

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – October 19, 2020
Buxton Center for Bainbridge Performing Arts ([PLN51828 DRB-CON](#))
PBV South Cottages ([PLN51851 DRB-CON](#))
Wintergreen Townhomes ([PLN51836 DRB-DB](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board members in attendance were Michael Loverich, 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 19, 2020

Motion: I make a motion to approve the minutes

Loverich/Clayton: Passed Unanimously

Buxton Center for Bainbridge Performing Arts ([PLN51828 DRB-CON](#))

#1 Conceptual Proposal Review Meeting

Discussion Only

PBV South Cottages ([PLN51851 DRB-CON](#))

#1 Conceptual Proposal Review Meeting

Discussion Only

Wintergreen Townhomes ([PLN51836 DRB-DB](#))

#2 Design Guidance Review Meeting

Discussion Only

New/Old Business

Adjourn

The meeting was adjourned at 5:35 PM.

Approved by:


Joseph Dunstan, Chair


Marlene Schubert, Administrative Specialist

Attendee Report

Report Generated:

11/3/2020 7:32

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	
Design Review Board - Special Meeting	979 8229 4465		11/2/2020 13:48	227	21	0
				Unique Viewers	Total Users	59

Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	11/2/2020 13:48	11/2/2020 17:35	227	

Panelist Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
charlie	charlie@wenzlauarchitects.com	11/2/2020 14:56	11/2/2020 15:43	48	
David Greetham	dgreetham@bainbridgewa.gov	11/2/2020 13:58	11/2/2020 17:35	217	
Dominique Cantwell	dcantwell@bainbridgeperformi	11/2/2020 14:05	11/2/2020 14:51	47	
Shawn Parks	shawn.parks@cobicommittee.e	11/2/2020 13:56	11/2/2020 17:35	220	
Anthony Oddo, HRB	anthony@housingresourcesbi.o	11/2/2020 15:44	11/2/2020 16:43	60	
Laurel Wilson	laurel.wilson@cobicommittee.e	11/2/2020 13:58	11/2/2020 17:35	217	
Chris Jones	csjonesey@gmail.com	11/2/2020 14:07	11/2/2020 14:51	44	
Jon Quitslund	jonquitslund@att.net	11/2/2020 14:03	11/2/2020 17:35	212	
Joseph Dunstan	joseph.dunstan@cobicommittee	11/2/2020 13:49	11/2/2020 17:35	226	
Bob Russell	bob.russell@cobicommittee.em	11/2/2020 13:58	11/2/2020 17:35	217	
Hayes	hayesg40@gmail.com	11/2/2020 15:44	11/2/2020 17:10	87	
Todd Thiel	todd.thiel@cobicommittee.ema	11/2/2020 14:02	11/2/2020 17:35	213	
Dean Clark	dclark@lmnarchitects.com	11/2/2020 14:05	11/2/2020 14:51	47	
Phedra Elliott	phedra@housingresourcesbi.orj	11/2/2020 15:44	11/2/2020 17:10	87	
Michael Loverich	michael.loverich@cobicommitt	11/2/2020 13:58	11/2/2020 15:50	113	
Michael Loverich	michael.loverich@cobicommitt	11/2/2020 15:50	11/2/2020 17:35	105	
Leslie Schneider	lschneider@bainbridgewa.gov	11/2/2020 13:56	11/2/2020 15:47	112	
Kelly Tayara	ktayara@bainbridgewa.gov	11/2/2020 14:02	11/2/2020 17:10	189	
Vicki Clayton	vicki.clayton@cobicommittee.ei	11/2/2020 13:50	11/2/2020 17:35	225	
David Smith	smithhouse4@comcast.net	11/2/2020 15:43	11/2/2020 17:10	87	
wendy pautz	wpautz@lmnarchitects.com	11/2/2020 14:04	11/2/2020 14:20	17	
wendy pautz	wpautz@lmnarchitects.com	11/2/2020 14:32	11/2/2020 14:39	8	
wendy pautz	wpautz@lmnarchitects.com	11/2/2020 14:39	11/2/2020 14:40	1	
wendy pautz	wpautz@lmnarchitects.com	11/2/2020 14:44	11/2/2020 14:45	1	
wendy pautz	wpautz@lmnarchitects.com	11/2/2020 14:46	11/2/2020 14:48	3	
wendy pautz	wpautz@lmnarchitects.com	11/2/2020 14:21	11/2/2020 14:27	7	
wendy pautz	wpautz@lmnarchitects.com	11/2/2020 14:40	11/2/2020 14:42	2	
wendy pautz	wpautz@lmnarchitects.com	11/2/2020 14:48	11/2/2020 14:52	4	
Mark Tumiski	mtumiski@lmnarchitects.com	11/2/2020 14:04	11/2/2020 14:52	48	

Attendee Details

User Name (Original Name)	Email	Registration Time	Join Time	Leave Time	Time in Session (minutes)	
linda	lcgandrews@gmail.com		11/2/2020 14:27	11/2/2020 14:27	11/2/2020 17:09	162
charlie	charlie@wenzlauarchitects.com		11/2/2020 13:55	11/2/2020 14:00	11/2/2020 14:56	57
charlie	charlie@wenzlauarchitects.com			11/2/2020 15:44	11/2/2020 15:45	2
charlie	charlie@wenzlauarchitects.com			11/2/2020 15:46	11/2/2020 17:10	85
Dominique Cantwell	dcantwell@bainbridgeperformi		11/2/2020 13:59	11/2/2020 14:00	11/2/2020 14:05	5
Owner	bkeenan2563@gmail.com		11/2/2020 14:56	11/2/2020 14:56	11/2/2020 17:10	134
Anthony Oddo# HRB	anthony@housingresourcesbi.o		11/2/2020 15:29	11/2/2020 15:29	11/2/2020 15:44	16
William Langemack	langemack@icloud.com		11/2/2020 13:59	11/2/2020 14:00	11/2/2020 14:51	51
Chris Jones	csjonesey@gmail.com		11/2/2020 14:04	11/2/2020 14:04	11/2/2020 14:07	4
Jon Quitslund	jonquitslund@att.net		11/2/2020 14:00	11/2/2020 14:00	11/2/2020 14:03	4
BISCC Host1	ke_stern@hotmail.com		11/2/2020 15:55	11/2/2020 15:55	11/2/2020 17:05	71
Salvatore DeRosalia	sal@wakeupbainbridge.com		11/2/2020 13:56	11/2/2020 13:59	11/2/2020 17:35	216
Ralph Spillinger	ralphspil@aol.com		11/2/2020 13:53	11/2/2020 14:00	11/2/2020 14:51	52

Elizabeth Doran	elizabethdoran11@gmail.com	11/2/2020 15:52	--	--	
heidi huber	drgnphly17@hotmail.com	11/2/2020 14:54	11/2/2020 14:54	11/2/2020 15:43	50
Hayes	hayesg40@gmail.com	11/2/2020 15:36	11/2/2020 15:36	11/2/2020 15:44	8
Dean Clark	dclark@lmnarchitects.com	11/2/2020 13:58	11/2/2020 14:00	11/2/2020 14:05	6
Phedra Elliott	phedra@housingresourcesbi.org	11/2/2020 15:04	11/2/2020 15:04	11/2/2020 15:44	40
anom	jeff@wenzlauarchitects.com	11/2/2020 15:46	11/2/2020 15:46	11/2/2020 17:02	76
john ellis	ellis@pacrimfix.com	10/30/2020 10:46	11/2/2020 14:00	11/2/2020 14:51	51
David Smith	smithhouse4@comcast.net	11/2/2020 15:42	11/2/2020 15:42	11/2/2020 15:43	1
David Smith	smithhouse4@comcast.net		11/2/2020 17:10	11/2/2020 17:11	1
wendy pautz	wpautz@lmnarchitects.com	11/2/2020 14:00	11/2/2020 14:00	11/2/2020 14:04	5
Mark Tumiski	mtumiski@lmnarchitects.com	11/2/2020 14:01	11/2/2020 14:01	11/2/2020 14:04	3
Other Attended					
User Name	Join Time	Leave Time	Time in Session (minutes)		
	13604400814	11/2/2020 15:32	11/2/2020 15:36	5	
	13604400814	11/2/2020 15:04	11/2/2020 15:10	7	
	13604400814	11/2/2020 14:45	11/2/2020 14:51	7	
Elizabeth Doran		11/2/2020 15:52	11/2/2020 17:10	79	
	12068537911	11/2/2020 14:00	11/2/2020 14:51	52	
	13609810098	11/2/2020 16:22	11/2/2020 17:35	74	

WEBVTT

1

00:00:01.079 --> 00:00:03.000

Joseph Dunstan: Alright, we're sad. Okay.

2

00:00:04.350 --> 00:00:15.809

Joseph Dunstan: Good afternoon, everybody. My name is Joe Dunston I'm the chair of the Design Review Board and I'd like to welcome you to today's design review board meeting for November 2

3

00:00:16.980 --> 00:00:20.730

Joseph Dunstan: Two o'clock until about five o'clock today. Thank you for coming.

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00:00:21.930 --> 00:00:33.090

Joseph Dunstan: We have a couple, three projects to look at today to conceptual review projects and then a design guidance for another project. So it'll be interesting afternoon.

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00:00:34.560 --> 00:00:35.490

Joseph Dunstan: I'd like to

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00:00:36.720 --> 00:00:41.370

Joseph Dunstan: Given the given that agenda. I'd like to ask if anybody on the Dr. B.

7

00:00:42.480 --> 00:00:48.360

Joseph Dunstan: Or otherwise has any conflicts of interest or anything they'd like to disclose at all.

8

00:00:50.430 --> 00:00:54.540

Joseph Dunstan: They don't hear anything about a 10. Second thing here.

9

00:00:57.300 --> 00:00:59.940

Joseph Dunstan: Okay, I will say that just in the in

10

00:01:00.960 --> 00:01:06.420

Joseph Dunstan: For disclosure purposes. My understanding is on the Buxton Center for the Performing Arts.

11

00:01:07.650 --> 00:01:09.690

Joseph Dunstan: The board of directors has

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00:01:10.710 --> 00:01:19.110

Joseph Dunstan: Has someone on there that's acting as a, I think a representative of the board. We've done some construction work before. And that's Ralph splinter.

13

00:01:19.620 --> 00:01:28.200

Joseph Dunstan: And I'll just for the record disclose that Ralph, and I have known each other for a long time and we are both on the board of the Winslow Wharf Marina

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00:01:29.040 --> 00:01:42.240

Joseph Dunstan: Which has no no bearing on the Performing Arts Center, but just putting it out there. So everybody knows that I know, Ralph. And we've been on other boards for a long time. So, okay.

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00:01:44.250 --> 00:01:51.000

Joseph Dunstan: I want to introduce everybody here and I don't think Todd is on yet. Is that right, Marlene.

16

00:01:51.870 --> 00:02:00.720

Marlene Schubert: Correct. I do remember an email from him, saying he was, he lost his computer or something, I don't know. So he may be one of the islands. I can't tell by the phone number.

17

00:02:01.230 --> 00:02:05.790

Marlene Schubert: Okay, but if he is a dial in and wants to raise his hand. I can bring them forward as a panelist.

18

00:02:06.270 --> 00:02:06.660

Okay.

19

00:02:07.680 --> 00:02:19.860

Joseph Dunstan: I just like to introduce everybody and I'll do it to make it simpler. We have with us today. Six of the of the Dr. Be members and that's Laurel Wilson Vicki Clayton Bob Russell.

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00:02:21.150 --> 00:02:25.050

Joseph Dunstan: Todd feel is not with us at the moment. Sean Parker Michael leverage

21

00:02:26.310 --> 00:02:32.700

Joseph Dunstan: I think that's it. I miss anybody. I hope it didn't myself chill Dunstan we have our city council leaves on

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00:02:33.780 --> 00:02:44.640

Joseph Dunstan: Leslie Snyder and we have the, I guess the acting planning director RIGHT NOW. Dave greet them as here today and is john Switzerland in the audience anywhere.

23

00:02:45.390 --> 00:03:03.300

Joseph Dunstan: Yes, we can bring him forward to, if you'd like, and then I'd like to tell everybody that reason this whole thing works is because of Marlene Schubert who is the admin person for the this project and she keeps us going. So there you go. Okay, I'm

24

00:03:04.320 --> 00:03:13.410

Joseph Dunstan: help everybody is looked at the summary of the Minutes for October 19 was a long list of people who were in the audience. So that was a good meeting.

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00:03:14.040 --> 00:03:23.940

Joseph Dunstan: I'd like if there's any comments or discussion. I'd like to hear it now. Otherwise I would entertain a motion to approve the October 19 minutes

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00:03:28.440 --> 00:03:29.100

Joseph Dunstan: Anybody

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00:03:30.090 --> 00:03:31.500

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

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00:03:32.190 --> 00:03:33.450

Joseph Dunstan: Okay, where second

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00:03:34.200 --> 00:03:51.510

Joseph Dunstan: Second. Okay. All in favor, please use your mobile equitable zoom. Thank you. Okay, great. Okay, so we are a couple minutes early. Do we think anybody's here from the Performing Arts Center.

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00:03:53.400 --> 00:03:54.270

Joseph Dunstan: Do we know yeah

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00:03:54.330 --> 00:03:58.980

Marlene Schubert: I have a Wendy pouts that is raising her hand so I will read promote her two panelists.

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00:03:59.250 --> 00:04:04.680

Joseph Dunstan: Okay, is Kelly here by chance. Yes, she is. Oh good, and Kelly forward to

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00:04:05.880 --> 00:04:14.760

Marlene Schubert: Kelly has already panelists and then I have a mark to musky that I don't know if he needs to be promoted or just wants to talk. Let me allow him to talk and he can tell us

34

00:04:16.380 --> 00:04:20.550

Mark Tumiski: Hey, thanks for being part of the design team for Performing Arts Center as well as well.

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00:04:20.580 --> 00:04:23.970

Marlene Schubert: Okay, great. You just promote you to a panelist. Thank you, Mark.

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00:04:24.750 --> 00:04:25.170

Marlene Schubert: Okay.

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00:04:25.530 --> 00:04:31.020

Marlene Schubert: And we have a top Dominique Cantwell and a dean Clark, are they also to be promoted. Does anyone know

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00:04:32.970 --> 00:04:34.590

Marlene Schubert: I can let them talk and they can tell me

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00:04:37.530 --> 00:04:37.830

Marlene Schubert: Dean.

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00:04:38.280 --> 00:04:42.780

Dean Clark: Dean Clark, I'm the project manager with LM in part of the design team for the Buxton center.

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00:04:43.230 --> 00:04:45.450

Marlene Schubert: All right, I will promote you and Dominique

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00:04:45.960 --> 00:04:53.280

Dominique Cantwell: Hi, I'm the executive director Bainbridge performing arts. I'm here to support the experts who you've already met. All right.

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00:04:53.340 --> 00:04:54.570

Marlene Schubert: I'm going to promote you as well.

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00:04:54.990 --> 00:04:59.700

Joseph Dunstan: You don't connect to say that we really can't have more experts. Then we have Dr. Be members.

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00:05:01.350 --> 00:05:11.340

Joseph Dunstan: There's something not fair about that. I don't know, but we'll go ahead and try anyway. So thank you all for coming. We really appreciate it very much, and

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00:05:12.840 --> 00:05:22.320

Joseph Dunstan: I do know that this is a concept vision statement or review and alignment architects.

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00:05:23.730 --> 00:05:35.190

Joseph Dunstan: If you've participated in this process before, but as we start out, we can explain it for you if you'd like, or answer any questions. Kelly probably has done a good job of doing that. But if Kelly.

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00:05:36.480 --> 00:05:48.000

Joseph Dunstan: If there's any other questions that you'd like to have answered about the process, we'd be more than happy to augment anything that Kelly may have told you. And then she can correct this wrong. So

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00:05:49.080 --> 00:05:53.580

Joseph Dunstan: Kelly. Do you have any introductory remarks you'd like to make or

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00:05:54.810 --> 00:06:03.450

Kelly Tayara: And just that if and forgive me if I get confused because there's three of them today. I believe this is a would be

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00:06:05.160 --> 00:06:09.600

Kelly Tayara: A major adjustment to their site plan review. They have an existing site plan review.

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00:06:10.110 --> 00:06:17.250

Kelly Tayara: And it on city owned property. And so there are some complexities there with regard to

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00:06:18.330 --> 00:06:23.490

Kelly Tayara: For example, I don't know what their lease States with regard to

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00:06:25.470 --> 00:06:31.290

Kelly Tayara: Expanding operations there. So that's, you know, we just need to do some research.

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00:06:32.400 --> 00:06:42.780

Joseph Dunstan: Okay, great. Okay. Um, so before we have the presenters present to say that typically what we do in this hour. This is the design.

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00:06:43.530 --> 00:06:57.660

Joseph Dunstan: Vision Statement. So we give you about a 10 minute opportunity if you can do it in 10 minutes, hopefully, explain to us the extent of the project, what you're trying to do and the general narrative and all that. And then we will

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00:06:59.010 --> 00:07:01.800

Joseph Dunstan: give any general feedback general information.

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00:07:03.570 --> 00:07:23.430

Joseph Dunstan: What we're looking for this meeting really is an author view and kind of a context and some of the surrounding context contexts that you might be drawing from to do the work that you want to do so with that in mind, who would like to present

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00:07:23.940 --> 00:07:26.460

Marlene Schubert: And I stepped in one moment. We have a Chris Jones.

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00:07:26.850 --> 00:07:28.830

Marlene Schubert: Is that it also promote okay

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00:07:28.860 --> 00:07:30.990

wendy pautz: Thank you. Yes, thank you, you're

62

00:07:31.590 --> 00:07:32.400
wendy pautz: All right, can you

63
00:07:32.760 --> 00:07:33.900
wendy pautz: Can everyone hear me.

64
00:07:34.230 --> 00:07:45.690
wendy pautz: Yes. Okay, I'm Wendy pallets. I'm a partner at element. I'm sorry I'm not using my video. I'm having a little bit of connectivity problems today. We're I think we're all familiar with.

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00:07:47.520 --> 00:08:00.420
wendy pautz: A number of other folks here have introduced themselves, but specifically I want to note mark to missy. He is my colleague at element, who will be co presenting today and then Chris Jones just joined us.

66
00:08:00.900 --> 00:08:10.800
wendy pautz: In addition to having worked with him as a principal landscape architect on a number of other projects. Chris has familiarity with Bainbridge

67
00:08:11.220 --> 00:08:19.470
wendy pautz: Most recently did some work study for town square looking at additional manatee there from town square

68
00:08:19.980 --> 00:08:30.720
wendy pautz: And so we brought him on as a really important design collaborator for this very important project, we will try to keep this to 10 minutes. So let's, let's get started. You know, as we

69
00:08:31.470 --> 00:08:39.750
wendy pautz: Started to look at the project and the Bainbridge design standards. I was really struck by a sentence, really close to the top.

70
00:08:40.110 --> 00:08:49.710
wendy pautz: Which is the good design is a composition of building landscape and public spaces that creates meaningful relationships to the building surroundings and contributes to the public ground.

71
00:08:50.610 --> 00:09:02.160
wendy pautz: For those of you who don't know element architects. We've been doing this for 30 plus years I'm notably of projects that you might know in downtown

Seattle our banner oil home a call Hall and the

72

00:09:02.550 --> 00:09:09.660

wendy pautz: Upcoming ocean pavilion for the sale aquarium, all of which serve to enhance each of those organizations missions.

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00:09:10.200 --> 00:09:28.950

wendy pautz: But equally importantly have made a very integrated design approach to the public realm and something that we take really seriously on each of our projects are really excited to work on the box and center to bring that approach with a very distinct Bainbridge result.

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00:09:29.640 --> 00:09:33.750

Joseph Dunstan: Okay, thank you very much. You pass we we like your project.

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00:09:38.100 --> 00:09:39.300

Joseph Dunstan: You can say

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00:09:39.660 --> 00:09:50.250

wendy pautz: Well, I'm glad to hear there's humor. We all need a little more memory now. So let's jump to the first slide and Mark and I are only going to talk to the first eight slides are so

77

00:09:51.090 --> 00:09:54.960

wendy pautz: The statement of intent. So that slide it

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00:09:55.650 --> 00:10:05.100

wendy pautz: Out one outlines the work for this project. There is a very limited amount of renovation primarily in the existing auditorium to reconfigure the seating ball.

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00:10:05.430 --> 00:10:12.300

wendy pautz: And to provide an entrance into the back of the seating ball for any of you who've been to that facility know that you can only come in from the front of it.

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00:10:12.960 --> 00:10:21.480

wendy pautz: And then the primary portion of the project is removing the undersized lobby replacing it with a new lobby.

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00:10:21.960 --> 00:10:30.930

wendy pautz: Larger lobby that also has the ability to reach a second level to provide entrance into the back of the seating bowl for the auditorium and then a couple of

82

00:10:31.500 --> 00:10:36.780

wendy pautz: Spaces a studio and what's really important about the studio is that it's also a double height space.

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00:10:37.170 --> 00:10:48.270

wendy pautz: And its footprint is sized to mimic the playing area on the stage. So this provides for BPA, a very important second space in which they can rehearse productions.

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00:10:48.930 --> 00:10:59.550

wendy pautz: As well as accommodate a multitude of other types of functions small performances educational classrooms events space and then of course there's

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00:11:00.450 --> 00:11:18.510

wendy pautz: The administrative office space and some small other support spaces. So this makes up the entire program for the project, which is approximately 5000 square feet. So before Mark dies into detail on the site.

86

00:11:19.620 --> 00:11:30.840

wendy pautz: We thought we just sort of show you where, where, how we understand of the site. And when we think that that 5000 square feet might go. So this is the existing

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00:11:31.170 --> 00:11:40.800

wendy pautz: auditorium that I described the red dashed lines, the left of that is the lobby for proposing to remove that lobby and replace

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00:11:41.520 --> 00:11:59.640

wendy pautz: That lobby with something that's about this big. So that's our 5000 square feet. Well, we know is really important on the site is that there's an existing Rain, rain garden in the south west corner which is loved by the community and does a really important water infrastructure job.

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00:12:00.690 --> 00:12:09.180

wendy pautz: There is the relationship to town square, which we hope to improve as part of this project. So we're thinking about an axial alignment there.

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00:12:09.600 --> 00:12:16.290

wendy pautz: And then of course there's a really lovely woodland garden landscape, who has significant for and cedar trees.

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00:12:16.620 --> 00:12:27.210

wendy pautz: along the north of the Northwest edge. So what this essentially means is we have an area about this big, because we have a 20 foot buffer.

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00:12:27.780 --> 00:12:50.010

wendy pautz: On the north edge of the site to accommodate that that program. So pretty much the available site is consumed by the program that I outline for you and that site will largely dictate that footprint and then as a result of that, what we see is the massing

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00:12:51.030 --> 00:12:54.480

wendy pautz: So, then maybe we go to the third slide.

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00:12:57.120 --> 00:13:16.110

wendy pautz: Great. So what's really interesting to us about this project, you know, it's multiple. It is a really unique setting where you've got a cultural building that set within this really wonderful landscape and you know landscape that is very Pacific Northwest.

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00:13:17.700 --> 00:13:32.040

wendy pautz: But what has come with that over time is in a sort of a disconnect with town square around it. And you can see in this bottom photo. You know, sometimes it's really hard to find a front door to BPA

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00:13:32.670 --> 00:13:38.850

wendy pautz: Because it's it's not clearly aligned with town square and it's nestled in behind the landscape.

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00:13:39.420 --> 00:13:46.680

wendy pautz: So that's, that's a really unique part of the project. But the other part is that it's it is

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00:13:47.100 --> 00:13:57.420

wendy pautz: One component of what we see as a cultural and civic zone for Bainbridge between the residential zone to the north and then of course the main street.

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00:13:58.110 --> 00:14:05.520

wendy pautz: Winslow, and so that's that for us is the really interesting part of the project. How do we find that bigger

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00:14:06.090 --> 00:14:20.850

wendy pautz: connectivity to the community and the other cultural amenities while maintaining this really lovely source wall scaled woodland environment that essentially that are in cases, the west and the south front edges.

101

00:14:21.840 --> 00:14:39.210

wendy pautz: But what we do know out of that is that there's an opportunity to better interweave a Buxton center the new building that were making with that existing landscape and providers and really meaningful relationship between outside and inside

102

00:14:40.350 --> 00:14:56.850

wendy pautz: And to find a way to really enhance the public realm, create a stronger relationship to town square and space for the community that sort of are welcomed into both of those places.

103

00:14:57.480 --> 00:15:10.980

wendy pautz: Um, and, you know, Mark will speak about this a little bit more but you know like City Hall. It's a significant building within the Bainbridge community. So it has its own distinctive characteristics.

104

00:15:11.940 --> 00:15:33.360

wendy pautz: Bainbridge performing arts as a notable cultural facility for Bainbridge we imagine that it would also have, you know, significant and distinct appearance and then for us, of course, the design challenges to do that in a way that makes it compatible with the existing building that remains

105

00:15:34.770 --> 00:15:37.350

wendy pautz: And without turn over to Mark

106

00:15:37.590 --> 00:15:41.010

Mark Tumiski: Thanks, Wendy, so we can move to the next slide please.

107

00:15:42.690 --> 00:15:52.440

Mark Tumiski: So a little bit more detail on the site here. So as you can see the kind of the extent of our work is pretty much limited to the stash black line.

108

00:15:53.220 --> 00:15:56.850

Mark Tumiski: There's a lot of landscape in there that we are trying to retain as much as possible.

109

00:15:57.570 --> 00:16:03.240

Mark Tumiski: There's also significant required element that stashed in and the diagonal have SHARE THAT IS A 20 foot

110

00:16:03.810 --> 00:16:14.340

Mark Tumiski: Zone of landscape buffer. A Jason to single family residential and our understanding is that's intended to be primarily evergreen for the screening your on screen element. So that's something we'll be looking at as we go forward.

111

00:16:15.210 --> 00:16:27.060

Mark Tumiski: Stepping back from that we have existing Ada parking stalls that serve the building and we're looking at different ways to provide universal access. And again, kind of unite the arrival experience for all patients through the front door.

112

00:16:28.080 --> 00:16:36.240

Mark Tumiski: We have the rain garden to the south of the site that is existing and does retain quite a bit of the storm water from the roof and we're looking at

113

00:16:36.840 --> 00:16:45.570

Mark Tumiski: Maintaining or improving that if possible. The distinctive birch trees are kind of water living species that is happy with what heat. So those are really distinctive feature that

114

00:16:46.080 --> 00:16:55.140

Mark Tumiski: That landscape element. And there's this kind of distinct break in the site here with the fire lane. So we have Tom square and its character and alignment.

115

00:16:55.590 --> 00:17:02.520

Mark Tumiski: And then there's something different happening on the other side of that and we're looking at how we can tie those two spaces together. And again, that time our frontage being facing west.

116

00:17:03.660 --> 00:17:10.800

Mark Tumiski: So, to a lesser extent, to the south, but but those two sides of the buildings are the other ones were thinking about in terms of if this building was on a street. What is its frontage

117

00:17:13.080 --> 00:17:29.970

Mark Tumiski: Beyond that, there is an existing kind of porch condition here. That's a distinctive space for the current building and as part of our global footprint. We are looking at how to, again, engage the public that's right into the building and who's hanging out there before.

118

00:17:31.530 --> 00:17:48.300

wendy pautz: Mike, I don't remember if you mentioned this by Kelly, you're right. This is part of city on property and Elisa city on property for the purposes of our project is black dashed line here is delineating the extent of our scope of work.

119

00:17:51.480 --> 00:18:05.310

Mark Tumiski: And then the last thing to note here is again the the planting palette in this existing grove and the woodland growth that we're looking to kind of retain and expand the character across the site. So they're sort ferns and Anya, and the tall out this duck for

120

00:18:06.330 --> 00:18:10.830

Mark Tumiski: Those are the kind of plans. We want to again kind of emulate where we're expanding and maintain where they currently

121

00:18:12.840 --> 00:18:13.530

Mark Tumiski: To go the next time.

122

00:18:16.590 --> 00:18:19.680

Mark Tumiski: So these photos again just illustrate the idea of the building and the trees.

123

00:18:20.700 --> 00:18:28.830

Mark Tumiski: Different times a year. Some of these are winter photos. But again, depending on the season that really has this new character. We want to retain that experience as much as possible.

124

00:18:30.000 --> 00:18:35.430

Mark Tumiski: To the lower right, you're seeing the rain garden, there's a significant maple tree that's in there. And again, probably not.

125

00:18:35.940 --> 00:18:50.490

Mark Tumiski: A typical rain garden species, but something that is quite happy in its current location in the birch trees and then that's the town square on the upper left with the very clear, strong arrival access that will be looking to to maintain

is when you mentioned that clarity of front door.

126

00:18:51.600 --> 00:18:52.290

Mark Tumiski: Next slide. This

127

00:18:57.090 --> 00:18:58.260

Mark Tumiski: This shows you a little bit of that.

128

00:18:59.400 --> 00:19:05.880

Mark Tumiski: Idea. Again, the misalignment kind of the current front door of the building on the lower left, they're looking from town square towards BPA

129

00:19:06.810 --> 00:19:20.490

Mark Tumiski: This is the existing by parking, which we will be relocating but expanding and I'll be meeting a variety of different types of by parking, so be covered and maybe some long term as well as the parking stalls and then Ireland in the bottom right, that

130

00:19:21.840 --> 00:19:22.500

Looks like this.

131

00:19:25.950 --> 00:19:34.530

Mark Tumiski: So as part of the kind of conceptual review, we were asked to do some context analysis that we're not going to speak to all the following slides that have detailed doing analysis.

132

00:19:34.530 --> 00:19:41.580

Mark Tumiski: And some of the show on the new says if there's any questions. We're happy to go there. But the key things again where these requirements. The C one C six and

133

00:19:42.360 --> 00:19:52.290

Mark Tumiski: We're trying to talk to those for a few minutes here. So for analyzed natural systems, again, as we mentioned, we're going to try to retain as much of the existing tree canopy and habitat as possible.

134

00:19:53.280 --> 00:20:02.790

Mark Tumiski: The storm water is currently manage the rain gardens. So that's a key feature of the sites and it does have very good solar access particularly town square and kind of the, the front lawn there so

135

00:20:03.240 --> 00:20:08.790

Mark Tumiski: Providing a variety of different sunshade conditions will be part of our, our thoughts are on site design problem.

136

00:20:09.840 --> 00:20:10.740

Mark Tumiski: For see to

137

00:20:11.790 --> 00:20:19.290

Mark Tumiski: Again, there's not. We were not aware of any notable wildest quarters on the sites. But again, preserving as much of the habitat that's currently there and that distinct the character of a sight.

138

00:20:21.270 --> 00:20:31.050

Mark Tumiski: To see three assess unique and prominent features as when you mentioned, we are located in a civic and cultural campus consisting of the store comes in City Hall and from the center

139

00:20:32.070 --> 00:20:35.040

Mark Tumiski: And so that's going to clear clearly

140

00:20:36.690 --> 00:20:43.500

Mark Tumiski: situs within the context of the surrounding buildings and those those functions are all public facing and have a significant hologram component stitching it together.

141

00:20:46.140 --> 00:20:54.240

Mark Tumiski: For see for this is kind of the big one for us in terms of the architecture and understanding those surrounding context buildings and how that influences our design.

142

00:20:55.710 --> 00:21:05.880

Mark Tumiski: We want to make sure that, you know, similar to City Hall is distinct but not out of place and it uses materials that are specific to the Virgin Islands and has forms that are legible and human skilled

143

00:21:07.710 --> 00:21:17.640

Mark Tumiski: City Hall in particular has kind of multiple volumes, including kind of a taller Gable restructure and then as the steps down to a human scale is a lower shed restructure

144

00:21:18.750 --> 00:21:23.730

Mark Tumiski: That variety of forms breaking down the mastering is one way to achieving scale. So we'll think about that.

145

00:21:25.800 --> 00:21:38.820

Mark Tumiski: It has deep overhangs and expressive good structure also common elements that we see on our so BPA, will the existing Main Auditorium structure or remains that Gable roof will still be there and that will be the toughest part of the project.

146

00:21:39.900 --> 00:21:47.790

Mark Tumiski: But we are considering a is going to be part of a larger composition. Right. So there's other volumes that are going to be connected this one, you mentioned they have different requirements. The

147

00:21:48.180 --> 00:22:02.730

Mark Tumiski: Double height lobby the Polish studio space and administrative offices or have a lower footprint. So we're looking at a dynamic reform that might tie that all together. But still, again, this is competition of parts and pieces that will very much relate to the way so you can post

148

00:22:04.650 --> 00:22:10.800

Mark Tumiski: And again, being cited in the landscape. And it's kind of unique way for most projects. It's not on a street doesn't have a sidewalk frontage

149

00:22:12.300 --> 00:22:19.620

Mark Tumiski: It will be the message alerts will be informed by kind of that available footprint. And again, preserving as much of the surrounding landscape as we can.

150

00:22:21.330 --> 00:22:35.670

Mark Tumiski: The slope on the north edge of the site also does help ease that transition to the residential neighborhood. So those those homes up there on a higher level. So it's not stepping the masses and stepping down to smaller buildings. It's actually kind of in the same vertical relationship.

151

00:22:37.740 --> 00:22:49.500

Mark Tumiski: For see five study how the site relates contribute to the public ground we are fronting transfers has been mentioned, and that is our primary arrival sequence, we are

152

00:22:50.610 --> 00:23:00.420

Mark Tumiski: Looking at pedestrians arriving primarily from the east and west and then cars and vehicles private vehicles are on the primary means of access to the building. So we will be preserving those

153

00:23:01.710 --> 00:23:02.700

Mark Tumiski: At parking is mentioned.

154

00:23:04.710 --> 00:23:08.850

Mark Tumiski: for analyzing systems and movement and access, we will

155

00:23:11.250 --> 00:23:14.100

Mark Tumiski: Extend it mix those up on. I think they're out of order here on the slide, I'm saying

156

00:23:15.330 --> 00:23:16.350

Mark Tumiski: C, Vitamin C six or

157

00:23:16.350 --> 00:23:17.070

Mark Tumiski: Backwards, but

158

00:23:17.340 --> 00:23:17.850

Joseph Dunstan: That's fine.

159

00:23:18.360 --> 00:23:34.110

Mark Tumiski: Yes, as I mentioned, the parking is going to be retained and some of that ability to share it with the hall. So we are not adding any additional new parking and then again, most people are coming up from Winslow and literally lane is that common that's current path or coming from Madison.

160

00:23:37.410 --> 00:23:40.410

Mark Tumiski: And I think that is we have, we can

161

00:23:42.060 --> 00:23:49.170

Mark Tumiski: Yeah, the details are in an office is there for reference. And as part of our part of our contacts houses are happy to speak to anything if there's questions.

162

00:23:49.920 --> 00:24:08.190

Joseph Dunstan: Okay, great. Thank you. Um, I have a couple comments just then we'll open up to the dead deer beat everybody. First off, I, I want to compliment you that

this is a very nicely done presentation of the context and analysis in the kind of information.

163

00:24:09.240 --> 00:24:16.530

Joseph Dunstan: Precisely what we're looking for at this meeting that that the vision concept stateside want to compliment you on that.

164

00:24:17.580 --> 00:24:34.050

Joseph Dunstan: Second thing is, the, the, I didn't. I think you're speaking to her, but I just want to reinforce this that when the public comes here, we realize that the got the walkway up for the flat grass area front where the 70 market is

165

00:24:35.700 --> 00:24:41.670

Joseph Dunstan: It is city land and, you know, BP is a little and you have a limit to your, your work area.

166

00:24:42.330 --> 00:24:52.380

Joseph Dunstan: But, you know, the public. It's always a design challenge when the public goes there. They don't know that they see it all as they complete space right as a complete public realm.

167

00:24:52.860 --> 00:24:57.000

Joseph Dunstan: And you've already spoken to that. But I just want to encourage you. I appreciate what you're saying.

168

00:24:57.450 --> 00:25:04.440

Joseph Dunstan: And I think it's a good design challenges to how you make it all look like it really was all designed together, even though you don't have

169

00:25:04.860 --> 00:25:10.770

Joseph Dunstan: The opportunity to to adjust the city land because that's outside of your realm but I

170

00:25:11.220 --> 00:25:17.160

Joseph Dunstan: Want to compliment you that you're looking at that and that's really great. That's exactly what we want to talk about

171

00:25:17.610 --> 00:25:26.400

Joseph Dunstan: When we're talking about public realm. So we really appreciate that. Um, well, a couple of quick questions. Then I'll go. Go on. I'm

172

00:25:27.120 --> 00:25:41.490

Joseph Dunstan: I'm a member of BPA. And I think there's a BPA person here in the in the group there. And I've always wondered, as a member of BPA why why BPA as part of their development programs doesn't do more outdoor

173

00:25:42.870 --> 00:25:54.510

Joseph Dunstan: outdoor activities and I think BPA could after the you get done here redesigning this area and having a better entrance and whatnot, possibly could have an outdoor venue that that was part of PPA

174

00:25:55.800 --> 00:26:00.660

Joseph Dunstan: Performance of some kind. I think that'd be really, really wonderful thing to think about doing

175

00:26:02.280 --> 00:26:06.330

Joseph Dunstan: The rain garden, the landscape. Another landscape, you have going there.

176

00:26:06.960 --> 00:26:15.780

Joseph Dunstan: It's pretty fixed. It's got a lot of old trees. It is odd that the maple trees in the rain garden. That's not a happy place for maples, but seems to be happy.

177

00:26:16.380 --> 00:26:25.290

Joseph Dunstan: I'm, I'm always a proponent where possible to have the rain garden not be in one location, but the throughout the entire project.

178

00:26:26.250 --> 00:26:30.510

Joseph Dunstan: Might be very hard to do in this case, I realized, because you're constrained

179

00:26:31.020 --> 00:26:41.640

Joseph Dunstan: But I always wanted to. I'm a landscape architect now is one of the challenges I think about is how do we make the whole place around Gordon so that nobody knows almost that it's just part of

180

00:26:42.450 --> 00:26:54.750

Joseph Dunstan: The landscape. Then the last quick question. All and I'll stop. Um, you talk about access or the access access access to to the the

181

00:26:55.320 --> 00:27:04.380

Joseph Dunstan: City of England there, are you considering actually moving the gable on the front there over to make it more in line, or have you thought about changing that. And the

182

00:27:05.040 --> 00:27:13.050

Joseph Dunstan: Because the axis is off to the left their little bit there, man. I'm just, I'm just wondering, is that what you were talking about when you do

183

00:27:13.890 --> 00:27:20.040

Mark Tumiski: The clarify this existing portions. This lobby structure in that small Gable that's part of what we are replacing so

184

00:27:20.190 --> 00:27:20.460

Joseph Dunstan: Okay.

185

00:27:20.490 --> 00:27:25.050

Mark Tumiski: The new the new front door will be aligned to the town square sexual access

186

00:27:25.650 --> 00:27:31.890

Joseph Dunstan: Very good. Very good. Okay, thank you very much. Anybody on the Dr. Be open up to any questions or comments, anybody

187

00:27:32.370 --> 00:27:33.540

Marlene Schubert: Michael has his hand raised.

188

00:27:34.020 --> 00:27:35.040

Joseph Dunstan: Michael. Go ahead, please.

189

00:27:35.910 --> 00:27:41.220

Michael Loverich: Hi. Um. Thanks for the presentation Marlana, could you go to, I think it was slide number five.

190

00:27:46.320 --> 00:27:48.210

Michael Loverich: Actually go up slightly.

191

00:27:49.410 --> 00:27:51.810

Michael Loverich: What one two

192

00:27:53.280 --> 00:27:58.050

Michael Loverich: I guess we can this site analysis, we can start there. Um, one thing

193

00:27:59.610 --> 00:28:17.580

Michael Loverich: Which because this is on city on property. It's kind of interesting. We've recently. And I'm not sure where it's going to fall forward but a couple of months ago, we reviewed proposal for the historical museum, that's going to be happening nearby.

194

00:28:18.870 --> 00:28:25.770

Michael Loverich: And because there is and then I guess you mentioned that someone on your team has also been talking to the city about the town square

195

00:28:32.340 --> 00:28:44.610

Michael Loverich: That there's talking. There was talk about doing something with farmers market there. And this might be a general comment for the city, but it might make sense to start looking at the entire

196

00:28:46.380 --> 00:28:47.490

Michael Loverich: Master and

197

00:28:48.600 --> 00:28:59.550

Michael Loverich: Regarding kind of pedestrian access and stuff like that because that's because the one thing that is missing from the site analysis. And I do think it's extremely good but is the access that's coming along.

198

00:29:00.780 --> 00:29:04.110

Michael Loverich: The road, which I think is unnamed next to the historical museum.

199

00:29:05.340 --> 00:29:05.610

Michael Loverich: Be

200

00:29:07.320 --> 00:29:08.340

Michael Loverich: Back of the

201

00:29:09.570 --> 00:29:09.930

Michael Loverich: Yeah.

202

00:29:13.560 --> 00:29:17.580

Michael Loverich: Right there. Right. And right now.

203

00:29:18.690 --> 00:29:22.980

Michael Loverich: I took a photo of it, but I forgot to send it to everyone, you just look at the back. There's the

204

00:29:24.450 --> 00:29:28.170

Michael Loverich: End of all the storage area and then it's just the gable and

205

00:29:29.190 --> 00:29:38.640

Michael Loverich: While I know it's not. We don't necessarily need to access into the building to be there, but it is kind of a very important place and that maybe

206

00:29:42.360 --> 00:29:50.280

Michael Loverich: I don't know if there's some sort of mural that goes up there or something. It is a performing arts center. I don't know if there's a way that it's going to give

207

00:29:50.850 --> 00:30:05.250

Michael Loverich: Us a blank facade, if there's some way that that can be activated in way because there are going to be a lot of people that are going to be going to the museum. They're going to be walking and they will see the back of that building. And I think it's a great opportunity to kind of like

208

00:30:06.300 --> 00:30:18.330

Michael Loverich: Draw people back there and maybe make them more aware of the building and the rest of the civic campus. So from that perspective on the project and it doesn't have to be.

209

00:30:19.380 --> 00:30:22.590

Michael Loverich: You know, I'm not saying that you have to change how you enter the building.

210

00:30:30.810 --> 00:30:31.980

Michael Loverich: And I guess.

211

00:30:36.390 --> 00:30:36.570

Michael Loverich: You're

212

00:30:36.600 --> 00:30:37.110
Marlene Schubert: Breaking up

213
00:30:38.400 --> 00:30:38.610
Michael Loverich: Oh,

214
00:30:38.700 --> 00:30:40.440
Marlene Schubert: Anybody else hearing that or is it just me.

215
00:30:40.800 --> 00:30:46.890
Joseph Dunstan: No, he's breaking up. Yeah. Okay, just me talking just a little slower. We can pick

216
00:30:46.890 --> 00:30:47.130
Up.

217
00:30:51.570 --> 00:30:52.860
Michael Loverich: Sorry about that.

218
00:30:52.920 --> 00:30:53.430
That's okay.

219
00:30:54.630 --> 00:31:11.700
Michael Loverich: But I guess the main point is just to consider that facade and permit of it being an important facade within how people experience the site and maybe engaging with

220
00:31:12.840 --> 00:31:21.480
Michael Loverich: By drawing people from the museum back onto the site and because there's, I think a lot they lose their way down here.

221
00:31:23.370 --> 00:31:27.630
Michael Loverich: I think a lot of people use that. And so just consider that so

222
00:31:29.400 --> 00:31:30.120
Michael Loverich: Was that clear.

223
00:31:30.990 --> 00:31:33.240
Marlene Schubert: Yes, Todd has the sound race.

224

00:31:34.230 --> 00:31:35.310

Joseph Dunstan: Yeah, Todd. Hey,

225

00:31:35.340 --> 00:31:42.150

Todd Thiel: Yeah, just second what Joe and Michael said, Great presentation and kind of just picking up what Michael said

226

00:31:43.530 --> 00:31:55.140

Todd Thiel: Kind of click to close the circulation loop because I think a lot of people go up to the historic museum, then come back down to Winslow, and they don't really know the connection that you can get through the pedestrian way.

227

00:31:56.250 --> 00:32:08.430

Todd Thiel: Around. So if we could encourage people to come from Erickson through the city site. I think that's a great improvement somehow and just having that visual cue on that rear

228

00:32:09.030 --> 00:32:26.460

Todd Thiel: facade or, you know, probably couldn't be tall enough to be over the pitch, but just something because right now. There's a lot of things parked back there that don't really encourage people to go back there. So that would be, that'd be great. But good presentation and it's all very clear.

229

00:32:29.550 --> 00:32:45.690

Joseph Dunstan: I think that's, that's a good point. Todd, because if we started with a backdoor entrance there that might spur some future development to connect to it, which I think is be excellent. Absolutely. Excellent, yeah. Okay, anybody else have comments or be

230

00:32:50.670 --> 00:32:51.210

Joseph Dunstan: Okay.

231

00:32:53.400 --> 00:32:53.760

Joseph Dunstan: I only

232

00:32:54.570 --> 00:32:55.110

Todd Thiel: Have one

233

00:32:55.350 --> 00:32:57.360

Todd Thiel: Right. One other observation and it's probably

234

00:32:58.620 --> 00:33:00.450

Todd Thiel: not within the scope of the project.

235

00:33:02.130 --> 00:33:16.290

Todd Thiel: But is there. There's the kind of undeveloped parking just to this to the Jason site. And is there any potential to move some of the parking and loading zones that kind of inhibit some of this stuff to a different location.

236

00:33:23.040 --> 00:33:28.080

Mark Tumiski: Are you referring to the east again that Erickson frontage or the South loading zone.

237

00:33:31.200 --> 00:33:32.580

Todd Thiel: Actually, actually. Well,

238

00:33:33.690 --> 00:33:43.230

Todd Thiel: The loading zone, probably. That's the only place that could happen but back on the Eric suicide, where there's parking and some access to those. Has there been any discussion about

239

00:33:44.910 --> 00:33:48.120

Todd Thiel: If that can be relocated or accommodated somewhere else.

240

00:33:49.920 --> 00:33:52.290

Todd Thiel: And again, I might be beyond the scope of the project. So

241

00:33:52.560 --> 00:33:59.880

Mark Tumiski: Yeah, this is part of the scope of the project. We haven't talked about any of that area again being friendly constraint on the resources to

242

00:34:00.420 --> 00:34:08.130

Mark Tumiski: See the, the new lobby and such. But yeah, I think that the observations about Erickson, and the testing path there. And how do we think of, you know, low cost and sort of

243

00:34:10.080 --> 00:34:21.360

Mark Tumiski: low impact or maybe. Yeah, low, low complicated low low competition interventions that would draw, draw people through and whether it's a site designer

landscape element or something on the side of the building. Those are certainly great conversations to have so

244

00:34:23.370 --> 00:34:24.810

Dominique Cantwell: May I speak to that briefly.

245

00:34:25.290 --> 00:34:26.430

Joseph Dunstan: Yes, I

246

00:34:26.490 --> 00:34:33.720

Dominique Cantwell: I just want to let you know, actually, because Michael. Your point is really well well taken those storage containers that are back there.

247

00:34:34.110 --> 00:34:50.160

Dominique Cantwell: Are actually being emptied and removed from the site as part of this project. So that entire back area. The character of that is certainly going to change that parking that's to the east side also services. Those portables that you see.

248

00:34:50.730 --> 00:34:54.720

Dominique Cantwell: At the northeast corner of that those are studios classroom spaces.

249

00:34:55.050 --> 00:35:09.150

Dominique Cantwell: And that parking provides some of the safest access, particularly for students coming in and out of classes there. So, yes, we are addressing that. But not as a scope of the project that you're you're hearing today.

250

00:35:10.830 --> 00:35:13.440

Joseph Dunstan: So I really appreciate what you're saying there.

251

00:35:14.490 --> 00:35:19.440

Joseph Dunstan: But it does. And maybe this is for Leslie in the city council and the planning department, but

252

00:35:20.100 --> 00:35:21.210

Joseph Dunstan: Some of these questions.

253

00:35:21.390 --> 00:35:31.170

Joseph Dunstan: Really go to to Michael's point about having a master plan that went

from Erickson to Madison, you know, looked at the whole

254

00:35:31.920 --> 00:35:41.820

Joseph Dunstan: Fight circulation and everything and perhaps this building and what you do. There could spur the foundation for some conversations that city could have moving forward.

255

00:35:42.390 --> 00:36:01.560

Joseph Dunstan: To enhance what you do here and wearing in the store can museum and some of the things and see if there's a way to rearrange some things and work out some, you know, a larger, more civic plan in the long run, even though you are limited to what you're doing, obviously.

256

00:36:02.520 --> 00:36:08.610

Dominique Cantwell: And Joseph, if I can respond to that as well. And certainly mayor Schneider is aware of this.

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00:36:09.090 --> 00:36:11.940

Dominique Cantwell: There had been for some time, a town square

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00:36:11.940 --> 00:36:14.220

Dominique Cantwell: Task Force as part of the last

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00:36:15.780 --> 00:36:16.560

Dominique Cantwell: ballot measure

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00:36:17.970 --> 00:36:27.210

Dominique Cantwell: That went forward and so BPA. The Historical Museum and a number of other civic groups and individuals have been very involved in studying this.

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00:36:27.600 --> 00:36:40.710

Dominique Cantwell: And we are committed to seeing it move forward when the city is ready to do that. So your advice to to counsel, I think, is well received by by those of us in the community who want to continue to enhance this Cultural Corridor.

262

00:36:41.700 --> 00:36:51.240

Joseph Dunstan: Well, I'd like to say, you know, speaking to the DMV. I think that we would really be willing to be part of that in the, in the future, moving forward, helping out with that. That's

263

00:36:51.750 --> 00:37:00.570

Joseph Dunstan: What the Design Review Board is about. So we'd love to partner with that in the future. So the city move in that direction where when they can. Yes, very much.

264

00:37:01.050 --> 00:37:12.450

Joseph Dunstan: Um, I wanted a quick little small small point but back on on some of your context things you talked about see to and the new landscape of wildlife.

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00:37:12.900 --> 00:37:23.310

Joseph Dunstan: You know, there's not really wild left corner there. It's obvious in urban urban landscape, you know, and we talked about corridors and there's not really a neat quarters really there except for squirrels and

266

00:37:24.180 --> 00:37:31.710

Joseph Dunstan: Hopefully some other small things but anytime you're working here. I think if you can move towards

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00:37:32.610 --> 00:37:45.330

Joseph Dunstan: Maybe landscapes native plants where you start then can bring in birds and bring in food and bring in berries and things like that, you know, for in the landscape plan that you do bring forward, I think, is always a helpful.

268

00:37:46.380 --> 00:37:48.720

Joseph Dunstan: Thing to least encourage some lens some

269

00:37:50.010 --> 00:37:58.200

Joseph Dunstan: While left, even if it's just birds or whatever. So small comment any anybody else on that the IRB have any comments.

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00:38:00.390 --> 00:38:05.040

Joseph Dunstan: Anybody in the audience with their hand raised that would like to make a comment about this project.

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00:38:08.700 --> 00:38:10.560

Marlene Schubert: I don't see any hands raised at this time.

272

00:38:10.920 --> 00:38:12.090

Joseph Dunstan: No interest. Okay.

273

00:38:13.260 --> 00:38:25.500

Joseph Dunstan: Great. Well, we have another couple of minutes. Do you have any questions about this process going forward or what the checklist is about or anything like that. Anything that we can help answer.

274

00:38:26.670 --> 00:38:28.830

Shawn Parks: That I do have one. I do have one

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00:38:28.920 --> 00:38:29.490

Joseph Dunstan: Okay, go ahead.

276

00:38:30.840 --> 00:38:32.010

Shawn Parks: And high

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00:38:33.120 --> 00:38:45.960

Shawn Parks: Third, and second and fourth what everyone said about your presentation. It's, it's really well done. And I'm curious with the mass with amassing are having and I'm no doubt, you're thinking about it but just in terms of like

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00:38:47.100 --> 00:38:48.450

Shawn Parks: How it

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00:38:49.530 --> 00:38:57.450

Shawn Parks: I don't know if it's true transparency or translucent see or quality of light or how like the two portables on the back aren't just like

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00:38:58.770 --> 00:39:14.760

Shawn Parks: completely disagree, but somehow if there's a way for just even just in terms of what that scale will do to the light of everything around there, how, you know, at least in daytime maybe isn't light sensitivity for performance that needs to be an all dark like just how that kind of

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00:39:15.840 --> 00:39:24.810

Shawn Parks: How that how that will happen. I'm sure you're thinking about just thinking about it, it will limit even more visibility through to that Parker.

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00:39:28.740 --> 00:39:35.490

Dominique Cantwell: I'm sure that the team can answer this, but I can tell you for the way that we use those less light is preferable.

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00:39:36.510 --> 00:39:41.880

Dominique Cantwell: The one of the starting is actually painted black and the The windows are black and outs.

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00:39:42.870 --> 00:39:48.510

Shawn Parks: Not the portables themselves. Sorry, I just mean the new mass, then the new mass that you're building

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00:39:48.960 --> 00:39:54.690

Dominique Cantwell: That you were talking about how that would affect those structure, you know, I know that those want to be pitch black. I totally understand that.

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00:39:54.840 --> 00:40:04.860

Shawn Parks: I just mean in terms of like a lot. I think I just mean in terms of like the larger relationship and just how that large yeah how the mass you're adding off to the north.

287

00:40:06.390 --> 00:40:08.850

Shawn Parks: Just in terms of how that will, you know,

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00:40:10.590 --> 00:40:16.050

Shawn Parks: Interact with the space. That's all. Yeah, no, I don't think I suspect that's

289

00:40:17.280 --> 00:40:23.340

Mark Tumiski: Absolutely. Great point. And something aren't really thinking about is kind of where can we use transparency most effectively.

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00:40:24.390 --> 00:40:36.900

Mark Tumiski: So you both kind of increase the the welcoming feeling of the building and help people understand where they're where they're going, What the intuitive nature of entry is but also balancing that with the performance basis that you need more light sensitivity and more control.

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00:40:38.010 --> 00:40:47.820

Mark Tumiski: The other element that sexually good on this trying to note is the slope of of this hill here. So as we kind of push a little further north everything we build is going to be kind of embedded in that whole side of it.

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00:40:48.210 --> 00:40:50.040

Shawn Parks: So you aren't you aren't going to invest to

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00:40:50.190 --> 00:40:54.450

Mark Tumiski: School. We're looking we're looking at. Yeah, in order to use that area with it would require embedding it so

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00:40:56.610 --> 00:41:02.280

Mark Tumiski: I think that that that's going to sort of break down that any amount of lack of transparency chicken is going to really be nestled in the landscape.

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00:41:03.540 --> 00:41:17.070

Mark Tumiski: But yeah, I think that the main public functions of the new expansion. The lobby and such will be as transparent as they can be. The idea is that it really blends that indoor, outdoor experience to the to the garden to the big tree to the native so that stuff though.

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00:41:17.970 --> 00:41:19.770

Shawn Parks: Thanks for being able to translate my

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00:41:22.350 --> 00:41:24.180

Shawn Parks: Rights and shapes and grind.

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00:41:27.510 --> 00:41:30.810

Joseph Dunstan: Okay, so we have about eight or nine minutes left.

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00:41:32.280 --> 00:41:41.430

Joseph Dunstan: Any other comments from anybody. Is there anything about the process about the design what we call D for be the design for Bainbridge too deep for the book.

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00:41:41.970 --> 00:41:50.490

Joseph Dunstan: Is there anything. No, I the one, the one thing I would say is the sum of these categories, not so much the context because you've done that now.

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00:41:50.880 --> 00:42:01.440

Joseph Dunstan: But the S one through six and the be one to be five and the old one and also what we would like to see when you come back, typically is

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00:42:02.190 --> 00:42:13.200

Joseph Dunstan: Is your. I don't want to say defense but your rationale for how your project meets those categories, then there may be some like particularly prone natural systems.

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00:42:13.830 --> 00:42:19.560

Joseph Dunstan: And then while I've heard that there may not be a lot you can do. They're given an urban project. But I mean, you know,

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00:42:20.100 --> 00:42:27.450

Joseph Dunstan: To the extent that you can answer those. We call it a checklist. But we really want to have a conversation about those categories.

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00:42:28.290 --> 00:42:38.040

Joseph Dunstan: And and see if you can, you know, work your project around doing some of those things. And then that's your defensive your project and then you would make comments.

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00:42:38.520 --> 00:42:51.870

Joseph Dunstan: And then we would make comments and say we agree with you, or these are things we think you could add or four things you added that we didn't even think about or whatever. And then we would make a recommendation in the third meeting.

307

00:42:53.730 --> 00:43:01.200

Joseph Dunstan: Last meeting so upon approval. They would then go to the planning commission. And so that's how that checklist works so

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00:43:02.250 --> 00:43:11.220

Joseph Dunstan: We don't really like the name checklist, because that sounds like a super checklist, like, We're just checking things off. What we really see those things is items topics for discussion.

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00:43:12.420 --> 00:43:17.220

Joseph Dunstan: Topics that we'd like you to think about and say, how does it do that, you know,

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00:43:18.030 --> 00:43:27.000

Joseph Dunstan: I mean like even them as five fit the project into the systems of access and practice and Pedestrian Bicycle. We talked about that a little bit. But, you know, perhaps, there could be

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00:43:27.750 --> 00:43:33.180

Joseph Dunstan: You know, another paragraph of discussion or something there. They kind of enhance what we were talking about

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00:43:33.930 --> 00:43:49.860

Joseph Dunstan: That makes sense to you guys and that's that's kind of how we do it. We have you come back and present to us those items in your defense of them away or not defense but presentation and then we go from there. And that's how we get at our design standards.

313

00:43:51.300 --> 00:44:01.470

Joseph Dunstan: So, so we see it as a conversation. I mean, the thing about the D for be book that we really like is it used to be yet ever 912 pitch rough. You couldn't have flat roofs.

314

00:44:01.740 --> 00:44:15.300

Joseph Dunstan: It couldn't have anything over 100 feet long. I mean, those kinds of prescriptive guidelines were trying to get rid of trying to say move to a more form based and the more topic based can standards so

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00:44:17.280 --> 00:44:21.150

Marlene Schubert: Anyway, so general I guess the expectation next would be for the

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00:44:21.150 --> 00:44:34.020

Marlene Schubert: Dr. Be to say whether they felt the context analysis was completed and if not, how not and then I could hand this worksheet over to back to the applicant to then continue to fill in their responses for their next meeting.

317

00:44:35.280 --> 00:44:37.410

Joseph Dunstan: Um, yeah, I think.

318

00:44:40.440 --> 00:44:50.640

Joseph Dunstan: I think, I think the only the only question I have. There the context analysis tools information is I think it's fine and weakened say yes they did, they completed that

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00:44:51.090 --> 00:45:00.660

Joseph Dunstan: I think the trick is going to be here. You've got City Hall, which is a miller Hall building that has certain character to it and you've got the the

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00:45:02.730 --> 00:45:09.960

Joseph Dunstan: Stalker Museum, which, I believe, Jim. Couple of was working on at

one time. We've used some changes to that.

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00:45:11.580 --> 00:45:19.140

Joseph Dunstan: That I don't know if this is kosher or not, but he is working on plans for that. And if you could get

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00:45:19.680 --> 00:45:26.550

Joseph Dunstan: Maybe some preliminary concepts of late, you might see what he's thinking about if you try to, you know, play off, you know,

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00:45:27.450 --> 00:45:39.480

Joseph Dunstan: How do you, how do you make the building fit between those two objects, I guess. Along the way, currently wouldn't think that's okay, just so you know that he is working on that. I do know that

324

00:45:39.930 --> 00:45:46.830

Dominique Cantwell: We are close partners with museum we we've been open books with both of our plans going forward. They're wonderful to work with.

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00:45:47.250 --> 00:46:02.580

Joseph Dunstan: Great. That's great. Yeah. What's so great. That's really wonderful to hear. Yes, because that's always the trick I think for designers, is how to creatively get a good something in the middle of fit you know that looks really good. Whoops, unique, but looks good.

326

00:46:04.830 --> 00:46:06.780

Joseph Dunstan: Any other comments by anybody.

327

00:46:08.940 --> 00:46:15.570

Joseph Dunstan: Any questions that the applicant has for the RB or the city or anything.

328

00:46:16.890 --> 00:46:22.290

Joseph Dunstan: Any questions about the, I guess, Kelly, you said it has to be a new site plan approval.

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00:46:23.940 --> 00:46:24.510

Joseph Dunstan: So right

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00:46:26.070 --> 00:46:30.720

Kelly Tayara: I believe it's I believe they have an existing site plan review. So it would be an adjustment.

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00:46:30.930 --> 00:46:33.720

Joseph Dunstan: To that. Okay, which is what we're doing here.

332

00:46:33.960 --> 00:46:34.890

Joseph Dunstan: Right, basically.

333

00:46:35.400 --> 00:46:37.530

Kelly Tayara: This is the first step right there next step.

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00:46:37.530 --> 00:46:39.360

Kelly Tayara: Would be design guidance meeting.

335

00:46:39.510 --> 00:46:44.400

Joseph Dunstan: Right and but that's all in anticipation of getting having a revised.

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00:46:45.510 --> 00:46:49.770

Joseph Dunstan: Cycling approval. Yeah, great. Okay, that's great.

337

00:46:51.570 --> 00:46:52.410

Joseph Dunstan: Sounds good.

338

00:46:56.280 --> 00:46:58.770

Joseph Dunstan: Any other questions for us.

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00:47:02.760 --> 00:47:05.700

Joseph Dunstan: John quits. LINDA. ARE YOU THERE.

340

00:47:09.450 --> 00:47:12.090

Joseph Dunstan: John is our planning commission liaison.

341

00:47:14.010 --> 00:47:15.270

Joseph Dunstan: You have any question. Yes.

342

00:47:15.270 --> 00:47:16.140

I've, I've

343

00:47:17.310 --> 00:47:29.970

Jon Quitslund: Haven't been seated in front of the screen, all the way through. I made myself a cup of coffee, but now I've liked what I've heard. And this all the discussion of attention to the whole core auger.

344

00:47:30.990 --> 00:47:36.600

Jon Quitslund: And what Dominic said about the relationship with the museum Rihanna is a wonderful person to work with.

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00:47:38.910 --> 00:47:42.030

Jon Quitslund: So I'm sure this is going to be great and

346

00:47:46.290 --> 00:47:47.400

Joseph Dunstan: Yeah, sorry. Go ahead.

347

00:47:48.000 --> 00:47:56.070

Jon Quitslund: It'll come on to the planning commission. I guess I'm maybe not. Maybe not. In this case, it's just an adjustment to a

348

00:47:57.840 --> 00:47:58.530

Jon Quitslund: site plan.

349

00:48:00.990 --> 00:48:10.920

Mark Tumiski: A question. Sorry, I think I got a note from my colleague, Wendy. She's not able to unmute herself. I think it's her phone number that needs to be elevated to say something at least

350

00:48:13.890 --> 00:48:18.000

Marlene Schubert: Okay, let's see we got to phone number. So I'm assuming it's the 206 yes

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00:48:19.110 --> 00:48:24.630

Marlene Schubert: Oh, I cannot make her. I cannot move the phone number as a panelist, but let's see.

352

00:48:25.980 --> 00:48:30.090

Marlene Schubert: I can ask to unmute. I'm not sure how to help here.

353

00:48:40.860 --> 00:48:42.060

Marlene Schubert: There we go. I think that works.

354

00:48:42.750 --> 00:48:43.380

12068537911: That works.

355

00:48:47.850 --> 00:48:51.390

12068537911: Yeah, we're sorry to be having connectivity trouble.

356

00:48:56.730 --> 00:48:57.360

Joseph Dunstan: Any questions.

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00:48:57.420 --> 00:49:11.520

12068537911: Well, I think, relative to the guidelines are the standards. I think we've read through all of those and understand them pretty clearly and understand them. The way that you described them Joseph is the beginning of our conversation go forward.

358

00:49:12.780 --> 00:49:19.650

12068537911: And where we're looking forward to that with this really unique project on this really unique site.

359

00:49:21.420 --> 00:49:21.660

12068537911: Right.

360

00:49:22.260 --> 00:49:30.750

Joseph Dunstan: Well, so yeah the the main point there is this there are standards as long as we have a list of guidelines which are ways to achieve.

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00:49:30.780 --> 00:49:32.940

Joseph Dunstan: Standard. But if you come up with

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00:49:33.000 --> 00:49:38.400

Joseph Dunstan: Other things that achieved a standard were even more, you know, happy to

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00:49:39.450 --> 00:49:39.720

Joseph Dunstan: You know,

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00:49:42.000 --> 00:49:42.390

12068537911: Yeah, that's

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00:49:42.570 --> 00:49:45.150

Joseph Dunstan: Better so yes well and

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00:49:45.210 --> 00:49:54.210

12068537911: You said something earlier that I was only able to respond to, but I think it relative to the character of the site and the landscape. We are very much interested in

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00:49:55.500 --> 00:50:11.130

12068537911: Keeping the significant woodland trees and enhancing that entire landscape around the site. It's just so wonderful special characteristic of this place. So native planting and developing a little bit of habitat.

368

00:50:12.720 --> 00:50:14.790

12068537911: What we've been thinking a lot are excited about.

369

00:50:16.920 --> 00:50:27.660

Joseph Dunstan: That's great. Yeah, I think we're all interested in seeing this whole area become more of a civic more of a cohesive civic area where it's headed towards in the long run. So

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00:50:28.350 --> 00:50:30.360

12068537911: That's great, very much.

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00:50:30.750 --> 00:50:32.760

Joseph Dunstan: No more questions we extremely

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00:50:33.390 --> 00:50:34.770

Joseph Dunstan: Appreciate your

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00:50:35.070 --> 00:50:39.060

Joseph Dunstan: zooming in and not having to come over on the ferry and all

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00:50:39.060 --> 00:50:39.870

Joseph Dunstan: That and

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00:50:41.100 --> 00:50:44.850

Joseph Dunstan: You know, you're missing a good opportunity for for right but we really appreciate

376

00:50:45.810 --> 00:50:46.920

Your presentation today.

377

00:50:48.060 --> 00:50:52.620

12068537911: Thank you so much. Really appreciate you being here look forward to seeing you next time. Okay.

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00:50:52.680 --> 00:50:55.410

Chris Jones: Thank you very much. Okay. Take care everyone. Thank you.

379

00:50:57.720 --> 00:51:04.920

Joseph Dunstan: For the Dr. B. We've got two minutes before we go to the next project. I'm going to step up for one second. Be right back.

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00:51:07.410 --> 00:51:08.130

Marlene Schubert: Right time

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00:52:00.420 --> 00:52:03.030

Joseph Dunstan: For those who are still online. Here I'm

382

00:52:04.080 --> 00:52:19.350

Joseph Dunstan: Going to go ahead and be mean and tell you that I had to use the restroom, because I've been drinking a lot of water because it's 80 degrees here and to make you all feel bad. I'm just telling you so you all feel bad for me. Yeah.

383

00:52:20.970 --> 00:52:23.340

Bob Russell: Hang on to your phone there, miss. Yeah.

384

00:52:23.370 --> 00:52:24.900

Joseph Dunstan: Don't let don't lose your phone, right.

385

00:52:34.380 --> 00:52:36.390

Joseph Dunstan: Those, those who are here online.

386

00:52:37.650 --> 00:52:57.750

Joseph Dunstan: I have a mind to possibly contact our men and that I guess Wendy is the principal and asked her if we could use for presentation as an example for future design concepts design concept new things, what does everybody think about that.

387

00:52:59.370 --> 00:53:05.100

Michael Loverich: I think that's great. I was thinking the same thing. And I was actually going to, as Bob had asked about

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00:53:06.960 --> 00:53:10.050

Michael Loverich: Requirements for each of the meetings and I thought this was a

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00:53:12.810 --> 00:53:14.370

Michael Loverich: Good exam I breaking up a lot.

390

00:53:14.430 --> 00:53:18.090

Joseph Dunstan: Still no. No. Okay. Yeah.

391

00:53:19.050 --> 00:53:20.100

Joseph Dunstan: Okay, that sounds great.

392

00:53:20.190 --> 00:53:20.580

Okay.

393

00:53:23.550 --> 00:53:31.530

Bob Russell: For what it's worth, Joel. Also, I was looking around for the same thing today I thought that as far as just the checklist.

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00:53:32.400 --> 00:53:47.550

Bob Russell: That the the June 15 2020 meeting on the Fort Ord barracks had a very good checklist fill out. I was trying to find good examples today of what we like to see. And I thought that was another one. I'm sure there's many more that was just one

395

00:53:47.700 --> 00:53:51.990

Joseph Dunstan: Oh yeah, so the barracks. That was June 15 I'll go back and

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00:53:53.580 --> 00:53:55.260

Bob Russell: Just, just the checklist, they have

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00:53:55.320 --> 00:53:57.060

Bob Russell: Not thought it was so

398

00:53:57.990 --> 00:54:02.040

Joseph Dunstan: Let me write that down. Yeah, be a good example of how to do it. Yeah.

399

00:54:02.520 --> 00:54:05.640

Bob Russell: I'm sure there's better ones I was. I didn't look at them all. I

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00:54:07.200 --> 00:54:09.600

Bob Russell: Charlie whistles lose you got some really good ones.

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00:54:10.380 --> 00:54:11.100

Joseph Dunstan: He does. Yeah.

402

00:54:12.090 --> 00:54:26.790

Todd Thiel: And then, in addition to excuse me, it isn't the elements graphics. It was actually a presentation, though. That's what we need to stress to, I don't know if we get a, I guess we didn't record it or whatever but but that's what we really need to

403

00:54:28.080 --> 00:54:37.680

Todd Thiel: Encourage or require or expect that. What are you thinking, what are the designers thinking because if it's left for the DMV to

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00:54:38.490 --> 00:54:47.250

Todd Thiel: draw conclusions, that's not you know that's not what we're looking for. We want to see what their perspective and how they're reading that context. So the present a presentation was also really good

405

00:54:48.330 --> 00:54:53.340

Joseph Dunstan: I think that's an excellent point time they did it by topic and they did I

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00:54:54.840 --> 00:54:58.080

Joseph Dunstan: Really taking it. I felt like they really took our or

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00:54:59.280 --> 00:55:06.150

Joseph Dunstan: Four questions. Seriously, they really want to be answering meet us halfway, which is excellent. Yes.

408

00:55:07.020 --> 00:55:10.860

Bob Russell: I think it's important not to, you know, we're certainly not transactional

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00:55:11.640 --> 00:55:23.730

Bob Russell: And I don't want people to get the impression that just because we have a checklist. It means we're transactional we are looking for open dialogue for thinking outside the box as to what can be done with everyone's input.

410

00:55:25.410 --> 00:55:26.310

Bob Russell: On a project.

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00:55:27.690 --> 00:55:32.070

Joseph Dunstan: Okay. Yeah, I agree. Great. Okay. Um, I

412

00:55:35.640 --> 00:55:41.580

Joseph Dunstan: Think we can move ahead to the next project. It's 255 now.

413

00:55:43.140 --> 00:55:43.470

Joseph Dunstan: Or

414

00:55:43.500 --> 00:55:50.850

Marlene Schubert: Three have Charlie as an attendee I assume I should pass. He's a panelist. Is there anyone else that would need to come forward for this project.

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00:55:52.080 --> 00:55:54.210

Marlene Schubert: Charlie can maybe they answer that or Kelly.

416

00:56:05.130 --> 00:56:09.960

Marlene Schubert: Hi Charlie. Is there anyone in the audience that needs to be promoted as a panelist as well.

417

00:56:10.710 --> 00:56:11.880

charlie: It's just little old me

418

00:56:12.240 --> 00:56:16.470

Joseph Dunstan: Okay, we have to. Okay, so what Charlie, we have to look at your face again.

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00:56:19.080 --> 00:56:20.550

Joseph Dunstan: We're stuck with this time. Oh.

420

00:56:24.960 --> 00:56:25.350

charlie: Yeah.

421

00:56:25.860 --> 00:56:28.860

charlie: What I look at it and I have to look at it in the morning, so I

422

00:56:29.730 --> 00:56:30.630

charlie: Know what you're dealing with.

423

00:56:30.870 --> 00:56:35.070

Joseph Dunstan: You have a lot. You have a lot going on down there and the Linwood center dungeon.

424

00:56:35.460 --> 00:56:37.020

charlie: Yes, indeed.

425

00:56:37.890 --> 00:56:39.270

Joseph Dunstan: Good for you. Good for you.

426

00:56:39.780 --> 00:56:42.270

Marlene Schubert: But Charlie, what can I pull up here for folks to look at

427

00:56:43.110 --> 00:56:46.770

charlie: A week we wanted to go to our graphic materials.

428

00:56:47.490 --> 00:56:49.890

Marlene Schubert: That the site plan vicinity map and photos.

429

00:56:49.950 --> 00:56:53.790

Marlene Schubert: Yes. Okay, there's three, there should, or excuse me to

430

00:56:54.300 --> 00:56:55.050

Joseph Dunstan: Kiki. Yes.

431

00:56:55.260 --> 00:56:56.160

Marlene Schubert: I'll open both of them.

432

00:56:56.760 --> 00:57:06.510

charlie: So just while we're waiting, that was a great presentation. And I think something that would be really helpful.

433

00:57:07.290 --> 00:57:24.210

charlie: Which is kind of missing right now is, for example, if we like the idea of walking through see one through c six with supporting graphics that would just be a great thing to say this is part of your presentation. It's

434

00:57:25.440 --> 00:57:27.480

charlie: I mean, I know these processes.

435

00:57:28.500 --> 00:57:33.120

charlie: Probably as well or better than most people. And it's still seems unclear to me.

436

00:57:34.320 --> 00:57:34.650

charlie: So,

437

00:57:35.340 --> 00:57:39.690

Joseph Dunstan: You mean in terms of you it's unclear to you in what way that we don't well

438

00:57:40.230 --> 00:57:42.210

charlie: Compound just

439

00:57:43.140 --> 00:57:50.730

charlie: I mean I've, you know, if we like the idea for example of going through, see one through see six in order

440

00:57:51.840 --> 00:57:54.570

charlie: Which I thought was very effective and logical

441

00:57:55.740 --> 00:58:00.060

charlie: Let's make that part of the standard presentation at this stage.

442

00:58:01.350 --> 00:58:11.490

charlie: Yeah, it was also interesting to just one more thought that and maybe this is the intent is that there was no actual design presented today.

443

00:58:12.630 --> 00:58:19.290

charlie: And that's that's unclear what your expectations are on that as well. I have no problem with it, but

444

00:58:21.150 --> 00:58:29.400

charlie: For some folks, I think it would be beneficial for them to not have to make that whole leap in one meeting you know your next meeting.

445

00:58:30.840 --> 00:58:35.490

Joseph Dunstan: Wait, very much appreciate your comments. I think you're accurate. I think we had a project.

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00:58:36.900 --> 00:58:38.970

Joseph Dunstan: A while back in which there was some

447

00:58:40.650 --> 00:58:53.790

Joseph Dunstan: lack of clarity as to what was to be required at first design guidance mean, even though we have to do a little better ourselves to Dr. B does to make sure that people know what's expected, you know. Yeah.

448

00:58:54.060 --> 00:58:58.950

charlie: So well and as Beatles as the Beatles said it's getting better all the time.

449

00:59:01.260 --> 00:59:12.030

Joseph Dunstan: Well, you know, so that extent, Charlie. I think that everybody thinks to your presentations are generally really good and very organized and, you know, I mean, you have the most experts.

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00:59:13.500 --> 00:59:15.270

Joseph Dunstan: Here. So, it's all good. So

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00:59:15.540 --> 00:59:15.720

Yeah.

452

00:59:18.450 --> 00:59:19.170

Joseph Dunstan: That's yes

453

00:59:19.530 --> 00:59:20.610

Marlene Schubert: Bob has his hand raised.

454

00:59:23.640 --> 00:59:24.510

Joseph Dunstan: Can't hear you, Bob.

455

00:59:26.100 --> 00:59:34.380

Bob Russell: Yeah. Yeah. Joe, I was just wondering if try like, just give us one quick example. I don't disagree with what he said about this idea of not having an actual design and

456

00:59:34.710 --> 00:59:41.070

Bob Russell: I, I gather, there would be good to have bits and pieces of it. Is that what you mean, Charlie. Can you give this be a little more specific.

457

00:59:41.850 --> 00:59:48.720

charlie: Well, first of all, you know, element is one of the top firms in the country. So I

458

00:59:49.770 --> 00:59:54.930

charlie: fully trust that they will come through with something pretty thoughtful very thoughtful.

459

00:59:56.670 --> 01:00:12.000

charlie: I think for a lot of applicants, at this stage, just even if it's just a site plan configuration of basic footprints to show how the anticipated response deals with the context would be useful to the Dr. Be

460

01:00:13.080 --> 01:00:16.680

charlie: I always appreciate your input on those topics.

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01:00:18.060 --> 01:00:18.810

Joseph Dunstan: So, so

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01:00:18.840 --> 01:00:19.740

Shawn Parks: I agree.

463

01:00:21.450 --> 01:00:36.090

Shawn Parks: I agree, and I, I do. I think everyone likes logic and I, but I do think the graphic piece is really important. But I think what was nice about today to further whatever this thing is we didn't get derailed by the building design yet.

464

01:00:36.210 --> 01:00:38.550

Shawn Parks: We really focus on

465

01:00:40.200 --> 01:00:53.520

Shawn Parks: The true context of the mass and sort of the footprint and how it's interacting with everything around it and. And to that point, they were really good at saying big picture. This is how it's interacting with everything that I think

466

01:00:54.930 --> 01:01:04.560

Shawn Parks: Is important, but I agree, just to not to have graphics that support all of that without getting lost in the design sauce at this stage I think is really important.

467

01:01:05.670 --> 01:01:06.060

Joseph Dunstan: What

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01:01:06.120 --> 01:01:08.940

Shawn Parks: If we can't help it, give feedback if we see the building.

469

01:01:09.750 --> 01:01:10.020

I know

470

01:01:11.490 --> 01:01:23.970

Joseph Dunstan: I would say, though, that that one of the things, because it's because it's a remodel there's already a building had they come to an empty site and not brought a building form, at least you know you don't know

471

01:01:23.970 --> 01:01:30.930

Joseph Dunstan: Yes thing and whatnot. That would be a good thing to have at the first meeting some kind of a massive we had a

472

01:01:31.290 --> 01:01:32.640

Shawn Parks: Passing yes but

473

01:01:32.700 --> 01:01:37.140

Joseph Dunstan: Yes, not, not necessarily, not just through the roof line or whatever, necessarily, but the massing

474

01:01:37.740 --> 01:01:46.080

Joseph Dunstan: And we had a meeting before where at the end of design Garden State School we're dealing with massing and so we have to you know figure that out.

475

01:01:46.800 --> 01:01:52.890

Joseph Dunstan: There's another project where we you know we just have to figure that out. But the points are really well taken shown live. We appreciate it.

476

01:01:53.490 --> 01:01:59.010

charlie: Well, I appreciate what you guys are doing to it's the process has gotten measurably better so

477

01:02:00.330 --> 01:02:00.810

Joseph Dunstan: Okay.

478

01:02:01.110 --> 01:02:02.100

Joseph Dunstan: Let's see, we got here.

479

01:02:03.540 --> 01:02:07.530

charlie: Should I jump in, or is there any plan or intro, or do I just go

480

01:02:07.590 --> 01:02:08.370

charlie: I guess I just go

481

01:02:08.430 --> 01:02:13.920

Joseph Dunstan: Right. Is there any planning. It's part of the master plan for the Lynwood center. Is that right,

482

01:02:13.950 --> 01:02:14.580

Joseph Dunstan: Yeah.

483

01:02:14.970 --> 01:02:23.520

charlie: Yeah, let me just jump in here. So I've been working on the pleasant beach

village for probably 15 years

484

01:02:24.900 --> 01:02:31.260

charlie: And will be now getting involved with an adjacent parcel to the south.

485

01:02:32.400 --> 01:02:36.600

charlie: This site is some of you know, was the former serenity house.

486

01:02:37.830 --> 01:02:46.380

charlie: Which before it was serenity house was the pleasant beach schoolhouse, way, way back in the day.

487

01:02:48.000 --> 01:02:55.620

charlie: This site is part of the Linwood center. Most of the site is part of the Lynn went center study area.

488

01:02:57.600 --> 01:03:03.750

charlie: And has a relationship to those planning goals, certainly, which we can talk about later.

489

01:03:05.220 --> 01:03:17.850

charlie: And the site currently now is a vacant parcel it as I'll get into in the site design was previously. It has definitely some areas of disturbance

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01:03:19.710 --> 01:03:35.340

charlie: So any I guess that's just in context where we are. And as I work on this project. I just want to say one more thing it to me. Obviously, it wants to have a relationship clearly back to pleasant beach village. So it's integrated

491

01:03:36.120 --> 01:03:50.130

charlie: Certainly, to the retail commercial district. And it also needs to essentially provide a transition from the neighborhood service center to a predominantly residential area to the south.

492

01:03:51.300 --> 01:04:01.470

Joseph Dunstan: So to the question, totally on the site plan on the photo there to the north east is where the rather project. Is that right, the ferry.

493

01:04:02.010 --> 01:04:09.540

Joseph Dunstan: Yes, yes. So they're just right there and they, you are not planning

to connect them in any way. They're just adjacent to each other's

494

01:04:10.230 --> 01:04:12.720

charlie: Know we would, we would like to connect them.

495

01:04:13.110 --> 01:04:17.670

charlie: Okay. Definitely with the industry and trail not are not a roadway.

496

01:04:18.120 --> 01:04:18.540

Okay.

497

01:04:19.680 --> 01:04:21.060

charlie: Yeah, good, great question.

498

01:04:22.770 --> 01:04:23.850

charlie: Okay, next slide.

499

01:04:27.360 --> 01:04:29.970

charlie: So I probably should have gone to this.

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01:04:31.980 --> 01:04:46.740

charlie: The buildings in this is the master plan for language center or plus and beach Village. I'm sorry, the buildings colored in the light brown are currently completed buildings.

501

01:04:47.790 --> 01:04:50.310

charlie: The buildings in yellow, our

502

01:04:51.330 --> 01:04:59.040

charlie: projects that are coming forward in the lower left hand corner. You've already reviewed and approved this, this is a

503

01:05:00.900 --> 01:05:01.920

charlie: 18 units.

504

01:05:03.120 --> 01:05:16.260

charlie: residential community and then fairyland is in the upper right hand corner, which has also been before you. And then there are additional residential units that are being built on the upper hillside.

505

01:05:18.570 --> 01:05:33.420

charlie: Significantly, the last portion of the site is what's labeled as open space and there are three existing well heads that are part of kits at pod so that area is

506

01:05:34.500 --> 01:05:45.840

charlie: Basically everything within the well heads is protected open space, our site is the cross hatch area it's predominantly neighborhood center.

507

01:05:46.530 --> 01:06:04.140

charlie: There's a small parcel to the right, that's labeled art to we, as you'll see in the next drawings, that's going to be left as an undeveloped landscape buffer. And then there's also a small rectangle to the north, that says proposed VLA

508

01:06:05.220 --> 01:06:16.530

charlie: We're considering putting in three of the small footprint units that are essentially the Fairyland type very small footprint units in that location.

509

01:06:18.510 --> 01:06:23.760

charlie: So that's, that's the overall site boundaries and relationship to Linwood center.

510

01:06:24.330 --> 01:06:27.240

Shawn Parks: With the top top corner.

511

01:06:27.750 --> 01:06:29.160

Shawn Parks: OH x to Fairyland.

512

01:06:29.310 --> 01:06:29.760

Shawn Parks: Yeah.

513

01:06:29.820 --> 01:06:52.200

charlie: That's not, that's a piece of vacant land that we're not planning on doing anything with that whole upper portion of the site is heavily wooded and really doesn't have. It's very difficult to get access up there. So at this point in time. It's just left is woodlands.

514

01:06:55.320 --> 01:06:55.680

Shawn Parks: Window.

515

01:06:58.140 --> 01:06:59.490

charlie: Okay, next slide.

516

01:07:01.470 --> 01:07:18.930

charlie: So I'm going to run through our site analysis, just in the order of see one through see sex because I think that worked well and the last presentation. So as far as the natural systems go and I obviously this graphically a much simpler approach.

517

01:07:20.550 --> 01:07:29.190

charlie: The site that everything you see in green is existing wooded areas on the site as they exist right now. Okay.

518

01:07:31.290 --> 01:07:32.340

charlie: You can see

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01:07:34.440 --> 01:07:41.130

charlie: As far as the water and soil. We don't. There's no

520

01:07:42.390 --> 01:07:50.520

charlie: Streams or drainage ways or critical areas on the site, although obviously there is natural drainage courses that

521

01:07:52.620 --> 01:08:09.960

charlie: Occur in the lower forested area in same in the upper forested area. You can see the original footprints of serenity houses dash in and then to the right hand side in the screen are the large gravel parking areas that are all existing

522

01:08:12.810 --> 01:08:36.030

charlie: Additionally, there is in terms of the wildlife and habitat corridors were not aware, we haven't done any studies to identify those. But certainly the forest systems that you see on the edges of our sites connect into adjacent forested areas that you just saw in the other.

523

01:08:37.710 --> 01:08:44.790

charlie: In the aerial photo and we're not planning on any perimeter fencing. It's all just going to be contiguous open space.

524

01:08:46.650 --> 01:08:51.060

charlie: The as far as unique and prominent features go under see three

525

01:08:52.200 --> 01:08:59.640

charlie: When you look at the original language center special planning area study, they talk about the front part of the site.

526

01:09:00.090 --> 01:09:19.980

charlie: As a historic view space. And I think everybody's familiar with that kind of grassy wooded slope. And that's immediately adjacent to pleasant beach drive and also within that, there's a really big erratic boulder that I've always thought of is one of the landmark

527

01:09:22.890 --> 01:09:27.450

charlie: For see for as far as defining attributes of the built environments.

528

01:09:28.680 --> 01:09:33.510

charlie: Of course Linwood Center has the 1920s tutored style buildings.

529

01:09:35.490 --> 01:09:42.840

charlie: We did our mixed use ADDITION TO THAT, about 10 years ago that meant to reinforce

530

01:09:44.130 --> 01:09:48.420

charlie: That character and certainly architectural style.

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01:09:50.520 --> 01:09:54.810

charlie: As you go up the hillside in Pleasant beach village.

532

01:09:56.070 --> 01:10:03.870

charlie: There are some much more modern buildings that were done by another firm. So the character on the upper part of the hillside residential character.

533

01:10:04.500 --> 01:10:21.900

charlie: Certainly has departed from the more historic character along the retail frontage it's true, as far as the public realm goes, I think the primary public realm is a long pleasant beach drive at the lower portion of the site.

534

01:10:24.780 --> 01:10:34.350

charlie: And then lastly, as far as movement and access. I think that will become clear when I show you the site plan. So I'll just wait on that slide.

535

01:10:35.100 --> 01:10:37.740

charlie: So before we move forward to are there.

536

01:10:38.520 --> 01:10:42.420

charlie: Questions or comments on the context.

537

01:10:43.290 --> 01:10:56.340

Joseph Dunstan: I have a question to release them. I can't tell you how many hundreds of times I've walked by there of course on pleasant beach. But that's a very steep hill right and so you're not from the road.

538

01:10:57.150 --> 01:11:09.270

Joseph Dunstan: Possibly across the street over the, over on the other side, but the parking lot and over there. You might look up and see the building but you wouldn't see them from the room with you. And it's a pretty steep, isn't it.

539

01:11:09.660 --> 01:11:12.120

charlie: Yeah, there's there's about

540

01:11:14.400 --> 01:11:17.370

charlie: Oh gosh 30 foot of grade change.

541

01:11:17.460 --> 01:11:20.730

charlie: From where the center of the housing will be

542

01:11:20.880 --> 01:11:40.200

charlie: To the great at the road. And that's, I think, and also create that opportunity for a view to rich passage. But yeah, they have the the residences might be visible but there's definitely a grade. And then as you move further towards the back of the site.

543

01:11:41.640 --> 01:11:45.060

charlie: Beyond what I've labeled as the upper parking area.

544

01:11:45.600 --> 01:11:57.420

charlie: That grade starts to climb really quickly. And you'll see in one of our home designs, we sort of tuck that into where the slope starts to break off the parking lot. And then beyond that.

545

01:11:57.900 --> 01:12:03.570

charlie: We're not going to be going any further back into the hillside because of the existing trees and how steep, it is

546

01:12:07.410 --> 01:12:08.430

Michael Loverich: I totally

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01:12:08.670 --> 01:12:09.120

Michael Loverich: That's my goal.

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01:12:10.230 --> 01:12:15.240

Michael Loverich: I agree that the erratic is a very important feature and

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01:12:16.770 --> 01:12:18.120

Michael Loverich: Are you planning on keeping that

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01:12:18.690 --> 01:12:19.350

charlie: Oh, yes.

551

01:12:19.740 --> 01:12:24.240

Michael Loverich: Okay, so it's missing from the drawings, though. Correct. Or am I just not seen it.

552

01:12:24.240 --> 01:12:33.600

charlie: It's, it's not on the drawing and it would be in the lower left hand corner in that grouping of trees right just up above the driveway.

553

01:12:34.620 --> 01:12:38.040

charlie: Yeah right in that group of trees. Okay, thank you.

554

01:12:40.890 --> 01:12:45.990

charlie: Okay, well let's go to the site plan and then we can circle back with with questions.

555

01:12:47.520 --> 01:12:57.720

charlie: So very simple concept. And I think what I'd like to talk about first is just the access and then I can talk about the residential program.

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01:12:58.440 --> 01:13:08.190

charlie: Mm hmm. So there is an existing gravel driveway that serves the property. And we saw that in the prior drawing. So

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01:13:08.880 --> 01:13:20.190

charlie: As that comes in or pleasant beach drive, we're essentially following that grade of the existing driveway and their proposal is is to bring it up.

558

01:13:21.000 --> 01:13:31.410

charlie: And around and connected into the parking area up behind the manor house and we just feel like this is going to create

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01:13:32.040 --> 01:13:52.890

charlie: Not only better access from a safety life safety standpoint, but just create a little bit more flow through the neighborhood connectivity. Right now we're considering this as a one one way lane or a 12 foot wide lane with a three foot shoulder

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01:13:54.030 --> 01:13:57.060

charlie: It's possible, we can use it as a two way drive

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01:13:57.210 --> 01:13:57.570

But

562

01:13:58.620 --> 01:14:07.140

charlie: We don't want to have a big wide road. So if engineering says if we want this narrow or with it has to be one way then.

563

01:14:08.730 --> 01:14:18.750

charlie: That's the way we would develop it and that would mean that the primary access would be from plus and beach village drive if we end up in that scenario.

564

01:14:19.890 --> 01:14:21.090

Joseph Dunstan: So that's

565

01:14:21.360 --> 01:14:35.040

Joseph Dunstan: Yes, so I'm just looking in the book here on the Green Street or number seven Green Street or like this is an example in here that we can help you with public works as to

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01:14:36.450 --> 01:14:39.990

Joseph Dunstan: Why I mean I'm speaking for me. Now, I don't know what the theory would say

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01:14:41.100 --> 01:14:44.730

Joseph Dunstan: I like the idea of hope of a very narrow road, a very

568

01:14:45.870 --> 01:14:47.250

Joseph Dunstan: Minimal access

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01:14:48.630 --> 01:14:49.050

With like

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01:14:50.070 --> 01:14:50.670

Joseph Dunstan: Excuse me.

571

01:14:50.850 --> 01:14:51.630

Shawn Parks: With bike.

572

01:14:52.170 --> 01:14:54.630

Joseph Dunstan: Bike if you could put a bike in that, that'd be great. Yeah.

573

01:14:55.980 --> 01:15:07.320

Joseph Dunstan: And I'm just trying to say is there a way to Dr. Before the design for Bainbridge book, but the Green Street could help you in that in that discussion to going to have a public works because

574

01:15:08.700 --> 01:15:10.530

Joseph Dunstan: That would be really nice to do

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01:15:12.420 --> 01:15:15.750

charlie: That's worth looking into. So I'll give that more thought.

576

01:15:15.960 --> 01:15:32.700

Joseph Dunstan: Can ask one other question, I'm sorry to keep interrupting you. Here I'm at that entrance there right across the street. Where is that compared to the entrance into the homes beyond the theater and that parking lot is that new that

577

01:15:33.120 --> 01:15:37.350

charlie: Let's scroll back to the aerial and maybe it'll show up.

578

01:15:37.980 --> 01:15:41.010

Shawn Parks: Okay. All right. And then if I can

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01:15:41.100 --> 01:15:42.270

Shawn Parks: Lean on that.

580

01:15:43.140 --> 01:15:52.290

Shawn Parks: Sure. Have you looked at doing the one way. The other way so that it would be less enticing for anyone to turn up off the main road.

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01:15:54.150 --> 01:15:55.890

charlie: No, we haven't.

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01:15:55.920 --> 01:15:59.760

Shawn Parks: Be a little more private or those who know, kind of, you know what I mean.

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01:16:00.390 --> 01:16:14.340

charlie: Yeah, I do. It's, it's a little bit of a trade off. Sean, I think you're right, it would be less enticing but it's it's not as nice and arrival point or or sequence for someone that lives there.

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01:16:14.730 --> 01:16:20.490

charlie: You know, if we can get this to be a two way lane. That's one lane with

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01:16:22.320 --> 01:16:26.250

charlie: I don't think it's going to be a shortcut for anyone so

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01:16:26.370 --> 01:16:27.930

Shawn Parks: I mean clearly it's no no

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01:16:28.050 --> 01:16:28.410

Yes.

588

01:16:29.730 --> 01:16:39.300

charlie: And then as far as the driveway. It looks like it's not quite across the exit from that surface parking lot. Next to the movie theater.

589

01:16:39.750 --> 01:16:40.320

Joseph Dunstan: A little further.

590

01:16:40.710 --> 01:16:42.600

charlie: Just slightly offset from that.

591

01:16:42.660 --> 01:16:44.910

Joseph Dunstan: Okay, yeah, just wondering. Yeah, okay.

592

01:16:46.380 --> 01:16:55.950

Vicki Clayton: Okay, so, so, Charlie. I have one question. So if it's one way coming off a pleasant beach at wines around into the back of manor house.

593

01:16:56.850 --> 01:16:57.240

charlie: Is it

594

01:16:57.300 --> 01:17:02.040

Vicki Clayton: Going into the manor house parking lot or is there.

595

01:17:02.670 --> 01:17:09.390

Vicki Clayton: You can't remember. Okay, so that means these residents have to actually drive through the manor house parking lot.

596

01:17:10.260 --> 01:17:26.940

charlie: Yeah, and it's, I mean, Vicki right now from a practical standpoint, it's a it's a circulation route to resolve, you know, a dead end loop. So it's yes it would be connecting to a parking lot.

597

01:17:28.200 --> 01:17:45.150

charlie: And again, I haven't discussed this with public works that the trade off would be is and this is always the challenge is, if it isn't a connecting lane, then we have to have either a 70 foot diameter cul de sac.

598

01:17:45.240 --> 01:17:48.990

charlie: Really, really big hammer had right right and

599

01:17:49.320 --> 01:17:51.840

Joseph Dunstan: Foreman's can they get to. Yeah, yeah.

600

01:17:51.870 --> 01:18:02.550

charlie: So, and also, even though I've drawn lines on this because I was testing to see if it could function as a subdivision which it could

601

01:18:03.300 --> 01:18:15.900

charlie: But then we'd be pushed into the public road standards and if we do this as a multi family or condo project, ironically, you have a lot more flexibility to keep the road standards smaller

602

01:18:17.580 --> 01:18:17.970

charlie: Which

603

01:18:18.030 --> 01:18:21.240

Shawn Parks: We like yeah I like the smaller road.

604

01:18:21.810 --> 01:18:22.080

Yeah.

605

01:18:23.370 --> 01:18:24.270

Shawn Parks: Yeah, I think.

606

01:18:24.930 --> 01:18:30.300

Shawn Parks: Yeah, I don't know that anyone would mind going through that manor house. It's not like it's it's perfectly pleasant.

607

01:18:30.780 --> 01:18:34.170

charlie: Not huge oh yeah yes I'll save that for later.

608

01:18:34.290 --> 01:18:34.770

Yeah.

609

01:18:36.330 --> 01:18:47.820

charlie: And then just a couple other things. I mean, this is clearly a very early diagram, but the concept here, and I'll be able to show you a couple of images in a second.

610

01:18:48.750 --> 01:18:59.700

charlie: One, we have an interest in placing a small commercial building along the main frontage and I'll show you a picture of that in a minute.

611

01:19:00.810 --> 01:19:07.650

charlie: It's not going to look exactly like this floor plan that I have drawn here, but it is very close to that location.

612

01:19:08.760 --> 01:19:14.940

charlie: And our goal is, is to site that new retail building in a way that does not

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01:19:16.230 --> 01:19:31.470

charlie: Impact existing trees. I think we currently would have to remove one tree and also Michael where the erratic is we'd like to basically keep that whole southern half of the front edge as a view space open space.

614

01:19:33.300 --> 01:19:40.140

charlie: And I'll show you some pictures in a second. Well, in fact, let's just scroll that I'll show you the buildings as we go through us and just scroll down a

615

01:19:40.770 --> 01:19:41.160

Michael Loverich: Fairly

616

01:19:41.340 --> 01:19:53.850

Michael Loverich: Because you have already moved away from that one. Um, if you can address that later. Now, I was just wondering if you previously brought to us a wedding venue south of the

617

01:19:54.210 --> 01:19:55.140

Michael Loverich: Yeah manor house.

618

01:19:56.280 --> 01:20:03.960

Michael Loverich: And I thought there was some sort of transitions that you're talking about occurring from that level down Street.

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01:20:04.680 --> 01:20:07.590

charlie: Though that project is not going ahead.

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01:20:07.890 --> 01:20:09.180

charlie: Now, and

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01:20:09.630 --> 01:20:11.940

charlie: It wouldn't it would have

622

01:20:13.080 --> 01:20:30.750

charlie: Me one. One thing I guess I should say to the whole group just in full candor, is I probably drawn eight to 10 different site plans for this site that have included every imaginable range of uses, and this is the one I'm personally most excited about.

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01:20:31.380 --> 01:20:37.560

charlie: Because it's essentially becoming a cottage type community plan so

624

01:20:39.240 --> 01:20:51.840

charlie: That that's where this landed. I did will come back to this, but I did send you two extra drawings and I don't want to go to the trouble to open them now. But if somebody can find them, then I can show you.

625

01:20:53.190 --> 01:20:59.130

charlie: What more of the building types look like because there's, there are a few more drawings in this that I sent in

626

01:21:00.450 --> 01:21:02.520

charlie: They were not part of this package, though.

627

01:21:03.630 --> 01:21:03.960

Okay.

628

01:21:06.360 --> 01:21:09.120

Michael Loverich: Nick Marlene has an open that retail and health side rendering

629

01:21:09.180 --> 01:21:14.820

charlie: Yes, let's go to the retail. So this is just a really early.

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01:21:15.840 --> 01:21:23.940

charlie: Study of a kind of massing for this retail building along pleasant beach drive

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01:21:25.620 --> 01:21:31.260

charlie: And the idea would be is that this would be for side by side, small

632

01:21:32.340 --> 01:21:36.120

charlie: Retail spaces that would each be about 16 feet wide.

633

01:21:37.980 --> 01:21:47.250

charlie: And then at the rear of them because of the change in the grade they would have a loft level that overlooks the double height friend space.

634

01:21:48.480 --> 01:21:56.040

charlie: So it's a it's a pretty modest building. And the idea would be is that this would help create sort of a

635

01:21:57.060 --> 01:22:03.240

charlie: Transition in scale to the bigger buildings as you come into the center that was our thought

636

01:22:03.480 --> 01:22:09.450

Joseph Dunstan: So with the backside also be commercial in into into the front lower part is that the

637

01:22:09.450 --> 01:22:11.430

charlie: Yeah, it's, it's all commercial

638

01:22:11.490 --> 01:22:18.180

charlie: And it's about 30 feet deep and it would just the rear portion would just

639

01:22:19.230 --> 01:22:34.260

charlie: overlook some of our landscape open space areas. And then in the lower right hand in this drawing. We want to create a sort of public entry path up into the upper part of the site. So that was the idea

640

01:22:35.310 --> 01:22:42.900

Joseph Dunstan: So as far as the scale goes the transition pleasant beach going away from Lynn would go into the south. Right.

641

01:22:43.260 --> 01:22:51.390

Joseph Dunstan: Yeah, I think, Gail. With that building is very nice because you're transitioning back to see more natural walkways.

642

01:22:51.450 --> 01:22:53.160

Joseph Dunstan: Going back so

643

01:22:54.090 --> 01:22:55.530

Joseph Dunstan: That's kind of nice, actually.

644

01:22:57.240 --> 01:23:02.340

charlie: OK. And then let's if we can go back to this site plan and sorry for jumping around a little bit here.

645

01:23:02.400 --> 01:23:02.670

Joseph Dunstan: Okay.

646

01:23:03.060 --> 01:23:06.300

charlie: So just scroll up one drawing. If you could

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01:23:07.980 --> 01:23:24.300

charlie: So then the center portion of the side will be aids homes and these are and they're all focused on an inner pedestrian oriented space that will be developed as a water garden.

648

01:23:25.380 --> 01:23:32.070

charlie: And the homes and you'll see this in a minute. They're all developed is sort of L shaped homes around an outdoor courtyard.

649

01:23:33.210 --> 01:23:37.590

charlie: And each home will have two parking spaces.

650

01:23:38.850 --> 01:23:56.040

charlie: One inside and one outside associated with each of those eight homes and those will all step with the grades as you move from east to west. So each home will drop about four foot in height, which I think will really be be pretty nice.

651

01:23:57.330 --> 01:24:05.100

charlie: And then scroll down and you can get a sense of an early rendering of what one of those el shapes might look like.

652

01:24:08.940 --> 01:24:15.300

charlie: We've since modified this design a little bit. So the garage.

653

01:24:16.320 --> 01:24:19.860

charlie: Which now sits under that upper second story block.

654

01:24:21.060 --> 01:24:37.500

charlie: Will sit off to the side so we're able to lower lower that master bedroom down to the garden level to get a aging in place single level house. But the big ideas. The outdoor courtyard that then faces into the center common area.

655

01:24:40.020 --> 01:24:41.790

Joseph Dunstan: Go back to the sideline, please.

656

01:24:44.670 --> 01:24:48.960

Joseph Dunstan: I'm sure this was by design. But one thing I like assuming north is up.

657

01:24:49.050 --> 01:24:50.370

Joseph Dunstan: More or less. Leah.

658

01:24:51.690 --> 01:25:01.740

Joseph Dunstan: Almost every one of them get get at least a decent amount of Sun Yat or space. I mean, I always complained that architects put from the best place for the sudden put the building there.

659

01:25:02.280 --> 01:25:10.320

Joseph Dunstan: In this case, only outdoor areas or get at least some western sun, and if not for the top four buildings.

660

01:25:11.280 --> 01:25:22.650

Joseph Dunstan: In the circle and get a lot of sun and then the three, four, get some sense. I think that's really good as opposed to putting it on the north side on the full north side, we don't get anything you give me some western exposure.

661

01:25:24.150 --> 01:25:24.780

charlie: Oh, yeah.

662

01:25:25.140 --> 01:25:25.770

Joseph Dunstan: That's nice.

663

01:25:26.370 --> 01:25:36.810

charlie: And then I'll just jump because I don't want to take too much longer, and to the right hand side of the plan, the ones that are labeled 567 and eight.

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01:25:37.620 --> 01:25:48.000

charlie: Originally in this plan. I was looking at those very much like fairyland where they sat up on the hillside and then had covered parking in the garages.

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01:25:49.230 --> 01:25:56.190

charlie: If you go to that last sketch that I just showed you a second ago. And the other set of drawings

666

01:25:59.850 --> 01:26:11.220

charlie: So this is in concept something we're thinking about for those homes that sit up in the back portion of the site. And this is where the grades climb about

667

01:26:11.670 --> 01:26:23.520

charlie: 12 to 14 feet from the garage door up to the back of the house. So what we're doing with these. As you can see, we're putting the outdoor patio space on top of the garage.

668

01:26:24.540 --> 01:26:33.690

charlie: And then the floor plan itself actually has a split level. So the back bedroom steps up another four to five feet in grade to keep up with the grading.

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01:26:34.860 --> 01:26:36.270

charlie: And then these homes.

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01:26:37.590 --> 01:26:39.840

charlie: Are designed again like a cottage where

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01:26:41.190 --> 01:26:42.840

charlie: We're trying to be careful about

672

01:26:44.160 --> 01:26:54.810

charlie: Looking from one house into another, but in essence, these are going to be the houses on the appeal side and same pattern at one covered space and one outdoor space. So what we're thinking

673

01:26:56.670 --> 01:27:02.400

charlie: And again, these are super early concepts, but this is just where we are with the design right now.

674

01:27:03.570 --> 01:27:04.140

Shawn Parks: Charlie.

675

01:27:05.220 --> 01:27:06.210

Shawn Parks: Are you doing

676

01:27:06.300 --> 01:27:15.450

Shawn Parks: Like for if you're doing a way not subdividing is that is there unit like a central trash spot or as will each one be independent.

677

01:27:15.990 --> 01:27:17.700

charlie: Each one will be independent, Sean.

678

01:27:18.030 --> 01:27:18.360

Okay.

679

01:27:21.120 --> 01:27:23.160

Joseph Dunstan: Is this some good

680

01:27:23.640 --> 01:27:41.460

charlie: Oh, and then just one last thing. So you can see there's three little red boxes and the client has asked me to look at the potential to have three very small footprint all Fairyland type homes in that corner.

681

01:27:42.540 --> 01:27:45.120

charlie: It's quite a tight little area.

682

01:27:46.350 --> 01:27:55.290

charlie: But if we do them. The idea would be as they would just have outdoor parking on the street and what have a footpath to those three houses.

683

01:27:58.710 --> 01:28:08.790

Joseph Dunstan: So what on the density level, um, this these maxing out your density ability or are you under the density

684

01:28:09.090 --> 01:28:18.660

charlie: Yeah, that's a really great question. It's something I should have mentioned in the beginning. So we are using transfer of development rights.

685

01:28:18.870 --> 01:28:25.020

charlie: Hmm, to get for additional homes into the project and these

686

01:28:26.730 --> 01:28:32.010

charlie: Units transfer from a couple of properties up by

687

01:28:34.590 --> 01:28:47.610

charlie: Well, it's just say on the north end of the island. So we're using TD ours, and then we're actually transferring one TR from the art to site on the lower part of the drawing here. So we're using TT RS

688

01:28:49.080 --> 01:28:51.210

charlie: Trent and have done. Does everybody know what those are.

689

01:28:51.510 --> 01:28:57.030

charlie: Young, so I'm pretty excited. I've never done that in my career on Bainbridge so

690

01:28:58.140 --> 01:29:03.540

charlie: This is you have to bring those TD ours from outside of a designated center.

691

01:29:04.020 --> 01:29:04.410

I'm

692

01:29:06.330 --> 01:29:09.180

Joseph Dunstan: Generally from the north end down or something. Yeah.

693

01:29:09.210 --> 01:29:10.410

charlie: Well, it will know

694

01:29:10.410 --> 01:29:12.510

Joseph Dunstan: Because we're bringing one here from

695

01:29:13.320 --> 01:29:14.070

charlie: Right next door.

696

01:29:14.760 --> 01:29:15.690

Joseph Dunstan: Okay, yeah.

697

01:29:16.080 --> 01:29:17.250

Marlene Schubert: John. Did you have a question.

698

01:29:17.820 --> 01:29:20.940

Jon Quitslund: Yeah, I'd like to ask a question at this point, Charlie.

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01:29:21.270 --> 01:29:29.190

Jon Quitslund: Yes, you're maxing the density. Are you providing any any level of affordability.

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01:29:30.750 --> 01:29:34.410

Jon Quitslund: What are your price points, especially for those four cottages.

701

01:29:35.940 --> 01:29:37.470

Jon Quitslund: 567 and eight.

702

01:29:39.990 --> 01:29:46.620

Jon Quitslund: I was wondering if they could be conceived as duplex designed to to duplexes

703

01:29:49.440 --> 01:29:53.070

Jon Quitslund: For economy purposes and and so on.

704

01:29:54.870 --> 01:29:58.860

Jon Quitslund: I'd love to see some some conception of

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01:30:03.300 --> 01:30:04.050

Jon Quitslund: Middle

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01:30:05.250 --> 01:30:08.100

Jon Quitslund: Really middle ground Breck pricing.

707

01:30:10.650 --> 01:30:16.440

Jon Quitslund: To for me it would sweeten the deal for this level of density, that makes sense.

708

01:30:17.370 --> 01:30:35.730

charlie: Sure it does. And I think, you know, it's important for everyone to understand this density is wholly consistent with the way the NC density bonuses are currently set up so you know there's no loopholes here. It was the intent, at least at the point in time, it was set up.

709

01:30:37.650 --> 01:30:52.590

charlie: WHAT I THINK WE'RE DOING HERE, JOHN to help address that. And this is something I've been pushing for is these are not 2800 square foot units. These are 1400 square foot units and a range down as small as 1000

710

01:30:53.250 --> 01:30:54.030

charlie: So I think

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01:30:54.300 --> 01:31:09.780

charlie: The affordability issue is probably intertwined. Also, just with a sustainability goal of just getting the market to build smaller footprint single family homes, which almost nobody is doing on Bainbridge Island, so

712

01:31:09.810 --> 01:31:11.250

Joseph Dunstan: We need to do that.

713

01:31:11.400 --> 01:31:18.840

charlie: Yes. Yeah. So, can these be affordable. What are the rants I can't answer that they don't know that yet.

714

01:31:20.070 --> 01:31:20.340

Jon Quitslund: Hey,

715

01:31:20.760 --> 01:31:20.910

I'm

716

01:31:22.200 --> 01:31:25.680

Jon Quitslund: I'm talking about your, your, your aspiration, if you will.

717

01:31:26.010 --> 01:31:34.020

charlie: You. You know what my aspirations are, but I'm not you know I'm not the developer. So I have to control the pieces I can control.

718

01:31:34.380 --> 01:31:36.840

Jon Quitslund: Yeah, no. Well, talk to the developer

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01:31:37.080 --> 01:31:37.470

charlie: I will

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01:31:38.550 --> 01:31:39.570

Jon Quitslund: Board. That's all.

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01:31:39.840 --> 01:31:44.100

charlie: Yeah, no, I, I, you know, I'm I completely get what you're saying.

722

01:31:45.960 --> 01:31:47.010

Marlene Schubert: Pop has the sound race.

723

01:31:47.640 --> 01:31:48.120

Joseph Dunstan: Yes, well,

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01:31:49.110 --> 01:31:49.920

Bob Russell: throw those

725

01:31:52.530 --> 01:31:53.910

Bob Russell: Do is in the rain. The

726

01:31:55.050 --> 01:31:59.610

Bob Russell: storm drains. Is that going to be rain gardens or is there some some other method.

727

01:32:01.230 --> 01:32:17.850

charlie: We that's, again, that's farther than we are right now, but every all of the stormwater is going to either have to be infiltrated on sites or will have to do water quality control and flow control.

728

01:32:19.860 --> 01:32:25.770

charlie: The soils. I know from pleasant beach village are not suitable for infiltration.

729

01:32:26.940 --> 01:32:45.990

charlie: We may find something. Otherwise, to be the case on this site and the central water garden is honestly more of a garden element than it is in Li D element

for that reason. But again, we will look for that opportunity. I'm just not sure we're going to get it with the soils.

730

01:32:47.220 --> 01:32:48.420

Marlene Schubert: Laurel has her hand raised.

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01:32:49.380 --> 01:32:50.760

Joseph Dunstan: Know, Laurel, are you doing

732

01:32:53.370 --> 01:32:54.210

Laurel Wilson: Anything. Hi.

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01:32:55.950 --> 01:32:56.430

I just

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01:32:57.540 --> 01:33:05.370

Laurel Wilson: I wanted to say before we get like too much further, how much I appreciate your presentation, Charlie. I know that the element and presentation.

735

01:33:06.270 --> 01:33:08.580

Laurel Wilson: It was very polished site analysis.

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01:33:09.000 --> 01:33:20.730

Laurel Wilson: It didn't really address the complexity and depth of the issues in the design process and with only, you know, a couple Darby meetings forthcoming it's kinda was kind of left up to us to assume that their expertise is trustworthy.

737

01:33:21.420 --> 01:33:30.480

Laurel Wilson: Um, so I just want to say that I appreciate the thoroughness in your introduction to the multiple design issues that you know are coming up in this

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01:33:30.960 --> 01:33:40.290

Laurel Wilson: And the partners appropriateness of your the design concept presentation to the phase of the design, you can say, Mrs early. I really appreciate that.

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01:33:40.620 --> 01:33:49.620

Laurel Wilson: That's what we're seeing is, you know, your thoughts, your thoughts and I've pre pre she ate the appropriateness of scaled the context of the size of the program.

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01:33:52.680 --> 01:33:53.070

charlie: Thank you.

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01:33:54.450 --> 01:33:55.560

Joseph Dunstan: We totally agree with that.

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01:33:56.250 --> 01:34:05.700

Joseph Dunstan: Yeah, it looks like a nice little project I am. Any other questions from other dear. Any other comments and Dr. B. Members.

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01:34:06.270 --> 01:34:07.350

Bob Russell: Oh. Oh.

744

01:34:10.290 --> 01:34:10.860

Joseph Dunstan: Good Michael

745

01:34:11.130 --> 01:34:13.110

Michael Loverich: All right, well, this is just about

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01:34:14.220 --> 01:34:19.410

Michael Loverich: It's kind of, I guess, um, well, I just want to talk about the central garden feature.

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01:34:20.820 --> 01:34:21.120

Michael Loverich: I think

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01:34:22.320 --> 01:34:27.120

Michael Loverich: At the previous meeting we were talking about native plants. I think because this has always been kind of

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01:34:28.860 --> 01:34:35.820

Michael Loverich: Exposed and there is there Radek there that I spent the weekend planting Camus bulbs my

750

01:34:36.210 --> 01:34:36.660

Motto

751

01:34:37.800 --> 01:34:49.020

Michael Loverich: That there is native meadow plants that are appropriate potentially for this site. And I think because of the erratic and kind of the slope and the exposure to it. It could be a really cool place kind of

752

01:34:49.770 --> 01:34:56.940

Michael Loverich: I'm not sure if a dairy. Okay, it's appropriate, but it could be fun to explore the native prairie plants.

753

01:34:58.020 --> 01:34:58.470

charlie: Are great

754

01:34:59.130 --> 01:34:59.910

Michael Loverich: They're not waiting

755

01:35:02.220 --> 01:35:11.490

Joseph Dunstan: Till up that first tues is a landscape architect appreciate that you left open that area for some kind of creative planting of some kind, whether

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01:35:12.180 --> 01:35:24.300

Joseph Dunstan: Whether its water based a rain garden or but what Michaels saying, and you know even getting Jeff. Jeff in here is a landscape architect on just a quick sketch. To give you some ideas.

757

01:35:24.900 --> 01:35:39.570

Joseph Dunstan: Of kinds of plants. You could put it doesn't have to be water like, you know, it could be just very lovely anyway can be very nicely done. And you've left really good opportunity for a very important site feature that would, I think, help those homes.

758

01:35:40.050 --> 01:35:44.520

charlie: Equals home and Jeff. Jeff Ballmer is working with us on the

759

01:35:44.520 --> 01:35:47.520

Joseph Dunstan: Project. Okay, great. Yeah, I just think good landscape architects.

760

01:35:47.550 --> 01:35:54.270

Joseph Dunstan: Like that would be really helpful. And that's a great opportunity and I do really like that open space at the end.

761

01:35:56.670 --> 01:36:04.020

Joseph Dunstan: And I'm just curious about that rectangular is that you're outfall is that what what what's the next a walkway. What is that

762

01:36:05.250 --> 01:36:07.530

Joseph Dunstan: There are the north in there.

763

01:36:07.740 --> 01:36:09.210

charlie: Oh, we're at with be a

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01:36:10.470 --> 01:36:12.270

charlie: Little bit up by the parking lot.

765

01:36:12.450 --> 01:36:15.090

Joseph Dunstan: So whether that might there yeah that. What's that, yeah.

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01:36:15.180 --> 01:36:18.810

charlie: That's gonna be a bridge that goes over the water feature.

767

01:36:19.200 --> 01:36:19.740

Joseph Dunstan: Oh, great.

768

01:36:19.830 --> 01:36:25.380

charlie: So the plan has evolved since we've drawn this a fair amount and

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01:36:26.100 --> 01:36:34.920

charlie: Fisher Ballmer has been doing a we've done a pretty detailed grading plan now for the whole site to work in the new design around existing grades.

770

01:36:35.490 --> 01:36:47.910

charlie: And that'll be a pedestrian connection to the manor house and again we want this community, you know, to be interconnected with not just having to walk down to the street level, but to be able to walk.

771

01:36:48.540 --> 01:36:58.410

charlie: To the Manor House and into the other neighborhoods and we also doesn't show up on this plan, but the wellhead open space will certainly have trails connecting to it as well.

772

01:36:59.910 --> 01:37:03.150

charlie: It's, it's, it's a great. It's a great site.

773

01:37:03.270 --> 01:37:04.470

charlie: I mean, it's gonna be a really

774

01:37:04.500 --> 01:37:06.570

charlie: Really nice place to live. I think

775

01:37:07.110 --> 01:37:07.560

Don't

776

01:37:08.910 --> 01:37:23.130

Joseph Dunstan: Let other people speak but the public realm on the street is one thing which I think you're dressing with that building activating that space a little bit. I think that's great. But there's the secondary public realm. It's part of the community of homes.

777

01:37:23.250 --> 01:37:25.440

Joseph Dunstan: Yes, it's still a public realm.

778

01:37:25.530 --> 01:37:26.040

Joseph Dunstan: In a sense,

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01:37:26.220 --> 01:37:34.890

Joseph Dunstan: Because people can watch nothing or people can do things and I like that kind of public realm that is also community in inward looking

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01:37:35.370 --> 01:37:49.440

Joseph Dunstan: So to speak. Right. Whereas, you've got the public realm. Modern the street that sort of have this outward looking but two different scales of public ground which I think are very nice. Yeah, I think I interrupted you, Bob, did you want to say something.

781

01:37:49.800 --> 01:37:53.760

Bob Russell: Well, yeah, you were, you were listening to my brain. You took some of the words out of my mouth.

782

01:37:54.000 --> 01:37:54.270

Right.

783

01:37:55.470 --> 01:38:06.300

Bob Russell: I was just gonna ask if that I can't tell on my screen. If that says green or the yellow part around the water feature there. That's, I assume that some sort of a community gathering place perhaps

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01:38:06.420 --> 01:38:06.930

Yes.

785

01:38:08.040 --> 01:38:11.970

Bob Russell: Yeah. And then, I guess. Last question very minor one but

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01:38:13.140 --> 01:38:19.140

Bob Russell: Is there. I assume that I haven't been at the manor house for years since I went to a wedding. So I haven't been up there at all.

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01:38:20.610 --> 01:38:25.200

Bob Russell: Is, is that private that's not city roadway right that's private

788

01:38:25.560 --> 01:38:26.910

charlie: It's private correct

789

01:38:27.660 --> 01:38:40.770

Bob Russell: And there's plenty of depth. So cars will Park. So when cars come out of the small access road which I like onto the parking area, they'll be cars parked on both sides, and then the cars will go down the middle between the park cars.

790

01:38:41.040 --> 01:38:51.210

charlie: Yeah, it's just like a regular parking lot, if you will. I mean, it's nice because it's nicely landscape. But yes, that would be the connection.

791

01:38:51.450 --> 01:38:57.030

Bob Russell: I mean, is it like 75 foot across from the island to the edge or 50 feet. I mean, you have any edge.

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01:38:58.110 --> 01:39:01.290

charlie: I believe it's 65 the standard

793

01:39:02.550 --> 01:39:04.980

charlie: Standard dimension 25 foot Dr. I'll

794

01:39:05.130 --> 01:39:08.040

Bob Russell: Yeah. Okay. All right. That's an answer. So thank you.

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01:39:09.450 --> 01:39:09.810

Joseph Dunstan: Okay.

796

01:39:10.680 --> 01:39:12.990

Michael Loverich: Sorry, one more question, Charlie, please.

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01:39:13.080 --> 01:39:18.960

Michael Loverich: Um, so you're still trying to figure out whether or not you're going to do a subdivision or half the speed multi family. Correct.

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01:39:19.590 --> 01:39:30.900

charlie: I think we're pretty certain it's going to be multifamily and, of course, that doesn't mean it's going to be rental units, but it just means it would be a condominium type ownership structure.

799

01:39:31.680 --> 01:39:42.480

Michael Loverich: Right, so that allows you to have the commercial component. And here, because if you were to go to SF division, you would have to jump through some hoops to get the commercial component to remain

800

01:39:42.540 --> 01:39:46.980

charlie: No, it would just the commercial buildings just would sit

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01:39:47.010 --> 01:39:48.180

Michael Loverich: Would sit within itself.

802

01:39:48.930 --> 01:39:49.380

charlie: Yeah, it's

803

01:39:52.140 --> 01:39:56.640

charlie: What's cool for you guys to know even though you don't see a lot of subdivisions, is that

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01:39:56.850 --> 01:39:59.910

charlie: The subdivision process now can overlay.

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01:40:00.150 --> 01:40:08.430

charlie: On to kind of clustered concept like this which I I think adds a lot of flexibility to subdivision so I'm

806

01:40:09.030 --> 01:40:09.930

Joseph Dunstan: happy about that.

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01:40:10.980 --> 01:40:16.020

Joseph Dunstan: But I think the goal was in doing it was also to create smaller units smaller homes.

808

01:40:17.070 --> 01:40:18.660

Joseph Dunstan: Which you're also doing which is

809

01:40:19.650 --> 01:40:21.030

Joseph Dunstan: Ultimately, a good thing.

810

01:40:23.220 --> 01:40:39.810

Joseph Dunstan: Okay, any other questions from the we're sort of at the end of our hour here. Any questions from the sun you bar to anybody in the public realm there outside on the group that have any comments, Marlene. Anybody have a hand raised or any comments, want to be made for anybody.

811

01:40:40.140 --> 01:40:41.040

Marlene Schubert: Not at this moment.

812

01:40:41.580 --> 01:40:42.150

Okay.

813

01:40:43.320 --> 01:40:49.830

Joseph Dunstan: Okay, Charlie, I think we're in good shape and looks like a good project. I think you get positive feedback.

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01:40:50.370 --> 01:40:51.630

Michael Loverich: And raised her hand and

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01:40:53.130 --> 01:40:54.750

Marlene Schubert: I just thought, I apologize.

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01:40:54.990 --> 01:40:56.550

Joseph Dunstan: Linda. Linda

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01:40:57.930 --> 01:40:58.470

Joseph Dunstan: Talk.

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01:41:00.000 --> 01:41:00.600

Marlene Schubert: Go ahead, Linda.

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01:41:02.010 --> 01:41:02.550

Marlene Schubert: you're muted.

820

01:41:17.220 --> 01:41:17.880

Marlene Schubert: Yeah, I

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01:41:19.320 --> 01:41:20.550

Marlene Schubert: Asked her to unmute

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01:41:20.700 --> 01:41:21.840

linda: That seemed to work. Yeah, and I'm

823

01:41:21.840 --> 01:41:23.880

linda: Sorry, I'll stake. I was just

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01:41:24.180 --> 01:41:29.790

linda: Checking to see if there's him, you know, a hand option. I hadn't I wasn't used to this.

825

01:41:30.150 --> 01:41:31.140

linda: Oh, sorry.

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01:41:31.620 --> 01:41:32.340

No problem.

827

01:41:34.020 --> 01:41:35.130

Marlene Schubert: Okay. So Joe

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01:41:35.640 --> 01:41:39.660

Marlene Schubert: I want to fill out this context analysis section. Do I market. Yes.

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01:41:39.660 --> 01:41:45.150

Joseph Dunstan: Or yes, good mark that yes no additional information record that

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01:41:46.500 --> 01:41:51.000

Joseph Dunstan: And trying to you know how to do the rest of them. So I think we're in good shape.

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01:41:53.190 --> 01:41:57.810

charlie: Okay, so it's there. So when you say I know how to do the rest. Do you want me to

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01:41:58.200 --> 01:42:00.270

charlie: Take this and send it back end. Is that what you're

833

01:42:01.020 --> 01:42:02.850

Joseph Dunstan: Sorry that again that

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01:42:03.810 --> 01:42:09.690

Joseph Dunstan: I don't know if you were on the last thing we talked a little bit on the last project that

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01:42:10.470 --> 01:42:17.820

Joseph Dunstan: You know, if you if you fill out the S one to 61 through six year olds yet, then we can

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01:42:18.330 --> 01:42:29.130

Joseph Dunstan: Get a sense of what you're saying and we would agree with those things or have additional comments or whatever. And then we develop a narrative that we can send to the planning commission with our with our recommendation.

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01:42:29.850 --> 01:42:35.130

charlie: Okay, and just, just so I understand, is this to be submitted with our next meeting.

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01:42:35.820 --> 01:42:40.230

Marlene Schubert: Yeah, so what will happen. Charlie's I'll send you this Word document. We're having a little bit of trouble with the

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01:42:40.290 --> 01:42:49.470

Marlene Schubert: Syllable PDF version of this. So I will go ahead. After the meeting and or at least for sure in the morning and get this to you to continue on with

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01:42:50.940 --> 01:42:52.980

Marlene Schubert: Adding in your part for the next meeting.

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01:42:54.930 --> 01:43:08.250

Joseph Dunstan: I think we see, we see that as being a draft draft comments, you know, and you might you might have a lot of comments in some areas, maybe only one line or another, and then we'll fill in, when we have our discussion about each one of those

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01:43:08.940 --> 01:43:11.310

charlie: Okay. Well, thank you, everybody. I really

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01:43:12.120 --> 01:43:13.110

Joseph Dunstan: Great presentation.

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01:43:14.670 --> 01:43:15.630

charlie: Alright, see ya.

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01:43:15.780 --> 01:43:16.830

Joseph Dunstan: Gentle very much. Okay.

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01:43:18.660 --> 01:43:30.060

Joseph Dunstan: Okay 340 we're a couple minutes behind, but pretty close. Here we have another project review wintergreen townhouses, do we need to take a break for anybody. Or is everybody okay

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01:43:31.110 --> 01:43:32.670

Joseph Dunstan: Can move ahead. Okay.

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01:43:33.930 --> 01:43:36.510

Marlene Schubert: I just promoted. Mr. Smith.

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01:43:37.110 --> 01:43:40.920

Marlene Schubert: I will go ahead and promote. Hayes I recognized a couple names here.

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01:43:41.640 --> 01:43:45.000

Marlene Schubert: Isn't there and Phaedra, I'll go ahead and bring her

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01:43:45.000 --> 01:43:49.830

Joseph Dunstan: So is it who's going to be who's going to be speaking for this project is it going to be

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01:43:51.330 --> 01:43:53.610

Joseph Dunstan: Hazel is gonna be Mr. Smith or

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01:43:56.340 --> 01:43:57.840

Hayes: Can you hear me, this is his glory.

854

01:43:58.230 --> 01:43:59.130

Joseph Dunstan: Yes. Hey, yes.

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01:44:01.740 --> 01:44:07.140

Joseph Dunstan: You're so you're going to be I understood that you're speaking to this project is that correct

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01:44:07.380 --> 01:44:10.080

Hayes: Yeah. Yes. I'll be speaking and Mr. Smith.

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01:44:10.260 --> 01:44:15.120

Hayes: You know, he may chime in if that's okay. He's very known as well.

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01:44:15.420 --> 01:44:16.320

Joseph Dunstan: Sure. Okay.

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01:44:16.860 --> 01:44:24.210

Marlene Schubert: Anyone else I should be bringing forward. I see an Anthony old Odo should he be here as well.

860

01:44:25.980 --> 01:44:28.890

Phedra Elliott: Is Phaedra, he's with HIV. If you could bring him for that'd be great.

861

01:44:28.920 --> 01:44:31.620

Marlene Schubert: Thing. Absolutely. Is there anyone else I'm missing.

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01:44:31.890 --> 01:44:35.070

Marlene Schubert: That you guys know of that would be participating for this project.

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01:44:37.260 --> 01:44:37.620

Joseph Dunstan: Okay.

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01:44:37.920 --> 01:44:38.220

No.

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01:44:39.540 --> 01:44:40.050

Hayes: Thank you.

866

01:44:41.340 --> 01:44:44.190

Joseph Dunstan: Can agree. Alright, so, um,

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01:44:45.810 --> 01:44:53.520

Joseph Dunstan: Let's, let's go ahead and begin. This is a design guidance meeting. We've had our design or vision concept meeting.

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01:44:56.010 --> 01:44:59.250

Joseph Dunstan: My understanding is that

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01:45:01.140 --> 01:45:17.790

Joseph Dunstan: The city planning staff and Kelly and David Gritten have come to some understanding resolution that you guys are applying for a subdivision, as well as the multifamily part so right.

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01:45:18.810 --> 01:45:19.560

Joseph Dunstan: So,

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01:45:21.780 --> 01:45:22.800

Joseph Dunstan: The way I would

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01:45:25.260 --> 01:45:29.520

Joseph Dunstan: When I'll look for guidance from the city on this the way I would see that

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01:45:29.640 --> 01:45:31.620

Joseph Dunstan: Is that we would look at

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01:45:32.040 --> 01:45:40.140

Joseph Dunstan: Before we look at design standards we would look at the approval of a subdivision part of it, and then

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01:45:41.280 --> 01:45:49.590

Joseph Dunstan: Net. Unfortunately, that when we usually do that takes about 40 minutes 45 minutes so that may take most of the hour. I don't know. We'll see how far we get

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01:45:50.040 --> 01:46:01.410

Joseph Dunstan: But we want to get that done. And then we would move towards to design standards because they would be a separate second so I see this in two parts, if you will, if that's okay with you guys.

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01:46:02.820 --> 01:46:17.730

Joseph Dunstan: We want to talk about that. Okay, so, um, the subdivision guidelines just refer to everybody as chapter six, I believe the design for Bainbridge look

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01:46:20.130 --> 01:46:20.910

Joseph Dunstan: Right pages.

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01:46:26.370 --> 01:46:26.790

Marlene Schubert: Grace.

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01:46:29.490 --> 01:46:36.810

Bob Russell: Yeah. Joe, I had a. I had a question. I'm just a little confused here. What, what kind of ownership or the mean, it's going to be

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01:46:38.850 --> 01:46:41.220

Bob Russell: The ones that are for sale, the market rate or what have you.

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01:46:43.200 --> 01:46:48.840

Hayes: Oh, they'll be they'll be fee simple. I mean, that would be so like a regular

883

01:46:49.230 --> 01:46:51.720

Bob Russell: Will they be chronicles will be CIC

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01:46:52.770 --> 01:46:57.300

Hayes: They'll be townhomes you know zero outline townhomes

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01:46:58.290 --> 01:46:58.770

So say

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01:47:00.660 --> 01:47:01.260

David Smith: Am I muted.

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01:47:03.450 --> 01:47:04.680

Hayes: That's Smith.

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01:47:06.180 --> 01:47:08.880

David Smith: Could you repeat the question. Mr. Russell.

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01:47:09.810 --> 01:47:15.300

Bob Russell: Yeah, I was trying to figure out what form of ownership. I was looking at the code and just trying to figure it out.

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01:47:18.090 --> 01:47:26.190

David Smith: It would be, it's, it's an ownership of a legal lot so it's it's the simple

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01:47:27.360 --> 01:47:29.070

David Smith: If that answers your question.

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01:47:30.720 --> 01:47:31.320

Bob Russell: So,

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01:47:31.380 --> 01:47:32.190

David Smith: There's zero

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01:47:32.310 --> 01:47:42.150

Bob Russell: Yeah, if you could delve into that a little bit. So what's your screen that and if it was a condo or a CIC I'm just curious. I've never come across this before I was asking.

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01:47:43.110 --> 01:47:49.890

David Smith: Where there's there's lots of town home lots I posed will place as a number of them, which I did also

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01:47:50.310 --> 01:48:10.020

David Smith: So they physically the project, whether it's condominium lots or legal planted lots of accordance with chapter 17.12 and 2.1 for the physically are exactly the same, the difference is is the way the finance.

897

01:48:11.160 --> 01:48:33.210

David Smith: Industry recognizes those units you theoretically a legal lot goes to the center of the Earth to infinitely into space, the condo lot. Typically, it just goes beneath the foundation, maybe six feet deep, maybe six feet above. So it's a cube that encloses

898

01:48:34.440 --> 01:48:36.000

David Smith: Whatever, whatever.

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01:48:38.700 --> 01:48:55.230

David Smith: Amount of space that you want to have in there. So it's the same thing. But we've chosen a plat the reuse kits out bag and the USDA with the housing Resources Board. It's just way.

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01:48:56.490 --> 01:49:01.920

David Smith: Easier to go through the planning process and have legal lots versus kind of it was

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01:49:04.470 --> 01:49:10.410

Bob Russell: Well yeah, I want to ask anything further I still don't quite get it but I mean I understand what you're saying. And I just

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01:49:11.760 --> 01:49:12.180

Bob Russell: Well,

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01:49:13.320 --> 01:49:15.540

Bob Russell: I'll figure it out. Thank you.

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01:49:16.050 --> 01:49:23.550

Joseph Dunstan: Well, let's see if that come back to that in that matters in a minute, we'll see. Yeah, so, um, we'd like to

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01:49:24.540 --> 01:49:42.690

Joseph Dunstan: Work it today, if we can, is to break this into two parts. So let's talk about the subdivision court for, um, I think we need a little primer from Kelly, if that's possible. Kelly, if you're there. Could you explain

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01:49:43.800 --> 01:49:44.370

Joseph Dunstan: The

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01:49:46.710 --> 01:49:55.080

Joseph Dunstan: Rationale and all that for the subdivision. I mean, just what are you came to conclusion. What we need to decide upon about that.

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01:49:55.590 --> 01:50:01.860

Kelly Tayara: So the subdivision. And I'm not sure this may be your first subdivision you're seeing, but I'm not positive about that. Well,

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01:50:02.430 --> 01:50:03.330

Joseph Dunstan: We've seen a couple

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01:50:03.630 --> 01:50:09.630

Kelly Tayara: Okay, so they follow the four step design process. Yeah, that's right. You have seen a couple of

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01:50:09.720 --> 01:50:11.520

Kelly Tayara: You seem very, very

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01:50:11.700 --> 01:50:11.940

What

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01:50:13.020 --> 01:50:19.950

Kelly Tayara: I'm so for step design process, they look at Natural Area Community space.

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01:50:23.130 --> 01:50:25.770

Kelly Tayara: And set the lot lines and

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01:50:28.110 --> 01:50:33.150

Kelly Tayara: So that that process is outlined in Chapter 17.12

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01:50:34.530 --> 01:50:38.310

Kelly Tayara: Um, so it might, it might be helpful.

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01:50:39.720 --> 01:50:47.790

Kelly Tayara: To go I separated the drawing. So one set of drawings is just the subdivision. It's a subdivision and civil plan.

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01:50:49.050 --> 01:50:51.420

Kelly Tayara: So it may be helpful just to go there and kind of

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01:50:52.740 --> 01:50:58.650

Kelly Tayara: kind of forget about the building sermon. If you just want to understand where the lot lines are going and where the we don't

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01:50:59.610 --> 01:51:12.810

Kelly Tayara: You know, I know you're very familiar with the concept of open space, but in the subdivisions of course now we don't truly have open space. Their, their natural areas and community space, but the same concept really

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01:51:13.980 --> 01:51:24.060

Joseph Dunstan: So I'm just trying to you know make sure that we're thorough and, you know, really good job and represent everybody's interest here um

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01:51:25.230 --> 01:51:37.350

Joseph Dunstan: We also have some of the original guidelines in chapter six of the D for be book. So we have to also look at those as well. Right. Those issues. So there's 1712 and then

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01:51:38.100 --> 01:51:49.200

Joseph Dunstan: Also this. So the main reason. If I understand correctly that you needed subdivision approval or whatever is because you're doing a lot one adjustment. Is that right, is that what triggered it or

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01:51:49.800 --> 01:51:52.260

Kelly Tayara: They're creating separate lots

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01:51:52.530 --> 01:51:54.480

Joseph Dunstan: Lots all the supplements. Okay.

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01:51:54.960 --> 01:51:56.100

Kelly Tayara: Right, so they have

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01:51:57.240 --> 01:52:19.350

Kelly Tayara: The individual lots 74 individual lots plus common tracks. So, and you can put in a tract, which is not considered a lot but attract for parking the natural areas. The common spaces. Those are commonly held in attract rather than a separate lot. Okay.

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01:52:21.090 --> 01:52:23.970

Joseph Dunstan: Okay, so, um, alright so

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01:52:25.170 --> 01:52:33.600

Joseph Dunstan: Before we begin to do and that's what I'd like to focus on today is subdivision and going through that kind of stuff and get through that and then we'll move to the design guidelines.

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01:52:35.070 --> 01:52:45.360

Joseph Dunstan: So there's a number of things we've been looking at. And I have to say that the Design Review Board is a design review board. We are not

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01:52:45.900 --> 01:52:52.350

Joseph Dunstan: The planners. We're not the planning staff, you know, we're not planning commission to know so

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01:52:52.920 --> 01:52:59.160

Joseph Dunstan: I think that we're not necessarily equipped to understand some of these concepts is where we have these questions.

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01:52:59.640 --> 01:53:05.550

Joseph Dunstan: And I think, frankly, I think you guys know that this is an unusual project that's kind of innovative and different and

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01:53:06.330 --> 01:53:18.780

Joseph Dunstan: It's stretching. Some of the you know the limits of what's going on

here. So we're all trying to understand how this works and make it goes, I appreciate patients there. Um, I think there are still

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01:53:20.100 --> 01:53:23.310

Joseph Dunstan: Some questions from the risk, Nancy.

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01:53:25.980 --> 01:53:32.520

Joseph Dunstan: Outstanding requirements that we're still not quite clear about okay and we haven't got

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01:53:33.660 --> 01:53:35.430

Joseph Dunstan: Clarity yet from the city.

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01:53:36.600 --> 01:53:42.270

Joseph Dunstan: And I don't know if we need clarity from the planning commission or not. I don't know who provides clarity, but

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01:53:43.590 --> 01:53:51.300

Joseph Dunstan: Some of the outstanding comments, you know, the extension of the trail, we need to talk about you're asking for a buffer reduction.

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01:53:51.360 --> 01:54:04.950

Joseph Dunstan: I believe he to 25 or something. And I'm not sure if that's an that's an average or if you just if you just want a 25 foot. I don't know which that we can get to that.

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01:54:05.130 --> 01:54:05.850

Hayes: Yeah. Well, yeah.

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01:54:05.910 --> 01:54:09.930

Hayes: Okay, well, we'll cover that a little modification to that request. But we'll get there.

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01:54:10.170 --> 01:54:20.070

Joseph Dunstan: Okay. All right. Um, this sounds like a, you know, strange question, but I just want to verify. I know I talked to Dave greet them today a little bit

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01:54:20.610 --> 01:54:36.510

Joseph Dunstan: About if we do if we're doing this subdivision that these different lots. They're going to require zero lot line. Is that right, because each buildings

going to be on and Kelly is that is that in the code. I mean, I

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01:54:38.100 --> 01:54:38.820

Joseph Dunstan: Don't know.

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01:54:38.940 --> 01:54:44.400

Kelly Tayara: I mean yeah that's that's quite frequent those quite frequently occur.

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01:54:44.700 --> 01:54:50.970

Joseph Dunstan: So, so that's common we do that all the time. And there's no issue related to planning related to that.

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01:54:51.600 --> 01:54:52.770

David Greetham: Joe, if I may add

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01:54:54.120 --> 01:55:01.770

David Greetham: Be setbacks table for new subdivision standards have a special provision in the high school to zone that allow for no setbacks, depending on the

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01:55:01.770 --> 01:55:02.760

David Greetham: House size. So there's

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01:55:02.880 --> 01:55:05.640

David Greetham: Something very specific to this zone that allows zero setbacks.

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01:55:05.970 --> 01:55:07.020

David Greetham: That's fine, just want to clarify.

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01:55:07.590 --> 01:55:20.400

Joseph Dunstan: That's good. Okay, that's great. Um, the other thing was they did I hear last time that there was going to be a traffic study done on know or I can't remember what was agreed upon.

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01:55:21.120 --> 01:55:27.630

Joseph Dunstan: There was a traffic studies on the commercial part that can 13 right what be updated now for residential or no.

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01:55:27.990 --> 01:55:36.360

Hayes: Well, I think that's a fair question to the answer, but under the study done

back for commercial terms of the peak traps.

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01:55:37.320 --> 01:55:57.960

Hayes: It's 115 during both am and pm. And if you look at you've kind of extrapolate from other projects for this residential and we're proposing in the in the area 40 trips in either AM or PM. So we're significantly more than 50% under what was contemplated for the commercial use.

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01:55:59.520 --> 01:56:07.230

Joseph Dunstan: Okay, but there. Okay, that's good to know. But there there is going to be the traffic study, do you feel are the me me me know

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01:56:08.670 --> 01:56:09.720

Hayes: Kelly. I don't know.

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01:56:11.730 --> 01:56:16.320

Hayes: We can avoid it. That would be great. But I think that's probably to be determined with planning.

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01:56:17.250 --> 01:56:19.290

Kelly Tayara: It's public works that determines that

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01:56:19.470 --> 01:56:20.730

Hayes: Sorry, I don't know.

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01:56:21.630 --> 01:56:22.890

Joseph Dunstan: Okay, so we don't know yet.

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01:56:24.990 --> 01:56:35.610

Joseph Dunstan: Okay, soon. The other question I had was, um, there's what lens on the northeast corner the property there behind the obvious a secret. I don't mean see Chris What's that neighborhood there.

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01:56:36.240 --> 01:56:51.630

Joseph Dunstan: Next time, Chris. Thank you. Sorry. Sorry. Stone. Right. And my understanding, and correct me if I'm wrong. Somebody anybody I can correct me that one of the lots drains into it. And the other one does not. Is that right or am I wrong about

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01:56:52.740 --> 01:56:55.260

Joseph Dunstan: Or what Ford's asked the question differently.

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01:56:56.370 --> 01:57:01.110

Joseph Dunstan: What plans do you guys have for the surface drainage and for dealing with that.

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01:57:02.310 --> 01:57:07.770

Joseph Dunstan: And allowing I assume some of the water into that weapons area, but not all of it, or what's going on there.

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01:57:10.410 --> 01:57:11.580

David Smith: May I answer that.

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01:57:11.580 --> 01:57:11.970

Question.

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01:57:14.070 --> 01:57:14.820

Joseph Dunstan: Sure, go ahead.

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01:57:15.990 --> 01:57:18.750

David Smith: Of the the

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01:57:19.770 --> 01:57:23.310

David Smith: The detention takes for the East live

973

01:57:24.390 --> 01:57:36.030

David Smith: Where it's that's the one that's closest to stone grass, the detention barrels are already installed and the starting grid. He lines are already committed

974

01:57:36.450 --> 01:57:46.410

David Smith: And my understanding is that they had not I, I didn't really investigate it, because it's you know it's already completely finished the storm.

975

01:57:46.860 --> 01:57:58.350

David Smith: Detention and all that stuff. But I think it empties out to the west on Highway 305 I don't think any of water is going into the wetland.

976

01:57:58.980 --> 01:58:06.420

David Smith: We had a particularly difficult time with stone crest, which I built

and they were concerned about the maximum amount of flow.

977

01:58:06.900 --> 01:58:17.040

David Smith: Being too much and so I believe it all goes to the last. I'd have to confirm with Adam, but it's it's it's a situation where

978

01:58:17.550 --> 01:58:33.030

David Smith: The parking lot and it's already has the impervious surfaces from the existing parking lot. So we're not touching the storm system for the East LA. The West lot also just enough does that edge. I don't want to go further.

979

01:58:34.620 --> 01:58:40.560

Joseph Dunstan: Well, no, no, no. My know my only concern. My only thought their long term as we move forward on this is

980

01:58:41.100 --> 01:58:47.520

Joseph Dunstan: Of course you're building buildings and you've got quite a bit of rough material and parking. So you have increased, you know, impervious cover.

981

01:58:47.910 --> 01:59:03.300

Joseph Dunstan: And we just wanted to make sure that I'm sure you're aware that in that, in that we want to make sure that that is taken care of. Somehow, either on site or with some overflow into the wetlands, you know, typically what happens and just wanted to know.

982

01:59:04.680 --> 01:59:22.020

Joseph Dunstan: If you have a sense of what that plan was or I mean if it's going to be an underground underground tanks. That's great. That's fine. I don't care what system. Well, how it's engineered. We just want to make sure that you were going to be able to take care of it, you know.

983

01:59:22.920 --> 01:59:44.010

David Smith: The East LA is is almost completely done with the site development work all of the road circulation all the parking the everything's finished except you know, building the units and the the unit footprints will be less than the previous existing

984

01:59:45.210 --> 02:00:03.030

David Smith: Use of commercial. So the total amount of impervious surfaces on the east lot are going to be about the same as as it was with the commercial but the only thing that that that is being added to the east lot is the actual townhomes

985

02:00:03.570 --> 02:00:18.720

David Smith: Okay, there's, there's your pedestrian pathways that we're going to add in the interior and then we are the the East row of the 10 townhomes that you see on the west side in great was

986

02:00:19.800 --> 02:00:35.280

David Smith: That those do have garages, but they just they simply sit over the parking spaces that the 10 parking spaces that were there, so that's that's the only change to the parking and we are subject to the

987

02:00:36.270 --> 02:00:51.060

David Smith: To the cross parking requirements at a minimum amount of spaces for the entire the entire project, not just ours. So we we've already maxed out what we can do as far as

988

02:00:51.810 --> 02:01:10.470

David Smith: Changing existing parking that's so that we were coming into a situation where so much of the of the site work and the open space the wetlands, the buffers are you know they're they're

989

02:01:12.030 --> 02:01:15.870

David Smith: Those issues of all they're all been completely

990

02:01:17.190 --> 02:01:29.130

David Smith: Examine and so forth. It was it was your previous architect Charlie Winslow is the one and Adam Wheeler locally. They were the they were the two that did the project.

991

02:01:29.790 --> 02:01:30.120

Okay.

992

02:01:31.470 --> 02:01:31.800

Joseph Dunstan: Okay.

993

02:01:31.950 --> 02:01:37.620

Marlene Schubert: But we have someone in the audience, same Linda, who has her hand raised and then Bob has his hand raised as well.

994

02:01:38.220 --> 02:01:39.600

Joseph Dunstan: Um, okay, Linda.

995

02:01:40.380 --> 02:01:41.790

Marlene Schubert: allow her to talk

996

02:01:44.670 --> 02:01:49.650

linda: Okay, here I am, I'm I am Linda Andrews. I live in stone, Chris.

997

02:01:50.820 --> 02:01:58.140

linda: I've been aware of this project ever since Wisconsin first proposed of, you know, back in 2012

998

02:01:59.730 --> 02:02:03.210

linda: There is a dispersal of

999

02:02:05.310 --> 02:02:08.490

linda: Wait, wait, can you hear me now.

1000

02:02:09.300 --> 02:02:10.890

Joseph Dunstan: Now, we can hear you. Yeah.

1001

02:02:11.730 --> 02:02:23.340

linda: That's been said I didn't have it. Okay. Um, so I've been aware of this project for a long time and I followed the, the, the water, the storm water issue.

1002

02:02:23.940 --> 02:02:36.360

linda: Um, we are there is a dispersal line from the east parking lot. I mean, from the east area that goes into our wetlands and then is conducted

1003

02:02:37.530 --> 02:02:41.820

linda: Through our berm and into the next wetlands.

1004

02:02:43.440 --> 02:03:00.090

linda: I really like to know for sure that the impervious component. It hasn't increased as far as coverage of the lot, because that could make a big difference. There are tanks. Those are holding tanks and then it's supposed to meet it out gradually

1005

02:03:01.290 --> 02:03:06.270

linda: But it, it's an issue. I just wanted you to know it's it's definitely

1006

02:03:07.500 --> 02:03:15.810

linda: Using the wetlands. We also have some real concerns with the the cross parking project and the fact that

1007

02:03:16.860 --> 02:03:22.320

linda: home owners don't generally want to move their car at eight in the morning so that

1008

02:03:23.610 --> 02:03:39.450

linda: So that they, the other uses can use that during the day and if they did look for a place to move their car there wouldn't be one. There's just no parking around there and we certainly don't want people, um, you know, thinking that

1009

02:03:41.250 --> 02:03:44.970

linda: That stone Chris would be a good place. Thank you so much.

1010

02:03:45.690 --> 02:03:54.990

Joseph Dunstan: Okay. Um, what we'd like to say is, since we're on the topic of surface water management and water and whatnot, that we hold the other comment.

1011

02:03:55.560 --> 02:04:09.090

Joseph Dunstan: For later discussion, but that's okay. You don't mind. Um, so I guess what I would say in the applicant can chime in here. We're all assuming that they'll have an engineer that will look at the final

1012

02:04:10.110 --> 02:04:19.830

Joseph Dunstan: The final plan is to look at the calculation of the rough some the impervious covering the total volume of water during peak times hundred year storm.

1013

02:04:20.400 --> 02:04:26.400

Joseph Dunstan: Storm on that, and they'll determine what can go in legally into the wetland and whatever else will have to be

1014

02:04:27.030 --> 02:04:46.350

Joseph Dunstan: Handled on site in some manner either think tanks or, you know, the rain gardens or other mitigating weights. So that I'm assuming it's going to be done by public works, you know, as you move through this project. Would that be accurate to say I'm to be African yeah that makes sense.

1015

02:04:46.830 --> 02:04:48.120

Hayes: Yes, I think that's

1016

02:04:48.180 --> 02:04:48.540

Joseph Dunstan: I think it

1017

02:04:49.140 --> 02:04:50.280

Hayes: Will take care of the storm water.

1018

02:04:50.520 --> 02:04:50.730

As

1019

02:04:52.050 --> 02:04:55.380

Joseph Dunstan: Required okay yeah yeah okay I'm

1020

02:04:57.510 --> 02:04:58.680

Joseph Dunstan: Sorry. Hey, Bob. Yes.

1021

02:04:58.920 --> 02:05:06.000

Bob Russell: Can I just make a quick comment. It's kind of in response to me to Linda Anderson and I think kind of what you were talking about too is

1022

02:05:07.200 --> 02:05:17.730

Bob Russell: I think there's an eight inch bypass pipe. I believe that's correct. Linda that goes by nothing from the wetland or the additional doesn't dump into your retention.

1023

02:05:18.840 --> 02:05:35.040

Bob Russell: There at Stone cross it's bypass with an eight inch pipe. I believe I'm assuming it's still working. Okay. It hasn't stressed. I know that was a topic. Early on, back in 2013 but the, I guess, David, the

1024

02:05:36.630 --> 02:05:44.880

Bob Russell: The Underground leach field is that on the east parking lot is that there is that there now is that existing or is that something you're putting in

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02:05:47.610 --> 02:05:52.020

David Smith: When I'm sorry I missed the last sentence a little bit

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02:05:52.530 --> 02:05:55.440

Bob Russell: The Litchfield the underground retention, the meter.

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02:05:56.460 --> 02:05:58.080

Bob Russell: You know the the big pipes under

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02:05:58.140 --> 02:06:04.050

Bob Russell: Underground. Yeah, but those installed now their existing underneath the parking lot. I'm assuming

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02:06:04.680 --> 02:06:16.620

David Smith: Yes. What you see other plan is is existing all the storm is complete. On the east west lot did not. They didn't complete the detention barrels yet.

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02:06:16.860 --> 02:06:17.130

Right.

1031

02:06:18.840 --> 02:06:34.620

David Smith: On the slide and I apologize. I was I. Now remember that from the listening to the hearing of the viscosity hearing that the pipe does go all the way through past there the detention on us stone. Chris So

1032

02:06:34.650 --> 02:06:35.370

Bob Russell: Correct, yeah.

1033

02:06:36.210 --> 02:06:51.390

Bob Russell: Correct, yeah. Yep, yep, yep. So now that East that East leach field is that does that. Also, does that dump into three of three or five, or is that dump into the the the wetland back there by Woodlawn

1034

02:06:52.500 --> 02:06:54.330

Bob Russell: Do you know offhand. If you don't, that's fine.

1035

02:06:54.990 --> 02:06:57.840

David Smith: The we're talking about the East lot right

1036

02:06:57.900 --> 02:07:00.570

Bob Russell: Yeah, they use lot to leach field underneath of detention.

1037

02:07:00.870 --> 02:07:10.470

David Smith: Well, it's it's it's detention barrel so that doesn't leach but the the in from Linda Anders, I think you can probably help me but

1038

02:07:10.830 --> 02:07:26.400

David Smith: My recollection of now remembering that hype that goes through the wetland of Stoker us and I think it continues all the way past the Hamlet, which I did. Also, and then goes into the covert

1039

02:07:27.480 --> 02:07:41.220

David Smith: That goes under, under for Cliff AVENUE AND THEN IT IT DID IT RUNS continues to run East and eventually south through the golf course and goes out eventually and delivery pay it, it turns

1040

02:07:43.170 --> 02:07:44.310

David Smith: Okay, remember the whole

1041

02:07:44.400 --> 02:07:48.750

Bob Russell: I can remember the whole know Mr. Smith. No, I understand all that if

1042

02:07:48.750 --> 02:07:55.440

Bob Russell: A bunch of different plate. I understand how it runs I'm third layer with that. I guess my question is, so

1043

02:07:56.640 --> 02:08:05.610

Bob Russell: Does the leach field on the east side does that dump into 305 is that go into some kind of a, I don't know if there's is that dumped down towards the west.

1044

02:08:06.510 --> 02:08:13.500

David Smith: To the East LA, I literally. Is this correct it all goes in a pile of the East.

1045

02:08:13.590 --> 02:08:22.110

Bob Russell: East LA. Okay, that's, that's fine. And that bypasses the stone press. So it's just a slide that goes into three or five is there. Okay.

1046

02:08:23.160 --> 02:08:25.170

Bob Russell: And that's all I had. Joe, I don't want. Okay.

1047

02:08:26.070 --> 02:08:32.250

Joseph Dunstan: Yeah, so, um. So Marlene, do you do they, do they present us with a

1048

02:08:33.390 --> 02:08:34.590

Joseph Dunstan: SUBDIVISION PLAN.

1049

02:08:36.120 --> 02:08:39.540

Joseph Dunstan: We're looking at utility plan right now. Is there a SUBDIVISION PLAN.

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02:08:40.500 --> 02:08:41.370

Marlene Schubert: I'm

1051

02:08:41.460 --> 02:08:43.080

Marlene Schubert: Like that, when I opened

1052

02:08:43.710 --> 02:08:45.090

Joseph Dunstan: It was UTILITIES THERE.

1053

02:08:45.300 --> 02:08:47.490

Marlene Schubert: Yeah, this is the non utilities.

1054

02:08:48.690 --> 02:08:49.800

Marlene Schubert: Is that what you want to see.

1055

02:08:50.640 --> 02:08:53.490

Joseph Dunstan: Really looking at this is that the last slide.

1056

02:08:54.780 --> 02:08:55.710

Joseph Dunstan: Okay, so

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02:08:56.370 --> 02:09:02.790

Joseph Dunstan: So as we as we look at this, I just want to confirm. One thing about the density on under the

1058

02:09:04.290 --> 02:09:17.010

Joseph Dunstan: This currency plan. I think I believe there were CC an artist that talked about usable amount of density and all that. That was that we're the without the roads, I can't, I don't know anybody knows

1059

02:09:19.980 --> 02:09:26.490

Kelly Tayara: Viscosity had determination was density is based on floor area in this district so

1060

02:09:27.660 --> 02:09:49.170

Kelly Tayara: The out the allocation was of commercial floor area only. So this is why they would need to do a major adjustment to that site plan and design review to allocate residential floor area. So it's not so many acres per so many units per acre. It's floor area.

1061

02:09:49.770 --> 02:10:00.660

Joseph Dunstan: So it's floor area. And so, um, so, so they're not using. So the applicant is not using total acreage then there just isn't floor area.

1062

02:10:01.680 --> 02:10:07.200

Kelly Tayara: Right, I mean. So theoretically, the number of units is

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02:10:08.430 --> 02:10:08.880

Kelly Tayara: You know,

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02:10:10.080 --> 02:10:14.970

Kelly Tayara: Is is not a factor, really, it's not. They're not limited

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02:10:15.360 --> 02:10:19.410

Kelly Tayara: To the number of units and it's the floor area.

1066

02:10:19.740 --> 02:10:33.510

Joseph Dunstan: Is the floor. Okay. No. Okay, so I maybe I'm just confused here. But it's not the not linear, linear units, but we're, we're gonna prove a subdivision with a number of lots, which is the same as the number of units.

1067

02:10:33.780 --> 02:10:47.040

Joseph Dunstan: Yes. So that's what you know, forgive me, but I get confused on that. I don't know how that works. I mean, I mean, is that OK with you kill him in the planning department that's good to go.

1068

02:10:48.390 --> 02:10:51.510

Kelly Tayara: Yes. I mean, they, they can do all kinds of iterations, they can

1069

02:10:51.510 --> 02:10:51.990

Joseph Dunstan: Put

1070

02:10:52.290 --> 02:10:53.640

Kelly Tayara: You know, this could have been

1071

02:10:54.660 --> 02:11:04.380

Kelly Tayara: 70 units on four lots or 85 units on 27 lots, it's kind of, it's a it's a hard thing to imagine

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02:11:06.180 --> 02:11:09.840

Kelly Tayara: But in this case, they want a lot for every unit.

1073

02:11:10.230 --> 02:11:20.160

Joseph Dunstan: And that's fine. You know, I have no problem with that. I'm just trying to understand how that works to understand how that you know comes out of that. Um, okay, then the

1074

02:11:24.810 --> 02:11:34.680

Joseph Dunstan: The only other concern I have is when we move forward. I just want to remind people that in the comp plan compensation plan. It does talk about affordable housing.

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02:11:35.400 --> 02:11:45.690

Joseph Dunstan: Which they support we support everybody supports here, but they not be standalone housing that completed housing.

1076

02:11:46.230 --> 02:11:54.900

Joseph Dunstan: Affordable housing was not standalone it needs to be integrated, you know, throughout neighborhoods. So, just so we all understand here.

1077

02:11:55.530 --> 02:12:06.810

Joseph Dunstan: You're proposing doing several blocks here that are still sort of stand alone affordable housing through all affordable housing and some units that are not that correct

1078

02:12:07.770 --> 02:12:08.970

Hayes: That's right. The red ones.

1079

02:12:10.020 --> 02:12:15.660

Hayes: Are the affordable housing that two storey townhouse, and if you're a call at the at the conceptual meeting.

1080

02:12:16.230 --> 02:12:28.110

Hayes: They were all on the east lot and that was someone or multiple folks had mentioned that the notion of just having all the affordable housing and one lie and not the other. And so that was one of the points of feedback that we took on board.

1081

02:12:28.590 --> 02:12:34.530

Hayes: And they moved you know the the two story down comes over on the west last now I've got it on both lots

1082

02:12:35.220 --> 02:12:41.310

Joseph Dunstan: Okay, so that's what I want to clarify. So you did make that adjustment from the last bullet plan. Okay.

1083

02:12:41.730 --> 02:12:48.450

Hayes: Yeah, and the effect of the two story kind of stair step from the road right kind of softens the the transition

1084

02:12:48.720 --> 02:12:55.260

Joseph Dunstan: Right. So Kelly. Can I, can I rely on you to run through the chapter 1712

1085

02:12:57.570 --> 02:12:59.490

Marlene Schubert: In the meantime, we have two hands raised.

1086

02:12:59.550 --> 02:13:01.440

Marlene Schubert: We have john I want to embrace that.

1087

02:13:01.470 --> 02:13:03.960

Joseph Dunstan: JOHN. JOHN well okay john. Go ahead.

1088

02:13:04.470 --> 02:13:07.470

Jon Quitslund: Or questions about about those affordable.

1089

02:13:07.530 --> 02:13:08.130

Units.

1090

02:13:10.710 --> 02:13:12.300

Jon Quitslund: Throughout the project.

1091

02:13:13.530 --> 02:13:17.760

Jon Quitslund: These separate locks and separate units are for sale. Is that correct,

1092

02:13:19.110 --> 02:13:19.590

Hayes: Right.

1093

02:13:19.950 --> 02:13:27.210

Jon Quitslund: And how many of them are for sale within the community land trust arrangement through HR be

1094

02:13:28.950 --> 02:13:34.110

Hayes: Well, we're hoping we're offering 36 of the 74 so almost 50%

1095

02:13:35.310 --> 02:13:48.090

Hayes: The number that actually end up in the community land trust that's going to be a function of available grant funding available USDA financing. But our hope is to have 36 of the 74 be in the community land trust.

1096

02:13:48.480 --> 02:13:51.660

Jon Quitslund: And so those those units will be perpetually affordable.

1097

02:13:53.070 --> 02:13:55.530

Jon Quitslund: What about the others that are not

1098

02:13:57.780 --> 02:14:00.240

Jon Quitslund: The project as I understood it.

1099

02:14:00.630 --> 02:14:05.700

Jon Quitslund: were presented as that all of these units will be affordable.

1100

02:14:07.020 --> 02:14:07.890

Jon Quitslund: For different

1101

02:14:09.780 --> 02:14:12.870

Jon Quitslund: Income qualified residence is not correct.

1102

02:14:13.350 --> 02:14:23.250

Hayes: Correct. Correct. Yeah, I think we get into some semantics with affordable and low income. The red ones are low income right that's I think that's an easier way to conceptualize it

1103

02:14:23.430 --> 02:14:26.580

Hayes: They're all also for affordable. Yeah.

1104

02:14:26.970 --> 02:14:28.140

Jon Quitslund: So the other wonder on

1105

02:14:28.170 --> 02:14:31.260

Jon Quitslund: The package of number of different things that interact here.

1106

02:14:32.700 --> 02:14:47.220

Jon Quitslund: I understand this to be a multi family subdivision, which is governed by a very small portion of 1712 or address in 1712 dot oh eight. Oh.

1107

02:14:48.630 --> 02:14:50.250

Jon Quitslund: Just a few lines that say that

1108

02:14:51.240 --> 02:14:53.460

Jon Quitslund: multifamily subdivision is permitted.

1109

02:14:53.940 --> 02:14:55.890

Hayes: I don't think I don't think we are

1110

02:14:56.040 --> 02:14:58.500

Kelly Tayara: It's not a multi family subdivision.

1111

02:14:59.160 --> 02:15:06.600

Kelly Tayara: So it's a multi family townhome project, but they're doing a fee simple subdivision so

1112

02:15:07.620 --> 02:15:11.610

Kelly Tayara: We haven't had too many leads in the city. I think we've had one or two others.

1113

02:15:12.390 --> 02:15:12.990

Hayes: Okay.

1114

02:15:13.440 --> 02:15:15.390

Hayes: Each buyer is going to get their own

1115

02:15:15.420 --> 02:15:19.350

Hayes: Fee Simple lot home their own deed, you know,

1116

02:15:22.080 --> 02:15:25.680

Jon Quitslund: Some of them will be some number will be

1117

02:15:28.410 --> 02:15:32.370

Jon Quitslund: Perpetually affordable through the community land trust the others will be

1118

02:15:34.740 --> 02:15:38.340

Jon Quitslund: Re saleable at some going price.

1119

02:15:38.610 --> 02:15:43.290

Jon Quitslund: Yes, sold for a going price and resaleable for are going price.

1120

02:15:43.860 --> 02:15:44.430

Hayes: Open market.

1121

02:15:45.210 --> 02:15:52.050

Jon Quitslund: That's, I find that problematic when the governing idea was

1122

02:15:53.730 --> 02:15:55.530

Jon Quitslund: This is all affordable housing.

1123

02:15:57.300 --> 02:16:03.150

Jon Quitslund: Now what's meant by affordable housing, it's, it's a moving target as to how its defined

1124

02:16:04.860 --> 02:16:11.970

Jon Quitslund: And I've been working on a chapter that will establish multifamily

tax exemption.

1125

02:16:13.380 --> 02:16:16.050

Jon Quitslund: I would I would expect that this project would

1126

02:16:17.880 --> 02:16:24.240

Jon Quitslund: would qualify or I would want it to qualify for a multi family tax exemption for

1127

02:16:25.470 --> 02:16:38.400

Jon Quitslund: 12 years at least. And I don't fully understand the possible further demand further duration of the tax exemption. But that's a that's an incentive that

1128

02:16:39.480 --> 02:16:48.090

Jon Quitslund: Potentially. Potentially helpful to to making all this project to pencil out but we're interested in.

1129

02:16:51.660 --> 02:16:53.580

Jon Quitslund: Prolonging affordability.

1130

02:16:55.200 --> 02:17:15.120

Jon Quitslund: In these developments and also I'm interested in in IE lighting the difference between what HR because big A affordable for low income and small a affordable, which is more the the market rate affordability.

1131

02:17:18.150 --> 02:17:18.810

Jon Quitslund: This is

1132

02:17:19.860 --> 02:17:26.880

Jon Quitslund: This this project presents a number of challenges it conceptually and financially.

1133

02:17:28.650 --> 02:17:31.080

Jon Quitslund: And I want to see.

1134

02:17:32.280 --> 02:17:45.900

Jon Quitslund: A successful resolution of the questions that are raised about design and so on. But it's the numbers of units here look problematic to me coming from the planning commission

1135

02:17:46.500 --> 02:18:04.440

Jon Quitslund: And I'm trying to anticipate questions that will be raised as we go further through the, the process of review. I have another question, if I may, about the definition of the subdivision with its 5%

1136

02:18:06.660 --> 02:18:18.960

Jon Quitslund: Of the lot coverage devoted to natural area and the definition of the of the natural area. The two green pieces on the, on the, on the picture here.

1137

02:18:22.260 --> 02:18:24.930

Jon Quitslund: As natural areas are defined in

1138

02:18:29.370 --> 02:18:33.030

Jon Quitslund: The. Let's see. It's while I'm not looking.

1139

02:18:34.380 --> 02:18:51.240

Jon Quitslund: The natural area of configuration has to satisfy certain conditions, one of which is that the natural area shall have a minimum width of 50 feet outside of roadside and forever perimeter buffers.

1140

02:18:53.670 --> 02:19:02.580

Jon Quitslund: From the, from the look of this small picture. I can't tell what 50 feet amounts to. But those look like narrow

1141

02:19:04.230 --> 02:19:04.620

Joseph Dunstan: Narrow

1142

02:19:05.520 --> 02:19:10.260

Jon Quitslund: Narrow and then they include buffer area, rather than

1143

02:19:11.310 --> 02:19:13.530

Jon Quitslund: Being being in addition to buffer.

1144

02:19:15.060 --> 02:19:18.540

Jon Quitslund: So there's a question as to how well this

1145

02:19:19.740 --> 02:19:24.600

Jon Quitslund: qualifies under the requirements of a of a subdivision design.

1146

02:19:26.910 --> 02:19:36.810

Jon Quitslund: Also, I think the community areas need to be fuller, more better defined in terms of how they will be assets to the to the project.

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02:19:37.260 --> 02:19:39.840

Jon Quitslund: The. Those are perhaps later later on.

1148

02:19:40.860 --> 02:19:45.060

Jon Quitslund: Discussions, but we are talking about, as Joe said the

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02:19:46.170 --> 02:19:49.050

Jon Quitslund: Feasibility of subdivision design here.

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02:19:51.930 --> 02:19:52.440

Jon Quitslund: I should say.

1151

02:19:52.530 --> 02:19:56.580

Joseph Dunstan: This tonight just for my benefit and and bear with me as I'm

1152

02:19:56.760 --> 02:19:58.860

Joseph Dunstan: I make this up to explain this. And I'll just

1153

02:19:59.370 --> 02:20:04.680

Joseph Dunstan: Okay, let's just say the average home price on Bainbridge is 800,000

1154

02:20:06.030 --> 02:20:20.190

Joseph Dunstan: And low income would be 300,000 and middle income is 500,000 let's just say for sake of argument, so all the red or the 300,000 \$300,000 home set. Correct.

1155

02:20:20.370 --> 02:20:21.840

Hayes: No, that's the idea. Yes.

1156

02:20:22.020 --> 02:20:33.600

Joseph Dunstan: Yes, I do. Okay, and then half of those as john said would be them in the future be allowed to be put on market value at whatever rate that they would increase it in the future.

1157

02:20:33.960 --> 02:20:35.100

Hayes: When I'm not there is

1158

02:20:36.420 --> 02:20:40.500

Joseph Dunstan: Not the red. So they would always be under they would always be under the okay

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02:20:40.920 --> 02:20:41.460

So then

1160

02:20:42.990 --> 02:20:44.190

Joseph Dunstan: Okay, the brains, but

1161

02:20:44.280 --> 02:20:49.230

Joseph Dunstan: All they just wouldn't all be under HR beast control. I see. Okay, well,

1162

02:20:49.590 --> 02:20:54.930

David Smith: I'd be i'd like to interject a minute so we can kind of clear the math and they

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02:20:55.980 --> 02:21:10.200

David Smith: The difference between affordable on your package, there is the silver Dale Bremerton, the income limits for low income or very low income, low income.

1164

02:21:10.710 --> 02:21:21.000

David Smith: Moderate and middle income, but I want to point out from Mr Switzerland, that the for the project qualifies as an affordable project.

1165

02:21:21.810 --> 02:21:43.740

David Smith: In the high school road district if if above the base have a our floor ratio of 3% which is 330 percent I'm excuse me of the total land area of the two lots, which is 120 8000 square feet. So to cut answer Mr density of the questions that's how much

1166

02:21:45.840 --> 02:21:49.770

David Smith: floor area in the units that we can have UPSTAIRS, DOWNSTAIRS

1167

02:21:50.040 --> 02:22:04.380

David Smith: Combined, so that's how that setup the affordable. You only get the

bonus 30% if all the bonus area use is devoted to the low income.

1168

02:22:04.860 --> 02:22:18.570

David Smith: Now the low to the low income moderate income and middle income. In this case we've committed 36 which is way more than they the bonus square footage, which is only

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02:22:19.050 --> 02:22:43.500

David Smith: 27,000 square feet. So we've we've gone way beyond what's required for a committing part of the project affordability to meet the guidelines in there. So the, the red units at we're discounting we the open market price on those as 349 we're eating a discounting them 30,000

1170

02:22:44.850 --> 02:22:59.130

David Smith: For the self help shop grant. There's another 15 and eventually you get down to \$304,000 and so I don't know a favor is on the line. I don't want to get tread on her.

1171

02:23:00.450 --> 02:23:05.010

David Smith: turf too much about how affordability works. So the rest of the units.

1172

02:23:06.090 --> 02:23:07.320

David Smith: Are great to be

1173

02:23:09.030 --> 02:23:22.590

David Smith: That are going to have to obtain over market financing, but as it turns out at 3% interest rate today's rates. All units, even the most expensive grade. It's up to 439

1174

02:23:23.130 --> 02:23:41.190

David Smith: Can be purchased by the top level of the incomes modern middle income, which is part of that affordability. So when we said the whole projects affordable, it is because every single unit.

1175

02:23:41.730 --> 02:23:58.020

David Smith: Can be afforded in accordance with the silver Dale Bremerton income guidelines in the percentages that are set forth, it'd be IMC the IMC only requires 10% of the

1176

02:23:59.340 --> 02:24:06.060

David Smith: 30 units or so to be affordable we this is 36 is nine times as me.

1177

02:24:07.320 --> 02:24:07.530

Phedra Elliott: And

1178

02:24:07.590 --> 02:24:09.300

David Smith: This is done our job.

1179

02:24:09.720 --> 02:24:14.190

Phedra Elliott: Yeah, this is Phaedra, I just want to speak to this on behalf of HR be

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02:24:14.550 --> 02:24:15.900

Phedra Elliott: As David said he has

1181

02:24:15.900 --> 02:24:21.210

Phedra Elliott: offered us 36 of these units to be sold to people under 80% of area median income.

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02:24:21.630 --> 02:24:24.900

Phedra Elliott: And we want to do our best to make that happen.

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02:24:24.900 --> 02:24:38.940

Phedra Elliott: However, as hey stated earlier, it will depend largely on how much funding, we are able to get to make that possible. Because even though Central Highlands is discounting the price. An additional 30,000, it has to get even lower.

1184

02:24:39.390 --> 02:24:39.840

Phedra Elliott: To

1185

02:24:39.930 --> 02:24:51.780

Phedra Elliott: Be able to support someone at 80% or below so you know we are going to do the best we can but we can't make guarantees at this point. This product is more than a year out, and what funding sources will be available or not.

1186

02:24:52.290 --> 02:25:02.640

Phedra Elliott: You know, not written in stone at this point in time, but know that we will do our very best to get as many as possible. That will be under 80% and put in our land trust.

1187

02:25:03.060 --> 02:25:11.220

Phedra Elliott: And just, this is the RV. Right. You all have a specific thing that you do and talking about housing affordability isn't really one of them, but I'm

1188

02:25:11.700 --> 02:25:25.110

Phedra Elliott: Happy to at a different time though through how this works. We have some really good graphics in some ways that we can talk to you about just for educational purposes, not necessarily this project. Specifically, if you'd like that in the future.

1189

02:25:25.530 --> 02:25:27.810

Joseph Dunstan: Okay, so. Okay, great.

1190

02:25:28.710 --> 02:25:29.400

Marlene Schubert: To see Andres.

1191

02:25:29.970 --> 02:25:30.900

Joseph Dunstan: Ball. Yes.

1192

02:25:33.630 --> 02:25:34.020

Joseph Dunstan: Well,

1193

02:25:36.570 --> 02:25:46.440

Bob Russell: Yeah, I mean I get paid to clean it up. I mean john and my mind. I didn't. I knew that there was just 36 units that were affordable and the other ones.

1194

02:25:46.920 --> 02:25:51.810

Bob Russell: Are, as Mr. Smith says they're open market, but they're not you know 500 or

1195

02:25:52.350 --> 02:26:00.930

Bob Russell: \$800,000 units there. I don't know what Mr. Smith, you use. I remember you use some kind of word I was looking for here while I was listening to you talk, but

1196

02:26:01.530 --> 02:26:11.880

Bob Russell: It. I didn't get the idea that it was necessarily promoted as affordable, even though it sounds like they are. I just gathered that they weren't making them real expensive. That's all.

1197

02:26:13.170 --> 02:26:13.470

Bob Russell: Okay.

1198

02:26:14.250 --> 02:26:26.340

Joseph Dunstan: So let's let's kind of a grid federal we have to kind of move on to the the subdivision part of this as well. Um, so one question about that is

1199

02:26:27.570 --> 02:26:39.390

Joseph Dunstan: Another student Kelly, can you and you're more familiar with 1712 than I am. And probably, then the rest of the Dr. B is as well. Um, are there setbacks.

1200

02:26:40.770 --> 02:26:42.600

Joseph Dunstan: requirements under 1712

1201

02:26:44.160 --> 02:26:56.280

Kelly Tayara: Um, there are, I mean they what the DMV and so your section of the code doesn't really talk about it just says that you're supposed to review and provide recommendation.

1202

02:26:56.730 --> 02:26:58.140

Kelly Tayara: On on subdivisions.

1203

02:26:58.410 --> 02:27:01.560

Kelly Tayara: It doesn't really say what it is you're supposed to evaluate

1204

02:27:02.640 --> 02:27:13.590

Kelly Tayara: But what the applicant is supposed to do is to first designate natural areas community space, then

1205

02:27:14.670 --> 02:27:20.190

Kelly Tayara: The access and then draw the lot lines.

1206

02:27:21.780 --> 02:27:23.520

Joseph Dunstan: So on this plan and I

1207

02:27:23.700 --> 02:27:32.940

Joseph Dunstan: Give me because I can't quite read it on the computer there. The green of the two setbacks that are required right now that said backers.

1208

02:27:33.480 --> 02:27:46.350

Joseph Dunstan: The, the yellow is the community space on the east lot the yellow going along the road on the slide, nothing that's landscaping is that you're considering as being

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02:27:49.350 --> 02:27:51.030

Joseph Dunstan: A community property to

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02:27:52.110 --> 02:27:52.530

Hayes: Yes.

1211

02:27:53.250 --> 02:27:55.260

Joseph Dunstan: Can we propagate and then on the

1212

02:27:56.640 --> 02:27:57.840

Joseph Dunstan: West Side lot

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02:27:59.100 --> 02:28:06.690

Joseph Dunstan: That's all Community part. It's really landscaping, but you're talking about it as being community properties. I mean, community space as well.

1214

02:28:09.030 --> 02:28:09.450

Hayes: Okay.

1215

02:28:09.900 --> 02:28:12.150

Joseph Dunstan: And then those are walkways to go to each unit.

1216

02:28:14.730 --> 02:28:17.550

Joseph Dunstan: Where the line, the line. Yeah, those are walkways.

1217

02:28:18.420 --> 02:28:19.170

Joseph Dunstan: One of those

1218

02:28:19.890 --> 02:28:22.110

David Smith: That, that's correct.

1219

02:28:23.190 --> 02:28:40.680

David Smith: We're, we're having second thoughts because it would create a ruin the

open space. So we're considering moving the blue turquoise path right adjacent to the units. So we won't have ribbons of concrete going through all that open space.

1220

02:28:41.160 --> 02:28:44.190

Joseph Dunstan: For the blue side. Yeah.

1221

02:28:46.170 --> 02:28:47.040

Joseph Dunstan: Sure, go ahead. Sorry.

1222

02:28:48.090 --> 02:28:50.370

David Smith: Okay, sorry, I didn't hear what you said.

1223

02:28:50.490 --> 02:28:53.430

Joseph Dunstan: No, I interrupted you. Go ahead, sir, sorry. Go ahead.

1224

02:28:54.780 --> 02:28:57.720

David Smith: Well, no, I'm done I i

1225

02:28:58.020 --> 02:29:12.360

David Smith: Think we, I think it's a good idea to get rid of the walkways and put the sidewalk, the blue stripe right so they can just walk right into their unit and that and the areas that much more usable by the rest of the the owners.

1226

02:29:12.450 --> 02:29:14.340

Joseph Dunstan: For the blue. The blue with sidewalks.

1227

02:29:16.680 --> 02:29:19.920

David Smith: Well, the blue. The blue the existing blue

1228

02:29:20.970 --> 02:29:40.470

David Smith: Is gravel next to the diagonal parking spaces. We don't, we're not particular i think i think concrete might be better, but we do on the east lot next to the diagonals there. That is a gravel half so I'm not, I'm not quite sure what we're obligated to do or not.

1229

02:29:40.500 --> 02:29:41.580

David Smith: Obligated to do and

1230

02:29:41.970 --> 02:29:44.310

David Smith: I think sidewalks would be a little bit better but

1231

02:29:45.600 --> 02:29:45.840

Joseph Dunstan: Are you

1232

02:29:47.220 --> 02:29:53.460

Joseph Dunstan: Getting away from what the surface is it's actually just pedestrian areas it's pedestrian walkway Sacra

1233

02:29:54.810 --> 02:29:55.530

David Smith: walkways.

1234

02:29:55.590 --> 02:29:57.570

David Smith: Was the surface is just have to wait.

1235

02:29:57.600 --> 02:30:06.570

Joseph Dunstan: Yeah, okay. So yeah, I think we when we get to it. We can talk about that, but like in the building on the on the west lot there.

1236

02:30:07.170 --> 02:30:19.890

Joseph Dunstan: If the walkway went through that landscape in a meandering way, it could be more lovely and could contribute to a public realm that looks nicer wouldn't cost any money to do that, particularly

1237

02:30:20.520 --> 02:30:21.540

David Smith: And that will be

1238

02:30:21.810 --> 02:30:26.010

Joseph Dunstan: That might be a nice thing to do. That's something we can talk about down the road.

1239

02:30:28.530 --> 02:30:41.610

Joseph Dunstan: Just and I don't think that's a cost going to make the walkway. It gets the walkway. I think we'd all agree should be away from the road if possible. I mean, just to create less less less more safe walking environments, but

1240

02:30:42.150 --> 02:30:42.600

Joseph Dunstan: Can I

1241

02:30:42.690 --> 02:30:43.200
interject.

1242
02:30:44.490 --> 02:30:44.820
Joseph Dunstan: Please.

1243
02:30:46.530 --> 02:30:50.940
Michael Loverich: I have a few just bigger picture questions. Okay.

1244
02:30:52.740 --> 02:30:53.430
Michael Loverich: The proposal.

1245
02:30:56.130 --> 02:30:57.180
Michael Loverich: It does sound like

1246
02:30:58.410 --> 02:31:08.340
Michael Loverich: The natural areas they are smaller than what we're requesting so that if you plan to proceed with this, this will have to be a departure, that we would have to agree on.

1247
02:31:08.760 --> 02:31:08.970
Yeah.

1248
02:31:10.320 --> 02:31:14.790
Michael Loverich: I have a question about the layout of the roads.

1249
02:31:15.600 --> 02:31:33.120
Michael Loverich: And the you're retaining some of the existing roads and you're putting in new roads, and I'm wondering like guess the way that I would approach this would be more or less to start from scratch and pretend that some of those roads didn't exist. For example,

1250
02:31:34.740 --> 02:31:36.360
Michael Loverich: Like this road down here.

1251
02:31:38.940 --> 02:31:42.780
Michael Loverich: As well as this road here. Are you required to keep those

1252
02:31:42.810 --> 02:31:52.500

Michael Loverich: Roads in their current configuration because of some sort of agreement that you have with other properties are wire this stain as they are.

1253

02:31:55.140 --> 02:32:06.360

Hayes: Well, I mean, as a general rule under the CC and RS lot owners are allowed to manipulate their lots as they see fit. And then they parking and parking

1254

02:32:07.110 --> 02:32:14.340

Hayes: Roadways etc. There are certain structures, though, where lots me lots like access from one lot to another.

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02:32:14.700 --> 02:32:25.950

Hayes: You, you cannot change that without obviously the agreement of the other line. So I think the answer your question is potentially there's some flexibility, but there are some woman next to her.

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02:32:26.700 --> 02:32:35.460

Michael Loverich: So you might have to maintain that connection that connection, some sort of connection here and maybe that one. Let's say good

1257

02:32:35.520 --> 02:32:38.520

Michael Loverich: Yeah, I don't think. But then part. Sorry.

1258

02:32:39.030 --> 02:32:40.230

Hayes: Yes, I think that's right.

1259

02:32:40.620 --> 02:32:40.950

Okay.

1260

02:32:42.480 --> 02:32:42.900

Michael Loverich: Because

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02:32:44.580 --> 02:32:54.480

Michael Loverich: Well, part of this is you know like this area is kind of a problem when you're kind of driving through the area. There's a lot of it's pretty wide. It seems like it would be

1262

02:32:55.230 --> 02:33:06.270

Michael Loverich: And there's a lot of parking here and this road seems somewhat redundant and also this location of this road seems to kind of eat up a lot of

space.

1263

02:33:06.390 --> 02:33:07.290

Michael Loverich: And it seems like

1264

02:33:07.770 --> 02:33:19.080

Michael Loverich: Through the if you were to kind of analyze this without using these existing conditions that you don't need to maintain them you could actually get like perhaps a better layout that would

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02:33:20.340 --> 02:33:26.970

Michael Loverich: Add a little bit more community space to the project still retained the number of units are trying to achieve.

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02:33:27.150 --> 02:33:29.130

Michael Loverich: Maybe even add an additional ones.

1267

02:33:30.510 --> 02:33:33.540

Michael Loverich: And one. One thing about this too was just

1268

02:33:34.770 --> 02:33:40.050

Michael Loverich: Like, I think it's kind of nice like in this area where you're actually building

1269

02:33:41.370 --> 02:33:44.940

Michael Loverich: Structures over existing parking and I was wondering if

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02:33:46.380 --> 02:33:51.060

Michael Loverich: These units could also be built over this parking area.

1271

02:33:52.740 --> 02:33:57.270

Michael Loverich: Because what that would end up doing is I know there's a little bit of

1272

02:33:58.290 --> 02:34:10.170

Michael Loverich: Manipulation that would have to work to get the number of parking to line up with the number of units, but you would end up create a much bigger community space here. And you'd still have the same number of units.

1273

02:34:11.850 --> 02:34:12.510

Michael Loverich: And

1274

02:34:13.980 --> 02:34:18.330

Michael Loverich: I feel like it would make this area. This property feel a lot better.

1275

02:34:20.190 --> 02:34:22.140

Michael Loverich: So that's just one kind of thing.

1276

02:34:23.160 --> 02:34:24.360

Michael Loverich: That I'm wondering about, like,

1277

02:34:25.770 --> 02:34:29.670

Michael Loverich: I guess that's why I'm trying to figure out what needs to be retained or not.

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02:34:31.290 --> 02:34:31.500

Hayes: Yeah.

1279

02:34:32.970 --> 02:34:34.380

David Smith: To a degree. Mr.

1280

02:34:34.440 --> 02:34:34.980

David Smith: Lover handy.

1281

02:34:35.250 --> 02:34:42.540

David Smith: Yeah there. There's a number of easements that impact the main

1282

02:34:43.920 --> 02:34:46.050

David Smith: Travel areas main roads through

1283

02:34:48.000 --> 02:34:48.600

David Smith: The

1284

02:34:49.800 --> 02:34:55.260

David Smith: Area at the south end of the East slot where you've got the connection from wintergreen lane.

1285

02:34:55.770 --> 02:34:57.000

David Smith: To that one of these laying

1286

02:34:57.300 --> 02:35:13.020

David Smith: Down is is an easement. It's an easement that that affects our property. So in wintergreen lane is all an easement. So those things are are virtually untouchable, we'd have to have permission from

1287

02:35:14.010 --> 02:35:25.950

David Smith: All of the owners there to close the connection to Polly's lane and then somehow, we'd have to still have access to both on the east side both parking lots.

1288

02:35:27.300 --> 02:35:40.500

David Smith: So I, I understand your question about i mean it's it's a great idea. I don't know, I, I'm the only one I've ever seen go and use Polly's lane when I drive through there. I don't see anybody else but

1289

02:35:41.130 --> 02:35:41.880

Michael Loverich: Oh, no.

1290

02:35:42.060 --> 02:35:44.280

David Smith: It just to access is for

1291

02:35:44.430 --> 02:35:46.710

David Smith: For fire is not sure which

1292

02:35:47.190 --> 02:36:00.270

Michael Loverich: Yeah, well, I'm not trying to say. Get rid of that. So you can still retain all those access points, but just maybe like if this road was straightened out, for example. So you still have it there.

1293

02:36:02.430 --> 02:36:11.370

Michael Loverich: That is allows you to have potentially like the buildings have moved down slightly, or something like that. So you can have more public space. So it seems like there's

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02:36:13.470 --> 02:36:15.480

Michael Loverich: Potentially ways of kind of adjusting that

1295

02:36:17.820 --> 02:36:19.950

Michael Loverich: To actually improve the entire project.

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02:36:21.060 --> 02:36:23.610

Michael Loverich: And make it a much more enjoyable place to

1297

02:36:25.080 --> 02:36:35.610

Joseph Dunstan: Michael little bit. That is one of our standards that we want projects to meet that is less automobiles and more pedestrian and more public realm.

1298

02:36:36.180 --> 02:36:46.440

Joseph Dunstan: And if I'm going to say something different to see something some little Michael said, but maybe settle definitely see if this when you look at the road that goes through on to a pro built

1299

02:36:47.220 --> 02:36:55.170

Joseph Dunstan: Right there in the middle between the two lights. YOU'VE GOT THE GRAY ROAD. You've got a little strip of landscaping, then you have a road we have parking so

1300

02:36:55.740 --> 02:37:05.070

Joseph Dunstan: That is a heck of a lot of pavement there between the two red boxes in the east and west lots. You know, I mean, it's

1301

02:37:05.460 --> 02:37:23.400

Joseph Dunstan: It's this a lot of spit lot of parking. A lot of impervious cover and if there was a way to change that slightly so there was less of that that would be really helpful thing. We know you can't really I don't think he can change the road. I think that's

1302

02:37:24.450 --> 02:37:25.500

Joseph Dunstan: Not really possible but

1303

02:37:26.550 --> 02:37:34.650

Joseph Dunstan: Um, I don't know how you do that to look at that, but it just seems like that as a lot of all those homes as one to 1020 homes there.

1304

02:37:35.250 --> 02:37:48.330

Joseph Dunstan: Were looking out on a heck of a lot of pavement and it's just not an attractive front entrance and whatnot. And we're just trying to help that realm look

a little better somehow I'm not sure how we do that.

1305

02:37:49.410 --> 02:38:06.720

Joseph Dunstan: But that that's one of the things we're trying to get out through our standards. We're trying to reduce the amount of roadway that's possible. Right now you have homes on the west lot for instance in the middle lot there. You've got homes that are really surrounded by road.

1306

02:38:07.800 --> 02:38:11.160

Michael Loverich: Well, on that I was also wondering if

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02:38:13.230 --> 02:38:17.970

Michael Loverich: Like if there could be a one, just a one way street here.

1308

02:38:18.360 --> 02:38:19.230

Michael Loverich: That access

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02:38:19.440 --> 02:38:34.530

Michael Loverich: That the garages access from both sides. So again, you would you be able to get rid of some like the road you be able to access from that parking lot with you already kind of doing up there and also access from there.

1310

02:38:35.850 --> 02:38:40.230

Michael Loverich: And you get a little bit more potentially green space in the scheme.

1311

02:38:42.090 --> 02:38:44.670

Joseph Dunstan: So we'd be really supportive, I think.

1312

02:38:45.180 --> 02:38:54.930

Joseph Dunstan: We all would be having narrow, narrow our roads, you know, one way or something like that, any way that we can reduce that

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02:38:55.200 --> 02:38:56.370

Michael Loverich: And after we have that

1314

02:38:57.600 --> 02:38:58.080

Michael Loverich: Maybe

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02:38:58.740 --> 02:39:00.180

Michael Loverich: Reducing the number of them.

1316

02:39:01.980 --> 02:39:03.240

Joseph Dunstan: Number of them in some way.

1317

02:39:03.960 --> 02:39:10.560

Joseph Dunstan: We'd be very supportive of that, you know, for instance, one thing, but this is part of the subdivision because it's the road but

1318

02:39:11.160 --> 02:39:21.150

Joseph Dunstan: In the East lot there were all that parking is there in the middle. If you came in and the first half of the road was up against the homes.

1319

02:39:21.630 --> 02:39:28.500

Joseph Dunstan: And the second half was away from home to some of the parking on one side and some of the parking on the other side with the curving road through their

1320

02:39:29.310 --> 02:39:42.540

Joseph Dunstan: Trees and landscaping and the view and the walkway through there would look like a huge parking lot. Yeah, it's a little bit of fakery but it really works in terms of making it a better looking.

1321

02:39:43.140 --> 02:39:48.510

Joseph Dunstan: Environment and it doesn't cost anything to do that, you have, you know, 10 parking spaces on one side.

1322

02:39:48.840 --> 02:40:00.360

Joseph Dunstan: Than the current back and they got 10 on the other side, or something like that. And you're also done slow down the road so that people don't drive so fast to people's homes and techniques like that.

1323

02:40:00.810 --> 02:40:02.280

Marlene Schubert: That we should know Joe, we have

1324

02:40:02.310 --> 02:40:03.240

Joseph Dunstan: Probably still

1325

02:40:03.360 --> 02:40:08.280

Joseph Dunstan: Two roads are still a problem in terms of our subdivision, are we.

Yes, ma'am.

1326

02:40:08.910 --> 02:40:10.560

Marlene Schubert: I'm sorry. I didn't mean to interrupt. I thought you were

1327

02:40:10.560 --> 02:40:10.950

Marlene Schubert: Dying.

1328

02:40:11.790 --> 02:40:13.440

Marlene Schubert: He has his hand raised in the audience.

1329

02:40:13.620 --> 02:40:14.970

Marlene Schubert: Who does Carly

1330

02:40:15.330 --> 02:40:16.050

Marlene Schubert: I'll bring him on

1331

02:40:17.460 --> 02:40:17.850

Joseph Dunstan: Okay.

1332

02:40:24.210 --> 02:40:26.550

Marlene Schubert: waiting for him to unmute takes a minute.

1333

02:40:27.960 --> 02:40:29.460

charlie: Sorry, can you hear me now.

1334

02:40:29.850 --> 02:40:30.300

Yes.

1335

02:40:32.190 --> 02:40:45.270

charlie: So I think as most of you know I worked on the original viscosity master plan for multiple years and went through the whole iterative process with neighbors. Planning Commission planning staff, etc.

1336

02:40:46.830 --> 02:40:54.330

charlie: Michael, a lot of these roads. I mean, for one. They're built, which I'm sure you're aware of already

1337

02:40:54.660 --> 02:41:05.640

charlie: And these the slip lane, for example, that that extra Lane was a specific requirement of the approvals process.

1338

02:41:06.870 --> 02:41:19.320

charlie: I can say it wasn't in our original design. And this was in direct response to the neighbors worrying about the truck traffic and safety of people pulling in and out of parking places.

1339

02:41:20.790 --> 02:41:32.340

charlie: Similarly, the road alignment on the south edge of the East Side. As I recall, I think had something to do with existing trees that we were working to protect

1340

02:41:32.490 --> 02:41:35.100

charlie: Again, it's been a long time since I worked on it so

1341

02:41:36.210 --> 02:41:47.700

charlie: I'm just want you all to be aware that this was all part of a very specific detailed lengthy approvals process and it might benefit.

1342

02:41:47.820 --> 02:41:52.950

charlie: That Dr. Be if they're interested to review some of that Approvals well

1343

02:41:53.190 --> 02:42:01.830

Joseph Dunstan: To that point I would like to again sending to the to the city to David and to Kelly we've asked a couple times to see the

1344

02:42:02.310 --> 02:42:13.530

Joseph Dunstan: 2013 in a decision in that all the conditions on it. So we understood what we were talking about and we have not yet seen a copy of that and and I could go find it.

1345

02:42:13.860 --> 02:42:23.070

Joseph Dunstan: Myself, but I'd like to get one transmitted to the city so that we knew that we had the official copy so that we could understand that and not be so blind.

1346

02:42:23.550 --> 02:42:35.460

Joseph Dunstan: In terms of our, you know, understanding of what's going on with trying to be helpful here and not make suggestions that are just not possible. I

mean, we're trying to do things that are helpful. You know, so

1347

02:42:36.660 --> 02:42:37.080

Michael Loverich: Also

1348

02:42:37.110 --> 02:42:39.810

Joseph Dunstan: Need to get a copy of that. That's just what we need to do.

1349

02:42:39.870 --> 02:42:40.770

Michael Loverich: And that's all we're all

1350

02:42:41.280 --> 02:42:41.550

Here.

1351

02:42:43.020 --> 02:42:43.380

Joseph Dunstan: Sorry.

1352

02:42:43.770 --> 02:42:45.360

Hayes: And CC and RS as well.

1353

02:42:45.810 --> 02:42:47.040

Joseph Dunstan: And the CC and RS and

1354

02:42:47.280 --> 02:42:50.850

Hayes: 14 hearing examiner same conditions and the CC and RS

1355

02:42:50.940 --> 02:42:58.200

Joseph Dunstan: And we've been asking for that and we need to get that in depth. That's why we're having problem approving

1356

02:42:59.280 --> 02:43:04.320

Joseph Dunstan: Subdivisions. We don't know what all those things are so we're struggling a little bit but

1357

02:43:05.340 --> 02:43:05.880

David Greetham: Hey, Joe.

1358

02:43:06.060 --> 02:43:06.750

Joseph Dunstan: Okay, yes.

1359

02:43:06.930 --> 02:43:15.510

David Greetham: Very good. If this meeting does break into two parts, as we hosted the beginning we will endeavor to get that to you before the part to meeting.

1360

02:43:16.080 --> 02:43:17.730

David Greetham: And work with Kelly on that.

1361

02:43:18.300 --> 02:43:18.900

Joseph Dunstan: Okay, great.

1362

02:43:18.930 --> 02:43:20.040

David Greetham: Thank you for the reminder we

1363

02:43:20.040 --> 02:43:22.290

Marlene Schubert: Have three hands raised. Vicki Bob and Todd.

1364

02:43:22.740 --> 02:43:25.050

Joseph Dunstan: Vicki problem talk. Okay. Vicky, let's

1365

02:43:26.220 --> 02:43:38.640

Vicki Clayton: Um, let's see. I'm wondering, are those diagonal parking places are those meant to be shared with the other commercial or are those just strictly dedicated to the residential

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02:43:39.930 --> 02:43:42.810

Vicki Clayton: That was one question. The other question has to do with

1367

02:43:43.860 --> 02:43:55.620

Vicki Clayton: Polly's lane i i to always exit VM and go out pawleys lane. And the reason for that is to avoid the intersection of wintergreen with high school with high school road.

1368

02:43:56.040 --> 02:44:16.500

Vicki Clayton: Which is very, very difficult. If you want to get if you want to get going south on three or five and I think in the viscosity decision. There's supposed to be a crosswalk at Polly's lane which with a community of houses here is going to be pretty important because they'll probably

1369

02:44:17.700 --> 02:44:33.480

Vicki Clayton: You know, might choose maybe the school bus stops going to be out there on high school road at the end of Polly's lane. So having a crosswalk. And I think would be important, but in all of this planning. This is maybe a question to the city. Are there any plans.

1370

02:44:34.710 --> 02:44:54.390

Vicki Clayton: You know, to deal with, should there be around about where wintergreen hits high school road, I understand. Historically, there was an aspiration to get the pro build off of 305 and washed out said no couldn't do that. So that's what's caused this complex drive path here.

1371

02:44:55.620 --> 02:44:57.540

Vicki Clayton: And then I'm also wondering

1372

02:44:59.040 --> 02:45:09.690

Vicki Clayton: Where in here. So that's a drive. It's a two way. Dr. Pat, so obviously said six. It exists that way. Now I'm assuming that

1373

02:45:10.230 --> 02:45:25.200

Vicki Clayton: They're not going to be looking for an additional fire lane. So that's kind of three questions is shared parking. Are we okay on the fire lanes. What about that intersection and that it does highlight the importance of Polly's lane, too. Thanks.

1374

02:45:25.500 --> 02:45:27.630

Joseph Dunstan: Thank you. Okay, Todd. Did you have a question.

1375

02:45:31.080 --> 02:45:31.920

Todd Thiel: Good. That was fast.

1376

02:45:33.420 --> 02:45:43.050

Todd Thiel: I just had a question kind of at the intersection of where those three red bars connect and what the distance between those buildings are

1377

02:45:45.150 --> 02:45:47.550

Todd Thiel: It just whenever I treasure.

1378

02:45:48.420 --> 02:45:49.050

Joseph Dunstan: Yeah, well,

1379

02:45:49.620 --> 02:45:53.730

Todd Thiel: Where, where I try to get step that closed it gets into protecting

1380

02:45:55.230 --> 02:46:03.630

Todd Thiel: The facades are the openings in those walls. So, is there enough room in there that they don't have to be fireproof construction or

1381

02:46:04.260 --> 02:46:06.360

Todd Thiel: Limited openings or any of that stuff.

1382

02:46:10.680 --> 02:46:21.390

David Smith: I'm not sure I understand the question, but the the all of the rows of buildings are separated by a minimum of 10 feet.

1383

02:46:22.470 --> 02:46:29.400

David Smith: And taking on the east lot the two rows that are angled a little bit going south towards kids that bag.

1384

02:46:31.320 --> 02:46:38.430

David Smith: It gets wider like 20 better 30 feet at the widest part of that triangle and the narrowest parts.

1385

02:46:39.450 --> 02:46:42.990

David Smith: Just about 1012 feet, something like that.

1386

02:46:44.130 --> 02:46:54.660

Todd Thiel: Right. And you know if there's a blank wall facing a blank wall that's usually not a problem. It's if there's openings that face each other for flame spread and fire spread

1387

02:46:55.890 --> 02:47:04.350

Todd Thiel: And if there's a property line between the two. There's usually a setback that that has to happen that has that. And I'm not an expert on that. I just that looks

1388

02:47:05.370 --> 02:47:15.060

Todd Thiel: Close enough that there might be some, you know, very expensive construction where that intersection comes in and just checking to see that you have looked at that and it's

1389

02:47:15.720 --> 02:47:16.110

Todd Thiel: Okay.

1390

02:47:16.590 --> 02:47:26.970

David Smith: I mentioned the five feet because five feet is the that's that's the, that's when you're in the clear in each each of those roles that more than five fee.

1391

02:47:27.900 --> 02:47:42.570

David Smith: So there's 10 feet all together. So you're they made the fire code regulation all the units have to have a two or a NOT SURE TO OUR firewall in between the Zero Lot Line units in the Rose themselves.

1392

02:47:43.110 --> 02:47:59.790

David Smith: And it goes all the way to the rafters. So they had a complete division along the property line and each unit has its own stud wall. I won't go on too long, but they are completely separate units with an actual space.

1393

02:48:01.020 --> 02:48:14.460

David Smith: inch or two inches between those two walls at the zero line just to make it more confusing. So if Charlie still on the line and can probably explain a lot better than me.

1394

02:48:17.220 --> 02:48:18.840

Marlene Schubert: And Bob has a sand race as well.

1395

02:48:19.650 --> 02:48:20.070

Okay.

1396

02:48:22.590 --> 02:48:25.410

Joseph Dunstan: Charlie, Charlie, did you want to make a comment about that.

1397

02:48:25.710 --> 02:48:26.100

Charlie.

1398

02:48:29.430 --> 02:48:32.040

charlie: No, I don't. I don't have any specific comment on that.

1399

02:48:32.220 --> 02:48:34.710

Joseph Dunstan: Okay. All right. Um, was, who was

1400

02:48:36.270 --> 02:48:37.470

Joseph Dunstan: Todd you want to finish up.

1401

02:48:37.770 --> 02:48:49.200

Todd Thiel: I just want to add one maybe obvious question, but so the property lines for each unit are just the the darker squares that extend

1402

02:48:50.340 --> 02:48:51.870

Todd Thiel: In front and back.

1403

02:48:52.560 --> 02:48:55.080

David Smith: Yes, five feet each each

1404

02:48:55.950 --> 02:49:02.130

Todd Thiel: Yeah. And then what's the ownership of all the other land that's not in those individual

1405

02:49:03.180 --> 02:49:04.050

Todd Thiel: Lines.

1406

02:49:04.860 --> 02:49:07.740

David Smith: The all of the tracks tracks.

1407

02:49:08.760 --> 02:49:24.840

David Smith: We will set up a separate homeowners association and that association, rather than the unit. So, as a whole, they will they will own all the common areas and including in common areas roadways.

1408

02:49:26.070 --> 02:49:36.210

David Smith: Open spaces natural and community. The past everything outside of the locks will be a common ownership owned by the homeowners association.

1409

02:49:37.920 --> 02:49:48.750

Joseph Dunstan: So that that does bring up a question about homeowners associations, they would then be responsible for landscaping for clean up for whatever is going on that kind of stuff.

1410

02:49:49.200 --> 02:49:56.670

Joseph Dunstan: And in homeowners associations, always, you know, go up in price. I mean, everything gets more expensive of time, you know,

1411

02:49:57.270 --> 02:50:11.700

Joseph Dunstan: How does that relate and maybe Phaedra knows there's maybe Mr. Smith, does that, how does that relate to keeping the price down on on for affordability and if you know if you start out at \$100 a month. That's fine. But over time, I mean, you know,

1412

02:50:12.000 --> 02:50:15.270

Joseph Dunstan: There are condos down by the pub that are thousand dollars a month.

1413

02:50:15.330 --> 02:50:27.570

Joseph Dunstan: For nature way. And I'm sure we're not going to do that here. But is that goes up over time. How does that affect the affordability issue is that something has been discussed thought about, I hope.

1414

02:50:29.850 --> 02:50:32.640

Joseph Dunstan: It will gimme, gimme. COME ON. Dave Smith.

1415

02:50:32.940 --> 02:50:45.570

Phedra Elliott: I guess my comment on that would be that since they're single lot line homes and they, the kind of dudes don't tend to go up in the same way, because the person is responsible for their own lot

1416

02:50:45.930 --> 02:50:47.430

Phedra Elliott: And the commentary expenses are

1417

02:50:47.430 --> 02:50:48.780

Phedra Elliott: Typically pretty low.

1418

02:50:49.800 --> 02:50:55.200

Phedra Elliott: That we've seen that at Franklin village and and David and has

1419

02:50:56.760 --> 02:51:01.710

Phedra Elliott: Indicated that will be the case here as well, just that there's not a lot to pay for in the common room so

1420

02:51:01.740 --> 02:51:07.230

Joseph Dunstan: So you're saying that each, each one is a home, they would responsible for their own painting their own up

1421

02:51:08.790 --> 02:51:09.180

Phedra Elliott: Yes.

1422

02:51:09.210 --> 02:51:16.710

Joseph Dunstan: That would be that would be a large part of the homeowner. So that's a. Okay, that's a good answer that's helpful. Okay.

1423

02:51:16.890 --> 02:51:17.610

Thank you, Bob.

1424

02:51:20.880 --> 02:51:21.600

Bob Russell: Yeah.

1425

02:51:23.100 --> 02:51:33.480

Bob Russell: I i've read through all hundred and 25 pages of the CC and RS and I went through the hearing examiner thing this morning, just to kind of try to refresh myself and my gosh there's

1426

02:51:33.960 --> 02:51:41.730

Bob Russell: So many conditions and restrictions and everything else. I, for some reason I thought in response to what Vicki was talking about. I thought that they

1427

02:51:43.050 --> 02:51:53.100

Bob Russell: I thought this currency had to put in that crosswalk. But I don't recall. I know there was an issue with Ace Hardware, whether it was appropriate because there wasn't enough people, blah, blah, blah. So

1428

02:51:54.510 --> 02:51:56.130

Bob Russell: Maybe it maybe it never got

1429

02:51:57.210 --> 02:52:03.420

Bob Russell: Maybe viscosity didn't have to do it. I don't know. But obviously, it's something that has to be looked at. My question was this

1430

02:52:07.770 --> 02:52:14.400

Bob Russell: And don't make it. I don't want to make it sound like a dumb question, but I heard Charlie talk about that slip road.

1431

02:52:15.990 --> 02:52:25.260

Bob Russell: You know, is it possible with the large trucks to do a traffic study and there as as Kelly said there's going to be a major adjustment to the SPR

1432

02:52:26.070 --> 02:52:41.160

Bob Russell: Is it possible that you know that maybe they might be able to enter directly into into wintergreen and get rid of that slip road on the adjustment and the major adjustment to the SPR for the you know the residential the multi family residential

1433

02:52:42.540 --> 02:52:47.250

Bob Russell: I don't know who I'm directing the question at but someone must be knowledgeable online here.

1434

02:52:49.980 --> 02:53:03.420

Hayes: Well, I mean, if that's a requirement of the, you know, hearing examiner decision and or CC and Rs, then it might require you know consent of all a lot of owners, so there's there's that potential issue.

1435

02:53:04.590 --> 02:53:06.960

Hayes: Not something that can be imposed unilaterally.

1436

02:53:08.040 --> 02:53:10.740

Hayes: But I haven't started that question specifically

1437

02:53:11.070 --> 02:53:15.120

Bob Russell: Yeah, no, no, I understand you've got you've got a zillion conditions in there.

1438

02:53:16.080 --> 02:53:23.850

Bob Russell: It just seems like I have to agree with Michael and everyone else and I guess Joe THAT THERE'S SO MUCH IMPERVIOUS SURFACE there and it just you know if there's

1439

02:53:24.210 --> 02:53:31.830

Bob Russell: Not as much truck traffic, as you know, I agree with with Vicki. I go out, you know, Polly lane, but

1440

02:53:32.430 --> 02:53:43.680

Bob Russell: I don't know how much truck traffic there is if you dumped into that wintergreen lane if it really is a safety factor if it would work out. Okay, we could get rid of that slip road and that would really open up a lot.

1441

02:53:46.350 --> 02:53:46.920

Bob Russell: That's

1442

02:53:46.980 --> 02:53:49.980

Marlene Schubert: All I have Linda in the audience that would like to speak.

1443

02:53:50.220 --> 02:53:52.170

Joseph Dunstan: Okay, Linda. Yes, go ahead.

1444

02:53:52.950 --> 02:54:03.960

linda: Yes, I want to speak to the police lane crosswalk. The hearing examiner did recommend it but allowed the city to decide whether or not

1445

02:54:04.380 --> 02:54:21.270

linda: They would approve it. The, the sconces were willing to put it in and the city said no, they said it was a people weren't used to something there. And it was actually safer if we ran across the street without a crosswalk. So actually, it's weird. But that is what happened and

1446

02:54:22.650 --> 02:54:32.070

linda: I read. Read the his, his statement recently. So we could we could definitely do that. Put in a crosswalk.

1447

02:54:33.420 --> 02:54:35.190

Joseph Dunstan: Okay, thank you. Vicki.

1448

02:54:35.280 --> 02:54:36.870

Marlene Schubert: Has her hand race and then shot.

1449

02:54:37.140 --> 02:54:44.160

Joseph Dunstan: Okay, I'm gonna have to slow the meeting down after those two because over time here, Vicki. Go ahead.

1450

02:54:44.580 --> 02:55:01.560

Vicki Clayton: Let's see, while we're looking at this plan on the west side, the natural area so so that's the natural area on the on the physical lot. So I'm

assuming to the west of that still exists. The 50 foot

1451

02:55:02.820 --> 02:55:03.510

Vicki Clayton: Buffer

1452

02:55:03.660 --> 02:55:04.410

Joseph Dunstan: I don't think so.

1453

02:55:05.430 --> 02:55:06.420

Vicki Clayton: Okay then, claiming

1454

02:55:06.480 --> 02:55:09.240

Vicki Clayton: That the the hearing examiner

1455

02:55:09.990 --> 02:55:11.790

Hayes: For their part,

1456

02:55:11.880 --> 02:55:17.460

Hayes: Pardon highway three or five buffer. There's actually a photo and materials. Okay.

1457

02:55:17.790 --> 02:55:22.200

Vicki Clayton: Because there was a hearing examiner project condition regarding

1458

02:55:23.520 --> 02:55:32.400

Vicki Clayton: The buffer against three or five. And so I'm seeing you're asking for departure, and I don't really understand how the two interface.

1459

02:55:34.080 --> 02:55:39.030

Vicki Clayton: What's, what's the buffer. And what's this natural area, are they the same

1460

02:55:40.650 --> 02:55:47.250

Hayes: Yeah, well, there's a highway three or five buffer. And so that that that's not pictured on those one we're looking at here that's

1461

02:55:47.340 --> 02:55:48.030

Hayes: Right to the left.

1462

02:55:48.570 --> 02:55:55.530

Hayes: And then there's the the buffer here on the lot, and the code currently says it just has to be a 25 foot buffer.

1463

02:55:56.700 --> 02:56:03.210

Hayes: OUR UNDERSTANDING THAT IS THAT IT WAS AT THE TIME BACK IN 20 1450 foot now it's 25 so

1464

02:56:03.540 --> 02:56:20.790

Hayes: We've asked for a departure. That's why I mentioned earlier, Mr dunson we're modifying that I actually don't think we need a departure anymore because the code now says 25 feet and we are as as configured here what we're looking at. We are not getting into the 50 foot

1465

02:56:22.350 --> 02:56:25.710

Hayes: You know buffer. We're okay. If it's just a 25 foot buffer.

1466

02:56:27.300 --> 02:56:28.830

Michael Loverich: Buffer supposed to be on your

1467

02:56:28.950 --> 02:56:37.740

Michael Loverich: Property and it can be averaged. I think you can have a building as close as 25 feet, but I think all of them can be

1468

02:56:38.190 --> 02:56:46.620

Joseph Dunstan: Leveraged so I'm a little confused on one time it was 50 and assume that was the 2013 was currency.

1469

02:56:47.940 --> 02:56:55.530

Joseph Dunstan: Decision. How did that, when did that go to 25 because we're looking at the new subdivision rules. Is that what you're saying.

1470

02:56:55.770 --> 02:56:59.520

Hayes: Yes, yeah. Kelly might be better answer that because

1471

02:56:59.790 --> 02:57:09.420

Vicki Clayton: That's clarified let's name the buffers. So the three or five buffer is it still 50 feet or has it been modified to 25

1472

02:57:10.560 --> 02:57:11.160

Vicki Clayton: So is the

1473

02:57:11.460 --> 02:57:13.860

Vicki Clayton: Tree of Life, Lester required 50 feet.

1474

02:57:15.930 --> 02:57:17.490

David Smith: The answer is

1475

02:57:18.660 --> 02:57:30.930

David Smith: In 2012 or 13 when this Nazis went through the buffer 305 if you read Jason 2305 yet have a 50 foot buffer.

1476

02:57:31.470 --> 02:57:44.220

David Smith: In chapter 17.1 to the buffer. And I don't know when it happened between 2012 and 2020 but it's now you only need to have a buffer of 25 feet.

1477

02:57:44.670 --> 02:57:53.610

David Smith: It is not averaging if you it just what we we we are minimum is 25 feet that you see in that picture.

1478

02:57:54.210 --> 02:58:02.940

David Smith: It goes up to 40 feet where where we have the buildings angled so what he's saying is that we meet the

1479

02:58:03.450 --> 02:58:15.600

David Smith: Code requirement of have at least 25 feet from highway 305 highway 305 in this particular area near the intersection, that's real five in high school road for some reason.

1480

02:58:16.200 --> 02:58:29.490

David Smith: I have searched do it as a 60 foot buffer that where it's Nair, and then as you go north on 305 through the island or South it shrieks

1481

02:58:30.540 --> 02:58:39.000

David Smith: I don't know why, but it's it's quite a bit larger right adjacent to both, both sides, both the west of the side of three or five

1482

02:58:39.720 --> 02:58:50.490

David Smith: Along this property and I kept thinking, what's on the north, what's on

the other side of 305. But anyway, for some reason the buffers quite a bit larger. There. That do it there. Now there's a

1483

02:58:51.150 --> 02:59:08.700

David Smith: There's a, it's a steep break from the edge of our buffer down to 305 but I think 1518 foot drop. So maybe that's why they had to have a bigger buffer there because they had that they had to handle the drop so i don't know i i just don't know.

1484

02:59:10.230 --> 02:59:14.370

Marlene Schubert: John with his race to Andres. And we also have someone in the audience. Who would like to speak.

1485

02:59:15.870 --> 02:59:23.580

Shawn Parks: Right. And this is a little out of try. I understand. But I wouldn't federal, federal when you were speaking

1486

02:59:23.970 --> 02:59:34.500

Shawn Parks: Am I correct understanding that if you don't secure funding in time that these units because I think it's great that you guys are offering 36 units to HIV.

1487

02:59:34.890 --> 02:59:43.740

Shawn Parks: And as for a stop, but am I correct understanding that if you don't secure funding and right now. You don't know where that's coming from that these will become open open market.

1488

02:59:45.180 --> 02:59:56.310

Phedra Elliott: For wreck. Well, they wouldn't be part of HR BS portfolio what what happened with them and what they would be sold for is obviously up to Central Highlands and their what they would do.

1489

02:59:56.820 --> 03:00:07.350

Shawn Parks: So I'm saying this because this entire project is championing affordable housing. I'm saying this leg to Coby if you let this slide, that would be a huge

1490

03:00:08.400 --> 03:00:09.030

Shawn Parks: Huge

1491

03:00:09.750 --> 03:00:23.100

Phedra Elliott: I guess what I would say to that Sean is I agree we need a lot more affordable housing but and and i'm you know I'm obviously we want to do all we can do to secure that and try to get those 36 units.

1492

03:00:23.430 --> 03:00:31.920

Phedra Elliott: Yeah, but as the code is written, my understanding is that only four of them really are required to be at under 80%

1493

03:00:32.400 --> 03:00:42.690

Phedra Elliott: And the remainder of the even if even if Central Highlands is selling them to a more moderate population, they're still being sold at far less than, than anything else on Bainbridge Island.

1494

03:00:43.530 --> 03:00:50.850

Shawn Parks: I totally agree with you. I'm. And what I'm saying is it's amazing that they're offering so far above what's required

1495

03:00:51.630 --> 03:00:58.680

Shawn Parks: And it's something that is such a big like driving issue for for Council and for Bainbridge that

1496

03:00:58.980 --> 03:01:09.240

Shawn Parks: It would be, it would be a big missed opportunity. That's all I'm saying. I totally agree with you. They are hitting code there. They're just going above and beyond. And I just would hate to see that.

1497

03:01:09.720 --> 03:01:19.800

Shawn Parks: And not be my. But you're right, even the price that they would sell data open market. It's just the idea of HR being of the whole pricing for a longer period of time is

1498

03:01:21.360 --> 03:01:24.600

Shawn Parks: A magic. Yeah, that's it. I mean, and again

1499

03:01:24.720 --> 03:01:25.140

Shawn Parks: I was just

1500

03:01:25.770 --> 03:01:27.150

Shawn Parks: Want to make sure I understood that right

1501

03:01:27.750 --> 03:01:31.200

Marlene Schubert: Thank you Joe. We do have a citizen in the audience that would like to speak.

1502

03:01:31.560 --> 03:01:38.130

Joseph Dunstan: Okay, I would like to take that person's calling say It's five o'clock, and we need to wrap this up. So hopefully this is the last

1503

03:01:39.270 --> 03:01:39.510

Marlene Schubert: Let's

1504

03:01:39.720 --> 03:01:40.200

Marlene Schubert: Go ahead.

1505

03:01:40.530 --> 03:01:41.310

Joseph Dunstan: Please go ahead.

1506

03:01:45.120 --> 03:01:45.960

Marlene Schubert: Elizabeth Dorn

1507

03:01:51.990 --> 03:01:52.500

Okay.

1508

03:01:56.460 --> 03:01:56.880

Joseph Dunstan: Okay.

1509

03:01:58.050 --> 03:01:58.920

Marlene Schubert: Sure, what's going on.

1510

03:01:59.250 --> 03:02:07.140

Joseph Dunstan: Yeah, I'm sorry to say that it is five o'clock, and we've gone 20 minutes over a lot of time. Um, I do want to say that

1511

03:02:08.190 --> 03:02:09.630

Joseph Dunstan: This is a oh

1512

03:02:10.320 --> 03:02:10.620

Marlene Schubert: Go ahead.

1513

03:02:12.510 --> 03:02:15.030

Elizabeth Doran: Okay, I apologize, number of buttons to

1514

03:02:15.570 --> 03:02:32.070

Elizabeth Doran: On the map. I wanted to discuss the hasn't been brought up so far in the design, which is the location of the garbage recycling, which is in that lower South East section, it's, it's not colored it's plain

1515

03:02:32.460 --> 03:02:37.710

Elizabeth Doran: And the question is, is that for the entire development for all 73 units and

1516

03:02:39.210 --> 03:02:52.050

Elizabeth Doran: Also its location right you know no more than 2022 feet from the fenced area that separates the, the new project from Stone, Chris.

1517

03:02:53.250 --> 03:03:03.720

Elizabeth Doran: That seems that is a penalty to stone grants to have that garbage location right there so close to the units in terms of noise.

1518

03:03:05.070 --> 03:03:15.690

Elizabeth Doran: Odors traffic. When you have garbage pickup people coming and going at different times at night and the other side of this fence over here are our for

1519

03:03:17.160 --> 03:03:26.790

Elizabeth Doran: residential units and I happen to own the one on the corner. So I would be significantly impact by this location and

1520

03:03:28.560 --> 03:03:38.370

Elizabeth Doran: If it's for the entire development. It's also an area that is hard for everybody in this in this development to get to, unless you're on the way out.

1521

03:03:39.240 --> 03:03:39.600

Mm hmm.

1522

03:03:41.400 --> 03:03:42.660

Joseph Dunstan: Excellent, excellent point.

1523

03:03:44.580 --> 03:04:02.310

Joseph Dunstan: Yes, that's something we'll have to think about. Thank you very much for that comment. Um, I'm sorry to say it is after five. Um, I want to say that this has been a very productive meeting. I think we have a lot of more things to go over, but we got quite a ways here.

1524

03:04:03.600 --> 03:04:10.530

Joseph Dunstan: Because we started design guidance, we can now have the pre up meeting where Mr. Smith.

1525

03:04:11.880 --> 03:04:22.770

Joseph Dunstan: And his glory can go to the city and get all the information that some of the stuff that we've been asking has been lacking because it hasn't been addressed yet. What's the pre AP meeting will do

1526

03:04:23.430 --> 03:04:31.560

Joseph Dunstan: So, um, I would say that this is this is an unusual and complex project and

1527

03:04:32.460 --> 03:04:40.440

Joseph Dunstan: I realize it's take an extra meeting here, but it would be really helpful to predict a second design guidance meeting, we can make these decisions and move forward.

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03:04:40.920 --> 03:04:50.640

Joseph Dunstan: And get you to the planning commission expeditiously. So unless there's any other comments, I'd like to say that I really appreciate

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03:04:52.200 --> 03:05:00.000

Joseph Dunstan: Everybody's a willingness to discuss this and some of the changes you've made, and hopefully some other ideas we have here might help to

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03:05:00.690 --> 03:05:02.790

Marlene Schubert: Michael and Laurel both have their hands raised.

1531

03:05:03.780 --> 03:05:05.280

Joseph Dunstan: Okay, Michael.

1532

03:05:06.780 --> 03:05:09.270

Michael Loverich: I'm just following up on the 305 I think

1533

03:05:11.130 --> 03:05:21.960

Michael Loverich: Kelly or David, you guys should talk to them about that because like 18 point 15.010 dash one has a says the roadside

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03:05:23.520 --> 03:05:33.030

Michael Loverich: In the roadside, but for a long 305 is 50 feet. And it's because it's the designated scenic highway and that's on your property so

1535

03:05:33.390 --> 03:05:41.880

Kelly Tayara: Subdivision so the subdivision regulations are different, those are those development regulations are in 17.12

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03:05:41.910 --> 03:05:44.280

Michael Loverich: So is it 25 feet.

1537

03:05:45.630 --> 03:05:48.900

Michael Loverich: It changes for some defacing to 25 feet on three or five

1538

03:05:49.230 --> 03:05:53.700

Kelly Tayara: I'm not aware of a roadside, but for a long 305 in the subdivision code.

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03:05:54.780 --> 03:05:55.560

Michael Loverich: A

1540

03:05:56.370 --> 03:06:02.940

Joseph Dunstan: Question comes up with the state of Washington buffer supersede the code. Code superseded what

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03:06:04.560 --> 03:06:07.980

Kelly Tayara: I'm not aware of a deity requirement that there'd be a buffer.

1542

03:06:10.020 --> 03:06:11.700

David Smith: Kelly. I think there is a

1543

03:06:11.760 --> 03:06:16.590

David Smith: 25 foot traffic for required for subdivisions and 17.1 to

1544

03:06:17.670 --> 03:06:26.370

David Smith: Michael I will make one comment you you discovered something I completely missed on the west lot. You're right. We only need one row.

1545

03:06:27.690 --> 03:06:29.310

David Smith: And we need the alley.

1546

03:06:29.400 --> 03:06:35.100

David Smith: The alley needs to go between the two gray rose, so that we can

1547

03:06:36.120 --> 03:06:51.000

David Smith: Move the open spaces largely that we created by there for the yellow community should flip to the other side. So we only need one road there. I, I go, you're right, one road right

1548

03:06:51.810 --> 03:06:54.930

Vicki Clayton: I'd like to second. What might the question Michael's asking

1549

03:06:55.560 --> 03:07:11.490

Vicki Clayton: And if and Kelly and Dave could look at the Wisconsin hearing the examiner decision number 11 a which speaks to that 50 foot average landscape screen on three or five just because it seems like there's different language and going on.

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03:07:12.450 --> 03:07:13.530

Kelly Tayara: Their experience.

1551

03:07:17.370 --> 03:07:19.470

Joseph Dunstan: Laurel, did you have a final comment.

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03:07:20.610 --> 03:07:22.680

Laurel Wilson: last final comment.

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03:07:22.950 --> 03:07:23.460

Joseph Dunstan: Well, yeah.

1554

03:07:23.580 --> 03:07:27.240

Laurel Wilson: A lot of this this planet that a lot of this session has been about planning.

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03:07:27.420 --> 03:07:31.920

Laurel Wilson: items which are kind of not really someone in my bandwidth, but not so much.

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03:07:34.110 --> 03:07:34.830

Laurel Wilson: You have three ways.

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03:07:36.360 --> 03:07:53.070

Laurel Wilson: But I do want to ask when at some point are we going to go through the design guidelines, step by step, and asking questions about light and space and the things that are really essential to creating good dwelling units.

1558

03:07:53.550 --> 03:07:56.580

Joseph Dunstan: Okay, I can answer that for you. It's a great question.

1559

03:07:58.320 --> 03:08:09.150

Joseph Dunstan: The problem is that this project was judged to be a subdivision. And then the multifamily so we have to go through the subdivision regulations.

1560

03:08:09.570 --> 03:08:21.540

Joseph Dunstan: And and that involves roads because the roads create those. So we have to resolve that first. That's part one, part two we will have a further design guidance meeting which will then go through

1561

03:08:22.350 --> 03:08:27.060

Joseph Dunstan: All the design standards, talk about the buildings, talking about college talk about worlds talk about

1562

03:08:27.840 --> 03:08:38.160

Joseph Dunstan: A lot of the issues that you mentioned. So, those, those are next. Yes, that is coming. But to your point, a lot of this planning issues are beyond the bandwidth of

1563

03:08:38.730 --> 03:08:51.810

Joseph Dunstan: Dr be generally I mean I think when we're trying to resolve those. And hopefully by starting by having a design guideline meeting we the applicant can now have pre up meeting.

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03:08:52.590 --> 03:08:58.740

Joseph Dunstan: And some of these issues can get resolved with the city is what we were really hoping to have happen.

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03:08:59.250 --> 03:09:06.840

Joseph Dunstan: And then once that's done, we don't have to deal with those anymore. There'll be resolved, one way or the other, and we will just march forward.

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03:09:07.200 --> 03:09:17.310

Joseph Dunstan: And and go right directly into the design guns and then one more meeting. And then we could be able to get them towards the planning commission. So we're so we're not

1567

03:09:18.420 --> 03:09:29.580

Joseph Dunstan: Trying to slow them down at all, but it's just, you know, appreciate everybody's patience, but it's a complex project. Yeah, yeah. So with that,

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03:09:29.910 --> 03:09:30.660

David Smith: With that

1569

03:09:31.200 --> 03:09:31.620

Sorry.

1570

03:09:32.670 --> 03:09:34.170

David Smith: We're okay we're okay with that.

1571

03:09:34.290 --> 03:09:47.790

Joseph Dunstan: Well, thank you very much. I think it's been a really, really, really good meeting and I do appreciate everybody's something there. I'd like to do be to hang on for a minute. I have one new item of business and then we can move on a little close to me. Thank you, gentlemen.

1572

03:09:48.720 --> 03:09:50.610

David Smith: Thank you stay healthy.

1573

03:09:52.020 --> 03:09:53.220

Joseph Dunstan: Stay healthy. That's right.

1574

03:09:53.910 --> 03:09:54.210

Okay.

1575

03:09:56.820 --> 03:09:58.200

Joseph Dunstan: Election coming. Is that right,

1576

03:10:03.060 --> 03:10:03.570

Joseph Dunstan: Okay.

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03:10:06.180 --> 03:10:06.660

Joseph Dunstan: So,

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03:10:09.810 --> 03:10:10.650

Joseph Dunstan: Can we

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03:10:13.200 --> 03:10:13.710

Joseph Dunstan: Can we

1580

03:10:14.850 --> 03:10:17.280

Joseph Dunstan: Well, they asked the panel now.

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03:10:18.150 --> 03:10:19.560

Marlene Schubert: We're getting there. One moment.

1582

03:10:19.680 --> 03:10:20.610

Joseph Dunstan: Okay, thank you.

1583

03:10:21.930 --> 03:10:22.230

David Smith: All

1584

03:10:24.480 --> 03:10:29.430

Marlene Schubert: Right. I think we've just got the board as panelists is and to Mr Switzerland.

1585

03:10:29.640 --> 03:10:33.270

Joseph Dunstan: Okay, good. Stay on john please, if you would.

1586

03:10:35.520 --> 03:10:38.880

Joseph Dunstan: I have a one final

1587

03:10:43.140 --> 03:10:46.710

Joseph Dunstan: I'm trying to find where it is. I just lost it. Oh, no.

1588

03:10:49.740 --> 03:10:57.210

Joseph Dunstan: Fixed Vicki. Do you have the the comment about the letter that we want to send out the city, or did you send that to me on an email.

1589

03:10:57.690 --> 03:11:04.740

Joseph Dunstan: I've got it. Here it is. Okay, I've got it. So sorry folks. There's been a lot of phone calls back and forth between a lot of us.

1590

03:11:05.250 --> 03:11:13.650

Joseph Dunstan: On the DMV about what to do because this is it's a complex project and to laurels point you know we're not planners that side of our bandwidth and

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03:11:14.070 --> 03:11:24.810

Joseph Dunstan: It's been confusing and and we're trying to answer questions and we need more input from the planning commission, but we can't have input from the Planning Commission as a whole other than john

1592

03:11:25.260 --> 03:11:36.720

Joseph Dunstan: Until we go through these meetings, but it goes to the meetings until that happens it's stuck. It's a backwards thing anyway, I'm a Dave greet them. Are you still are you still on. Okay, great.

1593

03:11:37.860 --> 03:11:40.800

David Greetham: I just know my camera off because I had some simulations, but I'm listening in here.

1594

03:11:41.010 --> 03:11:45.240

Joseph Dunstan: Okay, good. So I'm I'm under new business.

1595

03:11:46.470 --> 03:11:59.400

Joseph Dunstan: It's, it's been suggested that we send a letter to the city and I'm going to read it to you and I can forward it to each of you the meeting tonight to read

1596

03:12:00.270 --> 03:12:12.540

Joseph Dunstan: Directly, but I want to get a sense of anybody thinks that this is a useful meeting a useful letter to write. It's not too long. So I'm just going to read it if you don't mind, because they can't share it quickly.

1597

03:12:13.560 --> 03:12:30.330

Joseph Dunstan: It says that the DMV requests while have a preface that there's just a lot of planning issues that are unresolved for this project. So a lot of it, just the the setbacks alone is an issue, the lack of knowing what the conditions from the

1598

03:12:32.820 --> 03:12:40.170

Joseph Dunstan: Earrings examiner thing is an issue, lot of planning issues and we are the Design Review Board, we are not the planning commission

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03:12:40.770 --> 03:12:51.000

Joseph Dunstan: So we're not in a position to resolve these questions. So we're suggesting that we would send the letter that were listed as the following and also the hard copy

1600

03:12:51.390 --> 03:13:01.920

Joseph Dunstan: The Dr. Be request that the appropriate planning staff supported by a land use attorney be instructed to analyze every component component of the wintergreen project.

1601

03:13:02.430 --> 03:13:16.740

Joseph Dunstan: This analysis should date backwards to an understanding that there was constant hearings examiner instructions to the current proposal for affordable housing that the DMV is in a very inappropriate position at this time.

1602

03:13:18.390 --> 03:13:24.960

Joseph Dunstan: At this point of not being afforded the information necessary to correctly and fairly review this project.

1603

03:13:27.450 --> 03:13:46.320

Joseph Dunstan: And I am I just want to get. I want to let you know that I'm going to be sending that letter that in the letter format later tonight or tomorrow morning. I am willing to send that also to the planning commission if that seems appropriate, but also to the city.

1604

03:13:47.460 --> 03:13:48.750

Joseph Dunstan: And just so that

1605

03:13:49.860 --> 03:13:55.170

Joseph Dunstan: We've got to get to a position where the D or B is not in the middle and doesn't know what to do.

1606

03:13:56.130 --> 03:14:07.650

Joseph Dunstan: Because we do end up sending the applicants down the road to future meetings and more time and energy spent and we've got to figure that does anybody

1607

03:14:08.340 --> 03:14:22.920

Joseph Dunstan: Yeah, I know. I just read it to you and you have to digest it, but that tone and that sense of that. Is there anything anybody would like to comment about that good or bad. Don't want to do it. What do we want to say anybody

1608

03:14:23.820 --> 03:14:32.160

Todd Thiel: My only comment is that you, it says every component. And is that too broad. Or is there a focus or

1609

03:14:33.750 --> 03:14:48.060

Todd Thiel: You know, I think there's been a theme or there have been things that we've talked about on this project and earlier projects about this site that the viscosity deal or wherever it is. Now, some things weren't closed out some things weren't done

1610

03:14:48.240 --> 03:14:48.630

Joseph Dunstan: Mm hmm.

1611

03:14:49.170 --> 03:15:00.870

Todd Thiel: So, you know, we want to get confirmation that that that's all been done and it's taken care of. And we're starting on this and we haven't gotten a straight answer about a lot of that stuff. I understand it's complicated.

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03:15:01.230 --> 03:15:03.150

Todd Thiel: And way beyond our scope.

1613

03:15:03.240 --> 03:15:03.570

But

1614

03:15:04.740 --> 03:15:06.330

Todd Thiel: You know, we kind of need that clarity.

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03:15:09.420 --> 03:15:09.690

Joseph Dunstan: Yes.

1616

03:15:10.140 --> 03:15:12.210

Laurel Wilson: Amen, about the bandwidth thing wasn't really like

1617

03:15:12.780 --> 03:15:17.550

Laurel Wilson: Necessarily an intellectual wonder what capacity. All of us have the capacity to be a planner, I'm

1618

03:15:17.880 --> 03:15:18.720

Laurel Wilson: Sure, but

1619

03:15:20.460 --> 03:15:28.320

Laurel Wilson: You know, as it just in terms of time, like all that information that Wisconsin machine is in the public realm someplace. We can spend hours digging it out.

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03:15:28.590 --> 03:15:29.160

Laurel Wilson: But

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03:15:29.670 --> 03:15:31.140

Laurel Wilson: It's not a good use of our time.

1622

03:15:31.440 --> 03:15:45.780

Laurel Wilson: Right. And so, you know, so many of the issues that came up. I know Michael standard incredible command and what needs to be, you know, brought to the, you know, brought up in the public discussion about, you know, these planning issues. Um, but

1623

03:15:47.130 --> 03:15:49.530

Laurel Wilson: It's just, again, you know, like how much you know

1624

03:15:50.220 --> 03:15:59.520

Laurel Wilson: What, what's the planners job and the city. You know, when you go in for a building permit you're paying a lot of money to get a permit and for to have, you know, paid planners, look at that stuff.

1625

03:15:59.790 --> 03:16:05.520

Laurel Wilson: But what we need to get to is, what's the most efficient and best use of our

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03:16:05.940 --> 03:16:14.130

Laurel Wilson: Time, our skills and our contributions, because otherwise, you know, it's just I feel I get very frustrated. I know this is in recording and all this.

The publication.

1627

03:16:14.430 --> 03:16:19.170

Laurel Wilson: At the end of every meeting. I've never really sure that anything's really resolved or anything's really been gained

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03:16:19.680 --> 03:16:27.360

Laurel Wilson: Um, you know, we're pretty things even been, you know, the applicant assumes that something's been approved, we kind of end the meeting, and off we go. And then

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03:16:27.660 --> 03:16:33.960

Laurel Wilson: Two weeks later, there's another project and the end the meeting, and off we go. Hasn't been a good use that as

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03:16:34.650 --> 03:16:50.790

Laurel Wilson: A good use of our time. It's me, often the answer is no. And you know, I guess we had a couple of really positive presentations earlier today, where we felt like, um, you know, they were with the discussion was appropriate to the level of the

1631

03:16:52.200 --> 03:16:55.560

Laurel Wilson: Discussion was appropriate to design review board and the

1632

03:16:56.580 --> 03:17:06.360

Laurel Wilson: You know, the, the comprehensive what was covered was appropriate, you know, to the the face of the project. And here, um, you know, I feel like there's a lot of

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03:17:07.650 --> 03:17:10.620

Laurel Wilson: You know, just even like basic schematic work that still has to be done.

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03:17:10.800 --> 03:17:15.120

Laurel Wilson: You know, on the sponsor project, but yet I know that there's a lot of other background information that should

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03:17:15.150 --> 03:17:28.770

Laurel Wilson: Be, you know, kind of make clear in some way without having to dig it up. And, um, but the hours, you know, play pay, you know, playing cook this could be planner or all of that stuff, so I'm

1636

03:17:29.820 --> 03:17:30.300

Laurel Wilson: That's

1637

03:17:33.270 --> 03:17:33.750

Joseph Dunstan: Kind of, you know,

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03:17:33.780 --> 03:17:35.610

Laurel Wilson: Like every now at this point but

1639

03:17:36.300 --> 03:17:42.600

Joseph Dunstan: Honestly, that I completely 100% you said absolutely 100%

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03:17:43.800 --> 03:17:44.130

Joseph Dunstan: I mean,

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03:17:44.670 --> 03:17:45.810

Michael Loverich: We're trying to solve them.

1642

03:17:46.320 --> 03:18:01.800

Michael Loverich: Well, I think one thing that with this project was just that the context analysis really wasn't there in terms of like we didn't have a base site plan that had all of the stuff that like the setbacks weren't clearly delineated like all of us.

1643

03:18:03.480 --> 03:18:08.550

Michael Loverich: In that plan. And then we would be trying to kind of figure it out with Walker way through it.

1644

03:18:08.820 --> 03:18:09.690

Laurel Wilson: Right, exactly.

1645

03:18:09.810 --> 03:18:11.460

Michael Loverich: Yeah, no. Well,

1646

03:18:11.730 --> 03:18:22.890

Todd Thiel: And the other projects were presented there they were set up. We know what they're doing. We know what you know where they're coming from. And, you know, this is the second time I really haven't had that

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03:18:22.980 --> 03:18:25.980

Laurel Wilson: Fight, you know, just basically say, yeah, yeah.

1648

03:18:26.580 --> 03:18:26.850

So,

1649

03:18:28.230 --> 03:18:32.370

Joseph Dunstan: The problem is here is I've talked to Dave grief about is that the city.

1650

03:18:33.270 --> 03:18:47.130

Joseph Dunstan: Because of the way the system works. The city cannot work on this and do the things moral that you're saying is needed until there's a pre meeting. And that's the problem is the pre AP is in the wrong location in terms of the

1651

03:18:48.480 --> 03:18:57.660

Joseph Dunstan: Meetings, and we're trying to move that forward to avoid that problem, but they cannot have a pre up meeting until we have started a design guidance.

1652

03:18:58.230 --> 03:19:16.740

Joseph Dunstan: And so now that we started to design guidance. It's going to go back to Kelly pull this crap off and resolve these issues but but i think in this letter. I think we're also saying that I'm not sure. And David. It's not criticism, review or Heather or Kelly.

1653

03:19:17.010 --> 03:19:18.270

David Greetham: It's not taken, but

1654

03:19:18.480 --> 03:19:23.670

Joseph Dunstan: It's not it, but you need a land use attorney to work with you to get an opinion.

1655

03:19:24.510 --> 03:19:34.680

Joseph Dunstan: You cannot draw these issues that we keep this doing these things and I think they're there are larger than the city can handle in my opinion.

1656

03:19:35.340 --> 03:19:44.790

Joseph Dunstan: I really have to say, and that's why you need some kind of a lady's

attorney or someone to help you out and get some resolution to some of these issues.

1657

03:19:45.330 --> 03:19:51.990

David Greetham: No, actually just heads up Heather and I me weekly with them. So we're very involved with them through the prayer appeal that you heard about

1658

03:19:52.620 --> 03:19:52.830

It.

1659

03:19:54.000 --> 03:19:57.120

David Greetham: So we do have access to the city Lance attorney on a weekly basis.

1660

03:19:57.630 --> 03:20:01.860

Joseph Dunstan: We do look at, well, it might be a good person to help you with, I just feel like

1661

03:20:02.700 --> 03:20:14.610

Joseph Dunstan: You know you guys have your work plan and I know that and some of the stuff is outside the work plan and it causes problems to you don't know what to do, how to get things done, you know, within the work plan limits but

1662

03:20:15.540 --> 03:20:21.810

David Greetham: This year we take a pretty good list to them each week. So this one. Yeah, absolutely. Well, this letter. Is this something

1663

03:20:21.900 --> 03:20:27.780

Joseph Dunstan: That everybody. I'll send out a more formal version. So you can comment on it. But is it isn't a direction.

1664

03:20:28.890 --> 03:20:32.100

Joseph Dunstan: That would be helpful or is it just not people want

1665

03:20:33.180 --> 03:20:33.900

Vicki Clayton: Joy, I might

1666

03:20:33.960 --> 03:20:35.700

Joseph Dunstan: Just to interject one thing for

1667

03:20:36.630 --> 03:20:51.300

Vicki Clayton: The purpose of this it's it's really, it's an accountability strand and it's going to what laurels talking about is that, is it places the Dr. B. And a very bad position where we could inadvertently be giving somebody the wrong.

1668

03:20:51.660 --> 03:20:52.050

Joseph Dunstan: Input

1669

03:20:52.860 --> 03:21:06.180

Vicki Clayton: And that's not appropriate for us, it's not it's not good for the city. If that happens, and so it's really, really important that the responsibility for this kind of work rests with the professional staff and

1670

03:21:06.990 --> 03:21:23.520

Vicki Clayton: When we when we were tinkering with that little thing today. I said, you know, it should go to Heather right and Dave and it should be copied to the city manager. This is a critical a legal issue, actually, because this is how my experience as an observer, Coby gets in trouble.

1671

03:21:24.270 --> 03:21:32.970

Vicki Clayton: Is that we don't we don't have that first point, the professional staff with a land use attorney setting us down the right path.

1672

03:21:33.810 --> 03:21:35.490

Vicki Clayton: Became very uncomfortable.

1673

03:21:36.690 --> 03:21:37.920

Laurel Wilson: Saying that so true.

1674

03:21:38.520 --> 03:21:39.390

David Greetham: We need to clarify.

1675

03:21:39.630 --> 03:21:43.080

David Greetham: The thing you were talking about tinkering with we talked about, specifically the West buffer.

1676

03:21:43.260 --> 03:21:44.490

David Greetham: Or a broader the broader issue.

1677

03:21:45.270 --> 03:21:46.050

Vicki Clayton: broader issue.

1678

03:21:46.140 --> 03:21:49.890

Vicki Clayton: Okay, I mean there's stuff all over this thing. And I've read that this currency opinion.

1679

03:21:50.160 --> 03:22:03.030

Vicki Clayton: And I'm I mean it's miles long, a land use attorney could read it and scan it and search it, um, you know, in a nanosecond versus US struggling through these things and and they're not

1680

03:22:03.780 --> 03:22:10.620

Vicki Clayton: You know, I mean the hearing examiner said it will be a 50 foot average landscape screen on three or five

1681

03:22:11.460 --> 03:22:25.350

Vicki Clayton: Now, it would be good to have that explained to us that, oh, by the way, Bainbridge as a city can actually do something. The completely opposite of what the hearing examiner said to do for this specific site. I don't know.

1682

03:22:26.400 --> 03:22:29.580

Vicki Clayton: And I don't think we should be listening to the applicant on it.

1683

03:22:30.210 --> 03:22:30.750

Joseph Dunstan: We should not

1684

03:22:31.020 --> 03:22:32.760

Vicki Clayton: Know, and there's also

1685

03:22:33.810 --> 03:22:47.280

Vicki Clayton: In the viscosity thing the way they're calculating usable area and square footage versus the real site size and the math that's being done about far

1686

03:22:48.480 --> 03:23:09.540

Vicki Clayton: I'd like to see that math. You know, the whole thing needs to mesh together that is either usable or it's gross. Is it net is it gross. What is it, and because that drives, how much they really can build and and so we shouldn't be trying to do that math.

1687

03:23:10.350 --> 03:23:12.810

Vicki Clayton: needs to come from there as any planners.

1688

03:23:12.960 --> 03:23:19.290

Joseph Dunstan: And the way this wasn't working hours, they're asking us to look at the buildings that are presenting. We don't even know if it's the right density

1689

03:23:19.860 --> 03:23:32.100

Joseph Dunstan: Right. I've talked to people. JOHN AND but others on the on the planning commission, who are very others, particularly on the planning commission, who are very concerned.

1690

03:23:33.000 --> 03:23:41.520

Joseph Dunstan: Of moving from commercial to residential from that, from the 2013 hearings exam. They're not sure that that's actually legal to do

1691

03:23:42.360 --> 03:23:50.100

Joseph Dunstan: So if that if that is even a question then to laurels point, why are we spending our time talking about this stuff.

1692

03:23:50.790 --> 03:23:59.130

Joseph Dunstan: Can we not get that resolved, either through a special meeting with planning commission or or the land just attorney or something.

1693

03:23:59.490 --> 03:24:10.920

Joseph Dunstan: So we get a sense that even our time is well spent. Because of these guys go back and come back with new drawings and in go down the road and make changes based on what we're talking about. And then the

1694

03:24:12.180 --> 03:24:28.710

Joseph Dunstan: Planning Commission says no, we can't do it. We're not going to approve residential here, boy. Everybody has egg on their face, you know, and it's, it's, it's a, and that's a real possibility, in my view, I don't know, but it seems like it. And so we're trying to avoid that.

1695

03:24:29.670 --> 03:24:36.360

David Greetham: Thanks. So if I could offer glass half full. Those the kind of things we'd spend a lot of time on at the preamp so with your proposal to switch the order

1696

03:24:36.810 --> 03:24:43.350

David Greetham: We would have gone from conceptual to the prep to answer all those questions, you're talking about and then to design guidance in that order. So

1697

03:24:43.770 --> 03:24:54.120

David Greetham: Hopefully we'll get there pretty quickly. But I completely understand all the issues and concerns trying to sort out this stage seemed premature because we haven't we will, but we haven't at the city. Right.

1698

03:24:54.930 --> 03:24:59.130

Laurel Wilson: Maybe we should put all the RB meetings on hold until this is resolved.

1699

03:25:01.230 --> 03:25:03.720

Vicki Clayton: At the planning commission meeting last week.

1700

03:25:05.190 --> 03:25:16.710

Vicki Clayton: John you guys talked about this a lot and it was agreed that two or three people from Dr. B. And two or three from the planning commission would get together and

1701

03:25:17.940 --> 03:25:30.990

Vicki Clayton: Combine the DR B's proposed process with one that the planning commission was working on. And my understanding is the City Council has asked that it be done and adopted by the end of December.

1702

03:25:31.530 --> 03:25:41.790

Vicki Clayton: So there's there's pressure coming from a number of different places. So that would be a really, really good. We haven't we haven't heard from Bill Chester yet.

1703

03:25:42.180 --> 03:25:55.080

Vicki Clayton: I don't think. But that would be a really good thing to get those. You know that little subgroup together ASAP, and then get the final draft in front of both groups we sign off on it and then it goes to wherever it goes

1704

03:25:55.470 --> 03:25:58.620

Vicki Clayton: The city council, I guess, or the land use attorney or something.

1705

03:25:59.310 --> 03:26:00.390

Marlene Schubert: Has his hands raised as

1706

03:26:00.390 --> 03:26:01.230

Joseph Dunstan: Well, good, but

1707

03:26:01.470 --> 03:26:06.030

Bob Russell: You know, I'd sure like to make sure we kind of stay in order here. I've had my hand up for a while and

1708

03:26:07.440 --> 03:26:10.620

Bob Russell: I just like to keep some order in our group.

1709

03:26:12.690 --> 03:26:21.150

Bob Russell: Yeah. Number one, I think what Laurel said, I mean, I certainly you know 200% I mean she made it very clear we're all volunteer members. We haven't got time.

1710

03:26:21.600 --> 03:26:30.720

Bob Russell: Vicki hasn't got time. I certainly don't have time to read 125 pages of CC and RS and like Vicki said, I mean, I just kind of went through it and yeah okay fine.

1711

03:26:31.350 --> 03:26:44.820

Bob Russell: Um, I think the one thing you know I hope I'm not sticking my neck out here, but personally I feel that the planning departments really short handed and the City Council should address that. I'm sorry.

1712

03:26:45.300 --> 03:26:55.740

Bob Russell: That's just why I'm just going to make that comment there shorthanded yeah that we have process issues I get all that but they're short handed and it's got to be addressed. But lastly

1713

03:26:57.660 --> 03:26:58.230

Bob Russell: Joe

1714

03:27:00.210 --> 03:27:02.850

Bob Russell: As Vicki said, Have you talked to Bill, you put a

1715

03:27:03.480 --> 03:27:05.850

Bob Russell: Sorry, I've been bugging Joe about it.

1716

03:27:05.880 --> 03:27:07.710

Joseph Dunstan: No, I called him. I haven't had a chance

1717

03:27:07.800 --> 03:27:09.360

Joseph Dunstan: To talk to me and called me back.

1718

03:27:09.570 --> 03:27:19.920

Bob Russell: We'll call them again. You know, that's because what David's talking about. That's where the cork is right now. Bill said he was going to call you. I knew he probably wouldn't

1719

03:27:20.130 --> 03:27:22.560

Bob Russell: That's the reason I asked you to call bill and maybe john

1720

03:27:22.950 --> 03:27:26.220

Bob Russell: Can ask please give Joseph a call.

1721

03:27:27.810 --> 03:27:36.300

Joseph Dunstan: That'll solve a problem again I'll tell them again tonight. That's fine. I'll call tonight. Yeah. JOHN If you could remind bill also to to talk to Joseph

1722

03:27:39.030 --> 03:27:48.930

Jon Quitslund: Commission got a lot of things going, you know the the interview process for the remain the open seat on the planning commission has just started. That's why Leslie

1723

03:27:49.290 --> 03:27:51.210

Jon Quitslund: Wasn't here past four o'clock.

1724

03:27:51.570 --> 03:27:58.050

Jon Quitslund: Right. And they're 2020 applicants for that position and they decided they needed to interview every one of them.

1725

03:27:59.340 --> 03:28:01.740

Bob Russell: Gone. We don't have. We don't have to

1726

03:28:01.860 --> 03:28:04.650

Bob Russell: Meet with Bill Joseph Joel can meet with

1727

03:28:04.920 --> 03:28:05.340

Cam.

1728

03:28:07.200 --> 03:28:10.500

Jon Quitslund: Dr. Kim. Kim. Kim and Joe and Vicki.

1729

03:28:12.180 --> 03:28:13.350

Jon Quitslund: That's a working group.

1730

03:28:14.490 --> 03:28:22.770

Jon Quitslund: And and it's the, it's the Joint Committee of the three planning Commissioners and three council members who are developing

1731

03:28:24.210 --> 03:28:26.130

Jon Quitslund: As soon as possible. They're developing

1732

03:28:27.870 --> 03:28:32.970

Jon Quitslund: A package that will be presented in a in an ordinance.

1733

03:28:34.320 --> 03:28:38.610

Jon Quitslund: Dealing with these review procedures.

1734

03:28:39.660 --> 03:28:42.870

Jon Quitslund: And another another matter. That's that.

1735

03:28:44.040 --> 03:28:50.400

Jon Quitslund: Urgent is conditional uses on the procedures for major conditional use

1736

03:28:52.500 --> 03:28:53.220

Jon Quitslund: approvals.

1737

03:28:55.020 --> 03:28:56.070

Bob Russell: But three

1738

03:28:56.280 --> 03:28:57.210

Jon Quitslund: Important. Yeah.

1739

03:28:58.200 --> 03:29:07.050

Bob Russell: Understand that, but Bill agreed that that we need to get two people together and whoever it is on the planning commission doesn't matter, I'm sure.

1740

03:29:08.640 --> 03:29:10.620

Bob Russell: Anybody could do. We gotta get this thing moving

1741

03:29:11.010 --> 03:29:13.530

Joseph Dunstan: We do. Yeah, I agree. I totally agree.

1742

03:29:13.890 --> 03:29:14.310

Bob Russell: Thank you.

1743

03:29:14.580 --> 03:29:20.340

Joseph Dunstan: I will talk to Bill. Um, but back to this memo. Do we is this important or not.

1744

03:29:21.030 --> 03:29:21.240

Joseph Dunstan: Oh,

1745

03:29:21.840 --> 03:29:24.510

Michael Loverich: Is it is it just for this.

1746

03:29:24.780 --> 03:29:26.160

Michael Loverich: Wisconsin project or is it

1747

03:29:27.150 --> 03:29:39.030

Joseph Dunstan: Was constant process, but it also lays out that the Dr. P is feeling very put upon and being in appropriately given generally so it goes out. We can send it to the city council to well I can

1748

03:29:41.670 --> 03:29:53.850

Vicki Clayton: See, Michael. If we could manage to get the little subcommittee together and get this thing in front of the City Council, it is going to eliminate what happened to us on messenger house.

1749

03:29:53.850 --> 03:30:11.340

Vicki Clayton: It's going to eliminate what's going on with this currency. So if we can fix the process we won't be placed in this position again, but specifically for viscosity. They're already you know the bar at the horses, leaving the barn on that one. So we need we need this accountability strand

1750

03:30:12.300 --> 03:30:13.080

Michael Loverich: And this was a

1751

03:30:13.230 --> 03:30:15.450

Joseph Dunstan: Sorry, I haven't seen this letter, no, yeah, no.

1752

03:30:15.690 --> 03:30:17.310

Michael Loverich: It's about making that subcommittee.

1753

03:30:17.940 --> 03:30:18.330

Know,

1754

03:30:20.490 --> 03:30:21.630

Michael Loverich: Maybe. So that's why I'm like

1755

03:30:22.980 --> 03:30:23.310

Michael Loverich: Alright.

1756

03:30:23.910 --> 03:30:25.860

Michael Loverich: Sounds good. I'll have to read

1757

03:30:26.640 --> 03:30:27.330

In general,

1758

03:30:28.470 --> 03:30:29.100

Joseph Dunstan: The letter.

1759

03:30:29.190 --> 03:30:34.980

Joseph Dunstan: late tonight or tomorrow morning, and then I will also follow up the bill Chester on the subcommittee.

1760

03:30:36.060 --> 03:30:38.130

Joseph Dunstan: Even though I'm on vacation in California.

1761

03:30:39.840 --> 03:30:41.220

Joseph Dunstan: Yeah, so

1762

03:30:41.340 --> 03:30:46.440

Vicki Clayton: All right then. Joe, we should send that other one is a draft to everybody.

1763

03:30:46.440 --> 03:30:48.660

Joseph Dunstan: To run to there's another letter.

1764

03:30:49.440 --> 03:30:53.760

Joseph Dunstan: We want to send to the city council. It's been a lot going on the last four days, folks.

1765

03:30:55.980 --> 03:31:00.870

Joseph Dunstan: Another letter was sending to the city council I'm clarifying

1766

03:31:02.190 --> 03:31:08.310

Joseph Dunstan: Some of the things that our liaison told the city council that weren't true

1767

03:31:09.450 --> 03:31:21.090

Joseph Dunstan: That weren't accurate were clarifying our position about that and indicating that we have a different opinion than she does about affordable housing and design standards.

1768

03:31:22.230 --> 03:31:23.340

Joseph Dunstan: That out as well.

1769

03:31:23.880 --> 03:31:25.560

Joseph Dunstan: So there's a couple things coming

1770

03:31:25.620 --> 03:31:26.670

Joseph Dunstan: Like going on right

1771

03:31:28.800 --> 03:31:29.310

Now is

1772

03:31:30.330 --> 03:31:36.720

Marlene Schubert: A quorum by discussing through email, please. You guys, we just learned all about this meeting, like careful

1773

03:31:37.050 --> 03:31:43.860

Joseph Dunstan: Know what we'll do is I'll send that out as an FYI, and want everybody to read it and they can. Yeah, right.

1774

03:31:44.460 --> 03:31:45.810

Marlene Schubert: Just if you're gonna make comment.

1775

03:31:45.810 --> 03:31:48.870

Marlene Schubert: Just please only respond to who sent it to you and not the whole group.

1776

03:31:49.230 --> 03:31:50.130

Joseph Dunstan: If you want a model.

1777

03:31:50.370 --> 03:31:51.300

Absolutely period.

1778

03:31:52.590 --> 03:31:54.000

Joseph Dunstan: Okay folks that okay

1779

03:31:55.050 --> 03:31:57.300

Joseph Dunstan: Any other venting venting

1780

03:31:57.360 --> 03:31:58.470

Michael Loverich: I have one more question for

1781

03:31:58.470 --> 03:31:59.070

David

1782

03:32:00.780 --> 03:32:02.430

Michael Loverich: So on the zero lot line.

1783

03:32:03.990 --> 03:32:05.370

Michael Loverich: I couldn't find that anywhere.

1784

03:32:06.570 --> 03:32:07.890

Michael Loverich: send that to us.

1785

03:32:08.220 --> 03:32:15.000

David Greetham: Yeah, they're in a quick look of the table in the new subdivision standards. There's a table called setbacks.

1786

03:32:15.420 --> 03:32:21.210

David Greetham: It. Yeah, I'm not in front of my note right now. Well, I want to say oh two. Oh, dash one, maybe two or three oh dash one

1787

03:32:21.900 --> 03:32:34.380

David Greetham: And if you look at the right hand side, the high school district overlay one and two, it says not applicable building setbacks and I'm happy to email that to Marlene and and share with everybody, or would that be

1788

03:32:34.620 --> 03:32:40.140

Michael Loverich: My yeah my are dated from 2019 so maybe they have been replaced.

1789

03:32:40.560 --> 03:32:47.400

David Greetham: And then Michael. That's a really quick check just based on in the conversation. I have a job before the meeting, so I can do a recheck just to confirm

1790

03:32:48.600 --> 03:32:50.310

Jon Quitslund: It's what's on the

1791

03:32:51.930 --> 03:32:54.030

Jon Quitslund: Next last page of the subdivision.

1792

03:32:55.050 --> 03:32:56.850

Jon Quitslund: Chapter 1712

1793

03:32:57.510 --> 03:32:57.900

And

1794

03:32:59.220 --> 03:33:11.160

Jon Quitslund: It says attached or zero outline or zero home site boundary is allowed and all districts. If the building is 1600 square feet or less.

1795

03:33:13.890 --> 03:33:15.690

Bob Russell: At 1712 right john

1796

03:33:15.900 --> 03:33:18.000

Bob Russell: 1712 out on the

1797

03:33:18.030 --> 03:33:21.840

Jon Quitslund: Table tip 17 1207 oh dash one

1798

03:33:22.200 --> 03:33:23.940

David Greetham: Yes, that's the correct table. I was looking at. Thanks.

1799

03:33:23.940 --> 03:33:26.250

Jon Quitslund: Tom division division dimensional standards.

1800

03:33:26.400 --> 03:33:27.420

Bob Russell: It's under x

1801

03:33:27.630 --> 03:33:30.330

Jon Quitslund: Minimum setbacks is the is the

1802

03:33:31.650 --> 03:33:36.450

Jon Quitslund: The it's a list of list of notes in the minimum setbacks.

1803

03:33:37.980 --> 03:33:40.050

Michael Loverich: Segment. Okay, I need to revise

1804

03:33:40.080 --> 03:33:40.500

Jon Quitslund: Well,

1805

03:33:40.560 --> 03:33:42.870

Michael Loverich: It's a good habit. So thanks. Oh.

1806

03:33:44.400 --> 03:33:49.170

David Greetham: My. Hey, Michael. If you want to email me directly. I'll shoot you a screenshot right out of my version. Just shoot me an email.

1807

03:33:51.270 --> 03:33:55.080

Joseph Dunstan: Okay, everybody. Thank you for everybody's passion and interesting

1808

03:33:55.320 --> 03:33:55.680

Jon Quitslund: Things.

1809

03:33:55.800 --> 03:33:56.460

Joseph Dunstan: I really

1810

03:33:56.520 --> 03:34:00.030

Jon Quitslund: I think you guys are doing a great job and and your

1811

03:34:02.220 --> 03:34:24.090

Jon Quitslund: Call it fussiness or finicky procedures sound and and solid and we do need the help from professional from from staff before we get railroaded because we can't, we can't stand having questions. How did that get permitted, right, we've got to have

1812

03:34:25.350 --> 03:34:27.060

Jon Quitslund: To have it sound.

1813

03:34:28.440 --> 03:34:28.860

Yeah.

1814

03:34:30.030 --> 03:34:43.170

Joseph Dunstan: Okay, great. Thank you. Any other final comments or I'll call this meeting to an end. Happy election and please vote if you haven't, and see everybody soon.

1815

03:34:43.530 --> 03:34:44.310

Bye everybody.

1816

03:34:45.690 --> 03:34:47.520

David Greetham: Thank you. Thanks.