlene Schubert: Ringing any bells neck.

152

00:17:29.370 --> 00:17:33.090

Nick Snyder: Okay, yes. Yes, definitely. Thank you. So

153

00:17:34.620 --> 00:17:46.500

Nick Snyder: At this time, we do have pretty stringent rules around how close you can build two trees that are required to be retained.

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00:17:47.550 --> 00:17:56.220

Nick Snyder: In generally I person. This is just my personal experience. I've seen pretty good outcomes for trees that are given the required distances.

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00:17:56.220 --> 00:17:57.810

Nick Snyder: That there's both to have

156

00:17:58.830 --> 00:18:11.250

Nick Snyder: There are often cases where contractors will retain electively retain trees. And in those cases, we can't actually hold them to n tree protection.

157

00:18:12.510 --> 00:18:22.830

Nick Snyder: Best Management Practices, necessarily, you know, something that I've developed at the city as a as a kind of a one page sheet that I can give to people when they are electively retain trees, just to

158

00:18:23.520 --> 00:18:29.910

Nick Snyder: Let them know you know if you're really trying to retain this tree, here's the here's what you really ought to be doing to make sure that happens.

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00:18:30.900 --> 00:18:45.510

Nick Snyder: So I've been at this point, kind of addressing that through the education window, certainly if we're finding that trees that were requiring to be retained are not having good outcomes, then that's something that definitely needs to be addressed.

160

00:18:46.890 --> 00:18:50.430

Nick Snyder: Because that's obviously the entire point so

161

00:18:51.720 --> 00:18:55.860

Nick Snyder: You know, if there are specific examples that you're concerned about. I'd be happy to take a look

162

00:18:57.570 --> 00:19:07.110

Nick Snyder: Just to expand what I've what I'm looking at. But at this point, I'm not seeing that as a humongous problem for trees that are required to be retained.

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00:19:07.800 --> 00:19:15.510

Nick Snyder: And as I said, we usually are pretty pretty stringent about the, the kind of protection areas that we require people to utilize

164

00:19:16.440 --> 00:19:23.940

Nick Snyder: One part of the new tree ordinance that we're proposing upcoming is adopting the best management practices for tree care.

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00:19:24.840 --> 00:19:33.390

Nick Snyder: Best friends. Best Management Practices manual rather for tree care, which includes a lot of tree protection during construction information.

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00:19:34.200 --> 00:19:50.070

Nick Snyder: And hoping to bring something like that. Definitely more into the planning process for contractors going forward, just so we can have better outcomes and hopefully retain more trees which is definitely something that I that I'd like to see myself.

167

00:19:51.390 --> 00:19:58.260

Shawn Parks: So are you saying that that what you're trying to bring forward as educational solely are there are there any kind of

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00:20:00.720 --> 00:20:02.700

Nick Snyder: At this point in

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00:20:03.750 --> 00:20:14.790

Nick Snyder: It's a, it's an 1815 and we are proposing adding some language that would require beyond that manual be utilized during tree protection.

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00:20:16.230 --> 00:20:20.340

Nick Snyder: So yes, there is some requirement that it be used

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00:20:20.760 --> 00:20:33.030

Shawn Parks: And so, so if we're able to, what would it. What would the ramification potential ramification be if ignored and I'm asking because I think everyone on here, and we've had talks about it. We all know different examples where

172

00:20:35.280 --> 00:20:46.290

Shawn Parks: You know, the scope of the project if they decided the fine the fine to cut a tree is not large enough to really warrant if they really want to get rid of it or not.

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00:20:46.350 --> 00:20:47.070

Nick Snyder: Right, so

174

00:20:47.610 --> 00:20:59.730

Shawn Parks: Are those that. So in a way, it's like if the dollars seem to be the only thing they respond to, then I would argue, or at least you know it's where it's talking about that the dollar amount needs to be

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00:21:01.110 --> 00:21:05.010

Shawn Parks: severe enough that it's worth paying attention to.

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00:21:06.090 --> 00:21:06.810

Nick Snyder: Certainly.

177

00:21:07.020 --> 00:21:07.770

Shawn Parks: So if it's just

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00:21:08.370 --> 00:21:12.120

Shawn Parks: A small thing like historically developers are great at that.

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00:21:13.800 --> 00:21:15.450

Nick Snyder: Sir, certainly. I mean,

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00:21:16.710 --> 00:21:29.580

Nick Snyder: And and you're totally right about that. So all I mean as far as when someone electively retains a tree. I can't you know put any requirements on them to do anything to save that tree because they could have cut it down as they wanted to

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00:21:30.690 --> 00:21:37.350

Nick Snyder: So when trees are required to be retained. That's when this BMP manual will be put into effect.

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00:21:38.460 --> 00:21:46.650

Nick Snyder: And it's for the education aspect. I mean, I guess that's where I see the problems. The most that's where I've seen them the most is

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00:21:47.820 --> 00:21:53.160

Nick Snyder: When trees are electively retained and that they're not protected. They're not actually protected.

184

00:21:53.730 --> 00:22:08.400

Nick Snyder: They're left on site, but they still drive all over the roots and dig all around them and stack all their equipment all over it. And then they die. A few years later on. And at this point, you know, I, I'm not sure how we would tackle that problem.

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00:22:10.410 --> 00:22:17.910

Nick Snyder: Other than giving people the information and saying, you know, if you really want this tree to live, then this. This is what you've got to do to make that happen.

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00:22:19.080 --> 00:22:33.180

Nick Snyder: As far as the fines go for larger projects. Usually, you know, larger scale than single family residences. We do make developers get evaluation of their trees.

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00:22:34.410 --> 00:22:47.250

Nick Snyder: Before the project begins, so that if they are damaged and these are for trees required to be retained. So that if they are damaged, then we have some kind of agreed upon value.

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00:22:48.840 --> 00:22:58.050

Nick Snyder: Going forward at this point it's my understanding that we've never actually had to or never actually done that process. Part of the problem being are

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00:22:58.980 --> 00:23:09.840

Nick Snyder: Currently it's difficult for the city to collect fines larger than a certain amount. This is kind of my understanding of something that's a little bit more into the legal realm of things.

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00:23:10.650 --> 00:23:17.910

Nick Snyder: But it's it's difficult for the city to collect larger sums larger fines without actually suing and going to court.

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00:23:19.260 --> 00:23:29.790

Nick Snyder: So I think that is potentially played some issue into into this as well. But as my understanding, we're working towards repairing that language in the code as well.

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00:23:30.720 --> 00:23:43.560

Nick Snyder: To allow us a little more flexibility to collect on things like that. But again, that's kind of beyond my scope generally of what I'm focused on, but it is certainly an issue that I'm aware of, and definitely not

193

00:23:44.760 --> 00:23:45.870

Nick Snyder: Something to take lightly.

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00:23:47.070 --> 00:23:56.760

Nick Snyder: When we allow you know developers to get on to a site and start making big changes with the understanding that they're going to do something, you know, to kind of preserve what's there.

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00:23:57.240 --> 00:24:08.310

Nick Snyder: I think it's really important that we are able to hold people to those standards and make them know that it's in their best interest. Yeah, it was like you said, from a financial standpoint to do what they said they're going to do.

196

00:24:09.420 --> 00:24:14.700

Nick Snyder: So, you know, I, at this point, I don't know that there's a lot available.

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00:24:16.290 --> 00:24:26.040

Nick Snyder: For us to change that, you know, it makes a lot of sense, at least from what I've thought about, but I'm definitely you know sensitive that issue so

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00:24:27.180 --> 00:24:40.740

Shawn Parks: And then I'm. Thank you. And I would love, and I think it'd be great for everyone if you're able to after answering Michael's question and sort of bullet point what you're planning to bring to the planning commission for the changes.

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00:24:41.940 --> 00:24:43.080

Nick Snyder: You want to do that.

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00:24:43.650 --> 00:24:45.090

Marlene Schubert: Leslie has their hand raised.

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00:24:46.500 --> 00:24:47.610

Joe Dunstan: You know, Leslie. Go ahead.

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00:24:48.180 --> 00:24:57.870

Leslie Schneider: Thank you. So Nick, that what you just said really surprised me. I'm not in a good way, that that our fines for

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00:24:59.100 --> 00:25:14.910

Leslie Schneider: Not protecting trees as needed are difficult for us to collect and I'm just thinking that this is a structural problem that we need to look into because I don't think we want to be in a position where we have to create a lawsuit, just to just to make somebody

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00:25:16.650 --> 00:25:17.160

Leslie Schneider: You know,

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00:25:18.390 --> 00:25:21.390

Leslie Schneider: Pay for some damage that they've done to a treat.

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00:25:23.550 --> 00:25:27.420

Leslie Schneider: You have any thoughts about a next step on that or do you need me to take this on because

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00:25:27.570 --> 00:25:29.550

Leslie Schneider: Why else would be surprised to

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00:25:29.550 --> 00:25:30.270

Leslie Schneider: Hear this

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00:25:31.080 --> 00:25:41.820

Nick Snyder: I know that right now there are is work being done to update with the code enforcement language. I believe it's in chapter one.

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00:25:42.600 --> 00:25:55.770

Nick Snyder: Of the code. I know that our code compliance officers working on that project. Now I'm not aware of the status of that project. But this is an issue that the city is aware of and we're working towards something. That's my understanding.

211

00:25:57.120 --> 00:25:57.330

Nick Snyder: So,

212

00:25:57.390 --> 00:26:01.470

Nick Snyder: Okay wait above what I do on a daily basis, so sorry I don't have more info on that.

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00:26:03.030 --> 00:26:09.840

Leslie Schneider: I'm just wondering if maybe you and I could be in touch about this a little bit later on, just to know whether whether I need to step in, or not.

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00:26:11.400 --> 00:26:13.170

Nick Snyder: Sure yeah whatever you'd like.

215

00:26:13.590 --> 00:26:14.970

Leslie Schneider: Because I just sort of feel

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00:26:15.480 --> 00:26:20.910

Leslie Schneider: Just didn't it's intuition that Council is not aware of this at all and men.

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00:26:24.330 --> 00:26:28.020

Leslie Schneider: And so I guess what I'm looking for. Would just be

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00:26:28.320 --> 00:26:33.660

Leslie Schneider: Some understanding from you about where we are in the process and

what the intended outcome is

219

00:26:34.290 --> 00:26:35.370

Shawn Parks: Well, or if I can

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00:26:36.090 --> 00:26:41.940

Nick Snyder: Answer that question. I don't really have any knowledge that would probably be better directed to maybe my

221

00:26:42.840 --> 00:26:54.060

Nick Snyder: My boss or the city attorney, potentially, they had no more information about the specifics. This is just my sort of layman's understanding of the legal problems. Okay, so I may, I may not be the best resource for that.

222

00:26:54.120 --> 00:26:57.270

Leslie Schneider: Okay, I can, I can follow up. Thank you.

223

00:26:57.690 --> 00:26:59.880

David Greetham: Mayor Snyder. I'm happy to weigh in on that too. So

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00:27:02.610 --> 00:27:07.950

David Greetham: just real briefly, the code update is in line, it started. It's just behind

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00:27:08.880 --> 00:27:13.740

David Greetham: Wireless facilities and signs. So it's in the line, but it hasn't had action recently.

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00:27:14.010 --> 00:27:27.420

David Greetham: But I've made some notes about your comment in this discussion. So I can still also circle back with legal staff and our compliance officer on that specific concern. So I'll follow up with them as well. Thank you.

227

00:27:27.510 --> 00:27:29.160

Leslie Schneider: Thank you very much. I really appreciate it.

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00:27:29.460 --> 00:27:31.260

Marlene Schubert: Mm hmm. Vicki has her hand race.

229

00:27:32.010 --> 00:27:33.690

Joe Dunstan: Um, okay. So, so did did

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00:27:34.830 --> 00:27:39.000

Joe Dunstan: Did Michael want to ask this question here. This hand raised or

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00:27:39.330 --> 00:27:41.820

Marlene Schubert: No, he actually sent in an email.

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00:27:41.970 --> 00:27:44.010

Marlene Schubert: That I sent on to next. So I don't know if we want to

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00:27:44.010 --> 00:27:45.240

Marlene Schubert: Get Vicki's question before we

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00:27:45.240 --> 00:27:45.930

Marlene Schubert: Dive into those

235

00:27:46.260 --> 00:27:48.330

Vicki Clayton: Why don't I just quickly add one thing

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00:27:49.950 --> 00:27:54.240

Vicki Clayton: It's possible. Maybe that you were to requires somebody who has a

237

00:27:54.390 --> 00:27:56.760

Vicki Clayton: tree that has to be protected to purchase a bond.

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00:27:57.780 --> 00:28:15.540

Vicki Clayton: And you'd write some sort of language like at the end of the, you know, have to purchase a bond for five years and then at the end of five years. If the tree has survived whatever is the correct period of time, then the developer has to quit paying on the bond.

239

00:28:16.680 --> 00:28:19.830

Vicki Clayton: That's just an alternative to finding somebody before

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00:28:20.730 --> 00:28:31.440

Shawn Parks: That's a great yeah because I think what we've all seen experienced is after a couple years the tree dies, but out the gate. It's looking good.

241

00:28:32.340 --> 00:28:41.640

Joe Dunstan: So, so let me bring up question on that I am the project near me on Finch sportsman. It's called

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00:28:43.290 --> 00:28:54.510

Joe Dunstan: Believe the reserve. Yeah. And it was pretty much a clear cut to make way for 12 homes Lakers eight acres or something. But they did leave three large

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00:28:56.130 --> 00:28:58.020

Joe Dunstan: Douglas fir trees are very large

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00:28:58.440 --> 00:28:58.860

Nick Snyder: Very tall.

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00:28:59.700 --> 00:29:17.490

Joe Dunstan: And the there in one particular lot on the property and they've died. Yeah. And the question is, at some point when the projects Belton on its way. How long does the city. How long does the developer

246

00:29:18.600 --> 00:29:24.840

Joe Dunstan: You know, responsible for that or is that now the single family owner that's it's got those three trees, but they are very dangerous.

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00:29:25.110 --> 00:29:25.380

Nick Snyder: Yeah.

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00:29:25.560 --> 00:29:28.050

Joe Dunstan: They could come down. And so who takes care of that.

249

00:29:29.190 --> 00:29:32.700

Nick Snyder: So those trees were not required to be retained.

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00:29:32.850 --> 00:29:34.140

Nick Snyder: They were electively retained.

251

00:29:34.590 --> 00:29:40.170

Nick Snyder: So actually just issued a permit for their removal, I believe, last week, um,

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00:29:40.590 --> 00:29:42.300

Nick Snyder: It is those those

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00:29:42.870 --> 00:29:50.460

Nick Snyder: They are being removed by the by the contractor who built the homes, although he's not legally required to do that. He's doing it because

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00:29:51.600 --> 00:29:54.900

Nick Snyder: You know they failed to protect the trees and he feels responsible

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00:29:57.000 --> 00:30:04.080

Nick Snyder: But they would be the homeowners responsibility, in that case, there's actually also at that site is a maple right in the corner with

256

00:30:05.760 --> 00:30:06.150

Joe Dunstan: Mm hmm.

257

00:30:06.270 --> 00:30:13.650

Nick Snyder: Finch there that's there's two maples and one of those has died. Also, as a result of the construction know those are those trees are being removed.

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00:30:14.700 --> 00:30:20.580

Nick Snyder: Yeah, unfortunately those trees were not required to be retained. So we don't really, you know, we have no leverage

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00:30:21.300 --> 00:30:28.410

Nick Snyder: To you know exactly fine on anyone for something like that. Certainly it's been those I've been watching those trees for a while and was pretty skeptical that they would survive.

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00:30:29.010 --> 00:30:33.990

Nick Snyder: Given the amount of disturbance that occurred at their base. There's a septic field installed all around the trees.

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00:30:35.250 --> 00:30:42.960

Nick Snyder: So it was really I don't know that it was ever really destined to be, frankly, so it's kind of a weird situation that one.

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00:30:44.670 --> 00:30:45.300

Kelly Tayara: Thing.

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00:30:46.260 --> 00:30:46.680

Is

264

00:30:47.850 --> 00:31:03.840

Kelly Tayara: That the reserve at Winslow, that was a clustered subdivision. So they have an expansive open space with extensive tree or retention requirements that protects the stream back there.

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00:31:04.650 --> 00:31:10.470

Joe Dunstan: Yes, in the back. Yeah. The front part of the properties, click up at the stream is protected. Yes.

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00:31:10.560 --> 00:31:20.490

Kelly Tayara: Mm hmm. Right, because there was a cluster development. So we wanted to cluster all the homes together and the stormwater facilities in order to protect that.

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00:31:21.720 --> 00:31:22.470

Kelly Tayara: Creek.

268

00:31:22.710 --> 00:31:24.600

Kelly Tayara: And the woods back there.

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00:31:27.360 --> 00:31:29.970

Marlene Schubert: Laurel has her hand raised and Bob Russell.

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00:31:30.870 --> 00:31:31.680

Joe Dunstan: Okay, Laura.

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00:31:32.250 --> 00:31:34.230

Laurel Wilson: So the clustering is what

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00:31:34.350 --> 00:31:45.630

Laurel Wilson: I'm basically a deferred tree retention. So that's why there was no tree requirement pre retention requirements on that when they kind of skin. The rest of the site for the buildings.

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00:31:46.500 --> 00:31:46.920

Laurel Wilson: That are the

274

00:31:48.600 --> 00:32:02.880

Kelly Tayara: Requirements sorry Nick, so the open space protects a large area of trees, so there's there's an extensive tree retention requirement for that subdivision as a whole, the homesites themselves.

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00:32:02.940 --> 00:32:03.510

Laurel Wilson: Had nothing

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00:32:03.690 --> 00:32:05.610

Aren't okay

277

00:32:06.810 --> 00:32:22.740

Laurel Wilson: And one of the, I guess I'm just going to have two questions. At the same time, since I'm here, I'm one of the reasons Nyquil invited you. Is there, we had a discussion, the last meeting or the one before about people just kind of randomly cutting trees down on their property.

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00:32:23.370 --> 00:32:37.560

Laurel Wilson: That had been there for a long time. And then the incident in example is a property on battle point road where there were three four foot diameter for trees that were very healthy and taken down for no reason.

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00:32:37.650 --> 00:32:38.160

Laurel Wilson: No, apparently.

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00:32:38.190 --> 00:32:55.320

Laurel Wilson: Made, other than to cut into short pieces of firewood and they could have been hundred foot long beans or something, I don't know. Um, and I did it had said well you know you you can take down three trees like on your property or without a tree permit.

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00:32:55.800 --> 00:33:04.050

Laurel Wilson: Um, but there's a big difference between threes, you know, like little six inch cedars and three, four foot diameter furs.

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00:33:04.530 --> 00:33:07.260

Laurel Wilson: So I don't know understand how this

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00:33:07.650 --> 00:33:23.700

Laurel Wilson: Country unit thing fits into this idea of, you know, taking down four foot trees or and I was thinking, well, maybe there is there some kind of conversion of cubic meters of timber or something that is independent. I'm there's height. That's with

284

00:33:24.810 --> 00:33:40.200

Laurel Wilson: There's age. There's all kinds of issues. I mean a nutrient you know 200 year old up can be tiny little thing. So I don't know how it how you know mass and species and all that stuff is. It is part of this tree unit.

285

00:33:40.440 --> 00:33:42.000

Nick Snyder: Thing. Sure. So the

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00:33:42.060 --> 00:33:47.040

Nick Snyder: The tree units don't really take that into account and the treatments are really a tree retention.

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00:33:47.820 --> 00:33:56.040

Nick Snyder: Or like more densely zoned areas. So our that project took place that's either are one or two, maybe even our point for in that on that site.

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00:33:57.000 --> 00:34:04.470

Nick Snyder: So potentially they're actually allowed to move up to six trees, depending on their lot size. So the tree rules on Bainbridge are

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00:34:05.010 --> 00:34:09.840

Nick Snyder: Pretty site specific they're going to be different almost from lot to lot and a lot of places.

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00:34:10.590 --> 00:34:21.330

Nick Snyder: Just because of our complicated patchwork of critical areas and are different zoning and different lot sizes. Those all lead to variation and potential tree rules on a site.

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00:34:21.990 --> 00:34:30.570

Nick Snyder: That that site, as you know, when I actually saw that going happening and I actually looked it up. I don't have to have it off the top of my head, but

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00:34:31.110 --> 00:34:42.180

Nick Snyder: I remember, you know, finding that the tree tree rules did support that they were allowed to do that project at one point, we did have the landmark tree ordinance that covered the entire island.

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00:34:43.680 --> 00:34:45.900

Nick Snyder: But I believe

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00:34:47.220 --> 00:34:47.550

Nick Snyder: Maybe in

295

00:34:49.740 --> 00:34:55.140

Nick Snyder: It will, or maybe even 2018 it was shrunk down to just be the Winslow master study area.

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00:34:57.510 --> 00:35:07.680

Nick Snyder: So it was you know we we did at one point, protect those larger trees, but the decision was made by city council to not continue to do that island wide.

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00:35:10.170 --> 00:35:21.990

Nick Snyder: So you know at that at that point, we didn't really have a you know a maximum size tree that you could remove without a permit for the majority of the island. So that's kind of where we find ourselves currently

298

00:35:22.590 --> 00:35:25.800

Laurel Wilson: As we find, excuse me, where would we find a record of

299

00:35:25.890 --> 00:35:31.710

Laurel Wilson: Who on council voted to repeal the tree protection ordinance.

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00:35:32.070 --> 00:35:32.340

Shawn Parks: So,

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00:35:33.180 --> 00:35:33.990

Laurel Wilson: I can find that

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00:35:34.170 --> 00:35:35.520

Shawn Parks: Can you answer that right now.

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00:35:38.490 --> 00:35:49.320

Leslie Schneider: Boy, I sure can't respond on even how I voted, let alone how anyone else voted what I think I remember is that we were sort of

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00:35:50.670 --> 00:35:52.350

Leslie Schneider: Waiting for

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00:35:53.970 --> 00:36:08.100

Leslie Schneider: Some recommendations for a new comprehensive plan that I think Nick, you would be spearheading but I could be wrong on that. So do you have any sense of whether there's something happening that would be more of a comprehensive island wide.

306

00:36:09.960 --> 00:36:18.060

Leslie Schneider: Tree protection program that would replace the, you know, sort of the temporary program that we had

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00:36:19.590 --> 00:36:24.390

Nick Snyder: So, at this time, part of the proposed tree ordinance will be to

308

00:36:26.190 --> 00:36:31.380

Nick Snyder: Essentially, make the landmark tree ordinance of a permanent part of our code.

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00:36:32.790 --> 00:36:47.610

Nick Snyder: That would extend to all the density zone areas, but this time, that wouldn't my proposal still does not included extending to our one to 1.4 and that was primarily based off of the Council's decision to to not

310

00:36:48.870 --> 00:36:52.410

Nick Snyder: Extend keep keep it extended to the entire island.

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00:36:53.790 --> 00:37:08.100

Nick Snyder: From my review of the meetings. It sounded like there was some concern that some properties were overly burdened by the landmark tree ordinance, or they had lots and lots of trees that were landmark trees and essentially we were not allowing them to cut any trees on their property.

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00:37:09.450 --> 00:37:13.170

Nick Snyder: But that's just, again, I haven't watched that meeting recently.

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00:37:14.670 --> 00:37:18.900

Nick Snyder: But you that it is available on the city website to go back and look at those meetings.

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00:37:19.890 --> 00:37:20.640

Nick Snyder: I'm not sure where the

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00:37:20.670 --> 00:37:22.080

Nick Snyder: Records of those things are kept up

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00:37:22.770 --> 00:37:27.540

Shawn Parks: With it will reinstate the landmark and then

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00:37:28.980 --> 00:37:43.050

Shawn Parks: Add exceptions to like the properties are talking about because I don't think that's the norm here. I mean, there could be, but I think to just cut it entirely is not rethink about not think about it, an island wide level is

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00:37:44.760 --> 00:37:46.080

Shawn Parks: Not great.

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00:37:47.490 --> 00:37:58.650

Laurel Wilson: Well, is a fiasco in my neighborhood. There's like property. So we're very beautiful, beautiful old mature trees, it just been skin. They just skin them to put in a scruffy long that they don't even take care of

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00:37:59.340 --> 00:38:03.420

Laurel Wilson: And I've seen it again and again in the last two years, and now I know why it's happened.

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00:38:03.960 --> 00:38:11.940

Laurel Wilson: After being on the phone for 25 years. Why suddenly happened and so much in the last two years for no reason, no change of ownership know anything. Just, um,

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00:38:12.600 --> 00:38:18.690

Laurel Wilson: It's been or maybe there was changed ownership, I don't know, but it's really been it's been a fiasco in my own neighborhood. I've seen it happen.

323

00:38:22.830 --> 00:38:32.310

Joe Dunstan: Okay, this is really important subject, but we run over. Unfortunately, number of minutes past our next African

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00:38:32.760 --> 00:38:34.710

Laurel Wilson: How do we want what I have one more question.

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00:38:34.740 --> 00:38:39.420

Laurel Wilson: For now, so then that six months for you so you can take down. That's every year. You could take down six

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00:38:39.630 --> 00:38:44.010

Laurel Wilson: Series every years experience every month or what is the time that I've been those every three every three years.

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00:38:44.040 --> 00:38:44.790

Laurel Wilson: Every three years.

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00:38:45.720 --> 00:38:54.420

Nick Snyder: And that is for a property that's over one acre in size in one of the lastly dense zoned areas are one, two, or point for

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00:38:55.920 --> 00:38:59.370

Laurel Wilson: What about properties that are, you know, let's say, a quarter acre, something like that, they can

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00:38:59.370 --> 00:38:59.610

Just

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00:39:00.810 --> 00:39:03.270

Nick Snyder: Have to three trees per three years.

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00:39:05.640 --> 00:39:07.260

Marlene Schubert: John Switzerland has his hand race.

333

00:39:08.250 --> 00:39:10.020

Joe Dunstan: Okay. JOHN real quick. What's up,

334

00:39:12.930 --> 00:39:32.640

Jon Quitslund: Yeah, I just wanted to comment that Nick is coming to the planning commission this Thursday and we won't be. We may not be covering the chapter 1618 where where these regulations belong, but I'm going to look closely into it and see if

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00:39:34.020 --> 00:39:35.250

Jon Quitslund: We can avoid

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00:39:36.600 --> 00:39:39.210

Jon Quitslund: We can we can fill fill a gap in the

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00:39:40.440 --> 00:39:46.110

Jon Quitslund: Coverage of these larger trees on on like a non conforming lot no point for

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00:39:47.610 --> 00:39:50.490

Jon Quitslund: The same rules wouldn't apply if it's if there's

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00:39:51.960 --> 00:39:58.920

Jon Quitslund: Small lot and a home and only a few trees left of very large size, that sort of thing. So

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00:40:00.750 --> 00:40:10.860

Jon Quitslund: I'm on it. This has been a long time concern that we haven't fully dealt with, but Nick has done very good work in making changes going forward.

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00:40:12.840 --> 00:40:28.170

Joe Dunstan: Good, well beyond the obvious Joe Johnson, I'll be on the PC meeting. I'll be attending as Dr. Be lays on, but what else can the Dr. Be do to help Nick move forward on this stuff to seems like these are important issues.

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00:40:29.790 --> 00:40:30.810

Joe Dunstan: Anything else we can do

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00:40:33.090 --> 00:40:44.670

Nick Snyder: I'm happy to have other discussions. I mean, it sounds like there's still a lot to discuss and don't think we even got to all the email questions. I mean, I'm happy to come back for another meeting and continue to have this conversation more

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00:40:45.630 --> 00:40:46.260
Nick Snyder: I think it's good.

345
00:40:46.290 --> 00:40:49.620
Nick Snyder: You know, it's good to have more ideas. So I'm definitely game for that.

346
00:40:50.070 --> 00:40:59.070
Joe Dunstan: Let's do that. Nick, let's, let's, let's, we will schedule you for more time so we can really adequately go over everything. Let's do that. Okay. Sounds good. Okay. Sounds good.

347
00:41:00.270 --> 00:41:00.600
Shawn Parks: And

348
00:41:00.690 --> 00:41:05.490
Shawn Parks: Are you able Nick just before you go, and thank you. I hope you don't feel attacked or anything like

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00:41:07.680 --> 00:41:20.850
Shawn Parks: Are you able to kind of maybe like a PDF or something of what you are planning or the changes you are wet but you know presentation to update the codes is for us to review before next meeting.

350
00:41:21.270 --> 00:41:32.400
Nick Snyder: Certainly, I definitely have some documents that I've produced for planning commission that would maybe be helpful, just for, you know, touching the basis of what we're talking about in the new proposal be happy to afford that on

351
00:41:33.630 --> 00:41:35.490
David Greetham: And Nick, you want to send those to Marlene and that

352
00:41:37.170 --> 00:41:38.130
Shawn Parks: Yes, of course.

353
00:41:38.250 --> 00:41:39.810
Joe Dunstan: I'll work with Marlene and make sure everyone gets that

354
00:41:41.910 --> 00:41:44.730
Joe Dunstan: Okay, thank you very much. Nick was very helpful. And it's an

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00:41:44.730 --> 00:41:47.430

Joe Dunstan: Important. We want to keep up on it. So we want to

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00:41:47.880 --> 00:41:48.510

Nick Snyder: Really work it.

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00:41:49.440 --> 00:41:50.820

Nick Snyder: Sounds good. Thank you all.

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00:41:51.750 --> 00:41:52.710

Joe Dunstan: Okay, thank you.

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00:41:53.100 --> 00:41:53.430

All right.

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00:41:54.480 --> 00:41:54.780

Joe Dunstan: Good.

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00:41:56.310 --> 00:42:02.340

Joe Dunstan: Okay, so we have an applicant today for the wintergreen project I'm

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00:42:03.660 --> 00:42:07.140

Joe Dunstan: Marlene. Is anybody there representing them. Do you know

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00:42:07.860 --> 00:42:12.150

Marlene Schubert: I'm, I'm not sure who to look for Kelly, we have quite a few people.

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00:42:12.690 --> 00:42:15.630

Kelly Tayara: It's Smith Smith.

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00:42:18.600 --> 00:42:23.610

Kelly Tayara: His glory may be there. Andrea Lonnie Barry

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00:42:26.610 --> 00:42:27.960

Kelly Tayara: Barry. I'm forgetting his last

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00:42:27.960 --> 00:42:29.370

Marlene Schubert: Kenan Kenan

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00:42:29.460 --> 00:42:30.900

Kelly Tayara: Yes, sorry.

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00:42:31.830 --> 00:42:39.960

Marlene Schubert: Okay, so I promoted both David and Barry. I'm not seeing the other names, you're talking about. So if, if somebody is in the audience and would like to be

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00:42:39.960 --> 00:42:44.310

Marlene Schubert: Promoted to speak to this project, could you raise your hand and I can easily promote you

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00:42:47.250 --> 00:42:47.910

Marlene Schubert: If you know how

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00:42:49.260 --> 00:42:53.100

Joe Dunstan: Merlin. Let's make sure that there are people that want to speak, and give them

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00:42:54.210 --> 00:42:57.090

Joe Dunstan: Information. Let's hold them back until we get a presentation.

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00:42:57.420 --> 00:43:00.840

Marlene Schubert: For right. I just want to make sure everybody who was part of the presentation has been

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00:43:01.020 --> 00:43:01.710

Joe Dunstan: halted. Yeah.

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00:43:01.950 --> 00:43:03.120

Marlene Schubert: That's what I'm trying to determine

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00:43:03.570 --> 00:43:04.770

Joe Dunstan: Sure. Okay.

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00:43:05.670 --> 00:43:08.580

Marlene Schubert: Well, no one's raised their hands. So I guess Barry and David may be

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00:43:08.610 --> 00:43:09.780

Joe Dunstan: It. Okay.

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00:43:13.500 --> 00:43:30.960

Joe Dunstan: Okay, great. Um, so then we have Kelly from the city. We have David and Barry and perhaps David and very could introduce themselves and how they're related to this project and then we could have Kelly give a little intro is what's going on.

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00:43:32.490 --> 00:43:33.270

Joe Dunstan: A burden, Barry.

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00:43:41.790 --> 00:43:44.850

Joe Dunstan: Is there mute off or something.

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00:43:45.870 --> 00:43:47.100

Marlene Schubert: There's still muted. So

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00:43:47.490 --> 00:43:50.670

Kelly Tayara: Okay, maybe, maybe help David along a little bit

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00:43:50.970 --> 00:43:51.330

Okay.

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00:43:52.920 --> 00:43:55.770

Kelly Tayara: David lower left side rather than go ahead

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00:43:55.830 --> 00:43:58.530

Marlene Schubert: That's okay. Barry looks like he's unmuted Barry, are you able to

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00:43:59.100 --> 00:43:59.670

Marlene Schubert: Hear here.

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00:43:59.820 --> 00:44:02.400

Barry Keenan: Okay, I am here, but I'm not prepared to speak.

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00:44:02.400 --> 00:44:04.110

Barry Keenan: David's presentation.

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00:44:04.500 --> 00:44:06.630

Barry Keenan: So I'm here to answer some questions, but

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00:44:07.050 --> 00:44:08.520

Barry Keenan: David does have the presentation.

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00:44:09.210 --> 00:44:10.620

Marlene Schubert: So I can't physically unmute

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00:44:10.650 --> 00:44:14.850

Marlene Schubert: Myself, but I've sent a note to ask him to unmute himself.

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00:44:15.480 --> 00:44:25.050

Kelly Tayara: Can you can you guide them a little bit, David, it's on your lower left hand side of your screen there should be a little micro phone that says mute or unmute

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00:44:31.710 --> 00:44:35.820

Marlene Schubert: I hit the wrong one. Yeah, I'm not, I'm not seeing him unmuted yet.

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00:44:43.980 --> 00:44:44.790

Kelly Tayara: Well,

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00:44:46.470 --> 00:44:51.120

Michael Loverich: Someone in the attendees that raised their hand. I'm not sure if they're part of the group.

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00:44:51.690 --> 00:44:55.560

Marlene Schubert: A haze gory is that someone who wouldn't need to speak as well.

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00:44:56.070 --> 00:44:57.270

Kelly Tayara: Yeah yeah

401

00:44:57.630 --> 00:44:59.910

Marlene Schubert: Okay, all right, promoting

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00:45:05.070 --> 00:45:08.370

Joe Dunstan: So who's going to actually make the presentation.

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00:45:08.430 --> 00:45:09.930

Hayes Gori: Of yours now.

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00:45:10.020 --> 00:45:10.740

Yes.

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00:45:15.570 --> 00:45:25.440

Hayes Gori: David Smith, and I'm the presenter this today. Mike company and central highlands incorporated and

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00:45:26.280 --> 00:45:48.390

Hayes Gori: The other party is very Keenan, he's the second principle of central highlands Inc and where and I'm actually sitting in my attorney's office with Hayes gory and we're ready to do the presentation following Kelly's quick overview of the overall project.

407

00:45:50.790 --> 00:45:51.240

Joe Dunstan: Okay.

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00:45:51.510 --> 00:45:51.870

Kelly Tayara: Okay.

409

00:45:52.290 --> 00:45:58.500

Joe Dunstan: So go ahead, Kelly, why don't you give us an overview of what's the context for this project.

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00:45:59.070 --> 00:46:11.580

Kelly Tayara: Okay, this is a conceptual review meeting and the the project is a 77 pound home multifamily proposal.

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00:46:12.630 --> 00:46:21.270

Kelly Tayara: And that requires site plan and design review. So as part of that process conceptual as well as design guidance meeting is required.

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00:46:22.350 --> 00:46:25.500

Kelly Tayara: The objectives of a conceptual meeting are

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00:46:26.550 --> 00:46:42.630

Kelly Tayara: to familiarize the applicant with the objectives of the review process. The design standards and the Comprehensive Plan goals and policies. So I've jotted some of those down and we can go through those at the end if you'd like.

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00:46:43.980 --> 00:46:44.730

Kelly Tayara: And

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00:46:46.170 --> 00:46:46.920

Kelly Tayara: See

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00:46:48.150 --> 00:46:55.050

Kelly Tayara: I think that is about it to multifamily. Oh, and the site.

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00:46:57.090 --> 00:47:07.980

Kelly Tayara: Quite a while ago, there was this concept. I'm sure you're all familiar with this concept development. So these two lots on which the 77 unit townhome

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00:47:09.810 --> 00:47:11.130

Kelly Tayara: Project or proposed.

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00:47:12.180 --> 00:47:23.580

Kelly Tayara: Are part of the five lot this constant development. So going forward, what would happen is, those, those lots would be segregated.

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00:47:24.210 --> 00:47:37.860

Kelly Tayara: So to speak, from that project. They've never been built on. And so they wouldn't be standalone they'd have to. It's as if the this constant development kind of didn't ever exist in terms of this project.

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00:47:38.940 --> 00:47:42.120

Shawn Parks: Does that mean that this currency is no longer involved in the financial way.

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00:47:43.320 --> 00:47:56.040

Kelly Tayara: Well, the, the independent financing or the private financing

agreement you talk to see if if Mr. Smith would like to discuss that. I'm not at liberty to to discuss it.

423

00:47:56.670 --> 00:47:56.970

Sure.

424

00:47:59.070 --> 00:48:14.580

Joe Dunstan: Totally your other comment about it. So these are three new properties on at the present time isn't the best currency commercial site plan that was approved in 2013 or whatever year it was, I don't remember.

425

00:48:15.360 --> 00:48:28.410

Joe Dunstan: With whatever conditions and whatever said is that still in place. And that's being we going to be replaced or revised through them for this new site plan review is that

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00:48:28.980 --> 00:48:34.230

Hayes Gori: That they're not exactly. And I think the way to answer these questions.

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00:48:34.650 --> 00:48:53.250

Hayes Gori: Is to have either Kelly or haze refer to the link and the package we sent you. So we can start at the top and look at the aerial site plan that shows all the existing buildings and I propose buildings Kelly, are you going to do that as hey Hayes, are you doing that.

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00:48:54.120 --> 00:48:57.630

Kelly Tayara: Well, I'll take I'll take one minute and and respond that

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00:48:59.280 --> 00:49:09.060

Kelly Tayara: So these five lots. If you look did it kind of like subdivision say where there are 12 lots and they each get sold off to different people.

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00:49:09.510 --> 00:49:30.540

Kelly Tayara: That wasn't anticipated when viscosity got this approval, but it happens. The lots were never aggregated they weren't required to be aggregated so they did do a couple of boundary line adjustments to adjust for buildings that were proposed crossing lot lines, but these

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00:49:31.650 --> 00:49:36.900

Kelly Tayara: These are just as if you know the lots of just insult to another owner, so

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00:49:38.790 --> 00:49:40.050

Joe Dunstan: So, so you're saying

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00:49:40.140 --> 00:49:47.490

Joe Dunstan: That any of the earlier agreement is the vault Docker in Nolan Boyd, essentially, is that

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00:49:48.120 --> 00:49:49.860

Joe Dunstan: I mean, I, I guess.

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00:49:50.640 --> 00:49:54.270

Kelly Tayara: I can't say for sure. Without researching a little bit. There may be

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00:49:55.410 --> 00:50:03.330

Kelly Tayara: There may be something in that site plan and design review that was approved for this can see that that

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00:50:05.220 --> 00:50:21.000

Kelly Tayara: Results in some complication, like with a parking lot or something like that, where certainly they you know it's it's it's a tough one to untangle because this costume is required to put in a bus stop the bus stop is in

438

00:50:22.170 --> 00:50:41.550

Kelly Tayara: But how we tie these two lots to being responsible for making sure that bus stop stays there. You know that. So, you know, it may involve some kind of alteration to to the original although without Wisconsin involved. That would be difficult to do, you know, unless they signed on

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00:50:41.730 --> 00:50:44.760

Kelly Tayara: As part. So, it is

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00:50:45.390 --> 00:50:50.790

Kelly Tayara: An easy question, but have before, more, more and more in the past few years.

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00:50:51.090 --> 00:51:00.270

Hayes Gori: Kelly and Mr Dunston let's start at the top because all of the questions I've heard will be answered if we just go through the review.

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00:51:00.540 --> 00:51:10.440

Hayes Gori: We have been dealing with the viscosity for over a year. We understand both the CC and RS that are in there. Now we understand the hearing decision that

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00:51:10.800 --> 00:51:25.860

Hayes Gori: Made the original ruling and the second decision that recently happened. So the answer is the site plan still is in in force and effect. What we're going to do is do a a

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00:51:26.520 --> 00:51:37.050

Hayes Gori: residential development, which is what they call in the code of major adjustment. So the questions that we're going to be posing and talking about today.

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00:51:37.380 --> 00:51:50.520

Hayes Gori: Exactly how we're going to approach and whether are and of course the design guidelines, but how we're going to approach the placing the 77 units on the project so

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00:51:53.070 --> 00:51:56.160

Joe Dunstan: I would like to excuse me, I'm sorry, I would like to say that

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00:51:57.180 --> 00:52:07.680

Joe Dunstan: Before we get into looking at the building and looking at the locations of the buildings. That's really designed guidance and there are two more meetings.

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00:52:08.250 --> 00:52:13.410

Joe Dunstan: And we have designed gardens, where we talk about the quality of the buildings and you know the exteriors and

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00:52:14.040 --> 00:52:27.210

Joe Dunstan: And all the site planning issues. I'm during the concept meeting, which is today. That's when we all agree on what kind of information we're all working from in the context for this project.

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00:52:28.110 --> 00:52:39.450

Joe Dunstan: So we're trying to understand and know whether the original contract agreement is in place or not in placing the zoning and looking at the bigger picture items to make sure that we all have.

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00:52:39.960 --> 00:52:45.300

Joe Dunstan: The information there's information that I think that the Design Review Board would like to have

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00:52:46.440 --> 00:53:05.760

Joe Dunstan: And we today. We talked in illuminate those to you. So we're, we definitely want to hear a presentation and here project, but we're not going to be focusing today on the building or on the exact location of the building or anything that's that is design guidance so

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00:53:05.820 --> 00:53:13.800

Hayes Gori: It's fine, but it's fine, but we need to look at the aerial photo so you can understand the context of how this goes.

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00:53:14.070 --> 00:53:25.320

Hayes Gori: But I, I think if you let me go over these aerial photos where we're all looking at them. We can answer a lot of your questions. I understand.

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00:53:25.800 --> 00:53:38.430

Hayes Gori: That it's not necessary at this point to look at specific buildings or building designs. I've already finished some as you can see in your packet, but I, it does it.

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00:53:38.940 --> 00:53:58.800

Hayes Gori: I need some idea from you. Some, some guidance when we get done whether or not this project and its concept is workable in the project. So Hayes, if you can move us to the aerial photo graph that shows the keep going more

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00:54:01.050 --> 00:54:05.220

Hayes Gori: Okay, keep going. Kelly. Keep going.

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00:54:07.020 --> 00:54:07.860

Hayes Gori: More

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00:54:09.810 --> 00:54:16.890

Hayes Gori: We. Okay, keep going. You're looking at the buffer as we're going through. Okay, hold it.

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00:54:19.980 --> 00:54:20.310

Hayes Gori: Okay.

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00:54:21.990 --> 00:54:26.580

Hayes Gori: Now we see the entire wintergreen project as it sits there today.

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00:54:26.760 --> 00:54:31.560

Hayes Gori: Yep. Okay. Everybody sees the to project lots

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00:54:33.510 --> 00:54:38.190

Hayes Gori: Yep. Okay. The East lot. Would you have your cursor on now. Kelly.

464

00:54:40.290 --> 00:55:00.900

Hayes Gori: That that lot will have 25 or we're proposing 25 low income and we'll go to the the site map if you desire. But the 25 low income self help units are proposed for that site and that that enables the project to have

465

00:55:02.160 --> 00:55:12.390

Hayes Gori: Both the 30% base FLIR which is 38,000 square feet. And if you do an affordable project in line with the Bay Bridge code.

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00:55:12.870 --> 00:55:37.230

Hayes Gori: That allows you to use the bonus. So now we have on this East lot the affordable units and we were required to do 10% for low income. We're 30 the other to the rest of the procedure divided between moderate and middle income, the low income is

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00:55:38.430 --> 00:55:42.000

Hayes Gori: 80% of the kids have regional

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00:55:43.680 --> 00:55:53.910

Hayes Gori: Median income in it for safer couple that's a maximum of \$54,000, it turns out, so what we're proposing.

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00:55:54.540 --> 00:56:06.810

Hayes Gori: Me been working with the ARV is that 25 of the 35 units that are going to be placed on the east lot would be low income. So we'd had six times.

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00:56:07.110 --> 00:56:14.400

Hayes Gori: As many low income, it's still pencils. Okay, not as good as, you know, a more expensive project, but it still works.

471

00:56:15.330 --> 00:56:21.660

Hayes Gori: The remaining units are all going to be three storey units with garages underneath.

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00:56:22.470 --> 00:56:38.940

Hayes Gori: The so so what we're looking at is, is price ranges from the two story from 300,000 up to 439. So that's the goal of the project is to meet the affordable guidelines.

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00:56:39.450 --> 00:56:44.340

Hayes Gori: In this for that are are noted in the Bainbridge Island code.

474

00:56:45.030 --> 00:56:59.580

Hayes Gori: So now we you know we did listen to the arborist. The first part of the presentation, but one of the first things to point out with this site is it's, it is all the site is completely developed

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00:57:00.330 --> 00:57:16.740

Hayes Gori: All that is left are the two lots and the East lot which is the one with the low income you see the parking in the screen that remains there is going to be some town homes, right under

476

00:57:17.820 --> 00:57:29.940

Hayes Gori: Kelly's cursor that but they will be garages still be the same exact same number of spaces. So the, the idea of

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00:57:31.110 --> 00:57:34.710

Hayes Gori: Providing there's no, there are no

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00:57:35.910 --> 00:57:44.700

Hayes Gori: Significant trees. If you look at the west side the west side would you move your cursor down to the buffer Kelly.

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00:57:45.900 --> 00:57:57.870

Hayes Gori: Okay, that those trees there we if if we have time, we can go through the pictures that are in your packet and you'll see that that buffer is comprised of lawn.

480

00:57:58.290 --> 00:58:20.550

Hayes Gori: Bush's and three or four year old trees, move your cursor down to the buffer between that and drill five that is where the mature trees have been retained. There are no, there are no significant trees remaining on these two lots

cut all the

481

00:58:21.660 --> 00:58:23.580

Hayes Gori: Let's move to the east thought Kelly.

482

00:58:24.660 --> 00:58:37.830

Hayes Gori: And go up to where the buffer and the wetland and preserve our and behind this Virginia Mason to your left. Your yeah well right yeah good right in there.

483

00:58:38.340 --> 00:58:50.010

Hayes Gori: All of these have all of these issues have been or of course God over back in 2012 or 13 when the project went through its site plan review.

484

00:58:50.370 --> 00:59:06.720

Hayes Gori: So when I say that the the site plan approved is still a material part of of our project that's because all of these, these collateral issues and surrounding issues.

485

00:59:07.560 --> 00:59:18.810

Hayes Gori: All of the land use issues in the surrounding their their their completed all the buffers, the open space. All of that is is completed.

486

00:59:19.530 --> 00:59:40.230

Hayes Gori: Now on our project we are planning on some internal open spaces in if you I I hesitate to go to these drawings. If you do not want me to go to them, we just pass through them. So what's your, your preference.

487

00:59:42.810 --> 00:59:45.630

Hayes Gori: I Mr Dunston I guess I'm speaking to

488

00:59:50.940 --> 00:59:55.230

Hayes Gori: Kelly, do you want to go to the site, the individual site plans.

489

00:59:58.200 --> 00:59:58.680

Hayes Gori: Okay.

490

01:00:02.970 --> 01:00:11.280

Marlene Schubert: Mr. Smith, just to let you know this is Marlene Schubert I'm actually the one that's controlling it. And so just guide me and I will do my best

to follow your direction.

491

01:00:11.670 --> 01:00:13.710

Hayes Gori: Or these is everyone's still hearing me

492

01:00:15.330 --> 01:00:16.050

Marlene Schubert: Here, yes.

493

01:00:16.260 --> 01:00:18.210

Marlene Schubert: Yes. Everybody shaking their heads. Yes.

494

01:00:18.990 --> 01:00:19.680

Hayes Gori: I can't see them.

495

01:00:21.390 --> 01:00:23.250

Hayes Gori: So sorry. Okay.

496

01:00:24.660 --> 01:00:34.860

Hayes Gori: Right, if you look at the same to lots of course they've got they've got the colors on them. The red units are the 25 low income.

497

01:00:35.460 --> 01:00:58.890

Hayes Gori: Their parking is in the diagonal parking Marlene, could you show them yo case you don't see it and you the you see the there's two spaces at the south end of the big redrow in the south southwest corner right. Yep. Okay, keep going around, please.

498

01:01:00.180 --> 01:01:14.430

Hayes Gori: And more go up to the next row parking K. There's stated parking there and then across that I'll is some parallel parking spaces and then keep going down that same same side.

499

01:01:15.390 --> 01:01:25.020

Hayes Gori: And those are more parallel parking spaces dropped down just to the to the units that are yeah those are three storey townhomes 10 of them.

500

01:01:25.590 --> 01:01:37.410

Hayes Gori: And they're 12 and a half feet wide. They have a single car garage three story there 921 square feet, just for just general information. That'd be a little

501

01:01:37.890 --> 01:01:54.090

Hayes Gori: Office. He room kind of behind each garage and then the main living on the second floor. And then, and then one or two bedrooms upstairs or or one bedroom and an office and the two story units in the red

502

01:01:56.310 --> 01:02:09.480

Hayes Gori: have exactly the same floor plans, except of course they don't have a garage and they don't have an open space. They don't have a little office. They just have the main floor and second floor. And then they all park in the outdoor spaces.

503

01:02:11.190 --> 01:02:12.660

Hayes Gori: Now, going to the west lot

504

01:02:13.770 --> 01:02:18.690

Hayes Gori: Thank you. Those are all three story units 43 of them.

505

01:02:19.950 --> 01:02:36.810

Hayes Gori: And go to the where you are in the West row and go to the middle way you see a little space that's a space so that we can allow people to go through the space to to that open space which is the buffer open space.

506

01:02:38.250 --> 01:02:51.120

Hayes Gori: I'm Kelly, can I, there's no absolute clear use clear idea what that buffer was intended to be used for its

507

01:02:52.260 --> 01:02:57.990

Hayes Gori: It, it got clear cut at the time of this God sees developed and as in

508

01:02:59.040 --> 01:03:07.800

Hayes Gori: We can Marlene. If you can find the pictures that you went through and it shows the open space buffers. Yep, there we are.

509

01:03:08.610 --> 01:03:18.210

Hayes Gori: So the mature trees that you see in the background are all in highway 305 buffers, the little Bush's and younger tree little trees.

510

01:03:18.720 --> 01:03:27.600

Hayes Gori: Are in the 50 foot buffer, we are we have if we get to it today, fine. But if we don't on the design guidance.

511

01:03:28.110 --> 01:03:43.350

Hayes Gori: Meeting. We are asking for a departure from the rules to move the, the West row of go back to the to the what you're the

512

01:03:43.860 --> 01:04:00.630

Hayes Gori: sitemap yeah right there. We're asking that the buffer that buffer. And the third row be moved into the buffer so we can have a green space between that third row in the middle row. And we do have a picture of that.

513

01:04:02.130 --> 01:04:11.040

Hayes Gori: That's more in depth than you may want to go today. But again, I need your guidance. If you want to go to it to look at our picture of the of the

514

01:04:12.240 --> 01:04:14.040

Hayes Gori: The deal now.

515

01:04:15.600 --> 01:04:20.730

Hayes Gori: Its way back towards the front where the the narrative was Marlene.

516

01:04:22.830 --> 01:04:25.020

Hayes Gori: One. Yeah, right there.

517

01:04:26.790 --> 01:04:34.770

Hayes Gori: One more keep a little bit more. Nope. Go to that next, next slide. So down to the next site plan.

518

01:04:38.580 --> 01:04:42.120

Hayes Gori: We need is one more you the next one.

519

01:04:45.300 --> 01:04:58.290

Hayes Gori: Now we got it except the you can't see the third row, but we've moved the we've moved the open space into the middle of the project. They can't see the West road or I can't Marlene. I don't know if I can

520

01:05:00.150 --> 01:05:16.800

Hayes Gori: Yeah, no. You got it. So the at where we're going to ask for your support. It's not a deal killer. But we're going to ask you, so you're supported possibly a field trip by all of you out to maybe walk

521

01:05:17.310 --> 01:05:28.290

Hayes Gori: That that existing buffer and see if the EC if the noise factor or there's anything that buffer is actually doing that the existing

522

01:05:29.730 --> 01:05:31.470

Hayes Gori: tree stand on the

523

01:05:32.520 --> 01:05:41.580

Hayes Gori: 305 buffer is occupied. And we believe that's the only thing that's knocking down the noise. So it might make a better project for all these

524

01:05:42.090 --> 01:06:00.840

Hayes Gori: These affordable homes to have open space moved. But again, it's not a deal killer. It works either way. Just a little better. I think this way, so we'll leave that up to your discretion of whether you want to support that or not so

525

01:06:03.360 --> 01:06:03.900

Hayes Gori: They

526

01:06:04.530 --> 01:06:07.800

Joe Dunstan: Will go ahead. I'm answering your questions at this point.

527

01:06:08.760 --> 01:06:22.170

Joe Dunstan: Well, I just want to back up for a second. Um, you are familiar with the design for Bainbridge book that is our design guidelines, I assume, Kelly, you are the planning staff has given you a copy of that.

528

01:06:22.650 --> 01:06:23.460

Hayes Gori: I have reviewed it.

529

01:06:24.120 --> 01:06:38.760

Joe Dunstan: You have reviewed. Okay, so, yeah. All right. So there's a whole section in there on context and other information, which I think we still have to go over with, even though. Now we are looking at these these these buildings.

530

01:06:40.140 --> 01:06:52.980

Joe Dunstan: So from my point of view, I have two two goals today with the meeting here and and one is to make sure that we're all on the same page with our assumptions about this project.

531

01:06:53.940 --> 01:07:01.440

Joe Dunstan: The city to design review board as well as you. And then the second part is to give you a couple feedback comments on

532

01:07:01.890 --> 01:07:07.110

Joe Dunstan: The your design just just kind of overall just kind of, you know, big picture kind of

533

01:07:07.620 --> 01:07:17.250

Joe Dunstan: You know, are you in the right direction or not in the right direction order and then we can go into specifics about those things at the goat design guidance me okay so

534

01:07:18.150 --> 01:07:32.280

Joe Dunstan: Um, I don't, which is your pleasure. We can talk about your design. Right now, we, we do have some comments we can make right now, but I do want to get back to some of the unresolved issues and concerns about the overall project so

535

01:07:33.450 --> 01:07:35.280

Joe Dunstan: It's which would you rather

536

01:07:36.840 --> 01:07:39.930

Joe Dunstan: Go with or I'll choose I guess if you don't have

537

01:07:41.850 --> 01:07:42.480

Joe Dunstan: An opinion.

538

01:07:42.570 --> 01:07:46.080

Hayes Gori: One way or the other, be helpful. Look at the aerial photograph. Oh, we do this.

539

01:07:46.350 --> 01:07:48.930

Joe Dunstan: Yes, sure. Let's look at the photographs. Yeah, right.

540

01:07:50.250 --> 01:07:55.020

Joe Dunstan: So while we do that, let me just ask. There's a letter.

541

01:07:56.730 --> 01:08:11.670

Joe Dunstan: From January 10 2020 I believe in some interaction between your company and Heather right the planning director and you had a series of questions and I

guess you're doing your due diligence when you were thinking about, you know,

542

01:08:11.880 --> 01:08:14.040

Hayes Gori: making an offer on one down.

543

01:08:15.300 --> 01:08:17.880

Hayes Gori: You're not on the aerial yet.

544

01:08:19.890 --> 01:08:21.540

Marlene Schubert: Another way other welcome. Sorry.

545

01:08:24.270 --> 01:08:25.140

Hayes Gori: You had it.

546

01:08:26.700 --> 01:08:26.910

Marlene Schubert: Right.

547

01:08:27.630 --> 01:08:28.380

Hayes Gori: Now we lost him.

548

01:08:28.770 --> 01:08:30.420

Marlene Schubert: Oh, where

549

01:08:32.100 --> 01:08:33.060

Marlene Schubert: Is this what we want.

550

01:08:34.770 --> 01:08:35.070

Joe Dunstan: Okay.

551

01:08:35.160 --> 01:08:35.730

Marlene Schubert: Thank you.

552

01:08:36.450 --> 01:08:38.910

Marlene Schubert: So Michael has his hand raised by the way, go ahead.

553

01:08:40.290 --> 01:08:50.160

Joe Dunstan: Well, let me make a comment first Michael and then will call on you. There is a letter out from January 10 2020 that you had interaction, but some

discussion points.

554

01:08:50.550 --> 01:08:57.960

Joe Dunstan: With Heather right and you were trying to get a feel for different things in the number of questions in a number of responses from the

555

01:08:58.530 --> 01:09:15.720

Joe Dunstan: From the planning department. What, where is that letter noun what's been resolved. From that time because those those questions are still remaining in our mind is being open open questions to make sure we cover before we move too far on this project.

556

01:09:16.350 --> 01:09:32.250

Hayes Gori: The answer to that question is, all of those that project that that that instigated that letter is been scratched there. It was a 44 unit project that would have been in a

557

01:09:32.730 --> 01:09:46.920

Hayes Gori: Five \$600,000 price range per each unit. Now we are totally complying with this. In fact, those questions got appealed and went to a recent hearings amateurs decision.

558

01:09:47.520 --> 01:09:59.190

Hayes Gori: We have decided to go to the affordable project in order to be in total compliance, not only with that hearing examiner decision, but the Bainbridge Island miserable code.

559

01:09:59.580 --> 01:10:12.960

Hayes Gori: And the approval of the site plan as it was approved back in 2012. So Kelly tire, would you, if I'm incorrect. Would you correct that statement.

560

01:10:15.600 --> 01:10:15.870

I

561

01:10:17.850 --> 01:10:18.570

Hayes Gori: Didn't hear this.

562

01:10:18.990 --> 01:10:19.620

Product.

563

01:10:21.360 --> 01:10:22.650

Joe Dunstan: It's a different project.

564

01:10:23.280 --> 01:10:28.470

Michael Loverich: There's some elements of that such as that deal with parking or

565

01:10:29.580 --> 01:10:35.340

Michael Loverich: Other things that I would assume would still be relevant to this project.

566

01:10:37.230 --> 01:10:37.860

Michael Loverich: Is that correct,

567

01:10:39.240 --> 01:10:47.070

Hayes Gori: The parking is lit the parking requirements are are described in detail in the in the

568

01:10:48.240 --> 01:11:00.420

Hayes Gori: Bainbridge Island code. There's a for each one bedroom unit, you have to have one parking space for each two bedroom unit, you have to have two parking spaces and the

569

01:11:01.620 --> 01:11:17.940

Hayes Gori: And in this particular zone, the high school one and two zone. You're allowed a 25% reduction in the parking as long as you still have one parking space for each of those 77 units.

570

01:11:18.840 --> 01:11:20.910

Hayes Gori: So in our case.

571

01:11:21.600 --> 01:11:22.650

Hayes Gori: We have

572

01:11:24.180 --> 01:11:41.190

Hayes Gori: 77 or 52 garages. So 52 spaces and we have 36 open parking spaces. So we have a we have we have more parking spaces that are required.

573

01:11:41.790 --> 01:11:57.870

Hayes Gori: In addition to that, we would get a 25% reduction in the number of parking spaces required so it. I hate to explain this much further without putting a

little chart up, which I don't

574

01:11:58.260 --> 01:12:06.870

Hayes Gori: I don't know how I have it here in front of me, but I don't know how to put it up on the screen. So it's going to be kind of hard to explain but in other words

575

01:12:07.200 --> 01:12:18.930

Hayes Gori: We have enough parking to park all the one bedroom units and and allow another 42 bedroom units and meet the Bainbridge Island municipal code.

576

01:12:21.210 --> 01:12:29.880

Joe Dunstan: That's great. That's helpful. Um, I guess I was confused. Maybe in a couple of is confused and it could be a mute point but so

577

01:12:30.330 --> 01:12:40.620

Joe Dunstan: earlier on you were actually thinking of trying to share parking with other properties and that's now no longer the case. You're going to cover all the parking within your own project, is that correct

578

01:12:40.950 --> 01:12:43.530

Hayes Gori: Correct. There they the

579

01:12:43.590 --> 01:12:59.250

Hayes Gori: The it happens that the CC and RS for the viscosity project have a cross parking easement. So it's so for an hour or so day

580

01:13:00.900 --> 01:13:01.650

Hayes Gori: Everybody's

581

01:13:03.300 --> 01:13:13.920

Hayes Gori: You each owner of each lot can select a time period and and it's like an hour a day and maybe a 10 minute

582

01:13:14.700 --> 01:13:34.140

Hayes Gori: Per use of that parking lot per day on any parking outdoor parking space on the project so so so cross parking is allowed the when the viscosity project was developed all of those commercial buildings.

583

01:13:35.700 --> 01:13:42.390

Hayes Gori: On their own locks do not have the for parking spaces per thousand 50 square feet that are allowed.

584

01:13:43.050 --> 01:13:59.400

Hayes Gori: They were allowed to utilize cross parking assuming that not all three of them would be parked 100% every day at all hours so they they they basically have about 3.4

585

01:13:59.910 --> 01:14:13.440

Hayes Gori: Spaces for each thousand square feet now on our project. I have not you. I'm not utilizing any cross parking in order to make my minimums.

586

01:14:14.100 --> 01:14:24.510

Hayes Gori: I have a surplus. So if and, I hope, Michael that I I explained it. I know it's a little complicated did

587

01:14:24.930 --> 01:14:41.400

Hayes Gori: It be a lot easier when when we get to the design thing and you can you can actually see not only the parking spaces on a site plan, but you can see the calculations on how we did it by making any headway leverage

588

01:14:42.750 --> 01:14:44.640

Michael Loverich: Um, yeah. I mean, if you have something that

589

01:14:45.840 --> 01:14:52.080

Michael Loverich: Shows kind of how the parking works on your property, but also, I just want to make sure that

590

01:14:53.790 --> 01:15:02.190

Michael Loverich: If there are arrangements that were made with other properties like we have to know kind of what those arrangements were those are being extinguished.

591

01:15:03.060 --> 01:15:14.190

Michael Loverich: Or being maintained, because we don't want the site to be over because your proposals have a lot of parking and drive access on it. There's not a lot of green space and

592

01:15:15.330 --> 01:15:21.780

Michael Loverich: I think, and the Jason properties also are a lot of parking and so and understanding

593

01:15:23.100 --> 01:15:35.340

Michael Loverich: What if there's any relationship and easements that you have with the Jason properties what those are, because that gives that allows us to provide better feedback for

594

01:15:35.730 --> 01:15:45.060

Hayes Gori: In that they're the, the answer is there are easements throughout throughout the the cross parking

595

01:15:46.110 --> 01:15:56.010

Hayes Gori: Is an easement in the CC and Rs. So, this the CC and RS for the projects spell out how the access easements work.

596

01:15:57.840 --> 01:16:03.870

Hayes Gori: I, I'm not sure I can, if you see the parking lots in the picture.

597

01:16:04.320 --> 01:16:24.270

Hayes Gori: You can also see the aisles that are existing in them, those, those are called access waves even wintergreen lane is is called the drive, it's private. There's an easement over that all the way back for pro builds benefit also

598

01:16:25.290 --> 01:16:54.360

Hayes Gori: Okay, so, so all the circuit traffic circulation on the project is private, but it is all shared easements the parking spaces themselves are owned by the lot owner. So if we want to build garages on those parking spaces we can, as long as the the outdoor or open spaces minimums are met.

599

01:16:56.250 --> 01:17:08.580

Hayes Gori: And the in when we talk about open spaces and and Michael remember there are substantial open spaces that that were mandated

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01:17:09.060 --> 01:17:29.550

Hayes Gori: Under the original site plan approval back in 2012. So what you're looking on the project sites are the building footprints that are possible. Now it's one thing it would. Would you go down to the buffer Marlene on the west side.

601

01:17:31.920 --> 01:17:34.770

Hayes Gori: Yeah, that's good. You got it, you got it up.

602

01:17:35.250 --> 01:17:36.510
Marlene Schubert: One too far. Oh.

603
01:17:37.170 --> 01:17:38.190
Hayes Gori: No, you're good, good, good.

604
01:17:42.060 --> 01:17:42.210
Marlene Schubert: All right.

605
01:17:44.760 --> 01:17:50.400
Hayes Gori: I'm not high tech. I'm sorry. So thank you Marlene, for being here.

606
01:17:51.480 --> 01:18:00.480
Hayes Gori: Okay, everybody sees the West green buffer on the west side side with a. Yeah, right.

607
01:18:01.260 --> 01:18:11.250
Hayes Gori: Okay that buffer continues the whole distance. And now, can you go all the way over to the east side, way, way over way over right there.

608
01:18:11.640 --> 01:18:20.700
Hayes Gori: There's there's wetland buffers and buffers there and continuing up behind the parking lot for Virginia Mason to your north. That's all buffers in there.

609
01:18:21.270 --> 01:18:36.240
Hayes Gori: So those are the green spaces. Now we're adding green space in the middle of the affordable units with the red buildings are really see that. So in all of the units have

610
01:18:36.570 --> 01:18:38.280
Hayes Gori: A small five foot

611
01:18:38.400 --> 01:18:46.590
Hayes Gori: Front yard and five foot driveway out the back all the aisle all the aisle with are being maintained.

612
01:18:48.270 --> 01:18:48.870
Hayes Gori: So,

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01:18:50.280 --> 01:18:50.580

Hayes Gori: Me.

614

01:18:52.320 --> 01:19:01.530

Hayes Gori: And I'm addressing you Michael because you had that question asked, Can we are we are we getting getting more of an idea what we're planning on here.

615

01:19:01.980 --> 01:19:06.510

Michael Loverich: Well, no, I completely get it but like i guess in terms of

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01:19:07.710 --> 01:19:10.950

Michael Loverich: In between the buildings, like for instance on the west side.

617

01:19:12.180 --> 01:19:30.750

Michael Loverich: There's the three building. Well, first of all i don't think i mean i'm i don't think that the change to the highway 305 buffer is something that I can stand by. So, so this plan that we're looking at is probably it's like keeping the 50 foot buffer from three five is

618

01:19:31.140 --> 01:19:33.270

Hayes Gori: Actually a, as I said, it's

619

01:19:33.900 --> 01:19:34.410

Michael Loverich: It's, yeah.

620

01:19:34.980 --> 01:19:38.970

Hayes Gori: We're gonna leave it up to the we will follow the boards recommendation.

621

01:19:39.000 --> 01:19:40.650

Michael Loverich: Right, well that's just my personal opinion.

622

01:19:40.920 --> 01:19:48.960

Michael Loverich: I'm not sure what the rest of the board. Well thing, but so on the west lot there that the three building or I guess it's for buildings that kind of in a row.

623

01:19:50.370 --> 01:19:59.010

Michael Loverich: That space in between all of those buildings is there's a driveway to access kind of each of those garages and there's just not a lot of

624

01:20:00.240 --> 01:20:02.310

Michael Loverich: It's not a very pedestrian friendly.

625

01:20:02.340 --> 01:20:17.370

Hayes Gori: Environment. Here, let me since we're on this drawing. I know we're getting into specifics. By the way, the buffer that I want to move is not 305 buffer that buffer is part of this lot, is that clear, Mike.

626

01:20:18.090 --> 01:20:21.840

Michael Loverich: Yeah, we have that buffer or all 305 again.

627

01:20:22.410 --> 01:20:27.270

Hayes Gori: No, no. The, the buffer for 305 is is west of the screen.

628

01:20:27.720 --> 01:20:29.040

Michael Loverich: Know it's on your property.

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01:20:29.400 --> 01:20:29.910

Hayes Gori: Know,

630

01:20:30.690 --> 01:20:33.750

Michael Loverich: The buffer really Kelly, can you step in on this one.

631

01:20:34.680 --> 01:20:46.350

Kelly Tayara: Sure done jack generally Atlanta roadside landscape buffer is on the private property David may be referring to right of way that there are perhaps trees in the right way.

632

01:20:47.520 --> 01:20:53.730

Kelly Tayara: Or or the lot lines. David name are not parent maybe your lot lines are incorrect on that drawing

633

01:20:53.940 --> 01:21:06.330

Hayes Gori: The picture that Marlene has shows the highway 305 as a 50 to 60 foot wide. You can call it right away, but it was designated as a barrier to protect

634

01:21:07.860 --> 01:21:22.200

Hayes Gori: Properties. That's what it's for. So what I'm saying. And I like I said,

if you want that 50 foot buffer the green one, just above your cursor go back there.
If that's to say they're fine. We're not going to

635

01:21:23.670 --> 01:21:28.740

Hayes Gori: I did that just a wish. If it isn't, granted, then we don't get the wish.

636

01:21:29.910 --> 01:21:30.330

Hayes Gori: So,

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01:21:31.470 --> 01:21:34.830

Hayes Gori: I realized the projects dance, but

638

01:21:36.450 --> 01:21:50.460

Hayes Gori: In order to make this affordable project work and at get investors and actually do it. It requires you know quite a few units to make it work. And it you know that's

639

01:21:51.930 --> 01:22:02.040

Hayes Gori: It and they are at all the units of a sidewalk and then middle row. That's right above your cursor Marlene, the middle row on the way that has a sidewalk.

640

01:22:02.520 --> 01:22:13.890

Hayes Gori: Along the front. You can just see the little yards right on the west side there's a sidewalk there for them to enter their units and we were adding go to the

641

01:22:14.730 --> 01:22:33.180

Hayes Gori: Westboro just below that we have a sidewalk running in front of those houses also know the other side on the west side next next to the buffer. Okay. And so, and then on the let's go to the littlest row next to wintergreen

642

01:22:34.470 --> 01:22:46.200

Hayes Gori: Up right there. There were adding a sidewalk on this side, even though there's a there is a pedestrian trail on the east lot when we're adding a sidewalk there, so all units will front on a sidewalk.

643

01:22:48.360 --> 01:22:48.780

That

644

01:22:50.970 --> 01:22:52.980

Marlene Schubert: Bob and Vicky both have their hands up, by the way.

645

01:22:53.400 --> 01:22:55.530

Joe Dunstan: Okay, Ricky. Yes.

646

01:23:00.150 --> 01:23:04.680

Vicki Clayton: Please forgive my questions because I'm a brand new design review board.

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01:23:06.030 --> 01:23:16.110

Vicki Clayton: Member and I do have the January 10 letter, and I was reviewing it, and it talks about this entire site all five lots

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01:23:17.730 --> 01:23:31.020

Vicki Clayton: Being a commercial development. So we're in the from the from that approval purpose concept of a commercial development and now seeing a residential

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01:23:31.500 --> 01:23:44.400

Vicki Clayton: Proposal in the middle of the commercial development, how is that happening is that because of some resultant hearing examiner since January 10 Kelly. How is that going to happen.

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01:23:46.380 --> 01:23:57.300

Kelly Tayara: So, so David was correct. It's, I believe it's a major adjustment to to the approved site plan and design review just process, the same as a new

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01:23:58.620 --> 01:23:59.640

Kelly Tayara: Application.

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01:24:00.900 --> 01:24:09.030

Kelly Tayara: And the hearing examiner what happened there. Was that the original proposal was to construct single family homes.

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01:24:10.650 --> 01:24:11.460

Kelly Tayara: And

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01:24:12.690 --> 01:24:18.510

Kelly Tayara: There was disagreement as to what the process would be to do that. And

so

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01:24:20.010 --> 01:24:27.690

Kelly Tayara: Mr. Smith applied for an administrative interpretation, we the city gave him that interpretation from the director

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01:24:28.920 --> 01:24:44.100

Kelly Tayara: That interpretation was appeals. They went to a hearing examiner for decision and the city was upheld. So this is a new project. It's a different project. It's for multifamily to government rather than single family, for example.

657

01:24:44.940 --> 01:24:47.370

Joe Dunstan: Okay, so then within the question comes up.

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01:24:48.420 --> 01:25:05.490

Joe Dunstan: And I don't know that there are, I'm just asking this rapidly and this is for Kelly probably as much as anybody I'm worth if there were conditions or requirements in the original commercial site commercial approved plan.

659

01:25:06.900 --> 01:25:19.890

Joe Dunstan: Now that we're going through another approval of another site plan. It seems printed the Design Review Board should review that original plan to look at those conditions and to see if some of those need to be

660

01:25:20.820 --> 01:25:34.230

Joe Dunstan: Attached to this project. And I'm thinking of things, I think, I think Mr. Smith brought up the thing about or someone mentioned something about the you know the bus stop, for instance, or whatever. But there was a

661

01:25:35.760 --> 01:25:47.970

Joe Dunstan: There was a requirement for 40 trees per acre in the original agreement, there was a requirement for a trail and pedestrian access along three or five

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01:25:49.230 --> 01:26:04.350

Joe Dunstan: Individually agreement and there might be other conditions. And I think it's pretty for the design you for board to know what what was in those plans to see which ones might need to be actually brought into this place.

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01:26:05.070 --> 01:26:13.800

Kelly Tayara: Of course, yeah. Usually we treat it with a like a strike through

underline version that's public information. The

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01:26:14.280 --> 01:26:20.880

Joe Dunstan: Condition, not in the portal we we don't have access to it. So can we get a copy of that or figure out how to go

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01:26:21.450 --> 01:26:25.290

Kelly Tayara: Yeah, it should. It should be in the permitting system under this currency.

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01:26:26.580 --> 01:26:30.360

Kelly Tayara: Yeah, I can make sure that that's available and I

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01:26:30.930 --> 01:26:34.950

Kelly Tayara: Look through it and there are things. There are some

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01:26:36.480 --> 01:26:52.440

Kelly Tayara: Some things. For example, it says there's a condition that retail something about retail buildings and the size of retail buildings like 5000 square feet 14,000 square feet. Well that condition just wouldn't apply for this.

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01:26:52.500 --> 01:26:58.200

Kelly Tayara: Pure retail. So there's some things like that. The trail. The public trail.

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01:26:59.520 --> 01:27:04.440

Kelly Tayara: Yeah, there's, there's been quite a bit of discussion about that because the city.

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01:27:05.490 --> 01:27:18.330

Kelly Tayara: Is still working on the trail facilities in that area. But yeah, absolutely. I can, I can get that out to your get that available and let you know where to find that so

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01:27:19.470 --> 01:27:27.300

Joe Dunstan: Another that's another thing that I think is missing on the big picture here is the, what's a course, a traffic study done

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01:27:27.900 --> 01:27:48.840

Joe Dunstan: For the commercial potential commercial use. And now we're doing

residential and it's not clear to me. I don't know if 77 units would create more space more parking excuse me more traffic on high school road or less traffic, you know, based on commercial

674

01:27:49.170 --> 01:27:53.220

Joe Dunstan: So I can answer that question, Mr. Desmond, okay.

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01:27:53.700 --> 01:28:05.760

Hayes Gori: The we just happen to have done to traffic studies on the two current projects that we're doing. We're doing Wallace cottages and Madison place that are right off of Madison Avenue.

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01:28:06.630 --> 01:28:16.320

Hayes Gori: And the, the answer is in the existing traffic reports all done by the same outfit, including the one that was done for Wisconsin.

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01:28:16.950 --> 01:28:35.220

Hayes Gori: Now the the traffic count in the peak hour traffic, which is the crucial measure is no more than five peak hour trips per thousand feet. So the, so if the two lots

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01:28:36.360 --> 01:28:48.570

Hayes Gori: When I had an instead of this project build out to the pre plan building a 23,000 square feet, then the peak hour traffic for those would be a maximum of

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01:28:49.680 --> 01:29:04.470

Hayes Gori: Five times 23,110 trips. Now, when you have 77 units and they're mostly one bedrooms, then you're looking at a peak hour traffic count of one per unit

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01:29:04.770 --> 01:29:21.660

Hayes Gori: And that's pretty much a uniform for all of the projects of this type, where you've got one in two bedroom units that have been built on the island and the traffic studies done for them so that's that's in and they and I want to remind the the

681

01:29:23.340 --> 01:29:43.260

Hayes Gori: Board members that we we are still subject to the requirements of site Plan Review, which will include a traffic study. So we'll have to prove it up. And in this particular case, we, we would like to go one step further than psycho review, we would like to

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01:29:44.370 --> 01:29:57.930

Hayes Gori: Do do a plaque so that the townhomes are on individual lots that will that it makes it much easier for the Dr. Be the low income self help

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01:29:58.350 --> 01:30:12.270

Hayes Gori: Units and of course our and the remaining years and all of units are price so that one level of the income qualified, whether it's low income moderate or middle can buy these houses.

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01:30:12.840 --> 01:30:39.930

Hayes Gori: So all 77 can be afforded the particular the red ones we particularly designed with in in in working with Phaedra and Marta at the housing Resources Board to do low income. So at so customer with as little as \$40,000 will be able to purchase one of those red units so

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01:30:42.780 --> 01:30:44.310

Hayes Gori: If you're kind of forgot where it was.

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01:30:44.400 --> 01:30:44.640

Going

687

01:30:46.740 --> 01:31:02.670

Kelly Tayara: For a moment, because the subdivision process is much, much different than this process, the residential subdivision the conceptual meeting for a residential subdivision is much different. And the Design Review Board covers

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01:31:03.720 --> 01:31:11.820

Kelly Tayara: Much different things then then is expected for a conceptual review for a site plan and designer appeal, so I

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01:31:12.270 --> 01:31:16.770

Kelly Tayara: Think I'm aware that this was a subdivision. So we should talk about that some more.

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01:31:17.760 --> 01:31:19.050

Joe Dunstan: We need to talk about this more

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01:31:19.110 --> 01:31:21.930

Hayes Gori: Later so many issues, Kelly that we have not covered.

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01:31:24.930 --> 01:31:32.100

Kelly Tayara: What, oh, there's a four step design process. So you have to identify natural space community space, things like that.

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01:31:33.150 --> 01:31:44.280

Kelly Tayara: The design review board. Yeah, you have to request departures and maybe you are kind of a step ahead but I didn't see I don't recall seeing in your proposal that this was a subdivision.

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01:31:44.820 --> 01:31:53.910

Hayes Gori: Well, I did propose it in the narrative of the first two pages because I'm also asking for some departures.

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01:31:54.300 --> 01:32:06.690

Hayes Gori: Okay. On the planning requirements, particularly on the loop road on the west parcel how that's going to work. Is that, is that going to be considered a parking lot.

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01:32:07.140 --> 01:32:15.750

Hayes Gori: All of the all of the roads in the viscosity center are private, including the Winslow lane. That's a private everything's private

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01:32:16.260 --> 01:32:23.010

Hayes Gori: So that helps a little bit. So the whether it's been be a condominium multifamily or

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01:32:23.490 --> 01:32:36.150

Hayes Gori: A A plat they now have according to the new condominium law, the past couple years ago, they have condominium lots. Now the city doesn't recognize those other than the fact that

699

01:32:36.810 --> 01:33:00.690

Hayes Gori: We believe that the the new condominium law finds a condominium lot as a parcel and that matches the Bainbridge Island definition of a lot or parcel so so whichever way it goes. It's going to look exactly the same as the pictures you see when

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01:33:00.930 --> 01:33:01.740

Hayes Gori: You proposing.

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01:33:01.860 --> 01:33:02.610

Hayes Gori: Or a car.

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01:33:04.440 --> 01:33:08.340

Kelly Tayara: Or you prefer proposing fee simple lots of a condominium lots

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01:33:08.490 --> 01:33:12.420

Hayes Gori: The condominium lots of your new toy. Yeah, our fee simple

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01:33:16.320 --> 01:33:18.150

Hayes Gori: You can talk to the

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01:33:19.200 --> 01:33:40.560

Hayes Gori: attorneys who wrote it up. That's the opinion we have from Josh rosenstein who wrote the law with his with the group of attorneys and he he and Snohomish County Josh Megan, who was the planner for this project. They saw how much county recognizes these as the simple lot

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01:33:40.860 --> 01:33:42.330

Hayes Gori: It doesn't make any difference we do

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01:33:43.230 --> 01:33:48.900

Hayes Gori: We need to do a plat to facilitate low income housing financing.

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01:33:49.470 --> 01:33:57.390

Kelly Tayara: Okay, I'm just gonna qualify that I don't have any idea what we're doing right now and

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01:33:58.680 --> 01:34:08.040

Kelly Tayara: Perhaps we proceed as if it's multifamily say planning, design review and, if need be, I will clarify with the city attorney and planning directors who

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01:34:08.610 --> 01:34:09.180

Kelly Tayara: Once we get

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01:34:09.390 --> 01:34:10.080

Kelly Tayara: clarity on them.

712

01:34:10.710 --> 01:34:28.170

Joe Dunstan: I want to go ahead and agree with Kelly on this, that, that this is a

major issue, depending on which way we go here as to which guidelines, we're going to follow. And there's no way for the Design Review Board to evaluate the project based on guidelines.

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01:34:29.280 --> 01:34:37.860

Joe Dunstan: If we don't know which set of guidelines that we're going to be using. So I would say that this, this probably doesn't need to be resolved, you know, and post taste.

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01:34:38.460 --> 01:34:46.140

Joe Dunstan: As soon as you guys can do that. Definitely. Um, I'd like to, I'd like to make a couple comments about

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01:34:47.100 --> 01:34:55.440

Joe Dunstan: We've talked about things that we still need to do and I think will provide will provide a letter from the Dr. B to the planning step staff.

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01:34:56.430 --> 01:35:07.920

Joe Dunstan: To peace CD and let some things we think are still outstanding. And that'll be shared with you the applicant. Of course we can take care of that. Let's talk for five minutes or so, hear about the

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01:35:08.070 --> 01:35:09.390

Joe Dunstan: Project itself.

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01:35:11.130 --> 01:35:22.800

Joe Dunstan: If I have to say. And I'll just start out, and this is not going to want to hear this. But if we're going to follow the design for Bainbridge guidelines this project.

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01:35:23.340 --> 01:35:33.330

Joe Dunstan: doesn't meet those that all this project is not pedestrian friendly. It's got buildings that are over 200 feet in length.

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01:35:34.080 --> 01:35:43.770

Joe Dunstan: It's it's a scale of which does not fit Bainbridge Island, and if they look more commercial than they do residential

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01:35:44.700 --> 01:35:56.790

Joe Dunstan: And if you take anything away from this meeting, I think really need to rethink the architecture and the layout of these buildings. If you're going to meet

the design for Bainbridge guidelines.

722

01:35:58.020 --> 01:35:58.680

Marlene Schubert: And I'm Joe

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01:35:59.040 --> 01:36:01.860

Joe Dunstan: I'd love to have everybody else to chime in.

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01:36:02.820 --> 01:36:04.890

Marlene Schubert: First of all, we have Bob's hand still raised and

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01:36:04.890 --> 01:36:05.430

Marlene Schubert: We got

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01:36:05.760 --> 01:36:09.660

Marlene Schubert: A chuck chuck the Pew from the audience would also like to speak.

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01:36:10.050 --> 01:36:13.290

Joe Dunstan: Okay, let's go with Bob and then we'll go with this. Chuck. Yes, well,

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01:36:15.030 --> 01:36:19.680

Bob Russell: Yeah, I am. I'm going to go back to the beginning for a moment. So I've got a good context.

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01:36:19.770 --> 01:36:21.060

Bob Russell: as to what's going on.

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01:36:22.170 --> 01:36:33.390

Bob Russell: Number one, I'm assuming Cali that this is clearly a residential land use that was former commercial parcels, and

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01:36:33.450 --> 01:36:45.690

Kelly Tayara: The proposal will be residential. The question is whether it's residential multifamily or residential single family that seems to be the question right

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01:36:46.470 --> 01:36:51.990

Bob Russell: Okay so high school road one into allows residential, is that correct

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01:36:52.500 --> 01:36:53.430

Bob Russell: Yes. Okay.

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01:36:53.820 --> 01:37:02.190

Bob Russell: Number two, there was maybe 1100 trees taken down. Remove clear cut. And there was

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01:37:05.850 --> 01:37:13.380

Bob Russell: See, there was, Oh, I'm sorry. He was about 1100 trees. It was about 900 removed leaving some balance.

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01:37:14.070 --> 01:37:21.330

Bob Russell: And it required an additional 300 plus some change trees to be replanted where those replanted yet.

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01:37:24.390 --> 01:37:25.320

Kelly Tayara: I asked me.

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01:37:25.560 --> 01:37:26.700

Bob Russell: Yeah, I haven't seen the

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01:37:26.700 --> 01:37:30.330

Bob Russell: CC and Rs. I have no idea of the context here of what

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01:37:30.420 --> 01:37:35.400

Bob Russell: Where we're out. I want to know first before we even look at buildings, I need to know about the site.

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01:37:36.690 --> 01:37:53.310

Kelly Tayara: The. Well, I haven't verified that everything that was required for the viscosity project has been completed i i i think so, with the exception of I think there's still something about the are the ASR 305

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01:37:54.330 --> 01:37:55.200

Kelly Tayara: Trail.

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01:37:56.160 --> 01:38:03.330

Kelly Tayara: Some hold up or and that involves the city and where that sound to Olympic trials going to be so.

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01:38:07.230 --> 01:38:14.220

Kelly Tayara: I'd have to check on whether the, you know, landscaping bonds have been released, things like that. I don't know. I wasn't the project planner for

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01:38:14.220 --> 01:38:24.060

Bob Russell: That there's a okay. No, I understand. That's fine. So do I understand the landscaping bonds include the replacing of the trees. The 300 or so trees that have to be replanted

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01:38:25.710 --> 01:38:27.150

Kelly Tayara: What, what do you ask

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01:38:27.420 --> 01:38:34.170

Bob Russell: Me. What's in general. Yeah. You mentioned the magic word to my ears landscaping bond by the magic word

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01:38:34.470 --> 01:38:38.070

Kelly Tayara: Well, typically typically for a development.

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01:38:38.790 --> 01:38:44.250

Kelly Tayara: If they're required to put in landscaping. For example, if they're required to plant trees.

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01:38:44.940 --> 01:38:51.270

Kelly Tayara: There's a performance bond, if, if the trees aren't put in by the time

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01:38:51.300 --> 01:39:10.410

Kelly Tayara: Everything's finished, which happened a lot. So there's a performance bond and then once they perform that are plant. Then there's a maintenance bond for a certain number of years to ensure that a certain percentage of those plants at least are sustained and appear to be thriving.

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01:39:11.070 --> 01:39:22.710

Bob Russell: Okay, well, could you check and find out if the original bond scope of work was completed. And then is there maintenance bond has that been put in place. And how long is that

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01:39:23.160 --> 01:39:26.370

Kelly Tayara: Sure. Is that just with trees or did you want to

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01:39:26.400 --> 01:39:27.720

Kelly Tayara: Know her and

755

01:39:27.780 --> 01:39:28.830

Bob Russell: I'm talking about trees.

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01:39:29.460 --> 01:39:29.700

Kelly Tayara: Okay.

757

01:39:29.730 --> 01:39:33.090

Bob Russell: Just landscapes to be 300 plus trees replanted

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01:39:34.260 --> 01:39:34.680

Kelly Tayara: Okay.

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01:39:34.890 --> 01:39:37.830

Bob Russell: And I have no idea if those if that works been done.

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01:39:38.520 --> 01:39:38.910

Hayes Gori: Right.

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01:39:39.120 --> 01:39:39.690

Bob Russell: And then Mr.

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01:39:39.750 --> 01:39:41.940

Hayes Gori: Russell. Let me. Can I interrupt for a minute.

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01:39:42.120 --> 01:39:44.970

Hayes Gori: Here the this site.

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01:39:46.020 --> 01:40:06.060

Hayes Gori: Has been completed and all of those requirements have been passed by this city of Bainbridge, including planting of trees now whether or not those trees have survived and admit the conditions of the landscape on. I don't know. That's the responsibility of the viscosity

765

01:40:06.570 --> 01:40:08.310

Hayes Gori: What we're talking about here.

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01:40:08.760 --> 01:40:15.480

Hayes Gori: Is the buildable area of those lots and how we're going to deal with that there are

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01:40:16.020 --> 01:40:28.740

Hayes Gori: The, the only requirements there would be imposed because of Platt conditions or the multifamily conditions for whatever landscaping is required and interior law so

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01:40:29.370 --> 01:40:46.410

Hayes Gori: The discussing the requirements of the of the original this God's the site plan approval. That's not part of this deal that's that's between you and the VIS God sees, are you and Coby we're going way off track here.

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01:40:47.010 --> 01:40:48.390

Bob Russell: You know, we're not going off track.

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01:40:49.560 --> 01:40:53.970

Bob Russell: We're not going off track at all where this is all part of the context. You'll have to bear with us.

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01:40:55.050 --> 01:40:56.010

Hayes Gori: I may have to be

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01:40:57.060 --> 01:41:00.150

Bob Russell: Your need our approval and conditions to be able to move forward.

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01:41:00.390 --> 01:41:06.480

Hayes Gori: So please, I'm not going to move forward. If I, if you disallow if you do not want this project.

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01:41:06.840 --> 01:41:18.060

Hayes Gori: There will be an affordable housing project here, Mr Dunston has stated that he thinks two buildings are longer than 200 feet, none of those lots are over 200 feet long.

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01:41:18.390 --> 01:41:18.630

Bob Russell: Know,

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01:41:18.690 --> 01:41:41.430

Hayes Gori: The first place. Listen to me, Mr. Russell, I am I'm listening to all of you condemn this project. And that's maybe what you believe. But it's completely legal under the code. So you're telling me that you're going to overrule the comprehensive plan and the bi MC. Is that what you're saying.

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01:41:42.090 --> 01:41:50.280

Bob Russell: Mr. Smith on trying to do is get a lay of the land. So we understand I'm not rejecting or I'm not approving anything

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01:41:50.520 --> 01:41:52.230

Bob Russell: I'm just trying to get some in the

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01:41:52.230 --> 01:41:57.600

Hayes Gori: lay of the land is off the table it's over it's approved in there and it's done.

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01:41:58.020 --> 01:42:01.470

Hayes Gori: Kelly. Where's your confusion over that Mr all

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01:42:01.470 --> 01:42:15.240

Bob Russell: Three of you, can you please confirm that the city is okay with the trees that were planted and there's a landscape or a tree maintenance bond in place, we need to know that and

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01:42:15.360 --> 01:42:15.750

Joe Dunstan: Then

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01:42:15.810 --> 01:42:21.780

Joe Dunstan: We need to know what other elements are still required under this plan when we go forward with the sidebar.

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01:42:22.350 --> 01:42:26.580

Hayes Gori: That is not true. That's between you and the viscosity is not me.

785

01:42:26.610 --> 01:42:27.570

Hayes Gori: Well, not

786

01:42:28.470 --> 01:42:39.390

Joe Dunstan: Okay, Mr. Smith, I will tell you that I'm the chair of this group and I will determine for the Dr. Be in consultation with him. What we're going to look at and what we're not going to look at

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01:42:39.870 --> 01:42:43.380

Hayes Gori: You need to stay legal framework of the DMC

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01:42:43.770 --> 01:42:45.330

Joe Dunstan: All right, I'm going to look

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01:42:45.450 --> 01:42:47.280

Hayes Gori: At a comprehensive plan.

790

01:42:47.520 --> 01:42:56.460

Joe Dunstan: Okay, this this conversation is not going very well. And I'm sorry. You don't like or opinions, but we're looking for quality project.

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01:42:57.090 --> 01:42:58.590

Hayes Gori: You know, the project.

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01:42:59.520 --> 01:43:01.260

Joe Dunstan: Quality project and we hope that

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01:43:01.260 --> 01:43:16.680

Joe Dunstan: You, as a developer, coming to Bainbridge Island and doing work on this island that you're interested in quality. And if you're interested in quality projects and the beautiful place that people want to live. We want to work with you. We're not trying to stop this project at all.

794

01:43:17.040 --> 01:43:17.940

Hayes Gori: Yes, you are.

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01:43:18.120 --> 01:43:18.840

Joe Dunstan: No we're not.

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01:43:19.920 --> 01:43:22.050

Hayes Gori: Ugly, you are, you've already

797

01:43:22.260 --> 01:43:23.070

Characterize

798

01:43:24.210 --> 01:43:32.580

Joe Dunstan: This right you're misinformed because we were here to have you. Make sure that your work fits within the design for Bainbridge book.

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01:43:33.120 --> 01:43:45.360

Joe Dunstan: And that is about quality and if you'd really read the book and looked at it, you would see the over talking about when we mean quality and this project so far here doesn't meet those

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01:43:45.420 --> 01:43:46.290

Hayes Gori: Standards

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01:43:46.350 --> 01:43:48.180

Hayes Gori: It's an affordable project.

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01:43:48.780 --> 01:43:51.060

Joe Dunstan: It doesn't matter if it's affordable and not

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01:43:51.270 --> 01:43:52.530

Hayes Gori: It needed it won't become

804

01:43:54.150 --> 01:43:56.130

Joe Dunstan: So we're Bainbridge review.

805

01:43:56.370 --> 01:43:59.610

Hayes Gori: So you wanna, you want to cancel this affordable project.

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01:43:59.850 --> 01:44:00.270

Joe Dunstan: I'm not

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01:44:00.510 --> 01:44:01.830

Shawn Parks: If I'm if I made this

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01:44:01.920 --> 01:44:04.500

Joe Dunstan: Step, step in overstating, sir.

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01:44:04.590 --> 01:44:08.280

Joe Dunstan: You really are. We are on trying to be on the same side.

810

01:44:08.730 --> 01:44:09.090

There's

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01:44:10.260 --> 01:44:12.180

Hayes Gori: This density are where

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01:44:12.390 --> 01:44:18.720

Joe Dunstan: We've never said anything about the density. We've never said a word about the density, we're talking about the quality of the layout.

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01:44:19.350 --> 01:44:21.240

Hayes Gori: Can we get this density without

814

01:44:21.270 --> 01:44:24.240

Michael Loverich: That plan or trying to work on that we

815

01:44:24.660 --> 01:44:30.570

Joe Dunstan: Were working on that is exactly what we're trying to achieve. And we're looking for ways to be more creative.

816

01:44:31.110 --> 01:44:47.790

Joe Dunstan: And if we can understand the context for this project, we can find ways to be more creative and have a more creative concept that is more pedestrian friendly, that doesn't have just sidewalks adjacent to parking area you have a lot of land there that's that's devoted to parking

817

01:44:49.110 --> 01:45:04.320

Joe Dunstan: So it's not that dense a project. It's not you have a lot of land, you're wasting in in parking in cars and if you made a more pedestrian friendly project, you can actually have the same density and would look far superior

818

01:45:04.740 --> 01:45:06.570

Joe Dunstan: Kelly can help you achieve that.

819

01:45:06.750 --> 01:45:12.180

Hayes Gori: The parking, please tell Mr. Dustin what the parking requirements are.

820

01:45:12.810 --> 01:45:16.410

Joe Dunstan: She doesn't have to tell me what the parking requirements are. Okay.

821

01:45:16.410 --> 01:45:20.190

Hayes Gori: What we do what we're getting off scale here, sir.

822

01:45:20.580 --> 01:45:29.850

Joe Dunstan: It. We're over time. And I think the project. You've got our opinions. Your over time. We're going to talk to the city about what what's required for review.

823

01:45:30.300 --> 01:45:43.050

Joe Dunstan: And we'll send a letter and get that organized. You need to figure out if this is a subdivision or if this is multifamily so that we know how we're going to go forward to review this and whether we use the design for Bainbridge book or not.

824

01:45:43.590 --> 01:45:43.920

Okay.

825

01:45:45.240 --> 01:45:46.260

Hayes Gori: And the narrative in the

826

01:45:46.260 --> 01:46:00.960

Hayes Gori: Package, as I said, Mr Dunston I did announce in the package. If you go back to the first thing that I intend to do a plaque. It's right there in front of you, if you read the material that was sent to you would know.

827

01:46:01.470 --> 01:46:03.510

Hayes Gori: The answer is if you do that.

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01:46:03.540 --> 01:46:14.310

Hayes Gori: Give me some idea of support for this basic design. Today we will not put non refundable money up for the project. And we'll go someplace else.

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01:46:14.610 --> 01:46:20.640

Joe Dunstan: Well, I will tell you right now that you're not going to get a positive up or down from us today and the projects dead.

830

01:46:21.120 --> 01:46:22.260

Joe Dunstan: This is the design.

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01:46:22.260 --> 01:46:24.180

Hayes Gori: Understand the projects, dead, dead.

832

01:46:24.840 --> 01:46:26.970

Joe Dunstan: That's not my concern. That's your choice.

833

01:46:27.510 --> 01:46:30.990

Joe Dunstan: My concern is protecting her own. You have to make my choice.

834

01:46:32.250 --> 01:46:32.580

Joe Dunstan: This is

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01:46:37.530 --> 01:46:49.170

Joe Dunstan: Not have you seen for design concept meeting, sir. And we're still working in concepts. So there's no way that we have a yes or no on any of this. That is what we're all trying to achieve.

836

01:46:49.920 --> 01:46:58.590

Joe Dunstan: We're trying to come together to find out what information we need. How we can put it together in a way that works for everybody. So there's no decision today.

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01:46:58.740 --> 01:47:09.810

Joe Dunstan: Right, there's not there's no nothing to be good or bad. We don't know yet if you can make it to the next design guidance meaning was more information that is that is

838

01:47:10.380 --> 01:47:18.540

Joe Dunstan: That's the decision you have to make. I don't know, but we're not going to say that this project is ok because it's too early.

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01:47:18.900 --> 01:47:23.460

Hayes Gori: But Mr. Dumpster that if I may. This is Hayes Korean I'm attorney for Central Highlands, I

840

01:47:23.910 --> 01:47:26.430

Hayes Gori: I think David you reacting to your earlier comments.

841

01:47:26.490 --> 01:47:34.200

Hayes Gori: Where I got the impression as well that that you were not inclined favorably to the to the aesthetic.

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01:47:34.740 --> 01:47:41.430

Hayes Gori: You know efforts to the density, you talked about being longer than 200 feet. And so I think David's reacting to that and we put a

843

01:47:42.030 --> 01:47:51.630

Hayes Gori: This has been a long, long Odyssey, you know, with the city with the hearing examiner and so on. And we are under contract with the Wisconsin and the clock is ticking times of the essence. So we

844

01:47:52.080 --> 01:47:59.220

Hayes Gori: We really do need to get a reading, we don't need a ruling. We're hoping to get a reading from the Design Review Board, so that we

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01:47:59.700 --> 01:48:07.050

Hayes Gori: Have some comfort, because we do have to put up the investors non refundable money. I know that's not your concern, but it is the reality.

846

01:48:07.500 --> 01:48:16.770

Hayes Gori: And I also know the reality is that affordable housing is at a premium on Bainbridge Island, and we want to make this work for everyone, but that's where we are. So that's a little more context for you.

847

01:48:16.770 --> 01:48:19.860

Joe Dunstan: Okay, thank you. Right, I very much appreciate that very much. Thank you.

848

01:48:20.190 --> 01:48:20.490

Joe Dunstan: Let me

849

01:48:22.500 --> 01:48:32.070

Joe Dunstan: Let me make two points will either that one is we need to decide if, in fact, and Kelly needs to work with you to find out about this thing about the plat

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01:48:33.630 --> 01:48:41.190

Joe Dunstan: And if it's a plant, and that's the subdivision. That's one direction. If you're going with the multi family project, which I think everybody thought we were doing.

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01:48:41.610 --> 01:48:47.430

Joe Dunstan: And that has to meet the design for Bainbridge multifamily guidelines.

852

01:48:48.240 --> 01:49:02.820

Joe Dunstan: And I'll ask every person on on this boarded to say whether this project even comes close to meeting to design for being pitched guidelines and you can get that opinion right now if you want but but the first point is we don't know which way we're going.

853

01:49:03.480 --> 01:49:09.330

Hayes Gori: We're going plat we have to know clatter we can't get money so that's

854

01:49:10.560 --> 01:49:13.680

Michael Loverich: The plan is a different process, you have to show us the different

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01:49:13.950 --> 01:49:16.380

Joe Dunstan: Drawings. Yeah. Yeah. Yeah, exactly.

856

01:49:16.590 --> 01:49:16.980

Michael Loverich: So,

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01:49:17.160 --> 01:49:18.810

Michael Loverich: I can't, I can't even give you and

858

01:49:18.930 --> 01:49:23.370

Hayes Gori: This was to leverage the drawings are exactly the same as I explained and they explained

859

01:49:23.460 --> 01:49:24.210

Michael Loverich: That and then and then

860

01:49:25.200 --> 01:49:26.850

Michael Loverich: Process or how that

861

01:49:27.690 --> 01:49:35.310

Michael Loverich: You come to how the land gets divided, there's certain, there's a map of open space that are required. There's community space that's required.

862

01:49:35.880 --> 01:49:43.500

Hayes Gori: I've done six plants on this, on this island. I just did. I just finished to a few months ago, I am

863

01:49:43.710 --> 01:49:45.330

Michael Loverich: Totally that before the new

864

01:49:45.480 --> 01:49:47.010

Michael Loverich: Subdivision guidelines are the

865

01:49:48.270 --> 01:49:48.780

Hayes Gori: Course ID.

866

01:49:48.810 --> 01:49:53.070

Hayes Gori: Which we was cottages is almost sold out. We just did it.

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01:49:53.490 --> 01:49:55.440

Michael Loverich: I know, but there is new subdivision guidelines.

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01:49:58.290 --> 01:49:58.590

Joe Dunstan: Okay.

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01:49:58.650 --> 01:50:02.340

Joe Dunstan: I'm gonna I'm gonna say that we've gone as far as we can with this meeting.

870

01:50:02.520 --> 01:50:04.020

Marlene Schubert: Would you like to hear from Chuck

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01:50:04.590 --> 01:50:05.520

Joe Dunstan: Chuck Sure. Yes.

872

01:50:05.790 --> 01:50:06.660

Marlene Schubert: One moment I'll

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01:50:06.810 --> 01:50:09.060

Joe Dunstan: Speak, I forgot. I forgot your

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01:50:10.830 --> 01:50:11.610

Marlene Schubert: Check you can speak.

875

01:50:12.120 --> 01:50:13.770

Chuck Depew: Okay, are you able to hear me now.

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01:50:14.220 --> 01:50:19.530

Chuck Depew: Yes. Okay. But unfortunately, I was on the Design Review Board. So I'm revisiting some

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01:50:20.250 --> 01:50:25.410

Chuck Depew: Of my past experience of the conversation there. So that's unfortunate but I appreciate being able to say something.

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01:50:25.920 --> 01:50:35.070

Chuck Depew: I was actually involved very, very deeply into this concept project before I know you have a long way to go with design works but but a couple, couple of context issues.

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01:50:35.640 --> 01:50:49.860

Chuck Depew: I just want to kind of bring to the fore. Because again, I was I was deeply involved in a lot of those things, the buffer is being mischaracterize the buffer along 305 that buffer was not there to as a noise medication.

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01:50:51.210 --> 01:50:58.200

Chuck Depew: I mean with the commercial project that was being contemplated by viscosity. Nobody cared about traffic noise in a commercial shopping center.

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01:50:58.710 --> 01:51:04.110

Chuck Depew: The buffer was was there for two reasons. One, it but they gave this concept, the ability to replay it

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01:51:04.680 --> 01:51:13.260

Chuck Depew: You know, as Mr. Russell said there's a significant number of trees that were taken down and a significant number of replanting is required and that buffer.

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01:51:13.650 --> 01:51:21.390

Chuck Depew: Was can provide space for some of those three plantings, but it was also because of Bainbridge policy that along the highway three or five

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01:51:21.780 --> 01:51:30.090

Chuck Depew: They don't want cars to build a look interior to properties. So it was there really to buffer the cars from seeing interior to the site.

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01:51:30.630 --> 01:51:40.680

Chuck Depew: Rather than as a noise barrier that was never a criteria. So I would just, I would just recognize that right now that buffer services mitigation for tree loss.

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01:51:41.310 --> 01:51:53.220

Chuck Depew: Which which is not being you know mitigated by the project as it is right now. And that's just something to think about. I think when Kelly researches the bond. She'll find they probably have been released, given all this time.

887

01:51:54.000 --> 01:52:03.090

Chuck Depew: But it's fair to say that the the first plantings were basically destroyed by storms that came through right afterwards the fencing that's up there.

888

01:52:04.050 --> 01:52:15.000

Chuck Depew: That's on the wetland side is has not been repaired. Again, not knowing whose responsibility, that is, it's just the facts of these things. There is substantial under waters.

889

01:52:15.960 --> 01:52:20.970

Chuck Depew: Water contention systems in place there because the adjacent wetlands is a class one wetland.

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01:52:21.930 --> 01:52:27.540

Chuck Depew: So there needs to be particularly attention around that site plan and a house surface water drains.

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01:52:28.050 --> 01:52:37.830

Chuck Depew: In a way that doesn't come into that wetland in appropriately. So just as a highlight a lot of people haven't realized that there is a lot of engineering that was done on this site.

892

01:52:38.370 --> 01:52:53.850

Chuck Depew: And I would say the last thing I don't know a housing project has less impact to me than say a commercial project. I don't, I don't really have an opinion there but but again traffic studies that were required of the viscosity project on high school road have not been done.

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01:52:54.210 --> 01:52:59.190

Chuck Depew: They were supposed to do some more as a way of kind of confirming where a surface crosswalk.

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01:52:59.760 --> 01:53:14.580

Chuck Depew: Was supposed to be put in place across high school road which hasn't been done, we are seeing any traffic study you do now obviously has very substandard conditions given the impacts of covert 19 there's no nowhere near

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01:53:15.090 --> 01:53:16.410

Chuck Depew: The traffic volume that is

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01:53:16.410 --> 01:53:30.870

Chuck Depew: Normally there, but we are seeing in peak hours where the traffic is extending well beyond pennies lane, which had been a concern expressed before. So there's going to be pedestrian issues that at least as you go forward with his hopefully that can at least get taken care of.

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01:53:31.110 --> 01:53:31.530

Chuck Depew: Because that

898

01:53:31.740 --> 01:53:33.870

Chuck Depew: Any get taken care of before it was kind of pushing

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01:53:34.170 --> 01:53:42.450

Chuck Depew: The phase two of the project. So I just appreciate kind of bringing some points to your attention and good luck with your reviews to know as they go forward.

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01:53:43.200 --> 01:53:44.550

Joe Dunstan: All good points. Thank you.

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01:53:47.100 --> 01:53:50.010

Joe Dunstan: Anybody in the Design Review want to make any comments.

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01:53:50.940 --> 01:53:54.780

Hayes Gori: Can I just say scoring. Mr. Johnson. Can I just interject for a second. Sorry.

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01:53:55.110 --> 01:53:59.940

Hayes Gori: About I if I read the tea leaves correctly. I think you were going to

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01:54:00.000 --> 01:54:09.600

Hayes Gori: Do some kind of perhaps a roll call, or try and get get a reading from the board members and we would certainly favor that just just for our benefit.

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01:54:11.310 --> 01:54:12.540

Marlene Schubert: I'll pass this and raced

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01:54:12.930 --> 01:54:14.100

Marlene Schubert: Whoo, Bob.

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01:54:14.310 --> 01:54:15.420

Joe Dunstan: Bob. Hello, Bob.

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01:54:17.430 --> 01:54:26.550

Bob Russell: Was actually going on. I can make a comment as to what Mr. Smith was asking about the kind of questions that that Chuck just brought up.

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01:54:27.270 --> 01:54:37.200

Bob Russell: That's all you're trying to do is get a, get a good lay of the land because that wasn't one of the questions I was going to ask. Next was about the storm drains how that's working out what's been put in

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01:54:38.190 --> 01:54:48.510

Bob Russell: And of course the trail and those are just that's just kind of an anchor that we wanted to kind of clarify before he moved on the looking at the layout and the buildings. That's all it is. No one's trying to

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01:54:49.110 --> 01:54:57.150

Bob Russell: Take anyone down or anything like that. So please understand, we're just trying to get a better context, we weren't around in the days when Chuck was here.

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01:54:58.500 --> 01:55:07.650

Bob Russell: We came after. So we're just trying to get some context of what's going on. That's all it is. It's not. There's no other criteria. No other bias on that.

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01:55:08.910 --> 01:55:11.940

Bob Russell: As far as the the building's themselves.

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01:55:14.160 --> 01:55:20.760

Bob Russell: You know, in my mind, I'm not an architectural going to leave it to all my architect brothers and sisters on the board, but

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01:55:21.990 --> 01:55:30.090

Bob Russell: I might might not be using the correct word, a word, but there's not enough are, you know, yes, it's a very long building I get all that and yes

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01:55:30.630 --> 01:55:38.790

Bob Russell: But what I really miss for the character of Bainbridge is more of an oncologist, a vertical articulation, you know, for example.

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01:55:39.780 --> 01:55:50.970

Bob Russell: Virginia Mason has a has a roof that it's got some diagonal operates that hold it up, you drive around, you know, you're talking about. I was driving around today.

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01:55:51.630 --> 01:56:05.160

Bob Russell: Mr. Wilson taking pictures of various developments, I was up there at Wallace cottage. It has this quite a few of them that are along the road is trying to get a better idea what the character of Bainbridge is and there's just an awful lot of, you know,

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01:56:05.640 --> 01:56:17.520

Bob Russell: No canopies over the the entries different uses of materials on one floor to another roof overhangs etc etc. And I just don't see that on this.

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01:56:17.550 --> 01:56:18.390

Particular

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01:56:19.470 --> 01:56:23.340

Bob Russell: Design. That's my, that's my initial comments.

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01:56:24.360 --> 01:56:32.880

Hayes Gori: Thank you, Mr. Russell what one point on that. And we've been talking about the 2014 ruling by the hearing examiner is still being applicable and that that's correct.

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01:56:33.420 --> 01:56:41.400

Hayes Gori: And in Section 49 of the hearing examiners decision, which was the subject of the Administrative Code interpretation that Kelly referenced.

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01:56:42.270 --> 01:56:48.150

Hayes Gori: It talks about when you're going to do a change of use from commercial to residential in this case.

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01:56:48.870 --> 01:56:58.290

Hayes Gori: One of the primary factors that needs to be looked at his design consistency with the original you know plans for the Wisconsin.

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01:56:58.770 --> 01:57:11.460

Hayes Gori: Development and so that we were trying to comply with with that hearing examiner guidance and what you see as the result of trying to be consistent with that with the other buildings.

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01:57:12.150 --> 01:57:19.800

Bob Russell: Yeah well i i don't know in my mind I view, with the exception of the questions I asked earlier about the trees and all that.

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01:57:20.310 --> 01:57:30.660

Bob Russell: I view this as a new project. And so, you know, I'm just looking at residential forget about what's happened in the past as far as the design is concerned, that's my two cents.

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01:57:30.660 --> 01:57:31.200

Hayes Gori: Despite it

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01:57:31.980 --> 01:57:33.060

Marlene Schubert: She has her hand raised.

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01:57:33.810 --> 01:57:35.910

Joe Dunstan: Retainer. Yeah. Thank you.

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01:57:40.260 --> 01:57:43.920

Vicki Clayton: Just one more item maybe Kelly could let us know about

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01:57:45.210 --> 01:57:54.660

Vicki Clayton: For the previous traffic study, what was the determined parking need both staff and patient load for

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01:57:55.710 --> 01:57:56.580

Vicki Clayton: Virginia Mason.

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01:57:59.040 --> 01:58:11.100

Kelly Tayara: I don't know that the parking study for viscosity address that because I don't know whether a medical facility at that time was contemplated, but I can certainly look at it.

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01:58:12.120 --> 01:58:12.480

Kelly Tayara: You know,

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01:58:13.830 --> 01:58:24.330

Kelly Tayara: Look at or provide you with that the traffic study for this currency and then if say there wasn't a traffic study until later with

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01:58:25.350 --> 01:58:28.350

Kelly Tayara: Virginia Mason, I can provide that to you also

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01:58:30.240 --> 01:58:34.620

Vicki Clayton: You know the history of Virginia Mason and downtown Winslow everybody parked at Town and Country.

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01:58:36.060 --> 01:58:52.890

Vicki Clayton: And having just been up there for my flu shot. They Park obviously in the parking lot closest to VM, but they also Park would appear to be staff cars where where the on the east side piece of property where the affordable housing schooling.

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01:58:56.220 --> 01:58:56.880

Hayes Gori: Thanks Kelly.

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01:58:57.300 --> 01:59:00.870

Marlene Schubert: Chuck Chuck D Pew also has another comment, Joe.

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01:59:01.410 --> 01:59:02.220

Joe Dunstan: Just go ahead

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01:59:05.100 --> 01:59:09.690

Chuck Depew: Sorry, I was just gonna add depth of his seat traffic study contemplate

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01:59:10.890 --> 01:59:17.880

Chuck Depew: Virginia Mason as it's built right now was originally contemplate to be a medical office building, not a medical clinic.

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01:59:18.360 --> 01:59:23.910

Chuck Depew: So there was there was nominal analysis gun as the clinic and now obviously there's emergency services.

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01:59:24.900 --> 01:59:31.890

Chuck Depew: So it's a very different us from a trip generation standpoint, but I would say, to be honest with you as a neighbor. We haven't seen

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01:59:32.190 --> 01:59:43.350

Chuck Depew: The impacts of Virginia Mason traffic wise, all that intensely. It's really the ferry continues to be the major one but also recognizing we've been under kind of unusual times for the last year.

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01:59:46.350 --> 01:59:48.210

Hayes Gori: This is David says speaking

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01:59:49.380 --> 02:00:01.020

Hayes Gori: In the Virginia Mason does clearly overflow their 99 spaces on to the east lot with a low income is and

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02:00:01.980 --> 02:00:19.320

Hayes Gori: We've been working with Phaedra HR be because we would like to, if this project would go forward. We're going to try to work an agreement with Virginia Mason to utilize our surplus spaces.

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02:00:20.640 --> 02:00:30.150

Hayes Gori: And there's and in addition to that, there's nine parallel parking and places on wintergreen so that they would have about

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02:00:30.510 --> 02:00:42.690

Hayes Gori: 23 spaces which we would work out where they would have we're recommending in our proposal that we're getting ready to talk to them about that they have some stickers

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02:00:43.230 --> 02:00:55.470

Hayes Gori: That say you know townhouse parking. Okay. And they would be able to park in those spaces from eight in the morning till five at night.

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02:00:56.010 --> 02:01:06.810

Hayes Gori: And in exchange, we would be asking that we would be allowed overflow parking overnight in there lots and currently

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02:01:07.770 --> 02:01:14.490

Hayes Gori: So the purpose of that arrangement, even though we could refuse to cooperate with them.

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02:01:15.030 --> 02:01:32.280

Hayes Gori: Would be that we would this Kelly and the pilot director have to decide whether or not that could facilitate more two bedroom units, rather than one bedroom units because we have, we would have overflow parking available at night.

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02:01:33.330 --> 02:01:38.520

Hayes Gori: For most of the project to be two bedroom that makes things a clear

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02:01:39.330 --> 02:01:57.450

Kelly Tayara: Well I, I know, and I don't know whether we're going to have time to go through all the Comprehensive Plan goals and policies, but um I did want to talk about one because it specifically has to do with parking and that is in the housing element.

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02:01:58.560 --> 02:02:13.440

Kelly Tayara: To remove barriers to the creation of new multifamily housing particularly affordable housing through a variety of actions such as the adoption of regulations that right size parking requirements, reduce

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02:02:14.100 --> 02:02:28.260

Kelly Tayara: Impact fees and encourage the use of parking management programs to enable the more efficient use of parking. So I didn't want to just add that, that the Comprehensive Plan rarely has really really strong kind of

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02:02:29.640 --> 02:02:47.490

Kelly Tayara: Policy specific like this and and I just wanted to let you know that this one is in there. It's a pretty strong statement. So it would appear that there is the comprehensive plan would encourage us to really be creative when assessing the parking needs and the requirements.

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02:02:47.850 --> 02:02:52.140

Hayes Gori: Yeah, and that's that's the river because, as David talked about earlier in the CC and RS

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02:02:52.380 --> 02:03:01.440

Hayes Gori: For the viscosity site, there is this. It's literally called a parking easement. It's a reciprocal parking easement each lot has the right to park on all the other lots

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02:03:01.890 --> 02:03:09.840

Hayes Gori: During the day, essentially with subject of limitations that a lot owners can impose I think we do have a lot of latitude in that regard. Kelly, so that's good.

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02:03:12.240 --> 02:03:13.530

Marlene Schubert: John has his hand raised.

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02:03:14.790 --> 02:03:15.540

Joe Dunstan: Yeah, go ahead.

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02:03:16.620 --> 02:03:32.730

Shawn Parks: Oh hi Kelly. I have a question that I'm not totally clear on, but, um, is there like a time limit or limitation that is common or set in place that if something is sold as low income or as middle income before it can be flipped.

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02:03:34.050 --> 02:03:40.980

Kelly Tayara: Typically, typically, that's, that's, I'd say 90% of the time. That's a 50 year requirement.

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02:03:42.240 --> 02:03:56.640

Hayes Gori: Could I reject that the it involves the community land trust and the 25 low income self help houses will be subject to the community land trust rules.

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02:03:57.120 --> 02:04:14.760

Hayes Gori: Which means, then there allow only one and a half percent appreciation.

The, the, the building is owned by the homeowner, but he RB or the community land trust retains ownership of the land so

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02:04:15.780 --> 02:04:31.020

Hayes Gori: Affordable into perpetuity just isn't this the low income you just the red units. Now on the other units that would be in the moderate or middle income, then there as far as I know.

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02:04:31.920 --> 02:04:44.280

Hayes Gori: That they have to beat the income guidelines but i i don't believe there's any restrictions as far as I know, and I, I tried to find it in the code, but I can't.

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02:04:45.300 --> 02:04:47.100

Hayes Gori: So I don't think there's any other

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02:04:47.160 --> 02:04:49.590

Hayes Gori: Restrictions just on the 25 low income.

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02:04:51.030 --> 02:04:51.870

Shawn Parks: Could be flipped.

977

02:04:52.680 --> 02:04:54.300

Hayes Gori: But I'm not sure about that.

978

02:04:54.690 --> 02:05:06.600

Kelly Tayara: So it so it may it very likely depends on the funding source. So if you're using Community Development Block Grant funds for example with a downpayment assistance from the county

979

02:05:08.040 --> 02:05:25.590

Kelly Tayara: That would carry you know certain requirements if using Housing Trust been monies that require certain requirements. So it really is is is based on the funding source or, for example, the housing resource board policies.

980

02:05:28.170 --> 02:05:29.100

Hayes Gori: Low income.

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02:05:29.460 --> 02:05:41.970

Hayes Gori: Units must go into the community land trust model with the self help so

they're subject to all those limitations.

982

02:05:42.330 --> 02:05:43.620

Kelly Tayara: So David, you want to build a

983

02:05:44.640 --> 02:05:45.480

Kelly Tayara: Health Program.

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02:05:46.290 --> 02:05:56.130

Hayes Gori: The 25 we've been working with HIV for the last month. And in fact, we just had a meeting this morning. So the red

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02:05:57.270 --> 02:06:15.450

Hayes Gori: The red units are two story and they will be there their planned on being and we were confident that it's correct. We just spent two hours morning going over details, but they will be self help houses.

986

02:06:15.780 --> 02:06:19.860

Kelly Tayara: Okay, the owners are building so that program honors or build

987

02:06:20.130 --> 02:06:30.930

Hayes Gori: Health like it's a it's a variation self help we build them and then they they will do some work painting, but not to do construction. It's not like

988

02:06:31.350 --> 02:06:40.140

Hayes Gori: This not like housing kits that where they literally build the houses. So this is so this is a little bit different. It's still the self help program. It's

989

02:06:40.230 --> 02:06:43.620

Hayes Gori: It's the first foot village is exactly the same.

990

02:06:45.630 --> 02:06:47.790

Hayes Gori: Same criteria.

991

02:06:48.390 --> 02:06:51.210

Hayes Gori: Okay, things like I'm kidding. Last year,

992

02:06:53.220 --> 02:06:53.550

Shawn Parks: And then

993

02:06:54.330 --> 02:06:55.260

Kelly Tayara: You want to get David

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02:06:56.790 --> 02:06:59.400

Shawn Parks: Kelly. And then, so then I feel like maybe

995

02:07:00.000 --> 02:07:10.440

Shawn Parks: That this account for me or what I think people are trying to address is that it's great. The low income units that you're wanting to take in the percentage, and that is something that is currently

996

02:07:11.520 --> 02:07:24.780

Shawn Parks: A hot ticket in Bainbridge, and when I look at it, though it feels like we're, you know, and I think what they're saying is, like, we're looking at it from the lens of equitable design. Right. And so it doesn't matter what the price point is the quality of the design.

997

02:07:25.470 --> 02:07:36.390

Shawn Parks: Still needs to be there right and we still wanted to reflect what someone who would buy a million or an \$800,000 unit would experience right in in not just

998

02:07:36.960 --> 02:07:45.090

Shawn Parks: And so I think what we're trying to get it's like if we look at this from an ethical standpoint, we're doing what most people you're proposing what a lot of

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02:07:45.690 --> 02:07:57.300

Shawn Parks: Cities and developers do you're putting a portable or, you know, low income in in between Walgreens, a bank and Virginia Mason with very little access to nature.

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02:07:57.570 --> 02:08:06.810

Shawn Parks: And then, and then they're also not really close to Winslow right there. Their main shopping is McDonald's or Rite Aid or a Safeway, it's

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02:08:07.110 --> 02:08:19.260

Shawn Parks: It's it tends to be what we were lower income places. Go. And so I think what we're saying is to be on Bainbridge and low income, what we'd like to see is the design and the respect to

1002

02:08:19.530 --> 02:08:32.880

Shawn Parks: The natural space and the integration to be stronger than your current plan is right. So there were against it for all for it. It's just in its current iteration, it's not going to meet Dr. Be guidelines.

1003

02:08:33.570 --> 02:08:35.100

Shawn Parks: Okay, good.

1004

02:08:35.190 --> 02:08:36.270

Shawn Parks: It can, it can

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02:08:36.450 --> 02:08:39.270

Hayes Gori: Okay, okay. But can I follow up on that, I mean,

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02:08:39.690 --> 02:08:49.530

Hayes Gori: You know, David, like you said, it's done multiple developments, many of which have affordable housing component. So we're we're big fans of affordable housing, like you said, it's a hot ticket item, of course.

1007

02:08:49.980 --> 02:08:56.340

Hayes Gori: From an equitable perspective, we all know we've been on Bainbridge Island for a while, probably most of us the housing prices are insane.

1008

02:08:56.970 --> 02:09:02.760

Hayes Gori: From a selfish perspective. Terrific. But from a societal equitable perspective, not so great.

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02:09:03.450 --> 02:09:08.340

Hayes Gori: So here we're looking at, you know, the financial drivers necessitate this density

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02:09:08.790 --> 02:09:17.010

Hayes Gori: In order for this to pencil. And just a reminder, they're all these homes, not just the affordable ones are going to be in the three to \$400,000 range mean

1011

02:09:17.430 --> 02:09:25.830

Hayes Gori: Where else on Bainbridge, you're going to find 70 some odd homes within walking distance to the fair within walking distance to the Safeway complex or three

to \$400,000

1012

02:09:26.430 --> 02:09:35.130

Hayes Gori: And I don't know if you've actually been in the type of townhome unit that David supposing I have been in there are a lot of these in West Seattle. My wife's a stager she's over there, a lot

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02:09:35.760 --> 02:09:49.080

Hayes Gori: These are really cool units. They don't feel less than they actually they're very attractive. They're very hip, in a way, you don't feel cramped. So I think I wanted to make that pitch to you.

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02:09:49.650 --> 02:10:06.600

Hayes Gori: That we really want to put affordable housing in here, but it's got a pencil and I think it's difficult to make a pencil. If we don't get the density, not necessarily this exact plan. I mean, you know, we're happy to work with you on whatever it is the the architectural component, the aesthetic.

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02:10:07.740 --> 02:10:20.160

Hayes Gori: The layout, but but we really do need a certain number of units to make it work. And so that I think that's the primary thing that we're trying to get a read on here. If you're going to just be staunchly opposed to 70 plus units in any

1016

02:10:20.640 --> 02:10:31.350

Hayes Gori: In any way shape or form. Okay, well that's important information for us. But if there's a way we can make it work with those numbers, then that's something that would be essential for us to know

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02:10:31.980 --> 02:10:36.930

Joe Dunstan: So let me make a comment there because I think it's a good point. I really appreciate what you're saying.

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02:10:37.980 --> 02:10:45.810

Joe Dunstan: I don't think I don't think anybody's ever question yet today, the density. I don't think that's been a I haven't heard that from anybody.

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02:10:46.200 --> 02:10:53.490

Joe Dunstan: Okay, there's too many units or something like that. I think some of the concerns was particularly the concerns that I raised

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02:10:54.270 --> 02:11:03.840

Joe Dunstan: That have caused heartburn here is really the layout of the buildings. The layout of them in the length of them and some aesthetic things there. And the corridors and stuff.

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02:11:04.410 --> 02:11:16.350

Joe Dunstan: And if we could see a more creative plan and the same number of units. I mean, I'm you know i mean terms of units 77. I mean, since I could even do more. But I mean, I'm not trying to

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02:11:17.340 --> 02:11:22.440

Joe Dunstan: Build it a bigger but I mean I don't have a problem with the units numbers at all is the plan.

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02:11:23.280 --> 02:11:32.550

Joe Dunstan: And john said I think was really important that we can have another plan that had a different layout and maybe had those long buildings with 10 or 12 or 13 and 14

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02:11:33.270 --> 02:11:46.650

Joe Dunstan: Building around units together, they could be broken up into smaller modules or something. I know that creates costs considerations I realized that, but if we could do that and get out of this more linear, linear design.

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02:11:47.790 --> 02:12:02.730

Joe Dunstan: And do something that's more, you know, pedestrian friendly and I think you'd have a lot of lot more support. But I don't think anybody's unless someone else wants to say something. I don't think anybody says anything about the number of units. I don't believe so.

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02:12:03.660 --> 02:12:14.190

Hayes Gori: If that's the main question David Smith, again, in order to get these number of units and i i understand Hayes's is suggesting that could be a different layout, but

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02:12:14.700 --> 02:12:27.930

Hayes Gori: In fact, to get this minimum size and the number of units and get cars into the garages and make the parking work and they are lined up.

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02:12:28.590 --> 02:12:41.370

Hayes Gori: North and South. So all the units, get their share of sunshine throughout the day. There's been a lot of consideration already on how we designing these things. So the moment you start

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02:12:42.510 --> 02:12:51.450

Hayes Gori: start turning around and breaking them up into modules, even if we took out a middle unit as we did in the West row.

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02:12:51.810 --> 02:13:00.720

Hayes Gori: There we have a space to go the access we take out another unit in the middle row. So there's access all the way through to that open space.

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02:13:01.140 --> 02:13:09.210

Hayes Gori: But the safety example for the East lot mean that's they say it's not that extreme friendly, but every

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02:13:09.870 --> 02:13:27.330

Hayes Gori: Every entrance is faced with a sidewalk to walk into the unit. So I'm not sure reshaping so I essentially that's the way it's got to be in order to get those number of units on there.

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02:13:27.900 --> 02:13:51.210

Hayes Gori: Any other configuration that approaches 77 units is going to look just as dense. So if the if the, the, we do have an artist rendering of those flat units, you can take a look at it right now if you want to. I think it's pretty damned attractive go the other way down.

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02:13:53.160 --> 02:13:55.050

Hayes Gori: I'll be back to the beginning, almost

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02:13:55.560 --> 02:13:56.550

Hayes Gori: Yeah, right there.

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02:13:59.130 --> 02:14:02.190

Hayes Gori: And maybe go to the Street View. Next one.

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02:14:05.760 --> 02:14:06.180

Hayes Gori: So,

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02:14:07.230 --> 02:14:14.370

Hayes Gori: The only part that people are going to see that are driving to the complex is what you're looking at right there.

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02:14:15.330 --> 02:14:23.190

Joe Dunstan: So everybody that looks in those windows looks out on the spot. They look out at parking. They don't have a particularly attracting view.

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02:14:23.520 --> 02:14:32.610

Joe Dunstan: It's a flat, straight linear line and then what what what i think there's lots of creative site planners, they could, they could create the same density

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02:14:33.120 --> 02:14:44.490

Joe Dunstan: And they could do it in a way that was much, much better that's and that's my concern and that that really is designed guidance. No, not just meeting but you know

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02:14:46.680 --> 02:14:50.310

Joe Dunstan: That's my opinion. So I realize I sound very southern

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02:14:50.820 --> 02:14:54.540

Hayes Gori: That layout is basically what it has to occur in order

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02:14:56.250 --> 02:14:56.460

Joe Dunstan: To get

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02:14:57.810 --> 02:15:00.030

Joe Dunstan: To any other alternative. You mean

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02:15:00.330 --> 02:15:00.750

Yes.

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02:15:01.890 --> 02:15:03.000

Joe Dunstan: I've been at this for

1048

02:15:03.360 --> 02:15:13.920

Hayes Gori: Years. I've done video for all all residential can take stone Chris next door. Do you like that project. I did that one.

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02:15:17.160 --> 02:15:19.560

Hayes Gori: Is stone cross factory project.

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02:15:21.300 --> 02:15:33.180

Michael Loverich: And I can respond to that. But just in terms of your layout. Let's say on the west lot there's the 1414 town houses that are all clustered together there's space to the north.

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02:15:34.800 --> 02:15:36.660

Michael Loverich: There's a little bit of space to this out.

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02:15:37.230 --> 02:15:44.190

Hayes Gori: They face me, west, north is at the wintergreen lane is going north and south.

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02:15:44.340 --> 02:15:51.150

Michael Loverich: Know I know so bad at the north, you have like up by that. I'm sorry. It's on the west side.

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02:15:54.990 --> 02:15:55.920

Hayes Gori: Yeah, that's good.

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02:15:56.760 --> 02:15:59.430

Michael Loverich: Part. Yeah, keep going up to that one.

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02:16:00.600 --> 02:16:16.380

Michael Loverich: So there's space in the middle in the middle row, for example, where there's probably what almost a 50 foot gap between the northern edge of that building and the property line there is a road that goes through there. Correct.

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02:16:16.980 --> 02:16:30.780

Michael Loverich: Right there is space where you could if you wanted to, you could, there could be a gap in that you could still keep the 14 townhouses, but there could be a gap that penetrates that long building

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02:16:31.260 --> 02:16:32.220

Michael Loverich: And so people

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02:16:32.670 --> 02:16:38.700

Hayes Gori: And we're willing to lose a unit or two, but we've got to stay 7475 to make a pencil.

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02:16:39.000 --> 02:16:43.200

Michael Loverich: That. Well, no, but you're worried about. There is the fire trucks.

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02:16:43.680 --> 02:16:48.690

Hayes Gori: But I do look at the top of the loop. Yeah, Michael.

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02:16:49.770 --> 02:17:03.780

Hayes Gori: Okay. They I we believe that we are going to be allowed an access way into the viscosity and go out through the viscosity West lot which would mean that I'm not

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02:17:04.260 --> 02:17:12.930

Hayes Gori: Then, then I don't need to worry about the fire trucks. I left, I didn't move the units down because I wasn't sure.

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02:17:13.650 --> 02:17:22.650

Hayes Gori: You know, it's a 70 foot diameter right now from one edge of the loop to the outside end to the other. So I wasn't sure whether I could do that.

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02:17:23.040 --> 02:17:32.220

Hayes Gori: If the access way is valid and the discards, these are trying to to go back and remember and look at the CC and Rs, I think it is.

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02:17:32.610 --> 02:17:39.420

Hayes Gori: Then what you're suggesting it can be done. We could even eliminate another unit and make it two units wide.

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02:17:40.230 --> 02:17:54.030

Hayes Gori: Going through there. So it would be more open and we split that building out. So we're willing to do things within this this layout that that would make it more attractive for sure, but

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02:17:54.810 --> 02:18:02.670

Hayes Gori: It just, there's they're just in I've been at you guys may be great lab higher than either that or a long, long time.

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02:18:03.180 --> 02:18:21.750

Hayes Gori: It. This is the, this is about the only way it works and getting some that that the the middle rows need some sunshine and so it's got to be this direction and curving curving and you're going to wind up with some you're going to

wind up with a muted says or dark all day long.

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02:18:23.610 --> 02:18:24.810

Marlene Schubert: I pass and race.

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02:18:26.040 --> 02:18:26.640

Joe Dunstan: Yeah. Bob

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02:18:31.500 --> 02:18:38.550

Bob Russell: Yes. Don't cross you, Mr. Wilson, I was out driving around this morning. I wanted to get a feel for what

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02:18:40.200 --> 02:18:46.860

Bob Russell: What the character of Banbridge designs look like and you know I went looked at, you know, Wallace cottages.

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02:18:47.490 --> 02:18:55.680

Bob Russell: Lots of articulation. I look at Stone, Chris, I have no I like stone Chris I particularly like looking down between the rain garden through the rain gardens.

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02:18:56.010 --> 02:19:05.850

Bob Russell: But you know you've got on the exterior, you've got you've got projections. You just got a lot of articulation. Even the, what's the name of the cottages down there and Madison.

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02:19:06.930 --> 02:19:10.230

Bob Russell: They've been there for a long, long time right along the road. I can't think of a

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02:19:10.260 --> 02:19:10.950

Bob Russell: Court rooms.

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02:19:11.010 --> 02:19:12.930

Joe Dunstan: Madison or something like that. Yeah.

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02:19:14.160 --> 02:19:17.670

Bob Russell: Oh yeah you know they're they're articulated a mess because

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02:19:17.760 --> 02:19:20.130

Bob Russell: When I say it. That's what I'm looking at. Um,

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02:19:21.000 --> 02:19:26.310

Bob Russell: It just, it just is more care, it's more, it's more character. That's all.

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02:19:27.480 --> 02:19:35.520

Hayes Gori: Well, that, that, and that's within the scope of doing but but Mr Dunstan has been talking about.

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02:19:36.540 --> 02:19:48.330

Hayes Gori: Changing the basic layout and it is. I mean, if any of you been in a hot lead planning and you're trying to get these reviews. When you start when you start correcting things

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02:19:49.320 --> 02:19:55.590

Hayes Gori: The unit, we have to have the units basically so much alike in order in order

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02:19:56.580 --> 02:20:05.670

Hayes Gori: Let's take an example bike Burns is building that 82 unit on Wyatt and Madison and he is selling the

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02:20:06.150 --> 02:20:19.920

Hayes Gori: The low income units to the housing Resources Board for \$300,000 each that was in the Bay Bridge review. So compare that to the to a townhouse

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02:20:20.460 --> 02:20:29.520

Hayes Gori: That the people are going to oh own that we are going to sell to the housing resources of self help for 304,000

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02:20:29.970 --> 02:20:40.980

Hayes Gori: So we're, we're, we're able to achieve some economies that apparently that apartment ability. Can't get so they're going to get more house and own it.

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02:20:41.520 --> 02:20:53.640

Hayes Gori: For the same amount of money as the as the housing resources is going to buy each of those 16 affordable apartment units so that so they just

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02:20:54.240 --> 02:21:06.450

Hayes Gori: Kind of, I try to help you grasp the all not just a design, but a little bit of the of the financial hurdles that this thing has to also get over to make it

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02:21:08.070 --> 02:21:20.130

Bob Russell: No, I'm not. No. I get that. I, I understand, you know, we're just looking for some creativity. I mean articulation gives creativity and, you know, one of the things that Joe has been talking about is the linear relationship. Well, let's

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02:21:20.370 --> 02:21:29.130

Bob Russell: Let's get some articulation and there I just I just find it hard to believe, Mr. Wilson that you guys can't do it because I've seen you do it in other places.

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02:21:29.820 --> 02:21:41.130

Bob Russell: And I would think you could do the same thing here, if you put your mind to it. And I don't mean to sound. Well, anyway, I just, I'm optimistic that you can do something there, you know,

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02:21:41.820 --> 02:21:46.320

Hayes Gori: What do you mean by articulation forgive my ignorance. What do you mean when you say that

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02:21:48.420 --> 02:21:50.880

Bob Russell: I'd rather ask my architect people

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02:21:51.570 --> 02:21:54.600

Bob Russell: Know where you have overhangs in different materials and

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02:21:55.590 --> 02:21:56.490

Bob Russell: It sounds jumpin

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02:21:57.090 --> 02:22:05.370

Joe Dunstan: Flare find some me interns that some design flair different colors, maybe some different materials, um,

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02:22:06.090 --> 02:22:15.120

Joe Dunstan: I think my point about the length of those buildings is if you're walking through those buildings. It's not a very interesting walk. Is it

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02:22:15.750 --> 02:22:31.800

Joe Dunstan: It doesn't seem to me variance thing it doesn't speak to that human scale, it's all set up around automobile. That's my concern, that's the linear part that I don't like, I didn't have to be all curvy I actually agree with Bob I like stone crest at that stone Christmas, a good product.

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02:22:33.720 --> 02:22:42.570

Joe Dunstan: So, but at least you feel like walking on that you don't feel like walking down in between those those links of those buildings. That's a long distance

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02:22:42.690 --> 02:22:51.810

Hayes Gori: You know that that's an excellent point. And we've all been mindful of that, especially on the west lot which is why we have the alternative plan in the package where we do

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02:22:52.290 --> 02:22:59.310

Hayes Gori: Have that Western most row townhomes encroach into that. Yeah, that is it that one there. This alternative drawing because

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02:22:59.790 --> 02:23:06.450

Hayes Gori: I mean, we want everyone you know who owns a unit to be able to look out onto something nice, whether it's the

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02:23:06.690 --> 02:23:14.910

Hayes Gori: three or five buffer, whether it's open space, whether it's wetlands up by regimes. We don't want everyone to be, you know, looking at every window. There's another townhomes all they see

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02:23:15.120 --> 02:23:28.260

Hayes Gori: So if we can do that encroachment on the west side and move the open space in between the Western most and the middle row. I think that speaks to when you're talking about Mr. Johnston, but that's a departure that we'll talk about later, I suppose.

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02:23:28.410 --> 02:23:29.730

Joe Dunstan: Yeah yeah

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02:23:31.350 --> 02:23:37.800

Hayes Gori: It just for giggles. The, the, the two rows, that's

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02:23:39.450 --> 02:23:54.630

Hayes Gori: Less lot the one that's adjacent to the road is adjacent to wintergreen and the next row. That's just an alley with garages I both sides so the so the units facing wintergreen are looking out at

1110

02:23:55.260 --> 02:24:00.870

Hayes Gori: Across the road their gardens in the and then there's a pretty substantial.

1111

02:24:01.770 --> 02:24:22.830

Hayes Gori: Attractive landscaping that that front along a little walk walkway there and there's a there's a common pedestrian path that runs along. Everybody see it. There's going to faint it's it's it's just back from the front yards of the units on the red road units.

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02:24:24.540 --> 02:24:26.940

Hayes Gori: merlene fine. Yeah, you guys.

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02:24:26.970 --> 02:24:28.800

Marlene Schubert: Sat at night, they're

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02:24:31.170 --> 02:24:46.800

Hayes Gori: Actually the Pat. Yeah, that's the path they they. Yes, you got it. And there's a lot of landscaping in there. So we felt that the units in that are adjacent to wintergreen the townhomes Marlene over on the west lot

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02:24:48.060 --> 02:24:58.080

Hayes Gori: Yeah, we thought those actually would be some of the most appealing, especially since they have the option on their, their little

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02:25:00.120 --> 02:25:07.830

Hayes Gori: Little room on the first floor behind the garage to the office. I suppose somebody who's really ambitious could even do

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02:25:09.120 --> 02:25:16.110

Hayes Gori: A little coffee stand if they wanted to. There's there's opportunities for a little more creative.

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02:25:16.740 --> 02:25:30.330

Hayes Gori: Ideas for people to use that little room down stairs about, about eight by 1010 by 10 something like that of usable space. It's not big. But it's big enough

for an office or some some little thing so

1119

02:25:30.750 --> 02:25:32.610

Todd Thiel: Is there a timeline we're working with here.

1120

02:25:33.150 --> 02:25:34.860

Hayes Gori: With this thing and had some

1121

02:25:35.160 --> 02:25:47.430

Hayes Gori: Some minor commercial and it also for Sir true mixed use. In fact that was Kristen hi topless who recommended that when we had our conference call with her.

1122

02:25:48.720 --> 02:25:52.230

Marlene Schubert: We have Michael with this hand raised. And we have john Switzerland in the audience.

1123

02:25:52.800 --> 02:25:55.290

Joe Dunstan: Okay, Michael. Go ahead Dan john

1124

02:25:57.930 --> 02:25:58.410

Michael Loverich: I'm

1125

02:25:59.700 --> 02:26:02.160

Michael Loverich: Sorry, just kind of back to that.

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02:26:03.720 --> 02:26:11.640

Michael Loverich: Kind of the layout i mean i don't think i think there's ways of still like if you need to keep the linear we aren't necessarily saying no to that but

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02:26:12.060 --> 02:26:15.330

Michael Loverich: You know, again, like I think there's just ways that you can get

1128

02:26:16.410 --> 02:26:19.170

Michael Loverich: More gaps into those buildings without removing

1129

02:26:21.150 --> 02:26:35.760

Michael Loverich: Unit. And again, just kind of thinking about like along Winslow

away, there are these little like walkways. And there used to be a lot more of them. But that kind of penetrate the box so that it's just for pedestrians, they can walk through their kind of narrow

1130

02:26:37.080 --> 02:26:41.190

Michael Loverich: And it just allows there to be it breaks down the scale of the buildings.

1131

02:26:42.810 --> 02:26:54.720

Michael Loverich: And other thing on the scale of the buildings, it seems like because some of the spaces in between the pedestrian pathways through the buildings are narrow looks like some of them are 10 feet. I think it said

1132

02:26:56.310 --> 02:26:59.400

Michael Loverich: That I think it's really important to make sure that they are

1133

02:26:59.460 --> 02:27:05.910

Michael Loverich: Like completely dark all the time is to make sure that the scale of those buildings is

1134

02:27:07.170 --> 02:27:17.040

Michael Loverich: Appropriate, and do you have sometimes like a huge Gable in the center of the building within a block more sunlight into this spaces. And so I really reconsider kind of

1135

02:27:18.000 --> 02:27:26.520

Michael Loverich: The giant yeah the gables in the, like, I don't know, I think, just think about how sunlight is going to get into all the

1136

02:27:27.810 --> 02:27:31.530

Michael Loverich: In between spaces like oh yeah on the west lot and on the east lot

1137

02:27:31.860 --> 02:27:36.240

Hayes Gori: When you see the clear story version Marley went through.

1138

02:27:36.270 --> 02:27:37.710

Michael Loverich: Pretty fast. Yeah.

1139

02:27:38.070 --> 02:27:52.410

Hayes Gori: Those have those have Windows. They have windows in that. Well, that's

kind of definitely a clear story. So one one slope is higher than the other. And you have Windows there in order to get more light into that.

1140

02:27:52.620 --> 02:27:56.760

Hayes Gori: Unit. Yeah, that we did, we did three different

1141

02:27:58.500 --> 02:28:07.290

Hayes Gori: Real well they. This one is much more complete with the renders that you're looking at right now, but the others. We do have, you know, a row building so you could see

1142

02:28:07.830 --> 02:28:11.760

Hayes Gori: It in my pocket. So if we don't get to it. You can always look at your pack.

1143

02:28:11.790 --> 02:28:17.130

Michael Loverich: Right. But I think, yeah, for the unit itself is important, but also just for those

1144

02:28:18.420 --> 02:28:25.950

Michael Loverich: Outdoor walkways as well. Like, you don't want those just to become. I mean, we get a lot of rain here, they

1145

02:28:25.980 --> 02:28:27.270

Michael Loverich: Don't want to be super dark

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02:28:28.170 --> 02:28:35.310

Michael Loverich: Away, like all the time, their needs. And so, like, just thinking about the massing and the lighting and how just making sure that

1147

02:28:36.600 --> 02:28:45.660

Michael Loverich: When in the summertime when it's the evening. Like, I mean, because right now there are so narrow that they're only going to get some light down the length of it, kind of in a smaller

1148

02:28:45.690 --> 02:28:47.640

Michael Loverich: Portion of time at the masking is

1149

02:28:48.360 --> 02:28:59.910

Hayes Gori: Maybe there's a compromise my decision. David, again, maybe there's a

compromise on that 50 foot buffer, if we can just get 20 feet of it in between the Westboro in the middle row.

1150

02:29:00.420 --> 02:29:10.920

Hayes Gori: It would sure you'd have a landscaped 20 foot wide, it wouldn't be a player, but if you could have a real attractive median going down the middle of that thing.

1151

02:29:11.370 --> 02:29:23.640

Hayes Gori: That might be real attractive and we still have 30 feet to plan all those trees and you can see in the. We do have pictures of all of they have that buffer Marlena

1152

02:29:24.360 --> 02:29:25.020

Todd Thiel: Excuse me.

1153

02:29:26.400 --> 02:29:26.940

Todd Thiel: This

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02:29:27.090 --> 02:29:28.590

Todd Thiel: This isn't the Design Review

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02:29:29.010 --> 02:29:36.840

Todd Thiel: Part, you just wanted to hear some comments. So if we could please give comment without the rebuttal. We're already well over time. Yeah.

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02:29:37.260 --> 02:29:46.530

Todd Thiel: So please, if there, if people have comments will share them, but we don't have time for a design presentation, which is a different part of this review process. Thank you.

1157

02:29:48.150 --> 02:29:49.050

Marlene Schubert: Mr Quinn. Excellent.

1158

02:29:49.590 --> 02:29:57.150

Joe Dunstan: Yeah, let's go with john and then think about wrapping up our meeting. Yeah, because we're way over time by about 40 minutes. Go ahead. JOHN

1159

02:29:58.110 --> 02:30:00.960

Jon Quitslund: It's going to be a very brief conga just

1160

02:30:01.920 --> 02:30:02.190

Hayes Gori: Quit

1161

02:30:02.250 --> 02:30:03.300

To the effect that

1162

02:30:04.350 --> 02:30:11.160

Jon Quitslund: I very much want a project of this scale to succeed. And I wanted to

1163

02:30:11.940 --> 02:30:13.890

Jon Quitslund: Succeed in Orland one place and

1164

02:30:15.240 --> 02:30:31.770

Jon Quitslund: The Mike Burns's project on Madison and on the corner property there that that's very important, and I, I hope it succeeds. I think it needs it needs work because I want all of these units to be

1165

02:30:33.840 --> 02:30:38.940

Jon Quitslund: Affordable and possibly or ideally permanently affordable.

1166

02:30:40.140 --> 02:30:42.240

Jon Quitslund: Without without the

1167

02:30:43.590 --> 02:30:47.340

Jon Quitslund: Sort of conflict between the affordable units and the

1168

02:30:48.510 --> 02:30:51.510

Jon Quitslund: Market units which will increase in price and

1169

02:30:52.650 --> 02:31:10.350

Jon Quitslund: Be unread and managed by HIV, but the it. I'm trying to provide a big picture thinking and leadership in this area of planning for affordable housing, it, it, it just seems

1170

02:31:11.400 --> 02:31:19.050

Jon Quitslund: To mind boggling and all the different with all the different factors and the expectation of making this into a plat

1171

02:31:20.430 --> 02:31:23.340

Jon Quitslund: That somehow will come under

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02:31:24.480 --> 02:31:28.170

Jon Quitslund: It'll be it'll be desirable as as this.

1173

02:31:29.550 --> 02:31:52.140

Jon Quitslund: And not as a subdivision our code is not ready for this project in any way and our, our design guidelines and standards aren't ready for this private this project as it stands, so it's, it makes me very sad, but I do feel that a great deal of positive thinking has been offered

1174

02:31:53.790 --> 02:31:57.420

Jon Quitslund: In in support of the objectives.

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02:31:58.800 --> 02:32:01.020

Jon Quitslund: So I hope we don't

1176

02:32:02.730 --> 02:32:06.030

Jon Quitslund: run aground. At this point, I hope we can can go further.

1177

02:32:09.960 --> 02:32:15.810

Bob Russell: Joe, can we hear from the other side of the Design Review Board team, it would be great. I think for Mr. Wilson to hear from everybody.

1178

02:32:16.530 --> 02:32:19.680

Joe Dunstan: Well, Todd and Laurel, do you want you have any comments.

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02:32:20.640 --> 02:32:21.540

Laurel Wilson: As my my

1180

02:32:22.230 --> 02:32:34.620

Laurel Wilson: My comment, I guess, is about really thinking about the relationship between adequate housing and affordable housing you're proposing units that are no wider than a single car garage.

1181

02:32:36.060 --> 02:32:45.690

Laurel Wilson: They have no personal open space whatsoever, even at the south end where they might be lucky enough to have that southern exposure. They don't even

have a window to solid wall.

1182

02:32:47.370 --> 02:32:54.870

Laurel Wilson: And the, you know, just like I'm going to be really honest for just the dearth of imagination. This project is is it's a

1183

02:32:55.590 --> 02:33:00.270

Laurel Wilson: Shocking shocking and personally, I really feel that, um,

1184

02:33:01.080 --> 02:33:08.250

Laurel Wilson: You know, get away from the computer and draw something with your hands. So you have a sense of what you're drawing and they sent relationship of human scale to these

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02:33:08.520 --> 02:33:22.500

Laurel Wilson: Spaces. I know you've got all this experience doing also portable housing, but this is not in the spirit of the design for Bainbridge Island of the design review is really in the spirit of creating housing or homes that are

1186

02:33:22.560 --> 02:33:23.250

Laurel Wilson: You happy.

1187

02:33:23.430 --> 02:33:24.630

No matter what they cost.

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02:33:27.840 --> 02:33:36.540

Hayes Gori: Hi this is Al Gore just this. This is a sincere offer if you'd be willing, we could take a field trip, go to West Seattle and take a look.

1189

02:33:37.200 --> 02:33:48.180

Hayes Gori: I'm telling you, these, these are very attractive and and I know that was my first reaction. Oh my gosh, they're 1213 feet wide. How can that be, but it works and it's comfortable

1190

02:33:49.200 --> 02:33:59.400

Hayes Gori: You know, so I know there's that initial attitude and I understand it. But, but, you know, these work and they do look nice. And the reality is if

1191

02:34:00.150 --> 02:34:14.520

Hayes Gori: You know we want affordable housing and so we need the density. It's it

could come down to either this type of plan with some articulation or, you know, some tweaking here and there, or nothing. I mean, that's just that's the reality and we need to see that happen.

1192

02:34:15.090 --> 02:34:20.310

Joe Dunstan: I really gonna reject this this plan or nothing. I just think you haven't been

1193

02:34:22.230 --> 02:34:23.100

Hayes Gori: Trying to say that

1194

02:34:23.130 --> 02:34:23.580

Joe Dunstan: I mean,

1195

02:34:24.390 --> 02:34:24.960

Joe Dunstan: I said,

1196

02:34:25.230 --> 02:34:25.830

Hayes Gori: This time

1197

02:34:26.760 --> 02:34:32.160

Hayes Gori: We're talking about working with you, but within the parameters of what David has talked about but

1198

02:34:32.370 --> 02:34:36.360

Joe Dunstan: What we're looking for. We want to work with you, but it's got to be more creative.

1199

02:34:37.380 --> 02:34:45.210

Joe Dunstan: And if you're going to stay with this plan. I think you're gonna have a hard time getting through the Design Review booklet and the guidelines, you're not gonna make it.

1200

02:34:45.990 --> 02:34:55.260

Joe Dunstan: And if you want to be more creative. I'm just saying. That's my projection of the from the book and the guidelines if you want to be more creative and work with us on the site plan that really works. Keep

1201

02:34:55.410 --> 02:34:56.700

Joe Dunstan: The density maintains

1202

02:34:56.700 --> 02:34:56.880

Joe Dunstan: It.

1203

02:34:57.210 --> 02:35:03.510

Joe Dunstan: Because we all want that we're willing to work with you on that. But this this or that or nothing doesn't help.

1204

02:35:04.230 --> 02:35:04.650

That but

1205

02:35:05.910 --> 02:35:21.000

Hayes Gori: The problem with being more creative. Is it has no. It has no specificity. There's no recipe. We can go to other than appealing to each one of you individuals until we bring a picture back that you like you the

1206

02:35:21.060 --> 02:35:21.900

Todd Thiel: That's not true.

1207

02:35:23.520 --> 02:35:25.110

Todd Thiel: That's not true. That's absolutely not true.

1208

02:35:26.070 --> 02:35:30.930

Joe Dunstan: And the word. Go ahead, Todd. Go ahead, tell me where the specificity is

1209

02:35:31.800 --> 02:35:44.850

Todd Thiel: What your, your, your designs that you presented here are purely economically driven. And we've got to get away from that, how the what you've shown in the later half while the renderings are

1210

02:35:45.930 --> 02:35:55.440

Todd Thiel: Order on juvenile they show a design at least a design process that there are different options that you can look at. There's coloration. There are some

1211

02:35:55.950 --> 02:36:05.790

Todd Thiel: Options. And from what I've seen the red units of the most interesting ones on this project. The ones on the west are thoughtless

1212

02:36:05.850 --> 02:36:07.080

Todd Thiel: And just extruded

1213

02:36:07.620 --> 02:36:15.750

Todd Thiel: And they don't react to the street lines or they're not modulated and that rendering shows you know shows why it's so bad.

1214

02:36:16.230 --> 02:36:30.060

Todd Thiel: So I think there are ways we can work through this. And again, no one's said that density is a problem. The problem is just this huge billboard along the street that, you know, makes it look like a barbarian village on steroids.

1215

02:36:30.960 --> 02:36:41.220

Todd Thiel: You know there are ways to make this work. And I think the beginnings of that are on these last few pages where you start showing some options of what what could what it could be.

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02:36:41.760 --> 02:36:51.060

Hayes Gori: Well, I'm not going to work with somebody who's is rude and thoughtless critical is you are why I got another project I could do

1217

02:36:51.060 --> 02:36:51.690

Joe Dunstan: Okay then.

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02:36:52.260 --> 02:36:58.230

Joe Dunstan: If that's the case, then I think we've gone 45 minutes over on the meeting when you almost an hour and a half.

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02:36:58.860 --> 02:37:05.790

Joe Dunstan: And and we're not getting anywhere in this corner of quality and and I think we should end to end the meeting, you've gotten our feedback.

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02:37:06.240 --> 02:37:14.550

Joe Dunstan: And if you don't like our feedback, then you need to make some decisions. But if you want to work with. It's nobody is saying here that we don't want to work with you.

1221

02:37:15.060 --> 02:37:16.950

Joe Dunstan: You're saying you don't want to work with us.

1222

02:37:18.180 --> 02:37:20.250

Joe Dunstan: Next to that server or may not listen

1223

02:37:21.030 --> 02:37:29.820

Hayes Gori: I hear you, Mr. Benson, but the word stupid barbarian dearth of imagination just level that us. I don't think that's very professional. Frankly, and

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02:37:30.630 --> 02:37:44.610

Hayes Gori: Offer that if you think there's not because creative, you can use those words to say stupid dearth of imagination barbarian on steroids. What, what is that, I mean, if you're a girl. You're a municipal board that does not seem appropriate

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02:37:45.120 --> 02:37:47.370

Todd Thiel: I think it will turn was barbarian.

1226

02:37:48.420 --> 02:37:51.570

Hayes Gori: Or whatever it was, it was, it was intended to be insulting.

1227

02:37:52.050 --> 02:37:57.510

Todd Thiel: Well, if you want to go down the insulting road, we can start this back at the beginning. So just

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02:37:58.590 --> 02:37:59.520

Todd Thiel: Have a discussion.

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02:37:59.670 --> 02:38:10.410

Joe Dunstan: I think we need to take a timeout here and in this conversation today. I think I'll summarize by saying that I think we're not against the density. We're not against the the

1230

02:38:11.520 --> 02:38:22.050

Joe Dunstan: affordability of units. We think it's a great project that way we think you're designed lacks creativity and forethought and I think everybody on the Design Review Board and said that you've gotten everybody's opinions.

1231

02:38:22.650 --> 02:38:32.130

Joe Dunstan: So you need to decide whether you want to go forward with a plat map or you know whatever way you want to go forward, or if you don't want to go forward. That is your decision to

1232

02:38:32.550 --> 02:38:39.690

Hayes Gori: What to be constructive, where would we turn to in the in the manual to help us be more creative to meet you know your your

1233

02:38:39.900 --> 02:38:47.820

Joe Dunstan: I think if you really looked at the book if you really read the book and I really mean this, it doesn't seem like, to me, and I don't want to be unkind, but it doesn't seem like

1234

02:38:48.120 --> 02:39:02.790

Joe Dunstan: Could you look at the book and really looked at the pictures and looked at them and read what was said and read what we're looking for. We're looking for projects with public ground. We're looking for walkability there's a whole bunch of stuff in that it's very, very good.

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02:39:03.510 --> 02:39:04.710

Joe Dunstan: And I would say that

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02:39:04.710 --> 02:39:07.920

Joe Dunstan: It appears to me that you guys have not looked at that book yet.

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02:39:10.200 --> 02:39:11.220

Hayes Gori: I know you're saying

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02:39:13.290 --> 02:39:17.850

Joe Dunstan: Are you going to put it is aspirational. But that's what we want on Bainbridge, we want quality.

1239

02:39:18.720 --> 02:39:24.390

Hayes Gori: Are you going to put in your letter like you're going to cite certain portions of the manual or be specific with feedback or how's that gonna work.

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02:39:24.840 --> 02:39:36.240

Joe Dunstan: Um, I think our letters going to be the I didn't, you still need to provide to us related to other things. So we're not gonna, we're not gonna write a letter with summary of the design of this yet, because we haven't had design guidance.

1241

02:39:37.050 --> 02:39:47.670

Joe Dunstan: Over saying what we're saying here is, we haven't had design guidance or what we're saying is that if you present if we bring the same project back next

time to the design guidance meeting, you're going to have an uphill battle.

1242

02:39:49.170 --> 02:40:05.610

Joe Dunstan: Because no one seems to like the work that you've done. We liked the concept of the project in the density know what's fun, but you've got to be willing to work with us on on the the aesthetics of the building and the articulation and stuff. The Bob Russell talked about and stuff.

1243

02:40:05.610 --> 02:40:06.900

Joe Dunstan: type stuff that

1244

02:40:07.230 --> 02:40:20.040

Joe Dunstan: I think laurels comments about adequate housing versus good housing prices. Why do we just because people don't have a lot of money doesn't mean we can't give them the very best type of housing.

1245

02:40:21.690 --> 02:40:31.410

Joe Dunstan: We should, we should aspire to give them the same. The same porches same windows. The same aesthetics that we give anybody else.

1246

02:40:32.010 --> 02:40:38.370

Hayes Gori: Well, I agree. There's no distinction in the project between the, you know, low income and the others. I mean,

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02:40:39.660 --> 02:40:42.420

Hayes Gori: They're all they're all affordable. Yeah. I mean, they're all for it.

1248

02:40:42.450 --> 02:40:45.900

Joe Dunstan: I know. But what I'm saying is that project compared to other projects.

1249

02:40:46.770 --> 02:40:49.620

Joe Dunstan: The way down would have been good down on wood Avenue.

1250

02:40:49.860 --> 02:40:50.940

Joe Dunstan: And look at the project that

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02:40:51.270 --> 02:40:59.580

Joe Dunstan: Would. And I think when slow, you know, those are nicely. You know, it's nice little landscapes in the front, front doors and all that. They're very nice looking

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02:41:00.240 --> 02:41:06.150

Joe Dunstan: This project doesn't doesn't meet that criteria. In any event, I think we're we're beating. We're beating

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02:41:06.540 --> 02:41:13.140

Joe Dunstan: A dead horse here in the sense, we're going over the same information constantly. I think you understand where we're at.

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02:41:13.620 --> 02:41:27.510

Joe Dunstan: And you need to work with Kelly to decide how you want to move forward in terms of that process. The plat process and subdivision and or if you don't want to come back that that's your choice to, I don't know. I mean, but we're willing to work with you if to come back.

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02:41:27.930 --> 02:41:28.260

Hayes Gori: Well,

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02:41:28.290 --> 02:41:29.880

Joe Dunstan: The, you know, willing to work with us.

1257

02:41:30.240 --> 02:41:32.430

Hayes Gori: We need a timeline.

1258

02:41:33.630 --> 02:41:49.410

Hayes Gori: Because we as as Hayes's pointed out, we, we, we've already burned a year of our purchase and sale agreement with the Wisconsin's are working with us, but they're drawing a line and we have to we have to put

1259

02:41:50.550 --> 02:42:01.890

Hayes Gori: 25 and 50,000 down here in weeks to come. And we're not going to do that unless we have a good idea that we can find a successful design that works.

1260

02:42:02.280 --> 02:42:24.840

Hayes Gori: And when you say that needs more creativity and more articulation, but in in and I have study that design review my manual and there is no recipe or ideas in there. There are pictures of multiple vastly different designs in there. So which one is the one that works.

1261

02:42:24.870 --> 02:42:31.200

Joe Dunstan: For this project, I'm not gonna say something so you know I teach Landscape Architecture at the University

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02:42:31.830 --> 02:42:40.380

Joe Dunstan: And 20 year old students come in and they want to know how I'm going to get an A on a project and I want them to do quality work.

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02:42:41.130 --> 02:42:51.990

Joe Dunstan: And I'm not gonna sit here and have you say go to page 89 to get the answer. You guys are creative people, please be creative and come back with a plan that's creative

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02:42:52.920 --> 02:42:59.460

Joe Dunstan: Honestly, you know, you know, if you're not, you know, this isn't something where you're going to get an A from us or something.

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02:42:59.970 --> 02:43:10.710

Joe Dunstan: You really need you really need to look at look at that book in its totality and read the words. The words are very descriptive in that document they explain what the public realm is

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02:43:10.980 --> 02:43:21.060

Joe Dunstan: Understand what public realm is understand what walkability has got to read that book. And if you're not going to do that, then I don't, I don't know what to say.

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02:43:21.480 --> 02:43:21.900

Hayes Gori: But it's

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02:43:22.710 --> 02:43:23.070

Michael Loverich: Good. I

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02:43:24.690 --> 02:43:25.230

Joe Dunstan: Really

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02:43:25.680 --> 02:43:38.160

Michael Loverich: Like this one thing that will happen. Also at a future meeting is I forget what we're calling it right now. It's not a checklist, but there is you have to respond to each of the items in our guidelines.

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02:43:38.220 --> 02:43:38.550

Joe Dunstan: You do.

1272

02:43:38.580 --> 02:43:48.600

Michael Loverich: And so you're going to have to have responses to each thing and how you're addressing each of those items. And so you can't come back with exactly what you have right now.

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02:43:49.140 --> 02:43:50.250

Michael Loverich: You have to come back with

1274

02:43:51.300 --> 02:44:06.480

Michael Loverich: adjustments that are based off of those conversations like what is the public ground to you. How are you addressing it. And so it will be a much more comprehensive like you will have to show that you understood it, and provided us.

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02:44:06.720 --> 02:44:19.680

Joe Dunstan: With the response. And I have to say that we've gone over this a long time. We're an hour over you a lot of time. And we've given you a lot of time talking about what quality and if you don't understand what we mean by quality. I don't know where to go with that.

1276

02:44:20.250 --> 02:44:24.870

Hayes Gori: Are you suggesting that I have built six projects on here. If you

1277

02:44:26.100 --> 02:44:34.050

Joe Dunstan: Don't care how many projects you built. I don't care. I'm talking about projects or you don't like that you've already stated that you like. So, Chris.

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02:44:34.860 --> 02:44:36.960

Hayes Gori: We do you quality projects.

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02:44:38.040 --> 02:44:42.780

Joe Dunstan: I don't doubt that we're asking you to do a good quality project here. I don't doubt you do good work.

1280

02:44:43.080 --> 02:44:44.070

Joe Dunstan: Let's see it here.

1281

02:44:44.280 --> 02:44:50.850

Hayes Gori: With quality, quality is defined in the building codes in there that are specific

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02:44:51.540 --> 02:44:58.620

Joe Dunstan: Okay, I'm sorry, I'm not gonna argue with this. We've gone over an hour, I think I'd like to call this meeting to close.

1283

02:44:59.220 --> 02:45:00.810

Bob Russell: Can I make a quick comment going to be

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02:45:01.320 --> 02:45:02.280

Joe Dunstan: What Bob. Yes.

1285

02:45:02.520 --> 02:45:05.340

Bob Russell: Yeah. Um, yeah, we're going around in circles.

1286

02:45:05.340 --> 02:45:14.520

Bob Russell: Obviously circles. Yeah. Um, you know i think i think i think i send the Design Review Board, you know, would like to work with you. I don't think there's any question about that.

1287

02:45:15.720 --> 02:45:26.880

Bob Russell: And just just, you know, Joe, I'm always willing to go over to, you know, what if the this projects moving forward. I've certainly would like to go over to West Seattle and take a look at things I'm retired. So it's a lot easier for me to do.

1288

02:45:26.940 --> 02:45:29.700

Joe Dunstan: I'd like to see some pictures, pictures to be great.

1289

02:45:29.910 --> 02:45:30.330

Bob Russell: Well, I wouldn't

1290

02:45:31.200 --> 02:45:33.180

Bob Russell: I'd like to go over and feel a sense of place.

1291

02:45:33.240 --> 02:45:33.840

Actually

1292

02:45:36.420 --> 02:45:51.720

Joe Dunstan: All right. Anyway event, I think, I think you've gotten the feedback you didn't get the feedback you want. You just arguing with us and I think we need to end the meeting because I'm sorry that it's gone over an hour over and so I'm gonna say that. Thank you for coming. Great.

1293

02:45:53.040 --> 02:45:56.790

Hayes Gori: Voluntary and putting up your time, but you have to

1294

02:45:57.390 --> 02:45:58.260

Hayes Gori: Realize that

1295

02:45:58.620 --> 02:46:06.690

Hayes Gori: That that adding creativity. It doesn't give specificity, you know,

1296

02:46:06.900 --> 02:46:08.430

Joe Dunstan: So if you don't know

1297

02:46:08.490 --> 02:46:10.620

Todd Thiel: If you're working with an architect.

1298

02:46:11.160 --> 02:46:14.970

Todd Thiel: I'm sure he would understand the guidelines and everything that we've said

1299

02:46:18.900 --> 02:46:24.570

Hayes Gori: I designed my firm designed all the projects I've mentioned, are they bad or good.

1300

02:46:25.710 --> 02:46:26.160

Joe Dunstan: I'm not gonna

1301

02:46:27.600 --> 02:46:28.440

Joe Dunstan: Ask that question.

1302

02:46:28.770 --> 02:46:29.700

Joe Dunstan: Is not the question.

1303

02:46:30.900 --> 02:46:35.430

Marlene Schubert: That's not the So Joe, I want to do a time check. We've got 10 minutes until five and then we do

1304

02:46:36.420 --> 02:46:36.660

Well,

1305

02:46:37.980 --> 02:46:50.130

Joe Dunstan: I'm in the meeting right now because it's over. We've given them information that they need. And I hope they come back and want to work with us, and I thank them for coming to the meeting. And I'm saying that the meeting is

1306

02:46:51.600 --> 02:46:52.440

Joe Dunstan: Thank you for coming.

1307

02:46:53.430 --> 02:46:55.200

Hayes Gori: Thank you. Thank you.

1308

02:46:55.590 --> 02:46:55.830

Okay.

1309

02:46:59.490 --> 02:47:00.840

Joe Dunstan: So, um,

1310

02:47:02.610 --> 02:47:12.120

Joe Dunstan: Is everybody else still on. We have a one quick comment little close the meeting for good. So everybody's still here. Yep.

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02:47:12.720 --> 02:47:13.440

Kelly Tayara: You know,

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02:47:14.340 --> 02:47:14.730

Well,

1313

02:47:15.840 --> 02:47:18.060

Joe Dunstan: The more lean who's still on.

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02:47:18.840 --> 02:47:23.010

Marlene Schubert: We still have Laurel Vicki, Joe, Sean, Bob.

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02:47:23.250 --> 02:47:24.720

Shawn Parks: Okay, great, but

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02:47:25.020 --> 02:47:27.180

Marlene Schubert: Still, we still have a couple of the

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02:47:29.550 --> 02:47:32.010

Marlene Schubert: Applicants still in the meeting as well.

1318

02:47:32.340 --> 02:47:42.630

Joe Dunstan: Okay, so we're doing applicants, so we can move them and then we'll learn or want to just make a comment on the old business, just a comment and then we'll close the meeting.

1319

02:47:43.860 --> 02:47:44.190

Joe Dunstan: Okay.

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02:47:45.930 --> 02:47:47.220

Michael Loverich: A comment or anything like that.

1321

02:47:47.610 --> 02:47:51.870

Joe Dunstan: Oh, well, are there. So thank you. Thank you, Michael.

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02:47:53.370 --> 02:47:56.250

Joe Dunstan: Do you notice any public comments rolling

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02:47:57.780 --> 02:48:00.480

Michael Loverich: I guess we close the meeting. So I'm not sure if we can actually take public

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02:48:01.530 --> 02:48:03.360

Joe Dunstan: Comment. Well, maybe I tried

1325

02:48:04.230 --> 02:48:05.760

Laurel Wilson: To meeting, we can't take public comments now.

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02:48:06.060 --> 02:48:07.800

Laurel Wilson: But I just wanted to say I'm gonna

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02:48:07.890 --> 02:48:13.440

Laurel Wilson: I'm is that, you know, it's hard not to respond to that project emotion.

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02:48:15.810 --> 02:48:25.980

Laurel Wilson: Because what really i mean you cannot look at that, without having a visceral response. But I think when they go through the design guidelines that you're off turn my video.

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02:48:26.490 --> 02:48:27.150

Joe Dunstan: Almost speaking

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02:48:27.600 --> 02:48:40.740

Laurel Wilson: The design for Bainbridge guidelines and they see something like P3 with hierarchy legible hierarchy of public spaces, maybe some of the, some of those issues that we were actually responded to it, mostly because

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02:48:40.830 --> 02:48:41.190

Joe Dunstan: Really I

1332

02:48:41.790 --> 02:48:49.020

Laurel Wilson: Guess he will, of course, I'm blushing hopefully they'll be able to see that there was a reason that the response was so

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02:48:50.220 --> 02:48:54.000

Laurel Wilson: Struck. It was so strong to that project and

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02:48:54.060 --> 02:49:10.200

Shawn Parks: I, I would. I'm not sure if Kelly, if you're the one. But actually, um, I really took offense to how from the very beginning. Mr. Smith was basically strong arming and being really intimidating and really

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02:49:10.260 --> 02:49:11.280

Joe Dunstan: Moving his lawyer.

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02:49:12.120 --> 02:49:14.820

Shawn Parks: And well, his lawyer was actually very nice and very

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02:49:16.110 --> 02:49:18.390

Shawn Parks: But I really took offense to him saying like

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02:49:18.810 --> 02:49:24.960

Shawn Parks: You have to give us a yes because the financing like we have to make a decision today, like we had no visibility to

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02:49:25.650 --> 02:49:39.480

Shawn Parks: It the whole thing just seemed really like he was trying to strong arm something through and I did. I don't know who like can you know, does that fall on the. Where does that land or do we just put up with that. You know what I mean like I would hate to run into that again.

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02:49:40.170 --> 02:49:43.350

Marlene Schubert: Ellie has dropped. But I think David is still on if he can speak to it.

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02:49:44.340 --> 02:49:49.050

David Greetham: Hey, Joe. Those are the kinds of things you and I can talk about in our post meeting discussions.

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02:49:49.320 --> 02:49:54.480

David Greetham: Okay, Joe happy to talk to you offline about that kind of behavior and what we can do in the future.

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02:49:54.960 --> 02:49:58.710

Joe Dunstan: Okay, well, do you want. Did you still want to meet on Thursday.

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02:49:59.340 --> 02:50:00.930

David Greetham: Yeah. You want me to call you on Thursday.

1345

02:50:01.230 --> 02:50:03.600

Joe Dunstan: Yeah, yeah. What time system. I'm

1346

02:50:04.380 --> 02:50:07.680

David Greetham: Joe name your morning training, but the afternoon is wide open.

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02:50:08.850 --> 02:50:11.910

Joe Dunstan: Oh, one o'clock. I think it's fine.

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02:50:12.000 --> 02:50:13.200

David Greetham: Nick. I'll call you at one

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02:50:13.530 --> 02:50:24.720

David Greetham: And also update you for the benefit of the whole group here on the status of your sub committee recommendations on the process changes, so I won't waste time today, but I'll take Joe on that and then we can spend more time next meeting.

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02:50:26.670 --> 02:50:27.600

Marlene Schubert: So we have a cup.

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02:50:28.860 --> 02:50:32.790

Todd Thiel: Now, I just had a quick question. I think everyone's probably wondering, too.

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02:50:33.810 --> 02:50:42.810

Todd Thiel: If there were things that were left on done by the Scotty agreement, they can't get out of those by just selling the property.

1353

02:50:43.230 --> 02:50:44.670

Joe Dunstan: That's what I'm trying to get

1354

02:50:44.910 --> 02:50:52.410

Todd Thiel: And that is what is happening. So what are the controls or how do we react to that.

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02:50:54.810 --> 02:50:59.250

David Greetham: Very briefly, Todd. The process, they're proposing to go through is called a major adjustment.

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02:50:59.760 --> 02:51:06.210

David Greetham: And the code says a major adjustment is essentially a whole new application. So what we've done is they have to propose those changes.

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02:51:06.660 --> 02:51:13.590

David Greetham: And then staff makes a recommendation, you make recommendation. Planning Commission makes a recommendation and eventually it ends up if it goes forward.

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02:51:13.980 --> 02:51:21.270

David Greetham: With a revised set of conditions that as Kelly said strikeouts and underlines those that no longer apply those that are added through this process.

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02:51:22.140 --> 02:51:30.540

David Greetham: Etc, etc. So only they're proposing a change to the permit and whether it gets approved or not is up to all the bodies that will look at it. Does that help

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02:51:31.590 --> 02:51:32.160

David Greetham: So it's

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02:51:32.280 --> 02:51:32.580

David Greetham: A whole

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02:51:32.730 --> 02:51:33.420

David Greetham: New station.

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02:51:33.450 --> 02:51:39.870

Todd Thiel: To propose is there is there a body or someone looking at what wasn't done. But what was agreed to

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02:51:40.350 --> 02:51:44.340

David Greetham: Gotcha. Yes. That'll be part of our process for the pre op game. Yeah. Thank you, Todd.

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02:51:44.760 --> 02:51:46.020

Vicki Clayton: So So Dave, this

1366

02:51:46.590 --> 02:51:49.020

Vicki Clayton: This is my route question I'm

1367

02:51:51.780 --> 02:52:04.410

Vicki Clayton: A commercial is that is that it's john commercial, how, how is it possible, and I agree, I think, was Sean said we're parking affordable housing in the middle of a commercial zone.

1368

02:52:04.860 --> 02:52:06.240

Vicki Clayton: I mean, it's just, it's just

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02:52:06.510 --> 02:52:20.430

Vicki Clayton: Tacky, it's my visceral reaction. I don't like the design. It looks like a motel, but I don't like the location. So I'm sure that they're paying some sort of commercial rate to buy that real estate.

1370

02:52:21.150 --> 02:52:34.800

Vicki Clayton: Why aren't they buying a piece of real estate in a residential zone or multi family because it's just it's just so inappropriate. Is that a is that a planning commission question.

1371

02:52:36.060 --> 02:52:38.370

David Greetham: really comes down to the zoning what the zoning allows

1372

02:52:38.640 --> 02:52:47.790

David Greetham: And so multifamily commercial are often can intermingle in the same zone to your question. I'm not sure their decision making process here.

1373

02:52:48.360 --> 02:52:57.270

David Greetham: We haven't had that the last discussion we had them was the project that was the hearing examiner upheld the city's decision on so we haven't had a lot of discussion on this project yet.

1374

02:52:58.620 --> 02:53:10.230

Laurel Wilson: Maybe going back, you know, there's a strong resolution among the Bainbridge Island community to not shop there. I mean, there's lumberyard just always been there and people can't really not. I'll go to VM.

1375

02:53:10.740 --> 02:53:18.930

Laurel Wilson: But, um, there are a lot of people have made a pact that they would never, ever, you know, vote with their money by

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02:53:19.410 --> 02:53:21.810

Laurel Wilson: Going and gain commercial activities on that site.

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02:53:22.020 --> 02:53:26.190

Laurel Wilson: Because of those 1100 trees or whatever it was that came down okay well

1378

02:53:27.000 --> 02:53:38.580

Laurel Wilson: The final value, the value of that property is commercial property now is probably next NLP because the because of the basically the strong. I mean, there's a population of favorites, um,

1379

02:53:39.180 --> 02:53:44.250

Laurel Wilson: Increase enough. A lot of people don't even know about, you know, the woman that lived in the tree or anything like that.

1380

02:53:44.760 --> 02:54:00.450

Laurel Wilson: Um, but among the people who've been here for a while is a pretty strong resolution to never ever shopped there so its value is commercial properties. You know, like nothing until, until enough history is past that may be people just forget and they use it in another kind of way.

1381

02:54:01.320 --> 02:54:03.420

Laurel Wilson: I worried about 77 cars coming

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02:54:03.420 --> 02:54:06.390

Laurel Wilson: Out because it's not going to be 77 cars.

1383

02:54:06.420 --> 02:54:19.920

Laurel Wilson: Because even at your you have, you know, if somebody saying, well, this is, you know, it's only 350 or \$40,000 for most people in America that requires two incomes, you know, certainly at that that affordability low if you're working in, you know,

1384

02:54:20.460 --> 02:54:31.740

Laurel Wilson: service industry or you're working in the retail industry. No one went and kind of stopped going to do that. Um so there'll be 140 some odd cars coming out and going in during the day, um,

1385

02:54:32.580 --> 02:54:46.560

Laurel Wilson: And then also, you know, the fact that adequacy of the housing unit. They may have garages at the basement. But, you know, they're not going to use this garage is that people use their 3000 square foot houses with their garages to store their sporting equipment and they're

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02:54:46.650 --> 02:54:47.070

Joe Dunstan: Not

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02:54:47.550 --> 02:54:48.720

Laurel Wilson: Great point. People are not

1388

02:54:48.720 --> 02:54:58.770

Laurel Wilson: Going to use their garages to store their cars. So those hundred and 40 cars or whatever and probably if they're affordable units was the cars are not going to be the pretty sparse on the island, they're not going to be parked in the garage.

1389

02:54:59.520 --> 02:55:10.530

Laurel Wilson: So, um, they were they'll be parked in my reports press treated as they might be parked, you know, who knows where it'll be Park, but they won't be parked in the garage is because people will need that space for their own lives.

1390

02:55:11.190 --> 02:55:11.610

Well, I'm

1391

02:55:12.780 --> 02:55:20.700

Laurel Wilson: Just really complicated socially. It's really socially. It's a really complicated issue. There's also the demographic issue of Bainbridge Island, because

1392

02:55:21.000 --> 02:55:30.660

Laurel Wilson: Yeah, if you can live if you're young and single and sexy and you can live in West Seattle, you're going to, you're not going to spend three hours of your day went back and forth on the ferry so

1393

02:55:31.710 --> 02:55:41.010

Laurel Wilson: That's, you know like what as a one as a single person as a was the demographics for Allah and his family are retirees. So the retirees may not be commuting they might be fine for

1394

02:55:41.760 --> 02:55:51.960

Laurel Wilson: That demographic, but for, you know, the demographic and families and things like that. I'm sure they have different needs and Bainbridge Island is not that need unless you have a house with the garden, whatever.

1395

02:55:53.460 --> 02:56:01.950

Laurel Wilson: Are you closer, you have public face if you if you have a playground, you know, if you have these amenities that make living in small units desirable through the public space.

1396

02:56:03.720 --> 02:56:06.870

Vicki Clayton: Well, we're setting up Virginia Mason for real problem.

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02:56:08.250 --> 02:56:08.730

Laurel Wilson: I need

1398

02:56:08.940 --> 02:56:16.890

Vicki Clayton: They, like I said, I was there last week and both parking the their parking right next to the building and the next one. Both were completely full.

1399

02:56:17.670 --> 02:56:20.520

Laurel Wilson: And can you imagine an ambulance racing past that.

1400

02:56:20.790 --> 02:56:22.590

Laurel Wilson: Apartment buildings, when there's a kid up

1401

02:56:22.680 --> 02:56:23.010

Laurel Wilson: And play

1402

02:56:23.940 --> 02:56:24.600

Play.

1403

02:56:25.980 --> 02:56:26.850

Marlene Schubert: Okay, so we're

1404

02:56:26.940 --> 02:56:32.160

Marlene Schubert: About till five and we do need to discuss October 19 meeting because Joe is out of town.

1405

02:56:32.550 --> 02:56:32.970

Joe Dunstan: I'm gonna

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02:56:33.570 --> 02:56:37.020

Joe Dunstan: I'm gonna try to make that meeting remotely from California.

1407

02:56:37.620 --> 02:56:43.560

Marlene Schubert: Okay, because Michael also might have a conflict that day as well. HE MIGHT BE ON JURY DUTY so

1408

02:56:45.090 --> 02:56:48.150

Marlene Schubert: I don't know if we need to discuss it or not, but I just wanted to bring it up before we

1409

02:56:48.240 --> 02:56:48.660

Joe Dunstan: Will think

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02:56:49.230 --> 02:56:50.370

Laurel Wilson: There's something on the agenda.

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02:56:50.610 --> 02:56:51.870

Marlene Schubert: For the 19 not yet.

1412

02:56:52.890 --> 02:56:57.630

Laurel Wilson: We just different. So after the election day before the election or whatever it is.

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02:56:58.500 --> 02:57:01.590

Marlene Schubert: The only thing that possibly could be on there is

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02:57:02.130 --> 02:57:06.750

Marlene Schubert: The OPM a training that we have not done yet for this year through with the lawyer.

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02:57:07.050 --> 02:57:20.070

Marlene Schubert: The open public Management Act training that we all supposed to go through once a year. So that was tentative for that, but I have not heard back from the lawyer, whether he can make that date. So right now, that agenda, Dave, as far as I know that agenda is empty.

1416

02:57:20.310 --> 02:57:25.710

David Greetham: And the folks at Wyatt and Madison are really trying to get back on for the design guidance you had a conceptual with them.

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02:57:25.890 --> 02:57:26.520

Joe Dunstan: They're working with

1418

02:57:26.550 --> 02:57:28.830

David Greetham: Kelly to try to get the right materials together so we'll see.

1419

02:57:29.370 --> 02:57:34.560

Joe Dunstan: Okay. All right. Well, let's play that by ear and see what happens. But

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02:57:35.100 --> 02:57:41.970

Laurel Wilson: We'll see if bring up one thing about that. What in Madison project is you know that that issue. The Oliver house came up and

1421

02:57:42.090 --> 02:57:49.410

Laurel Wilson: I'm they had said that you know like no one, no one could move it known wanted it because, you know, it couldn't be. It wasn't

1422

02:57:49.920 --> 02:58:02.220

Laurel Wilson: Wasn't protected because they changed the windows. Well, the trim is there they change the interior. They brought the interior windows up to decoding. Yes, you know, and making them, but I'm single pane. The

1423

02:58:03.150 --> 02:58:08.550

Laurel Wilson: I talked to the people from nickel brothers and they said, you know, the reason. Nobody wants to move that properties because they this

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02:58:08.640 --> 02:58:14.790

Laurel Wilson: City baby john has told them, they're going to have to bring it up to energy code or whatever they do, they're just going to have brought up the structural code and energy code.

1425

02:58:15.150 --> 02:58:18.930

Laurel Wilson: And so then therefore nobody is willing to take on take that project on

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02:58:19.470 --> 02:58:25.980

Laurel Wilson: The idea of moving it, and it's a two story. So you have got, you know, this expensive moving and but even if someone has the property.

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02:58:26.370 --> 02:58:31.620

Laurel Wilson: They're afraid of what they would have to get into in order to make it useful place so and i don't know

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02:58:32.100 --> 02:58:46.650

Laurel Wilson: You know if what kind of wiggle room there is with the city with something like that, you know, finding some balance or some relationship between

saving 100 year old building that actually has some kind of historic designation, even though it's official.

1429

02:58:48.120 --> 02:58:57.450

Laurel Wilson: And meeting all this, you know, the higher standards and I've seen examples of people restoring strike buildings, you know, using entirely passive house technology and um

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02:58:58.650 --> 02:59:07.050

Laurel Wilson: But, you know, you have to be kind of committed, you have to be kind of committed to that, but they're also they had to, you know, there has to be agreements or whatever. I don't know. It just seems like

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02:59:07.410 --> 02:59:13.200

Laurel Wilson: It's it's a shame that that that's going to get smashed because some was afraid that they're gonna have to put our 19 in the walls.

1432

02:59:13.950 --> 02:59:26.730

Shawn Parks: When I reached out to some people that might be interested in taking it, but they would take it off island and restore it. So at that point, would it. I know that's not ideal for Bainbridge, but at least we're solid state the house.

1433

02:59:27.120 --> 02:59:27.510

Joe Dunstan: The house.

1434

02:59:28.710 --> 02:59:29.040

Joe Dunstan: Yeah.

1435

02:59:29.250 --> 02:59:40.890

Shawn Parks: I and I have a question which Davey may or may not remember and it's definitely for Kelly regarding that project as well as are they, I know that they're keeping the existing amount of units for HRP but are they adding to them.

1436

02:59:43.860 --> 02:59:45.720

Shawn Parks: So for me, I'm like, why would you get

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02:59:46.530 --> 02:59:49.830

Shawn Parks: Bonus density for existing units.

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02:59:51.840 --> 02:59:56.250

David Greetham: Know, Sean. I'll note that and discuss with Kelly. I haven't really been thinking about that project for a while so

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02:59:56.550 --> 02:59:59.310

David Greetham: Let me, let me just note that question and circle back with you on that.

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02:59:59.940 --> 03:00:00.870

Shawn Parks: That'd be great. Thanks.

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03:00:00.960 --> 03:00:01.320

Shawn Parks: It was just

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03:00:01.620 --> 03:00:02.340

Joe Dunstan: A little library.

1443

03:00:02.670 --> 03:00:06.000

Shawn Parks: That's a great question. Why would we give you anything when it already exists.

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03:00:06.300 --> 03:00:07.230

Joe Dunstan: Yes, right.

1445

03:00:08.610 --> 03:00:08.940

David Greetham: Okay.

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03:00:09.840 --> 03:00:21.930

Joe Dunstan: Well, I'd want just want to thank everybody everybody had great comments today difficult meeting and sorry if I made it more difficult for getting a little upset, but I'm hoping will go better next right

1447

03:00:23.100 --> 03:00:26.370

Joe Dunstan: Okay, thank you. See you, everybody.