

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – October 5, 2020
OPMA Presentation
Affordable Housing – Design Guidelines and Standards
Wyatt & Madison Multi-Family ([PLN51796 DRB-DB](#))
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 – October 5, 2020

Motion: I move to approve the minutes

Clayton/Parks: Passed Unanimously

OPMA Presentation

Discussion Only

Affordable Housing – Design Guidelines and Standards

Discussion Only

Wyatt & Madison ([PLN51796 DRB-DB](#))

(name of project link incorrect in agenda (-CON), corrected here (-DB))

#2 Design Guidance Review Meeting

Discussion Only

New/Old Business

- Subcommittee was formed and will meet with Phedra Elliott, Housing Resources Board
Subcommittee Members: David Greetham, Kelly Tayara, Bob Russell, Joe Dunstan

Adjourn

The meeting was adjourned at 5:45 PM.

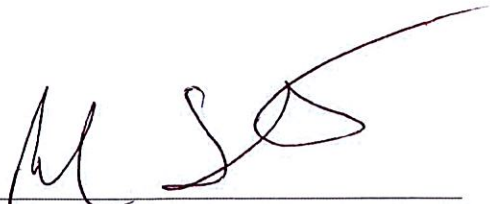


**Design Review Board
Special Meeting Minutes
Monday, October 19, 2020**

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist

Attendee Report

Report Generated:	10/21/2020 8:04				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled
Design Review Board - Special Meeting	970 9959 8869	10/19/2020 13:52	234	11	0
			Unique Viewers	Total Users	
				10	34

Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgev	10/19/2020 13:52	10/19/2020 17:45	234

Panelist Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Bruce Anderson	brucea@cutler-andersor	10/19/2020 16:01	10/19/2020 17:45	104
Vicki Clayton	vicki.clayton@cobicomr	10/19/2020 13:56	10/19/2020 17:45	229
Leslie Schneider	LSchneider@bainbridgev	10/19/2020 14:02	10/19/2020 16:14	133
Leslie Schneider	LSchneider@bainbridgev	10/19/2020 16:14	10/19/2020 17:31	77
Michael Loverich	michael.loverich@cobic	10/19/2020 13:58	10/19/2020 17:45	227
Joseph Dunstan	joseph.dunstan@cobico	10/19/2020 13:55	10/19/2020 17:45	230
Jon Quitslund	jonquitslund@att.net	10/19/2020 14:58	10/19/2020 17:45	167
Laurel Wilson	laurel.wilson@cobicomr	10/19/2020 13:56	10/19/2020 14:05	9
Laurel Wilson	laurel.wilson@cobicomr	10/19/2020 14:05	10/19/2020 14:32	28
Laurel Wilson	laurel.wilson@cobicomr	10/19/2020 14:33	10/19/2020 14:36	3
Laurel Wilson	laurel.wilson@cobicomr	10/19/2020 14:36	10/19/2020 14:42	6
Laurel Wilson	laurel.wilson@cobicomr	10/19/2020 14:42	10/19/2020 17:45	183
Todd Thiel	todd.thiel@cobicommitt	10/19/2020 13:58	10/19/2020 17:45	227
Phedra Elliott	phedra@housingresourc	10/19/2020 14:59	10/19/2020 17:45	166
David Greetham	dgreetham@bainbridgev	10/19/2020 14:00	10/19/2020 17:45	225
Bob Russell	bobrussell169@gmail.co	10/19/2020 14:04	10/19/2020 17:45	221
Greg Van Patten	greg@gvpproperty.com	10/19/2020 16:01	10/19/2020 17:45	104
Kelly Tayara	ktayara@bainbridgewa.	10/19/2020 15:00	10/19/2020 17:45	165
Robbie Sepler	rsepler@bainbridgewa.g	10/19/2020 13:56	10/19/2020 14:57	62
Shawn Parks	shawn.parks@cobicomn	10/19/2020 13:59	10/19/2020 17:45	226
TomDaniels	tdaniels@tncinvestment	10/19/2020 16:01	10/19/2020 17:44	103
Mike	mfburns@bluenorth.cor	10/19/2020 16:01	10/19/2020 17:33	92

Attendee Details

User Name (Original Name)	Email	Registration Time	Join Time	Leave Time	Time in Session (minutes)
Bruce Anderson	brucea@cutler-andersor	10/19/2020 14:00	10/19/2020 14:02	10/19/2020 16:01	120
Richard Davis	richard@wakeupbainbri	10/19/2020 13:17	10/19/2020 14:02	10/19/2020 17:45	223
Jon Quitslund	jonquitslund@att.net	10/19/2020 14:31	10/19/2020 14:31	10/19/2020 14:58	28
Phedra Elliott	phedra@housingresourc	10/19/2020 14:02	10/19/2020 14:02	10/19/2020 14:59	58
Bob Russell	bobrussell169@gmail.co	10/19/2020 13:59	10/19/2020 14:02	10/19/2020 14:04	3
Greg Van Patten	greg@gvpproperty.com	10/19/2020 15:32	10/19/2020 15:32	10/19/2020 16:01	30
Jane Rein	jane.rein4@gmail.com	10/19/2020 13:54	10/19/2020 14:02	10/19/2020 16:27	146
allan	aginglawyer@gmail.com	10/19/2020 16:04 --	--	--	--
TomDaniels	tdaniels@tncinvestment	10/19/2020 12:13	10/19/2020 14:02	10/19/2020 16:01	120
Mike	mfburns@bluenorth.cor	10/19/2020 14:54	10/19/2020 14:54	10/19/2020 16:01	68
BISCC Host1	ke_stern@hotmail.com	10/19/2020 14:37	10/19/2020 14:37	10/19/2020 15:46	69

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
allan	10/19/2020 16:04	10/19/2020 16:18	14	United States of America

WEBVTT

1

00:00:00.299 --> 00:00:01.380

Marlene Schubert: Work. We're recording now.

2

00:00:02.220 --> 00:00:02.730

Okay.

3

00:00:04.950 --> 00:00:25.050

Joseph Dunstan: Okay. Welcome everybody. This is a Joe Dunstan I am the chair of the Design Review Board for the city of being Magellan, and I'd like to welcome you to the October late to a meeting of the regularly scheduled meeting for the Design Review Board, we have on our agenda today.

4

00:00:26.820 --> 00:00:39.270

Joseph Dunstan: Open up a which is open meeting presentation with Robbie suffer deputy city attorney. We have a discussion later on, on the affordable housing.

5

00:00:40.470 --> 00:01:01.110

Joseph Dunstan: And then we have a project 340 Wyatt and Madison multifamily and we have new and old business, given the agenda, I would like to ask anybody who's on the call today with the Derby if they have any relationship or any conflicts of interest that they would like to have the public reading

6

00:01:02.190 --> 00:01:06.000

Joseph Dunstan: I don't hear anything. I will assume that there is none.

7

00:01:08.910 --> 00:01:31.200

Joseph Dunstan: Okay, I assume that there are no conflicts then moving ahead we have the summaries of the meeting October 5 2020 and if anybody have any discussion about the summary meetings, I'd like to hear a motion to approve those meetings meeting notes.

8

00:01:38.070 --> 00:01:38.640

Vicki Clayton: Don't move.

9

00:01:39.420 --> 00:01:41.340

Joseph Dunstan: So move. Okay, Vicki. Okay, do I have a

10

00:01:41.340 --> 00:01:41.910

Second,

11

00:01:42.990 --> 00:01:43.650

Shawn Parks: Or a second

12

00:01:44.580 --> 00:01:48.180

Joseph Dunstan: Okay that's john. Okay. All in favor say aye.

13

00:01:51.690 --> 00:02:11.700

Joseph Dunstan: Okay all calls anybody post. Okay. The minutes are approved for the fifth of October, the notes. Okay. We are a couple minutes ahead yet oh five, two or five. Can we start with the Robbie's presentation. Five minutes early. Marlene. Is that a problem.

14

00:02:12.240 --> 00:02:13.470

Marlene Schubert: Not a problem at all.

15

00:02:13.710 --> 00:02:13.800

We

16

00:02:14.940 --> 00:02:16.800

Joseph Dunstan: Need to be here to 10 or visit

17

00:02:17.190 --> 00:02:32.130

Marlene Schubert: Well, I really was hoping Bob could join. I don't know if he's joining us. But he is a new member and I think I know he's been through this with other commissions. So maybe it's not that big a deal if we get started without him but him and Vicki are the new members and therefore we

18

00:02:32.130 --> 00:02:35.340

Marlene Schubert: Were hoping at least those two would be able to listen in as well as

19

00:02:36.720 --> 00:02:37.650

Joseph Dunstan: Talk to Bob.

20

00:02:38.430 --> 00:02:43.290

Marlene Schubert: Oh, PS. Let me move him. I'm not sure why he's there, but thank you. I didn't even see him out there.

21

00:02:44.460 --> 00:02:50.220

Marlene Schubert: All right, now I have stopped sharing Robbie. Let me just make sure I've allowed you to share

22

00:02:54.240 --> 00:02:56.730

Robbie Sepler: I see, I see the option on my screen. Marlene.

23

00:02:56.730 --> 00:03:01.830

Marlene Schubert: Okay, you're probably good. Oh wait, let me. Yes, I'm going to go ahead and make it all panelists. Okay, go ahead. Robbie

24

00:03:02.370 --> 00:03:03.570

Robbie Sepler: Excellent. Thank you very much. Marlene.

25

00:03:03.690 --> 00:03:13.290

Robbie Sepler: Sure, good afternoon board. It is good to see you all again it has been about a year since I've been before. Yet for the annual open government training.

26

00:03:14.100 --> 00:03:23.190

Robbie Sepler: Just to let you know, or in in in for today. This is the time for I come each year to each of the different city advisory groups.

27

00:03:23.580 --> 00:03:34.650

Robbie Sepler: To provide a refresher on the requirements. The open public meetings Act and the public records act and how those requirements apply to you on your service on your city advisory group. In this case, the Design Review Board.

28

00:03:35.280 --> 00:03:45.270

Robbie Sepler: So I understand we have some new members today, many, many of you look look familiar. And I think we're here a year ago, but who has not received this training for me before.

29

00:03:48.210 --> 00:03:51.000

Joseph Dunstan: Vicki, and Bob. Excellent.

30

00:03:51.480 --> 00:03:56.490

Bob Russell: Oh, average I've received that Joe I was on the historical planning board and received it, but

31

00:03:56.610 --> 00:03:57.420

Joseph Dunstan: I'm listening.

32

00:03:57.810 --> 00:04:02.850

Robbie Sepler: Okay, so. So, Bob, this might sound familiar to you, Vicki, welcome.

33

00:04:04.080 --> 00:04:12.870

Robbie Sepler: Catalog. Long story short, is you are members of the city advisor group advisory group, and that makes you officers that city advisory group.

34

00:04:13.560 --> 00:04:20.940

Robbie Sepler: And you need to know about some open government requirements that apply to you because of your service here on the Design Review Board.

35

00:04:21.510 --> 00:04:29.550

Robbie Sepler: And so the big ones are the Public Records Act and the open public meetings Act. So we're going to go through those and highlight how they apply to you.

36

00:04:29.970 --> 00:04:39.000

Robbie Sepler: Because at the end of the day it's important. These are important to open government measures the public expects the transparency that these state laws provide

37

00:04:39.570 --> 00:04:48.480

Robbie Sepler: And so it's important that as you and all the other members of design review board transact your business of the Board that you keep these obligations in mind.

38

00:04:49.950 --> 00:04:56.760

Robbie Sepler: So what I'm going to do first is, I think, start with the Public Records Act, and then we'll move into the open open public meetings act.

39

00:04:57.300 --> 00:05:08.970

Robbie Sepler: I have a deck of slides here. I'll try to keep it more conversational, and just lecture Nadia, and hopefully there could be some good good discussion. If you have any questions that have come up over, over the last year or so.

40

00:05:09.450 --> 00:05:21.420

Robbie Sepler: For for returning members are continuing members happy to discuss those as well and I'll be sure to send these these PowerPoint presentations to you after the after this meeting as well. So you have them as a resource.

41

00:05:21.780 --> 00:05:25.140

Marlene Schubert: You can send those through me. Robbie if you'd like. And I'll get them to the rest of the members.

42

00:05:25.350 --> 00:05:26.580

Robbie Sepler: That'd be great. Marlene. Thank you.

43

00:05:27.810 --> 00:05:43.170

Robbie Sepler: Okay. So I guess the last thing to say here and just for the benefit of view Vicki. The reason I'm here is I'm the deputy city attorney. And so that's the role I play and I'm here to provide provide this important background for the Design Review Board.

44

00:05:43.710 --> 00:05:50.970

Vicki Clayton: Thanks, Robbie, just as an FYI. I was on the Bainbridge school board for 12 years so I'm familiar with it, but I certainly need an update.

45

00:05:51.720 --> 00:05:58.650

Robbie Sepler: Excellent. Okay. Well, thank you, thank you for that background, then. Alright, so I'm going to share my screen here.

46

00:06:00.000 --> 00:06:04.410

Robbie Sepler: We've got the annual public records. Public Records Act training.

47

00:06:05.820 --> 00:06:11.220

Robbie Sepler: And here we go. Let's see. Okay, so what we're going to talk about what is a public record.

48

00:06:11.760 --> 00:06:18.810

Robbie Sepler: And then we're going to really be focusing on how do you comply with the requirements of the Public Records Act. And what's really key here is technology.

49

00:06:19.440 --> 00:06:31.440

Robbie Sepler: And how that will apply to to your, your service here on the board. And so the big thing to keep in mind as we talk through this is the public records act was written in 19 the 1970s.

50

00:06:32.100 --> 00:06:36.270

Robbie Sepler: And doesn't really contemplate clearly all of the different technology that

51

00:06:36.750 --> 00:06:51.510

Robbie Sepler: We as well myself a staff but you as officials for government advisory group us in the transaction your business. I doubt that the folks who drafted the public records act it vision that we would all be talking today over zoom

52

00:06:52.110 --> 00:06:56.700

Robbie Sepler: And that is a good example of how the public records act as a little bit out of date.

53

00:06:57.720 --> 00:07:06.150

Robbie Sepler: But dive in right on in. Let's start with the purpose. The purpose of the Public Records Act. It's to allow people to

54

00:07:06.660 --> 00:07:13.830

Robbie Sepler: Gain access the records that you as government officials create or rely on as you try to transact business that affects the public

55

00:07:14.580 --> 00:07:24.630

Robbie Sepler: And so it includes some strong language such as the people don't yield their sovereignty to local governments and they maintain the right to know and it's a fully protect the public interest.

56

00:07:25.320 --> 00:07:33.840

Robbie Sepler: So this is the purpose, it's allowed to its to allow all the residents of the city to access the records that you create or you rely on when you make decisions that affect them.

57

00:07:37.470 --> 00:07:40.260

Robbie Sepler: So let's talk about some common types of public records.

58

00:07:41.340 --> 00:07:49.830

Robbie Sepler: So as I mentioned before, the public records act was drafted in the 70s. So pretty clear at that time. What a public record was. It was a piece of paper.

59

00:07:50.340 --> 00:07:56.310

Robbie Sepler: It was something that was typed on or written and probably stored in a file cabinet that's changed now though.

60

00:07:57.240 --> 00:08:03.180

Robbie Sepler: The public records. It doesn't matter what form they take it's not as easy to think of exactly what they look like.

61

00:08:03.990 --> 00:08:13.560

Robbie Sepler: They can be anything, as long as they relate to the conduct of government. And I'll get into that definition, a little bit more more in more depth in just a moment.

62

00:08:13.920 --> 00:08:19.950

Robbie Sepler: But here on the screen. Here's some examples of what can be a public record. It could be an email. It could be a copy. It could be

63

00:08:20.280 --> 00:08:29.760

Robbie Sepler: You know, a binder that might have been more familiar to those who drafted the Public Records Act could be a text message and even can be an audio recording or something that you post to Facebook.

64

00:08:31.290 --> 00:08:38.610

Robbie Sepler: What matters is what is that it was prepared own user retained poor. That's the picture of the water.

65

00:08:39.750 --> 00:08:44.340

Robbie Sepler: And it was relates to the conduct of government and the transaction of government business.

66

00:08:44.940 --> 00:08:52.980

Robbie Sepler: So it's not the form of the record doesn't matter what it looks like. It doesn't matter if it's electronic or audio or are written down or etched in stone.

67

00:08:53.610 --> 00:09:06.570

Robbie Sepler: What matters is the content and it's a public record if it relates to the conduct of government or the performance of any governmental a proprietary function and its prepared owned used a retained for that end.

68

00:09:07.800 --> 00:09:14.040

Robbie Sepler: And the converse is that it's not a public record if it relates solely to personal matters and not agency business.

69

00:09:14.910 --> 00:09:32.640

Robbie Sepler: So for you, as members the Design Review Board. This means that any record that is repaired owned used or retained by you, that relates to the design review boards business. And that's a public record that can be requested by a member of the public.

70

00:09:35.220 --> 00:09:44.340

Robbie Sepler: So I want to jump back here for a second is asking anybody has any questions about that, about the fact that it's not the form of the record that matters is the content.

71

00:09:44.850 --> 00:09:49.050

Joseph Dunstan: Could you just repeat those prepared used owned in

72

00:09:49.440 --> 00:09:51.060

Joseph Dunstan: Retained retained.

73

00:09:51.210 --> 00:09:52.980

Robbie Sepler: Okay, thank you. Absolutely.

74

00:09:54.930 --> 00:09:56.880

Robbie Sepler: Any, any other questions at this point.

75

00:09:58.800 --> 00:10:01.590

Robbie Sepler: Okay, I'm gonna dive dive back in here.

76

00:10:04.110 --> 00:10:05.580

Robbie Sepler: Okay, so

77

00:10:06.810 --> 00:10:11.100

Robbie Sepler: That's it key concept. Doesn't matter what it looks like. What matters is the content.

78

00:10:13.290 --> 00:10:23.730

Robbie Sepler: So that's about a public record is. And now let's talk about how that definition applies the technology that you use for design review board business and

how that can create public records.

79

00:10:25.350 --> 00:10:41.280

Robbie Sepler: So starting off well sorry jumped, jumped forward. Let's start off with email here. I'll read through the text on the slide here in just a sec. But the first thing I want to ask is, Has everybody been able to access their city issued email account.

80

00:10:44.070 --> 00:10:49.560

Robbie Sepler: And I guess if you haven't been able to. Could you speak up. Now, so we can we can identify that and help you out.

81

00:10:51.480 --> 00:11:05.220

Robbie Sepler: Okay, so you all have been issued a city issued email account. And it's really important that you use that city account for all of your design review board business and for only your design review board business.

82

00:11:06.180 --> 00:11:12.660

Robbie Sepler: And what I mean by that is that you should have your city, you should account for everything you do for the Design Review Board.

83

00:11:13.110 --> 00:11:21.570

Robbie Sepler: And you should never use your personal account for any of that business. And the reason is, is that we provide you this tool. The city issued email account.

84

00:11:22.080 --> 00:11:32.130

Robbie Sepler: For the proper retention of public records. So as a design review board member, you'll be emailing back and forth related to your business, the Design Review Board.

85

00:11:32.640 --> 00:11:44.130

Robbie Sepler: You'll be creating public records and we give you a city issued email account to make sure we can retain them for the proper amount of time and to locate them if they are requested, so we can comply with the requirements. The Public Records Act.

86

00:11:45.150 --> 00:12:01.080

Robbie Sepler: If you're using your personal email account. There's no way for us to make sure they're be retained for the proper amount of time or that we can be sure to locate them if they are requested and that can lead to two penalties for the city as well as just an overall lack of public trust.

87

00:12:02.940 --> 00:12:17.550

Robbie Sepler: So what to do, is small city you likely know many folks on the island and they likely know that you're a member of the Design Review Board. So what happens if you get an email to your personal email account related to design review board business.

88

00:12:18.390 --> 00:12:31.320

Robbie Sepler: What you do is you for that to your city account and you can reply to that contact through your city account and just mentioned, saying, hey, when I'm wearing my design review board hat. Let's talk through this email address.

89

00:12:31.800 --> 00:12:41.160

Robbie Sepler: Or alternatively you can find a time to meet with them in person. I guess once once we have a vaccine or, or, you know, if you can meet them in a social socially distance and safe.

90

00:12:42.360 --> 00:12:54.930

Robbie Sepler: Manner. But, um, or you can talk to them on the phone. But the key thing here is to make sure that if you're creating a record through email that records created and retained through your city issued email account.

91

00:12:57.390 --> 00:13:00.630

Robbie Sepler: So does anybody have any, any questions or concerns about email.

92

00:13:02.700 --> 00:13:12.150

Robbie Sepler: I just want to underline that this is this is incredibly important. We all know that we get a lot of emails and we create a lot of emails to the through the course of just conducting business.

93

00:13:12.690 --> 00:13:28.320

Robbie Sepler: And those emails do can and do get requested, often by residents, so we can make sure we can comply with the requirements of the Public Records Act and provide timely records to residents. If you follow these rules and that's incredibly important.

94

00:13:29.220 --> 00:13:32.070

Joseph Dunstan: So this is Joe. If I could make a comment.

95

00:13:33.150 --> 00:13:48.180

Joseph Dunstan: Let me see. It is the case, particularly in the Mac the Mac world on

the email is that I'll just pick on say Vicki. Vicki a message and I'll check in, Vicki Clayton and

96

00:13:48.240 --> 00:13:49.350

Joseph Dunstan: Sometimes it'll come up

97

00:13:49.410 --> 00:13:50.580

Joseph Dunstan: As cubby email.

98

00:13:50.670 --> 00:13:52.230

Joseph Dunstan: Sometimes it comes up as a personal

99

00:13:52.260 --> 00:13:52.680

Robbie Sepler: Email

100

00:13:53.160 --> 00:13:56.550

Joseph Dunstan: And you got to make sure that you, you know, click the right one.

101

00:13:57.630 --> 00:14:06.870

Joseph Dunstan: And sometimes, and I know even I'll just pick on Dave grief. And so what happens in the city. I'm not picking on day but you know. Occasionally I'll get a message from Dave to

102

00:14:07.260 --> 00:14:22.140

Joseph Dunstan: It's not going to, but I probably sent messages out to people that were at home because I just clicked on the wrong email and I do think that happens. So, let's say. So I guess the thing to do is just forwarded on to the copy email. So, yeah.

103

00:14:22.830 --> 00:14:26.490

Joseph Dunstan: I do not, I'm not picking on anybody. I think I do the same.

104

00:14:27.360 --> 00:14:29.640

Joseph Dunstan: I think I must do it to everybody to, you know,

105

00:14:30.630 --> 00:14:32.850

Robbie Sepler: Yeah, thanks. Thank you for raising that Joe and

106

00:14:32.880 --> 00:14:34.350

Robbie Sepler: Just, just underline that right

107

00:14:34.470 --> 00:14:37.500

Robbie Sepler: We're all we're all human. We're going to do that and

108

00:14:38.010 --> 00:14:46.110

Robbie Sepler: The Public Records Act has its requirements. And so, like, like you're like Joe was saying is that if that does happen to you and you realize you send it to the

109

00:14:46.770 --> 00:14:57.750

Robbie Sepler: Wrong, wrong email address or a personal email address you can forge forward it to your city account and then that that person there your colleague will need to make sure that they get it into their

110

00:14:58.410 --> 00:15:10.500

Robbie Sepler: City issued email account as well, just to make sure it can be retained and so mistakes will happen. But it's important to make sure ultimately gets into your city email account at the end of the day.

111

00:15:14.520 --> 00:15:28.230

Robbie Sepler: Okay, so share my screen here again. Okay, so that was email. Let's talk about texts, bottom line here is do not send text related to design review board management business.

112

00:15:29.160 --> 00:15:35.640

Robbie Sepler: And the reason for that is that the city doesn't have the resources right now to issue you each with a city issued cell phone.

113

00:15:36.090 --> 00:15:42.900

Robbie Sepler: My council members have which can allow text messages to be retained and located, if a public records request comes in.

114

00:15:43.530 --> 00:15:54.930

Robbie Sepler: In contrast, in text sent to personal cell phone devices. There's no way the city can make sure that those are retained for the proper period of time or located, if they are requested.

115

00:15:55.290 --> 00:16:04.140

Robbie Sepler: And that's on top of the fact that text as you can. Might imagine are pretty hard to figure out. Sometimes what they apply to you know if they're short or

if they use

116

00:16:04.830 --> 00:16:12.150

Robbie Sepler: emojis or if they use abbreviations. It's hard to search for them and to see if they are responsive to to a request.

117

00:16:12.720 --> 00:16:20.640

Robbie Sepler: And so given those limitations, the direction is not to send any text related to your design review board and business.

118

00:16:21.630 --> 00:16:30.270

Robbie Sepler: And so as a texture myself, you know, there's many times, if I'm running late to something I'll shoot a text to whoever I'm meeting to say, hey, I'm sorry. We've got five minutes late.

119

00:16:31.260 --> 00:16:41.910

Robbie Sepler: In the context of public records and for your service in the Design Review Board, even the texts like that would constitute a public record that we need to be retained and could need to be produced if requested.

120

00:16:42.540 --> 00:16:56.250

Robbie Sepler: So the bright line rule here for you. Don't text related designer review business, even if it's, you know, something like I'm running late or the doors locked or I'm having trouble accessing zoom

121

00:16:56.850 --> 00:17:05.520

Robbie Sepler: Bring that conversation into your city issued email account or call the person in order to have that conversation or express that short message.

122

00:17:06.750 --> 00:17:16.890

Robbie Sepler: And so what happens if you do get an any text message related to your design review board work so similar similar process to email is you can

123

00:17:17.700 --> 00:17:28.350

Robbie Sepler: Reply stating that try to move this to email or through a phone call and then forward the text and any response. You send to your city issued email account.

124

00:17:29.070 --> 00:17:34.620

Robbie Sepler: With some brief keywords like the dates and the sender and recipient name. So it could be more easily searched

125

00:17:35.310 --> 00:17:42.390

Robbie Sepler: If you have any questions about how to do that or if it ever does come up, you can contact the city attorney's office or you can contact

126

00:17:43.140 --> 00:17:46.230

Robbie Sepler: The city's IT department for some assistance and how to do it.

127

00:17:46.650 --> 00:17:59.190

Robbie Sepler: It's pretty straightforward and then today. It could just be a screenshot of the texts as well as long as you include some word searchable, you know, keywords in that email that you send to yourself on your city issued email account.

128

00:17:59.760 --> 00:18:07.050

Robbie Sepler: And that will allow us to locate that text. If it is requested and to retain it for help for the proper period of time.

129

00:18:09.000 --> 00:18:11.880

Robbie Sepler: So questions about texts.

130

00:18:14.760 --> 00:18:15.150

Robbie Sepler: Okay.

131

00:18:17.880 --> 00:18:18.630

Robbie Sepler: Then

132

00:18:19.710 --> 00:18:37.320

Robbie Sepler: So social media, same rules as texts. Don't use your personal, social media accounts for design review design then review board business same reason as with text messages we don't have the resources right now to properly.

133

00:18:38.340 --> 00:18:48.600

Robbie Sepler: Hook, your private personal, social media accounts up with RECORDS RETENTION software also that just leads to the issue is that we end up capturing everything from your personal use of

134

00:18:48.960 --> 00:18:55.050

Robbie Sepler: Of social media, which is not something that I think any anyone wants to have happen and so

135

00:18:55.920 --> 00:19:03.090

Robbie Sepler: Don't use your personal, social media. Don't use your personal Facebook your personal Twitter in relation to your work here on the board.

136

00:19:03.750 --> 00:19:12.870

Robbie Sepler: And if you do get a message or somebody posts on your wall on Facebook related to your work on the board. It's the same procedure is with text, you get a copy of that.

137

00:19:13.200 --> 00:19:20.070

Robbie Sepler: Into your city issued email account by taking a screenshot or forwarding it whatever the social media platform allows

138

00:19:20.550 --> 00:19:32.070

Robbie Sepler: And then you move that conversation on to email or over the phone or when circumstances allow an in person conversation and you just include some keywords and email to make sure we can help locate it

139

00:19:33.600 --> 00:19:40.080

Robbie Sepler: So if, if the if the board does think that it needs to do some outreach for one reason or the other, then

140

00:19:41.040 --> 00:19:51.930

Robbie Sepler: There is the possibility of working with the city's communications coordinator Kristen drew to use the city's social media accounts to help push out any information at the board may be looking to push out

141

00:19:52.710 --> 00:19:57.120

Robbie Sepler: And the reason that that is acceptable here is that because it's the city social media page.

142

00:19:57.660 --> 00:20:12.600

Robbie Sepler: relates solely to city business and the city has invested in electronic means of retaining everything that happens or is posted through those accounts. So it's something that would be available for use the board was just need to coordinate with Christian drew

143

00:20:15.960 --> 00:20:30.330

Robbie Sepler: So the summary here for these major parts of technology is use your city email account for all of your board related business and only for your board

related business. Don't text and don't use your personal, social media.

144

00:20:32.580 --> 00:20:38.580

Robbie Sepler: Are there any, uh, any questions with kind of these big, big technology buckets.

145

00:20:41.760 --> 00:20:54.810

Robbie Sepler: Okay, trying to trying to keep the these rules as bright line as possible. And again, you'll be getting copies of these slides for you to keep it home and you know as we're if you ever were all quarantine. We all the more reading material. So hopefully it's a

146

00:20:54.900 --> 00:20:56.220

Robbie Sepler: fascinating read on your own.

147

00:20:57.360 --> 00:20:59.100

Robbie Sepler: With that, I'm going to go back to share here.

148

00:21:00.120 --> 00:21:08.940

Robbie Sepler: Okay, so a couple loose ends here moving into kind of the more nuanced portions use of personal devices.

149

00:21:09.960 --> 00:21:17.160

Robbie Sepler: won't be a surprise to you, you're using your own cell phone and your own laptops for your design review board related work.

150

00:21:17.610 --> 00:21:26.610

Robbie Sepler: That's perfectly appropriate because the city has supplied you with any, any other alternative and given the world we live in, it's incredibly important to be using that technology.

151

00:21:27.420 --> 00:21:34.740

Robbie Sepler: All that we ask is that, to the extent that you can try to keep your board related records, separate from your personal records.

152

00:21:35.070 --> 00:21:49.080

Robbie Sepler: So, for example, on a laptop. If you could set up a separate folder for all your design review related materials or drafts or PDFs or any records you might be preparing owning using or retaining related to your board work.

153

00:21:49.620 --> 00:21:54.600

Robbie Sepler: That would allow you to easily locate it if there's ever a public records request for it.

154

00:21:55.020 --> 00:22:06.540

Robbie Sepler: And then when your time on the board is through, you can easily locate all of your kind of cash records and make sure those get transferred to the city for for appropriate retention.

155

00:22:06.960 --> 00:22:18.750

Robbie Sepler: Either by putting them into your email just kind of forwarding them that way or otherwise working out with our public records officer how best to get those records into the city's public records retention system.

156

00:22:20.040 --> 00:22:31.170

Robbie Sepler: And so the key thing here is make sure not to delete any records, you might be having a let unless you've forward to them first to your city issued email account to make sure they can be retained.

157

00:22:35.340 --> 00:22:37.290

Robbie Sepler: So online productivity tools.

158

00:22:38.700 --> 00:22:53.760

Robbie Sepler: Lots of interesting platforms out there. Unfortunately, the city doesn't have the technological capacity right now to retain records created on them. So the directions, not to use online productivity or collaboration tools like slack trial or a sauna.

159

00:22:56.910 --> 00:23:01.950

Robbie Sepler: And then the final, final note here is just talking about exemptions and the public records act.

160

00:23:02.640 --> 00:23:15.540

Robbie Sepler: You may have may be familiar with the way the act works is that there's the general purpose is to allow access to records that's been determined to be in the public interest able to access the records, those

161

00:23:16.290 --> 00:23:28.230

Robbie Sepler: Whose decisions affect the public's the public interest. There are some exceptions to what is required to be produced, and they're very, very narrow and they're very

162

00:23:28.770 --> 00:23:42.840

Robbie Sepler: Specific and their application. So my point here is to make you aware that there are some times where records are exempt that the public interest is deemed to be better served by not allowing some records to be disclosed.

163

00:23:43.320 --> 00:23:49.290

Robbie Sepler: And an example that comes to mind is if the city is contemplating buying like a piece of property, for example.

164

00:23:49.530 --> 00:23:56.340

Robbie Sepler: The public interest isn't served if the person selling the property could access the records talking about how much the city would sell it for

165

00:23:56.970 --> 00:24:07.770

Robbie Sepler: Right public's better served by being able to more competitively competitively bid. That's one example, not, not necessarily applicable for the board just wanted to give you how how specific they can get

166

00:24:08.550 --> 00:24:16.020

Robbie Sepler: But bottom line here is I think it's my recommendation is to proceed that anytime you create a public record that is any sort of

167

00:24:16.770 --> 00:24:20.820

Robbie Sepler: Writing thats related to your work on the board. Assume that it could be requested.

168

00:24:21.120 --> 00:24:33.600

Robbie Sepler: That's the best way even if there are exemptions out there, it's best just to assume that it is a public record that could be disclosed and that way. There's no no potential for a surprise. If a public record ever is requested and it's produced

169

00:24:36.210 --> 00:24:37.530

Robbie Sepler: So final note here.

170

00:24:38.970 --> 00:24:47.340

Robbie Sepler: The main reason that I'm here today is that state law requires in the public expects it they expect require compliance with the Public Records Act.

171

00:24:47.850 --> 00:24:55.170

Robbie Sepler: And the Public Records Act itself supports this compliance by providing for penalties if these requirements are not followed

172

00:24:55.830 --> 00:25:07.800

Robbie Sepler: The penalties can be pretty severe, they can be per day penalties from zero to \$100 and that could be per page of public records. They're not produced if they are requested and then they're not exempt.

173

00:25:08.430 --> 00:25:14.700

Robbie Sepler: There's also the city. There's also attorneys fees and other costs that we need to be paid the city cannot comply with these requirements.

174

00:25:15.630 --> 00:25:27.960

Robbie Sepler: So bringing that to your attention, just to kind of further drive home. Is that not only it's an expectation, you know, transparency is an expectation of the public, there's severe financial penalties, the city these requirements are not followed

175

00:25:30.750 --> 00:25:40.170

Robbie Sepler: So finally the city attorney's office is here as a resource as you conduct your business. If there are any questions or concerns or hopefully in the outset, if you are

176

00:25:40.590 --> 00:25:49.530

Robbie Sepler: you wondering what the best best way to proceed is, don't hesitate to reach out and we can help help you navigate these kind of kind of difficult requirements.

177

00:25:50.550 --> 00:26:00.480

Robbie Sepler: So that was the, the Public Records Act lot of information either some some questions about the public records act or for those of you that have been on the board.

178

00:26:01.050 --> 00:26:07.140

Robbie Sepler: For a while, are there any kind of interesting circumstances that have come up for you that you'd like to talk about or have some questions about

179

00:26:12.180 --> 00:26:12.480

Okay.

180

00:26:13.680 --> 00:26:25.380

Robbie Sepler: So don't need don't need that you could keep thinking about it and if you do have any questions, you could email myself or the city attorney and we'd be happy to, to help work through any any any of those questions you may have.

181

00:26:26.640 --> 00:26:42.840

Robbie Sepler: And so to continue that kind of fire hose information and realized this is a lot of information here. We're going to transfer over to the open public meetings back and talk about those requirements. So we get this set up on my hand.

182

00:26:45.420 --> 00:26:47.280

Robbie Sepler: And share the screen.

183

00:26:48.600 --> 00:26:51.300

Robbie Sepler: Okay, so

184

00:26:54.870 --> 00:27:10.800

Robbie Sepler: jump right to the end. I'm just excited. OK, so the open public meetings. This is a complimentary law to the Public Records Act. And so where the public records act was about the public having access to the records that you create or rely on when you conduct visit your business.

185

00:27:11.820 --> 00:27:22.320

Robbie Sepler: The open public meetings act is about allowing the public to be in the room, so to speak, to watch and hear you as you make decisions that affect them.

186

00:27:23.850 --> 00:27:30.870

Robbie Sepler: So we're going to talk about the purpose of the op may, we're going to talk about requirements. The different types of meetings that are under it.

187

00:27:31.680 --> 00:27:40.770

Robbie Sepler: The rules on public attendance and conduct, you know, we're going to mention this term called serial meetings and we're going to talk again about technology and how that can be

188

00:27:41.850 --> 00:27:46.290

Robbie Sepler: Kind of a kind of a difficult area and understanding your requirements and the open public meetings act.

189

00:27:49.350 --> 00:28:02.160

Robbie Sepler: So the purpose here, you'll notice that there's there's strong language here as well. And this is pulled directly from the act itself is that the

people of Washington don't yield their sovereignty to local governments and agencies, they insist on remaining informed.

190

00:28:02.640 --> 00:28:14.580

Robbie Sepler: Public servants, the state exists to aid in the conduct of the people's business and that the intent of the PMA is that the actions of public servants be taken openly and that the deliberations be conducted openly.

191

00:28:15.630 --> 00:28:32.460

Robbie Sepler: And so what this basically means is that when you meet as a board when there's a quorum of view. The public needs to be able to be in the room, so they can hear and watch what you're what you're saying. And when you come to the decisions that affect their lives.

192

00:28:34.770 --> 00:28:43.110

Robbie Sepler: And so I'm going to start here with talk about penalties. So again to two big reasons we're here is the first is that the public expects transparency.

193

00:28:43.470 --> 00:28:57.780

Robbie Sepler: They expect government officials, such as yourself to comply with the requirements of the open public meetings that. The second is that the penalties can be serious for violations. The open public meetings Act. So in contrast, the Public Records Act.

194

00:28:58.920 --> 00:29:08.370

Robbie Sepler: With the Public Records Act violations are paid by the city not and there's not individual liability for members of boards, such as yourself.

195

00:29:09.000 --> 00:29:19.350

Robbie Sepler: For the open public meetings act there there is personal penalties for knowing violations of the open public meetings Act. So what that means is that if

196

00:29:20.100 --> 00:29:35.880

Robbie Sepler: If I one of you or one or more of you knowingly attempt to violate the open public meetings act that can lead their personal, personal penalty against Jeff, which is \$500 for the first violation \$1,000 for each subsequent violation.

197

00:29:37.080 --> 00:29:48.660

Robbie Sepler: And the also additional thing here is that if the Design Review Board takes any or makes any takes any action that is in violation of the open public mean exact and that action is void.

198

00:29:49.440 --> 00:29:59.730

Robbie Sepler: So if you made a recommendation, but not in a manner that was consistent with the requirements. The open public meetings act that recommendation could be void, and you'd have to go back and do it all over again.

199

00:30:02.790 --> 00:30:10.980

Robbie Sepler: So let's talk about the general requirements. The first is that all meetings of the governing body must be open to the public.

200

00:30:11.730 --> 00:30:24.540

Robbie Sepler: The Governing Body I'm use because I use this presentation for all the different city advisory groups. I can't tailor it as much as I'd like. But for the purposes here governing body. It's the Design Review Board. That's what you can think of it as

201

00:30:26.250 --> 00:30:34.500

Robbie Sepler: The second requirement. There's no secret ballots. And the third is that anything done by by the Design Review Board.

202

00:30:36.300 --> 00:30:39.840

Robbie Sepler: That is not at a public meeting is invalid.

203

00:30:42.990 --> 00:30:48.090

Robbie Sepler: So the first rule all meetings of the Design Review Board must be open to the public.

204

00:30:49.440 --> 00:30:55.440

Robbie Sepler: to unpack that we got to start with what is a meeting a meeting is where action is taken.

205

00:30:56.760 --> 00:31:07.110

Robbie Sepler: And so what is action, action is the transaction of the official business of the Design Review Board by a majority or more of the Design Review Board.

206

00:31:08.010 --> 00:31:21.060

Robbie Sepler: And includes discussion deliberation public testimony review and evaluations and it includes but isn't limited to final action, which is a collective decision or voting on motions, resolutions or ordinances.

207

00:31:22.080 --> 00:31:29.460

Robbie Sepler: And so what I recommend you think of when you think of action is that it can be just mere discussion.

208

00:31:30.210 --> 00:31:43.800

Robbie Sepler: So what that means is that the Design Review Board would be taking action if there's a majority or more of yet just talking about design review board business doesn't matter what it's about, as long as it's related to design review board.

209

00:31:45.900 --> 00:31:54.330

Robbie Sepler: And so kind of pulling that back out again. The general rule is that all meetings of the Design Review Board need to be open to the public.

210

00:31:55.650 --> 00:32:00.870

Robbie Sepler: Meetings occur where there's a majority or more of yet talking about design review board business.

211

00:32:01.890 --> 00:32:09.090

Robbie Sepler: And so when a majority or more of you are talking about design review board business that needs to be in a meeting that is open to the public.

212

00:32:13.050 --> 00:32:22.890

Robbie Sepler: And so let's talk about that. So you take action where there's a majority or more of yet just talking about design review board related business.

213

00:32:23.580 --> 00:32:30.060

Robbie Sepler: That doesn't mean that you need to physically be in the same place you could be all seat at the table as shown in the bottom here.

214

00:32:30.660 --> 00:32:44.700

Robbie Sepler: You could all be on a conference call, or you could all be like we are right now meeting over zoom. What matters is that there's a majority or more of you talking about design review board related business. That's when the meeting needs to be open to the public.

215

00:32:47.850 --> 00:32:58.710

Robbie Sepler: So let's talk about what types of meetings can open to the public. There's, there's two types of meetings envisioned under the open public meetings, there's regular meetings and special meetings.

216

00:32:59.760 --> 00:33:05.790

Robbie Sepler: So a regular meeting, like the name implies, are reoccurring meetings held in accordance with a regular schedule.

217

00:33:07.170 --> 00:33:14.820

Robbie Sepler: The design review board establishes the date and time of the regular meeting and there's not really many notice requirements.

218

00:33:15.990 --> 00:33:20.310

Robbie Sepler: And the agenda can be amended and final action can be taken on items on the agenda.

219

00:33:21.720 --> 00:33:30.240

Robbie Sepler: So kind of summarizing this regular meetings they regularly occur there your monthly meetings that always occur on a specific time and date.

220

00:33:31.050 --> 00:33:38.190

Robbie Sepler: The public steam to have notice of them because they always occur at the same time and time and place, and they know to expect them.

221

00:33:38.910 --> 00:33:46.530

Robbie Sepler: And that means the state law recognizes that says, okay, the Design Review Board should have pretty pretty good flexibility about what they discuss those meetings.

222

00:33:48.870 --> 00:34:00.150

Robbie Sepler: In contrast, their special meetings which, like the name implies, our first special, special reasons. So there any meeting other than a regular meeting, regardless of what you call

223

00:34:01.200 --> 00:34:12.960

Robbie Sepler: That could be called by the presiding officer or by a majority of the members of the Design Review Board. It has special notice requirements which will be taken care of us staff. If one is ever called

224

00:34:13.980 --> 00:34:20.850

Robbie Sepler: And they can be more about more than one topic, but there can't be any final action taken unless the topic was listed on the nose for the meeting.

225

00:34:22.170 --> 00:34:25.200

Robbie Sepler: So that makes sense if it's a meeting that the public's not expecting

226

00:34:25.740 --> 00:34:37.800

Robbie Sepler: The notice for it needs to specifically tell the public what you're going to be talking about. So the public and determine if they're going to show up and listen to or want to want to understand what is your what your, what is your talking about or deciding

227

00:34:39.660 --> 00:34:40.830

Joseph Dunstan: The question.

228

00:34:41.280 --> 00:34:41.520

Sure.

229

00:34:42.960 --> 00:34:50.430

Joseph Dunstan: Sorry to interrupt you. So that last comment about know funnel action can be taken, I assume that also

230

00:34:51.930 --> 00:34:53.670

Joseph Dunstan: Is true for a regular me

231

00:34:55.170 --> 00:34:59.910

Joseph Dunstan: So he's doing a regular meeting if someone were to add an agenda item.

232

00:35:01.020 --> 00:35:03.060

Joseph Dunstan: It wasn't called advertised.

233

00:35:04.140 --> 00:35:05.490

Joseph Dunstan: Then we couldn't take action.

234

00:35:07.080 --> 00:35:07.500

Robbie Sepler: So,

235

00:35:07.530 --> 00:35:20.760

Robbie Sepler: Legal legally, you can add a regular meeting the agenda could be changed day of and add new things to it and the full the full or a majority or more of you could decide to take final action on it.

236

00:35:21.870 --> 00:35:32.220

Robbie Sepler: There might be policy reasons why you wouldn't want to do that at a regular meeting, you know, and you I think mentioned it saying that we did it. We just added it the public might not have come prepared to talk about it.

237

00:35:32.970 --> 00:35:48.900

Robbie Sepler: But what the legal differences, a special meeting and less than the notice that meeting, specifically says that you're going to consider action or final action, then you can't because the public wouldn't have been given. Notice, notice that it

238

00:35:50.010 --> 00:35:50.460

Shawn Parks: Robbie

239

00:35:52.380 --> 00:35:56.520

Shawn Parks: Just I just to add or to add to the

240

00:35:57.870 --> 00:36:06.900

Shawn Parks: Or maybe I missed it. What's the amount of time you need to give the public before you would host said special meeting. Like, what does that

241

00:36:08.280 --> 00:36:11.190

Robbie Sepler: Great, thank you for the question. It's 24 hours.

242

00:36:11.700 --> 00:36:12.330

Shawn Parks: That's a

243

00:36:12.420 --> 00:36:23.370

Robbie Sepler: At least, yep, that's all that's required. Normally, the city tries to give as much notice as possible. If there's special meetings meetings coming up and the notice any issues.

244

00:36:23.850 --> 00:36:32.520

Robbie Sepler: Issued more. But yeah, it is. And you know, I think the reason for that is that there's sometimes that a special meeting is needed for an emergency.

245

00:36:32.910 --> 00:36:43.950

Robbie Sepler: Like for example, if there was an earthquake, the City Council would like they need to meet pretty quickly, maybe to approve some funding or to help coordinate the response and 24 hours is you know the time. Yep.

246

00:36:44.850 --> 00:36:53.130

Robbie Sepler: The balance that the legislature restrict for that, but I'm in practice the city does try to give more notice for those for those special meetings.

247

00:36:53.730 --> 00:36:56.280

Shawn Parks: Don't make sense. And then I have one more question.

248

00:36:57.330 --> 00:36:59.220

Shawn Parks: If now is an okay time to ask for. Do you want me to

249

00:36:59.220 --> 00:37:00.390

Robbie Sepler: Sleep now please

250

00:37:01.620 --> 00:37:04.050

Shawn Parks: Like I understand core, but I'm

251

00:37:05.400 --> 00:37:16.710

Shawn Parks: Totally hypothetical, but as quorum specifically related to just people that are on a specific committee or is that like anyone that's involved in the city.

252

00:37:17.940 --> 00:37:34.410

Robbie Sepler: So it would be just members of the specific advisory group or the or the city council. Those are multi member boards. So for for the Design Review Board the quorum is just a simple majority of the membership of the Design Review Board.

253

00:37:35.430 --> 00:37:55.620

Shawn Parks: So like, I'm just making stuff up, but like someone I can't think of boards, but let's just say like school someone from school board and Dr. B and planning and Council could totally meet and that's not considered that's totally fine. But that's not an actual meeting. Great.

254

00:37:56.850 --> 00:37:59.430

Robbie Sepler: Thanks for that example I'm understanding what you're what you're asking. But

255

00:37:59.460 --> 00:38:01.110

Robbie Sepler: You're correct. Yep.

256

00:38:01.170 --> 00:38:09.180

Robbie Sepler: It's, um, you can have a mixture of different folks from different boards as long as there's not a quorum of one board.

257

00:38:09.810 --> 00:38:17.520

Robbie Sepler: So, so yeah, so. So examples are, you know, for the joint meetings of the Planning Commission and of the city council.

258

00:38:18.180 --> 00:38:29.580

Robbie Sepler: Because, because there were both the quorum of both of those bodies there, it actually technically was a meeting of both the planning commission and a separate meeting of the city council. They're just held at the same time.

259

00:38:32.700 --> 00:38:45.810

Robbie Sepler: If that makes sense. But you could have one one person from planning commission one person from city council one person from the school board and one person from the sustainable transportation task force all in a room and that would be fine.

260

00:38:51.090 --> 00:38:58.440

Joseph Dunstan: Probably can only run one second for Crystal bureaucratic thing here with Dr. Be sure Marlene, are you there.

261

00:39:01.710 --> 00:39:02.250

Marlene Schubert: Yes, I am.

262

00:39:02.610 --> 00:39:11.280

Joseph Dunstan: Yeah, I've noticed that the last couple of our agendas have been advertised as special meetings when they were the regularly scheduled meeting.

263

00:39:11.970 --> 00:39:21.210

Joseph Dunstan: And I'm not sure if that makes the difference. But it sounds like in this particular case, calling it a special meeting makes it slightly more special than

264

00:39:21.960 --> 00:39:35.850

Joseph Dunstan: A regular meeting and then I've noticed that. And I just meaning to ask you if that was just in the gender thing is enough to ask and it says a special meeting of the Design Review Board agenda is this fall.

265

00:39:36.510 --> 00:39:46.350

Marlene Schubert: Yes. What has happened to since we moved to zoom. I was asked, and

all the other boards as well historic board whatever we're supposed to be referring to them as special meetings because they're being held by zoom

266

00:39:46.950 --> 00:39:52.500

Marlene Schubert: I'm just wondering at some point if we will be told. We don't have to consider them special because this may be the new norm.

267

00:39:52.980 --> 00:39:53.520

Marlene Schubert: But that was

268

00:39:53.610 --> 00:39:58.650

Marlene Schubert: The direction us admins were given with all of these meetings being held on zoom versus in person.

269

00:39:59.400 --> 00:40:15.480

Joseph Dunstan: Okay, I just don't know if that total Robbie, then, does that make a difference what what other. What are the ways would call it a meeting special make it easier or more difficult or more legal or less legal or whatever.

270

00:40:16.950 --> 00:40:25.080

Robbie Sepler: So the, the, the big the two big differences are for special meetings, there's more administrative work because there has to be additional notice is published.

271

00:40:25.590 --> 00:40:39.270

Robbie Sepler: And then it also is some, you have to make sure that you have your agenda solid when you call the meeting because you can add things to the agenda, you just can't take final action on something that's not on the agenda.

272

00:40:40.500 --> 00:40:53.280

Robbie Sepler: And so there is some more flexibility where they're just a regular meeting and I must thank you for pointing that out. I have to retract what I said previously about this being a regular meeting them. This is a special meeting.

273

00:40:54.690 --> 00:41:01.470

Robbie Sepler: But what the that it's just a it's it's a kind of a flexibility things. So you know if if there was a

274

00:41:02.940 --> 00:41:09.840

Robbie Sepler: Such as think of scenarios if there was a project that the Design Review Board wanted to add to the agenda to tonight's meeting.

275

00:41:10.380 --> 00:41:20.550

Robbie Sepler: You could, but you couldn't take any final action on it so you couldn't decide to make a recommendation based on it or to do anything other than really talk about it.

276

00:41:24.210 --> 00:41:25.980

Joseph Dunstan: That's, that's, that's

277

00:41:27.990 --> 00:41:32.550

Joseph Dunstan: Talk about that later. I don't know if all the meetings and our special then

278

00:41:33.780 --> 00:41:34.890

Marlene Schubert: A special meeting special

279

00:41:37.800 --> 00:41:38.490

Robbie Sepler: And, you know, and

280

00:41:38.850 --> 00:41:45.210

Robbie Sepler: At tomorrow leans point about um but this may become the new norm. I think that was a great way of phrasing it because right now.

281

00:41:46.140 --> 00:41:55.260

Robbie Sepler: Technically, the board is meeting in a different in a different place than normal you're meeting over zoom. You're not meeting at the at City Hall.

282

00:41:55.590 --> 00:42:04.530

Robbie Sepler: And so that is kind of the purpose of the special meeting is okay yeah they're meeting a new place. We need to make sure the public really knows not to expect them to be at City Hall.

283

00:42:05.730 --> 00:42:06.360

Joseph Dunstan: But

284

00:42:06.510 --> 00:42:12.720

Robbie Sepler: This is this is right, we've we've been doing this for a number of months now and this could be becoming the new normal at some point.

285

00:42:13.650 --> 00:42:17.550

Marlene Schubert: So I think at some point somebody will tell me considered a regular meeting, even though it soon.

286

00:42:17.580 --> 00:42:25.230

Joseph Dunstan: But I haven't been given that direction. Yeah. Well, I just I just wonder if we've ever had a situation where we have added something to the agenda in the neck to

287

00:42:25.710 --> 00:42:36.450

Joseph Dunstan: Me. I don't know if that's a big deal. Maybe a distinction without a difference, but I just don't know. Yeah. Okay. Sorry to interrupt your meeting.

288

00:42:36.870 --> 00:42:38.670

Robbie Sepler: No problem. Okay, just taking a

289

00:42:39.840 --> 00:42:47.820

Robbie Sepler: Alright, so we're still running on time here. And I think we can keep us going. I'm going to share my screen again, we talked about special meetings.

290

00:42:49.050 --> 00:42:58.830

Robbie Sepler: What we're going to talk about now is touch on public intended and conduct during meetings so under the open public meetings act.

291

00:42:59.310 --> 00:43:05.910

Robbie Sepler: It talks about. I go, we're talking about the purpose is to allow the public to see and hear

292

00:43:06.510 --> 00:43:12.930

Robbie Sepler: You as a majority or more of you talk about design review board related Miss business, but it doesn't really otherwise.

293

00:43:13.290 --> 00:43:24.480

Robbie Sepler: Address public comment or public participation in the meetings because then review board has a bit more discretion about how to allow that with the understanding that the city code itself as

294

00:43:24.960 --> 00:43:33.570

Robbie Sepler: As you know, requires different different types of public hearings and different types of public participation for the different agenda items that come before you

295

00:43:36.900 --> 00:43:55.440

Robbie Sepler: So the next concept I want to bring up our cereal or rolling meetings and really to put that more simply talking about telephone treats. So the general rule, the most important general rule is that all meetings, the Design Review Board need to be open to the public.

296

00:43:56.520 --> 00:44:01.860

Robbie Sepler: And so this has come up in in the history of the open public meetings act that some different

297

00:44:02.610 --> 00:44:09.000

Robbie Sepler: city councils or different touristic in different jurisdictions have thought, well, I could get around that rule by just having a telephone tree.

298

00:44:09.630 --> 00:44:20.100

Robbie Sepler: If I call one colleague who then calls another who then calls another to express what they're learning, you know, you can effectively have a majority or more of yet.

299

00:44:20.880 --> 00:44:28.710

Robbie Sepler: Actually be discussing something outside of an open public meeting. And that can be a violation of the open public meetings act.

300

00:44:29.970 --> 00:44:35.820

Robbie Sepler: And so the recommendation for you is that it certainly is appropriate for

301

00:44:37.140 --> 00:44:46.470

Robbie Sepler: You to call one of your colleagues in the Design Review Board outside of an open public meetings act. I just had to discuss design review board related work.

302

00:44:47.310 --> 00:44:59.520

Robbie Sepler: The recommendation I have is just to keep that the points of views discussed just one on one, you know, the views of those two people on the phone and that way you drawn in different conversations with different

303

00:45:00.570 --> 00:45:07.980

Robbie Sepler: Different other colleagues, to the point where it could be considered to be a telephone tree or a serial meeting type situation.

304

00:45:11.310 --> 00:45:17.580

Robbie Sepler: So that, that's a kind of a tricky, tricky subject to be talking about does um

305

00:45:18.900 --> 00:45:22.560

Robbie Sepler: Alright folks understand and kind of the concept of the telephone tree.

306

00:45:23.790 --> 00:45:28.680

Robbie Sepler: Okay, any, any specific questions about that, about how how best to comply with that.

307

00:45:30.150 --> 00:45:37.140

Joseph Dunstan: Well, the TOEFL tree goes the same way as Neiman were to write immediately the same things email. So it's an email trails.

308

00:45:38.340 --> 00:45:50.400

Robbie Sepler: Exactly, yep. I think it's it's sometimes strikes people is something not they're not expecting you know it's like, oh yeah, just a phone call. Oh, yep. That makes sense. I could actually be talking to a majority or more of my colleagues through this method.

309

00:45:52.290 --> 00:45:55.170

Robbie Sepler: But OK. So I'm going to share my screen again.

310

00:45:57.570 --> 00:46:18.360

Robbie Sepler: And then we're gonna start getting into technology and job great transition I were talking about email here and just like, yeah, you mentioned, I just a discussion by majority of more of you over email can be a meeting that needs to be open to the public. And so what that means is that

311

00:46:19.920 --> 00:46:37.110

Robbie Sepler: If there are four or more of yet a majority or more of. Yeah, talking to each other over email about design review board related business that can be a violation of the open public meetings act because the public was not able to see and observe that conversation that was going on.

312

00:46:38.700 --> 00:46:46.350

Robbie Sepler: So there are some practice tips. This is dense. This is a really dense slide. And so I'm gonna let let you look at that on your own.

313

00:46:47.640 --> 00:46:50.880

Robbie Sepler: But what I want to talk about are making it simple.

314

00:46:51.960 --> 00:47:05.880

Robbie Sepler: What the courts have said is that information only emails are okay for you to send to majority or more of your colleagues. And so what that means is that my recommendation to you is that when you are emailing your colleagues.

315

00:47:07.830 --> 00:47:20.700

Robbie Sepler: You can email the entire design review board, as long as it's information only. And that is something like, Hey, I just read this article in the paper, I would like to discuss this at the next meeting. Please read in advance of the next meeting.

316

00:47:22.530 --> 00:47:32.280

Robbie Sepler: That is just bringing the information to the attention of your colleagues, you're not inviting discussion over email you were just circling your own opinion, saying, hey, I would like to

317

00:47:32.700 --> 00:47:43.290

Robbie Sepler: Press talk about this later. Please read in advance. So when I bring it up. You are all informed. That's what an information on the email is in contrast to something like

318

00:47:43.860 --> 00:47:58.500

Robbie Sepler: Hey, have you seen the design proposal for the new building in downtown Winslow, I don't think it's good for these reasons, what do you think that's inviting discussion that sharing clear viewpoints and that can lead to a violation of the open public meetings act.

319

00:48:03.060 --> 00:48:03.900

Robbie Sepler: So,

320

00:48:05.310 --> 00:48:21.420

Robbie Sepler: Talk about texting. Same thing as email if there's a majority or more of the texting each other that can be an OPM, a violation. But of course, you're not going to be texting related to design review board related business because that's that's from public records act PowerPoint.

321

00:48:24.000 --> 00:48:32.400

Robbie Sepler: Similarly with social media, except that's not going to be a concern because you're not going to be using your personal, social media accounts for design review board related business.

322

00:48:34.890 --> 00:48:42.150

Robbie Sepler: And so finally here. I want to leave us on executive sessions. So remember for the public records act, I talked about exemptions.

323

00:48:42.930 --> 00:48:55.830

Robbie Sepler: There's a similar thing under the open public meetings act. There are times when a majority or more of you could meet in private for very specific, very discreet purposes, and these are called executive sessions.

324

00:48:56.400 --> 00:49:03.330

Robbie Sepler: For the Design Review Board. The only one that would really be, I think, potentially applicable is to discuss with legal counsel.

325

00:49:03.810 --> 00:49:13.230

Robbie Sepler: I in my tenure here. I can't recall a time when the Design Review Board has gone into executive session with the city attorney's office, but that is a possibility at some point in the future.

326

00:49:14.070 --> 00:49:18.720

Robbie Sepler: Just given given whatever whatever issue or whatever project is before the Design Review Board.

327

00:49:19.350 --> 00:49:35.640

Robbie Sepler: But otherwise, the list of appropriate executive sessions are in the CW on the screen and they're they're largely unrelated to design review boards business, for example, there's an exception to talk about national security or to talk about the purchase or sale of real property.

328

00:49:38.670 --> 00:49:40.500

Robbie Sepler: So the final recommendation here is

329

00:49:41.580 --> 00:49:52.740

Robbie Sepler: This is tough. This is kind of a difficult, difficult set of laws to comply with. But the very important the public expects it and the penalties can be can add up.

330

00:49:53.190 --> 00:49:56.040

Robbie Sepler: For knowing violations of the open public meetings act.

331

00:49:56.460 --> 00:50:05.310

Robbie Sepler: So if there's any question from any of you about whether your types of communications are appropriate or any concern about what can happen at a regular meeting or a special meeting.

332

00:50:05.670 --> 00:50:11.100

Robbie Sepler: Don't hesitate to reach out to the city attorney's office. We're here to help. And to help you succeed as a design review board.

333

00:50:12.330 --> 00:50:25.560

Robbie Sepler: But with that, that's kind of the last, that's the last part of my presentation today. I love to take any questions about the open public meetings that you might have. Is there any, any questions that have come up from this presentation.

334

00:50:26.460 --> 00:50:28.590

Shawn Parks: I have like a weird naive question.

335

00:50:31.590 --> 00:50:32.310

Shawn Parks: Is there.

336

00:50:33.450 --> 00:50:35.760

Shawn Parks: Like I was just trying to think of like

337

00:50:37.260 --> 00:50:48.660

Shawn Parks: The only one I could think of was say mayor. Like, is there any place where a positional authority becomes when there's only one person in certain like title or whatever that that somehow constitute a quorum.

338

00:50:49.170 --> 00:51:05.430

Shawn Parks: Like, I don't know what I'm saying. But like if somebody had a meeting with somebody like the city's attorney or whatever, on behalf of the Board, like is there a point ever where that becomes something that needs to be public record or just

339

00:51:05.640 --> 00:51:06.660

Robbie Sepler: Am I making any. Yes.

340

00:51:06.960 --> 00:51:19.110

Robbie Sepler: You are and. And the answer is yes. And what that comes down to is whether or not. So the first level here is that the op may only applies to multi member bodies.

341

00:51:19.650 --> 00:51:30.960

Robbie Sepler: So it's like a city council, a city advisor group if there is a strong mayor, like in Poulsbo that Mayor isn't subject to the op may without something more happening.

342

00:51:31.920 --> 00:51:40.440

Robbie Sepler: And to the next part of your question. That's something more is that if the city council, for example, or let's let's keep it here with the Design Review Board.

343

00:51:41.010 --> 00:51:51.360

Robbie Sepler: If you were to create a subcommittee of less than a majority of three or less, but they that subcommittee was authorized to have actual or de facto decision making authority.

344

00:51:51.720 --> 00:52:03.330

Robbie Sepler: On behalf of the Design Review Board, then that subcommittee would be required to comply with the PMA as well, even if it was less than a majority of the Design Review Board.

345

00:52:04.170 --> 00:52:19.710

Robbie Sepler: And so you can kind of think about it this way is that if the Design Review Board is authorized to do something, but they delegate that authority to a subcommittee. It makes sense that you can't get around the PMA by giving that actual decision making authority to a subcommittee.

346

00:52:22.650 --> 00:52:26.910

Joseph Dunstan: We should that when you say that actually 30 you mean to make a decision.

347

00:52:27.930 --> 00:52:28.650

Robbie Sepler: Exactly.

348

00:52:28.800 --> 00:52:36.330

Robbie Sepler: So, so yeah, there's a decision that the Design Review Board usually makes or is empowered to make under the city code.

349

00:52:36.780 --> 00:52:42.330

Robbie Sepler: But then this design review board or to say, well, we've got this subcommittee of three members. Let's let

350

00:52:43.200 --> 00:52:50.970

Robbie Sepler: Them make that decision without any more consideration from the Design Review Board, then you're giving that subcommittee actual decision making authority.

351

00:52:51.540 --> 00:52:59.580

Robbie Sepler: And then that subcommittee would be needing to comply with you PMA if it were to meet to talk about making that making that authority.

352

00:53:00.570 --> 00:53:09.630

Robbie Sepler: So the easy way to kind of understand the limitation here is that if you as the Design Review Board make subcommittees for some reason.

353

00:53:10.050 --> 00:53:18.990

Robbie Sepler: As long as they're, they're just advisory to you or bring a recommendation to the full membership. There's no issue. They don't need to comply with the open public meetings act.

354

00:53:19.590 --> 00:53:32.190

Robbie Sepler: It's only if you try to empower them to make some decision on behalf of the of the Design Review Board without any more action from the Design Review Board. That's where the OPM. A could be could be implicated.

355

00:53:35.070 --> 00:53:37.170

Robbie Sepler: Okay, Vicki. Did you have a question.

356

00:53:39.450 --> 00:53:41.760

Vicki Clayton: See, I was just going to do a real life example.

357

00:53:43.050 --> 00:53:45.480

Vicki Clayton: I got an email from somebody in Seattle.

358

00:53:46.830 --> 00:53:55.650

Vicki Clayton: Who was showing me that the city of Seattle has adopted like 2025 pre approved at you designs.

359

00:53:56.220 --> 00:54:08.250

Vicki Clayton: And I was thinking about sending it to all of us and just say here, go to this website this is interesting because it's applicable to affordable housing. So that would be permissible it mean here's just it's just information that's all it is.

360

00:54:09.150 --> 00:54:11.940

Robbie Sepler: Exactly that. That is a great example.

361

00:54:12.240 --> 00:54:12.690

Robbie Sepler: And I

362

00:54:12.810 --> 00:54:19.470

Robbie Sepler: I'd recommend you at the top of the email, you could just say this is for informational purposes only. Okay, just wanted to bring it to your attention. Okay.

363

00:54:19.800 --> 00:54:32.010

Marlene Schubert: But in that case of then a discussion started between the members who received that then that's where we've stepped over the line is that correct if they start discussing it via email, then that's that could possibly be a violation.

364

00:54:32.850 --> 00:54:37.890

Robbie Sepler: That is a great, a great clarification. Marlene. That's exactly right. And so, so

365

00:54:38.460 --> 00:54:43.410

Robbie Sepler: For the benefit of design review board. I can send an email with my usual header whenever I

366

00:54:43.800 --> 00:54:58.410

Robbie Sepler: Email city advisory group, you'll see that it talks right at the top is involved saying for informational purposes only, don't reply, all you know, don't, don't, don't be sending it to everybody. And that is a helpful thing to include on on on informational only emails.

367

00:55:01.620 --> 00:55:05.310

Robbie Sepler: Alright, I think we're, we're at time here. Any final questions.

368

00:55:07.740 --> 00:55:08.760

Joseph Dunstan: Okay well john

369

00:55:09.600 --> 00:55:16.440

Robbie Sepler: Thank you very much. And thank you all for your, your service here and for for bearing with me for this for this material. I really appreciate it.

370

00:55:17.160 --> 00:55:19.800

Joseph Dunstan: Okay, good nutrition. Well, we thank you so much.

371

00:55:20.040 --> 00:55:21.300

Robbie Sepler: Have a great rest of your meeting.

372

00:55:21.390 --> 00:55:22.800

Marlene Schubert: Take care. Thanks, Robbie

373

00:55:23.040 --> 00:55:23.640

David Greetham: Thanks, Robbie

374

00:55:27.240 --> 00:55:27.840

Joseph Dunstan: Okay.

375

00:55:29.130 --> 00:55:35.040

Joseph Dunstan: Very good. So let's have an open public meeting continuation here then.

376

00:55:36.870 --> 00:55:45.600

Joseph Dunstan: I think we're going to talk about affordable housing and design guidelines and standards so

377

00:55:48.570 --> 00:55:52.350

Joseph Dunstan: I i think i wanted to have this put on the agenda because

378

00:55:53.430 --> 00:55:59.490

Joseph Dunstan: At our last meeting of course we had David Smith here representing

379

00:56:00.720 --> 00:56:19.530

Joseph Dunstan: Like you see a child. But anyway, an applicant that wanted to do portable housing over on wintergreen and we had a lot of discussion going back and forth. And there's been a lot of discussion in the background and between

individuals and whatnot about affordable housing.

380

00:56:20.580 --> 00:56:39.870

Joseph Dunstan: Its effect on design guidelines and standards and maybe the effect of design guidelines and standards on affordable housing. So I thought it'd be a good opportunity to talk about this a little bit. I'm just not a curiosity. Marlene is drunk question in the audience.

381

00:56:43.290 --> 00:56:43.980

Marlene Schubert: Yes, yes.

382

00:56:44.730 --> 00:56:46.410

Joseph Dunstan: Can we bring him forward.

383

00:56:47.550 --> 00:56:50.910

Joseph Dunstan: So we can see his beautiful face just

384

00:56:52.260 --> 00:57:01.500

Joseph Dunstan: So he can eat cuz he's very involved in this as a planning commission member and I know he has thoughts about affordable housing and whatnot.

385

00:57:02.010 --> 00:57:07.770

Vicki Clayton: And Joe, I'm wondering if if Marlene. If you hide the agenda than we could see everybody

386

00:57:08.220 --> 00:57:10.350

Joseph Dunstan: Yes, we can do that.

387

00:57:10.740 --> 00:57:12.930

Joseph Dunstan: Thank you. Okay, and

388

00:57:14.340 --> 00:57:18.810

Joseph Dunstan: Also, if by chance. I can't remember last name Phaedra from

389

00:57:18.840 --> 00:57:20.190

Marlene Schubert: Yes, she's on as well.

390

00:57:21.240 --> 00:57:30.870

Joseph Dunstan: Okay, she could be brought forward to. I don't think that would be

putting anybody objective. She came on here as a participant to so we could fall discussion.

391

00:57:32.850 --> 00:57:37.950

Joseph Dunstan: That's okay. It's probably didn't know if he was going to be front and center here but

392

00:57:39.240 --> 00:57:42.870

Joseph Dunstan: Actually she's not front and center. She's down in the corner, but that's okay.

393

00:57:44.670 --> 00:57:47.520

Joseph Dunstan: You're not front and center. You're in the corner, but you're still here.

394

00:57:48.690 --> 00:57:49.650

Joseph Dunstan: Can we hear you.

395

00:57:51.840 --> 00:57:52.440

Joseph Dunstan: Did you

396

00:57:53.400 --> 00:57:54.540

Phedra Elliott: Can you hear me. Yes, I'm here.

397

00:57:54.570 --> 00:57:55.650

Joseph Dunstan: Yes. Okay, good.

398

00:57:55.950 --> 00:57:56.670

Phedra Elliott: Listening when you

399

00:57:57.450 --> 00:58:03.660

Joseph Dunstan: Okay, great. Well, coming on right doing this. Okay, and john. Can we hear you. Okay.

400

00:58:04.320 --> 00:58:04.740

Yeah.

401

00:58:06.090 --> 00:58:17.760

Joseph Dunstan: Okay, good. Okay. Okay, so, um, I, you know, and that wasn't really

thinking it was going to, you know, manage this conversation, particularly, other than to put it out there.

402

00:58:18.750 --> 00:58:27.660

Joseph Dunstan: As to, you know, the importance of affordable housing and also the importance of design guidelines, how they interact and whatnot.

403

00:58:29.220 --> 00:58:37.380

Joseph Dunstan: If for. Lastly, if you want to make any comments or we could have a general discussion. Does anybody have a, you know,

404

00:58:38.790 --> 00:58:41.670

Joseph Dunstan: Want to start out with a statement one way or the other.

405

00:58:42.720 --> 00:58:43.050

Joseph Dunstan: Or

406

00:58:45.240 --> 00:58:46.650

Leslie Schneider: If any every bit. Can you hear me.

407

00:58:47.250 --> 00:58:48.480

Joseph Dunstan: Yes, yeah.

408

00:58:51.120 --> 00:58:51.780

Leslie Schneider: So,

409

00:58:53.490 --> 00:58:55.890

Leslie Schneider: Joe, thank you so much for for bringing this up.

410

00:58:57.300 --> 00:58:58.290

Leslie Schneider: I don't know that I

411

00:59:00.210 --> 00:59:14.610

Leslie Schneider: I guess what I want to do is make an offer to you all, because you know i i don't feel like I can speak for Council directly. I can give you a sense of where I think Council is or has been. But don't take my word for it, if there's a way that

412

00:59:16.350 --> 00:59:33.780

Leslie Schneider: You want some guidance from Council about affordable housing and how that balances. I could I could make that request and and kind of put some priority on that and shepherd that through. So in general, I just want to share

413

00:59:34.110 --> 00:59:34.560

Jon Quitslund: This is

414

00:59:35.070 --> 00:59:42.840

Leslie Schneider: More coming for me, but certainly in my, in my awareness of Council priorities that

415

00:59:44.220 --> 00:59:45.540

Leslie Schneider: We should have

416

00:59:47.400 --> 00:59:52.830

Leslie Schneider: Sort of a discussion about about what are the design review board.

417

00:59:54.690 --> 00:59:58.590

Leslie Schneider: What is it that you need to weigh with affordable housing.

418

00:59:59.610 --> 01:00:06.480

Leslie Schneider: And I just think I just feel in in in my intuition that it's a little bit different. Not completely.

419

01:00:07.860 --> 01:00:10.860

Leslie Schneider: Different but a little bit different from the way that you would

420

01:00:12.270 --> 01:00:13.110

Leslie Schneider: For instance,

421

01:00:14.490 --> 01:00:27.600

Leslie Schneider: Take on a normal commercial development or something like that, through through this process, and I, I say that not knowing what those differences, need to be so that's where the work might need to be done.

422

01:00:28.890 --> 01:00:44.640

Leslie Schneider: But you know when so last week when I'm hearing them say that, you know, they're going to offer or sort of big day affordable 25 units and let's say maybe a little A affordable. The rest of them that fill out the 77

423

01:00:47.250 --> 01:00:55.500

Leslie Schneider: You know, to me, that's huge news, right, that is a huge offering of affordable housing.

424

01:00:56.520 --> 01:00:58.440

Leslie Schneider: You know, the city has gone through

425

01:01:00.540 --> 01:01:06.690

Leslie Schneider: Many, many years of attempting to get an affordable housing project off the ground that we sponsor.

426

01:01:06.960 --> 01:01:16.680

Leslie Schneider: Which is going to cost the public, you know, millions of dollars, both in terms of if the land is donated or in terms of having to raise money to fill a gap later on.

427

01:01:17.190 --> 01:01:27.600

Leslie Schneider: So I've been on Council just long enough to know how dang hard it is to build affordable housing. So when I, I just want to make sure that

428

01:01:28.770 --> 01:01:33.180

Leslie Schneider: We are treating these

429

01:01:34.710 --> 01:01:38.190

Leslie Schneider: Opportunities from a developer with balance.

430

01:01:39.900 --> 01:01:49.050

Leslie Schneider: And just to be specific, but throw some ideas out there and this is coming from me not coming from Council but throwing some ideas out there if we could

431

01:01:50.370 --> 01:01:56.010

Leslie Schneider: Probably in all cases, maybe this isn't even specifically about affordable housing. But in all cases think

432

01:01:57.150 --> 01:02:09.570

Leslie Schneider: In terms of the public realm, which I know is all very important to the design for Bainbridge, and certainly to all of us. Personally, I would I would assume that that the public realm.

433

01:02:11.790 --> 01:02:14.250

Leslie Schneider: Could be thought of.

434

01:02:15.300 --> 01:02:31.980

Leslie Schneider: With a little, a little bit more broadly, with more creativity. So what was going through my mind last week was this idea that, hey, you know, a lot of public art in the right places could could potentially make a development by fat feel

435

01:02:33.120 --> 01:02:42.630

Leslie Schneider: Much more personal creates and pride in ownership or or whatever. And I'm not saying that that's enough because i mean i'm i'm very invested in

436

01:02:43.110 --> 01:02:46.410

Leslie Schneider: What makes a place walkable and what creates community and so forth.

437

01:02:46.950 --> 01:03:02.550

Leslie Schneider: And maybe that was the, the one thing I wanted to give the developer as feedback is could you show us how you know the orientation of the buildings could help Creek community here that was sort of where you know where I really landed and I thought that

438

01:03:03.600 --> 01:03:12.390

Leslie Schneider: Just the fact that it was a long row of buildings didn't necessarily mean that there was no possibilities for Community being developed, but that that should be

439

01:03:12.900 --> 01:03:23.490

Leslie Schneider: A high value being brought to the table. So I'll be quiet now and happy to answer any questions in certainly happy to get counsel to weigh in on this. If you need further guidance. Okay.

440

01:03:24.480 --> 01:03:27.960

Joseph Dunstan: Well, let me just correct respond to that I could. I think it's a good point.

441

01:03:29.430 --> 01:03:39.960

Joseph Dunstan: I think from the Design Review Board, I would myself personally my opinion would actually start with the public realm, such as an open space that then allowed for art.

442

01:03:40.530 --> 01:03:48.600

Joseph Dunstan: The art could be brought into it. So if we can create a public realm in which art is the centerpiece of something that would be great. And I

443

01:03:49.350 --> 01:04:06.630

Joseph Dunstan: Completely agree with everything you said, I'd like to share john you don't mind if I show that we talked, we chatted over the weekend. Again I you know I I admit I'm a little lazy about this that the existing housing chapter 18 of the health of portable housing section.

444

01:04:06.960 --> 01:04:09.540

Jon Quitslund: Is only 21 yeah

445

01:04:09.750 --> 01:04:12.180

Joseph Dunstan: Okay. Sorry. Okay. They don't even have to remember

446

01:04:13.620 --> 01:04:20.910

Joseph Dunstan: That it's it's a little week now and I know you're working on it, and I would like to say that I think we be

447

01:04:21.960 --> 01:04:31.170

Joseph Dunstan: not speaking for everybody on the DMV, but I think we'd all be willing to participate and help help work it make it right. Other but it needs.

448

01:04:31.590 --> 01:04:49.110

Joseph Dunstan: To happen there because it sounds like in tandem with this project and the one. This afternoon we're also starting to rewrite the code for that. So I think, I think we'd be interested in, you know, helping that make it more robust for the city.

449

01:04:51.090 --> 01:04:52.440

Joseph Dunstan: Yeah. JOHN glad

450

01:04:52.500 --> 01:04:56.490

Jon Quitslund: You could, could I could I just follow up on what Leslie was saying and your comment.

451

01:05:01.590 --> 01:05:10.650

Jon Quitslund: To Dr. B is mostly concerned with what's external the look of the

building from outside the look of the development

452

01:05:12.480 --> 01:05:29.520

Jon Quitslund: Sort of from from off the property, but also about how the. How the parts of the development, such as the one will be discussing later in the meeting. How the parts of the development relate to one another. And there are

453

01:05:30.750 --> 01:05:55.260

Jon Quitslund: Within the existing design for Bainbridge there there's there's a place where you could bear down on on those functions and the phrase that Leslie use creating community that is so crucial and and it's it's it's it's one of the things that design of a complex project.

454

01:05:56.340 --> 01:06:09.720

Jon Quitslund: Has to bear in mind, right, and especially with affordable housing. How do they, you know, across the spectrum of the the households incorporated

455

01:06:11.850 --> 01:06:21.630

Jon Quitslund: Brought together in a project of 20 units or 50 units or 77 units. How do those different households.

456

01:06:22.740 --> 01:06:23.880

Jon Quitslund: And in the present.

457

01:06:25.680 --> 01:06:33.390

Jon Quitslund: State of planning and financing, they're going to be household of different income levels.

458

01:06:35.100 --> 01:06:37.320

Jon Quitslund: What makes community, what

459

01:06:38.790 --> 01:06:41.040

Jon Quitslund: What what regulations should we have

460

01:06:43.230 --> 01:06:48.600

Jon Quitslund: For the design of the buildings and and the planning for different

461

01:06:50.910 --> 01:06:59.190

Jon Quitslund: Households. The, the income qualified households and the in the present way of thinking market rate.

462

01:07:00.270 --> 01:07:01.920

Jon Quitslund: Units mixed with

463

01:07:03.600 --> 01:07:09.450

Jon Quitslund: HR be units. That's, that's a, that's a very big puzzle and you can get it wrong and

464

01:07:09.540 --> 01:07:10.410

Jon Quitslund: And produce

465

01:07:10.830 --> 01:07:17.340

Jon Quitslund: Something that is non functional or potentially explosive when you don't have community rather have

466

01:07:19.170 --> 01:07:19.740

Jon Quitslund: People

467

01:07:20.910 --> 01:07:23.160

Jon Quitslund: Off in different corners or or

468

01:07:24.780 --> 01:07:34.410

Jon Quitslund: On top of one another in a in an unhealthy way. That's my thinking. Anyway, from from outside of I'd like to have federal perspective on this as well, but

469

01:07:35.430 --> 01:07:39.720

Jon Quitslund: It's a concern. And I think maybe you can come into the discussion.

470

01:07:40.800 --> 01:07:47.910

Jon Quitslund: When we have this this kind of case study in the Wyatt Madison project.

471

01:07:50.550 --> 01:07:51.300

Jon Quitslund: I don't know whether

472

01:07:53.280 --> 01:07:54.900

Jon Quitslund: Connecting the dots right or not.

473

01:07:55.350 --> 01:07:58.500

Joseph Dunstan: That's good, Pedro de de any comments just

474

01:07:59.580 --> 01:08:08.640

Phedra Elliott: I guess I would just say that, number one, I am not. I'm out of my depth with regard to design and architectural features and that type of thing. That's definitely

475

01:08:09.150 --> 01:08:22.830

Phedra Elliott: Not my strong suit. However, we when we think about building housing and HIV or acquiring housing we're concerned with the same things that everyone else's we want it to look nice. We want it to be durable. We want it to be.

476

01:08:24.540 --> 01:08:33.150

Phedra Elliott: Pleasant, we wanted to have community space. We wanted to invite community amongst the residents that live there regardless whether they're in a mixed income community or not.

477

01:08:33.870 --> 01:08:47.760

Phedra Elliott: In my view, and what we're trying to accomplish with the Wyatt Madison project that is coming up next is is a seamless community where it will not be obvious from the outside. What is affordable and what isn't. Yeah, so that's really for me.

478

01:08:48.270 --> 01:08:56.910

Phedra Elliott: At the end of the day, what's important is it should all blend together and and it shouldn't be obvious.

479

01:08:57.450 --> 01:09:07.590

Phedra Elliott: That the affordable, you know, where people are in the affordably Muslim versus otherwise. And I assume you know with the wintergreen, you know, the same thing. We want it to look good and be fun.

480

01:09:08.880 --> 01:09:22.230

Joseph Dunstan: So what always interested me it's a designer to all the DMP people anybody is that when we, when we do a subdivision of one acre two acre lots and how people live mostly where they have to drive.

481

01:09:22.620 --> 01:09:35.340

Joseph Dunstan: Individually to their garages and whatnot. It's hard to make a community, but as you build density. I think there's more and more opportunities in

density to create more community.

482

01:09:35.880 --> 01:09:49.290

Joseph Dunstan: By having, you know, portions, making the outdoor environments, a little more interesting because as the density increases like in Europe, people tend to go outdoors more when the units become small, you know, and they

483

01:09:49.860 --> 01:09:58.170

Joseph Dunstan: You know, and so I think that that the density of sale wintergreen or the density of this afternoon's project there burns project.

484

01:09:58.710 --> 01:10:04.620

Joseph Dunstan: That density. Actually I think helps designers in some ways more options to create community.

485

01:10:05.580 --> 01:10:15.690

Joseph Dunstan: Through open spaces and creative use of the two environments that once you decide to do that don't cost money. I don't think so. Planning.

486

01:10:16.170 --> 01:10:24.630

Joseph Dunstan: Decisions and moving the parking and roads. I don't think that actually increases the cost if you can keep the same density

487

01:10:25.320 --> 01:10:33.960

Joseph Dunstan: Yeah, you know, if he had ruptured, you know, different from illustration. The things. Those things do cost cost more money and raise the cost of a unit.

488

01:10:34.590 --> 01:10:48.930

Joseph Dunstan: But the other is the site plan things that they think can be achieved to help create community. It shouldn't cost that I'm open to anybody else wanna but in the DMV want to make any comments or thoughts.

489

01:10:53.490 --> 01:11:01.890

Michael Loverich: Yeah, well, just, I mean, yeah, I think our goal is to make community. And I think one thing that

490

01:11:03.090 --> 01:11:06.060

Michael Loverich: I don't think I'm I'm definitely not opposed to the

491

01:11:07.140 --> 01:11:17.160

Michael Loverich: Number of affordable units they had on that property, but when we look at it specifically as that specific site. There was a lot of redundant.

492

01:11:18.420 --> 01:11:19.740

Michael Loverich: parking areas and

493

01:11:20.790 --> 01:11:40.140

Michael Loverich: I mean, that whole site has really strange roads that's going on it. Then they added an additional end of roads that seemed redundant and it wasn't actually building a community. It was providing access space for cars. And so that's the comments like that. And I don't think

494

01:11:41.250 --> 01:11:56.010

Michael Loverich: I don't think we want. I don't think the community wants. I don't think each residents there would want a lot of extra paving and I think the site plan becomes. It doesn't matter if it's affordable housing or regular housing or commercial

495

01:11:57.360 --> 01:11:58.800

Michael Loverich: We don't want a lot of paving

496

01:12:00.300 --> 01:12:10.320

Michael Loverich: I mean, there's a lot of like environmental reasons for doing that. And so our input becomes. It's not about necessarily saying no to affordable housing saying no, like,

497

01:12:10.650 --> 01:12:18.930

Michael Loverich: We, the site plan can be modified in a lot of different ways produce something that actually achieve the goals that we're all working forward.

498

01:12:19.350 --> 01:12:33.570

Michael Loverich: And we're the ones that kind of got our attacking site plan specifically like we're trying to fit comprehensive goals kind of affordable housing goals into a specific site plan and we're offering our feedback on that. And so I think

499

01:12:34.830 --> 01:12:38.820

Michael Loverich: That is our goal is to kind of work with all of these things, but we're kind of

500

01:12:39.990 --> 01:12:46.080

Michael Loverich: Like I think especially in the initial meetings. It's really about, like, like in that last one is

501

01:12:47.070 --> 01:12:53.370

Michael Loverich: Like, how do we produce more open space. How do we actually make something that you're talking about Leslie actually

502

01:12:54.210 --> 01:13:09.210

Michael Loverich: Make sure that there's space for something like that to even occur or it's not all devoted cars and it's kind of are taking kind of a site specific approach and kind of critique of kind of what are being presented

503

01:13:10.320 --> 01:13:11.610

Michael Loverich: How can we get

504

01:13:13.110 --> 01:13:24.450

Michael Loverich: Get all of those because there's a lot of things that are going on on that site. And how do we help to kind of modify it and manipulate it so that it can be more goals without costing additional money.

505

01:13:26.670 --> 01:13:28.890

Michael Loverich: I think site planning is extremely important.

506

01:13:30.450 --> 01:13:35.880

Michael Loverich: And so I don't think we should overlook that in this process. And I don't think we are just about

507

01:13:36.990 --> 01:13:45.270

Michael Loverich: Commenting on the building blocks or anything like that. I think I'd be think we do have a really strong. We're all in terms of what the site plan it

508

01:13:46.290 --> 01:13:47.130

Michael Loverich: feel awkward.

509

01:13:47.580 --> 01:13:49.230

Joseph Dunstan: Leslie handle

510

01:13:51.510 --> 01:13:52.620

Leslie Schneider: So I be

511

01:13:53.850 --> 01:14:03.720

Leslie Schneider: I totally agree that some of these sites specific things you know don't necessarily have to cost anymore. And, you know, we could say, Hey, it's okay if people who want to get to the

512

01:14:03.930 --> 01:14:16.830

Leslie Schneider: Virginia Mason clinic need to drive around, you know, they don't have to drive straight through. And, you know, we need all of those comments, I think, are absolutely important. And that's where the design board really kind of

513

01:14:18.360 --> 01:14:28.140

Leslie Schneider: Comes into give that perspective make those suggestions I think being more specific about what I think I witnessed at last week's meeting.

514

01:14:28.680 --> 01:14:38.490

Leslie Schneider: Was that there was some confusion and overlap in talking about the site planning with with the actual design because, you know, in the beginning.

515

01:14:39.300 --> 01:14:46.980

Leslie Schneider: I heard Joe say but we're really not here to talk about design, we're not at that stage yet this is very, very early, but then later in the meeting.

516

01:14:47.910 --> 01:14:56.610

Leslie Schneider: You know, I heard a lot of people talking about sort of articulation of the buildings and and materials on the sighting and things like that and and

517

01:14:58.680 --> 01:15:01.530

Leslie Schneider: I'll just be blunt, some of it came across this as

518

01:15:03.360 --> 01:15:05.760

Leslie Schneider: A little hostile and

519

01:15:07.560 --> 01:15:08.820

Leslie Schneider: I just sort of felt like

520

01:15:11.160 --> 01:15:21.390

Leslie Schneider: And I'm not saying that there there wouldn't be a case for making really clear cut hard statements but we we really

521

01:15:22.320 --> 01:15:31.890

Leslie Schneider: I'm speaking now, from my point of view, and also from, you know, being the chair of some very hard meetings, is that we have to be very careful about the kinds of statements that we make and

522

01:15:32.250 --> 01:15:39.030

Leslie Schneider: We have communication that needs to come across, but we have to be really careful about how we do that because I think that the words we choose

523

01:15:40.110 --> 01:15:46.620

Leslie Schneider: Matter in terms of way to recreate openness on the side of the developer or closed and you know I

524

01:15:48.600 --> 01:15:53.760

Leslie Schneider: There were some difficult conversations that were made difficult on multiple friends. I'm not

525

01:15:57.690 --> 01:16:06.360

Leslie Schneider: But I think that we, we, as a body kind of veered into design, when in fact it was set up in the beginning that we weren't going to do that.

526

01:16:06.900 --> 01:16:19.050

Leslie Schneider: And maybe I misinterpreted, but it just felt like there was a lot of statements about design and not just about the more basic elements of of site planning that may have triggered.

527

01:16:22.080 --> 01:16:26.940

Leslie Schneider: A different kind of conversation than when we were supposed to be having I always

528

01:16:28.590 --> 01:16:35.070

Shawn Parks: I think you're right. But I think that was largely because the presenter was pushing now or never.

529

01:16:35.280 --> 01:16:40.320

Shawn Parks: Like very aggressively. Now you have to tell us this is good or we're pulling it

530

01:16:41.100 --> 01:16:47.010

Shawn Parks: Kind of thread. And so it moved us quickly into that direction where we were saying, why wouldn't work.

531

01:16:47.370 --> 01:16:57.270

Shawn Parks: Was based on his visual presentation, it wasn't. I think everyone knows we weren't supposed to be having that conversation. But I mean, anyone who listened to it or watched it, he was

532

01:16:57.750 --> 01:17:05.070

Shawn Parks: Definitely pushing for an immediate yes or no, which it wasn't the right meeting for that. To begin with, but I don't think in general.

533

01:17:05.850 --> 01:17:09.210

Shawn Parks: I don't know. I mean, that meeting aside. Like, I think.

534

01:17:09.930 --> 01:17:17.520

Shawn Parks: It's great to hear you and John and everyone kind of get behind and support what the DR be and what the design for Bainbridge guidelines are about because

535

01:17:17.910 --> 01:17:25.050

Shawn Parks: That's all we're trying to do. We're all super passionate about how magical Bainbridge is and how we can only improve to make it better.

536

01:17:25.350 --> 01:17:32.970

Shawn Parks: And and with federal I I guess what I want to make sure, because they feel like I'm hearing things I'm not quite ready like shirt on, but

537

01:17:33.240 --> 01:17:39.510

Shawn Parks: The last thing I think we should ever do is relax or standards because it's affordable like to federal point like

538

01:17:40.080 --> 01:17:48.750

Shawn Parks: That moves so far against any sense of the equitable design, which is what John is the champion of what we're all the champion of and so like

539

01:17:49.710 --> 01:18:02.400

Shawn Parks: The idea of relaxing, just because someone's offering it like is something that to me is like, well, not a great idea, not a great idea. So it's great to hear you saying that you're also saying that's not what you want to happen and because

540

01:18:03.210 --> 01:18:14.790

Shawn Parks: That I see federal nodding her head, but it's like that that you know, the reality is, is where they last week's project where they want to build it, you can't put that million dollar homes between well Walgreens in a bank and the

541

01:18:15.210 --> 01:18:23.190

Shawn Parks: Hospital. Anyway, you know, I mean, so that's how we can make that space as fantastic as possible is what

542

01:18:27.540 --> 01:18:31.140

Shawn Parks: Will keep it affordable, which I think is very possible.

543

01:18:32.250 --> 01:18:32.520

Joseph Dunstan: You know,

544

01:18:32.940 --> 01:18:34.440

Marlene Schubert: Todd has this hand raised by the way.

545

01:18:35.700 --> 01:18:39.870

Joseph Dunstan: Okay. Yeah, go ahead. Sure. I didn't see you waving. Sorry.

546

01:18:40.740 --> 01:18:42.540

Joseph Dunstan: I wasn't waving. Oh, no.

547

01:18:45.960 --> 01:18:52.650

Todd Thiel: No, I just wanted to, you know, reiterate my sport and everyone support for affordable housing. I think we're all unified on that.

548

01:18:53.820 --> 01:19:06.300

Todd Thiel: I thought the tone of the meeting was was not appropriate. And what we were discussing and how it was presented. We were specifically asked, you know, they were questioning the

549

01:19:07.470 --> 01:19:13.860

Todd Thiel: Design for Bainbridge, and that there's no direction in there and just kind of condemning a lot of that.

550

01:19:14.730 --> 01:19:20.280

Todd Thiel: As a means to get this approved in one meeting and I think over and over again. We expressed, it's a

551

01:19:20.700 --> 01:19:34.080

Todd Thiel: It's an iterative process. We want to work with you and make this a success because we know we need it. And it was just push back, push back, push back and I think there were a number of things that we you know we learn from that.

552

01:19:35.370 --> 01:19:40.140

Todd Thiel: The biggest hopefully is that there is a strong commitment to affordable housing, but

553

01:19:40.950 --> 01:19:49.260

Todd Thiel: As Sean was saying it's you know, it's got to belong here. It's got to be part of here and it's got to be grown from the site and from Bainbridge

554

01:19:49.620 --> 01:19:57.300

Todd Thiel: And from new ideas. I mean, I thought the you know the the buildings there on the east, which were really compact and vertically

555

01:19:57.720 --> 01:20:05.070

Todd Thiel: Structure were really, really creative. And they actually did have some options there that shows someone's thinking about how to work with a group

556

01:20:05.580 --> 01:20:23.340

Todd Thiel: But none of that was presented it was all just I need, I need this has to go now, or it's dead. And when you open a meeting with that kind of attitude. It's very difficult to to change course on that or even if there's sincerity. On the other side of the table.

557

01:20:26.580 --> 01:20:27.060

Joseph Dunstan: Yes.

558

01:20:28.800 --> 01:20:30.000

Leslie Schneider: So Todd, I

559

01:20:31.770 --> 01:20:42.180

Leslie Schneider: I totally agree with what you're saying. You mentioned one thing, or maybe it was someone else that talked about, you know, not being able to relax the standards because you know we we love Bainbridge, and that's all true.

560

01:20:43.290 --> 01:20:51.210

Leslie Schneider: What I guess I would just want to put into the conversation. And again, this is where maybe Council needs to provide some input is

561

01:20:52.530 --> 01:20:55.470

Leslie Schneider: My sense is that it's

562

01:21:00.060 --> 01:21:01.110

Leslie Schneider: Already out so

563

01:21:03.000 --> 01:21:09.000

Leslie Schneider: In my, in my view of the world, this is just me, considering the affordable housing piece.

564

01:21:10.590 --> 01:21:19.230

Leslie Schneider: I would think that a row of homes a harsh straight row of homes is not necessarily dead on arrival

565

01:21:19.770 --> 01:21:32.250

Leslie Schneider: from a design point of view, if there are other considerations that are built into it like you could say, I mean, because, you know, we know that row houses in many different communities build incredible community right i mean that

566

01:21:32.760 --> 01:21:35.940

Leslie Schneider: That's sort of what what Jay Jacobs was talking about in

567

01:21:37.470 --> 01:21:38.790

Leslie Schneider: You know, in

568

01:21:39.600 --> 01:21:42.150

Leslie Schneider: Workforce the West Village and so forth to

569

01:21:42.180 --> 01:21:50.370

Leslie Schneider: Work where you know mean those neighborhoods were slated for demolition because they they felt, you know that it seemed

570

01:21:50.880 --> 01:22:02.820

Leslie Schneider: Dirty or or less than optimal or whatever, and they were going to

rip them all out and put in new stuff. And the point was is that, you know, a lot of community had been built up there. So if I

571

01:22:03.840 --> 01:22:12.960

Leslie Schneider: I think that just the like the orientation of the buildings and whether there's articulation or not, can be in the greater context of

572

01:22:15.540 --> 01:22:19.890

Leslie Schneider: The fact that we are getting affordable housing out of it. And would it be would

573

01:22:21.120 --> 01:22:30.210

Leslie Schneider: How does it create a sense of place I sense of pride in place and that might be very, very different depending on the

574

01:22:31.980 --> 01:22:46.920

Leslie Schneider: Are a lot of options like I went down a rabbit hole. Recently, I don't know if you've ever visited Portland has an amazing tradition of sort of Community community architecture and

575

01:22:49.050 --> 01:22:54.900

Leslie Schneider: And, you know, they're the ones that do the city repair project. And I've been down there and gone to a number of their

576

01:22:56.160 --> 01:23:00.930

Leslie Schneider: Their project they have their big festival AROUND MEMORIAL DAY I'M SURE THEY DIDN'T this year but

577

01:23:02.580 --> 01:23:06.480

Leslie Schneider: Anyway, there's this warehouse building just a huge warehouse building

578

01:23:07.830 --> 01:23:16.590

Leslie Schneider: More or less than the nearest like housing very, very nearby this this building and I could I could send you some pictures but you could look up

579

01:23:18.600 --> 01:23:33.960

Leslie Schneider: Tickets rebuild Portland or something like that. And they have these this enormous sort of common sculpture in the entryway and it is breathtaking. And it's just sculpture.

580

01:23:35.580 --> 01:23:51.360

Leslie Schneider: But, but it creates such a there there and and it's called sculpture. I mean, it was probably done with community involved in making it, you know. Anyway, so my only sense about, you know, we shouldn't let down our standards. True, but

581

01:23:52.710 --> 01:24:01.590

Leslie Schneider: Not all standards are the same in in different contexts and with affordable housing costs certainly has a huge

582

01:24:03.510 --> 01:24:12.660

Leslie Schneider: I don't know. There were just some statements you know like if you're building things that \$400 a square foot bit different from \$200 a square foot. You're, you're going to get

583

01:24:13.920 --> 01:24:23.970

Leslie Schneider: Different standards of building and and I'm personally okay with that. And I personally would live in it, you know, in order to have the trade off of

584

01:24:25.320 --> 01:24:30.120

Leslie Schneider: You know, not an extensive mortgage or or just being able to afford to live on Bainbridge at all.

585

01:24:30.870 --> 01:24:31.950

Leslie Schneider: Maybe just some thoughts.

586

01:24:33.060 --> 01:24:33.690

Joseph Dunstan: You know, go.

587

01:24:35.370 --> 01:24:38.610

Joseph Dunstan: Take a Lily. Lily William before Vicki. I'm

588

01:24:38.670 --> 01:24:43.050

Joseph Dunstan: GOING TO BRING IN LAUREL because Laurel had a comment at that meeting, but I thought was

589

01:24:43.230 --> 01:24:56.280

Joseph Dunstan: A really good comment and world maybe expand a little bit on what Leslie was just saying, but I can't remember the way you said it. But something about adequate housing versus I'm

590

01:24:57.660 --> 01:24:59.880

Joseph Dunstan: Right up call saying that I mean

591

01:25:01.140 --> 01:25:09.480

Laurel Wilson: Yeah, it's kind of a, like a model that I try to live by. Is that all housing needs to be adequate, and you know until we can reconcile

592

01:25:10.290 --> 01:25:18.900

Laurel Wilson: That you know making affordable housing adequate housing. You can't win and Leslie's comment.

593

01:25:19.320 --> 01:25:26.910

Laurel Wilson: You know, they put the numbers on that they were actually looking at there was not going to be profit on that affordable housing.

594

01:25:27.600 --> 01:25:36.060

Laurel Wilson: And they were talking about building at 750 square foot. So we're talking about, you know, like the take just the square footage of what they were selling them for

595

01:25:36.630 --> 01:25:40.650

Laurel Wilson: Um, to me, that should be, you should be able to get pretty good architecture that

596

01:25:41.340 --> 01:25:52.950

Laurel Wilson: Um, but yeah, I think, I think it's really, really important that you know, Sean. So we don't lower our standards we create environments, no matter what your income level is that

597

01:25:53.430 --> 01:25:59.910

Laurel Wilson: You can live. You know, like a human being. You can raise your family. You can know that your children are safe playing outside your, your home.

598

01:26:00.180 --> 01:26:18.120

Laurel Wilson: Whether it's a, you know, whether it's, you know, in a townhouse or a private home or an apartment building on that the extra spaces, you know, are really great public spaces that the indoor spaces are not, you know, dark cramped awful spaces, um, that there is variety in unity.

599

01:26:19.230 --> 01:26:27.810

Laurel Wilson: Both in you know housing developments that create a sense of, you know, a lot of that community is, you know, the texture.

600

01:26:28.260 --> 01:26:33.690

Laurel Wilson: Leslie was referring to Jane Jacobs, the texture that comes from actually living in a place and

601

01:26:34.080 --> 01:26:41.040

Laurel Wilson: You know, I guess part of that, you know, time does bear well on development 711 town is a pretty good example of why people

602

01:26:41.550 --> 01:26:53.880

Laurel Wilson: You know, kind of hacks their developer housing and created really really kind of interesting communities in Levittown, but it took 50 years and this is not the kind of development that when you know like let's

603

01:26:55.050 --> 01:26:57.930

Laurel Wilson: You know expects to evolve over 50 years

604

01:26:58.950 --> 01:27:08.670

Laurel Wilson: We don't want to wait that long for it to become an interesting community or good community. I think I'm Peter BARBER IS A he's an architect in in England, that the social

605

01:27:10.050 --> 01:27:19.260

Laurel Wilson: Order, they call it their social housing. I think that's what they called there. And if you look at some of his site plans, um, they in every unit, there's a

606

01:27:20.190 --> 01:27:30.420

Laurel Wilson: They responded to what the people when they were interviewing communities there. And everyone said this, what they wanted was the same thing. They want their own front door and they want their own outdoor space.

607

01:27:31.020 --> 01:27:38.010

Laurel Wilson: And, you know, so even just set that as a kind of basic, basic measure of creating what begins to become

608

01:27:38.520 --> 01:27:51.510

Laurel Wilson: A home that someone can call their own. I mean, that's a good place

to start but we really do need to make affordable housing adequate housing. Housing. I think we also need to challenge a community that says you have to go, you know,

609

01:27:52.680 --> 01:27:57.870

Laurel Wilson: I mean, I think you really have to begin to question why it is that a community that used to be like a total

610

01:27:58.440 --> 01:28:06.870

Laurel Wilson: You know, an economy where everyone could have a home living at home, have a farm, you know, grow strawberries or whatever it is that is the history of

611

01:28:07.320 --> 01:28:18.090

Laurel Wilson: Bainbridge Island suddenly now creating this big collapse between, you know what, you know, having to design community when there used to be just used to just be community, um,

612

01:28:19.440 --> 01:28:31.080

Laurel Wilson: And, um, you know, there were we don't begin to like really question what you know economic metrics. It is that how it has enabled us to get to this place where

613

01:28:31.440 --> 01:28:39.150

Laurel Wilson: You know not, you can't have a lot of diversity in, you know, in an economic diversity in a place I mean

614

01:28:39.900 --> 01:28:48.540

Laurel Wilson: That is a set Bainbridge Island used to be can play, you know, there were goats and there are strawberries never farms and they were houses and suddenly now we have this huge clash between

615

01:28:49.110 --> 01:29:00.720

Laurel Wilson: Um, well, what's expected to be, you know, like homes on Bainbridge Island at, you know, our ungodly amount of money and then having to create you know this, you know,

616

01:29:01.350 --> 01:29:11.220

Laurel Wilson: Outside structures and to the housing resources board. You know, I see who say yes. We want this to be visible. We want to seem to be invisible between

617

01:29:13.680 --> 01:29:22.620

Laurel Wilson: What they call regular housing and affordable housing. But you start

there by making all housing adequate for people and the demographics of Bainbridge Island.

618

01:29:23.190 --> 01:29:33.060

Laurel Wilson: Or families, you know, sure, there are a lot of retirees and stuff like that and people comes and moved on and they want to stay. You know, they want to stay here, but generally that you know that

619

01:29:34.110 --> 01:29:36.840

Laurel Wilson: proposal that we saw before was looking at

620

01:29:38.220 --> 01:29:52.260

Laurel Wilson: You know, kind of a model that you know is a model is completely different kind of demographic than the Bay Bridge on the demographic and the demographic of pampered trial and really needs to address families. First, and we need to create homes for families. So that's all

621

01:29:52.890 --> 01:29:54.030

Marlene Schubert: God has his hand raised.

622

01:29:56.130 --> 01:29:59.700

Joseph Dunstan: Yeah. What can. Okay, go ahead, go to Vicki. Go ahead.

623

01:30:00.570 --> 01:30:01.710

Todd Thiel: No, no, I just wanted to

624

01:30:03.000 --> 01:30:03.660

Todd Thiel: Just

625

01:30:05.580 --> 01:30:06.900

Todd Thiel: I forgot what I was going to respond to

626

01:30:09.180 --> 01:30:09.840

Todd Thiel: My, my.

627

01:30:11.760 --> 01:30:28.950

Todd Thiel: Ex come. No, I don't. I think that that site that we were presented with last week. But as I said one half of the site looked like there was some thought and options put into it and the other half didn't get that amount of attention or at least it wasn't presented to us.

628

01:30:30.210 --> 01:30:38.250

Todd Thiel: So I think that's what was really lacking, there is that kind of presenting and understanding, rather than just throwing it out there.

629

01:30:39.390 --> 01:30:54.480

Todd Thiel: front doors and stoops and everything. That's fabulous and row houses are wonderful, but you need depth from the street. To do that, you need to create those spaces and that really that level of discussion really never got there and I hope we do in the future.

630

01:30:56.730 --> 01:30:57.720

Joseph Dunstan: Go ahead, Nikki.

631

01:30:59.010 --> 01:31:16.770

Vicki Clayton: I've been thinking that this whole thing is just bigger than just the Design Review Board. And when you look at the affordable housing Task Force report. There were numbers of recommendations in there that you get a little bit at the Dollar Cost per square foot.

632

01:31:17.790 --> 01:31:26.010

Vicki Clayton: And when I listened to Laurel and she talks about England and social housing and how they they work collaboratively and like a

633

01:31:26.430 --> 01:31:36.210

Vicki Clayton: charrette process to really find out what people need and want right now we're at we're kind of dumping where we're begging Phaedra for all of that information.

634

01:31:36.600 --> 01:31:59.730

Vicki Clayton: And housing Task Force recommended that there be a city employee to be the person to really help the Design Review Board to help the developers to be a resource for Phaedra, and so if if if Leslie, if you were to go to the Council and I think it's important that Council here this

635

01:32:00.870 --> 01:32:11.910

Vicki Clayton: It's bigger than just the site plan. It's bigger than what it looks like articulated on the exterior and you had a huge collaborative committee and

636

01:32:12.450 --> 01:32:22.410

Vicki Clayton: And yes, you've got more live aboard. So we went from 11 to 16 but

there's no vacation rental ordinance and that deals with how people are using their at us.

637

01:32:23.610 --> 01:32:29.580

Vicki Clayton: You know, there's the trust fund issue that we're recommendations about fast track permit processing.

638

01:32:30.180 --> 01:32:39.330

Vicki Clayton: And so there's just a whole bunch of things that need to happen and we are I'm 100% behind affordable housing.

639

01:32:39.870 --> 01:32:50.070

Vicki Clayton: And it shouldn't be second class housing. It needs to be in the community is is for me is bigger than some artwork. I'm sorry I have to say that

640

01:32:50.460 --> 01:33:01.620

Vicki Clayton: It's about a community Hall. It's about pea patch gardens. It's about a playground. I mean, it's just all of those things are part of a community so

641

01:33:02.280 --> 01:33:17.040

Vicki Clayton: Is there a possibility that the Council can really step back and number one. Can the city afford to hire that fit person to be the resource behind all of this.

642

01:33:18.090 --> 01:33:31.140

Vicki Clayton: That's my big question because that's a Council decision and then we can begin to pull it all in together and I know the Dr. B wants to be a part of that right now. It's feeling like, okay, you guys.

643

01:33:32.580 --> 01:33:38.940

Vicki Clayton: It's all or nothing. And I don't think it should be that way. And that's kind of the message we got from the fellow last week. It's all or nothing.

644

01:33:39.540 --> 01:33:48.750

Vicki Clayton: And that's why you got the reactions that happened. So, can the Council, I mean, revisit this in a real hardcore look

645

01:33:49.710 --> 01:33:57.240

Vicki Clayton: Looking at Why are, why after this reports two years old status report what has been accomplished.

646

01:33:58.050 --> 01:34:03.030

Vicki Clayton: What should be done next and who is going to be accountable for getting those steps done

647

01:34:03.810 --> 01:34:15.000

Vicki Clayton: What city staff person is all this assigned to when they already have full time jobs, which is why it was recommended there be a person. And can you afford to hire that person sooner rather than later.

648

01:34:16.830 --> 01:34:18.210

Marlene Schubert: I'll pass this hand raised as well.

649

01:34:20.160 --> 01:34:20.940

Joseph Dunstan: Yes, well,

650

01:34:22.320 --> 01:34:28.590

Joseph Dunstan: Leslie didn't want you just listening or did you want to make a comment, mostly, or we'll just go to Bob or

651

01:34:29.070 --> 01:34:42.030

Leslie Schneider: Well I so i i think Vic is absolutely right. You know, this does come back to the city. And I think you know john kind of has a sense of where we are with a lot of that.

652

01:34:44.910 --> 01:34:56.730

Leslie Schneider: I don't, I don't know whether we're going to get a full time person anytime soon. You know, I just don't think that that's in the cards with the kind of budget that we have right now so

653

01:34:58.860 --> 01:35:12.180

Leslie Schneider: You know we extended the moratorium to try to get an F t and try trying to get inclusion rezoning but I you know Bainbridge is probably not going to let us do inclusion area zoning for their type of

654

01:35:13.590 --> 01:35:24.900

Leslie Schneider: I mean there's just, we have gone down that list, we, we have not ignored that list, and it is not there isn't a whole lot of low hanging fruit. I will say one thing that's on

655

01:35:25.860 --> 01:35:38.280

Leslie Schneider: The Council's backlog that got pushed there because of Kobe. It is we're talking about how we might permit tiny home villages. So when we talk about you know what's adequate housing.

656

01:35:40.410 --> 01:35:51.540

Leslie Schneider: Tiny homes are adequate homes that probably don't even have their own plumbing, you know, I mean, looking at dignity village in Portland, Oregon, which is partly under them. What this

657

01:35:52.620 --> 01:36:02.670

Leslie Schneider: communitarian architecture company does, they, they help to foster that starting 20 years ago. And, you know, these are homes that are basically called

658

01:36:03.690 --> 01:36:04.680

Leslie Schneider: Sleeping.

659

01:36:06.780 --> 01:36:08.520

Leslie Schneider: What do they call them I'd forgotten now.

660

01:36:09.570 --> 01:36:23.400

Leslie Schneider: But they're sleeping pads. Yeah, but basically they're little teeny tiny homes they have electricity, but they don't have plumbing. You have to walk outside to you know it to a central area and you know

661

01:36:24.480 --> 01:36:28.650

Leslie Schneider: That's adequate housing and that's housing that supports community.

662

01:36:31.140 --> 01:36:35.220

Leslie Schneider: So anyway, it this is going, taking us down a completely different tracks so

663

01:36:36.510 --> 01:36:41.340

Leslie Schneider: You know Council definitely has to come back and figure out what we what we mean.

664

01:36:42.030 --> 01:36:43.560

Leslie Schneider: By affordable inadequate.

665

01:36:44.940 --> 01:36:47.160

Joseph Dunstan: Before. But hang on, seconds, no mind.

666

01:36:48.750 --> 01:36:57.660

Joseph Dunstan: So come across anything creative here and all the store. A couple things, and I may not know what I'm talking about. Because honestly, I don't know Phaedra

667

01:36:58.080 --> 01:37:16.110

Joseph Dunstan: And traders role and in the HIV, and I don't know how it functions quite, but what if, what if we can afford a full time person could the HR be dedicated a part time person. The city paid for, or did some part time position or

668

01:37:16.860 --> 01:37:17.790

Joseph Dunstan: The partner.

669

01:37:18.150 --> 01:37:22.740

Joseph Dunstan: Some position, you know, they didn't maybe got paid 25%

670

01:37:24.060 --> 01:37:25.320

Joseph Dunstan: Or something from the city that

671

01:37:26.550 --> 01:37:38.370

Joseph Dunstan: It could then, you know, go back and forth. What happens, we want to hear. I'm just throwing out. And then the second idea was, I really like Laura was saying about the sky people barber and

672

01:37:39.030 --> 01:37:47.100

Joseph Dunstan: Whatnot um what Bainbridge, it may not be this project because Mr. Smith is on a time frame because it just can't seize cutting

673

01:37:47.730 --> 01:38:00.240

Joseph Dunstan: You know, on some kind of, you know, real estate timeframe. But if we could find a project where we put together a design show with people that were going to live there and really did work up listen designers

674

01:38:01.890 --> 01:38:13.290

Joseph Dunstan: Housing model for community that really worked that we could actually put out there on a piece of property somewhere, and it was in the project would be a perfect project.

675

01:38:13.710 --> 01:38:19.140

Joseph Dunstan: If he had the time, but it sounds like he doesn't have the luxury of the timetable.

676

01:38:19.560 --> 01:38:26.370

Joseph Dunstan: But I think a couple people from the Design Review Board. I'm sure would love to be on on a team like that to put together the thing worked with the

677

01:38:26.880 --> 01:38:31.830

Joseph Dunstan: You know potential residents and work with Phaedra and whatnot and came up with innovative thousand

678

01:38:32.310 --> 01:38:36.450

Joseph Dunstan: It could be something along the lines of what Leslie said, or, you know, tiny village or

679

01:38:36.930 --> 01:38:54.330

Joseph Dunstan: You know, some concept that we've got in under two or 250 foot square foot or something that is somewhat reasonable that's not not reasonable down south, but maybe it is human being, which I'm in it. Those are just two ideas that they throw out there so

680

01:38:55.980 --> 01:38:58.200

Joseph Dunstan: I know Bob want to say something and sort of D, Sean.

681

01:39:00.360 --> 01:39:01.500

Joseph Dunstan: Are you want to go ahead and I'm

682

01:39:02.070 --> 01:39:03.180

Bob Russell: Sure, I'll go ahead

683

01:39:03.270 --> 01:39:03.870

Bob Russell: And make it

684

01:39:05.520 --> 01:39:17.940

Bob Russell: I was really fortunate, maybe two or three weeks ago, probably three weeks ago. I'd set up a meeting with Phaedra and Penny laughing. So I had at the other day. It was certainly it's certainly tied in quite well I

685

01:39:19.200 --> 01:39:24.000

Bob Russell: I think I know for me, and I think I, I have a feeling I speak for a lot of us.

686

01:39:25.320 --> 01:39:31.350

Bob Russell: I don't. I know. Now, a lot more about affordable housing, but I can tell you, a month ago, I, I knew, zilch.

687

01:39:32.040 --> 01:39:44.760

Bob Russell: Other than I knew what the word was and I believe in affordable housing. Want to have affordable housing on Bainbridge, but I didn't know squat about funding or anything like that, and did a lot of research and Phaedra

688

01:39:46.410 --> 01:39:58.980

Bob Russell: And Penny really helped me connect my dots. I've been looking working with a networking with a developer out of Portland. He does a lot of stuff on affordable housing and he's really given me a lot of good ideas and

689

01:39:59.850 --> 01:40:13.800

Bob Russell: But I think one of the things that I learned from Phaedra was in a comment, you know, we're talking about the. We don't want housing to look different than market rate housing to look different from the affordable housing or what I call sensible housing.

690

01:40:15.270 --> 01:40:15.630

Bob Russell: I

691

01:40:16.830 --> 01:40:25.980

Bob Russell: Phaedra said, Well, you know, Bob, you go down to the Fourth of July prayed, you're not going to be able to pick out who's in affordable housing and who's not. And that really stuck in my head Phaedra

692

01:40:27.210 --> 01:40:29.010

Bob Russell: And I think it's probably true.

693

01:40:30.630 --> 01:40:32.610

Bob Russell: Another. Another point is that

694

01:40:33.690 --> 01:40:44.100

Bob Russell: I think as far as, you know, Leslie, when we were talking about, you know, the cost of housing and I'd made I'd certainly made comments during that meeting with David Wilson about

695

01:40:44.730 --> 01:40:59.580

Bob Russell: Articulation and and modulation etc etc. But I know that we can do a little bit of modulation moving the buildings, back and forth. I know we can do a little bit of articulation with a canopy different materials. We can do it and still stay within a budget.

696

01:41:00.420 --> 01:41:07.260

Bob Russell: The presentation we had was all or nothing. And that's wrong. We can do that.

697

01:41:07.770 --> 01:41:12.240

Bob Russell: It's design guidelines. Come on, we have for architects on the board.

698

01:41:12.900 --> 01:41:33.030

Bob Russell: And we know that you emphasize part of one thing and not as much in the other in the design guide book and it still works. So we you know we can make it work and yeah site layout. Super important green space community space. And one of the things that let's see what else

699

01:41:35.730 --> 01:41:45.000

Bob Russell: I know the one thing that I learned from Phaedra, and again fade met me you got to do a YouTube or something about affordable housing, because I just learned so much at that one hour meeting.

700

01:41:46.620 --> 01:41:47.610

Bob Russell: I think that

701

01:41:53.040 --> 01:41:53.640

Bob Russell: The

702

01:41:55.800 --> 01:42:15.870

Bob Russell: Well, minimal minimalist living you know I keep putting my hand up to Joe saying, hey, I want to go visit that I'll call them tunnel looking layouts 12 foot wide, I think, is what the 77 Tom townhomes is but I'm not going to criticize it because it's different now than when I grew up.

703

01:42:17.250 --> 01:42:28.740

Bob Russell: I know my kids would if they could find anything to buy if they could and get their foot in the door, they would. And I really want to see these 12 foot wide units that they talked about

704

01:42:29.400 --> 01:42:34.650

Bob Russell: And I don't know how to go about it. Joseph. I don't want to make any unethical calls or anything, but I

705

01:42:35.280 --> 01:42:36.690

Joseph Dunstan: Was in West Seattle that

706

01:42:37.230 --> 01:42:40.890

Bob Russell: I'd like to see those units. I mean, come on. This is a, this is a new time

707

01:42:41.760 --> 01:42:44.730

Joseph Dunstan: And offer he did offer to do a filter.

708

01:42:44.790 --> 01:42:48.690

Bob Russell: I know he offered, but I didn't want to go calling someone and be, you know,

709

01:42:49.020 --> 01:42:51.030

Bob Russell: Said it was unethical or something to call them.

710

01:42:52.170 --> 01:42:54.000

Bob Russell: You'll have to tell me the

711

01:42:55.530 --> 01:43:07.740

Bob Russell: And then the last I'll say is I got Phaedra sent me several, several attachments that I read. And I was so ticked off when I read that final

712

01:43:09.330 --> 01:43:25.920

Bob Russell: Affordable housing Task Force report that was dated in 2018 and, you know, apparently someone had to blow the dust off. I thought, my gosh, all these people volunteer to put this thing together, and there it sits, nothing happens councils change. I get all that

713

01:43:25.920 --> 01:43:26.190

But

714

01:43:28.050 --> 01:43:38.430

Bob Russell: It's, you know, in there. It talks about, you know, we need someone working at the city and like like Joe says contract person half time. I don't care.

715

01:43:39.000 --> 01:43:44.610

Bob Russell: Do a contract, don't do the f t. Right now I'm obviously really concerned because I see that the

716

01:43:45.120 --> 01:43:54.360

Bob Russell: That the city or the Council, we're looking at Green Building Task Force transport sustainable transportation green building this, this and that and that and this

717

01:43:55.050 --> 01:44:04.260

Bob Russell: What about affordable housing words that come in. I mean, we've got to pick our priorities and put our money where our mouth is. But I really think that just a even just a part time contract.

718

01:44:04.470 --> 01:44:10.350

Bob Russell: Will at least help get something going. Because I'm amazed at how much resource. How many resources are out there.

719

01:44:10.620 --> 01:44:21.960

Bob Russell: That we can you know I've been communicating with the gal that runs a housing over in Seattle, and I didn't expect to hear back she banged an email right back to me with a bunch of information. So I just think that's super

720

01:44:22.980 --> 01:44:31.590

Bob Russell: I guess that Joe is all I have to say other than, can I call the developer and asked if I can go over and look at that those units and West Seattle. I really like to see them.

721

01:44:32.820 --> 01:44:46.110

Joseph Dunstan: Wait, while we talked to Dave greet them about that and see if that's something that's appropriate. And maybe you know good person bridges and do something collaborative. Let's see if we can do that, we'll have to talk about that, Dave. Okay.

722

01:44:46.140 --> 01:44:48.000

David Greetham: Okay, Joe, we can pick that up later than happy to

723

01:44:48.450 --> 01:44:55.890

Joseph Dunstan: Okay, so we're kind of at the end of our hour here, but I wanted to get to Sean because you had a couple comments, I guess, and

724

01:44:57.120 --> 01:45:11.220

Joseph Dunstan: Marlena wanted to know if anybody was in the audience, specifically for this part of our meeting if the really affordable housing comments public one of the mic that meantime Sean, would you have a comment on that.

725

01:45:12.540 --> 01:45:18.780

Shawn Parks: One, I thought, Jennifer Sutton was supposed to was assigned to affordable housing full time. Is that not true.

726

01:45:20.730 --> 01:45:21.960

Jon Quitslund: He's got a lot to do.

727

01:45:23.850 --> 01:45:25.800

Jon Quitslund: To affordable housing and

728

01:45:27.150 --> 01:45:36.720

Jon Quitslund: Christy car told me that's one reason Jennifer has stayed with the city because she wants to see it happen. But she doesn't have all the talents that are I think necessary.

729

01:45:40.980 --> 01:45:47.220

Shawn Parks: To. I'm not sure why we're having this meeting, but now I'm starting to think I might understand and one I'm

730

01:45:47.790 --> 01:45:49.680

Shawn Parks: Mayor Snyder and I

731

01:45:49.860 --> 01:45:57.840

Shawn Parks: I don't know you. We've never really hanging out or anything, but I was the one that said that it's important to note that sound design standards and at the end of your last comment you kind of

732

01:45:58.110 --> 01:46:09.930

Shawn Parks: Said it mockingly and digital those older semi and and that's info respectful. I love us older semi I'm really great outcome, but I think that I'm starting to feel like the reason we're having this conversation is because

733

01:46:10.500 --> 01:46:16.680

Shawn Parks: You is that when you say you're just talking about you and from your behalf. You're the mayor. So your words have a lot of weight.

734

01:46:16.920 --> 01:46:24.420

Shawn Parks: And I'm getting the sense that you are not actually supporting the way that we're addressing to design review board standards for

735

01:46:25.050 --> 01:46:31.200

Shawn Parks: All housing particularly affordable housing because it feels like something that you for some reason it's feeling like

736

01:46:31.680 --> 01:46:36.990

Shawn Parks: us doing our job is not is you're worried is getting in the way of progress or something.

737

01:46:37.530 --> 01:46:44.490

Shawn Parks: Because I feel if you were supporting it, and Council was behind us, we wouldn't be having this meeting, we would all be like, yep. Last week, you know,

738

01:46:44.760 --> 01:46:54.570

Shawn Parks: full steam ahead, maybe some things weren't said you know handled totally professionally but people are human and they get, you know, they get passionate. But, you know,

739

01:46:55.440 --> 01:47:07.680

Shawn Parks: I guess I'm just not quite sure why we're spending so much time on this. We all want affordable housing, but we all aren't willing to sacrifice it Bainbridge is one of the best places around. So I just

740

01:47:09.420 --> 01:47:14.340

Shawn Parks: I'm confused. And also I you know next time. Let's sold or semi together.

741

01:47:17.970 --> 01:47:28.860

Leslie Schneider: So I do my best to not be dismissive. And I had, I had no intent to being dismissive at all. And, and I apologize. It came across that way.

742

01:47:31.440 --> 01:47:44.130

Leslie Schneider: There were definitely some things last week that worried me into including tone of comments that did really feel hostile to me. So those are things

that does concern me

743

01:47:47.250 --> 01:47:51.840

Leslie Schneider: And then I just sort of felt like there was a gap in

744

01:47:53.550 --> 01:47:54.420

Leslie Schneider: How

745

01:47:55.560 --> 01:47:59.640

Leslie Schneider: The balance comes forward in terms of understanding

746

01:48:00.690 --> 01:48:02.940

Leslie Schneider: And an absolutely I

747

01:48:04.080 --> 01:48:05.820

Leslie Schneider: Am not making any

748

01:48:07.080 --> 01:48:19.710

Leslie Schneider: not creating any justification for the way the developer reacted in many cases it's not appropriate for a developer to come in and say, hey, it's you know my way or the highway or, you know, there's

749

01:48:20.670 --> 01:48:30.990

Leslie Schneider: You know my timeframe is more important than your process. You know, those, those things we hold firm on we absolutely hold firm on those

750

01:48:32.850 --> 01:48:43.950

Leslie Schneider: So, you know, Sean. I'm just going to mostly just apologize and say, I'd be very, very happy to have a conversation with you, you know, individually into and to try to understand

751

01:48:44.550 --> 01:48:52.830

Leslie Schneider: You know, more what what felt dismissive because I did not intend that at all. I just sort of felt like maybe their council had not

752

01:48:56.580 --> 01:49:09.210

Leslie Schneider: And I didn't ask for this meeting. I didn't ask for this topic at this meeting, I did my I did my own follow up with with Joe and and this was a surprise to me so

753

01:49:10.830 --> 01:49:12.240

Leslie Schneider: You know, I'm not saying that.

754

01:49:14.790 --> 01:49:18.300

Leslie Schneider: I didn't see it as a good thing, but it wasn't my idea.

755

01:49:20.130 --> 01:49:24.870

Joseph Dunstan: Well, you know, I would like to say that, you know, maybe trying to conclude

756

01:49:26.430 --> 01:49:39.510

Joseph Dunstan: I get that the meeting was was a little concerning on both parts. You know, I don't want to say there's good people on both sides because that sounds like some kind of a trump Ian thing to say. So I won't say that

757

01:49:39.960 --> 01:49:49.410

Joseph Dunstan: But I mean, I think there was a little bit of, you know, on both sides of the meeting. We could have handled better is the chair could have handled better and I will endeavor in the future.

758

01:49:49.890 --> 01:49:55.230

Joseph Dunstan: To do that I also think another long talk with john about this quits on that john are

759

01:49:55.740 --> 01:50:03.420

Joseph Dunstan: Very much both living, I think, is do all of us here that collaboration is a good thing. And I put this meeting out here so that we could

760

01:50:03.870 --> 01:50:12.870

Joseph Dunstan: start that dialogue and collaboration. I was concerned when john told me that the housing affordable. The section, the chapter. It's only four pages.

761

01:50:13.380 --> 01:50:20.610

Joseph Dunstan: That's obviously not robust enough that needs to be you know better. And so I thought, by just having a conversation

762

01:50:20.970 --> 01:50:30.600

Joseph Dunstan: Will we weren't putting blame on anybody either wear whatever here, there, but just that we could collaborate or, you know, start talking more and build consensus and

763

01:50:31.170 --> 01:50:38.340

Joseph Dunstan: I personally feel like we've had some good ideas here to talk about. And I think we'd like i'd like to do it again at some point.

764

01:50:39.630 --> 01:50:52.530

Joseph Dunstan: And Phaedra, I would like to work with you on the Design, Report. I mean, we have never done that and all the four years that I've been on the Design Review Board and i i don't know why we couldn't

765

01:50:53.760 --> 01:51:11.400

Joseph Dunstan: We couldn't have a special meeting special meeting again you know where you you you came in, we may be worked out did another our conversation with you on and read a little more, some of the stuff that Bob maybe get out of this. The rest of us and

766

01:51:12.480 --> 01:51:18.480

Joseph Dunstan: So I feel like this has really been very positive. In that sense, but I hope everybody else takes

767

01:51:20.400 --> 01:51:21.870

Joseph Dunstan: Yeah, I'm

768

01:51:23.220 --> 01:51:37.650

Joseph Dunstan: Just wondering Marlene. Is there anybody else in the audience that that specifically had a comment on affordability on design guidelines, not, not the project coming up, but generally about housing.

769

01:51:38.340 --> 01:51:45.270

Marlene Schubert: No one's raise their hand. I'm not actually able to recognize names of who might be part of the next project I recognize one

770

01:51:46.410 --> 01:51:50.790

Marlene Schubert: But I don't see anybody raising their hands to to comment on this particular topic.

771

01:51:51.180 --> 01:52:06.090

Joseph Dunstan: Okay, I just wanted to add a comment. To do that, um, anybody we're sort of at the end of our time. Does anybody have any final comments we can close this portion of the meeting out and I hope it was just

772

01:52:06.690 --> 01:52:13.950

Phedra Elliott: I would just say in response to what you said, Joe, we'd be I'd be more than happy to continue to converse with the Darby about affordability.

773

01:52:14.760 --> 01:52:16.470

Joseph Dunstan: Okay, good. I think the thing that's

774

01:52:16.680 --> 01:52:18.720

Phedra Elliott: Or any other group that wants to talk about it, for that matter.

775

01:52:22.800 --> 01:52:25.350

Joseph Dunstan: Cheering of the carrier of the flag right

776

01:52:26.250 --> 01:52:27.480

Joseph Dunstan: Right, yeah.

777

01:52:28.680 --> 01:52:33.570

Joseph Dunstan: Okay, I'm okay. Well, I really appreciate everybody and

778

01:52:35.580 --> 01:52:39.450

Joseph Dunstan: Good conversation. I'm glad we had so now

779

01:52:40.080 --> 01:52:42.450

Leslie Schneider: I just want to say thank you, Sean, I just

780

01:52:43.620 --> 01:52:51.750

Leslie Schneider: am grateful that you would stick your neck out there and and let me know that that was I didn't feel good to you. Thank you.

781

01:52:52.260 --> 01:52:55.860

Shawn Parks: Okay, thank you so much. I was like, What did I just do. Oh well.

782

01:52:57.810 --> 01:53:01.050

Shawn Parks: Thank you, and I really appreciate the apology or and yeah

783

01:53:02.490 --> 01:53:20.250

Joseph Dunstan: Okay, great. Okay, thank you all for doing this. Okay. Um, can we take a two minute break before we have the next presenter come in. Is that a good

time to use the facilities and get a drink of water, take a two minute break. Okay, I'm Marlene.

784

01:53:22.320 --> 01:53:23.880

Joseph Dunstan: Okay, thank you. Right back

785

01:54:44.550 --> 01:54:46.320

Joseph Dunstan: So JOHN What do you think, okay,

786

01:54:47.790 --> 01:54:48.990

Jon Quitslund: That was a good discussion.

787

01:54:49.320 --> 01:54:51.600

Joseph Dunstan: I think was a good discussion. Yeah.

788

01:54:54.720 --> 01:54:56.490

Jon Quitslund: Well, there's an awful lot more that needs to be said.

789

01:54:59.880 --> 01:55:02.010

Joseph Dunstan: We have another meeting with Phaedra

790

01:55:03.330 --> 01:55:03.840

Jon Quitslund: Excuse me.

791

01:55:04.350 --> 01:55:09.060

Joseph Dunstan: You think we should schedule in a month or two, another meeting in favor

792

01:55:10.320 --> 01:55:10.860

Jon Quitslund: For

793

01:55:10.920 --> 01:55:11.160

Sure.

794

01:55:12.240 --> 01:55:19.260

Jon Quitslund: And my little subcommittee from the planning committee with Sarah blossom and Joe par

795

01:55:22.200 --> 01:55:25.380

Jon Quitslund: What we're I think developing is a

796

01:55:26.880 --> 01:55:29.910

Jon Quitslund: Sequence of meetings with various individuals.

797

01:55:31.560 --> 01:55:39.810

Jon Quitslund: Include including. I think if we meet with federal and Anthony auto is another staff person.

798

01:55:41.970 --> 01:55:43.740

Jon Quitslund: There's a lot that we want to talk about

799

01:55:46.380 --> 01:55:47.220

Jon Quitslund: My own

800

01:55:50.490 --> 01:55:57.060

Jon Quitslund: Area of greatest ignorance is has to do with how affordable housing gets financed.

801

01:55:58.890 --> 01:55:59.310

Joseph Dunstan: Yeah.

802

01:55:59.730 --> 01:56:10.920

Jon Quitslund: And and how that affects the amount of income qualified units or units for income qualified individuals versus the market rate.

803

01:56:14.430 --> 01:56:21.360

Jon Quitslund: And do we have any opportunities any possibilities for finding funding that hasn't been employed yet.

804

01:56:23.760 --> 01:56:25.830

Jon Quitslund: Sarah blossom has brought up the question.

805

01:56:27.990 --> 01:56:28.440

Jon Quitslund: About

806

01:56:29.910 --> 01:56:33.090

Jon Quitslund: A cancer console matic bond.

807

01:56:34.800 --> 01:56:37.410

Jon Quitslund: With interest rates being where they are now.

808

01:56:38.760 --> 01:56:40.890

Jon Quitslund: A bond issue might be

809

01:56:42.030 --> 01:56:51.210

Jon Quitslund: Feasible and this might be the the right time, not, not this year, perhaps, but but in the near future.

810

01:56:52.740 --> 01:57:02.640

Jon Quitslund: To really make an investment, but we have to be clear about exactly how that money is going to be used and

811

01:57:03.660 --> 01:57:05.520

Jon Quitslund: I don't know. I

812

01:57:06.810 --> 01:57:12.750

Jon Quitslund: Need to find the people who can provide good advice on that in order to think things through.

813

01:57:13.410 --> 01:57:14.010

Mm hmm.

814

01:57:16.230 --> 01:57:24.240

Jon Quitslund: Hearing hearing Leslie mentioned in passing that it looked like exclusionary zoning is not going to be

815

01:57:26.190 --> 01:57:27.600

Jon Quitslund: Hasn't has no future.

816

01:57:30.000 --> 01:57:33.420

Jon Quitslund: That's that's crushing that's puzzling to me. I

817

01:57:34.500 --> 01:57:43.560

Jon Quitslund: Think we've got to. We got to go down that road and see what's what's conceivable and what's feasible in the not too distant future.

818

01:57:44.760 --> 01:57:49.590

Vicki Clayton: JOHN I would just chime in Council matic bombs have a star crossed history.

819

01:57:50.100 --> 01:57:51.630

Vicki Clayton: Yes. No.

820

01:57:51.720 --> 01:57:54.330

Vicki Clayton: Really meant for emergency funding.

821

01:57:56.400 --> 01:58:03.360

Vicki Clayton: And something like an affordable housing capital bond probably should be put to a vote of the people.

822

01:58:04.200 --> 01:58:07.440

Vicki Clayton: That's very versus Council.

823

01:58:08.460 --> 01:58:12.180

Jon Quitslund: glad you said that because that's a truly

824

01:58:13.560 --> 01:58:15.990

Jon Quitslund: Is the way to go, but we need to have

825

01:58:17.340 --> 01:58:29.310

Jon Quitslund: We need to have things set up, we need to have a clear sense of purpose and we have to sell the idea itself. The idea of on the basis of equity, on the basis of

826

01:58:30.420 --> 01:58:35.130

Jon Quitslund: This is, this is a future. We all want to embrace

827

01:58:37.080 --> 01:58:37.350

Vicki Clayton: We need

828

01:58:37.380 --> 01:58:38.970

Vicki Clayton: A permanent permanent

829

01:58:39.720 --> 01:58:50.130

Jon Quitslund: Type of population that that that we're committed to and it's going to take more than a magic wand, it's going to take more than than

830

01:58:51.240 --> 01:58:53.610

Jon Quitslund: These small conversations

831

01:58:55.320 --> 01:59:05.190

Jon Quitslund: I may not, I may not be on the console or have my wits about me long enough to see it through, but I wanted to get something going. Before that, before it's too late.

832

01:59:06.210 --> 01:59:09.600

Marlene Schubert: So Joel. If I can interrupt here we've got an hour left of the meeting. And we got an

833

01:59:09.600 --> 01:59:11.220

Marlene Schubert: Hour discussion ahead of us.

834

01:59:12.930 --> 01:59:13.440

Joseph Dunstan: Move Ahead.

835

01:59:15.810 --> 01:59:30.510

Joseph Dunstan: Everybody back here. And can you bring assume Bruce and other people might be on the list and it will bring them forward so that they are a participant list because

836

01:59:31.920 --> 01:59:34.980

Marlene Schubert: I've just brought Bruce forward, Bruce. Is there anyone else in the audience.

837

01:59:35.040 --> 01:59:37.920

Bruce Anderson: Are a number of others. There should be

838

01:59:38.640 --> 01:59:47.850

Bruce Anderson: Mike burns. You should see him Greg Van Patten, you should see Tom Daniels and Phaedra should be

839

01:59:49.020 --> 01:59:50.250

Marlene Schubert: Leaders already there. Okay.

840

01:59:51.210 --> 01:59:53.400

Bruce Anderson: Because I've been. I've been watching and listening and I

841

01:59:54.660 --> 01:59:57.060

Bruce Anderson: I just want to make sure she has access

842

01:59:57.570 --> 01:59:59.580

Marlene Schubert: Everybody, everybody has been promoted.

843

02:00:00.420 --> 02:00:00.810

Joseph Dunstan: Thank you.

844

02:00:01.110 --> 02:00:01.890

Joseph Dunstan: Okay, great.

845

02:00:04.140 --> 02:00:21.150

Joseph Dunstan: Okay, is everybody had been we'll go ahead and start this portion of the meeting to talk about the white in medicine apartments. I apologize to Bruce and everybody we're three minutes behind, but we'll, we'll get the full hour in here for everybody.

846

02:00:22.200 --> 02:00:33.000

Joseph Dunstan: Um, I just want to make sure, Bruce that you know the participants understand how we're going to move forward today. And then the

847

02:00:33.570 --> 02:00:37.680

Bruce Anderson: I'm going to mention one more person. I'm not sure. Did I say Greg Van Patten as well. Sorry to

848

02:00:37.680 --> 02:00:39.270

Joseph Dunstan: Interrupt you know you did.

849

02:00:39.750 --> 02:00:40.530

Marlene Schubert: Okay, yes.

850

02:00:40.830 --> 02:00:41.280

Marlene Schubert: Yes, sir.

851

02:00:41.340 --> 02:00:41.730

Bruce Anderson: Thank you.

852

02:00:42.960 --> 02:00:43.560

Joseph Dunstan: I'm

853

02:00:44.430 --> 02:00:46.680

Joseph Dunstan: That I think we've all looked at your

854

02:00:47.700 --> 02:00:57.270

Joseph Dunstan: Your drawing for stocks and we're going to give you five to 10 minutes to go over the project and explain you know the year what you think the highlights are

855

02:00:57.840 --> 02:01:06.870

Joseph Dunstan: And everything and we may have a few questions here. But then what we're going to do is start going through the checklist, you know, the

856

02:01:07.500 --> 02:01:25.500

Joseph Dunstan: Yes items. And in doing that, we're going to pull out your comments and we're going to put them in in there and then we'll have comments that we agree with you, or we would like to add this we'd like to to practice or something and create a record.

857

02:01:26.700 --> 02:01:30.690

Joseph Dunstan: Conversation. And as we go. We'll be checking off.

858

02:01:32.040 --> 02:01:34.560

Joseph Dunstan: Each one of the design guideline element.

859

02:01:34.950 --> 02:01:51.270

Joseph Dunstan: Within this guideline met this guideline all the way through. Okay so clearly some of the guidelines can't be we can discuss, but can be gone too much details because you didn't provide any, you know, hard elevations, more, more special.

860

02:01:51.690 --> 02:01:56.460

Bruce Anderson: Oh right, I we, I will say, I'm trying to be pretty religious to the design for Bainbridge

861

02:01:56.520 --> 02:01:58.590

Bruce Anderson: Process, as you know,

862

02:01:59.880 --> 02:02:18.390

Bruce Anderson: And and so i i certainly resisted, to some extent, providing materials that I've that are really down the road in terms of review because I didn't want to short circuit. Dr. Be review for the stage that we are supposed to be in

863

02:02:19.530 --> 02:02:24.450

Bruce Anderson: You know, if we're talking about citing color. It seems like we're not talking about site plan.

864

02:02:25.560 --> 02:02:30.870

Bruce Anderson: And I want to be sure that we we're we're using the process to its maximum

865

02:02:32.250 --> 02:02:32.790

Bruce Anderson: Value.

866

02:02:33.480 --> 02:02:41.070

Joseph Dunstan: So in the past, some people have come in with the amount of information you have some upcoming plus and some have come in with more

867

02:02:41.760 --> 02:02:48.480

Joseph Dunstan: And so the more you come in with we would have if we ever within the hour with the time we would comment on them and give you more feedback.

868

02:02:48.990 --> 02:03:02.790

Joseph Dunstan: But what you would you send in is adequate enough to talk about today. The meeting and site plan and go to building forums and things like that. I'm at the final meeting. So we do want

869

02:03:04.020 --> 02:03:10.350

Joseph Dunstan: Your final decisions to the best of your help, you know, colors materials textures.

870

02:03:11.820 --> 02:03:13.110

Joseph Dunstan: So absolutely.

871

02:03:14.520 --> 02:03:23.970

Joseph Dunstan: Yeah, so that's kind of the process. We're going to go through today. So you'll see us going back to the checklist will ask you to tell us why you think

872

02:03:25.290 --> 02:03:37.890

Joseph Dunstan: Your project meets this guideline of that or whether you think departure required, whatever. And we'll just work through it on this meeting and then go into more detail on that on the last one. The last week, right.

873

02:03:38.310 --> 02:03:52.110

Marlene Schubert: Right, right. So Kelly. The only thing I had access to was the PDF, which I was expecting it to be syllable. And for some reason, I cannot update it. And so I've converted into a Word document, which created very ugliness, but I think I can still work with it.

874

02:03:52.650 --> 02:03:53.610

Joseph Dunstan: That why that happened.

875

02:03:54.090 --> 02:03:57.210

Marlene Schubert: I don't know, but I cannot get the PDF to allow me to add

876

02:03:57.240 --> 02:04:00.750

Marlene Schubert: You know, update the fields like I was hoping it's supposed to be fallible, so I don't

877

02:04:00.750 --> 02:04:04.110

Bruce Anderson: Know, and that and that may be on me I the the

878

02:04:04.140 --> 02:04:17.250

Bruce Anderson: Syllable PDF is is adequate for answers that are about Twitter length and and and that just doesn't work for me. I figure if you're going to ask me a question that has some depth you would expect an answer with some depth.

879

02:04:17.730 --> 02:04:18.480

So I

880

02:04:19.980 --> 02:04:28.770

Bruce Anderson: I literally, physically cut and paste pasted my questions into a PDF. So if you're using my PDF, you've lost the

881

02:04:28.830 --> 02:04:38.790

Marlene Schubert: billable function. Okay. And I did make the syllable. Just so you know, large enough, the fields as large as I could possibly make them because I know it's more than a two to let her answer most of the time.

882

02:04:39.360 --> 02:04:42.300

Marlene Schubert: Yeah. Okay. So we're going to do the best we can with the Word document. Okay.

883

02:04:44.190 --> 02:04:44.880

Marlene Schubert: So, why me

884

02:04:45.030 --> 02:04:46.650

Marlene Schubert: Bruce point where you want me to go

885

02:04:47.010 --> 02:04:48.840

Bruce Anderson: Well, actually, if I and I

886

02:04:48.990 --> 02:04:52.080

Bruce Anderson: Think I can share screen, I would just like plan up if you're

887

02:04:52.410 --> 02:05:01.290

Bruce Anderson: Okay, with that I learned this. This is a total aside, we're doing a hotel project on the upper Hudson River and it were before a planning board last month.

888

02:05:01.680 --> 02:05:07.020

Bruce Anderson: And one of the planning board members was just really focused on dumpster screening

889

02:05:07.410 --> 02:05:17.040

Bruce Anderson: And how we had utterly failed to screen the dumpsters. And I discovered that I had the ability to share my screen without permission in public meeting with about 6070 people

890

02:05:17.250 --> 02:05:25.440

Bruce Anderson: So I just put up the screen dumpster drawing that we had submitted and that was a really interesting reaction by the planning board member who ultimately said

891

02:05:27.210 --> 02:05:27.750

Bruce Anderson: Nevermind.

892

02:05:28.800 --> 02:05:31.710

Bruce Anderson: So, so is this. Oh, here we go. So I'm going to share my screen so that I

893

02:05:31.710 --> 02:05:33.690

Bruce Anderson: can point to things.

894

02:05:34.470 --> 02:05:37.050

Bruce Anderson: You didn't see the site plan that was just put up

895

02:05:37.860 --> 02:05:38.550

Joseph Dunstan: Yeah, it's

896

02:05:40.320 --> 02:05:41.040

Bruce Anderson: And it's back

897

02:05:41.370 --> 02:05:42.960

Bruce Anderson: No, no.

898

02:05:45.960 --> 02:05:48.600

Marlene Schubert: Sorry, I stopped sharing because I thought you were gonna take over country.

899

02:05:48.600 --> 02:05:51.960

Bruce Anderson: Yeah, I did. Okay, so, so maybe I have to reshare. Yeah, I did.

900

02:05:52.050 --> 02:05:54.300

Marlene Schubert: Okay, so. Okay, perfect. Sorry about that. Okay.

901

02:05:55.140 --> 02:05:59.130

Joseph Dunstan: dumpster plan. Oh, well, it's not although I'll tell you where they are.

902

02:06:00.630 --> 02:06:00.930

Joseph Dunstan: Okay.

903

02:06:01.410 --> 02:06:10.140

Bruce Anderson: So this is, this is our site plan where we're providing now you're all from. Well, I've actually I'm a backup. Just so you know who else is here and

904

02:06:10.410 --> 02:06:17.160

Bruce Anderson: And maybe will interject if if I say something incorrectly or if they want to add something you've got Mike burns, who is the

905

02:06:18.120 --> 02:06:30.120

Bruce Anderson: The property owner of this project Phaedra is is here because of the Affordable housing component to the overall project Greg Van Patten and Tom

906

02:06:30.990 --> 02:06:43.350

Bruce Anderson: Daniels are are here. They're part of the development team. And then of course you know me so. So this is the the project site at the north east corner of Wyatt and Madison. It includes

907

02:06:44.430 --> 02:06:50.610

Bruce Anderson: The parcel that has is currently has the, the small affordable housing apartment building on it.

908

02:06:51.480 --> 02:07:07.530

Bruce Anderson: The property that surrounds it to the south and to the east. The North parcel that is in front of the existing taught lot park that is in that upper left, which is the north east corner of the of the overall project.

909

02:07:09.120 --> 02:07:14.220

Bruce Anderson: You'll recall, perhaps, that this is about 80 dwellings, they are

910

02:07:15.720 --> 02:07:21.720

Bruce Anderson: overall market rate with the 13 dwellings that are part of the are that

911

02:07:23.430 --> 02:07:39.450

Bruce Anderson: Are the replacement housing that HR be will own and manage those affordable dwellings. It's hard to see my cursor, but they front on Madison, they're in a single structure two stories that is

912

02:07:40.500 --> 02:07:49.020

Bruce Anderson: How HR be wants to manage them. We did initially talked to them about distributing the units throughout the project and that does not work from a management perspective.

913

02:07:49.650 --> 02:08:01.290

Bruce Anderson: In their view, so they are they are one of the many buildings that comprise the overall project. Everything is two stories here except for

914

02:08:02.850 --> 02:08:11.490

Bruce Anderson: Three townhouses in the extreme north east corner of the project. Those are two stories over parking below.

915

02:08:11.910 --> 02:08:32.520

Bruce Anderson: And we'll be manipulating grades. So that on this on the park side of those three townhouses, you will be seeing a two story structure and then immediately west of that and designed at this point is a clubhouse building that is meant to serve the the residents here at also

916

02:08:33.960 --> 02:08:37.230

Bruce Anderson: oriented towards the park, but it is where the

917

02:08:38.370 --> 02:08:50.910

Bruce Anderson: The man you know apartment management and leasing office is it's where there's a community space for residents and basically serves to be their

918

02:08:52.560 --> 02:08:59.730

Bruce Anderson: Living room. I guess we'd call it for the neighborhood. The neighbors that are all part of this project as a group.

919

02:09:01.410 --> 02:09:06.780

Bruce Anderson: We, we work are working with the park district. They have a current easement that is this curved

920

02:09:07.830 --> 02:09:22.800

Bruce Anderson: Loop that you see hints of to get to the to the park and there's also some to parking spaces in in the park. We're going to reorient that easement to to a two way we're trying to reduce the number of curb cuts.

921

02:09:23.850 --> 02:09:27.960

Bruce Anderson: On Madison from the, the current three to one.

922

02:09:28.980 --> 02:09:39.840

Bruce Anderson: And so it'd be a two way access that serves both us and the park and brings in pedestrian access separate from that and their parking spaces will be

923

02:09:41.130 --> 02:09:45.660

Bruce Anderson: Inside the park. We've done this before with the park district. We had a different

924

02:09:46.590 --> 02:09:59.160

Bruce Anderson: We've actually had a couple different arrangements, over the years, as we've looked at how this parcel might develop and and in each case we we've worked with the park district to develop the appropriate easement geometry, ultimately, to provide

925

02:10:00.390 --> 02:10:03.780

Bruce Anderson: Equivalent or better access to the park.

926

02:10:05.970 --> 02:10:08.340

Bruce Anderson: This project represents

927

02:10:10.020 --> 02:10:18.960

Bruce Anderson: The full floor area build out possible on this site. So it's got both the base floor area and the the bonus civil area.

928

02:10:20.430 --> 02:10:26.460

Bruce Anderson: Mr. Burns owns from his efforts as part of helping save the trailer park.

929

02:10:27.630 --> 02:10:44.760

Bruce Anderson: Residential credits that are available for bonuses. So we're taking advantage of that. So, you know, a two story project here is conforming with the 25 foot height limit, even the townhouses because of how you measure grades and roughs

930

02:10:46.170 --> 02:10:52.140

Bruce Anderson: And we're bid under the maximum lot coverage.

931

02:10:54.630 --> 02:11:08.190

Bruce Anderson: But we are trying to achieve the the full potential build out for for housing otherwise that improves the economics, frankly, so it's the project can serve a broader market.

932

02:11:09.390 --> 02:11:25.770

Bruce Anderson: Because we're we're providing the appropriate number of dwellings that are possible on this project site. The mix of dwellings ranges from one bedroom, two to three bedrooms. So it's a whole range of different dwelling.

933

02:11:27.360 --> 02:11:28.320

Bruce Anderson: housing types.

934

02:11:29.460 --> 02:11:31.080

Bruce Anderson: For parking well

935

02:11:31.950 --> 02:11:36.570

Greg Van Patten: Bruce sorry this is Greg. We don't have any three bedrooms, they just dropped a two bedroom.

936

02:11:36.600 --> 02:11:40.710

Bruce Anderson: Well, I'm sorry. I was thinking townhouses, you're right. We're, we're two bedroom townhouses

937

02:11:40.740 --> 02:11:42.210

Bruce Anderson: So you're right. Two bedrooms.

938

02:11:42.420 --> 02:11:44.730

Greg Van Patten: And we have two bedroom flats as well.

939

02:11:45.090 --> 02:11:48.480

Greg Van Patten: Yes, sprinkled throughout the rest of the site. So just wanted to clarify.

940

02:11:48.810 --> 02:11:50.700

Bruce Anderson: Thank you Greg is here to correct me.

941

02:11:51.720 --> 02:11:52.530

Bruce Anderson: So he'll be busy.

942

02:11:54.120 --> 02:12:01.590

Bruce Anderson: In terms of parking. We're actually close enough to the ferry terminal that we have the ability to take advantage of the reductions because of

distance to the ferry.

943

02:12:02.400 --> 02:12:12.810

Bruce Anderson: Terminal. So we're using that to the extent that it's appropriate, but still every dwelling will have a parking space on on the

944

02:12:13.560 --> 02:12:33.150

Bruce Anderson: project site and then we've got guests parking located along Wyatt, you can, you can see that shaded area. This project is providing a significant increase in right away along. WYATT. WYATT west of the or excuse me, east of the the soon to be round about is is a

945

02:12:34.500 --> 02:12:39.300

Bruce Anderson: Doesn't not have enough right away for it for the street. So we're providing

946

02:12:40.320 --> 02:12:55.950

Bruce Anderson: We've provided the city with additional right of way. Similarly, on Madison. We were dedicating or have dedicated another five feet of right of way on Madison, you'll remember that in this zone that there is a setback to the streets of five feet. That's

947

02:12:57.390 --> 02:13:02.820

Bruce Anderson: I think they are to encourage a landscaped frontage so

948

02:13:05.100 --> 02:13:19.440

Bruce Anderson: The increase in right away along Madison, for example, pushes that additional 10 foot front yard further east. So it doesn't diminish the amount of landscaping or area for landscaping that actually increases it

949

02:13:20.520 --> 02:13:22.620

Bruce Anderson: And similar things are happening on why

950

02:13:23.820 --> 02:13:33.030

Bruce Anderson: We've intentionally tried to maintain and and organize the project around a strong street edge along Wyatt and along Madison.

951

02:13:34.230 --> 02:13:47.190

Bruce Anderson: At the same time, we've we've put all of the parking in board the project. So you're not seeing parked cars along either of the public frontage is

952

02:13:48.390 --> 02:13:49.530

Bruce Anderson: So, and you can see that

953

02:13:50.580 --> 02:14:10.890

Bruce Anderson: All of the dwellings face either the will actually there through dwellings. So they typically have to frontage is facing the streets where their, their units that face the streets facing the park where their dwellings that face the park and then facing this larger landscape.

954

02:14:12.300 --> 02:14:18.000

Bruce Anderson: La through the site that is that is running diagonally through through the overall project.

955

02:14:19.920 --> 02:14:32.310

Bruce Anderson: It's an important intersection in terms of design. We've chosen to emphasize landscape on this corner, rather than architecture. There's an existing mature.

956

02:14:33.450 --> 02:14:38.280

Bruce Anderson: I'm not sure if it's a heritage tree yet, but it certainly has all offs name.

957

02:14:40.650 --> 02:14:48.270

Bruce Anderson: On a little plaque that was put around the trunk. So he's aware of it, but we've we've maintained that and and reworked our

958

02:14:49.200 --> 02:15:00.630

Bruce Anderson: Our circulation to to maintain that that tree and I think influenced the city's sidewalk lay out a little bit to maintain it as well, even though it is now in there right of way.

959

02:15:01.170 --> 02:15:22.140

Bruce Anderson: There's a willow tree further east on Wyatt, I suspect public works will take that tree down. They wanted us to take it down and I basically said I wouldn't do it. I don't want the phone call from everybody on the island. But again, we've provided space around that to save that tree.

960

02:15:23.490 --> 02:15:29.520

Bruce Anderson: Additionally, that you all know that this this partial doesn't have many products project site doesn't have a lot of trees.

961

02:15:30.180 --> 02:15:47.370

Bruce Anderson: But there is one for tree at the edge of the park up along our North northern boundary near the town houses. And so we've set the townhouses back a little further than the the required set back and we have designed the

962

02:15:48.420 --> 02:16:02.340

Bruce Anderson: Garage level of that those townhouses in such a way as to pull the foundations further back so that we maintain maintain adequate clearance around the root structure of that tree and the ones nearby.

963

02:16:04.050 --> 02:16:14.730

Bruce Anderson: You can see and I talked about it in the in the checklists that we've got good pedestrian conductivity between the all the dwellings, and the surrounding streets.

964

02:16:15.600 --> 02:16:35.970

Bruce Anderson: We connect obviously to the park. You all should know that there is a north south pedestrian way that exists now along our easterly boundary. It's on the apartment parcel that pathway connects clear up to the, to the next street to the north. So there is a good

965

02:16:37.320 --> 02:16:43.020

Bruce Anderson: pedestrian circulation and conductivity kind of all around this this project site on

966

02:16:44.190 --> 02:16:47.850

Bruce Anderson: The handbooks said I should be or we should be providing

967

02:16:48.930 --> 02:17:06.240

Bruce Anderson: Building massing these may be hard to see on my computer, but these are I did two sheets, because we also needed to show street level amassing but you can see these are pretty simple forums gabled forums.

968

02:17:07.560 --> 02:17:18.720

Bruce Anderson: Broken up because of the site plan geometry along that central landscape spine and then pretty quiet along the two street frontage is

969

02:17:19.380 --> 02:17:33.810

Bruce Anderson: There will be when you when you get to see architecture, you'll find that we are we are looking at kind of the dwelling rhythms and and and designing our fenestration to give the scale to the individual.

970

02:17:36.240 --> 02:17:43.380

Bruce Anderson: Dwellings there. They're typically apartments over apartments flats over flats. So there'll be a rhythm of

971

02:17:44.430 --> 02:17:50.430

Bruce Anderson: Of more or less what appears to be to to story almost townhouses in their architecture.

972

02:17:52.620 --> 02:17:57.420

Bruce Anderson: What else do I want to tell you many of the dwellings have

973

02:17:58.500 --> 02:18:14.820

Bruce Anderson: Essentially garden frontage along the public streets, the HR be own dwellings, which if you can see a little bit of my cursor is this, this group right here, their ground floor units actually a front doors on

974

02:18:16.230 --> 02:18:30.870

Bruce Anderson: On Madison and so the V some additional activity, both from their from their access to that those ground floor apartments and also they share a common laundry facility and a common

975

02:18:32.220 --> 02:18:49.590

Bruce Anderson: Kind of storage. And let's say mail drop, potentially, and those are located with the street and parking side frontage and a pedestrian walk through. So there's some transparency activity and maybe some safety through visibility.

976

02:18:50.970 --> 02:18:54.510

Bruce Anderson: With the HR be dwellings, the other

977

02:18:55.950 --> 02:19:02.250

Bruce Anderson: Sheet that we turned in is this. These are giving you at least a sense of scale.

978

02:19:03.360 --> 02:19:20.310

Bruce Anderson: I did not draw or we did not place trees that are 20 years old in these in these renderings we place trees that are four or five years old, except for the mature tree on the corner and we didn't have a willow, but the the willow that

979

02:19:21.480 --> 02:19:24.300

Bruce Anderson: We can all be public works about, I suppose.

980

02:19:25.500 --> 02:19:28.230

Bruce Anderson: But we wanted to give you a sense of where the trees are but not

981

02:19:29.970 --> 02:19:37.710

Bruce Anderson: masks the reality that that vegetation. Well, it will all be planted isn't going to be lush on the first day.

982

02:19:38.730 --> 02:19:53.370

Bruce Anderson: You know we we architect, sir, and renders are all probably should be accused appropriately that we over landscape. Our renderings and make you think that you're going to see a forest on the first day in the forest arrives. A few years later.

983

02:19:56.790 --> 02:19:59.730

Bruce Anderson: What else would you like me to add or talk about

984

02:20:01.020 --> 02:20:06.840

Joseph Dunstan: I think that's, that's fine. Let's see if there's any questions from the DMV. Does anybody have any

985

02:20:07.980 --> 02:20:09.390

Joseph Dunstan: The questions.

986

02:20:10.740 --> 02:20:13.170

Kelly Tayara: Though I have a question.

987

02:20:13.890 --> 02:20:15.000

Joseph Dunstan: Okay, Kelly. Go ahead.

988

02:20:15.150 --> 02:20:27.840

Kelly Tayara: And say, so just because we need to assess. Well, we're supposed to advise the applicant about comprehensive plan goals and policies.

989

02:20:28.380 --> 02:20:42.900

Kelly Tayara: So my question is on the I understand from what Bruce said that the housing Resources Board will be become the the owners of these new affordable units and

990

02:20:43.770 --> 02:21:00.720

Kelly Tayara: Can you tell me in terms of the comprehensive plan goals and policies. There's a difference between maintaining an existing stock of affordable housing and increasing the stock. So can you tell me how many units that

991

02:21:02.280 --> 02:21:03.750

Kelly Tayara: Are currently on the property.

992

02:21:04.410 --> 02:21:05.460

Bruce Anderson: Yeah, there's there's currently

993

02:21:07.020 --> 02:21:12.510

Bruce Anderson: And the replacement structure for HR be will again be 13 so this is maintaining

994

02:21:13.710 --> 02:21:15.780

Bruce Anderson: The Affordable housing stock.

995

02:21:15.810 --> 02:21:18.390

Kelly Tayara: In this instance, and

996

02:21:21.330 --> 02:21:27.210

Kelly Tayara: Okay. I think that was my only question now. I know it's policies to focus on. Thank you.

997

02:21:27.390 --> 02:21:31.350

Marlene Schubert: Sure we have Laurel with their hand up and Michael

998

02:21:32.190 --> 02:21:39.120

Joseph Dunstan: Can I before we go to Laurel, can I am Joe. Again, I'd like to follow up on that. I'm just curious.

999

02:21:40.320 --> 02:21:44.130

Joseph Dunstan: The relationship for housing here in terms of the

1000

02:21:46.080 --> 02:22:00.930

Joseph Dunstan: Relationship between Mr. Burns and the HR be. Is there any relationship with the city is the city giving any breaks or any any thing towards housing because of the

1001

02:22:02.400 --> 02:22:12.390

Bruce Anderson: Not in not in this in this circumstances and anyone can interrupt me here. I don't know that the city has the ability

1002

02:22:12.570 --> 02:22:23.160

Bruce Anderson: Mm hmm. And because I'm not sure what that would be, I mean that you know you know there are significant costs always working with the city in terms of things like utilities.

1003

02:22:24.240 --> 02:22:31.080

Bruce Anderson: But I don't know that the city has the authority to wave utilities. You know, when we talk about the four pages of affordable housing.

1004

02:22:32.250 --> 02:22:35.790

Bruce Anderson: In our code there are maybe tools that

1005

02:22:37.140 --> 02:22:52.890

Bruce Anderson: The city could consider in the future that might be appropriate Phaedra can talk about financing affordable housing, but in my experience, it looks like it's always just an absolute smorgasbord of dollars from all over

1006

02:22:54.540 --> 02:22:55.830

Bruce Anderson: You can get housing.

1007

02:22:57.210 --> 02:23:01.050

Bruce Anderson: So no short answer is no. The city's not participating in any

1008

02:23:02.580 --> 02:23:06.030

Marlene Schubert: Way care of laurel Michael Todd and Vicki waiting

1009

02:23:06.150 --> 02:23:08.460

Joseph Dunstan: Go ahead to look more moral

1010

02:23:08.700 --> 02:23:10.530

Marlene Schubert: Value, were you gonna say something first. I'm sorry.

1011

02:23:10.560 --> 02:23:10.980

Kelly Tayara: I am

1012

02:23:11.040 --> 02:23:17.010

Kelly Tayara: There are provisions for waving or reducing impact fees for affordable housing.

1013

02:23:18.180 --> 02:23:29.010

Kelly Tayara: HIV is the city's designated affordable housing provider. And so, yes, there are there are waivers and modifications of fees for that.

1014

02:23:31.980 --> 02:23:33.840

Joseph Dunstan: You know, my only. My only comment.

1015

02:23:33.930 --> 02:23:41.640

Joseph Dunstan: About the affordable housing Portland when we want to support affordable housing. We just had a meeting, talking about affordable housing and

1016

02:23:42.150 --> 02:23:55.530

Joseph Dunstan: The Dr. B is wanting to support that. But I was wondering how if you're not increasing the stock on the island HELP, BUT, BUT THE CITY WOULD BE DOING getting in return for anything you might give you

1017

02:23:56.250 --> 02:24:11.520

Joseph Dunstan: In other words, if you bought in and say, for more affordable housing, because the city was able to give you something in return, you know, or something that's but I see what you're doing is you're working primarily with HR D and you're getting the 13 for 13

1018

02:24:12.150 --> 02:24:25.050

Bruce Anderson: Yeah, and and and part of this and and and Mike or or Greg will interrupt me, it was, it was the notion that my kid when he, when he purchased the property. And we all know that that was

1019

02:24:27.180 --> 02:24:29.970

Bruce Anderson: Somewhat stressful as a process.

1020

02:24:30.300 --> 02:24:37.170

Bruce Anderson: Is a good way to say that I could say a lot more was a you know a desired it obviously to save the housing.

1021

02:24:37.530 --> 02:24:48.210

Bruce Anderson: And also a desire to create an overall community that that housing sat in, you know, within as opposed to separate and you guys talked a little bit about that in your in your previous hour

1022

02:24:49.500 --> 02:25:01.950

Bruce Anderson: About that and so that there are you know there's motives here to, to be sure, we have affordable housing and to be sure on our island that we do it in a way that is inclusive.

1023

02:25:03.630 --> 02:25:07.470

Bruce Anderson: So that that that drive that has driven part of the overall project.

1024

02:25:08.880 --> 02:25:11.580

Joseph Dunstan: Good, very good, very good. Okay, Laura. Yeah.

1025

02:25:13.320 --> 02:25:25.020

Laurel Wilson: Yes. Um, I guess everyone knows I'm an advocate for saving the house there that supposedly not an historic house because some vinyl windows in it.

1026

02:25:26.670 --> 02:25:38.040

Laurel Wilson: And so I was wondering if there's any what the consideration is went in your community center to skid it over to that and use that building for the community center.

1027

02:25:38.310 --> 02:25:39.360

Bruce Anderson: Well, and we

1028

02:25:39.660 --> 02:25:44.010

Laurel Wilson: Left probably an architectural question, but I just don't, I don't put understand

1029

02:25:46.860 --> 02:25:48.480

Bruce Anderson: All answer it. And, and I'll

1030

02:25:48.540 --> 02:26:01.440

Bruce Anderson: And one of the others will interrupt me if if if my answer is inadequate. We certainly have looked at that building over the years many, many times it in terms of its it is

1031

02:26:02.820 --> 02:26:03.330

Bruce Anderson: Cute.

1032

02:26:04.410 --> 02:26:15.240

Bruce Anderson: It is not qualifying for historic reasons for more than just the vinyl windows. The city had a consultant, a few years ago that looked at all of the downtown

1033

02:26:16.260 --> 02:26:37.170

Bruce Anderson: Structures in terms of their potential for listing even locally and that didn't qualify. It's been available to be moved and subsidized in its move now for some time there are websites with the with the building movers in the region that that

1034

02:26:38.430 --> 02:26:44.460

Bruce Anderson: Provide that because some people are looking for that sort of a possibility. It doesn't work.

1035

02:26:45.270 --> 02:26:54.300

Bruce Anderson: You know, it's not a dwelling anymore and hasn't been I was on the planning commission 20 years ago and we approved its conversion to have an office space.

1036

02:26:55.020 --> 02:27:09.480

Bruce Anderson: So it's not a dwelling, but it's also not adequate, in terms of size and and it's kind of circumstance to become the clubhouse. So at this point, we're looking to to remove it.

1037

02:27:11.400 --> 02:27:12.060

Laurel Wilson: And Nicholas

1038

02:27:13.410 --> 02:27:24.930

Laurel Wilson: Nicholas brothers about that house and they said that, um, one of the problems is, you know, moving the house. It would be very easy to move very close, but very difficult to move further away on the island and also

1039

02:27:25.440 --> 02:27:33.360

Laurel Wilson: The provisions of someone who wanted to move it having to bring it up to code was a kind of determine for some people.

1040

02:27:33.840 --> 02:27:34.440

Laurel Wilson: Yeah, but

1041

02:27:34.530 --> 02:27:35.130

Bruce Anderson: And Nicholas

1042

02:27:35.190 --> 02:27:35.820

Nicholas brothers.

1043

02:27:38.370 --> 02:27:44.730

Laurel Wilson: The footprint. What am I understand the footprint of the older house to be and what I understand the footprint of your clubhouse.

1044

02:27:44.790 --> 02:27:51.240

Bruce Anderson: Proposal of house to house has a little bit larger footprint. It is. I mean, just a little bit larger, it's not

1045

02:27:51.240 --> 02:28:11.580

Bruce Anderson: Significantly difference a different, but we're also looking at a different overall arrangement to the clubhouse to give it more permeability for residents to to access the park so it's it's really a different program than than that house would have otherwise provided for

1046

02:28:16.980 --> 02:28:26.910

Laurel Wilson: My second question is, this is not a question for you, probably. It's a broader question about what when they're if they're 13 apartments affordable farmers there. Now, those people will be

1047

02:28:29.580 --> 02:28:37.170

Laurel Wilson: evicted, I guess, and then they get to move back in what happens. What's the, what is the transition plan so

1048

02:28:37.320 --> 02:28:43.710

Phedra Elliott: I can answer that we've been working with all of the households that live in the current unit to help them find new housing.

1049

02:28:44.190 --> 02:28:55.500

Phedra Elliott: And at this point, that is working very well. We will not be evicting anyone. We're working to help everybody find housing and time to leave so that when the, when it's time to demolish the building.

1050

02:28:55.920 --> 02:29:06.090

Phedra Elliott: They will be given first the first on the waiting list, if you will, to move back in when the new buildings are up. I'm assuming they obviously still qualify for that.

1051

02:29:06.600 --> 02:29:15.870

Phedra Elliott: So there'll be prioritized to come back if they want to, and some may choose to in some way, not so see but no one's going to be evicted.

1052

02:29:16.470 --> 02:29:27.450

Phedra Elliott: And that's part of the reason that we've enjoyed this partnership with Madison Avenue development is because we've been able to continue to operate that housing and help people find a place to be a soft landing

1053

02:29:29.820 --> 02:29:30.630

Phedra Elliott: Over the last year.

1054

02:29:31.620 --> 02:29:31.950

Laurel Wilson: Thank you.

1055

02:29:34.320 --> 02:29:36.090

Joseph Dunstan: Okay, who's next.

1056

02:29:36.180 --> 02:29:37.890

Joseph Dunstan: Michael. Michael.

1057

02:29:38.640 --> 02:29:39.060

Alright.

1058

02:29:40.650 --> 02:29:48.390

Michael Loverich: Have a couple questions on that talks, just so that I can wrap my head around everything that's happening on this site.

1059

02:29:50.280 --> 02:29:50.760

Michael Loverich: And

1060

02:29:51.810 --> 02:29:56.040

Michael Loverich: Are you asking for bonus FA IR and all of this.

1061

02:29:56.790 --> 02:30:10.350

Bruce Anderson: Yes, we are using bonus FLIR we're using the residential bonus that is still available, you know, the city council has altered the bonus sing tools for development.

1062

02:30:12.990 --> 02:30:18.210

Bruce Anderson: In Winslow, but the residential bonus is still available. And so we are using that

1063

02:30:19.050 --> 02:30:19.530

Bruce Anderson: And

1064

02:30:19.620 --> 02:30:24.420

Bruce Anderson: We have the crowds that so we don't need to seek additional bonus and

1065

02:30:26.010 --> 02:30:27.870

Bruce Anderson: But we we are using the bonus

1066

02:30:28.560 --> 02:30:34.860

Michael Loverich: At is the bonus tied to affordable housing or they just tied to something. Oh, I get because

1067

02:30:37.260 --> 02:30:40.440

Bruce Anderson: I don't, I don't think it has a direct relationship to the affordable housing.

1068

02:30:42.630 --> 02:30:53.400

Greg Van Patten: Hey this is Greg, Mike, can you speak to that I, you know, Bruce. You, you mentioned earlier that this was kind of purchased as part of the, I think the mobile home park.

1069

02:30:53.490 --> 02:30:55.860

Bruce Anderson: Right, that that's where these credits come from. They come

1070

02:30:55.860 --> 02:30:59.190

Bruce Anderson: From the effort to to preserve the mobile home park.

1071

02:31:00.750 --> 02:31:02.580

Michael Loverich: Bonus is coming from above.

1072

02:31:03.150 --> 02:31:04.950

Bruce Anderson: This bonus credits.

1073

02:31:05.280 --> 02:31:07.560

Bruce Anderson: Are available. Yes. Yeah.

1074

02:31:09.150 --> 02:31:09.600

Michael Loverich: I'm

1075

02:31:11.100 --> 02:31:11.850

Michael Loverich: So,

1076

02:31:14.490 --> 02:31:27.720

Michael Loverich: What is, what is that bonus score because it seems like if I did my calculations right you you have roughly 2.51 acres. So I think that if they are there is point four. Is that right,

1077

02:31:30.390 --> 02:31:35.160

Bruce Anderson: Yeah, I let me see. I'm going to stop sharing. So you're not watching and getting

1078

02:31:35.190 --> 02:31:37.740

Bruce Anderson: having a seizure, while I see if I can find this on my computer.

1079

02:31:38.280 --> 02:31:41.370

Michael Loverich: And just trying to understand, like, what the increase

1080

02:31:42.990 --> 02:31:46.530

Michael Loverich: Like in building area is coming from and have that bonuses.

1081

02:31:46.890 --> 02:31:59.970

Greg Van Patten: Bruce I think we're just under a point six right. Isn't that the usual FDR bonus would be we we counted out so that we weren't exceeding what it would have been with the regular FDR

1082

02:32:00.030 --> 02:32:09.120

Bruce Anderson: Right, we're allowed I'm looking at one of my sheets. We do have just over 2.5 acres. Two and a half acres. The base FLIR is

1083

02:32:11.130 --> 02:32:19.530

Bruce Anderson: About 44,000 square feet. The maximum potential FDR is about 65,000 square feet.

1084

02:32:23.070 --> 02:32:24.090

Michael Loverich: And you're under that

1085

02:32:24.960 --> 02:32:30.840

Bruce Anderson: Under that. Yeah. Well, yeah, we're not gonna yeah I don't think you can ask for

1086

02:32:31.980 --> 02:32:32.640

Bruce Anderson: More than that.

1087

02:32:33.240 --> 02:32:33.570

Yeah.

1088

02:32:35.910 --> 02:32:41.460

Michael Loverich: And yeah okay thank you for the clarification, just trying to figure out where those numbers are coming from and

1089

02:32:42.000 --> 02:32:44.190

Michael Loverich: Then, in terms of the existing

1090

02:32:44.850 --> 02:32:57.150

Michael Loverich: affordable units that are on the property like well it looks like the new units are going to be roughly 460 square feet per unit per lead affordable housing, is that correct

1091

02:32:57.720 --> 02:33:01.050

Bruce Anderson: Yeah, and I am you asking, are these larger or smaller than the

1092

02:33:01.050 --> 02:33:02.040

Michael Loverich: Existing minutes. Yeah.

1093

02:33:02.760 --> 02:33:04.260

Bruce Anderson: I think that they're a little bit smaller.

1094

02:33:05.880 --> 02:33:06.270

Bruce Anderson: We can

1095

02:33:06.420 --> 02:33:06.720

Michael Loverich: We can

1096

02:33:06.810 --> 02:33:13.140

Bruce Anderson: Put that information in our next middle as we go to pre up where there's a you know a lot of information that we need to

1097

02:33:14.520 --> 02:33:23.550

Michael Loverich: And it was kind of wondering if there is like if it's about unit number where there's kind of the equal exchange or if it's about square footage

1098

02:33:24.420 --> 02:33:33.180

Michael Loverich: Because for FDR. It seems like, Well, if you're going through bonuses for if they are. It's about for affordable housing, it's for square footage, not very

1099

02:33:34.050 --> 02:33:38.580

Bruce Anderson: Right. And we're not. We're not going that route. Yeah, yeah.

1100

02:33:38.880 --> 02:33:46.650

Greg Van Patten: And and just this is Greg. And just to give you a little bit of color, we're working closely with HR be and and really kind of

1101

02:33:48.780 --> 02:33:53.520

Greg Van Patten: Working with them to kind of give them the unit size and unit makes that they are looking for.

1102

02:33:53.580 --> 02:34:01.920

Greg Van Patten: So it's really a collaborative effort with them and not us choosing the do smaller units fader, I don't have anything else you want to add to them.

1103

02:34:05.700 --> 02:34:14.850

Phedra Elliott: Sorry. Um, yeah, I would just say that that's the type of units that we have a long waiting list for a small unit for one person household and that's

1104

02:34:14.910 --> 02:34:20.700

Phedra Elliott: The size that roughly the size of the current units we operate and

they work very well for our

1105

02:34:22.410 --> 02:34:23.610

Phedra Elliott: That population of people

1106

02:34:27.210 --> 02:34:30.930

Michael Loverich: Then just some questions on this site plan.

1107

02:34:31.800 --> 02:34:34.230

Bruce Anderson: My plan again. I just, I want to be sure I'm

1108

02:34:35.220 --> 02:34:36.330

Bruce Anderson: Yeah, I am.

1109

02:34:36.660 --> 02:34:37.980

Michael Loverich: Oh no you're not.

1110

02:34:38.700 --> 02:34:40.050

Bruce Anderson: Okay, that's why I'm asking.

1111

02:34:40.530 --> 02:34:40.830

Yeah.

1112

02:34:44.040 --> 02:34:44.610

Bruce Anderson: No, I am

1113

02:34:45.000 --> 02:34:46.260

Michael Loverich: Yes. Yes, you are. Thank you.

1114

02:34:49.500 --> 02:34:57.720

Michael Loverich: How are you kind of envisioning that central green space with the walkway. That's kind of come running diagonally through the

1115

02:34:58.740 --> 02:34:59.610

Michael Loverich: Property is that

1116

02:35:01.830 --> 02:35:02.010

Like

1117

02:35:03.120 --> 02:35:05.910

Michael Loverich: Are people entering their units from that side. Or is that kind of

1118

02:35:06.240 --> 02:35:26.910

Bruce Anderson: Like it's really a know they're entering from typically well there. They have front doors on the opposite sides of their dwellings, and they may well have, you know, small terrorists is and you know the ability to go outside on this on that central spines.

1119

02:35:28.380 --> 02:35:29.160

Bruce Anderson: Face.

1120

02:35:30.390 --> 02:35:30.840

Bruce Anderson: It's

1121

02:35:31.980 --> 02:35:42.180

Bruce Anderson: We haven't really fully landed on to. Are we all in agreement as to what we think that space will be in terms of vegetation by a partner here would see that as a budding forest.

1122

02:35:43.320 --> 02:35:47.010

Bruce Anderson: Over time, so that we start to connect visually, the

1123

02:35:48.030 --> 02:35:54.960

Bruce Anderson: The, the remnants of forest that that exist on the park property and and establish more

1124

02:35:56.460 --> 02:35:58.260

Bruce Anderson: Forest on this property.

1125

02:35:59.670 --> 02:36:05.340

Bruce Anderson: But it is it is it is right now not meant to be a manicured space. It is meant to be a

1126

02:36:07.290 --> 02:36:13.620

Bruce Anderson: A more wild space and and and Mike will chime in if I'm

1127

02:36:15.150 --> 02:36:17.280

Bruce Anderson: Saying something disagrees with, I suspect.

1128

02:36:18.930 --> 02:36:21.240

Bruce Anderson: This is, this is not gonna be a rolling long that you walk through

1129

02:36:21.510 --> 02:36:25.200

Greg Van Patten: I'll see it. Yeah, it's. And interestingly,

1130

02:36:26.340 --> 02:36:32.400

Greg Van Patten: We just watched a couple of properties. Just over the past couple of weeks. So I don't know if wild is really the

1131

02:36:32.490 --> 02:36:35.070

Bruce Anderson: The writers trying to find a better word. I just couldn't think of it.

1132

02:36:35.310 --> 02:36:51.090

Greg Van Patten: Yeah, you know, probably a mixture. One of the things that we really am. And first of all, I should say, we, we are getting proposals from landscape architects, as we speak. So we can't really give you any specifics that we want to be kind of held to at this point.

1133

02:36:53.040 --> 02:36:58.200

Greg Van Patten: And I expect that we will have selected our landscape architect here in the next couple of weeks.

1134

02:36:59.340 --> 02:37:04.080

Greg Van Patten: But I would say you know the the goals for this are to have that

1135

02:37:05.130 --> 02:37:16.710

Greg Van Patten: You know, some kind of a want winding walkway that goes through there, but also to have private patios spaces for the units facing in toward that Greenway with

1136

02:37:17.880 --> 02:37:21.390

Greg Van Patten: plantings that kind of provide them privacy for their spaces.

1137

02:37:21.840 --> 02:37:25.380

Greg Van Patten: And so, and to clarify something

1138

02:37:26.430 --> 02:37:40.470

Greg Van Patten: These units. The living room side will be facing in toward the green way and then the opposite and or where the bedrooms will be so I think Bruce mentioned earlier that these are kind of, I don't know what to call Bruce past three units. I'm not sure but but

1139

02:37:40.470 --> 02:37:40.710

Yeah.

1140

02:37:41.820 --> 02:37:47.010

Greg Van Patten: The floor plan. Yeah, that is one unit that stretches from the Greenway on the other side.

1141

02:37:47.100 --> 02:37:54.180

Bruce Anderson: So they all have good opportunities for cross ventilation. They've got great opportunities for light, you know, these are not units that have a

1142

02:37:54.480 --> 02:38:00.540

Bruce Anderson: You know, only one frontage if you're a middle unit you have light from two opposite sides of your dwelling.

1143

02:38:01.470 --> 02:38:12.630

Bruce Anderson: And as Greg mentioned, you know, private terraces or decks, we, we want to create housing that people don't have to have their shades closed 24 hours a day because they're not private

1144

02:38:13.230 --> 02:38:19.140

Bruce Anderson: Even when you're on the street. We want to have the ability for people to have windows open and feel safe and secure.

1145

02:38:21.510 --> 02:38:21.930

Joseph Dunstan: So,

1146

02:38:22.920 --> 02:38:34.530

Joseph Dunstan: The landscape architect, I would say that you're looking for, somewhat natural an organized space, you're not going to have organized activities to that middle section you

1147

02:38:34.530 --> 02:38:37.290

Bruce Anderson: Discount that middle section. That's correct.

1148

02:38:38.040 --> 02:38:49.560

Joseph Dunstan: Gonna have to just walk away. It's very lush and more forest luck. Yeah. Yeah, that sounds great. Can I, can you done, Michael, or did you

1149

02:38:50.700 --> 02:39:01.140

Michael Loverich: Well, I've got some of the questions about that too in terms of, like, I mean, we're talking about like community space in that earlier today, but I like it. Yeah, I guess I was wondering

1150

02:39:02.580 --> 02:39:15.810

Michael Loverich: It seems like the community building is really where kind of community activities would occur. There's no like sort of pea patch or some sort of like outdoor space because it sounds like a lot of outdoor spaces and to be yeah like more about

1151

02:39:17.070 --> 02:39:17.880

Michael Loverich: wildness and

1152

02:39:18.360 --> 02:39:23.370

Bruce Anderson: On this person I know we have this great notion, you know, we have this park literally right

1153

02:39:24.120 --> 02:39:24.540

Michael Loverich: All right.

1154

02:39:24.840 --> 02:39:29.640

Bruce Anderson: Around you know that were that were that were surrounding on on two sides. So we have a

1155

02:39:30.300 --> 02:39:31.290

Bruce Anderson: And that park.

1156

02:39:31.350 --> 02:39:35.460

Bruce Anderson: We learned this years ago that park is well loved

1157

02:39:35.880 --> 02:39:36.990

Bruce Anderson: It has a much larger

1158

02:39:37.230 --> 02:39:53.880

Bruce Anderson: Constituency then we might all think, and we know that. So, you know, part of this is to respect the notion of that we've got this great Park, you know, can we do things to make it safer, you know, give it some more eyes so that it, you know, it continues to feel safe for the

1159

02:39:54.930 --> 02:40:06.990

Bruce Anderson: You know, people in the neighborhood that use it and people that visit Winslow that use it. We found out that as well. Some people come into town to go to this park right you know grandparents with their grandkids, things like that. So,

1160

02:40:08.040 --> 02:40:18.690

Greg Van Patten: Also, Michael, I wanted to point out, even though we just kind of have a big block where that clubhouse has shown right now that is really kind of covering the general footprint. I mean, we're still working through the design.

1161

02:40:19.200 --> 02:40:35.610

Greg Van Patten: Of not just the clubhouse, but an adjacent kind of outdoor patio slash deck space. That would be south facing for good solar exposure down toward the Greenway so that big block that you're seeing there will include some outdoor space as well.

1162

02:40:35.910 --> 02:40:36.210

Right.

1163

02:40:37.470 --> 02:40:47.460

Joseph Dunstan: That was kind of one of my concerns is that as you might from people not associated with this project one go to the park might walk along that center trail.

1164

02:40:47.880 --> 02:40:52.440

Joseph Dunstan: And then they come to another building. They don't have direct access outside

1165

02:40:53.160 --> 02:41:00.270

Joseph Dunstan: You know, on to the park unlimited. You know, you probably don't have a lot of money for this or if you had two buildings.

1166

02:41:00.600 --> 02:41:12.240

Joseph Dunstan: In the community center that had a center rough two people could walk through or do something to have more of an open space for something that you

don't want it to just end at the building. They have to have a way to get to the park.

1167

02:41:13.980 --> 02:41:16.290

Joseph Dunstan: So I worked out yet, but that's

1168

02:41:16.290 --> 02:41:20.040

Bruce Anderson: Yeah, you'll, you'll see that at the next iteration. When you see architecture.

1169

02:41:20.370 --> 02:41:20.730

Okay.

1170

02:41:21.930 --> 02:41:22.320

Marlene Schubert: Todd.

1171

02:41:24.450 --> 02:41:24.840

Marlene Schubert: Todd.

1172

02:41:26.580 --> 02:41:27.030

Todd Thiel: Thank you.

1173

02:41:27.570 --> 02:41:41.820

Todd Thiel: Thank you. Yeah, I wanted to kind of follow that line, you know, the site plan. It wouldn't be the first one that you'd come apart come upon when you laid out this site. So if you could talk a little bit to you know what informed that. And then also, are these

1174

02:41:42.870 --> 02:41:44.850

Todd Thiel: Public walkways or private walkways.

1175

02:41:45.300 --> 02:41:45.870

There.

1176

02:41:47.190 --> 02:41:53.580

Bruce Anderson: Again, this is not the first site plan that we have done. We've actually permitted to other iterations on these parcels. One was a

1177

02:41:54.390 --> 02:42:06.600

Bruce Anderson: A WINNER OF centric low rise project of individual dwellings number of years ago. And then most recently and actually probably still something we could pull a permit on

1178

02:42:07.080 --> 02:42:14.010

Bruce Anderson: Is an apartment building that did not include either the northerly piece that that friends the park, nor the

1179

02:42:14.850 --> 02:42:29.550

Bruce Anderson: HR be or the affordable housing parcel, but was L shaped around it with a very large structure along Wyatt that was if you've seen the past history. It was a single story at the intersection and it grew to four floors.

1180

02:42:30.570 --> 02:42:48.060

Bruce Anderson: At the extreme east in which you can do with a 25 foot height limit if you know how to average roof heights and then some additional townhouses and that was part of that response was to look at the scale of the intersection versus the apartments that are immediately East

1181

02:42:49.680 --> 02:43:00.300

Bruce Anderson: This intention, this time was to be very landscape centric to the dwellings, while still doing things that we thought we should be doing in terms of urban design.

1182

02:43:01.230 --> 02:43:16.860

Bruce Anderson: Maintaining street edges and and screening parking. Things like that are that are kind of the things that you just ought to do. We also and we were doing this in the previous iteration we we really wanted more of a

1183

02:43:18.630 --> 02:43:19.470

Bruce Anderson: Landscape.

1184

02:43:21.660 --> 02:43:33.990

Bruce Anderson: centric solution to the corner, rather than a building solution we were really kind of think this is a major intersection, or it will be someday. Again, what if they ever reopen why it

1185

02:43:35.790 --> 02:43:44.070

Bruce Anderson: And and and it's part of the experience of a lot of us that live, you know, basically in the south end of the island and we wanted to speak more to the lands.

1186

02:43:45.300 --> 02:43:50.130

Bruce Anderson: Notion of Banbridge and the dominance of landscape than then simply creating another

1187

02:43:51.630 --> 02:43:58.260

Bruce Anderson: You know corner building with a, with some sort of expression of architecture on the corner and just become another quarter.

1188

02:43:59.220 --> 02:44:07.620

Bruce Anderson: So part of what informed this absolutely was the notion of landscape and and potentially forest and conductivity and and creating

1189

02:44:08.340 --> 02:44:27.360

Bruce Anderson: Some meaningful landscape that that is a potential for urban habitat for circulation through the site is is really there for residents. These are by and large, not public walkways, in the sense of dedicated very obvious sidewalks.

1190

02:44:27.390 --> 02:44:38.220

Bruce Anderson: The, the primary pedestrian entrance to the park from through this project will be OFF OF MADISON, it's that one walkway that's parallel to the to the

1191

02:44:39.840 --> 02:44:54.120

Bruce Anderson: Vehicle circulation and leads ultimately to the the the clubhouse and kind of leasing office and then mostly doesn't affect the privacy of nearby dwellings.

1192

02:44:56.190 --> 02:45:05.220

Bruce Anderson: We've got we've got good connectivity all around the project site for pedestrians already. We need to get them to the park and through the park, they can connect to that East

1193

02:45:05.610 --> 02:45:22.080

Bruce Anderson: easterly north south spine of pedestrian access, but we don't need them to necessarily walk through the project itself at the same time we want it very transparent. We want residents to know that they're not walking through parking lots to get to their

1194

02:45:23.400 --> 02:45:25.950

Bruce Anderson: Homes. So, so there's lots of

1195

02:45:26.760 --> 02:45:28.410

Bruce Anderson: pedestrian circulation for them.

1196

02:45:29.430 --> 02:45:30.630

Marlene Schubert: Michael has his hand raised.

1197

02:45:31.560 --> 02:45:32.310

Joseph Dunstan: Yeah, Michael.

1198

02:45:34.170 --> 02:45:38.430

Michael Loverich: One more question. I forgot to ask on that the eastern parking lot.

1199

02:45:39.630 --> 02:45:46.080

Michael Loverich: That access road is adjacent to the homestead access road. Correct.

1200

02:45:48.300 --> 02:45:51.030

Bruce Anderson: Oh, you mean the apartments or is

1201

02:45:52.110 --> 02:45:52.290

Bruce Anderson: Are

1202

02:45:52.320 --> 02:45:54.810

Michael Loverich: Coming out why it yeah yeah right up there where you are.

1203

02:45:55.920 --> 02:45:58.230

Bruce Anderson: Yeah, so there's there's a landscape edge there.

1204

02:45:59.250 --> 02:46:04.050

Bruce Anderson: With with treat you can see the trees that are still there and they kind of straddle the

1205

02:46:04.080 --> 02:46:04.830

Michael Loverich: Property line. Yeah.

1206

02:46:04.980 --> 02:46:07.140

Bruce Anderson: Yeah. And then there is

1207

02:46:09.570 --> 02:46:17.610

Bruce Anderson: Both apartments towards the street and then there's some parking as you get away from the street along that line.

1208

02:46:19.860 --> 02:46:21.690

Bruce Anderson: Is as well, there'll be two kind of

1209

02:46:22.320 --> 02:46:23.970

Michael Loverich: Ends and outs are different that

1210

02:46:26.190 --> 02:46:34.290

Michael Loverich: homestead apartment will come off of why roughly the same spot as you are. And your drive access is that that's a two way so that

1211

02:46:34.620 --> 02:46:35.550

Bruce Anderson: It is two way. Yeah.

1212

02:46:35.610 --> 02:46:36.990

Michael Loverich: Honey, or feet or something like that.

1213

02:46:37.020 --> 02:46:38.460

Bruce Anderson: Right, right, right.

1214

02:46:38.520 --> 02:46:45.600

Michael Loverich: Um, it does. And then there's a pedestrian pathway in between those two things. And I know you're dealing with

1215

02:46:45.690 --> 02:46:47.070

Michael Loverich: existing conditions, but

1216

02:46:47.640 --> 02:46:49.740

Bruce Anderson: I might have, let me just see if I can

1217

02:46:49.740 --> 02:46:50.580

Bruce Anderson: Pull up

1218

02:46:52.560 --> 02:46:53.100

Bruce Anderson: Hang on.

1219

02:46:58.980 --> 02:47:00.870

Bruce Anderson: No, not that one. Just a second.

1220

02:47:07.470 --> 02:47:09.570

Bruce Anderson: This may be harder to see.

1221

02:47:10.830 --> 02:47:12.360

Bruce Anderson: Maybe I can increase

1222

02:47:19.020 --> 02:47:27.990

Bruce Anderson: So here's an aerial there's a little bit of extra writing. But you're right, there's a there's a drive here on the the apartment side of the line.

1223

02:47:28.710 --> 02:47:48.720

Bruce Anderson: And then the apartment. One of the apartment blocks that faces Wyatt and then some covered parking and then the apartment blocks and dwellings that face the in our case, mostly the town houses a little bit of the access to the townhouse parking and and parking lot, and then the park.

1224

02:47:53.970 --> 02:48:00.570

Michael Loverich: And if that's a heavily used pathway. I mean, I think, whatever you can do to make sure that they're that

1225

02:48:01.680 --> 02:48:08.880

Michael Loverich: Was desperate pathway is as nice as possible. And I think also, just making sure that that

1226

02:48:10.020 --> 02:48:13.320

Michael Loverich: Area right there doesn't just doesn't feel like a lot of roads.

1227

02:48:14.070 --> 02:48:14.550

Bruce Anderson: convert your

1228

02:48:15.240 --> 02:48:15.720

Total

1229

02:48:17.070 --> 02:48:22.620

Michael Loverich: Combine OB almost 36 feet of concrete that you're kind of AC right

1230

02:48:23.310 --> 02:48:23.610

Bruce Anderson: Right.

1231

02:48:24.210 --> 02:48:36.240

Michael Loverich: Yeah, I know. That's their existing road but whatever you can do that, then a look at. I didn't know cuz it also seems like maybe that Eastern parking lot could be rearranged slightly as well.

1232

02:48:37.020 --> 02:48:44.430

Bruce Anderson: To be more I've learned that a parking lots are fully designed when you're done that you just you keep working them and working them and working them.

1233

02:48:45.090 --> 02:48:54.600

Bruce Anderson: And I could show you probably 20 or 30 other arrangements for this and I'm sure they'll. We're not done so that that's a good point you're making will take that absolutely as an input.

1234

02:48:55.230 --> 02:48:56.130

Marlene Schubert: Passes Andres.

1235

02:48:57.030 --> 02:48:57.720

Joseph Dunstan: We bought

1236

02:48:59.460 --> 02:49:00.210

Bob Russell: You know the

1237

02:49:01.290 --> 02:49:09.300

Bob Russell: Clarify again along Erickson, so there's there's gonna be no sidewalk along Erickson because there's not enough room, you had to give

1238

02:49:09.300 --> 02:49:10.770

Bruce Anderson: Oh, you mean along Wyatt.

1239

02:49:11.160 --> 02:49:11.730

Bob Russell: Or I'm sorry.

1240

02:49:12.030 --> 02:49:23.250

Bruce Anderson: Why I know there is a sidewalk it, it got kind of covered up by the

hatching. So there will be a new sidewalk along Wyatt, there will be for

1241

02:49:24.510 --> 02:49:37.350

Bruce Anderson: parking spaces public parking that also work as guest parking and then within the right away. There's room for more than a curb cut and then sidewalk. There's room for landscaping, a part of that sidewalk.

1242

02:49:38.910 --> 02:49:40.140

Bruce Anderson: So it'll, it'll be

1243

02:49:42.090 --> 02:49:48.240

Bruce Anderson: It will, it's not going to be like Madison where there's a sidewalk edge hard to the curb.

1244

02:49:50.190 --> 02:50:01.260

Bruce Anderson: I'm trying to think around Winslow, where there might be a better model for that maybe parts of Eric's and actually where the sidewalk floats in landscape.

1245

02:50:02.130 --> 02:50:05.370

Bob Russell: Well, there's going to be a way a place to walk on.

1246

02:50:05.490 --> 02:50:06.870

Bruce Anderson: Oh, absolutely. A place to walk.

1247

02:50:06.870 --> 02:50:09.240

Bob Russell: Yes, okay. No, that's that was one concern.

1248

02:50:10.380 --> 02:50:17.940

Bob Russell: Now are you kind of locked in on the on the roof. As far as gables versus alternating sheds or something like that.

1249

02:50:18.210 --> 02:50:19.620

Bruce Anderson: Nope. Nope.

1250

02:50:21.660 --> 02:50:23.310

Bruce Anderson: No, no, we'll, we'll

1251

02:50:24.390 --> 02:50:25.140

Bruce Anderson: Know, we're not

1252

02:50:27.540 --> 02:50:35.130

Bob Russell: I don't, I don't know what some of the architects on the Design Review Board think I just thought the roof lines look kind of

1253

02:50:36.480 --> 02:50:38.070

Bob Russell: You know, not real interesting.

1254

02:50:39.780 --> 02:50:41.940

Shawn Parks: I think this is just mastering the right where

1255

02:50:41.970 --> 02:50:45.030

Bruce Anderson: It is just massive so you're not getting a lot of

1256

02:50:45.450 --> 02:50:46.680

Bruce Anderson: Of architectural

1257

02:50:47.490 --> 02:50:51.300

Bob Russell: Okay, well, that's fine. Understood. Yeah you answered it. No.

1258

02:50:51.330 --> 02:51:03.030

Bruce Anderson: That's fine. Yeah. And I will tell you, you know, part of what we look at, we certainly look at it now is is potential for solar exposure and and photovoltaics. And that does tend to drive.

1259

02:51:04.050 --> 02:51:06.210

Bruce Anderson: Non gables solutions.

1260

02:51:07.350 --> 02:51:09.450

Bob Russell: Okay, my question out of my mouth.

1261

02:51:10.350 --> 02:51:12.930

Bob Russell: Yeah. Next question. Is there going to be solar

1262

02:51:14.040 --> 02:51:20.910

Bruce Anderson: I will tell you that we we always actually now plan for solar whether it happens or not depends on a lot of things.

1263

02:51:22.110 --> 02:51:32.430

Bruce Anderson: But it's not hard to prepare for solar and so we do that we do that on all of our projects now where the, you know, it's basically the conduit is there.

1264

02:51:33.420 --> 02:51:43.590

Bruce Anderson: Ready for the devices to be installed and and the roofs are designed to accept panels, but whether I can't say that that's going to happen on the first day for this project.

1265

02:51:43.800 --> 02:51:46.260

Bob Russell: No understood I just asked a question that all

1266

02:51:48.900 --> 02:52:07.200

Bob Russell: Of you you folks considered me that that intersection of Wyatt and Madison, you know, I like the idea of a landscape you've ever thought about maybe a sculpture metal sculpture or something like that. Also that people can focus on

1267

02:52:08.070 --> 02:52:14.310

Bruce Anderson: Oh, it could be we we've looked at it, just in a preliminary way. You know, is there a potential water feature.

1268

02:52:14.790 --> 02:52:22.110

Bruce Anderson: That might be there, you know, art artistic or otherwise it is a position that that

1269

02:52:23.520 --> 02:52:28.950

Bruce Anderson: I you know art would be likely appropriate, given its visibility.

1270

02:52:30.120 --> 02:52:34.530

Bruce Anderson: I think that that's something that we just simply haven't landed on as a as an answer yet.

1271

02:52:34.980 --> 02:52:35.280

Bruce Anderson: But you're

1272

02:52:35.490 --> 02:52:42.540

Bruce Anderson: Right, it is it is a it is an important position as I, as we've talked about so it has that potential

1273

02:52:43.350 --> 02:52:52.560

Bob Russell: Yeah, that's such a focus a rendering of that would eventually would certainly be nice. Um, yeah, now that the storm grantees. You just dumped into the city storm drain.

1274

02:52:53.940 --> 02:52:55.230

Bruce Anderson: Well that's one way to describe it.

1275

02:52:55.950 --> 02:52:56.400

Bob Russell: What I don't know.

1276

02:52:56.790 --> 02:53:00.780

Bruce Anderson: No, no, no. Actually, I will tell you this. This is not a parcel that needs to have

1277

02:53:00.840 --> 02:53:02.100

Bruce Anderson: On site detention.

1278

02:53:03.210 --> 02:53:12.180

Bruce Anderson: We learned that in in some of our previous iterations we are though required and would regardless deal with water quality.

1279

02:53:13.140 --> 02:53:24.570

Bruce Anderson: You know, we've got to deal with the pollutants that come off cars. And so what we have looked at in the past is our preferences always water quality and infiltration.

1280

02:53:25.170 --> 02:53:37.500

Bruce Anderson: Put, put the water into the ground rather than run it to Puget Sound. Some of the soils here though when we investigated them deeply. A couple years ago or not tremendously previous

1281

02:53:38.130 --> 02:53:48.510

Bruce Anderson: So there's some challenges in doing that, but we would continue to look at, you know, can we do rain gardens. What can we do to to both

1282

02:53:49.980 --> 02:54:05.820

Bruce Anderson: Properly deal with the the runoff and particularly from the heart scape spaces that have cars and can we do that in a way to, to, to put more of it into the ground and into our aquifers Oxford, then just putting it into a pipe.

1283

02:54:06.420 --> 02:54:10.290

Bob Russell: Okay, because I saw the word problematic. I thought that was an interesting word so

1284

02:54:10.890 --> 02:54:14.190

Bruce Anderson: Yeah, this is not sandy loam, with over a lens of

1285

02:54:14.700 --> 02:54:15.600

Bob Russell: You know, yeah.

1286

02:54:15.630 --> 02:54:16.170

Bob Russell: No, I have

1287

02:54:16.470 --> 02:54:25.830

Bob Russell: Oils together that last question, and not not to dwell on it. I'm just curious. I mean roughly how many units are you extra you get in with the bonus points just roughly

1288

02:54:27.720 --> 02:54:31.200

Bruce Anderson: Well, I've never thought of it that way because it also has to do with size.

1289

02:54:31.530 --> 02:54:32.880

Bruce Anderson: Of an individual dwelling.

1290

02:54:32.910 --> 02:54:34.470

Bob Russell: But it's just rough

1291

02:54:34.500 --> 02:54:45.300

Bruce Anderson: You know, we're if we're going from a point six FA are two one, it's a myth that math tells you it's it's better than 50%

1292

02:54:46.260 --> 02:54:50.100

Bob Russell: Really well. I thought you were just going from point four 2.6

1293

02:54:50.340 --> 02:54:52.500

Bruce Anderson: It is, but if you do the math, you know, appoint

1294

02:54:54.000 --> 02:54:55.980

Bruce Anderson: Well, I'm sorry 40 42% so 50%

1295

02:54:57.090 --> 02:55:04.440

Bruce Anderson: That was where I was trying to head was how to convert that to what does that, what does that give you above the base FDR

1296

02:55:05.490 --> 02:55:09.030

Bruce Anderson: So it's a 50% increase in square footage potential

1297

02:55:10.230 --> 02:55:21.270

Bruce Anderson: That could that can translate into either more dwellings and or larger dwellings. What, what really drives density in these circumstances, frankly, is parking

1298

02:55:22.500 --> 02:55:26.190

Bruce Anderson: You know, a parking space for every dwelling is is a real puzzle.

1299

02:55:29.100 --> 02:55:31.320

Bob Russell: Okay, that's, that's all I have. Thank you.

1300

02:55:32.970 --> 02:55:46.170

Joseph Dunstan: I'm supposed to have a couple questions of limited parking on the unit row houses along medicine. And then along Wyatt those do not have courage, is that correct

1301

02:55:46.560 --> 02:55:54.420

Bruce Anderson: The only only town. Yes. The only town houses that have parking directly associated with them are the three up at the northeast corner.

1302

02:55:54.780 --> 02:56:02.130

Bruce Anderson: Of the dwelling so long. Madison and along why at are two story flats.

1303

02:56:02.550 --> 02:56:18.480

Bruce Anderson: Okay, so they're not townhouses or row houses. They are they are flats, I expect the architectural expression of them will will read more vertically, that will be organizing fenestration and the proportions of

1304

02:56:18.510 --> 02:56:20.490

Bruce Anderson: Those buildings in a more vertical way.

1305

02:56:21.090 --> 02:56:22.590

Bruce Anderson: So that you're not going to read

1306

02:56:23.850 --> 02:56:28.650

Bruce Anderson: Eight dwellings. You might read really for dwellings, just in terms of scale.

1307

02:56:30.480 --> 02:56:32.280

Bruce Anderson: Then that's that's what we'll be exploring

1308

02:56:33.690 --> 02:56:34.110

Joseph Dunstan: So,

1309

02:56:34.170 --> 02:56:52.110

Greg Van Patten: Now they're actually. Yeah, if I can if I can add one more thing. One thing that we haven't decided yet is if we want to propose any garages, or perhaps some car ports in the surface parking lots.

1310

02:56:54.060 --> 02:57:08.520

Greg Van Patten: That's not shown yet. I mean, I'd love to get any input or guidance that BRB might have on that it's not showing the plan, but that's something we've kind of kept in our hip pocket because there is demand for that, you know, people. Some people really want that covered parking

1311

02:57:10.380 --> 02:57:19.740

Joseph Dunstan: It doesn't seem to me and others can chime in that that covered parking is always nice to aesthetically very difficult to to make look good.

1312

02:57:21.630 --> 02:57:42.330

Joseph Dunstan: It's always nice to have it makes great for solar access and things like that. But it does tend to create them a certain kind of look in the development which you have to work really hard to make look pleasing. So I think there are trade offs, but yeah.

1313

02:57:43.590 --> 02:57:46.500

Bruce Anderson: Yeah, and your, your concerns are correct. We're doing a project.

1314

02:57:46.710 --> 02:57:49.800

Bruce Anderson: In North Carolina, and we are covering the

1315

02:57:50.820 --> 02:57:57.480

Bruce Anderson: Employee access. It's, it's, it's kind of a education retreat center with a PV array.

1316

02:57:58.830 --> 02:58:09.120

Bruce Anderson: Gives us the ability to intercept the water before it hits the pavement with car pollutants on it. And so it's a there's a water quality component to it there's certainly an energy component

1317

02:58:09.630 --> 02:58:18.390

Bruce Anderson: We are providing solar arrays, where we're not putting it overland otherwise we're putting it overland that's being paved but it is very much an aesthetic.

1318

02:58:19.980 --> 02:58:23.580

Bruce Anderson: There's a, there's a heavy aesthetic component to making that look

1319

02:58:24.420 --> 02:58:24.810

Good.

1320

02:58:26.040 --> 02:58:30.360

Bruce Anderson: And and pay for it to look good, you know, we can you can do cheap covered parking

1321

02:58:31.980 --> 02:58:33.030

Bruce Anderson: Cheap is not always good.

1322

02:58:34.350 --> 02:58:35.490

Marlene Schubert: Vicki has her hand raised.

1323

02:58:37.200 --> 02:58:43.380

Joseph Dunstan: Two more quick questions. If I could make up for you to come on I'm as we go to the next meeting.

1324

02:58:44.550 --> 02:58:48.780

Joseph Dunstan: I think the wrong. Like I call him the right house. But, you know, flax along

1325

02:58:50.100 --> 02:58:54.990

Joseph Dunstan: With the flats along Madison there. Um, because of that long society. I think

1326

02:58:56.100 --> 02:59:04.740

Joseph Dunstan: We're going to look real hard on on how you, how you texture that and how you make that interesting as far as a view from the sidewalk on the road.

1327

02:59:05.130 --> 02:59:06.240

Bruce Anderson: Yes, absolutely.

1328

02:59:06.480 --> 02:59:10.020

Bruce Anderson: It's certainly inside plan right now it looks a little scary. I would

1329

02:59:11.520 --> 02:59:11.940

Joseph Dunstan: Yeah.

1330

02:59:12.090 --> 02:59:24.210

Bruce Anderson: Yeah, and and and we we know that's a function of kind of building mass, but we would expect, you know, those will get a lot of, well, they all have it gets attention, but those will get considerable attention in terms of scale and

1331

02:59:24.600 --> 02:59:26.640

Bruce Anderson: And what are the public experiences.

1332

02:59:27.870 --> 02:59:44.760

Joseph Dunstan: The other quick question I have is, can you explain how the city parks access works. If a truck had to come in to do some work or do some landscaping to that park the truck would come in and how would it turn around and come back out or

1333

02:59:44.820 --> 02:59:45.480

Bruce Anderson: It would

1334

02:59:45.540 --> 02:59:54.660

Bruce Anderson: It would come in and either go it continued to go east into the park over that pedestrian walk that we're suggesting

1335

02:59:56.040 --> 03:00:05.130

Bruce Anderson: Actually, that's probably what it would do, because the spaces. The parking spaces are likely to be in that little if my cursor is visible right here for the part

1336

03:00:05.760 --> 03:00:07.380

Bruce Anderson: We're trying to minimize the

1337

03:00:08.310 --> 03:00:14.730

Bruce Anderson: There's a reason the parking here is generally 90 degree parking because it's the most efficient in terms of putting cars on the ground.

1338

03:00:15.840 --> 03:00:36.930

Bruce Anderson: To minimize impervious surfaces and even if we become previous it, it helps. So we're trying to use the shared access as the access to the park parking spaces and then their maintenance would occur, you know, by driving in right here.

1339

03:00:38.520 --> 03:00:40.050

Joseph Dunstan: And then turn around and coming out.

1340

03:00:40.110 --> 03:00:45.150

Bruce Anderson: And then turning around and coming back and we're we're talking to Terry Landy at the park district about

1341

03:00:46.110 --> 03:00:58.500

Bruce Anderson: You know, some elements that we can we can help them with in terms of edge conditions. And we've done that before with the park district. When we were looking at partnering with them and other easement arrangements, it's, it's, what can we do

1342

03:01:00.630 --> 03:01:03.300

Bruce Anderson: Together to to improve

1343

03:01:04.350 --> 03:01:06.750

Bruce Anderson: You know the edges of the park. Good.

1344

03:01:07.770 --> 03:01:10.800

Joseph Dunstan: Okay, thank you. I'm Vicki. Did you have a question.

1345

03:01:11.370 --> 03:01:18.240

Vicki Clayton: I'm just want to make sure I understood something so HR be is all along. Madison and those are two story flaps.

1346

03:01:18.420 --> 03:01:23.070

Bruce Anderson: Its this block of buildings here it's if you count. There's seven

1347

03:01:24.600 --> 03:01:27.150

Bruce Anderson: Elements there and that's 13 dwellings.

1348

03:01:28.380 --> 03:01:37.290

Bruce Anderson: With the one of the dwellings, the middle dwelling space on the ground floor actually being common laundry and common storage.

1349

03:01:37.980 --> 03:01:43.920

Vicki Clayton: So what so that means the lower level will be a Ada accessible.

1350

03:01:44.550 --> 03:01:51.870

Bruce Anderson: All of the dwellings throughout are accessible by code when they're on the ground. Okay.

1351

03:01:51.960 --> 03:01:53.700

Vicki Clayton: Great. And then, oh

1352

03:01:53.880 --> 03:02:04.410

Greg Van Patten: Yeah, real quickly. I know Phaedra has has requested a slightly higher level of accessibility for HR bees ground floor units, then what code typically requires

1353

03:02:04.500 --> 03:02:09.720

Bruce Anderson: Yeah, maybe. Let me say that differently. All of the dwellings on the ground floor. You can wheel into

1354

03:02:11.070 --> 03:02:20.280

Bruce Anderson: With a wheelchair. Some of the and then as as Greg as mentioning higher level of accessibility in the HR be units and

1355

03:02:22.020 --> 03:02:36.300

Bruce Anderson: A certain number of the units distributed also have the requirement of being more access fully accessible. So that has implications in kitchens and

bathrooms and doorways, things like that.

1356

03:02:37.410 --> 03:02:41.460

Vicki Clayton: So the ones along Madison. What's the average with those units.

1357

03:02:43.170 --> 03:02:45.030

Bruce Anderson: Of those are

1358

03:02:46.740 --> 03:02:51.180

Bruce Anderson: You're asking me a question that I don't have at my fingertips and I'm trying to member, Greg, do you remember if those are

1359

03:02:51.570 --> 03:02:58.080

Greg Van Patten: The market rate units. I believe our 20 feet wide and HR bees just eyeballing them. There may be 16 to eight.

1360

03:02:58.110 --> 03:03:00.360

Bruce Anderson: And I think that's right. I think their 16th.

1361

03:03:00.420 --> 03:03:02.610

Bruce Anderson: The Kirby's there one bedrooms.

1362

03:03:03.060 --> 03:03:05.310

Vicki Clayton: Yeah. Okay. Great. Thank you.

1363

03:03:07.020 --> 03:03:14.550

Joseph Dunstan: Okay. Um, we're kind of at five o'clock, so I don't want to keep people here any longer.

1364

03:03:15.810 --> 03:03:19.020

Joseph Dunstan: There any, any other questions from the Dr. B.

1365

03:03:20.250 --> 03:03:28.770

Joseph Dunstan: Not there or anybody please speak up, and if not, is there anybody in the audience that may want to make a comment.

1366

03:03:30.120 --> 03:03:32.970

Marlene Schubert: We have one. Audience member but he has not raised his hand.

1367

03:03:33.510 --> 03:03:34.020

Okay.

1368

03:03:36.420 --> 03:03:37.650

Joseph Dunstan: Okay, um,

1369

03:03:38.760 --> 03:03:40.770

Joseph Dunstan: Alright, so, um,

1370

03:03:41.970 --> 03:03:48.990

Joseph Dunstan: So, Bruce. Normally we we had a pretty good discussion. We got a sense of what we're talking about here.

1371

03:03:49.320 --> 03:03:53.670

Joseph Dunstan: Yeah, this has been good, and we we know what you're doing.

1372

03:03:54.810 --> 03:04:02.850

Joseph Dunstan: So we haven't had a chance here to fill out some of the comments here in this five o'clock, so we'll have to move that to the final meeting.

1373

03:04:04.080 --> 03:04:14.880

Bruce Anderson: But can I would be interested though if it's possible for the board to do this if there is an answer that we have given that you all think is wrong.

1374

03:04:16.920 --> 03:04:18.900

Bruce Anderson: Or inadequate, it would

1375

03:04:19.140 --> 03:04:28.620

Bruce Anderson: Like to know that in advance because that's something that we would address or, you know, if you're seeing something where I've answered. You say, No, I don't, I don't agree with that or I don't believe that.

1376

03:04:30.960 --> 03:04:33.480

Bruce Anderson: If there's some methodology by which

1377

03:04:35.190 --> 03:04:40.890

Joseph Dunstan: I print out the other day, or be members. I personally didn't see anything that was

1378

03:04:42.120 --> 03:04:54.750

Joseph Dunstan: In my mind incorrect. There were things that could be more robust, but that's the process we go through is we'd like to have a discussion of each item and then we can enlarge comments which we will do

1379

03:04:55.080 --> 03:05:10.260

Bruce Anderson: Okay, so, because I know you just did what we used to call the come to Jesus meeting about Open Meeting act because that's he's been doing that for boards forever. But, you know, is it even possible for individual members to just circle things and and maybe filter through you, Joe.

1380

03:05:11.280 --> 03:05:14.580

Bruce Anderson: To get back or Kelly to get back to us.

1381

03:05:14.790 --> 03:05:22.260

Joseph Dunstan: If you want if you want some early things. Um, I would say, yeah, if we can make a one week deadline.

1382

03:05:23.700 --> 03:05:24.720

Joseph Dunstan: You know, or something.

1383

03:05:25.830 --> 03:05:28.470

Kelly Tayara: I'm really confused on this one. I'm sorry.

1384

03:05:29.820 --> 03:05:32.730

Kelly Tayara: I'm this the project manager and

1385

03:05:34.470 --> 03:05:35.370

Kelly Tayara: This

1386

03:05:36.720 --> 03:05:54.210

Kelly Tayara: This is kind of we're getting we're getting pretty far away from the process for other projects on this one. So Bruce I are you thinking that you're going to bring this project back for a second design guidance meeting.

1387

03:05:54.240 --> 03:05:57.630

Bruce Anderson: No, I'm expecting it to be application conference.

1388

03:05:57.720 --> 03:05:59.040

Bruce Anderson: No, I'm expecting that we're

1389

03:06:00.150 --> 03:06:10.200

Bruce Anderson: We're going to follow the design for Bainbridge handbook. Precisely. So the next meeting is the pre AP with a considerably more detail required

1390

03:06:10.860 --> 03:06:12.420

Bruce Anderson: So that's what I'm ready for it.

1391

03:06:13.110 --> 03:06:20.550

Bruce Anderson: And then we've got we've got a future Design, Report Board Review Board meeting. We also have a public meeting as part of this.

1392

03:06:21.660 --> 03:06:32.880

Kelly Tayara: Yeah, so, so there is no other design review board meeting before the land use application, right. So, so I'm struggling

1393

03:06:33.180 --> 03:06:34.020

Bruce Anderson: And Joe perhaps

1394

03:06:34.200 --> 03:06:49.350

Kelly Tayara: Help with this because I'm struggling with how staff is going to ensure consistency with this project that's presented when we don't have details on this project. We don't have elevations. We don't have

1395

03:06:50.640 --> 03:06:54.030

Kelly Tayara: The exterior material. So, I want to say.

1396

03:06:54.090 --> 03:07:05.700

Bruce Anderson: This is what I will say this has been my argument for the last, what, three or four weeks. Is that what we what we are following is specifically this middle requirements in the process outlined in the

1397

03:07:06.390 --> 03:07:12.180

Bruce Anderson: In the handbook that at this second meeting we were to be looking at site plan and building massing

1398

03:07:13.380 --> 03:07:14.340

Kelly Tayara: I understand.

1399

03:07:14.400 --> 03:07:29.790

Kelly Tayara: And if you look at the code, the municipal code for site plan and design review as we've discussed it says to follow the submitter requirements in in the administrative manual. So I know we've gone back and forth about

1400

03:07:29.790 --> 03:07:39.720

Kelly Tayara: The news and I know the chairs tried to help. And right now I'm trying to facilitate, how is it that we don't end up

1401

03:07:40.170 --> 03:07:49.950

Kelly Tayara: Before the Design Review Board, just before going to planning commission for recommendation to the director, how can we all end up with a complete, you know,

1402

03:07:50.370 --> 03:07:59.280

Kelly Tayara: avoiding having a completely different project and the Design Review Board saying we never saw this, because that's where we're heading.

1403

03:08:00.120 --> 03:08:00.660

Frankly,

1404

03:08:01.920 --> 03:08:05.880

Joseph Dunstan: I'm not 100%. Sure. That's correct. I understand what you're saying. Kelly.

1405

03:08:06.360 --> 03:08:20.040

Joseph Dunstan: I'm, I'm in the normal processes that we would go through this. And so for instance distance what I see on the screen here is public ground. Okay. So as an example, we will go through

1406

03:08:23.220 --> 03:08:29.820

Joseph Dunstan: All the way through all of us and we'll have a discussion will put on our comments and we'll say this project meets that or doesn't meet that

1407

03:08:30.840 --> 03:08:32.520

Joseph Dunstan: I didn't hear anything.

1408

03:08:33.750 --> 03:08:47.220

Joseph Dunstan: From anybody to make any comments where there isn't some compromise or some way that we can move forward. There wasn't anything that we brought up as a,

this isn't gonna work. I didn't hear that from anybody.

1409

03:08:48.420 --> 03:08:56.430

Joseph Dunstan: But we haven't gone through these commerce and so we will have to do that at the last meeting now.

1410

03:08:57.180 --> 03:08:57.660

Joseph Dunstan: The way.

1411

03:08:58.080 --> 03:08:59.280

Kelly Tayara: The last meeting.

1412

03:08:59.280 --> 03:08:59.940

Kelly Tayara: Being

1413

03:09:00.420 --> 03:09:04.890

Kelly Tayara: The meeting where you make a recommendation to the planning commission

1414

03:09:05.250 --> 03:09:05.880

Joseph Dunstan: On

1415

03:09:06.270 --> 03:09:08.010

Kelly Tayara: The approval of the project.

1416

03:09:08.280 --> 03:09:08.820

Joseph Dunstan: Right, so

1417

03:09:09.360 --> 03:09:17.490

Kelly Tayara: What if the roof pitches. Can you completely disagree with that or the exterior materials. What happens at that point. So we're

1418

03:09:18.960 --> 03:09:27.240

Joseph Dunstan: All right, I agree that that at some point we have we have to agree on most things will see through that and we would have to either necessitate an actual meeting.

1419

03:09:28.260 --> 03:09:29.040

Joseph Dunstan: At some point

1420

03:09:29.700 --> 03:09:40.920

Kelly Tayara: Because we didn't ask, but I'm asking, perhaps, Bruce Anderson would like to bring this back to the Design Review Board at the pre application conference stage.

1421

03:09:41.100 --> 03:09:52.680

Bruce Anderson: Oh, and that back that that I'd have to think about that a little bit, but that could be perfectly fine. We're not bashful about coming before the Dr. B. We've certainly done that on other projects more often than required

1422

03:09:53.880 --> 03:09:54.990

Bruce Anderson: To facilitate

1423

03:09:56.340 --> 03:09:58.500

Bruce Anderson: Comments from the DMV and input.

1424

03:10:02.730 --> 03:10:05.040

Bruce Anderson: I'm looking, I'm looking at the process.

1425

03:10:05.100 --> 03:10:08.340

Bruce Anderson: I just was looking for the handbook to see what the next

1426

03:10:10.950 --> 03:10:11.490

Bruce Anderson: The next

1427

03:10:11.850 --> 03:10:15.660

Bruce Anderson: Next meeting is the pre application meeting.

1428

03:10:16.710 --> 03:10:19.080

Bruce Anderson: And it requires considerable

1429

03:10:20.370 --> 03:10:22.890

Bruce Anderson: Some middle requirements including architecture.

1430

03:10:26.280 --> 03:10:39.060

Joseph Dunstan: Kelly is correct that. No, because we didn't get through this one hour meeting today. We had a lot of discussion, but we didn't get through some of the, some of those elements you know the actual discussion.

1431

03:10:39.480 --> 03:10:50.820

Joseph Dunstan: And yes, the notes. I'm sure it's correct. If we had one more meeting in two weeks. But the next two weeks, you know, the November 1 second whatever that meeting is

1432

03:10:52.590 --> 03:11:10.530

Joseph Dunstan: And you had more drawings of elevations. We could attack and go at more of these elements and we get you to a 95% kind of yard food meetings going to be a piece of cake kind of sense that final decision making.

1433

03:11:11.280 --> 03:11:13.410

Bruce Anderson: So is, is that really the the

1434

03:11:13.440 --> 03:11:25.440

Bruce Anderson: Because that those requirements to submit are really the pre application conference, the middle. So it's site and landscape plan. So we really flush out at that point. What is that we mean by landscape. So you're really looking at more detail.

1435

03:11:25.710 --> 03:11:31.350

Bruce Anderson: Yes, I don't know that we'd be ready in two weeks as Greg mentioned, we're interviewing landscape architects.

1436

03:11:31.650 --> 03:11:51.690

Bruce Anderson: Okay but but having said that, and, and, I hope, Greg, or Mike or Tom will slap me back. I don't see a reason we couldn't when we are providing all the materials for the pre application meeting also have a DR be meeting, it's essentially the same set of information at that point.

1437

03:11:52.140 --> 03:11:53.160

Bruce Anderson: That Ellie Is

1438

03:11:53.340 --> 03:11:54.180

Greg Van Patten: Speaking to

1439

03:11:54.690 --> 03:12:06.480

Joseph Dunstan: I think what she's saying is that there is always the implied risk that you would come back with a 1212 pitch rough with the you know next door to a flat roof, and we

1440

03:12:06.510 --> 03:12:07.830

Bruce Anderson: Oh yeah, there's, there's always

1441

03:12:07.980 --> 03:12:12.780

Bruce Anderson: Whether or not with us. But yes, I see what you're saying. And frankly, if we were to do something we would

1442

03:12:13.800 --> 03:12:23.940

Bruce Anderson: We kind of want to come before you to talk about that there's enough chaos that's happening on Madison arc architecturally and our future that that we are. We don't want to kind of contribute to that.

1443

03:12:24.720 --> 03:12:34.440

Bruce Anderson: But we also have a public meeting in this progress. That's probably after the application and there may be things that we learned from the public, as we have in the past.

1444

03:12:34.740 --> 03:12:36.000

Bruce Anderson: Right, that are important to them.

1445

03:12:36.330 --> 03:12:44.190

Bruce Anderson: They shaped the design that we need to react to and come back before you potentially regardless

1446

03:12:44.580 --> 03:12:50.490

Kelly Tayara: Right. So what we've done with another project for the DMV is that they had their

1447

03:12:50.850 --> 03:13:02.640

Kelly Tayara: Public Participation meeting and their pre application conference and then they went back to the Design Review Board to to discuss those before they applied for the land use and that worked out. I think pretty well.

1448

03:13:02.970 --> 03:13:06.720

Joseph Dunstan: That that approach should be fine with me. Yeah, that makes sense.

1449

03:13:07.260 --> 03:13:25.920

Bruce Anderson: Well, let me look at this, because I will tell you, I have this personal view that the front loading all these things ahead of an application is in my world view potentially not conforming with a state mandate to have a timely review process.

1450

03:13:26.310 --> 03:13:29.130

Bruce Anderson: But I'm I'll argue that after I retire.

1451

03:13:29.700 --> 03:13:43.110

Bruce Anderson: Perhaps. But nonetheless, let you know I'll work with Kelly and and and you Joe. And we'll, we'll figure out a way to do this to give you the appropriate information to it the most efficient way for you guys. The most efficient way for the city.

1452

03:13:43.620 --> 03:13:45.900

Bruce Anderson: And that usually means it's efficient for us to

1453

03:13:47.010 --> 03:13:51.900

Bruce Anderson: Well, let me and I certainly don't want to give any sense that what we're trying to short

1454

03:13:51.900 --> 03:13:52.950

Bruce Anderson: Circuit anything at

1455

03:13:52.950 --> 03:13:53.280

Bruce Anderson: All

1456

03:13:53.400 --> 03:13:54.390

Bruce Anderson: I need an opposite

1457

03:13:54.870 --> 03:13:55.530

Joseph Dunstan: Absolutely not.

1458

03:13:56.940 --> 03:14:08.880

Joseph Dunstan: Um, let me see if I can hook here to anybody on the DR BC, anything that we've discussed today. It seems like a potential problem in meeting the guidelines.

1459

03:14:09.600 --> 03:14:29.220

Joseph Dunstan: Is really particular I'm going, I think there's some discussion to be had about the public realm that might be an interesting session a little bit, but I don't see any other elements of information we know at this time that raises a red flag. Anybody on the B2B not agree with that.

1460

03:14:30.750 --> 03:14:32.070

Joseph Dunstan: Well, you might be

1461

03:14:34.980 --> 03:14:35.730

Joseph Dunstan: So I

1462

03:14:35.850 --> 03:14:38.910

Shawn Parks: Don't see any red. I don't see any red flags at all.

1463

03:14:39.450 --> 03:14:43.860

Shawn Parks: I mean, I see some maybe some opportunity for aspirational growth or

1464

03:14:44.610 --> 03:14:45.600

Shawn Parks: Improving but

1465

03:14:46.770 --> 03:14:47.610

Shawn Parks: No red flags.

1466

03:14:48.390 --> 03:14:53.610

Joseph Dunstan: Mine is nothing is no no go. Yes, go kind of question you take right now.

1467

03:14:54.060 --> 03:15:06.630

Vicki Clayton: So I just had one quick one point I just want to make sure that pedestrians getting to the top Park are really on some kind of a sidewalk that they're not walking through parking lots.

1468

03:15:06.840 --> 03:15:08.460

Bruce Anderson: Absolutely, yes. Okay.

1469

03:15:08.640 --> 03:15:10.650

Vicki Clayton: That's, yeah. Okay. Thanks.

1470

03:15:11.040 --> 03:15:12.240

Marlene Schubert: Off has to sound racist.

1471

03:15:12.630 --> 03:15:13.230

Horrible.

1472

03:15:14.430 --> 03:15:17.250

Bob Russell: Know why don't you like I was going to comment on some

1473

03:15:19.080 --> 03:15:19.380

Bob Russell: Good.

1474

03:15:19.980 --> 03:15:23.130

Joseph Dunstan: Bob good you get you get stepped on their part again.

1475

03:15:29.310 --> 03:15:30.300

Joseph Dunstan: Can't hear you, Bob.

1476

03:15:30.630 --> 03:15:32.160

Greg Van Patten: Now he's back on mute. I think

1477

03:15:32.550 --> 03:15:33.420

Joseph Dunstan: He's on mute.

1478

03:15:33.810 --> 03:15:36.510

Bruce Anderson: That's a nice phrase you know in our language you're on mute.

1479

03:15:37.980 --> 03:15:38.910

Marlene Schubert: If you've got mail.

1480

03:15:41.610 --> 03:15:47.910

Bob Russell: I didn't have any questions I asked. I asked. I didn't have. I have my hand up for another question. I don't want to

1481

03:15:47.910 --> 03:15:52.410

Bob Russell: Interfere subject that's going on. I have something afterwards.

1482

03:15:52.920 --> 03:15:54.660

Joseph Dunstan: Oh, okay.

1483

03:15:55.830 --> 03:15:56.160

Joseph Dunstan: Yes.

1484

03:16:00.900 --> 03:16:01.350

Bob Russell: Do you want me to

1485

03:16:02.430 --> 03:16:05.670

Joseph Dunstan: Know john puts his hand up, or did you

1486

03:16:06.330 --> 03:16:07.230

Jon Quitslund: Just for a minute.

1487

03:16:08.910 --> 03:16:15.270

Jon Quitslund: Thinking back to the first part of this meeting when we were talking about guidelines for

1488

03:16:17.070 --> 03:16:23.880

Jon Quitslund: Housing Development and like the combination of affordable housing within a complex project such as this.

1489

03:16:24.960 --> 03:16:30.000

Jon Quitslund: We talked about, I think, Leslie was the one who introduced the phrase, creating community.

1490

03:16:30.810 --> 03:16:35.460

Jon Quitslund: There's been no discussion of how how this community of of

1491

03:16:36.840 --> 03:16:49.380

Jon Quitslund: Different uses will function together and there is a passage on I work through the the 16 page compilation of of responses to

1492

03:16:50.850 --> 03:16:52.110

Jon Quitslund: Design for Bainbridge

1493

03:16:54.330 --> 03:16:56.820

Jon Quitslund: Talking Points and so on page nine.

1494

03:16:59.010 --> 03:17:06.450

Jon Quitslund: With reference to be one page 20 page 37 I've designed for Bainbridge

1495

03:17:08.910 --> 03:17:09.600

Jon Quitslund: The

1496

03:17:10.950 --> 03:17:11.790

The topic.

1497

03:17:14.460 --> 03:17:37.140

Jon Quitslund: The topic is a a thoughtful thoughtful organization of uses in the plan based the design on a thoughtful organization of uses in the plan, taking into account the arrangement of the development program and its relationship to the context of the site. And that's a place where the

1498

03:17:40.890 --> 03:17:47.610

Jon Quitslund: Vision for this community might be articulated the the range of

1499

03:17:51.600 --> 03:17:52.950

Jon Quitslund: Values in

1500

03:17:54.150 --> 03:17:54.810

Jon Quitslund: In this

1501

03:17:55.890 --> 03:18:07.830

Jon Quitslund: The market rate is always worries me. How did the market rate units and the the owners of those market rate units relate to the

1502

03:18:10.290 --> 03:18:21.780

Jon Quitslund: Other pop the affordable units and the income qualified individuals there. How do they all relate to the club house or community center.

1503

03:18:24.660 --> 03:18:25.170

Jon Quitslund: And

1504

03:18:26.340 --> 03:18:38.220

Jon Quitslund: In our in the very first meeting we we raised this question. Is it, is it possible to include within the market rate units units that will truly be

1505

03:18:39.630 --> 03:18:41.250

Jon Quitslund: For a middle income.

1506

03:18:42.990 --> 03:18:45.270

Jon Quitslund: Portion of the the

1507

03:18:46.620 --> 03:18:47.760

Jon Quitslund: The buying public

1508

03:18:49.590 --> 03:18:56.100

Jon Quitslund: The missing middle, let's say, and even within the broad definition of

1509

03:18:59.040 --> 03:19:09.930

Jon Quitslund: Affordable housing around the, the median and a little above the median. Those are categories that affordable housing is designed for

1510

03:19:11.040 --> 03:19:20.760

Jon Quitslund: But the upper portion of those of that spectrum has not been provided for, because it

1511

03:19:21.840 --> 03:19:24.750

Jon Quitslund: Will for reasons that are not fully clear to me.

1512

03:19:27.690 --> 03:19:31.980

Jon Quitslund: The, the emphasis is has been entirely on the

1513

03:19:34.110 --> 03:19:40.770

Jon Quitslund: At 80% of am I and below 50% of am I and below.

1514

03:19:42.240 --> 03:19:45.420

Jon Quitslund: What about 100% of am I, and

1515

03:19:47.340 --> 03:19:47.940

Jon Quitslund: Is

1516

03:19:49.470 --> 03:19:50.130

Jon Quitslund: Is that

1517

03:19:52.110 --> 03:20:00.990

Jon Quitslund: That's, that's a part of our of the the equity that I think we're seeking in our design of affordable housing going forwards.

1518

03:20:06.090 --> 03:20:09.510

Jon Quitslund: That's really all I can say. And I don't know what to do next.

1519

03:20:10.140 --> 03:20:14.400

Joseph Dunstan: Well, look, let's go back to the site plan. We can sure

1520

03:20:20.730 --> 03:20:21.120

Marlene Schubert: Sorry.

1521

03:20:21.210 --> 03:20:27.960

Bruce Anderson: Let me pull it over, I think, though, is part of what John is talking about. This is something we'll discuss internally is is

1522

03:20:29.460 --> 03:20:39.270

Bruce Anderson: Community and it's, it may not really be architecture to some extent that we're really talking about. It's really talking about how are these folks.

1523

03:20:40.110 --> 03:20:54.060

Bruce Anderson: Integrated when they're in different kind of, let's just say so socio economic circumstances circumstances and and where, when we say market rate. Where is that on the spectrum. Which market are we talking about

1524

03:20:56.610 --> 03:21:02.250

Greg Van Patten: Yeah, you know, I'd be happy to speak to this. A couple things related to site design.

1525

03:21:04.980 --> 03:21:18.180

Greg Van Patten: You know what we've done here, and we've gone through a lot of iterations on the site plan and we we really tried from day one to integrate the affordable units into the site plan, even though it's a separate building

1526

03:21:19.200 --> 03:21:32.490

Greg Van Patten: Really trying to integrate it and not stick it off into the corner of the site where, you know, okay, all right, those are those people. Let's put them off in the corner where we can't see them. And really, in this case, I think we put them kind of front and center.

1527

03:21:34.800 --> 03:21:43.350

Greg Van Patten: Maybe that's a bad way to put it, but really trying to integrate that into the, the overall site plan architecturally even though their units will be

1528

03:21:44.970 --> 03:21:49.650

Greg Van Patten: generally smaller than than our units and I'll talk about the range of sizes in a moment, but

1529

03:21:50.130 --> 03:22:00.510

Greg Van Patten: architecturally and exterior materials and everything else will read the same as the rest of the project. So it's not like we're looking to

1530

03:22:01.260 --> 03:22:10.440

Greg Van Patten: You know cheapen down the affordable building or anything like that. They will have full access to all of the Community amenities. You know, so the clubhouse.

1531

03:22:11.700 --> 03:22:23.430

Greg Van Patten: The exterior space off of the clubhouse that I mentioned, I'm all of that will have full accessibility to all the residents in the in the development, whether it's market rate or the affordable units.

1532

03:22:25.590 --> 03:22:33.420

Greg Van Patten: And in terms of, you know, levels of affordability for the rest of the development. I will say that we have spent a lot of time.

1533

03:22:35.460 --> 03:22:50.580

Greg Van Patten: Thinking about the unit max and the size of the individual units and really trying to and Bruce will attest to this really trying to right size these things so that the they don't get too large and therefore the rents.

1534

03:22:51.810 --> 03:22:57.960

Greg Van Patten: Get too large and and I say rents. Also, you were referring to them as buyers. The. This is all for rent john

1535

03:22:59.100 --> 03:22:59.370

Jon Quitslund: That's

1536

03:23:00.660 --> 03:23:02.430

Jon Quitslund: All his response. This is very good.

1537

03:23:02.640 --> 03:23:14.010

Greg Van Patten: Yeah, yeah. And really, we've got a range of units, ranging from

around 600 square feet on the market raid side up to the two bedroom flats.

1538

03:23:14.460 --> 03:23:28.440

Greg Van Patten: Are between 1011 hundred square feet, which even those aren't really big by two bedroom standards. The townhomes will be a little bit larger, but there's only three of those right so that's really kind of an outlier. So that's really, I will say in

1539

03:23:28.920 --> 03:23:35.040

Greg Van Patten: Summary that's really how we're trying to address the affordability is through kind of a variety of sizes.

1540

03:23:35.820 --> 03:23:42.090

Greg Van Patten: And therefore rents right we have more range of rents and trying to keep them reasonable size so that the rents can be reasonable.

1541

03:23:44.490 --> 03:23:58.410

Joseph Dunstan: I would say that I personally think that if you like. If you said if you keep the facades, the same materials colors and everything that the diversity. I mean, there are people going through there would not know the difference.

1542

03:24:00.360 --> 03:24:06.930

Joseph Dunstan: And I think that's, I think that's I think the site plan works. You know well enough, it's, it's a good site plan for

1543

03:24:07.380 --> 03:24:23.190

Joseph Dunstan: In terms of achieving that. I think there's a few little elements and little tweaks here and there, but we want to talk about in the next meeting about public ground and a couple things. But I feel like, Yeah, I feel like you doing what you say what you're saying.

1544

03:24:24.450 --> 03:24:36.600

Bruce Anderson: So well there is. I mean, this is part of a much broader discussion. I mean, just in our own lives we we go through different stages economically or, you know, where are we, I was doing affordable housing on the island with our church.

1545

03:24:37.830 --> 03:24:42.720

Bruce Anderson: Over 20 years ago and I threatened to one of the meetings to call everybody out in the meeting, who qualified

1546

03:24:43.650 --> 03:24:58.170

Bruce Anderson: Because I could do that based on their age and and what they either did if they were retired or what they were doing and you know young parents are are closer to affordable housing, then, then you know 50 year old professionals and I was counseled not to do that probably quite wisely.

1547

03:24:59.280 --> 03:25:06.240

Bruce Anderson: But it is the reality. You know we have a lot of there isn't one person Phaedra could probably talk about this way better than I could. But

1548

03:25:07.530 --> 03:25:17.040

Bruce Anderson: My own children. I have a daughter in law that was renting an apartment in lower Manhattan one bedroom and she figured with for roommates, she could afford it.

1549

03:25:17.400 --> 03:25:25.680

Bruce Anderson: Or three others, you know, for in a one bedroom and they bootlegged in some walls and they turned that one bedroom into a four person apartment.

1550

03:25:26.130 --> 03:25:38.430

Bruce Anderson: So they could pay the \$3,000 a month for that, you know, and so you get clever two and two bedrooms are easier to have roommates than one bedrooms, you know, things like that. So there is a lot of complexity here and I think

1551

03:25:38.460 --> 03:25:39.510

Bruce Anderson: John's right it's the

1552

03:25:39.750 --> 03:25:50.640

Bruce Anderson: It's are we getting everybody you know our, our market rates capturing the gap between HR be and that part of the low end of the market.

1553

03:25:51.060 --> 03:25:55.050

Bruce Anderson: I can't answer that Greg could probably get closer to answering that.

1554

03:25:56.760 --> 03:26:02.340

Bruce Anderson: But that's part of it. That's when you guys are looking at design standards and affordable housing. The money is drives everything

1555

03:26:02.790 --> 03:26:03.720

Yeah yeah

1556

03:26:05.460 --> 03:26:24.810

Joseph Dunstan: Okay. Um, well, it is 530 so I don't want to go on too long here. Um, I think that we can work Bruce you and Kelly and I, we can work towards having a another meeting right around the same time or in conjunction with Calendar wise the pre op

1557

03:26:25.050 --> 03:26:27.510

Joseph Dunstan: Sure, yeah. We can figure that out. Yeah.

1558

03:26:27.630 --> 03:26:29.970

Joseph Dunstan: We can figure that out. And then we'll move ahead.

1559

03:26:30.540 --> 03:26:30.840

Yeah.

1560

03:26:32.010 --> 03:26:33.660

Joseph Dunstan: We got some feedback today that

1561

03:26:33.960 --> 03:26:40.020

Bruce Anderson: I did. I mean, I certainly was taking notes on on on various Members comments about what they were thinking

1562

03:26:40.770 --> 03:26:53.520

Bruce Anderson: You know, a good example was that easterly property line and the parallel driveways and the pedestrian access and what you know what that is that as an example that was one of the places where I you know I was certainly paying attention.

1563

03:26:55.620 --> 03:26:57.600

Joseph Dunstan: And you haven't told us what the temperature is

1564

03:26:58.080 --> 03:27:00.990

Bruce Anderson: Oh, I can tell you where that is. I'm not sharing my screen. Right.

1565

03:27:01.230 --> 03:27:05.910

Bruce Anderson: There's actually two sets because as you can see, we're not driving through the whole project right

1566

03:27:07.020 --> 03:27:14.100

Bruce Anderson: And so we've got one dumpster position tucked away along the East property line associated with one of the town houses.

1567

03:27:14.460 --> 03:27:18.030

Bruce Anderson: We're looking to kind of bury that in a structure. You can see there's a little

1568

03:27:18.030 --> 03:27:18.780

Bruce Anderson: Tea there.

1569

03:27:20.700 --> 03:27:21.510

Bruce Anderson: So that's

1570

03:27:23.670 --> 03:27:31.800

Bruce Anderson: That's, that's one tucked away. It's kind of part of the foundation of that set of townhouses and then the other right now is in the

1571

03:27:32.880 --> 03:27:42.690

Bruce Anderson: Westerly parking lot north and again tucked in a corner. Those are not all parking spaces. One of those is a dumpster and recycling position.

1572

03:27:45.030 --> 03:27:45.750

Bruce Anderson: You know, again,

1573

03:27:47.550 --> 03:27:53.880

Bruce Anderson: You know, we need to be reasonably convenient to to patrons and then obviously screen. These from everybody.

1574

03:27:56.700 --> 03:28:05.670

Bruce Anderson: Will work again with with Bainbridge disposal, as we have in the past to get good because you know positions for them and good access that they can

1575

03:28:06.930 --> 03:28:07.680

Bruce Anderson: Deal with

1576

03:28:08.310 --> 03:28:10.170

Joseph Dunstan: Yeah, I was just talking based on you.

1577

03:28:10.320 --> 03:28:11.880

Bruce Anderson: Know I know based on yeah well

1578

03:28:12.060 --> 03:28:20.280

Bruce Anderson: I mean, when I was on the planning commission. I always asked it. I always wanted to know where people's dumpsters work is, do you know it's usually an afterthought, and it needs to not be an afterthought.

1579

03:28:20.700 --> 03:28:21.960

Bruce Anderson: Right, so

1580

03:28:22.920 --> 03:28:29.640

Joseph Dunstan: Okay. Well, thank you very much, appreciate you guys coming in and we'll see you soon, probably in two weeks.

1581

03:28:29.880 --> 03:28:32.550

Bruce Anderson: Perhaps, yeah. Well, we'll work towards that. Yes.

1582

03:28:32.700 --> 03:28:33.120

Bruce Anderson: Thank you.

1583

03:28:33.780 --> 03:28:35.250

Joseph Dunstan: Okay, thank you very much.

1584

03:28:35.460 --> 03:28:36.840

Greg Van Patten: All right. Thank you. Thanks everybody.

1585

03:28:37.080 --> 03:28:37.650

Joseph Dunstan: Thank you.

1586

03:28:38.580 --> 03:28:42.150

Marlene Schubert: Bob had his hand up for a non project related question. I'm assuming

1587

03:28:43.470 --> 03:28:46.170

Joseph Dunstan: You're Babu. Did you have a question of this project still

1588

03:28:46.500 --> 03:28:52.620

Bob Russell: Joe you and you and Jane ring back on June 20 have given the city.

1589

03:28:53.910 --> 03:29:07.020

Bob Russell: An email or a memo requesting a couple things. One of them was to get the administrative manual that Kelly's talking to synced with the Design Review Board. This is super vital.

1590

03:29:07.200 --> 03:29:13.230

Bob Russell: It is nothing to do with the with the with the applicants that come before us. This is kind of between us in the city.

1591

03:29:13.980 --> 03:29:19.110

Kelly Tayara: We did update the administrative manual to reflect the changes in the design for Bainbridge

1592

03:29:19.770 --> 03:29:20.520

Bob Russell: Oh, good one.

1593

03:29:21.840 --> 03:29:22.530

Was yours.

1594

03:29:23.700 --> 03:29:41.520

Joseph Dunstan: No, it's not. So yes, the question I have is, there seem to be some some differences of opinion in terms of, you know, Bruce's interpretation of deep would be barking in Australia manual is that does that need clarification or what

1595

03:29:42.630 --> 03:29:51.510

Kelly Tayara: I think one of the biggest problems is that so in the in design for Bainbridge, you have on page 12 or 13 I can't remember you have

1596

03:29:52.530 --> 03:29:58.980

Kelly Tayara: The design guidance meeting and then you have a page that talks about the pre application.

1597

03:30:00.660 --> 03:30:02.550

Kelly Tayara: several pages down

1598

03:30:02.790 --> 03:30:04.290

Kelly Tayara: Again, okay.

1599

03:30:04.410 --> 03:30:09.240

Bruce Anderson: And since I'm still on all of those have some middle requirements and they're not

1600

03:30:09.240 --> 03:30:19.530

Bruce Anderson: Fully synced and and if you go to the worksheet to fill out. It refers to the design for Bainbridge some middle REQUIREMENTS SAY follow these. So there's just

1601

03:30:20.010 --> 03:30:24.570

Joseph Dunstan: Sold a book to differ. Be book that's kind of other things.

1602

03:30:25.560 --> 03:30:41.430

Kelly Tayara: So, so to finish my statement you have the design and the design guidance meeting and you have things in designed for Banbridge there and then further down, you have pre application conference now.

1603

03:30:42.240 --> 03:30:51.240

Kelly Tayara: That I'm the Design Review Board doesn't have a meeting in between design guidance and pre application.

1604

03:30:51.270 --> 03:31:03.930

Kelly Tayara: So in the administrative manual everything requires we were really careful to try not to overburden applicants by throwing more things into the conceptual meeting.

1605

03:31:04.170 --> 03:31:14.970

Kelly Tayara: So kind of everything required for your design guidance meeting and everything you need in the pre application stage is in that design guidance meeting.

1606

03:31:16.200 --> 03:31:29.310

Kelly Tayara: So that's, you know, and, and the the applicants when they go to the municipal code in sight for site plan review say our tolls to follow the

1607

03:31:30.690 --> 03:31:34.110

Kelly Tayara: submitter requirements in the municipal code.

1608

03:31:36.450 --> 03:31:54.240

Bob Russell: Kelly, that's perfectly clear. I get it. And I'd be happy to tweak the administrative manual and a couple of them at least and send to you and Dave and, you know, see what you think. But I went through it and and kind of like Bruce I I just wouldn't want to give that to an applicant.

1609

03:31:54.510 --> 03:31:58.050

Kelly Tayara: To be potentially you would tweak the design for Bainbridge

1610

03:31:58.440 --> 03:32:02.310

Bob Russell: No, no, this is going for Banbridge has to be synced with the administrative manual

1611

03:32:02.670 --> 03:32:19.500

Kelly Tayara: Well, perhaps you. I mean, you're already talking about another meeting. So I think what what the, what the design review board wants is a meeting at are about the time of the pre application conference. So that's, I think,

1612

03:32:19.530 --> 03:32:23.460

Kelly Tayara: The process is what we need to tweak.

1613

03:32:24.000 --> 03:32:31.920

Bob Russell: Fine. That's what I said. We need to have a meeting on it because it's not. It definitely isn't matching I rocks Kelly. It just isn't

1614

03:32:32.970 --> 03:32:34.920

Kelly Tayara: Well, I agree that it's

1615

03:32:34.980 --> 03:32:43.800

Kelly Tayara: It's the best we can do with what we have. But the administrative manual was updated to reflect this design for Bainbridge manual

1616

03:32:44.040 --> 03:32:44.370

Bob Russell: Yeah.

1617

03:32:44.460 --> 03:32:46.500

Bob Russell: Well, it needs to be tweaked to do

1618

03:32:46.830 --> 03:32:49.380

Bob Russell: We just needs to be tweaked it again and I'm sure

1619

03:32:49.770 --> 03:32:52.050

Joseph Dunstan: Probably so day for you on here.

1620

03:32:52.620 --> 03:32:53.310

David Greetham: I sure am.

1621

03:32:53.610 --> 03:32:54.360

Joseph Dunstan: Okay, so how

1622

03:32:56.100 --> 03:32:59.970

Joseph Dunstan: Do we want to put a group together to look at this, or so.

1623

03:33:00.120 --> 03:33:03.570

David Greetham: Joe, maybe this fits perfectly with the work that the little subcommittee did

1624

03:33:04.590 --> 03:33:08.400

David Greetham: That we want to move forward to the land use committee, the Council.

1625

03:33:09.720 --> 03:33:09.930

Joseph Dunstan: Meeting.

1626

03:33:11.190 --> 03:33:13.950

Vicki Clayton: Hey, Joe, could I could I interject something here.

1627

03:33:14.280 --> 03:33:16.110

Vicki Clayton: Okay, um,

1628

03:33:17.250 --> 03:33:36.060

Vicki Clayton: When when Joe and I worked on creating that Excel spreadsheet in the in the sequence of potential steps, the way we left it off because we very clearly said we're not we're not city staff. We're not professional planners and that

1629

03:33:37.410 --> 03:33:44.940

Vicki Clayton: We. This was written with no pride of authorship and we really needed to have the staffs imprint on it.

1630

03:33:45.360 --> 03:34:02.940

Vicki Clayton: before it went to a council and planning commission subcommittee because this conversation right here illustrates that what we wrote hasn't had the benefit of professional staff like Kelly and yourself, Dave, which means it could be completely wrong.

1631

03:34:04.260 --> 03:34:18.630

Vicki Clayton: It may be I'm sitting here trying to think about it, what is it in my head with this exact conversation. So to solve the problem. If we could have a subcommittee that would be say yourself date and

1632

03:34:19.080 --> 03:34:38.790

Vicki Clayton: In a planner, who really knows her stuff like Kelly and has the administrative manual memorized and, you know, and say Bob and Joe or something rather before and and and has the staff input to it before we waste the time of the Planning Commission and the Council committee.

1633

03:34:39.270 --> 03:34:45.030

Vicki Clayton: Because I'm nervous about it now. I was nervous before this conversation. Now I'm really concerned.

1634

03:34:45.690 --> 03:34:53.700

David Greetham: So Vicki. Thank you. That was actually one of my topics to end up with today. In brief, we've had some preliminary review, but we've been directed

1635

03:34:54.300 --> 03:35:00.360

David Greetham: That Intel it's put on a work plan, you know, through the direction of the new land use committee.

1636

03:35:00.960 --> 03:35:09.150

David Greetham: We can't spend a lot of staff time on it, because we've got other priorities that we've been given right now. Sorry, director asked, and she's sending me an email that I'm going to send a Joe

1637

03:35:09.660 --> 03:35:18.390

David Greetham: And Joe that email will be to the land use committee. And so the direction was to give you a little feedback now on our preliminary input which helps to take me just 30 seconds.

1638

03:35:18.780 --> 03:35:20.970

David Greetham: And then have you send it on to the committee.

1639

03:35:21.780 --> 03:35:30.180

David Greetham: And have them get it on a priority, and then we'll do the deeper dive and that includes legal at that time, but in brief, Vicki, to answer your question.

1640

03:35:30.750 --> 03:35:38.340

David Greetham: I think everybody's completely in favor of your proposal, the group's proposal to switch the order of the preamp and move it up earlier in the process.

1641

03:35:39.300 --> 03:35:50.520

David Greetham: The only caution, we would throw out at this point. Besides some of the details. We just discussed. The only caution is if you're at, if we're adding a new meeting at the very beginning, the what you calling the staff consultation.

1642

03:35:51.630 --> 03:35:58.230

David Greetham: It gets to what Bruce said a little earlier, we do need to be careful overall about not overburdening the pre application process.

1643

03:35:58.590 --> 03:36:06.060

David Greetham: To the point that prevents an applicant from being able to do a timely application. So those are really our only two high level comments at this point.

1644

03:36:06.420 --> 03:36:19.200

David Greetham: I think the details. You're talking about right now for the admin manual are pretty easy things we can work into whatever comes this. But other than that, no. The brief feedback is you know you're switching order is really a good idea. It seems like

1645

03:36:19.230 --> 03:36:25.050

Vicki Clayton: Well, the staff with a staff consultation. Step number one is not meant to burden the applicant.

1646

03:36:25.800 --> 03:36:38.280

Vicki Clayton: Let's Let's Let's pretend. We've got an applicant who wants to buy this piece of property, but actually has never worked on Bainbridge before and he really just needs to have

1647

03:36:38.880 --> 03:36:48.300

Vicki Clayton: An assessment from the staff because I've got it under contract, just like Mr. Smith and I need to know. I want to build this this and this here.

1648

03:36:49.080 --> 03:37:07.350

Vicki Clayton: And before I spend any money on architectural drawings and making

site plans or any of that sort of stuff. Hiring civil doing traffic studies, etc. I need to know. Am I at least in the ballpark. Am I going down the right path before I have to make some sort of non refundable deposit

1649

03:37:07.650 --> 03:37:08.010

David Greetham: To this

1650

03:37:08.040 --> 03:37:24.810

Vicki Clayton: Person I'm buying that piece of property from now the staff consultation is not obligatory it's voluntary yes they pay for it, but it's a confidence builder is I guess what I would refer to it as. And in that instance

1651

03:37:26.820 --> 03:37:29.190

Vicki Clayton: You know, like poor messenger house people

1652

03:37:30.390 --> 03:37:40.740

Vicki Clayton: They spent a lot of money, drawing things. And now after multiple meetings. They're told they need a conditional use permit.

1653

03:37:41.940 --> 03:37:43.500

Vicki Clayton: And so, yeah.

1654

03:37:43.950 --> 03:37:45.450

David Greetham: Oh, I'm sorry. Go ahead and finish figure

1655

03:37:45.480 --> 03:37:52.530

Vicki Clayton: I was just gonna say perhaps that could have been surfaced. The very first staff consultation.

1656

03:37:53.760 --> 03:38:03.360

David Greetham: So here's the good news, before we were came to the point where we do need to get it up to the committee. I did have our permit specialist that handles a lot of our consoles. Look at it.

1657

03:38:03.840 --> 03:38:09.630

David Greetham: She's given some very good detailed input on that. So in the back pocket. I've got some feedback that will

1658

03:38:09.630 --> 03:38:09.930

David Greetham: Wait.

1659

03:38:10.470 --> 03:38:20.010

David Greetham: And this goes for it. So that was thank you for that clarification. I appreciate that. And so what I propose to do is get that email to Joe. So this can quickly move up the chain.

1660

03:38:20.730 --> 03:38:32.370

David Greetham: Knowing that we don't have at the high level, we don't have many concerns with it and then that we can get in front of the committee and get prioritized for the legal review and the deeper dive that you're talking about exactly Vicki.

1661

03:38:32.820 --> 03:38:33.780

Vicki Clayton: Okay, thank you.

1662

03:38:34.020 --> 03:38:35.700

Joseph Dunstan: Yes committee.

1663

03:38:37.260 --> 03:38:38.700

David Greetham: John you're on that. Correct.

1664

03:38:42.840 --> 03:38:45.660

David Greetham: And its counsel and planning commission subcommittee.

1665

03:38:46.050 --> 03:38:46.920

Joseph Dunstan: Oh, I know.

1666

03:38:47.460 --> 03:38:48.720

Jon Quitslund: About the Joint Committee.

1667

03:38:48.780 --> 03:38:50.790

David Greetham: You to join, excuse me, the Joint Committee. Yes, thank you.

1668

03:38:50.910 --> 03:38:51.960

Jon Quitslund: That's not me. That's

1669

03:38:54.480 --> 03:38:56.040

Jon Quitslund: Bill Chester and

1670

03:38:59.760 --> 03:39:01.920

Jon Quitslund: McCormick well Osmond and

1671

03:39:04.710 --> 03:39:05.010

Jon Quitslund: My

1672

03:39:06.870 --> 03:39:07.470

Joseph Dunstan: Car

1673

03:39:08.190 --> 03:39:09.270

Jon Quitslund: No, no.

1674

03:39:11.280 --> 03:39:12.060

David Greetham: Just the car.

1675

03:39:13.050 --> 03:39:14.940

David Greetham: Council person, Carl, Lisa.

1676

03:39:15.600 --> 03:39:17.340

Jon Quitslund: Lisa lucky. Oh.

1677

03:39:17.400 --> 03:39:17.700

Yeah.

1678

03:39:18.780 --> 03:39:26.790

Jon Quitslund: I i'm I'm sort of set out separately with two other planning Commissioners focused on affordable housing.

1679

03:39:27.420 --> 03:39:29.970

Jon Quitslund: And it's been very hard to coordinate the work of these

1680

03:39:31.350 --> 03:39:32.970

Jon Quitslund: Potentially interlocking but

1681

03:39:34.020 --> 03:39:36.240

Jon Quitslund: somewhat separate entity.

1682

03:39:37.110 --> 03:39:37.560

Jon Quitslund: Okay, this

1683

03:39:38.820 --> 03:39:45.960

Jon Quitslund: Meeting act keeps us separate and also some turf protection, it's, it's

1684

03:39:47.070 --> 03:39:47.910

So,

1685

03:39:49.080 --> 03:39:52.200

Jon Quitslund: That's, that's why we're behind the schedule for

1686

03:39:53.760 --> 03:39:56.010

Jon Quitslund: Implementing changes that

1687

03:39:56.130 --> 03:39:57.090

Jon Quitslund: Need to be made.

1688

03:39:58.470 --> 03:40:07.080

David Greetham: Such as the director sending me that email for the direct for to the committee and and you get that to you right away and. And the idea is to get this elevated as quickly as possible in front of that group.

1689

03:40:07.920 --> 03:40:08.310

Okay.

1690

03:40:09.810 --> 03:40:13.260

Joseph Dunstan: And that's fine if we need to meet with Kelly and you or something.

1691

03:40:14.310 --> 03:40:17.640

Joseph Dunstan: Welcome to do that. So we're more than happy to do that. So that's

1692

03:40:17.700 --> 03:40:17.970

Good.

1693

03:40:19.080 --> 03:40:25.470

Joseph Dunstan: Yeah. Okay. Great. Thank you. Thank you. Great. Thanks. All right. Anything else for the good of the order

1694

03:40:26.250 --> 03:40:27.420

David Greetham: Joe, I have one more thing.

1695

03:40:27.810 --> 03:40:30.150

David Greetham: Okay, this is a big A big thank you to everybody.

1696

03:40:30.480 --> 03:40:35.910

David Greetham: It's a national community planning month. And if you guys don't mind. Can I share my screen. Marlene.

1697

03:40:37.410 --> 03:40:39.480

David Greetham: Try. Oh, that didn't work.

1698

03:40:39.810 --> 03:40:40.860

Marlene Schubert: I think you've got the option.

1699

03:40:41.250 --> 03:40:43.800

David Greetham: Okay, hoping it's going to work here.

1700

03:40:45.000 --> 03:40:53.880

David Greetham: I want to share a proclamation at the mayor sign. Let me know if it shows up. There it is. Tell me when you can see that it should take just a second here.

1701

03:40:55.050 --> 03:40:55.620

David Greetham: Can you see it.

1702

03:40:56.010 --> 03:40:56.730

Joseph Dunstan: Now most

1703

03:40:57.270 --> 03:40:57.660

Marlene Schubert: Common

1704

03:40:58.260 --> 03:40:58.680

David Greetham: There we go.

1705

03:40:59.460 --> 03:41:10.590

David Greetham: Okay, this is a big thank you to to the Dr. B. For all of your work. It's obvious to everybody who watches these meetings, how much both time and care and passion you put into this and

1706

03:41:10.980 --> 03:41:25.080

David Greetham: We owe you. And we also John Switzerland and Mayor Schneider for their liaison work a huge thank you so I'm just going to briefly read the first two and then jump down to number eight, but this has been signed by the mayor, you can see down at the bottom here and

1707

03:41:26.310 --> 03:41:37.020

David Greetham: I've just read the two warehouses and then end with a big thank you. Whereas changes constant and affects all cities, towns suburbs counties rural areas and other places in the state of Washington.

1708

03:41:37.800 --> 03:41:48.810

David Greetham: And whereas community planning and plans can help manage this change in a way that provides better choices for how people work reside recreate and otherwise live and then down at the very bottom.

1709

03:41:50.370 --> 03:41:58.020

David Greetham: This celebration that's meant gives us an update to thank all the boards, including you guys, so I want to personally and for the department thank Joseph Vicki.

1710

03:41:58.560 --> 03:42:07.920

David Greetham: Todd Michael Sean Bob Laurel mayor Schneider and John Whitson for all of your work. Thank you. Thank you. And thank you again, on behalf of the Department and our citizenry so

1711

03:42:08.970 --> 03:42:14.250

David Greetham: This is available. I'll get it to Joe to or Marlene did to send around and signed by the mayor last week.

1712

03:42:14.820 --> 03:42:15.390

David Greetham: Thank you again.

1713

03:42:15.420 --> 03:42:17.070

David Greetham: Everybody for your work. I appreciate it.

1714

03:42:17.160 --> 03:42:17.850

Kelly Tayara: Thank you.

1715

03:42:18.540 --> 03:42:19.020

Check.

1716

03:42:21.600 --> 03:42:24.810

David Greetham: Your. Thank you. Is the bi weekly meeting you get to have with us.

1717

03:42:24.960 --> 03:42:28.020

Marlene Schubert: He's gonna send the check to me. Joe, and I'll take care of it for

1718

03:42:28.230 --> 03:42:30.390

Joseph Dunstan: You. Yeah. Right. Okay. Thank you.

1719

03:42:30.630 --> 03:42:34.260

David Greetham: But, but it is very apparent how much care. You guys put into this. I'm just really appreciate it.

1720

03:42:34.260 --> 03:42:34.980

David Greetham: Thank you very much.

1721

03:42:36.480 --> 03:42:56.010

Joseph Dunstan: All of you told you guys to. Everybody okay with that. I will say we're going to close the meeting at Good lord 545 and we'll see everybody on the second of October, November, right, take care. All right. Bye bye. Thank you, everybody.