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AGENDA

- | | |
|---------|--|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes-March 1, 2021 |
| 2:10 PM | Grow Community Phase 3 (PLN13551I DRB-CON)
Project Manager: Ellen Fairleigh
#1 Conceptual Proposal Review Meeting
<i>See digital file for materials</i> |
| 2:40 PM | Wyatt & Madison (PLN51796 DRB-DG)
Project Manager: Kelly Tayara
#2 Design Guidance Review Meeting – 2nd meeting
<i>See digital file for materials</i> |
| 4:10 PM | New/Old Business <ul style="list-style-type: none">• Update-Subcommittee Review of Wintergreen Standards Worksheet-Chair Joe Dunstan• Council Joint Land-Use Subcommittee-Chair Joe Dunstan• General Project Update-David Greetham• Update-Review process revisions-David Greetham• Board Member Issues/Concerns |
| 4:45 PM | Adjourn |

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – February 16, 2021
Wintergreen Townhome Subdivision ([PLN51836 DRB-DG](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:01 PM. Design Review Board members in attendance were Michael Loverich, Vicki Clayton, Laurel Wilson, Shawn Parks, Todd Thiel and Bob Russell. Shawn Parks was absent and excused. 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 – February 16, 2021

Motion: I make a motion to accept

Russell/Loverich: Passed Unanimously

Wintergreen Townhome Subdivision ([PLN51836 DRB-DG](#))

#2 Design Guidance Review Meeting (4th meeting)

See attached Design for Bainbridge Worksheet-Design Guidance-Wintergreen Townhomes Project 03102021

New/Old Business

- Council Joint Land-Use Subcommittee-David Greetham
 - Subcommittee has requested (2) DRB members to join
- General Project Update-David Greetham
- Update on review process revisions-David Greetham

Adjourn

The meeting was adjourned at 6:22 PM.

Approved by:

Joseph Dunstan, Chair

Marlene Schubert, Administrative Specialist



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)



DESIGN for BAINBRIDGE WORKSHEET

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#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

Applicant Submittal Requirements

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

PROJECT: Wintergreen Townhome Subdivision (PLN51836)
PROJECT ADDRESS or PARCEL: 23250230942009 ; 23250230922001
DATE: 03/01/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 10/05/20 ; 11/02/20 ; 02/01/21 ; 02/16/21 ; 03/01/21

CONTEXT ANALYSIS

C1) NATURAL SYSTEMS: The only natural system affecting the Wintergreen Center is the wetland corridor that is addressed in C-2. All of the projects that have been built that surround the wetland corridor have preserved the corridor with buffers that extend into perpetuity.

DRB 02/16/21: The applicant did not discuss the offsite wetlands or forest area whose attributes could be used as a site amenity. Need to see more of a balance between natural and indigenous landscaping as there was a forest at one time on this site. We have not seen accurate drawings that show the context, how people navigate the site via sidewalks, etc.; the drawings are lacking, and this really affects the design process. How do we take advantage of the natural systems? Need to integrate into the site proposal. There needs to be some restoration of this site of what had been there.

C2) WILDLIFE HABITAT & CORRIDORS: The wetland corridor that extends from the eastern edge of the Wintergreen Center along the Virginia Mason property to Ferncliff Avenue is bracketed between Pro-Build Lumber, Stonecress on the north and Woodland Village on the south. The wetland and buffers extend to Ferncliff Ave. and provide a habitat for a number of wetland plantings and animal life. The Wintergreen TH project's 2 lots remaining buildable areas are beyond the buffers affecting the Wintergreen Center. There are no other natural systems affecting the Wintergreen Center and/or the 2 lots the Wintergreen TH project will occupy. This wetland corridor provides a wonderful natural system and green space corridor that benefits all of the various projects that are adjacent.

DRB 02/16/21: The applicant did not discuss the adjoining wetlands or forest area that could be used as a site amenity enhancement. Need to see more of a balance between natural and indigenous landscaping and there was a forest at one time. We have not seen accurate drawings that show the context, how people navigate the site via sidewalks, etc.; the drawings are lacking, and this really affects the design process. How do we take advantage of the natural systems? Need to integrate into the site proposal. There needs to be some restoration of this site of



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what had been there. We do not agree with the statement "There are no other natural systems affecting the Wintergreen Center and/or the 2 lots the Wintergreen TH project will occupy." **Designer should look for ways to heal and repair the island's natural systems that have been impacted by previous development.**

C3) UNIQUE & PROMINENT FEATURES: The Wintergreen TH project's west lot is adjacent to the 75' wide mature tree canopy that is in the HWY 305 Right of Way corridor. This tree canopy is located on the 15' high slope bank next to the paved portion of HWY 305 and provides a robust visual buffer. The east lot is adjacent to the extended natural area that leads to the wetland corridor and is a mature tree canopy that screens the Stonecress project from the Wintergreen Center.

DRB 02/16/21: The forest that remains is unique and the wetlands to the east are unique and should be extended into the site proposal. Some trees could be added to the west side, but we are concerned about the south side without any tree screening. We do not agree with the statement "provides a robust visual buffer". We can't rely on the adjacent properties buffer to satisfy buffer for this project.

C4) BUILT ENVIRONMENT: The Wintergreen Center is currently only a commercial center with Key Bank adjacent to High School Rd. Walgreens and Virginia Mason surround the 2 lots that will be the Wintergreen TH project. By introducing the residential component, the Wintergreen Center will become mixed use, thus adding a neighborhood context to the commercial center.

DRB 02/16/21: The DRB per the code requires a 50' buffer. The residential piece does not need to mimic the commercial area; it is not very inviting. There are no plans to mitigate massing, scale or the appropriateness of the adjacent use. What are the connections back to High School Rd, for example? They have not dealt with restoration. The site was intended to be commercial; the residents should not have to be subjected to local traffic driving thru the residential neighborhood. The exit should not be through a commercial parking lot. The commercial and car-oriented activities surrounding the site should not be carried through the residential area.



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C5) PUBLIC REALM: By introducing a COBI approved affordable residential project within walking distance of downtown, local shopping and the ferry, much needed affordable housing will contribute housing opportunities for working families that cannot afford the relatively expensive Bainbridge housing. Though the project requires high density and somewhat larger residential structures to achieve a cost per unit that will allow affordable pricing, it is surrounded by both tree canopies and the existing commercial buildings, which will lessen the visual impact to the community.

DRB 02/16/21: Part of the public realm is creating a system of pathways that connect spaces and people. Applicant did not understand or identify public realm, which is the spaces around buildings that are publicly accessible and support public life and social interaction. Need more work on defining the public realm and how this project would be an asset to the community. The public realm includes Wintergreen Lane, and they should address the quality of the experience moving through Wintergreen Lane.

C6) SYSTEMS OF MOVEMENT & ACCESS: Because the Wintergreen TH project is less than 1 mile from the ferry and downtown Winslow, and 1/4 mile from the Safeway shopping center, pedestrian access and movement is ample, safe and convenient. Both public transportation and private auto access is adequate and largely safe with the signaled intersection at High School Rd. and Hwy 305. The Wintergreen Lane access from High School Rd. can be difficult, especially at peak ferry traffic periods; however, the future Wintergreen TH residents will be able to use the alternative one-way Polly's Lane (restricted to just auto traffic, no trucks) to more safely exit to High School Rd. during high traffic periods.

DRB 02/16/21: High School Rd is currently difficult access from Wintergreen, very difficult to turn left, traffic backs up. There may be less traffic than commercial but will add more than there is now. The traffic study should be done looking at 2021 conditions, not 2013. The sewer is a problem, High School Rd sewer line is at capacity and cannot be connected to; will have to catch sewer at Ferncliff through the wetlands, a pump station may need to be installed. At the south end next to High School Road, there needs to be a crosswalk at Wintergreen Ln. On the east side, as proposed in the site plan, the auto traffic exiting Virginia Mason must pass through the proposed residential area. There needs to be a crosswalk adjacent to Polly's Lane, again at High School Road. There should be a comprehensive analysis of delivery vehicles, commercial vehicles, residential vehicles, and pedestrians. The traffic from the northern commercial area (lumber yard and medical clinic) will drive



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through the center of the residential area. A lot of attention needs to be paid to the design regarding movement through the site.

Context Analysis Complete:

Yes: ☐ No: ☒

If no, required additional information:

See DRB 02/16/21 comments above and review Design for Bainbridge starting with pages 18, 19, 20.



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SITE DESIGN STANDARDS

- S1** PROTECT AND REPAIR NATURAL SYSTEMS
- S2** PRESERVE AND ENRICH WILDLIFE HABITAT
- S3** RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT
- S4** COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY
- S5** FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES
- S6** SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response:

S1) VEGETATION – EAST LOT: The east lot is subject to a natural green belt on the east side with natural plants and mature trees in accordance with the prior approved Visconsi site plan review. The proposed town homes will occupy the remaining "buildable" land area that is covered with an erosion control grass mix. The buildable land is surrounded by parking lots with planted borders. The south side adjacent to Kitsap Bank has a narrow natural preserve of mature trees and native plants. The townhouse project will preserve all of these natural and planted trees and plantings. Additionally, the East lot will have a common area with grass and plantings surrounded by the townhomes. WEST LOT – The west lot is adjacent to an approximately 75-foot full screen buffer in the HWY 305 right of way, which will be supplemented by a 25-foot buffer on the wet lot, which will be full screen as well. The proposed town homes will occupy the buildable area, which is largely flat and grassed. In addition to the open space buffer, there will be community space between the two-story units and the middle row of three-story units.

SOLAR ACCESS: The rows of the townhomes are aligned north and south to maximize solar access and the sun moves east to west across the horizon. Though the townhomes are not planned for solar panels, they will be built to GREEN BUILT LEVEL 4.

WIND: Wind is not a significant issue because our project benefits from being surrounded by both mature tree growth and substantial existing buildings that will provide "windbreaks" allowing a relatively calm living area.



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STORMWATER: The East lot will utilize existing storm detention tanks with previously COBI approved discharge to the east. The west lot will construct detention and storm discharge in accordance with the prior approved stormwater plan that was approved by COBI public works.

OTHER: The Wintergreen Center, including these 2 lots and our proposed project, do not have flooding problems

S2) All of the mature trees and vegetation in the previously approved Wintergreen Center's natural areas will be preserved

S3) Because the townhome project will be in the center of the Wintergreen Commercial Center, it will achieve the mixed-use goal while providing its own common areas that will provide attractive and functional living for the future owners.

S4) The townhome project will be the same scale as the current commercial buildings, Key Bank, Walgreen's, and Virginia Mason. By adding a residential component to the commercial buildings, the Wintergreen Center will achieve a "mixed use" project that was the preferred project by the public rather than the original single use "commercial" project. The roof line of the townhome rows will complement roof line design of both Walgreens and Virginia Mason. With the individual front yards facing Wintergreen Ln., that friendly aesthetic will provide a quieter neighborhood feeling to the current bustling commercial uses.

S5) The rows of 2 story townhomes are aligned along Wintergreen Ln. with a patio style entrance fronting on pedestrian walkways that will create a pleasant neighborhood aspect to the commercial uses that surround the townhomes. The project has paths and sidewalks that complement the existing access system.

S6) By having a major residential component to the Wintergreen Center, there will be more human activity in the center as well as a creating modest customer base for the current commercial businesses and health center.



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DRB Discussion:

S1) Proposed site plan does not address healing of the site from prior projects (i.e. clear cutting).

Design for Bainbridge pg. 23: "designers should look for ways to **heal** and repair the island's natural systems that have been impacted by previous development"

Proposed site plan shows buffers and separation of the natural and built environment which does not allow integration of natural systems within the site plan. Applicant needs to make effort to include onsite water retention to protect wetlands.

Due to the bulk and massing of the buildings there is no opportunity to provide adequate natural areas and access to nature by residents.

Need clarification on Green Built for Level 4 vs. Level 5

S2) Lack of tree canopy, lack of wetland species does not promote wildlife corridors. The existing forest needs to be incorporated in the site plan.

S3) The former forest provided privacy; the building massing does not offer privacy. The parking lot to the East completely blocks off the wetlands and does not allow integration of natural systems into the site.

There is not a sense of character out of this project, more design intent needed. This is an opportunity to introduce residential character. The built environment should be the true enhancement of the site to create natural character to promote contact with nature for the residents.

Add wood fencing at the ground floor units to promote privacy.

See DRB Discussion comments under C3, above.

S4) Project does not create a sense of place that is distinct from the commercial buildings and that is walkable, bikeable and safe; it is car oriented. The scale is too large, project is designed 2-dimensional not 3-dimensional thinking, and it is not domestic-scale.

Shadow from overhangs on existing commercial buildings and variety of roof lines need to be less monolithic in new project.



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S5) High School Zones are car-oriented, by definition. This project does not prioritize safe bicycling or walking over automobiles. There is no walking trail separate from the road or sidewalk. There is a tremendous amount of impervious cover. There needs to be more analysis and integration of all the traffic patterns on site.

Residential requires a different design than commercial. There is no attempt to provide easier access to existing surrounding businesses.

The design is not inviting to pedestrians and bicycles. Pedestrians are forced to use streets and parking lots rather than safe trails and bike lanes separate from automobiles.

See DRB Discussion comments under C6, above

S6) This project did not understand the intent of Standard S6, Support and Contribute to a Vibrant Public Realm, and no understanding of public realm. Proposed project did not minimize vehicular presence in the public realm. Autos are the dominant presence, not pedestrians. Some of the units have parking garages, there should be more of these. Almost all of these sites are affected by commercial traffic and the residents will need to enter and exit their neighborhood through commercial parking lots.

Commercial traffic will be driving through their community, including semi-trucks and ambulances.

Human activity does not enhance the public realm, by default.

Building orientation is north south which creates various different environments, that should be addressed and thought through as they relate to creating their own public realm. The project needs to address the hierarchy of spaces, possible change in scale or orientation of buildings. The architecture on site needs to create unique environment.

See DRB Discussion comments under C5, above

DRB Findings:

The project did not meet S1-S6



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PUBLIC REALM STANDARDS

- P1** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
- P2** MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM
- P3** DESIGN TO SUPPORT A LEGIBLE HIERARCHY OF PUBLIC SPACES
- P4** STRENGTHEN PUBLIC SPACE CONNECTIONS
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response:

P1) The Wintergreen Center has well designed pedestrian sidewalks and composite trails, along with roadways with adequate width for safe cycling. The Wintergreen Townhome project has designed internal walkways that go the length of the project as well as walkways that cross the project, all of which will connect to the existing Wintergreen Center's walkways and roadways. The future homeowners will be able to walk or cycle throughout both the townhome project as well as the entire Wintergreen Center comfortably and safely. For example, Wintergreen Ln. has a pedestrian trail along its East side behind the diagonal existing parking lot, from which trail the 2 story townhomes will have their patio entrances accessed. The townhome project will add a sidewalk along the west side of Wintergreen Ln., which will be the access to the 2 story townhomes' front patio entrances.

P2) The project does not alter the existing roadways or drive aisles for the existing parking lots on the east lot.

P3) The project leaves the existing open spaces and natural areas that provide a minimal landscape scene for the current commercial buildings and parking lots. The townhome project provides a series of front patio entrances along both sides of Wintergreen Ln. that will add to the landscape effect to soften the harsher impact of the current all commercial centers.



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P4) The townhome project with the additional sidewalk added to the west side of Wintergreen Ln. will add to the pedestrian access from High School Rd. to provide a safer and more accessible pedestrian commute.



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P5) By aligning the townhome rows parallel to Wintergreen Ln., the 2 story townhome rows fronting on Wintergreen Ln. will screen the massing of the interior rows of buildings to reduce the impact of the size of the project. All the rows of townhome buildings have been divided to allow for sidewalks to cross the projects on each lot. The 2 story rows on each side of Wintergreen Ln. have been angled to reduce the linear impact of long rows of buildings, which was suggested by the Design Review Board.

P6) Adding the residential townhome project, which will dominate the center of the Wintergreen commercial center, will result in much more human activity and interest added to the current auto-centric commercial center.



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DRB Discussion:

P1) & P2) The primary entrance to this proposed project is the most active public street, Wintergreen Lane. There is no separation of bike and pedestrians from the roadway. This project forces bikes and pedestrians toward cars, not meeting P1. Ambulances traveling at faster speeds can be entering this site.

Wintergreen Lane handles large vehicles and semi-trucks. Front yards and patios facing Wintergreen Lane are not conducive for residential. Design needs to avoid that part of the road for safety.

Dealing with access to parking within the two sites and not relying on the adjoining commercial parking lots to be major drive avenues is critical to meeting several Design for Bainbridge Standards including P1 and P2. Do not use parking lots as street access. Clear legible site plan is needed, difficult to understand the plan. It is difficult to understand the circulation of pedestrians from their car to their homes and to adjacent facilities.

P3) Many of the previous comments document the reasons the project does not meet this section's guidance.

The community space has not been thought through. There are no design elements shown on the site plan. The site plan cannot be distinguished from the utility plan. Applicant must provide an illustrative site plan for DRB review. The city has somehow allowed the applicant to include parking lot landscape areas and 3-foot-wide buffers and call it community space, which it is not. It is not clear if the common spaces are public or community only. If community only, what is the strategy to keep them private. Community space is not designed in the site plan. What elements are included in the community space (i.e., bike racks, benches, fire pits, picnic tables, etc.)?

Garbage/recycling receptacles are prominent and need better screening or a different location, ideally.

Condition: the applicant should re-calculate community square feet separate from landscaping (i.e., 3-ft road buffers and traffic bulbs and sidewalks)

P4) Project does not contribute to the character to the public realm of Wintergreen Lane.

Wintergreen Lane is a private road and will be maintained as a private road. A road maintenance agreement would dictate how all neighbors participate. This additional cost will be the responsibility of future homeowners.

The public space is not well-defined or designed. There is nothing proposed on Wintergreen Lane to indicate this is a neighborhood, a special place; just a sign is not enough. The design needs to have a neighborhood character that contributes to public



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spaces/public realm. From the street side, there has been no strengthening of the public space.

See DRB Discussion comments under C4, above

P5) The pathways and sidewalks shown do not connect to anything. Project is car-oriented and does not foster safety or separation for pedestrians. There are sidewalks, but that is not a pedestrian realm. The massing of buildings has not been broken down, except on Wintergreen Lane. They do not have any focal points to indicate this is a neighborhood.

There is no legible hierarchy, and the plan does not respond to Standard P5 goals and intent.

P6) This project is an opportunity to enrich public realm connection through adding small seating areas and small public spaces – this will enhance walking experience north-south on Wintergreen.

See DRB Discussion comments under C5 and S6, above

DRB Findings:

The project did not meet P1-P6.

The images and documents are not coordinated, a cohesive design has not been presented addressing these issues.



DESIGN for BAINBRIDGE WORKSHEET

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BUILDING DESIGN STANDARDS

- B1** EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT
- B2** USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND
- B3** CREATE WELL COMPOSED FACADES AT ALL SCALES
- B4** CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN
- B5** USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

Applicant Response:

B1) By aligning the buildings parallel to Wintergreen Ln. and dividing the rows into separate buildings, the 2 story townhomes will have close access to their parking spaces in the existing parking lots. This alignment also provides efficient sidewalk frontage for every townhome row without requiring double-sided sidewalks, which reduces impervious surfaces. By utilizing all the existing parking lots and access aisles with the townhome row alignment, only one additional access aisleway was required to serve the west and middle rows of townhome garages.

B2) The townhome building rows require the efficient rectangular design to minimize cost to allow the pricing required for affordable homes. The buildings utilize the "clere-story" roof design that complements the roof designs of both the Virginia Mason and Walgreen's buildings. The individual townhomes feature a cantilevered extension to emphasize their single-family character. The "clere story" roof design provides an area for windows and light to the middle area of the townhomes where the two different pitched roof angles meet.

B3) The facades with the cantilevered sections in each townhome enable each townhome to have a visual separation from its neighbor. The 2 story townhome rows that front on Wintergreen Ln. have no garages, which allows all the architectural features to be presented in the facade along Wintergreen Ln. Even with parking lots along Wintergreen Ln., the front elevation facades will be the dominant view shed for both pedestrian and auto traffic.



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B4) With the 2 story townhome rows fronting on Wintergreen Ln. with the existing adjacent parking lots and spaces, it will minimize the auto-centric and minimal landscaping of the existing commercial buildings with their patio style entrances. The 2 story rows of buildings all face either natural or landscape existing areas or ample landscaped common areas. The 2 story townhomes have both a front patio entrance and rear open patio area. The 3 story townhomes have a patio style front entrance and a balcony over the rear garage.

B5) The townhome rows will utilize similar lap siding featured in the existing commercial buildings, along with a complimentary siding material to provide a more interesting design. The material and painted color palette will feature more, but complimentary, colors to the front facade of each townhome to emphasize their individual nature. Though the townhomes will emphasize their individuality, they will bring a human scale effect to the current all-commercial building structures.



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DRB Discussion:

B1) It appears the architectural concept is to include as many homes as possible on the site. They have not shown more than one design alternative over the many meetings. Their organizing concept is not elegant, not interesting, not inviting. It is car-oriented, not pedestrian friendly.

B2) Building massing is overdone and needs to be broken into smaller units, preferably no more than 3-5 units grouped together. The units are narrow, and they have a staircase spanning three flights. We have only seen one layout, there is no horizontal plan to meet ADA requirements. Older residents want to down-size but may not be able to climb stairs. Bland facades, disproportionate scales of natural spaces do not work to reflect Bainbridge architecture, no variety. There is no discussion of locally sourced materials. No overhang noticed on buildings for rain protection or climate control. The project conforms to commercial, does not reflect residential qualities.

B3) Due to the confusion with the site plans, the DRB is guessing on the renderings, what this is going to look like. There is not an understanding of a strong façade. The application is not complete as of today (03/01/2021).

The windows show no recessing or detailing, mostly flush. There is approximately over 110' feet of flat wall, this project needs more articulation of the flat face, little or no fenestration, texture or depth. Buildings are imposing on the site and no details on doors, windows, siding, or trim are provided.

B4) Sustainable design has not been discussed. Many of the outdoor community spaces between buildings will be in the shade. The project is non-responsive to this requirement. The project mentions a green building level, not sure if it is 4 or 5, but not evident in the plan.

B5) There is no list of materials, no quality of materials, no details at all. There is a moving target of amount of affordable housing in this project. Because this is an affordable project, quality materials and workmanship should be of highest order. No detail on the expansion joints between units or sound lessening measures.

DRB Findings:

The project did not meet the intent of Building Design Standards B1-B5.



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LANDSCAPE STANDARDS

- L1** INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS
- L2** SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN
- L3** INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE
- L4** INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES
- L5** SUPPORT HEALTHY HABITAT IN THE LANDSCAPE
- L6** PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response:

L1) The patio style entrances will feature built-in planters surrounding a hard surface area for a chair or two to create a front porch effect. There will be no changes or deletions of the existing natural areas or landscaped areas in the developed areas of the Wintergreen Center. Both the east and west lots will have common areas with some grass areas bordered by drought-resistant landscaped areas. Though these areas contrast with the landscape design for the existing commercial buildings, these added common areas are screened by the townhome rows facing Wintergreen Ln., leaving just the 2 story townhome rows of patio entrances facing Wintergreen Ln. The patio style entrances provide a better landscape design transition to the commercial buildings minimal landscape design.

L2) The public realm will be enhanced with the residential character and human scale patio style entrances, all of which are accessed from pedestrian walkways along Wintergreen Ln. The walkability within the project, along with the additional sidewalk on the west side of Wintergreen Ln., will improve the safety and comfort of pedestrian traffic from High School Rd. The townhome owners will also benefit with the increased pedestrian access along Wintergreen Ln. to the HWY 305 pedestrian path to the ferry.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

L3) The existing landscape and natural areas are well designed and provide an attractive if minimal landscape for the current commercial buildings. The patio style entrances will provide an attractive landscaped entrance that will enhance the existing landscape along Wintergreen Ln. This will provide an interesting and more varying landscape effect along Wintergreen Lane. For example, the Winslow Green mixed use project's condominium balconies that face the commercial plaza add a varied mix of potted plants and outdoor living features, which adds a friendly human activity to the entire project.

L4) Because the townhome project will meet Built Green Level 5, the added landscaping will utilize low impact development design.

L5) The existing natural and landscaped areas are well maintained by the Wintergreen Owners Association. The project's landscaped areas will feature drought-resistant landscape common areas, except for the grass areas, which will require irrigation and a higher level of maintenance. The future Wintergreen HOA will provide the required maintenance to the project's landscaped areas.

L6) All or a portion of the views of the existing natural area will be preserved due to the height of the existing tree canopies on the east and west side. The existing landscape areas will not be blocked by the project.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

L1) No strong architectural concept or landscaping concept. No softening of the building mass, no focal points, did not emphasize home entries through plantings and did not use plantings to enhance privacy. More detailed, scaled drawings needed to show entry and patios layout and design. Incomplete landscape design overall.

L2) There are no seating areas, the community space is not designed, there is no landscaping, landmarks, wayfinding, or other items that help create sense of place. The landscape plan uses some natives, but mostly ornamentals and did not take advantage of the wetland species or the forest trees and canopy from SR 305 within the site. They did not meet the public realm standards and landscape plan does not support the public realm either.

L3) Did not respond to any sustainable features (bioswales, raingardens, etc.).

L4) A lack of drawing details does not allow us to assess existing stormwater system and its use and how the existing infrastructure meets this standard. Hydrological functions, did not improve stormwater, no mention of raingardens, bioswales, etc. The story of why this site works has not been told.

L5) Do not see a lot of groundcover, mostly grass. Landscape plan does not promote biodiversity and the attraction of birds, pollinators, and wildlife. More canopy is needed, more street trees to support wildlife and shade. Need to bring in some of the original forested ecology back into the site plan.

L6) On the east side, the buildings separate the wetlands from the site. There is no connections to the wetlands. The proposed noise barrier fencing is not attractive, and it interferes with wildlife corridors and we are not sure of the extent of the fencing. If proposed, landscape plan does not show beginning, end, or height of noise barrier. Needs further review of all details. Better views from homes and community spaces, utilizing natural existing views.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Findings:

The project did not meet the intent of Landscape Design Standards L1-L6.

The landscape plan does not tell a story of including the natural features of the surrounding areas. The narrative, the worksheet responses and the plan need to make us love this project.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

STREET TYPES AND FRONTAGES

Street Types: State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

Applicant Response:

The project fronts on Wintergreen Ln., which is a private road on an easement that serves the entire commercial center as well as the Pro Build commercial project adjacent at the north end of the site. The east lot's south end faces the connecting roadway to Polly's Ln. and the aisle way that serves the eastern parking lot. The west side of the east lot has an aisleway that serves the diagonal style parking lot that fronts the east side of Wintergreen Ln. There will be no added paving or roadways to the east lot. The west lot will add a one-way (north to south) aisleway to serve the garages of the west and middle row of townhomes.

DRB Discussion:

The drawings are incomplete regarding identification of interior streets and treatment of the streets. Applicant needs to address new interior street with green street guidelines. This includes stormwater infiltration and retention in landscape areas, minimizing paved areas, and consider permeable paving. Need more detail related to new interior street, there are standards that need to be met. The project must meet #7 rural green street guidelines (pg. 59-60). Maintenance of Wintergreen Lane and interior roads and parking areas burdens future homeowners.

DRB Findings:

Lack of information in site plan is problematic. Applicant is using the utility plan as a site plan rather than an illustrative plan to explain their ideas. DRB is unable to make any determinations and findings regarding Street Types and Frontages.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

Frontages: Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace, Vegetated Buffer, Parking

Applicant Response:

As noted before, the 2 story townhome rows with patio style entrances will front on Wintergreen Ln. There are both parking stalls and a parking lot fronting on Wintergreen Ln. on the west and east lots that precede the entrances to the townhomes.

DRB Discussion:

None

DRB Findings:

The frontages cannot be determined based on drawings.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

The east lot comprises 31 zero lot line townhome lots that are 12.5' wide by 30' deep. The west lot has 43 zero lot line townhome lots that are also 12.5' wide and 30' deep. All the townhome structures are 12.5' wide and 20' long. Though the townhomes are somewhat narrower than the existing townhomes on Bainbridge, their location in the Wintergreen commercial center with their planned architectural styling will maintain the Island's character.

The Wintergreen subdivision has followed the 4-step design process:

1. **NATURAL AREAS:** Because the Wintergreen subdivision is 2 lots that are a part of the previously approved Wintergreen commercial center, all of the natural areas have been designated. The two Wintergreen town home lots do encompass more natural area than required. The west lot has 4957sf of natural area (only 2875sf required). The east lot has 7995sf of natural area (only 3528sf required).
2. **HOMESITES AND COMMUNITY SPACE:** The townhome homesites were designed to provide ample community/common areas on each lot. The west lot has 10,560sf of community/common area (only 5750sf required). The east lot has 12,992sf of community/common area (only 7057sf required).
3. **ACCESS:** The access for auto traffic is completed for the Wintergreen center and for the east lot. The west lot will have a one-way access to serve the garages for the west and middle row of townhomes, which complies with the Wintergreen center's CC+Rs.
4. **LOT LINES:** The west lot encompasses 43 townhome zero lot line lots, and the east lot has 31 zero lot line lots, for a grand total of 74 townhome zero lot line lots.

DRB Discussion:

4-step design process is referred to, but drawings don't reflect subdivision details and calculations. No natural areas are defined or calculated.

Some of the categories have not been addressed, so cannot review island character for scale, materiality, detail, etc.

Details are missing for zero-lot lines.

This project could exist in any suburban area. There is no uniqueness or individuality to this project.

See DRB Discussion comments under B1-B5, above



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

NEIGHBORHOOD CONTEXT TO REFLECT AND/OR ENHANCE THE CONTEXT
PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response:

The Wintergreen townhome project will create a neighborhood within the existing Wintergreen commercial center. Because it is surrounded by the commercial buildings and mature tree canopies on the east and west, it is isolated from the Stonecress neighborhood. Nevertheless, by adding a residential component to the Wintergreen Center, the resulting mixed use Wintergreen center is a less dramatic change in land use compared to the Stonecress residential land use. The increased pedestrian access added by the Wintergreen project should encourage the Stonecress residents to walk to and use the Wintergreen commercial center.

DRB Discussion:

Need to better articulate a neighborhood within the commercial center. Need to design a better sense of place, with an identified neighborhood hierarchy of public realm/spaces. This project could exist in any suburban area. There is no uniqueness or individuality to this project.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

NATURAL AREA TO INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTERGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response:

As noted before, the Wintergreen townhome project is overlaid on an approved and completed commercial center wherein the natural areas have been designated and preserved in perpetuity. The homesite layout design has the townhomes facing either natural areas or the proposed internal community/common areas in order to give all the future homeowners a green view shed, rather than just opposing buildings. The west lot will have a BIMC-permitted 25' setback/buffer along HWY 305 (see page 5 of the City's Preapplication Conference Summary letter dated January 26, 2021), which also serves as open/natural space for project, and which facilitates the approximately 40' average width community/common area in the middle of the rows of townhomes, which is needed to allow the middle row to have a view shed of a green landscape.

DRB Discussion:

DRB was tasked by COBI Planning Department to determine the appropriate Hwy 305 setback for this residential project. DRB determined in a public meeting that a 50' setback to the SR305 right of way was appropriate and required for a residential project. See 02/01/2021 Design Review Board Meeting minutes for more details. Did not integrate ecological processes in the site design.

See DRB Discussion comments under L1-L5, above



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

NATURAL SITE CONDITIONS TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response:

As previously noted, all the natural areas have been designated, and they are thriving. The previously approved Wintergreen center's natural areas that adjoin the Wintergreen town home project will be an attractive view shed for the future homeowners.

DRB Discussion:

See DRB Discussion comments under Natural Area, above.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC
AND CULTURAL RESOURCES

Applicant Response:

Not applicable

DRB Discussion:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

STORMWATER INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH
EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response:

The Wintergreen townhome project is subject to the previously approved stormwater design. The east lot's stormwater system has been completed, and the stormwater system on the west lot will be installed in accordance with the previously approved stormwater plan.

DRB Discussion:

Lack of information on infiltration systems including bioswales and raingardens to protect the adjoining wetland to the east.

See DRB Discussion comments under L1-L6, above



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

Not applicable. The project will be connected to the COBI public sewer system.

DRB Discussion:

Unclear from Public Works on the strategy to accomplish this. Applicant was told by Public Works that the sewer line to High School Road was at capacity and a new line east through the wetlands to Ferncliff Avenue would be required with a new costly pump station.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

WATER CONSERVATION TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response:

The proposed landscape plantings, except for the grass areas, will be drought resistant. The townhomes are being built to Built Green level 4, which utilizes current low flow plumbing features.

DRB Discussion:

See DRB Discussion comments under L1-L6, above



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

The community/common areas with the Wintergreen townhome project will be largely used by the future homeowners. There will be a partial view shed from Virginia Mason of the landscaped community/common areas to offset the massing of the townhome rows.

DRB Discussion:

Community space is not designed and not well articulated/identified. Site plan should show all landscape elements including benches, firepits, playgrounds, sitting areas, and focal points for community-based activities. Community space should not be calculated using traffic-focused landscape areas. Difficult to understand what the project goals are.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

CLUSTER HOMESITES TO PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response:

As discussed previously, the townhome homesites are aligned in rows and divided in the middle to allow pedestrian walkways across and lengthwise to connect to the existing Wintergreen center's walkways. The Wintergreen townhome homesites are designed to use only the remaining buildable areas of the 2 lots in order to retain the previously approved Wintergreen center's preserved natural areas. The Wintergreen center's commercial buildings utilize open parking lots that require substantial impervious surfaces. The Wintergreen townhome 3-story townhomes with single car garages on the first floor will reduce the size of the previously planned parking lot for a commercial building. Thus, the impervious surfaces of the Wintergreen townhome project will be reduced and/or replaced with cleaner runoff from roofs. Only one new one-way accessway for the west lot will be required, thus maximizing the use of the existing accessways and roadways.

DRB Discussion:

Design is not setup to promote community interaction. Utility information is not available to review.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

The Wintergreen project's town home rows are aligned north and south to allow sunlight to reach all the homes and landscaped areas the entire year. Though the units do not include future solar features to utilize solar access for energy, the units are being built to meet Built Green level 4 standards.

DRB Discussion:

Units should be pre-wired for optional solar access. Some of the community spaces are in the shade most of the year.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

ACCESS AND CIRCULATION TO PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response:

The Wintergreen townhome project is located near the busiest intersection on Bainbridge: High School Rd. and HWY 305. Thus, it will be served by all forms of public transportation, including buses and ferries. Pedestrian and cycling networks connect directly to the proposed project, which can safely and comfortably be used to commute via the impervious pathway along HWY 305 to either downtown or the ferry. Safe pedestrian sidewalks with signaled crosswalks provide pedestrian access to the Safeway commercial center, which will help reduce auto use for living essentials.

DRB Discussion:

HS I and HS II are suburban auto oriented zones. It is not conducive to a residential, pedestrian safe project. Industrial trucks and ambulances from Pro-Build and VMMC, respectively, use Wintergreen Lane and will impact the residential neighborhood with regard to noise and safety. Most of the comments from applicant above relate to off the site conditions, attention to on-site conditions is needed. Crosswalk or possible traffic signal/other facility at High School Road and Wintergreen Lane should be investigated. See DRB Discussion comments under C5 and S5, above.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

MOTOR VEHICLES TO MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response:

The Wintergreen townhome project is required by the Wintergreen center CC+Rs to utilize the existing parking lots. However, by placing single car garages on the first floor of the 3-story townhomes in the interior rows of townhomes on both lots, the project has hidden from public view about two-thirds of the homeowners' cars.

DRB Discussion:

Possibly limit the number of cars allowed per unit. Reduce the impact of automobiles within the site. Need some accounting of spaces per unit and where these extra spaces are located. Need to see overall parking program with total numbers of spaces identified. Impervious roadway is extensive and must be reduced or minimized. Actions must be taken to ensure there is no impact on neighborhood parking areas.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HOMESITE DESIGN TO EFFICIENTLY CONFIGURE BUILDING FOOTPRINT(S) AND
ALLOWED USES WITHIN A HOMESITE

Applicant Response:

The Wintergreen townhome homesites were designed to provide a private open space in the patio entrance and backyard for the 2-story townhomes. The 3-story townhomes also have a private patio entrance with a balcony extending over the rear driveway to the garage. The project does utilize almost all of the allowed FAR building area in order to provide the lower cost per unit that will allow home sales in accordance with the COBI affordable home guidelines. Nevertheless, there is more natural area and community/common area provided than required.

DRB Discussion:

Minor home occupation allowed; Bainbridge code definition should be included in CC&R's to avoid future impact on parking and traffic.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DIVERSITY IN HOUSE DESIGN TO PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response:

The Wintergreen townhome home designs include a 2-story townhome with 1 BR plus den, with a limited number of 2BR models. The 3-story townhomes have a multi-use room on the 1st floor next to the garage where the home is entered through the front door. This room can be used as a home office, which will allow client visits (permitted in the Wintergreen commercial center). The 2nd and 3rd floor can be either a 1 bedroom or 1 bedroom and den.

DRB Discussion:

There are only a couple of unit types. Perhaps studios could be an option. More variety and/or detail in design of units.

The DRB is in support of affordable, attainable, and equitable housing.

Minor home occupation allowed; Bainbridge code definition should be included in CC&R's to avoid future impact on parking and traffic.

See DRB Discussion comments under B1-B5, above.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

FACING PUBLIC STREETS TO REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response:

As noted previously, the rows of 2-story townhomes facing Wintergreen Ln. have their patio entrances facing the street with either a pedestrian path or sidewalk to serve pedestrian access to their homes. This feature will add a friendly neighborhood aspect to the commercial center.

DRB Discussion:

While we support access from Wintergreen, the lack of open space and landscaping along Wintergreen negatively impact public realm.
See DRB Discussion comments under P1-P5, above

DRB Findings:

The site plans did not include the 4-step process and supporting drawings.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

LARGER SITES

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response:

Standard 1) As previously discussed, the townhome rows have been designed to front on Wintergreen Ln., natural areas, or community/common areas.

Standard 2) Though the project must use the existing parking lots, all of the 3-story townhomes have single car garages on the first floor, thus eliminating open parking stalls and reducing the impact of garages by having them in interior townhome rows.

DRB Discussion:

Standard 1)

No frontage on Wintergreen and not enough open space along Wintergreen. Planted buffer between patios, sidewalk and parking is needed, more design and study of this space.

Standard 2)

Add more buffer and grading to hide or create barrier for parking areas.

DRB Findings:

More study is needed to better design private and public space interfaces and define the public realm.

See DRB Discussion comments above



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HISTORIC PLACES

- STANDARD1** DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.
- STANDARD2** MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response:

Standard 1) Not applicable

Standard 2) Not Applicable

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

CIVIC USES

- STANDARD1** DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY INDENTIFIABLE AS A CIVIC USE.
- STANDARD2** DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PUBLIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

Applicant Response:

Standard 1) Not applicable

Standard 2) Not applicable

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not Applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

This project is recommended for:

Approval ☐

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE: _____
Chair, Design Review Board

DATE:

Attendee Report

Report Generated:

3/2/2021 7:21

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers	
Design Review Board - Special Meeting	937 6625 7140		3/1/2021 13:40	282	11	11
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Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov		3/1/2021 13:40	3/1/2021 18:22	282

Panelist Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Bob	bob.russell@cobicommittee.em		3/1/2021 13:44	3/1/2021 18:22	278
Michael	michael.loverich@cobicommitte		3/1/2021 13:57	3/1/2021 18:22	265
Kelly	ktayara@bainbridgewa.gov		3/1/2021 13:57	3/1/2021 18:22	265
Leslie	lschneider@bainbridgewa.gov		3/1/2021 14:00	3/1/2021 17:09	190
Todd	todd.thiel@cobicommittee.ema		3/1/2021 13:58	3/1/2021 18:22	265
Laurel	laurel.wilson@cobicommittee.e		3/1/2021 13:57	3/1/2021 18:22	266
Joseph	joseph.dunstan@cobicommittee		3/1/2021 13:41	3/1/2021 18:22	282
Hayes Gori	hayesg40@gmail.com		3/1/2021 14:07	3/1/2021 14:08	2
Hayes Gori	hayesg40@gmail.com		3/1/2021 14:08	3/1/2021 14:40	33
Hayes Gori	hayesg40@gmail.com		3/1/2021 16:29	3/1/2021 18:19	111
David	dgreetham@bainbridgewa.gov		3/1/2021 13:59	3/1/2021 18:22	264
Vicki	vicki.clayton@cobicommittee.ei		3/1/2021 13:54	3/1/2021 18:22	268

Attendee Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Barry Keenan	chbsc2002@yahoo.com		3/1/2021 16:03	3/1/2021 16:12	9
Clarissa San Diego	clarissa.sandiego@gmail.com		3/1/2021 14:02	3/1/2021 18:22	260
Hayes Gori	hayes@hayesthelawyer.com		3/1/2021 14:30	3/1/2021 16:34	124
eleanorfooteweinel	eweinel@ou.edu		3/1/2021 14:02	3/1/2021 18:22	261
linda Andrews	lcgandrews@gmail.com		3/1/2021 14:59	3/1/2021 16:18	80
Jon Quitslund	jonquitslund@att.net		3/1/2021 14:01	3/1/2021 17:50	229
Karen Bazar	karenbazarrealestate@gmail.co		3/1/2021 14:03	3/1/2021 17:26	204
Hayes Gori	hayesg40@gmail.com		3/1/2021 14:01	3/1/2021 14:07	6
Hayes Gori	hayesg40@gmail.com		3/1/2021 18:19	3/1/2021 18:22	3
Ashley Mathews (She# Her)	ashleymathews104@gmail.com		3/1/2021 14:01	3/1/2021 18:22	261
Andre Olanie	andreolanie@yahoo.com		3/1/2021 14:01	3/1/2021 18:22	261
David Smith	smithhouse4@comcast.net		3/1/2021 14:01	3/1/2021 18:03	242

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	
13609080009	3/1/2021 14:26		3/1/2021 18:22	236
12067159987	3/1/2021 14:18		3/1/2021 14:55	38

WEBVTT

1

00:00:00.599 --> 00:00:01.110

Joseph: Okay.

2

00:00:01.860 --> 00:00:05.009

Marlene Schubert: And for some reason i'm not seeing the closed caption oh.

3

00:00:05.910 --> 00:00:06.960

Bob: Oh, they got a couple.

4

00:00:10.650 --> 00:00:12.240

Marlene Schubert: Not quite sure why you guys but.

5

00:00:13.889 --> 00:00:19.050

Bob: looks like everyone's here at the attendees we got the applicant and john quits line and.

6

00:00:19.470 --> 00:00:19.830

Marlene Schubert: Yes.

7

00:00:19.890 --> 00:00:23.550

Marlene Schubert: So I don't know why my closed caption isn't working I apologize.

8

00:00:24.720 --> 00:00:28.290

Marlene Schubert: David how critical it is, is it for me to try to figure that out.

9

00:00:34.200 --> 00:00:41.340

David: i'm really i'm really this is relatively new thing i'm not sure if it's a mandate or a policy at this point in time.

10

00:00:41.340 --> 00:00:44.550

Marlene Schubert: Now i've been asked to do it from now on, and we did it last time and.

11

00:00:44.580 --> 00:00:46.770

Marlene Schubert: Now it's not an option available to me and i'm.

12

00:00:46.890 --> 00:00:50.700

David: not sure quite why, but I think we've taken on as a policy is that correct Marlene.

13

00:00:51.030 --> 00:00:54.210

Marlene Schubert: versus I believe so, which means I should have it going but.

14

00:00:54.300 --> 00:01:04.230

Marlene Schubert: I don't want to take up much time, so you guys, I promise i'll get that fixed, we will have a transcript that comes out of this so it's not like it's it's just during the meeting that it's helpful if someone's pending that.

15

00:01:04.950 --> 00:01:07.380

David: I think we're doing the best we can we'll proceed without it and.

16

00:01:07.440 --> 00:01:10.170

Marlene Schubert: Okay, and I will check into why i'm having an issue and.

17

00:01:10.200 --> 00:01:11.130

Marlene Schubert: fix it for next time.

18

00:01:13.020 --> 00:01:13.440

Joseph: Okay.

19

00:01:14.580 --> 00:01:26.310

Joseph: All right, i'm going to go ahead and call this meeting to order for design review board for March 1 2021 thanks everybody for coming, we do have a quorum.

20

00:01:27.120 --> 00:01:35.910

Joseph: Here, and we have some people in the audience, including the the applicants who are also here today, so welcome everybody.

21

00:01:37.620 --> 00:01:38.790

Joseph: I would like to.

22

00:01:39.990 --> 00:01:42.300

Joseph: call the.

23

00:01:44.040 --> 00:01:54.000

Joseph: I wanted to introduce everybody who from the Dr B who's here we have Todd feel and Michael leverage Laurel Wilson and.

24

00:01:55.680 --> 00:02:07.770

Joseph: vicki clayton as well as Bob Russell Laurel Wilson and Leslie snyder our liaison from the Council is also here.

25

00:02:08.880 --> 00:02:23.910

Joseph: Okay, thank you very much, we have a main project today, which is a wintergreen town home subdivision and then we have some new and old business several updates from David greet them on a number of.

26

00:02:24.930 --> 00:02:30.960

Joseph: items, including the Joint Council to joint land you subcommittee with the city council and planning Commission.

27

00:02:31.740 --> 00:02:45.390

Joseph: And some general updates that I think david's going to talk to us about So the first thing i'd like to do is ask if there's any conflicts of interest or any concerns that need to be brought forward by anybody on the Dr B.

28

00:02:46.350 --> 00:02:53.790

Joseph: If I don't see any hands raised i'm gonna assume that there are none I don't hear anybody.

29

00:02:55.530 --> 00:02:56.970

Joseph: Okay i'd like to.

30

00:02:59.370 --> 00:03:00.900

Joseph: Ask anybody who has any.

31

00:03:01.920 --> 00:03:16.050

Joseph: questions regarding the minute from our February 16 2021 meeting if they have any issues with the minutes or updates or corrections, please let me know otherwise i'd entertain a motion to accept the.

32

00:03:17.160 --> 00:03:18.510

Joseph: minutes for approval.

33

00:03:21.690 --> 00:03:22.890

Bob: I make a much nicer.

34

00:03:23.460 --> 00:03:24.180

Michael: I second that.

35

00:03:24.810 --> 00:03:43.860

Joseph: Okay, Bob makes the motion and Michael makes a second so all in favor Aye Thank you okay all right, we are next on the agenda is the winner green town, my home subdivision kelly's here, as well as the applicants.

36

00:03:45.450 --> 00:03:47.340

Joseph: And I Kelly ready.

37

00:03:49.170 --> 00:03:54.330

Joseph: I believe the applicants did presenter their project to the.

38

00:03:55.560 --> 00:04:04.350

Joseph: Public participation meeting last Thursday to then was the 25th 24th 25th something like that so that's been done now.

39

00:04:06.180 --> 00:04:12.570

Joseph: Our goal today is to finish up all the comments regarding each of the.

40

00:04:14.760 --> 00:04:25.950

Joseph: standards in the design for bainbridge book and then move towards making a decision about the project overall and we'll get to this project underway.

41

00:04:26.670 --> 00:04:27.090

Kelly: that's it.

42

00:04:27.630 --> 00:04:28.320

Joseph: Yes, ma'am.

43

00:04:28.560 --> 00:04:32.820

Kelly: diet chat so this isn't your final review and recommendation, this is.

44

00:04:33.090 --> 00:04:33.570

Joseph: This is.

45

00:04:33.660 --> 00:04:53.910

Joseph: we're filling up the checklist and we hope to finalize the checklist yes, if we got done in time, I think we could then have a discussion about a final review or i'm not it's not clear to me that we have to have another meeting to have the final review if we could get to it today.

46

00:04:55.470 --> 00:04:57.390

Joseph: hope we have to actually have the meeting.

47

00:04:58.320 --> 00:05:03.000

Kelly: You would have to have a final review and recommendation of the land use application.

48

00:05:04.560 --> 00:05:08.520

Kelly: This is just a design guidance to provide to provide the.

49

00:05:09.930 --> 00:05:13.410

Kelly: The applicant, with some guidance.

50

00:05:17.520 --> 00:05:22.320

Marlene Schubert: We have the applicant in the audience, if anyone would like to be promoted to panelists you could raise your hand, please.

51

00:05:24.210 --> 00:05:36.450

Joseph: So that'd be fine okay Kelly, thank you that's fine we'll do that I was just suggesting in order to keep the project going, but I understand the process so.

52

00:05:37.560 --> 00:05:38.820

Joseph: Okay, to the.

53

00:05:40.140 --> 00:05:41.610

Joseph: Dr be members.

54

00:05:44.160 --> 00:05:59.070

Joseph: i'd like to just remind everybody that you know the City Council did adopt the design for bainbridge back in 2019 and it does have standards and guidelines for these projects, this project in particular and other projects and.

55

00:06:00.120 --> 00:06:16.740

Joseph: it's important for us to have a robust discussion and the list of our thoughts on each of the standards and that's the goal for today is to fill that out so i'm hoping everybody has come with their individual comments, so we can fill them out.

56

00:06:17.910 --> 00:06:18.450

Joseph: Any.

57

00:06:19.590 --> 00:06:22.110

Joseph: Any questions by anybody before we start.

58

00:06:25.470 --> 00:06:34.020

Marlene Schubert: So, Joe just to be clear when you are ready for me to take down what has been said you'll should know me is that what we discussed.

59

00:06:34.530 --> 00:06:44.490

Joseph: Yes, okay i'll explain that um yeah we do want to move along today, and we really want to get all these discussion items in and get them organized.

60

00:06:45.000 --> 00:06:54.270

Joseph: As they do become public record that may be may go before certainly will go to the planning Commission but I might go to the hearings examiners or other people.

61

00:06:54.690 --> 00:07:09.480

Joseph: We want to have our notes organized in a logical manner so as we present our comments on each categories such as under this one protect repair natural systems, try to.

62

00:07:10.710 --> 00:07:17.190

Joseph: If we're just having a discussion between the rb that's fine, but we want them, but when we want to make a point.

63

00:07:18.450 --> 00:07:28.320

Joseph: I want to interject and make sure that Marlene understands and the person saying something understands that we're going to write down, word for word what they said.

64

00:07:28.890 --> 00:07:40.020

Joseph: So we have coherent sentences, because sometimes we just discussed things, and you know it's kind of a discussion back and forth and two or three people are talking whatever and.

65

00:07:40.830 --> 00:07:45.450

Joseph: Marlene needs to have a precise statement you know number one.

66

00:07:46.080 --> 00:07:54.000

Joseph: We feel blah blah blah in the number two blah blah blah so try to organize your thought when you're ready to say something if you want to have a discussion.

67

00:07:54.330 --> 00:08:00.600

Joseph: that's certainly great we can discuss back and forth, but when it comes down to the statements in the worksheet we want to have them.

68

00:08:01.140 --> 00:08:09.330

Joseph: Organized so if everybody could please help with that that would be really, really great so without further ado.

69

00:08:09.870 --> 00:08:21.990

Joseph: I think we've all read the statements and conclusions by the African on each of their subjects if anybody has any discussion what i'll do under each of these under as one.

70

00:08:22.500 --> 00:08:36.180

Joseph: asked if anybody has any discussion that they'd like to make or any addition by the applicant to but they've already written and or any comments or anybody on the Dr B and then i'll go directly to.

71

00:08:37.320 --> 00:08:58.080

Joseph: point by point in s one what what our responses so first off unrest, one which is protect repair natural systems to the applicant, we do have your comments there, and if they are still relevant and haven't changed that that's absolutely fine if there's anything to add, please.

72

00:08:59.760 --> 00:09:03.570

Joseph: If you want to add something, let me know or we'll just go directly to your comments.

73

00:09:04.320 --> 00:09:06.270

Hayes Gori: yeah Mr dunster this is his glory.

74

00:09:06.540 --> 00:09:07.020

Yes.

75

00:09:08.340 --> 00:09:15.450

Hayes Gori: And yes, the worksheet that it is what it was the last meeting we've made no changes so we're gonna we're going to stand on that.

76

00:09:16.200 --> 00:09:26.550

Hayes Gori: And likewise with all the design work we've done today as Kelly, points out, this is the proposal stage, so no final decisions at this point, but if you.

77

00:09:27.000 --> 00:09:32.700

Hayes Gori: i'm happy to hear what the agenda is for this meeting, how you're laying it out, but as you proceed through you can simply have your discussion.

78

00:09:33.390 --> 00:09:42.600

Hayes Gori: For the Africans part we're an observed mode and we'd be thrilled if you could get through the worksheet today, so that we can all move forward with us.

79

00:09:43.230 --> 00:10:05.790

Joseph: yeah that that I appreciate that very much that's absolutely the intent so um let's move this move right ahead, then under s one protecting repair natural systems and the attempt, for this is to protect existing natural systems mitigate disturbance and maximize its own action step possible.

80

00:10:07.320 --> 00:10:26.010

Joseph: designers should look to heal and repair the islands natural systems that have been impacted by previous development site design to embrace relationship to larger natural systems and uc systems to inform sustainable design, so any comment from Dr be on any items under this one.

81

00:10:30.330 --> 00:10:31.590

Joseph: Is your hands, please.

82

00:10:33.270 --> 00:10:33.960

Michael: I have a comment.

83

00:10:35.010 --> 00:10:35.280

Yes.

84

00:10:37.500 --> 00:10:56.370

Michael: I mean, I think one important thing that you just read was also a designer should look for ways to heal and repair the islands natural systems that have been impacted by previous development and because this site was, as we all know, clear cut and hasn't actually been.

85

00:10:58.170 --> 00:11:11.280

Michael: There has been no remediation on the site that whatever proposal occurs needs to actually address that and begin to heal the property and us by that development.

86

00:11:12.570 --> 00:11:16.410

Michael: So I think that needs to be addressed, and so one.

87

00:11:17.520 --> 00:11:28.230

Joseph: Okay, so let's stop there, Michael Marlene let's make that statement that you want to restate that are you saying that the site plan does or does not.

88

00:11:28.950 --> 00:11:30.090

Michael: It does not address.

89

00:11:30.420 --> 00:11:34.140

Michael: healing site based off of previous well okay.

90

00:11:34.770 --> 00:11:47.310

Joseph: So let's let's say let's say this Marlene and correct me if i'm wrong Michael that the existing proposed site plan does not prepare the islands natural systems.

91

00:11:51.330 --> 00:11:53.520

Joseph: or use this tool to form.

92

00:11:54.900 --> 00:11:59.640

Joseph: Sustainable design at the project level would that be acceptable, Michael.

93

00:12:00.210 --> 00:12:03.270

Michael: I think the important thing here is about healing.

94

00:12:04.320 --> 00:12:06.750

Michael: The impacts of previous bellman as well.

95

00:12:07.140 --> 00:12:08.460

Joseph: Okay, so okay does not.

96

00:12:08.820 --> 00:12:17.070

Joseph: Does not does not heal the damage ecosystem from prior projects or the clicker.

97

00:12:27.690 --> 00:12:31.290

Marlene Schubert: Okay, is that look good propose site plan does not address hoops.

98

00:12:34.560 --> 00:12:39.600

Marlene Schubert: healing of the site from prior projects does that does that sound right okay perfect.

99

00:12:40.500 --> 00:12:42.120

Joseph: Any other comments from anybody.

100

00:12:43.200 --> 00:12:44.040

Michael: Has a comment on that.

101

00:12:44.640 --> 00:12:45.150

Okay.

102

00:12:48.360 --> 00:12:57.420

Laurel: Thank you, Michael for speaking up about that, and I want a second what Michael says, and I also think it's important that we don't begin to mix our.

103

00:12:58.350 --> 00:13:07.770

Laurel: Our personal interpretation, with the code or actually the code is optimized for that, with the design for review that the review for bainbridge whatever it's called.

104

00:13:08.310 --> 00:13:26.280

Laurel: And in michael's quoting the guidelines it, it takes away from our sort of personal response and it actually addresses the fact that they do not follow the design for famous guidance, so we include the quote of the reference sites, then s one.

105

00:13:27.300 --> 00:13:29.280

Laurel: In our response I think it'll be a little bit.

106

00:13:30.450 --> 00:13:32.370

Laurel: You know more like determinant Thank you.

107

00:13:35.370 --> 00:13:38.610

Joseph: To that point Marlene i'd like you to write like the following.

108

00:13:41.190 --> 00:13:43.050

Joseph: proposed site pan pan.

109

00:13:44.460 --> 00:13:49.140

Joseph: shows buffers in separation of the natural and built environment.

110

00:13:50.640 --> 00:13:51.840

Marlene Schubert: buffers and.

111

00:13:52.710 --> 00:13:58.710

Joseph: Propose oakland shows buffers and separation of the natural and built environment.

112

00:14:03.870 --> 00:14:06.060

Joseph: which does not allow.

113

00:14:08.730 --> 00:14:12.930

Joseph: Integration of natural systems within the flight plan.

114

00:14:13.950 --> 00:14:14.970

Joseph: does not allow.

115

00:14:22.470 --> 00:14:23.910

Marlene Schubert: Did I say that right oops.

116

00:14:24.150 --> 00:14:25.260

Yes.

117

00:14:26.610 --> 00:14:30.060

Joseph: Okay, any other comments from the rb folks almost one.

118

00:14:32.610 --> 00:14:33.990

Vicki: See, I have one.

119

00:14:36.900 --> 00:14:38.880

Vicki: As in the context analysis.

120

00:14:40.290 --> 00:14:51.420

Vicki: The natural systems are pretty much located off site and that there needs to be further analysis of this project as to whether or not there's going to be any possible.

121

00:14:52.590 --> 00:14:59.310

Vicki: Increased impact on the wetland area so kind of tracking with what Laurel is saying.

122

00:15:00.390 --> 00:15:01.620

Vicki: Under s one.

123

00:15:03.660 --> 00:15:19.950

Vicki: The applicant needs to make a greater attempt to incorporate natural water features, so that the project is and do what on site, so that the project design is more ecologically functional.

124

00:15:21.870 --> 00:15:23.670

Joseph: Okay that's a good line well.

125

00:15:24.150 --> 00:15:25.890

Marlene Schubert: I can't help me.

126

00:15:26.610 --> 00:15:29.220

Joseph: Applicant needs to make effort to include.

127

00:15:31.380 --> 00:15:33.420

Joseph: on site water retention.

128

00:15:37.350 --> 00:15:39.060

Joseph: To protect weapons.

129

00:15:39.990 --> 00:15:40.260

yeah.

130

00:15:42.930 --> 00:15:43.650

Vicki: yeah Thank you.

131

00:15:44.100 --> 00:15:45.750

Joseph: Invite that I assume.

132

00:15:46.980 --> 00:15:49.110

Joseph: becky you mean like rain gardens from the.

133

00:15:49.620 --> 00:15:52.920

Vicki: Rain rain gardens, you know.

134

00:15:54.240 --> 00:15:54.570

Joseph: bye.

135

00:15:55.860 --> 00:15:59.250

Vicki: bye file swales greater use of habitat yes.

136

00:16:00.420 --> 00:16:04.230

Joseph: Okay i'm gonna move on to less than any other comments.

137

00:16:05.850 --> 00:16:07.140

Bob: yeah i've had my hand raised.

138

00:16:07.140 --> 00:16:08.100

Joseph: Oh sorry.

139

00:16:08.850 --> 00:16:09.900

Joseph: Sorry, I can see it.

140

00:16:10.170 --> 00:16:13.680

Bob: yeah in order to accomplish the S one.

141

00:16:15.510 --> 00:16:25.710

Bob: A lot of that thunder see one also that we already talked about under contacts, but in order to accomplish the ecological promotion, we need to really.

142

00:16:27.030 --> 00:16:29.280

Bob: there's the building massing as.

143

00:16:30.960 --> 00:16:44.880

Bob: I don't know to me the buildings, need to be broken up there's just there's just the way it's proportions, right now, between the buildings and natural areas it just doesn't seem to fit right in order to bring in all this.

144

00:16:48.390 --> 00:16:50.070

Bob: Ecological stuff.

145

00:16:52.920 --> 00:17:00.120

Bob: Just too much too much too much buildings just boggy they're not broken up there's no place to infill.

146

00:17:04.050 --> 00:17:04.830

Bob: It makes sense.

147

00:17:05.490 --> 00:17:06.660

Joseph: yeah so.

148

00:17:06.750 --> 00:17:07.440

i'm.

149

00:17:11.190 --> 00:17:13.080

Marlene Schubert: Sorry, tell me when you're ready.

150

00:17:13.410 --> 00:17:15.090

Joseph: Okay, so great so um.

151

00:17:15.210 --> 00:17:16.110

I think we're going to say.

152

00:17:17.280 --> 00:17:23.190

Joseph: Due to the in correct me if i'm wrong, but we can do this but, due to the bulk and massing of the buildings.

153

00:17:24.270 --> 00:17:30.360

Joseph: There is no opportunity to provide natural systems within the site.

154

00:17:33.300 --> 00:17:36.690

Bob: or enough nauseous that's fine.

155

00:17:39.540 --> 00:17:44.220

Marlene Schubert: Okay sorry I was misspelling and got caught up on that do the bulk of mapping of the buildings, there was no.

156

00:17:44.220 --> 00:17:46.980

Bob: opportunity, no opportunity to provide adequate.

157

00:17:48.780 --> 00:17:50.070

Bob: natural areas.

158

00:17:51.990 --> 00:17:52.410

Joseph: In.

159

00:17:55.410 --> 00:17:56.310

Joseph: addition to that.

160

00:17:57.810 --> 00:18:00.150

Joseph: Access to nature by residents.

161

00:18:08.100 --> 00:18:09.600

Marlene Schubert: looks like Todd has his hand up.

162

00:18:17.460 --> 00:18:25.380

Todd: Just you know, a comment about the natural areas they really are and the perimeter there's nothing on those two sides that's still natural.

163

00:18:26.460 --> 00:18:28.350

Todd: it's just the erosion mix.

164

00:18:29.490 --> 00:18:33.210

Todd: And between the landscape plans and the renderings.

165

00:18:34.260 --> 00:18:41.880

Todd: there's a lack of consistency and some of the renders have a difficulty with scale so.

166

00:18:43.020 --> 00:19:01.710

Todd: i'm not i'm not sure how we're going to get a cleaner landscape plan later or what's going on, but it might be good to just to note that, and the other thing is that the landscape plan doesn't really integrate any any canopy there's no nothing taller than a grass.

167

00:19:03.480 --> 00:19:09.600

Todd: And just would encourage you know street trees those type of.

168

00:19:11.190 --> 00:19:20.910

Todd: plantings that can go a long way to help restore migrating birds and and other other animals and things that cross the island.

169

00:19:22.020 --> 00:19:28.050

Joseph: Can I suggested that we hold on to those comments and capture them when you get to the l section.

170

00:19:28.650 --> 00:19:30.420

Todd: Yes, you can I just wanted to match them here.

171

00:19:30.780 --> 00:19:40.770

Joseph: yeah I think it's it's important, but I want to capture ill so or do you want to do that now or Marlene or do you want to wait till we get to.

172

00:19:41.550 --> 00:19:43.530

Marlene Schubert: Whatever works up to you guys.

173

00:19:43.770 --> 00:19:48.360

Joseph: If you can go down to well let's just let's hold on to it Todd if we can let's not forget it.

174

00:19:48.420 --> 00:19:48.990

Todd: that's fine.

175

00:19:49.320 --> 00:19:52.710

Joseph: let's not forget it okay let's move to.

176

00:19:53.370 --> 00:19:55.170

Vicki: Joe Joe before you do that.

177

00:19:55.410 --> 00:20:13.680

Vicki: justin a note to the applicants team there's a there's confusion on under asked one they say it's going to be built a green belt level for that, on page 2300 landscape, it says green belt level five we just like to know which is it.

178

00:20:16.680 --> 00:20:21.060

Joseph: Does it for is it five there's an explanation to that okay yeah.

179

00:20:21.270 --> 00:20:21.840

Vicki: Thank you.

180

00:20:22.200 --> 00:20:25.080

Joseph: Green don't don't go for.

181

00:20:28.650 --> 00:20:31.590

Joseph: level four verses level five.

182

00:20:31.680 --> 00:20:36.420

Vicki: And then back on page 23 it says level five so it's just.

183

00:20:37.860 --> 00:20:42.000

Vicki: It needs needs clarification just for accuracy.

184

00:20:43.080 --> 00:20:43.560

Joseph: Okay.

185

00:20:48.780 --> 00:20:52.260

Joseph: All right, thank you so let's go there's to.

186

00:20:54.090 --> 00:20:55.680

Joseph: The intent again as.

187

00:20:57.330 --> 00:21:12.480

Joseph: urban growth constant expensive natural habitat degrading and fragmenting since the plant species wetlands and my parent areas for habitat for local fish and wildlife, a new developments should protect and restore habitats on site can connect local habitat quarters.

188

00:21:14.160 --> 00:21:16.470

Joseph: very similar to one but.

189

00:21:18.540 --> 00:21:20.820

Joseph: Any additional comments we want to make into.

190

00:21:22.830 --> 00:21:25.650

Joseph: Related to that or we wanted to say, see you know.

191

00:21:25.650 --> 00:21:31.410

Bob: Joe it it, it seems, it seems like what Todd said was you know some of this stuff.

192

00:21:31.560 --> 00:21:33.360

Bob: You know, there are questions that are.

193

00:21:34.800 --> 00:21:35.190

Bob: That.

194

00:21:36.360 --> 00:21:41.880

Bob: are really you know kind of pertains to the landscaping what Todd was talking about.

195

00:21:42.300 --> 00:21:42.690

Okay.

196

00:21:43.740 --> 00:21:48.660

Bob: You know there's you know more trees for song words that sort of thing I some of this stuff is.

197

00:21:50.250 --> 00:21:51.780

Bob: kind of redundant, I guess.

198

00:21:52.170 --> 00:22:06.120

Joseph: um well Todd if you want to bring that back, I think your your note Todd there on the lack of tree canopy a lack of wetland species and does not.

199

00:22:09.150 --> 00:22:09.930

Joseph: promote.

200

00:22:11.010 --> 00:22:12.930

Joseph: birds or wildlife quarter.

201

00:22:14.400 --> 00:22:15.660

Joseph: Did you say that's true.

202

00:22:16.920 --> 00:22:18.090

Todd: Sure, yes.

203

00:22:18.450 --> 00:22:21.690

Joseph: Okay, any any want to add anything else in this category from what you said.

204

00:22:21.690 --> 00:22:22.650

Joseph: Previously there.

205

00:22:24.180 --> 00:22:25.500

Todd: No, no.

206

00:22:26.910 --> 00:22:27.660

Joseph: um.

207

00:22:28.650 --> 00:22:29.250

Todd: But, again, I think.

208

00:22:30.480 --> 00:22:41.220

Todd: The important point is to heal I don't know how many times, you have to keep saying it or let's say one, but there were trees here now they're all gone let's.

209

00:22:41.400 --> 00:22:43.320

Joseph: let's add that thunder is to.

210

00:22:43.800 --> 00:22:48.720

Joseph: The forest needs to be brought back the existing forest.

211

00:22:49.740 --> 00:22:59.160

Joseph: And I, I would say that the tree canopy along the highway three or five should be brought back into the site.

212

00:23:00.300 --> 00:23:01.140

Joseph: Under the soap.

213

00:23:08.490 --> 00:23:12.960

Joseph: sound good that's on the right okay um.

214

00:23:14.100 --> 00:23:16.290

Joseph: Any other comments can we go to s3.

215

00:23:17.820 --> 00:23:22.800

Joseph: And if i'm going too fast and people have a comment, please stop me i'm just trying to keep moving along here.

216

00:23:26.430 --> 00:23:44.400

Joseph: s3 is a respect to magnify unique aspects of Satan context, the natural and man made features views of water mountains rolling landscape for some farms development to recognize features avoid detracting from the provenance and highlight wherever possible.

217

00:23:48.030 --> 00:23:49.890

Joseph: Any comments on s3.

218

00:23:53.550 --> 00:23:56.250

Bob: i've got i've got one here.

219

00:23:58.170 --> 00:23:59.910

Bob: Just kind of a high level thing.

220

00:24:01.710 --> 00:24:11.220

Bob: You know the former you know forest or canopy or woods it used to be there, you know when you walk through there, there was some privacy.

221

00:24:12.840 --> 00:24:20.850

Bob: When you walk through the current lay it, the way the building massing is there's just you don't have a sense of any privacy at all.

222

00:24:24.000 --> 00:24:25.890

Bob: You know where the entries are all out on the.

223

00:24:26.400 --> 00:24:37.230

Bob: The main drag there's it's not like the buildings are broken up and 90 degrees where they're facing each other is a little more privacy like we had when we had the prior Forrester.

224

00:24:38.370 --> 00:24:39.570

Marlene Schubert: That captured okay Bob.

225

00:24:42.300 --> 00:24:47.280

Bob: that's fine yeah look the privacy issue is, to me, is a big deal we're a community.

226

00:24:48.570 --> 00:24:49.380

Bob: that's that's fine.

227

00:24:50.010 --> 00:24:52.050

Joseph: I would like to add one morning.

228

00:24:53.190 --> 00:24:56.010

Joseph: The parking lot to the east.

229

00:24:57.300 --> 00:25:03.090

Joseph: completely blocked off the introduction of the weapons into the site.

230

00:25:06.360 --> 00:25:08.280

Marlene Schubert: off the What was it blocks off to the.

231

00:25:08.310 --> 00:25:15.750

Joseph: parking lot to the east completely blocked off the wetlands wetlands and does not allow integration.

232

00:25:19.650 --> 00:25:21.480

Joseph: of natural system into the site.

233

00:25:32.160 --> 00:25:33.090

Bob: Oh, Tom.

234

00:25:35.040 --> 00:25:37.590

Joseph: Okay, any other comments on this free.

235

00:25:37.800 --> 00:25:38.880

Marlene Schubert: Video this is.

236

00:25:38.880 --> 00:25:39.300

Marlene Schubert: A tank.

237

00:25:39.330 --> 00:25:41.160

Joseph: Top and then boss, please yes.

238

00:25:44.040 --> 00:25:49.020

Todd: I just wanted to comment and i'm not sure if it's here, but you know, one of the.

239

00:25:50.040 --> 00:25:52.170

Todd: One of the critical words here is character.

240

00:25:54.270 --> 00:26:01.260

Todd: And I think that's what i've been striving for is I don't I don't get a sense of character, out of this project.

241

00:26:02.130 --> 00:26:16.290

Todd: And that just by adding housing into a neighborhood sure it makes it mixed use on paper, but it doesn't make it a neighborhood that the neighborhood needs to be designed so i'm not sure if it goes here or where.

242

00:26:18.000 --> 00:26:29.790

Todd: But there really does need to be the you know if we're changing the use of this space to make it to have the opportunity to make a neighborhood there's there's more design intent needed.

243

00:26:31.230 --> 00:26:42.300

Joseph: So the way I read it, and you can disagree like under s3 I think that would be the natural character of the site.

244

00:26:43.320 --> 00:26:51.630

Joseph: under arrest for the next Category I see it as being the the the book environment character.

245

00:26:54.300 --> 00:26:58.170

Joseph: In there may be two points there, you may be talking both you know but.

246

00:26:59.880 --> 00:27:04.470

Joseph: Does that make sense, but it seems to me what you were saying should go into is for but.

247

00:27:06.300 --> 00:27:19.650

Joseph: Unless you're trying to say that the the residential is just have more nature in it and have a natural character and then under S, for there is the built environment that has more of a built currently.

248

00:27:19.770 --> 00:27:24.270

Todd: You know, we could I mean this this does talk about man made, I mean, I think.

249

00:27:24.570 --> 00:27:39.480

Todd: The point is that it's it's it's completely devoid of any character, right now, but that doesn't mean you should maintain that it's an opportunity to to introduce character and to advance you know the residential design of the area.

250

00:27:40.950 --> 00:27:44.040

Todd: So to a bit yeah to advance the rip to.

251

00:27:44.190 --> 00:27:46.200

Joseph: Introduce residential character.

252

00:27:47.820 --> 00:27:51.150

Vicki: No yeah so so Joe the way.

253

00:27:51.720 --> 00:27:52.320

Todd: And scale.

254

00:27:52.410 --> 00:27:54.660

Vicki: kind of going with what Todd was saying.

255

00:27:55.980 --> 00:28:15.030

Vicki: I was saying, and this kind of applies to three and four, since this site has zero natural amenities at all in place, I was thinking it's it's it's even more important that the design, create its own special sense of place with distinctive design.

256

00:28:16.170 --> 00:28:17.460

Vicki: It has to be.

257

00:28:17.820 --> 00:28:27.540

Vicki: we've got to rely more on say the built environment it because of the fact that it is such a blank slate the design becomes critical.

258

00:28:27.840 --> 00:28:34.440

Joseph: Even more do you want to stay there after the upcoming to say that the the built environment should.

259

00:28:36.630 --> 00:28:37.680

Joseph: should create.

260

00:28:40.920 --> 00:28:42.780

Joseph: A natural system.

261

00:28:44.220 --> 00:28:47.640

Joseph: natural character or natural natural character.

262

00:28:50.760 --> 00:28:55.890

Joseph: i'm thinking to promote the promote contact with nature for the residents.

263

00:28:57.330 --> 00:28:59.580

Joseph: whatever's thinking that maybe that's not what you meant.

264

00:29:02.100 --> 00:29:06.540

Vicki: Well, what I think is what we're saying is because.

265

00:29:07.650 --> 00:29:18.360

Vicki: there's nothing there's no natural system to be built upon that it's important that the design, be the real true enhancement to the site is that what we're saying.

266

00:29:18.450 --> 00:29:19.350

Joseph: Yes, okay.

267

00:29:20.400 --> 00:29:26.220

Joseph: environment is the truth enhancement should be the true enhancement of the site.

268

00:29:30.570 --> 00:29:32.520

Joseph: To create natural character.

269

00:29:33.540 --> 00:29:36.210

Joseph: contact for residents nature resume.

270

00:29:44.220 --> 00:29:46.980

Joseph: don't want to put words in also make sure it says what you want to say.

271

00:29:58.350 --> 00:29:58.950

Joseph: Yes, Bob.

272

00:30:00.000 --> 00:30:12.420

Bob: yeah Joe I just just a quickie at, so I think it'd be good to have some wood fencing at the ground floor units, I saw some of the town homes that they have over in West Seattle in.

273

00:30:12.900 --> 00:30:24.390

Bob: The applicants pictures and I think having some wood fancy and again i'm really that this privacy thing natural area whatever you call it, I think some wood fencing would also help.

274

00:30:25.500 --> 00:30:26.940

Bob: block out some noise.

275

00:30:28.080 --> 00:30:28.350

Bob: Good.

276

00:30:28.770 --> 00:30:32.070

Joseph: morning coach put at the beginning of that ad would fencing.

277

00:30:33.600 --> 00:30:35.430

Bob: The word fencing at the ground floor.

278

00:30:36.780 --> 00:30:37.080

Joseph: floor.

279

00:30:38.340 --> 00:30:39.990

Joseph: OK OK.

280

00:30:41.220 --> 00:30:43.680

Joseph: let's go to like Oh yes, Michael yes.

281

00:30:44.490 --> 00:30:54.210

Michael: i'm requesting did we address some of this also at the last meeting and see the Murray, I just want to make sure we don't miss anything that we.

282

00:30:55.140 --> 00:30:57.510

Joseph: I think I think some of these overlap and we did.

283

00:30:57.630 --> 00:30:58.950

Joseph: yeah talk about this in this.

284

00:31:00.000 --> 00:31:03.150

Michael: So I don't know if we just also if there's something that see.

285

00:31:06.420 --> 00:31:06.690

Okay.

286

00:31:08.400 --> 00:31:10.290

Joseph: We want to restate that again there's.

287

00:31:10.770 --> 00:31:13.590

Michael: I mean we could also just say CC see three as well.

288

00:31:13.860 --> 00:31:17.850

Joseph: Why don't we say that one what did we say see Artem see three above.

289

00:31:22.170 --> 00:31:23.940

Bob: yeah because that's unique and prominent.

290

00:31:23.940 --> 00:31:26.340

Bob: features which is kind of the same thing.

291

00:31:27.570 --> 00:31:27.840

yeah.

292

00:31:30.630 --> 00:31:31.950

Joseph: that's great Thank you Michael.

293

00:31:33.450 --> 00:31:38.910

Joseph: Okay that's for compliment in contribute to the built environment local identity.

294

00:31:39.570 --> 00:31:52.680

Joseph: Buildings an open space should be designed to create a sense of place and contribute to neighborhood their identity should be built to feel like they belong to the site and context becoming part of the fabric of blood places on bended Jonathan okay.

295

00:32:08.670 --> 00:32:15.240

Joseph: I would the couple comments, I would make is that I actually don't think it does that, so it does not.

296

00:32:16.380 --> 00:32:17.070

Joseph: does not.

297

00:32:19.350 --> 00:32:21.060

Joseph: create a sense of place.

298

00:32:24.000 --> 00:32:30.750

Joseph: That is walkable unbreakable in safe, it is current oriented.

299

00:32:35.100 --> 00:32:36.270

Joseph: Safe safe.

300

00:32:38.250 --> 00:32:39.600

Marlene Schubert: yeah I kind of see what I did wrong.

301

00:32:40.260 --> 00:32:40.620

Sorry.

302

00:32:42.900 --> 00:32:47.190

Joseph: Okay, and is currently there's a.

303

00:32:48.750 --> 00:32:50.610

Joseph: scale of two large.

304

00:32:54.120 --> 00:32:59.820

Joseph: project is to dimension is is designed to dimensional not three dimensional thinking.

305

00:33:04.290 --> 00:33:06.090

Joseph: Not human scale.

306

00:33:09.420 --> 00:33:09.720

oops.

307

00:33:11.430 --> 00:33:12.960

Joseph: Anybody have other comments.

308

00:33:14.160 --> 00:33:15.840

Marlene Schubert: What was the last comment, and it is not.

309

00:33:16.560 --> 00:33:18.420

Joseph: A human scale okay.

310

00:33:20.610 --> 00:33:21.000

Todd: yeah.

311

00:33:22.170 --> 00:33:25.020

Todd: I pick up on the Joe and I might take domestic scale.

312

00:33:27.240 --> 00:33:28.860

Joseph: Students that's been yeah.

313

00:33:28.890 --> 00:33:37.080

Todd: Because residential design and commercial design are fundamentally different, I think, in this case it's almost didn't burst the walgreens and Virginia mason.

314

00:33:38.400 --> 00:33:42.870

Todd: Especially with effective the roof lines to have a more residential work.

315

00:33:43.500 --> 00:33:47.670

Todd: yeah so that's why i'm a little confused by the comment about a roof line.

316

00:33:49.020 --> 00:33:54.720

Todd: So the roof line of the town halls will call compliment the roof line designed to both walgreens imagery mason.

317

00:33:55.080 --> 00:34:03.060

Todd: Right and I don't I don't believe that the walgreens has a number of, in my opinion walgreens has too many.

318

00:34:04.380 --> 00:34:08.580

Todd: angles and slopes, but they also have deep overhangs and shadows.

319

00:34:09.120 --> 00:34:09.510

and

320

00:34:10.560 --> 00:34:11.400

Joseph: mm hmm yeah.

321

00:34:13.320 --> 00:34:16.860

Todd: That just isn't hasn't been shown to us in this proposal.

322

00:34:19.530 --> 00:34:20.310

Joseph: Okay that's good.

323

00:34:21.540 --> 00:34:24.270

Todd: So one note on that Marlene I might just add the.

324

00:34:25.710 --> 00:34:27.000

Todd: You know overstating you know.

325

00:34:28.980 --> 00:34:31.530

Todd: This roof lot of shadow lines and.

326

00:34:33.840 --> 00:34:35.700

Todd: shadow from the overhangs and.

327

00:34:36.810 --> 00:34:39.240

Todd: Construction constructed with detail or.

328

00:34:42.960 --> 00:34:43.260

You know.

329

00:34:46.050 --> 00:34:50.280

Todd: residential detail for overhangs.

330

00:34:51.330 --> 00:34:52.200

Todd: I don't have the words.

331

00:34:56.310 --> 00:35:00.840

Joseph: More hands and reconstruction, the data for both lines.

332

00:35:01.890 --> 00:35:05.280

Marlene Schubert: Then I got a whole bunch of comments mixed together yeah.

333

00:35:09.900 --> 00:35:16.230

Todd: I guess it's a variety of roof lines you know the shadow from overhangs and variety of roof.

334

00:35:20.940 --> 00:35:27.300

Todd: surfaces it's it's it's way too much on those two buildings but there just isn't enough on this one, so I think it's it's dead.

335

00:35:28.950 --> 00:35:29.250

yeah.

336

00:35:35.280 --> 00:35:36.090

Marlene Schubert: That would you want to say.

337

00:35:43.980 --> 00:35:54.150

Joseph: i'm not sure the white where I would see them is that the lines, need to be distinct from the commercial buildings.

338

00:35:55.650 --> 00:35:56.670

Joseph: Would you say that Todd.

339

00:35:58.380 --> 00:36:01.920

Todd: I don't know that they need to be distinct, but they need to be less monolithic.

340

00:36:02.400 --> 00:36:03.690

Joseph: This monolithic okay.

341

00:36:15.240 --> 00:36:16.290

Joseph: Any other comments.

342

00:36:17.340 --> 00:36:20.370

Marlene Schubert: Todd had his hands okay Bob has his hand raised this book.

343

00:36:21.870 --> 00:36:30.990

Bob: yeah I mean I you know I mean, I agree with the applicant that you know the public would like some mixed use in this location, I get all that but.

344

00:36:32.220 --> 00:36:40.170

Bob: See again I keep going back to this privacy in this privacy helps create Community the advocate keeps talking about.

345

00:36:41.760 --> 00:36:52.830

Bob: With the individual front yards facing wintergreen Lang that friendly aesthetic will provide a quiet or neighborhood feeling to the current bustling commercial use as well, I I disagree with that the.

346

00:36:53.160 --> 00:37:06.270

Bob: we're trying to create a private community within a commercial area, so a

private Community isn't going to be it isn't going to be walking out into a commercial facing environment.

347

00:37:07.470 --> 00:37:15.630

Bob: yeah, we need to we're trying to create us, we need to create a sense of place it's it's a different environment than a commercial environment.

348

00:37:16.470 --> 00:37:17.610

Bob: And I know that something that.

349

00:37:18.990 --> 00:37:28.710

Joseph: Can we say since to create it does not create a sense of place that is distinct from the commercial buildings, that is.

350

00:37:29.520 --> 00:37:30.360

Bob: that's fine.

351

00:37:31.170 --> 00:37:33.030

Bob: that's fine distinct Community or.

352

00:37:33.120 --> 00:37:33.510

Joseph: yeah.

353

00:37:33.780 --> 00:37:36.990

Bob: From again privacy and Community yeah.

354

00:37:37.470 --> 00:37:42.180

Joseph: Okay, good is walkable was walkable likable and safe.

355

00:37:42.570 --> 00:37:42.930

yeah.

356

00:37:44.100 --> 00:37:44.520

Joseph: yeah.

357

00:37:45.330 --> 00:37:45.840

Okay.

358

00:37:47.550 --> 00:37:49.830

Joseph: let's move the first five if we can.

359

00:37:52.500 --> 00:37:54.570

Joseph: This is the intent of.

360

00:37:55.620 --> 00:37:57.750

Joseph: Having access being.

361

00:37:59.970 --> 00:38:03.570

Joseph: Reducing the impact of automobile partisan pedestrians by.

362

00:38:07.260 --> 00:38:21.480

Joseph: In my opinion, that's one thing this project doesn't do the entire high school zone is really car oriented with high school zone or as wanting to whatever it's called is his car oriented.

363

00:38:23.340 --> 00:38:24.360

Joseph: By definition.

364

00:38:30.060 --> 00:38:37.770

Joseph: This project does not prioritize bike bicycling safe bicycling walking.

365

00:38:40.020 --> 00:38:41.310

Joseph: Over automobiles.

366

00:38:44.220 --> 00:38:45.540

Joseph: there's no trail.

367

00:38:51.540 --> 00:38:55.080

Joseph: there's no trails separate from the road or sidewalk.

368

00:39:06.570 --> 00:39:07.620

Joseph: impervious cover.

369

00:39:21.270 --> 00:39:21.750

Todd: yeah.

370

00:39:23.160 --> 00:39:24.180
Todd: Well, at morning kitchen.

371
00:39:24.810 --> 00:39:25.650
Marlene Schubert: Sorry, did I get it.

372
00:39:26.370 --> 00:39:37.380
Todd: Yes, yeah, I just wanted Marlene on the previous comment, the shadow the shadow of overhangs those are those are on the existing building and variety of roof lines of exist on.

373
00:39:39.420 --> 00:39:40.140
Todd: On.

374
00:39:42.510 --> 00:39:45.330
Joseph: Existing commercial walgreens yeah existing commercial.

375
00:39:51.360 --> 00:39:52.650
Marlene Schubert: Okay, so what what else my.

376
00:39:53.280 --> 00:39:54.750
Joseph: lipstick in the new building.

377
00:39:55.620 --> 00:39:57.630
Todd: And then the new one is the last.

378
00:40:00.120 --> 00:40:04.890
Joseph: variety of roof lines, need to be less monolithic in new project.

379
00:40:07.560 --> 00:40:13.410
Todd: And, and this comment, we worked on as five, and as for two I mean part of that.

380
00:40:14.550 --> 00:40:19.590
Todd: weaving into the Community and even in being part of this.

381
00:40:20.610 --> 00:40:32.520
Todd: topic the projects is not doing that it's not taking you know really locking into advancing and creating new pedestrian walkways or bicycling walkways.

382

00:40:33.990 --> 00:40:37.470

Todd: Whether you know let's for bicycles people, animals.

383

00:40:38.940 --> 00:40:49.530

Todd: it's still a square in the middle of this commercial development so that needs to be more weaving in integration of all of the patterns of the site all of the.

384

00:40:51.090 --> 00:40:52.500

Todd: Traffic patterns on the site.

385

00:40:59.430 --> 00:41:00.780

Joseph: Okay, any other comments.

386

00:41:01.710 --> 00:41:02.580

Marlene Schubert: got some hands up.

387

00:41:04.620 --> 00:41:05.010

Marlene Schubert: Michael.

388

00:41:05.400 --> 00:41:05.880

Michael.

389

00:41:07.140 --> 00:41:08.010

Michael: Right i'm.

390

00:41:09.720 --> 00:41:26.820

Michael: Todd address some of the things that I wanted to speak about, but I do think, because this is a change from commercial to residential like residential requires like a different sort of pack system and commercial development would require and it's a little bit hard.

391

00:41:28.200 --> 00:41:33.000

Michael: Because there's not like a single site plan that kind of captures everything that the.

392

00:41:34.410 --> 00:41:40.230

Michael: applicant is proposing there we're looking at a storm water plan which is slightly different than the landscape plan.

393

00:41:41.520 --> 00:41:56.310

Michael: And they don't end the render there's like are all three of those things are slightly off that's a little bit hard to understand what is being proposed for the site plan, but what seems to be clear is that there is no attempt to create.

394

00:41:59.070 --> 00:42:04.860

Michael: pathways that actually make the life of the feature inhabitants of that.

395

00:42:06.030 --> 00:42:11.430

Michael: But the wintergreen project like an easier access around property to the high school.

396

00:42:12.600 --> 00:42:15.660

Michael: The safeway complex across the ace and everything that.

397

00:42:16.800 --> 00:42:17.250

Michael: So.

398

00:42:18.390 --> 00:42:21.840

Michael: yeah I mean all of that is kind of reiterate what.

399

00:42:23.280 --> 00:42:25.320

Michael: God was saying, but also just to say that.

400

00:42:26.430 --> 00:42:30.300

Michael: We in the future, we need like one site plan that captures.

401

00:42:31.800 --> 00:42:36.450

Michael: Everything the same information and that it's really kind of capturing.

402

00:42:37.650 --> 00:42:39.330

Michael: The landscape elements.

403

00:42:40.710 --> 00:42:48.000

Michael: feature pathways and all sorts of things and in a very concise and legible way and.

404

00:42:49.080 --> 00:42:54.660

Michael: The other thing too is that some of this will relate to the B section.

405

00:42:56.040 --> 00:43:05.370

Michael: But there is kind of because there is this orientation on the site of the buildings running more or less north or south there is.

406

00:43:06.000 --> 00:43:23.190

Michael: kind of it divides the property into these different zones and regions where the properties that are adjacent to wintergreen or along and have a busy thoroughfare and they should have essentially one sort of quality and there's the units, as they face onto that.

407

00:43:24.510 --> 00:43:32.520

Michael: Private roads that should be a different quality and then the units as they're facing on 305 because.

408

00:43:33.780 --> 00:43:38.040

Michael: should have like a different quality as well and it's not really addressed in the site plan.

409

00:43:38.850 --> 00:43:51.210

Michael: But it or and kind of the design at the project everything kind of seems interchangeable there's isn't they are really addressing kind of the different environments that they're setting up in the plan I think that's a failure of the project.

410

00:43:52.650 --> 00:43:53.700

Marlene Schubert: Okay So how should like.

411

00:43:53.760 --> 00:43:54.420

Marlene Schubert: capture that.

412

00:44:00.600 --> 00:44:02.580

Michael: Well, I guess, just you could say that the.

413

00:44:04.950 --> 00:44:11.490

Michael: yeah the building orientation north to south creates kind of various different.

414

00:44:12.870 --> 00:44:14.340

Michael: environments like.

415

00:44:15.960 --> 00:44:18.540

Michael: That should be addressed and thought through.

416

00:44:25.980 --> 00:44:30.960

Michael: As they relate to creating their own sort of public realm and environment.

417

00:44:34.020 --> 00:44:35.040

Something that.

418

00:44:38.760 --> 00:44:39.360

Michael: Does that make sense.

419

00:44:40.020 --> 00:44:40.500

mm hmm.

420

00:44:44.400 --> 00:44:44.910

Joseph: you've got.

421

00:44:46.320 --> 00:44:46.770

Joseph: Through.

422

00:44:48.270 --> 00:44:48.570

Joseph: To.

423

00:44:51.510 --> 00:44:54.750

Marlene Schubert: Create various different environments that should be addressed and thought through as.

424

00:44:55.500 --> 00:44:55.800

Marlene Schubert: A rock.

425

00:44:56.100 --> 00:44:57.120

Marlene Schubert: Okay right okay.

426

00:44:57.540 --> 00:45:00.060

Joseph: Okay i'm okay.

427

00:45:00.300 --> 00:45:01.740

Marlene Schubert: i'm Bob has to sound racist.

428

00:45:01.860 --> 00:45:02.970

Joseph: or Bob Bob.

429

00:45:03.600 --> 00:45:12.960

Bob: You know yeah Joe yeah one thing you want us to put in, there is is CC six six is kind of a the same thing.

430

00:45:14.460 --> 00:45:17.490

Bob: See six is systems of movement and access it's.

431

00:45:17.490 --> 00:45:18.600

Bob: very similar to what we're.

432

00:45:18.600 --> 00:45:19.440

Bob: Talking about.

433

00:45:19.560 --> 00:45:20.010

Joseph: mm hmm.

434

00:45:20.280 --> 00:45:23.070

Bob: um The other thing I had was that.

435

00:45:24.780 --> 00:45:32.760

Bob: You know the applicant talks about the project has passed and sidewalks that complement the existing access system, but I.

436

00:45:33.540 --> 00:45:47.850

Bob: To me, I don't know I just used the term inviting you know, Michael was talking about different zones, I just don't think the design is inviting for pedestrians and bicycles again going back to this, I think it's gotta be.

437

00:45:49.800 --> 00:45:56.370

Bob: it's it's a community by itself yeah it's in a commercial area, but the focus is its own community and.

438

00:45:57.210 --> 00:46:05.220

Joseph: So the way I would say that is that pedestrians are forced to use streets rather than separate paths.

439

00:46:07.020 --> 00:46:07.500

Bob: As far.

440

00:46:07.770 --> 00:46:08.730

Joseph: As the streets.

441

00:46:09.030 --> 00:46:10.050

Michael: streets and parking not.

442

00:46:10.680 --> 00:46:12.060

Joseph: The streets and parking lot.

443

00:46:13.140 --> 00:46:15.480

Joseph: which of course not pedestrian.

444

00:46:16.410 --> 00:46:17.940

Bob: yeah just not inviting.

445

00:46:18.330 --> 00:46:18.570

yeah.

446

00:46:27.060 --> 00:46:27.840

Marlene Schubert: I think so.

447

00:46:29.400 --> 00:46:29.910

Marlene Schubert: or force.

448

00:46:30.150 --> 00:46:33.330

Joseph: Good yep okay six.

449

00:46:34.410 --> 00:46:35.070

Joseph: um.

450

00:46:36.720 --> 00:46:38.640

Joseph: I actually feel that.

451

00:46:39.690 --> 00:46:45.810

Joseph: This project really didn't understand the intent of ethics.

452

00:46:48.660 --> 00:46:50.520

Joseph: Six was to.

453

00:46:52.110 --> 00:46:55.920

Joseph: support and contribute to a vibrant public realm.

454

00:46:58.440 --> 00:47:10.470

Joseph: And i'll just make a comment did not understand the intent of the Six, let me make a comment first here, that is, it on all projects anywhere else on the island, we have a.

455

00:47:12.000 --> 00:47:23.220

Joseph: We do not allow parking up against roads, we put parking behind the buildings and in this case the parking is right there in the public realm on one agree.

456

00:47:24.630 --> 00:47:30.210

Joseph: And we want to create a more vibrant public ground.

457

00:47:36.120 --> 00:47:43.530

Joseph: Oh, they did not minimize You can write this I did not minimize vehicular presence in the public realm.

458

00:47:46.560 --> 00:47:50.880

Joseph: Car is the dominant presence not pedestrians.

459

00:48:01.980 --> 00:48:02.340

Marlene Schubert: spelling.

460

00:48:02.700 --> 00:48:13.440

Joseph: let's hear it, and then I would say some of the some of the units have parking garages and that's great we should be more of that hiding the cars.

461

00:48:23.940 --> 00:48:26.940

Joseph: Okay, any comments from anybody else.

462

00:48:31.290 --> 00:48:43.470

Todd: Was this second your observation there's no understanding of what public realm is so I would encourage them to engage a designer who is well versed in design a public realm and what it means.

463

00:48:45.630 --> 00:48:59.160

Todd: And simply by adding more human activity into a space it doesn't make it more of a public realm if you introduce a minute creates chaos and danger that's not really what we're looking for.

464

00:49:00.360 --> 00:49:00.660

Okay.

465

00:49:02.850 --> 00:49:05.430

Marlene Schubert: Do you want to capture any of that or were you just commenting.

466

00:49:07.860 --> 00:49:08.790

Todd: No, I mean, I think.

467

00:49:11.250 --> 00:49:22.800

Todd: Just you can read just human activity, you know human activity will not enhance does not enhance the public realm by default.

468

00:49:29.730 --> 00:49:30.120

Joseph: Okay.

469

00:49:31.650 --> 00:49:36.210

Todd: And i'm not quite sure what the comment about making a customer base for the commercial.

470

00:49:37.320 --> 00:49:37.890

Todd: Center.

471

00:49:38.220 --> 00:49:40.740

Todd: yeah it's neither here nor there.

472

00:49:44.070 --> 00:49:44.640

Joseph: OK.

473

00:49:45.120 --> 00:49:47.850

Joseph: Now, under the findings, yes, oh wait, we got hands up.

474

00:49:47.880 --> 00:49:49.590

Joseph: timeout I had my head down so.

475

00:49:49.920 --> 00:49:51.030

Marlene Schubert: Michael and then vicki.

476

00:49:51.420 --> 00:49:52.140

Okay.

477

00:49:53.430 --> 00:49:54.390

Joseph: we'll go good Bob.

478

00:49:55.680 --> 00:50:06.840

Bob: knight you know number one you can we can refer to see five the public realm I mean just as a note as a footnote, again, we have some redundancy here.

479

00:50:08.160 --> 00:50:08.700

Bob: I.

480

00:50:10.200 --> 00:50:12.930

Bob: I see the public realm as identifying.

481

00:50:14.010 --> 00:50:17.040

Bob: The town homes as a totally separate.

482

00:50:18.300 --> 00:50:20.820

Bob: Community i'm from the.

483

00:50:21.840 --> 00:50:22.950

Bob: From the commercial.

484

00:50:29.040 --> 00:50:42.360

Bob: I just don't I don't right now it's just kind of blended in with the commercial and to me it's a totally separate it's not totally isolated, you know zone it's a it's a private community and the public.

485

00:50:43.530 --> 00:50:50.130

Bob: It should be more visible right now it's just everything's public I don't know.

486

00:50:54.150 --> 00:50:55.920

Bob: i'm not sure how to put that into words.

487

00:50:59.430 --> 00:51:15.000

Bob: I just don't think it's you know, right now, I think the applicant wants to blend it in with commercial and the design and I say no it's it's a different it's a residential it's a Community it's not commercial again, it needs to be more private.

488

00:51:16.740 --> 00:51:18.060

Bob: Maybe thoughts Joe I.

489

00:51:18.210 --> 00:51:21.990

Joseph: Well, I think I think we sort of said that before when we talked about.

490

00:51:22.050 --> 00:51:25.050

Joseph: Trading a sense of place distinct.

491

00:51:25.110 --> 00:51:25.530

Bob: You know.

492

00:51:25.590 --> 00:51:26.490

Joseph: commercial area.

493

00:51:28.170 --> 00:51:30.780

Bob: You know, some of these questions are sort of are very similar.

494

00:51:31.020 --> 00:51:31.530

yeah.

495

00:51:33.540 --> 00:51:34.020

Joseph: Okay.

496

00:51:35.130 --> 00:51:36.510

Marlene Schubert: captured by Michael any.

497

00:51:36.930 --> 00:51:38.430

Joseph: Going like oh my like a gym.

498

00:51:38.940 --> 00:51:45.060

Michael: And I mean this might also address this I realized that my comment from the previous.

499

00:51:45.240 --> 00:51:47.820

Michael: Section was all should have gone into this section.

500

00:51:48.930 --> 00:51:49.710

Marlene Schubert: You are in a moment.

501

00:51:50.280 --> 00:51:50.790

Michael: sure.

502

00:51:50.940 --> 00:51:51.720

Marlene Schubert: And that's it.

503

00:51:52.890 --> 00:51:56.430

Michael: yeah and basically what I was trying to address is.

504

00:51:57.540 --> 00:52:07.890

Michael: kind of there are a series of hierarchies that the layout of the project creates there are, the more public town homes that are on wintergreen.

505

00:52:08.550 --> 00:52:24.540

Michael: Then, as you move further away from wintergreen they they are more private residences and that the applicant and poses the site and all of that needs to address sort of this hierarchy of spaces and kind of the.

506

00:52:25.980 --> 00:52:32.310

Michael: uniqueness of each of the spaces that they're kind of creating through that and an overall.

507

00:52:33.090 --> 00:52:47.310

Michael: site diagram that that they're developing I think this also relates, a little bit to what we were saying earlier about the architecture on the site really creating it needs to create like an environment.

508

00:52:48.360 --> 00:52:49.170

Michael: That is.

509

00:52:50.580 --> 00:52:54.810

Michael: forgot exactly what we said but, like the new architecture is.

510

00:52:57.570 --> 00:53:01.320

Michael: is creating the uniqueness on the property, it is creating yeah.

511

00:53:01.770 --> 00:53:03.720

Joseph: needs to create a unique and run.

512

00:53:04.020 --> 00:53:04.290

yeah.

513

00:53:06.300 --> 00:53:09.660

Bob: Is that, like a transitioning Michael that you're talking about.

514

00:53:10.410 --> 00:53:25.350

Michael: Well, it could be, I mean there's so many different ways of addressing this but, basically, there is the way that the site has been set up, is that there is a more public ground for these homes and they're treated the same as those that have a buddy and like more private rounds.

515

00:53:25.740 --> 00:53:26.250

Joseph: yeah.

516

00:53:26.460 --> 00:53:33.780

Michael: I think there needs to be a change in scale potentially are like a change in the way that the buildings orient are kind of.

517

00:53:35.190 --> 00:53:43.200

Michael: Like how they orient toward a public street versus if they're orienting on that courtyard spaces, or whatever.

518

00:53:44.310 --> 00:53:47.340

Michael: We want all the spaces, that there is, you know.

519

00:53:48.360 --> 00:53:53.580

Michael: There are all these different situations that the buildings are creating and they need to reflect.

520

00:53:55.740 --> 00:53:56.610

Joseph: The changes that.

521

00:53:56.970 --> 00:53:58.290

Michael: You environments that they created.

522

00:53:59.580 --> 00:53:59.970

Marlene Schubert: The key.

523

00:54:03.570 --> 00:54:03.960

Joseph: um.

524

00:54:05.820 --> 00:54:19.530

Vicki: You know I don't quite know how to say this, or even where to put this or whether it should be put anywhere but it's it's almost like you're trying to force a square peg into a round hole with this project and.

525

00:54:22.380 --> 00:54:45.870

Vicki: The two pieces of property are encumbered with so many different things that have to be designed around and managed to it makes it very hard to create that sense of place in that in that Community and one of those problems goes back to the fact that.

526

00:54:47.940 --> 00:55:00.630

Vicki: Almost all of these sites are affected by the commercial traffic and they have to enter and exit their small residential streets.

527

00:55:01.980 --> 00:55:02.550

Vicki: Via.

528

00:55:03.570 --> 00:55:04.890

Vicki: Commercial parking lots.

529

00:55:06.720 --> 00:55:12.540

Vicki: Which is just which and then also they're going to be faced with the issue of.

530

00:55:13.650 --> 00:55:14.970

Vicki: commercial traffic.

531

00:55:16.590 --> 00:55:26.790

Vicki: Basically, leaving vm and exiting down both sides of their property potentially for sure going to polly's lane driving through their community.

532

00:55:27.390 --> 00:55:40.470

Vicki: Potentially from the Western vm lot if somebody doesn't want to go down wintergreen lane and gets distracted the end up, they want to shortcut the walgreens they drive right down that Community street.

533

00:55:41.430 --> 00:55:43.560

Vicki: And then wintergreen is basically.

534

00:55:44.490 --> 00:55:46.710

Vicki: A commercial truck route.

535

00:55:48.060 --> 00:55:57.480

Vicki: So when you look to under the guidelines give prominence to pedestrian entrance entrances over vehicle access this entire thing.

536

00:55:57.960 --> 00:55:59.040

Vicki: is so focused.

537

00:55:59.370 --> 00:56:13.680

Vicki: To managing a square peg in a round hole, and you, you almost can't get away from it, which is a very large detriment to the sense of community that everybody is saying this place has to have.

538

00:56:14.820 --> 00:56:24.300

Vicki: I you know I don't know how you capture that I don't even know if it even belongs here, but maybe maybe it belongs in the summary statement.

539

00:56:25.980 --> 00:56:33.240

Joseph: I don't know what bleep I think it also could be under be one under clear organizing concept but i'm gonna be.

540

00:56:34.980 --> 00:56:35.370

Joseph: The place.

541

00:56:35.400 --> 00:56:38.010

Vicki: that's true yeah I could go there.

542

00:56:39.690 --> 00:56:45.540

Joseph: All right, can we can we now summarize this the hard part now under arrest one.

543

00:56:47.460 --> 00:57:06.450

Joseph: We need to find that the applicant met the fixed standards under the site designer did not meet the standards and which ones, did they not meet and which ones, did they meet so simply want to take a stab at that first oops.

544

00:57:20.250 --> 00:57:21.450

Joseph: will go ahead, yes, go ahead.

545

00:57:22.170 --> 00:57:25.740

Michael: I mean is this, just as simple as saying they did not meet.

546

00:57:27.210 --> 00:57:32.220

Michael: The intent of S Dr s right design standard.

547

00:57:33.300 --> 00:57:35.790

Joseph: Well, I think they did not meet the intent of.

548

00:57:37.530 --> 00:57:39.390

Joseph: The site design standards.

549

00:57:40.710 --> 00:57:42.000

Joseph: But specifically.

550

00:57:44.400 --> 00:57:49.830

Joseph: yeah did they meet any of the individual five or six get the individual six categories.

551

00:57:52.470 --> 00:58:08.490

Joseph: I feel like they didn't with natural systems, I feel like they didn't have the wildlife habitat, it could have done more with unique features, we had concerns on the built environment systems of movement in the public realm and i'm sorry to say, but I feel like the.

552

00:58:09.540 --> 00:58:15.150

Joseph: They did not meet any of those does anybody want to make anybody disagree with that.

553

00:58:17.220 --> 00:58:23.250

Bob: Well there's no yeah there's no privacy or sense of community again they tried to blend it in with the whole area you.

554

00:58:24.420 --> 00:58:31.650

Bob: The whole design concept is based on that, and I say no it's it's it's its own community its own privacy.

555

00:58:32.160 --> 00:58:32.640

Okay.

556

00:58:33.810 --> 00:58:38.910

Joseph: So, so, but we have to, we have to state that they did not meet us one through six.

557

00:58:40.200 --> 00:58:41.730

Marlene Schubert: Okay, this is driving me nuts.

558

00:58:44.010 --> 00:58:45.570

Marlene Schubert: Come on, sorry guys.

559

00:59:00.720 --> 00:59:01.200

Joseph: Okay.

560

00:59:07.980 --> 00:59:10.320

Joseph: Do a time check it's now.

561

00:59:11.490 --> 00:59:21.390

Joseph: Three o'clock so swimming shouldn't be knows that we need to hopefully go a little faster here if that's possible so we get this done today.

562

00:59:23.490 --> 00:59:24.870

Joseph: Under public realm.

563

00:59:25.980 --> 00:59:27.540

Joseph: walking in bicycling.

564

00:59:29.130 --> 00:59:29.640

Joseph: there.

565

00:59:33.930 --> 00:59:43.260

Joseph: should consider the site's relationship to pedestrian environment how the project can contribute to safety comfort income continuity of the pedestrian realm.

566

00:59:44.280 --> 00:59:46.440

Joseph: talked about that, but I feel like.

567

00:59:48.750 --> 00:59:59.760

Joseph: A primary influence is the most active public street frontage there's no separation of bike and pedestrian from the road that we've we've this project.

568

01:00:01.170 --> 01:00:02.040

Joseph: to capture that.

569

01:00:02.370 --> 01:00:03.060

Marlene Schubert: No i'm sorry.

570

01:00:03.120 --> 01:00:09.990

Joseph: Go ahead sorry that's the primary influence towards the most active public street.

571

01:00:12.870 --> 01:00:16.140

Joseph: there's no separation of bike and pedestrian.

572

01:00:17.250 --> 01:00:18.300

Joseph: From the roadway.

573

01:00:19.650 --> 01:00:21.240

Joseph: We have this project.

574

01:00:24.240 --> 01:00:25.080

Joseph: From the roadway.

575

01:00:31.740 --> 01:00:37.140

Joseph: This project forces bikes and pedestrians toward cars not.

576

01:00:38.820 --> 01:00:41.250

Joseph: not meeting the intent of P one.

577

01:00:45.480 --> 01:00:50.280

Joseph: Anybody have comments about that about the comments about that disagree.

578

01:00:52.350 --> 01:01:06.030

Todd: Well, I think another thing we haven't talked much about is is the type size and scale of vehicles that do go up wintergreen lane for deliveries to pro build and Virginia mason.

579

01:01:07.920 --> 01:01:11.190

Joseph: wintergreen is a commercial street almost yes.

580

01:01:11.670 --> 01:01:19.020

Todd: Right and but it handles large vehicles that are you know, not more than usual, or at least now almost.

581

01:01:20.070 --> 01:01:21.690

Todd: So, because that's what's back there.

582

01:01:23.160 --> 01:01:30.360

Todd: So I guess the concern I have is that it's a it's a you know it's a commercial street it's busy, and a lot of those.

583

01:01:31.680 --> 01:01:37.740

Todd: front yards and patios are within feet of the curb and.

584

01:01:38.640 --> 01:01:39.360

Joseph: Can we say.

585

01:01:40.380 --> 01:01:41.820

Joseph: Greg for nerds.

586

01:01:46.680 --> 01:01:49.500

Joseph: Not can we say not conducive for residential.

587

01:01:53.850 --> 01:02:00.780

Todd: yeah but it's it's also just for safety, you want to get that's where you want to have some space where you can have a.

588

01:02:02.370 --> 01:02:06.120

Todd: Planting strip or something a sidewalk away from the curb cut.

589

01:02:08.070 --> 01:02:16.830

Todd: You know, you know, a bike lanes something else to avoid traveling on that that part of the road.

590

01:02:17.220 --> 01:02:17.640

Joseph: mm hmm.

591

01:02:18.480 --> 01:02:24.420

Todd: And I think you know we've said it before and Michael really drove the point is.

592

01:02:25.620 --> 01:02:30.660

Todd: that the lack of hierarchy of spaces of roads of areas.

593

01:02:32.370 --> 01:02:42.060

Todd: You know, is is really a problem you know if they've the main road is treated as such, and then their subsidiary roads on the sides if there's a hierarchy of.

594

01:02:44.550 --> 01:02:55.650

Todd: movement through the site, all of this and and kind of pick up on what vicki said, is this is hard, this is challenging but it's something that can be studied and.

595

01:02:56.550 --> 01:03:11.310

Todd: Really exhausted, to make you know, an exceptional project and it has nothing to do with the design and raising the cost and its affordability, these are all just you know good, solid Community neighborhood building.

596

01:03:12.720 --> 01:03:16.920

Joseph: pieces it's just site layout that would fix this doesn't cost anything.

597

01:03:19.350 --> 01:03:24.510

Vicki: I think Marlene can you change vehicles to semi trucks.

598

01:03:26.010 --> 01:03:33.120

Vicki: Because it's semi trucks going to pro build, as well as that great big huge semi that goes to Virginia mason.

599

01:03:37.980 --> 01:03:38.340

Vicki: yeah.

600

01:03:39.600 --> 01:03:47.070

Joseph: Can we combine in some ways, p one P two police similar we're saying same things here.

601

01:03:47.850 --> 01:03:53.700

Joseph: yeah I think P one P two can be combined can repeat, you can we just say see.

602

01:03:53.760 --> 01:03:56.910

Marlene Schubert: I can just yeah I can do it either that way or I can do it this way.

603

01:03:58.110 --> 01:03:59.970

Marlene Schubert: If you don't do that.

604

01:04:01.050 --> 01:04:02.340

Marlene Schubert: That worked better for everyone.

605

01:04:02.580 --> 01:04:03.810

Joseph: Was okay with everybody.

606

01:04:04.800 --> 01:04:06.510

Joseph: yeah they are very similar.

607

01:04:07.350 --> 01:04:13.410

Todd: I had one question specifically with the Roger P two and I learned a number of times.

608

01:04:14.580 --> 01:04:18.900

Todd: having to do with curb cuts and we're not changing any roads and we can't change the roads.

609

01:04:21.930 --> 01:04:26.190

Todd: because some of the circulation issues that we have could be solved if you.

610

01:04:28.170 --> 01:04:45.480

Todd: come off wintergreen it might even give a reason to have to those random stop signs again, it might not work with the buildings, as planned, right now, but if you can get traffic off wintergreen without circulating through the parking lots I think there's a study that you know.

611

01:04:46.680 --> 01:04:48.480

Todd: should be done to see if that's possible.

612

01:04:50.910 --> 01:04:53.970

Todd: So Marlene how did you type that up um.

613

01:04:55.410 --> 01:04:59.100

Todd: I think it would be dealing dealing with.

614

01:05:01.290 --> 01:05:03.900

Todd: Access to parking within.

615

01:05:05.160 --> 01:05:18.330

Todd: Within the two sites and not relying on doing well, though, you have to rely on rendered and not relying on the parking lots to be your major avenues are your main.

616

01:05:18.660 --> 01:05:24.660

Joseph: it's good yeah that's a good point parking lot is not it's not a street

access.

617

01:05:25.110 --> 01:05:25.560

Right.

618

01:05:29.280 --> 01:05:32.100

Joseph: Do not use parking lot for street access.

619

01:05:33.600 --> 01:05:33.930

Right.

620

01:05:38.970 --> 01:05:41.370

Todd: And I think you know back in its original.

621

01:05:43.320 --> 01:05:45.240

Todd: assignments assignment as an office park.

622

01:05:46.500 --> 01:05:49.290

Todd: There are many office parks that link.

623

01:05:50.460 --> 01:05:58.380

Todd: parking lots together they're not pleasant but that's done in a neighborhood that's that's not done yeah okay.

624

01:05:58.440 --> 01:06:01.080

Marlene Schubert: So we have three hands raise Bob Laurel and then Michael.

625

01:06:01.920 --> 01:06:03.870

Joseph: i'm Laura let's go with you this time.

626

01:06:11.460 --> 01:06:22.260

Laurel: Okay um yeah I think the also one needs to take into consideration the fact there might be ambulances going through at some high speed it's not just large vehicles and semi trucks there's a medical facility there.

627

01:06:25.290 --> 01:06:33.270

Laurel: was first thing that I thought I was like yeah kids are out playing, and you know when you're in a hurry you just you don't see it so it's.

628

01:06:34.320 --> 01:06:34.650

Laurel: um.

629

01:06:36.060 --> 01:06:39.540

Laurel: And also, you know these comments at this point.

630

01:06:40.350 --> 01:06:53.250

Laurel: I am beginning to feel like we're running through this definition of crazy where you keep doing the same thing again and again you're not getting anywhere we're having the same conversation that we basically have had in the past about this project.

631

01:06:53.670 --> 01:07:03.900

Laurel: hmm and we are basically is a listen to this commentary, and I appreciate all of the comments from the design review board so much, but really what the summary of it.

632

01:07:04.350 --> 01:07:09.690

Laurel: is to me is that we are doing their pre design work at a late stage design review.

633

01:07:10.320 --> 01:07:22.080

Laurel: And these are questions that should have come up in early site planning reviews how the site plans overlap, how they become integrated into one working site plan that's legible and clear, and I can go on so i'm just going to stop there, but thank you.

634

01:07:23.970 --> 01:07:25.620

Marlene Schubert: Okay, Michael and Bob.

635

01:07:27.990 --> 01:07:28.800

Bob: You go Michael.

636

01:07:31.140 --> 01:07:40.050

Michael: yeah I was going to say that we really need player legible site plan, because I think that site plan is inadequate and addressing.

637

01:07:41.730 --> 01:07:47.820

Michael: Why i'm not even sure what i'm critiquing when I looked at the pedestrian pathways because the landscape.

638

01:07:47.820 --> 01:07:54.180

Michael: When different than the stormwater plan and the storm water plan has.

639

01:07:55.500 --> 01:08:08.370

Michael: pathways that terminate in the middle of the site I don't understand how let people park their car and go from the car front door there's like basic circulation.

640

01:08:10.110 --> 01:08:26.460

Michael: requirements that like it's very unclear and that the pathways they terminate in the middle of a parking lot and there's no other connection, so the site plan is inadequate for actually really giving consistent and be sent feedback on.

641

01:08:27.210 --> 01:08:29.820

Joseph: So i'm trying, can I rewrite that laughing.

642

01:08:29.910 --> 01:08:31.830

Marlene Schubert: Yes, absolutely i'm just winging it.

643

01:08:32.190 --> 01:08:33.030

Joseph: Sure, another.

644

01:08:33.090 --> 01:08:40.770

Joseph: Go back to clear and legible site plan is needed, difficult to understand the plan, and then the rest, the rest of it and say.

645

01:08:41.790 --> 01:08:42.540

Joseph: difficult.

646

01:08:43.980 --> 01:08:55.740

Joseph: understand the plan and then say period, it is difficult to understand the circulation of pedestrians from their car to the home to their doors that right Michael.

647

01:08:56.460 --> 01:08:59.520

Michael: yeah and just also from like an adjacent property.

648

01:09:00.900 --> 01:09:07.320

Michael: or road are there, I mean from you know the West side of it versus the East side, yes.

649

01:09:09.480 --> 01:09:15.870

Marlene Schubert: Okay, and I actually got it right, so it is difficult to understand the circulation of pedestrians from their car to their homes.

650

01:09:16.110 --> 01:09:18.030

Joseph: And to Jason.

651

01:09:19.260 --> 01:09:19.590

Marlene Schubert: Okay.

652

01:09:21.300 --> 01:09:32.850

Joseph: which I think is the real drawback, because this is one of the problems again it's to car oriented in that pedestrian oriented, but really the problem, but the comments Michael.

653

01:09:33.600 --> 01:09:34.020

Marlene Schubert: Up sorry.

654

01:09:36.330 --> 01:09:37.230

Marlene Schubert: Bob you got your hand up.

655

01:09:37.800 --> 01:09:38.940

Joseph: Bob okay go ahead, but.

656

01:09:39.030 --> 01:09:43.470

Bob: yeah you know I i'm kind of like vicki you know I feel like.

657

01:09:44.640 --> 01:09:57.480

Bob: The applicants trying to stick a square peg in a round hole and so many aspects of this project, and I kind of feel like we're going around and around with the same issues, but you know let's see what I write down here.

658

01:09:58.470 --> 01:10:00.900

Joseph: Can I guess with Todd what.

659

01:10:01.260 --> 01:10:04.500

Joseph: Let me respond to that Bob if I can, I think.

660

01:10:04.530 --> 01:10:10.140

Joseph: I think that to some extent it's true but it's because because you know.

661

01:10:10.650 --> 01:10:18.660

Joseph: In my opinion, several of these categories are not well understood by the applicant and their site plan didn't follow up and we're just writing down.

662

01:10:19.380 --> 01:10:31.140

Joseph: Those comments, so I don't think we're going round and round, I think we have to convey what the site plan did do and what it didn't do doesn't do.

663

01:10:32.700 --> 01:10:47.370

Bob: yeah because one of my comments that I wrote down was no hold on vicki or Marlene you don't have to write anything but you know, one of the things I wrote down was well this means the need for a creative and innovative site design, in which the applicant design is not.

664

01:10:48.420 --> 01:10:59.310

Bob: You know it's got to be creative and innovative whoever lays this out it's got to be a creative and innovative person that can take two separate sites that are.

665

01:11:00.240 --> 01:11:16.950

Bob: Have a trap, you know, have a thoroughfare running down the middle of them and try to make residential lot of these two sites and keep you know the pedestrians and everybody safe with these trucks and cars running back and forth down wintergreen.

666

01:11:18.000 --> 01:11:18.480

Bob: and

667

01:11:20.490 --> 01:11:20.880

Bob: It.

668

01:11:22.440 --> 01:11:31.470

Bob: yeah, you know as Todd was saying, you know i'd written down sculpt safer access road locations what was along what Todd was talking about.

669

01:11:32.190 --> 01:11:38.220

Bob: You know better design and sculpt safer road locations that's the same thing, I mean it's.

670

01:11:38.910 --> 01:11:51.510

Bob: You need some this site design just does not work it's it's a it's a challenging site design, I had met with having the existing roads in place no bypasses yeah it's set up for commercial no question.

671

01:11:52.020 --> 01:11:57.540

Bob: But it's got to be it really takes some creativity, I just don't see it, I honestly don't.

672

01:11:58.770 --> 01:11:59.580

Bob: Okay.

673

01:12:00.390 --> 01:12:03.600

Joseph: Can we go on to p3.

674

01:12:05.340 --> 01:12:09.720

Joseph: which is designed to support a legible hierarchy of spaces.

675

01:12:12.180 --> 01:12:13.230

Joseph: This project.

676

01:12:15.090 --> 01:12:20.340

Joseph: Does this project understand the hierarchy public space and respond accordingly.

677

01:12:27.000 --> 01:12:35.310

Joseph: and public spaces designing a hierarchy public spaces, that will help with finding and character and sense of place, I think.

678

01:12:37.020 --> 01:12:43.710

Joseph: I would say, it does not, then I would say, many of the comments previously indicate why it does not.

679

01:12:46.200 --> 01:13:03.240

Bob: Well, I mean to me i'm mixed use is always a quite a mixed use design is having commercial on the bottom and residential on top, and that way if if this were set up that way, which I think it should have been my opinion, only, of course.

680

01:13:04.620 --> 01:13:08.010

Bob: Then it'd be sent that we could talk about public spaces, but.

681

01:13:08.760 --> 01:13:16.860

Bob: You know, as far as this project I don't know what we have in terms of public spaces you think I could come up with those putting you know, putting a crosswalk and.

682

01:13:17.520 --> 01:13:29.640

Bob: You know, having some blinking crosswalks on wintergreen at the north and south end of the project, because we we don't have any ground floor commercial is mixed use projects typically have.

683

01:13:30.780 --> 01:13:43.050

Joseph: Well yeah I agree, and I think that that's part of the problem here is that the whole strategy for this project doesn't fit these criteria in this book and that's what we're saying.

684

01:13:44.310 --> 01:13:44.760

Bob: yeah.

685

01:13:45.300 --> 01:13:46.530

Bob: I mean that's that's.

686

01:13:46.590 --> 01:13:48.060

Joseph: that's what's that's the problem.

687

01:13:49.020 --> 01:13:55.350

Bob: Well crosswalks is you know anything I could come up with, we need more more crosswalks with blinking lights or something so that.

688

01:13:55.920 --> 01:14:08.460

Bob: You know we've got a crosswalk at the north end there's nothing at the South in we need one there the crosswalks need to have those flashing lights, whether it's in the pavement or on a signpost destiny, I could come up with.

689

01:14:08.970 --> 01:14:20.010

Joseph: How do we, how do we do number P, for how do we strengthen public space connections, then we need is that what you're saying we need from the public space

connections, we need.

690

01:14:21.210 --> 01:14:23.550

Joseph: additional safety and some infrastructure.

691

01:14:25.620 --> 01:14:32.490

Bob: Services yeah I mean that's i'm just trying to stretch it I don't know if that's too abstract so anything I could come up with was the crosswalks.

692

01:14:34.200 --> 01:14:36.060

Joseph: Any other comments related to that.

693

01:14:38.820 --> 01:14:40.200

Joseph: anyways they can do that.

694

01:14:41.010 --> 01:14:42.480

Marlene Schubert: Michael has this hand raised by.

695

01:14:42.750 --> 01:14:43.230

Michael.

696

01:14:45.000 --> 01:14:48.570

Michael: Well, that comment that was going to have was for a p3.

697

01:14:48.810 --> 01:14:49.260

Joseph: Okay.

698

01:14:49.530 --> 01:14:49.890

That more.

699

01:14:51.180 --> 01:14:55.770

Michael: But I think one thing that's also unclear is there are these.

700

01:14:57.150 --> 01:15:02.820

Michael: Internal courtyard things these Community spaces that they're opening directly onto.

701

01:15:04.260 --> 01:15:05.340

Michael: A parking lot or something.

702

01:15:06.630 --> 01:15:22.290

Michael: And it's really hard to figure out from the site plan or from the proposal are those spaces public are they for the Community only and if they're for the Community only, how do you prevent, or is there.

703

01:15:22.410 --> 01:15:23.700

Michael: A strategy for preventing.

704

01:15:24.480 --> 01:15:44.460

Michael: The public from wandering wandering in there, or is it really fully public space it's unclear kind of what the applicants attitude about those Community spaces that they're creating our, is it really a public space, or is it really community and it's Community only our they maintain.

705

01:15:46.770 --> 01:16:04.020

Joseph: It and I could go further and say that the Community space is completely and designed it's not been thought out it's just leftover open space that they call Community space and has not have any divine a woman's shown on the site plan whatsoever right.

706

01:16:06.840 --> 01:16:07.260

Joseph: So.

707

01:16:08.340 --> 01:16:08.820

Joseph: Okay.

708

01:16:13.200 --> 01:16:23.160

Bob: yeah I think it's the separation as Michael was talking about, I mean really it's it's not a public space at all it's it's got to be shown to be a separate space it's a it's a private Community space.

709

01:16:23.310 --> 01:16:24.180

Bob: it's not well that ended.

710

01:16:24.540 --> 01:16:25.740

Michael: early for me to hear.

711

01:16:26.400 --> 01:16:32.010

Michael: I mean they need to make I don't know if that that design review board has an opinion on that, but like.

712

01:16:32.580 --> 01:16:46.380

Michael: I haven't heard an opinion from the applicant and I haven't seen how they would deal with either option or if there's some sort of other option, and so it just seems like they're not addressing public realm at all.

713

01:16:46.860 --> 01:16:58.350

Joseph: You don't mean their site plan is completely under baked and not not complete, they don't have really design elements in the Community space.

714

01:16:59.370 --> 01:17:00.570

Joseph: like to add that comment.

715

01:17:01.980 --> 01:17:02.940

Marlene Schubert: Under say that again.

716

01:17:03.120 --> 01:17:09.750

Joseph: When the Community space has not been thought through or no design elements from up above every there.

717

01:17:10.110 --> 01:17:13.050

Joseph: there's no design elements shown on the soap plan.

718

01:17:15.180 --> 01:17:34.410

Joseph: Also, I would like to add that the day city has somehow allowed the applicant to combine landscaping and three foot buffers as part of the Community space, the public realm within the project, and I think that's unfortunate.

719

01:17:35.220 --> 01:17:38.130

Marlene Schubert: Okay So to sum up the captain to include.

720

01:17:40.350 --> 01:17:46.080

Joseph: landscape areas in buffer and three foot wide buffers in college Community space.

721

01:17:48.270 --> 01:17:49.290

Joseph: Which is not.

722

01:17:55.110 --> 01:18:09.060

Vicki: Joe could we go even further and ask for a recalculation of that because it's not just the three foot bolt buffers on the part all the landscaping around the parking lot is labeled as Community space, including traffic bulbs.

723

01:18:09.870 --> 01:18:15.810

Vicki: And so there should be a should be, it should be noted differently from Community space in there should be a.

724

01:18:15.810 --> 01:18:17.850

Vicki: recalculation of the square footage.

725

01:18:18.030 --> 01:18:24.570

Joseph: I agree with that, so one condition under this would be that the applicant.

726

01:18:26.340 --> 01:18:35.400

Joseph: reassess Community square feet, separate from landscape areas, including buffer including three foot wide.

727

01:18:36.750 --> 01:18:39.960

Joseph: roadway buffers landscape bulbs and other landscaper.

728

01:18:40.770 --> 01:18:42.060

Marlene Schubert: All right, you're talking fast here.

729

01:18:42.810 --> 01:18:44.070

Marlene Schubert: and reassess go ahead.

730

01:18:44.610 --> 01:18:54.750

Joseph: Where are you see African reassess Community square feet, separate from landscaping and then please type in.

731

01:18:56.880 --> 01:19:04.950

Joseph: Three foot buffers three foot road buffers in and landscape, what did you call them bulbs, you call.

732

01:19:05.190 --> 01:19:06.090

Marlene Schubert: Traffic bob's.

733

01:19:06.270 --> 01:19:07.170

Joseph: Traffic bulbs.

734

01:19:08.730 --> 01:19:12.060

Todd: And our sidewalks there too, or is that part of the three foot.

735

01:19:12.150 --> 01:19:19.200

Joseph: sidewalks so Ted said watch them because they shouldn't count that as part of I think they probably still met their.

736

01:19:19.710 --> 01:19:36.000

Joseph: Their Community space for parents, because they were over that institution accurately described Community space as a designed place that people go and kids can go to and play people are not going to go and play in the three foot wide in landscape buffer.

737

01:19:36.510 --> 01:19:42.060

Marlene Schubert: I don't think I got everything the applicant reassess Community square feet, separate from landscaping three foot buffers.

738

01:19:42.060 --> 01:19:42.180

and

739

01:19:43.770 --> 01:19:45.480

Joseph: The applicant should reassess.

740

01:19:47.010 --> 01:19:54.270

Joseph: Should we calculate this let's change that should recalculate too many square feet, separate from.

741

01:19:55.680 --> 01:19:56.760

Joseph: yeah let's plan.

742

01:19:56.850 --> 01:19:58.860

Marlene Schubert: On that, like this, yes.

743

01:19:59.400 --> 01:19:59.730

Okay.

744

01:20:01.800 --> 01:20:04.560

Joseph: Any other comments it's got a P, for your comments.

745

01:20:04.920 --> 01:20:06.540

Marlene Schubert: landscape Todd.

746

01:20:07.620 --> 01:20:08.610

Joseph: Todd okay.

747

01:20:08.760 --> 01:20:13.800

Todd: um I just I just had a question I i'm not sure if it goes here but it's part of public space.

748

01:20:14.370 --> 01:20:17.760

Todd: um you know, to have kind of the gateways into the.

749

01:20:18.810 --> 01:20:21.540

Todd: The site our garbage recycling centers.

750

01:20:21.960 --> 01:20:30.780

Todd: hmm so they those kind of have a prominent place which wouldn't add to the public realm so I encourage.

751

01:20:31.890 --> 01:20:34.440

Todd: Better screening or different locations there.

752

01:20:34.680 --> 01:20:35.070

Yes.

753

01:20:39.480 --> 01:20:39.660

Oh.

754

01:20:41.100 --> 01:20:41.820

Marlene Schubert: So how do you spell it.

755

01:20:43.350 --> 01:20:43.980

Joseph: receptive.

756

01:20:44.400 --> 01:20:44.940

To.

757

01:20:46.350 --> 01:20:46.740

Joseph: You said.

758

01:20:48.900 --> 01:20:49.530

Joseph: hey yeah.

759

01:20:50.160 --> 01:20:51.210

Marlene Schubert: Are prominent.

760

01:20:52.920 --> 01:20:55.410

Marlene Schubert: And need better screening did I hear that right.

761

01:20:56.190 --> 01:20:56.670

Yes.

762

01:20:58.320 --> 01:21:01.740

Todd: or or or a different org a different location.

763

01:21:02.670 --> 01:21:03.090

All right.

764

01:21:05.040 --> 01:21:05.910

Todd: Ideally, a different.

765

01:21:18.360 --> 01:21:18.780

Marlene Schubert: race.

766

01:21:19.980 --> 01:21:20.070

Joseph: Did.

767

01:21:20.490 --> 01:21:21.960

Bob: You know jaw I.

768

01:21:24.300 --> 01:21:34.440

Bob: i'm feeling like Laura you know, on I don't feel that they've met this overall period, it seems like we're we're playing architect here.

769

01:21:34.650 --> 01:21:35.670

Joseph: The other ones are supposed to.

770

01:21:35.670 --> 01:21:36.000

Bob: be the.

771

01:21:36.090 --> 01:21:36.750

Bob: Wrong tech.

772

01:21:36.990 --> 01:21:48.180

Joseph: Know Bob but they may or may not have met this and that's fine, we need to record it so that, when it goes to people who have not heard this conversation they see our comments.

773

01:21:50.580 --> 01:21:55.680

Joseph: So we can we can we can see, yes, they met these these.

774

01:21:56.880 --> 01:22:05.700

Joseph: You know, conditions are no they didn't, but we have to write it down because, at some point the planning Commission.

775

01:22:06.990 --> 01:22:14.460

Joseph: How are we going to communicate this to the planning Commission, how do we communicate this to a hearings examiner or anybody else.

776

01:22:16.020 --> 01:22:20.610

Joseph: I realized I realized this is tedious, but it has to be done.

777

01:22:22.530 --> 01:22:27.180

Bob: understood so at this point, we have to stay on the shoes of an architect and Okay, I understand.

778

01:22:27.450 --> 01:22:34.020

Joseph: We will we just have to We just have to make our comments, whether they are positive and pro and and against.

779

01:22:35.760 --> 01:22:36.720
that's all understood.

780

01:22:40.170 --> 01:22:55.950

Joseph: It sounds like we're doing the work for them, because mostly because they haven't met any of these criteria, because I don't think actually i'm on top, I guess i'll apologize for saying this, but I don't believe they've ever read the differ be book I don't think they ever looked at it.

781

01:22:57.000 --> 01:22:58.560

Bob: Unfortunately it appear that way.

782

01:22:59.070 --> 01:23:06.960

Joseph: Would and so because of that we're having to go over the exact clients in the box, which is something that they should have done before they ever met with us.

783

01:23:09.180 --> 01:23:09.510

Okay.

784

01:23:13.290 --> 01:23:16.860

Joseph: P for P, for when people.

785

01:23:19.650 --> 01:23:23.130

Marlene Schubert: let's say where did we land Okay, I know for.

786

01:23:23.190 --> 01:23:24.570

Marlene Schubert: We haven't put anything under four yet.

787

01:23:28.920 --> 01:23:31.980

Bob: O P, for one thing you can say is refer to see five.

788

01:23:33.390 --> 01:23:36.570

Bob: it's very so Okay, so you five yeah it's very.

789

01:23:36.570 --> 01:23:40.710

Bob: Similar let me grab from a pure deny him something like that Oh well.

790

01:23:41.700 --> 01:23:43.680

Marlene Schubert: I was gonna copy and paste but I guess I don't have it.

791

01:23:45.210 --> 01:23:48.120

Joseph: um yeah that's a good common Bob.

792

01:23:50.640 --> 01:23:53.550

Joseph: In a comment I would make under P, for his.

793

01:23:55.170 --> 01:24:01.800

Joseph: project did not contribute to the character of the of the street and wintergreen in the public realm.

794

01:24:02.730 --> 01:24:05.070

Joseph: project did not.

795

01:24:06.090 --> 01:24:09.750

Joseph: contribute to the character of the public street wintergreen.

796

01:24:10.920 --> 01:24:13.200

Joseph: or the public realm wintergreen.

797

01:24:17.160 --> 01:24:19.890

Bob: The past we give an example on that Joe just.

798

01:24:20.490 --> 01:24:29.340

Joseph: So, so I think that if you if you see in the public realm in my mind part of the public realm is driving down wintergreen.

799

01:24:29.910 --> 01:24:44.070

Joseph: And what is the visual experience of doing that and what they've got there is what exists there now, which is a three foot wide buffer when the five or six trees that exist already, and then a parking lot.

800

01:24:45.450 --> 01:24:46.530

Joseph: that's a lousy.

801

01:24:47.670 --> 01:24:48.900

Joseph: An interesting.

802

01:24:50.070 --> 01:25:04.620

Joseph: visual experience driving through wintergreen it doesn't add to the character and the sense of place, that a nice residential village area would.

803

01:25:05.670 --> 01:25:07.560

Joseph: That that's.

804

01:25:08.640 --> 01:25:11.010

Joseph: How I would say it, I guess, if that makes sense.

805

01:25:12.120 --> 01:25:12.480

Bob: Maybe I.

806

01:25:13.530 --> 01:25:14.730

Joseph: could add to that, but.

807

01:25:16.410 --> 01:25:19.380

Joseph: that's any any other thoughts on that.

808

01:25:23.580 --> 01:25:23.970

Joseph: No.

809

01:25:24.150 --> 01:25:26.340

Marlene Schubert: Moral vicki has her hand raised.

810

01:25:27.390 --> 01:25:27.810

Marlene Schubert: vicki.

811

01:25:28.680 --> 01:25:34.050

Vicki: I think I don't know where this needs to go but somewhere in here once again, we need clarity.

812

01:25:35.430 --> 01:25:42.000

Vicki: i've heard wintergreen called a private road is it a private road or not who's going to maintain it.

813

01:25:43.020 --> 01:25:44.730

Vicki: Is it in the CC and RS.

814

01:25:46.140 --> 01:26:01.860

Vicki: How does that work this we're talking about part of this being an affordable housing project if there's a road maintenance agreement in place that's a large burden to place on affordable housing So what is it is it a private road or is it going to be a public street.

815

01:26:02.340 --> 01:26:02.520

This.

816

01:26:03.690 --> 01:26:06.900

Kelly: Is a private road, and it will be maintained as a private road.

817

01:26:07.950 --> 01:26:08.370

Joseph: So.

818

01:26:08.400 --> 01:26:09.450

Joseph: So come a great.

819

01:26:09.450 --> 01:26:27.210

Joseph: Question Does that mean, then, all of the land owners, you know the walgreens the the key bank Virginia mason the Homeowners association at at the affordable housing units, they will all share some portion of maintaining it then.

820

01:26:27.270 --> 01:26:30.090

Kelly: Over time, that road maintenance agreement.

821

01:26:30.240 --> 01:26:38.790

Joseph: For road maintenance Okay, so that that yeah that that is that is different, that that's an important point vicki.

822

01:26:39.810 --> 01:26:43.500

Joseph: But that's different than when i'm talking to replace the word public realm.

823

01:26:44.580 --> 01:26:45.570

Vicki: I mean, I guess, I don't.

824

01:26:47.550 --> 01:26:52.770

Joseph: it's a private street, but it is a public realm in the sense that the public access.

825

01:26:54.030 --> 01:26:54.450

Joseph: You know.

826

01:26:55.050 --> 01:26:55.470

Right.

827

01:26:56.610 --> 01:27:04.470

Joseph: So it is a private road, yes, but it's still a public realm because people use it and go by every day all the time.

828

01:27:07.500 --> 01:27:10.650

Joseph: So that was that was helpful Kelly, thank you.

829

01:27:12.000 --> 01:27:12.330

Okay.

830

01:27:15.960 --> 01:27:18.210

Joseph: Okay, any other well.

831

01:27:19.350 --> 01:27:19.740

Joseph: Yes, sir.

832

01:27:19.770 --> 01:27:22.740

Bob: I mean, in a way jami what you're I mean.

833

01:27:23.790 --> 01:27:27.960

Bob: I thought you did a good job of explaining the public realm and I guess.

834

01:27:29.820 --> 01:27:38.190

Bob: My concern is the way it's designed, right now, all these all these entries come into the, shall we say, the public realm as you're driving by and.

835

01:27:41.400 --> 01:27:53.730

Bob: yeah you know I put plantings along sidewalks will enhance public space connections, you know I mean it's not laid out that way you come right out onto the sidewalk on to wintergreen but.

836

01:27:54.300 --> 01:28:02.670

Bob: You know i'd suggest putting plantings along the sidewalk having a setback off the sidewalk, so there is, you know.

837

01:28:04.020 --> 01:28:12.900

Joseph: yeah I mean to go along with your point there's nothing and other people like Todd and Michael Wilson said this there's nothing on wintergreen.

838

01:28:13.710 --> 01:28:28.260

Joseph: They haven't proposed anything to say, welcome to the residential village here, you know there's no sign that says the residential village there's no indication of something different than the walgreens.

839

01:28:28.860 --> 01:28:29.940

Bob: or something different.

840

01:28:30.240 --> 01:28:47.370

Joseph: The key bank and they have entered you know, a special place, I mean, I think I think these guys want to be good developers and good builders, but they need something that indicates that this is a special place and that's part of the public realm is how.

841

01:28:50.490 --> 01:28:52.980

Michael: what's that no I don't think they.

842

01:28:53.700 --> 01:28:55.110

Michael: just need a sign I don't.

843

01:28:55.500 --> 01:28:56.730

Michael: I don't think that's fine.

844

01:28:56.790 --> 01:28:57.360

Joseph: No, no.

845

01:28:58.110 --> 01:29:11.760

Michael: that's not that's not enough and that's just like I don't think that's acceptable as a solution for this like that we shouldn't rely on signs solely to say that this is a separate Community or.

846

01:29:11.820 --> 01:29:13.530

Michael: or this isn't a Community like.

847

01:29:13.560 --> 01:29:13.980

Joseph: There is.

848

01:29:14.010 --> 01:29:16.020

Michael: me the entire design.

849

01:29:17.160 --> 01:29:23.610

Michael: needs to have that sort of character so it's like as you drive through it, you get that sense.

850

01:29:23.970 --> 01:29:26.640

Michael: yeah it's not that you're told that a sign tells you.

851

01:29:28.440 --> 01:29:39.390

Michael: And that's not I don't think that's an acceptable solution so and I know what you're saying, I just want to make sure that it's clear that we're not saying that you are, you can get away with just assign like.

852

01:29:39.450 --> 01:29:52.020

Joseph: That so So how can we capture that wonder P for the thing to did that contribute to the character of the street, to say that the overall ambience of the project doesn't.

853

01:29:56.220 --> 01:29:58.440

Todd: It doesn't improve the public space you're still.

854

01:29:59.430 --> 01:30:01.740

Joseph: definitely improve the public space yeah.

855

01:30:02.190 --> 01:30:13.440

Todd: yeah what you know you've got a three foot sidewalk or a five foot sidewalk directly against the curb where this parallel parking and directly on the other side is someone's patio.

856

01:30:13.980 --> 01:30:14.370

Right.

857

01:30:16.830 --> 01:30:20.010

Joseph: But again, you know we can we add that in there.

858

01:30:20.040 --> 01:30:24.780

Marlene Schubert: Marlene okay so kind of read what i've got so far and tell me where you need something added.

859

01:30:26.100 --> 01:30:27.060

Joseph: Where were you.

860

01:30:27.480 --> 01:30:28.680

Marlene Schubert: right here we're all right here.

861

01:30:29.550 --> 01:30:34.980

Joseph: So project needs needs to have a neighborhood character.

862

01:30:36.150 --> 01:30:40.890

Joseph: That contributes to the public, and about the last one okay.

863

01:30:41.220 --> 01:30:44.430

Joseph: Okay sorry liberal character that contributes to the.

864

01:30:44.460 --> 01:30:47.100

Joseph: public spaces and public room.

865

01:30:51.300 --> 01:30:57.990

Bob: In a sensitive sensitive that you know the design is like a sign, I mean the design is going to set it.

866

01:31:00.630 --> 01:31:03.330

Bob: set it separate from the commercial.

867

01:31:03.810 --> 01:31:04.200

Right.

868

01:31:07.410 --> 01:31:20.820

Todd: yeah I made it I think it's still you know the road section at the curb the along wintergreen is no parking sidewalk patio and everything it's just it's just too condensed.

869

01:31:22.740 --> 01:31:42.780

Todd: You know the end the parking counts i'm not sure to what extent those could be changed or you know, having three street trees on the West side for the you know scale of that road really is inadequate to engender any fade or sense of public space.

870

01:31:45.480 --> 01:31:45.750

Okay.

871

01:31:47.400 --> 01:31:48.660

Marlene Schubert: Do you want me to capture that tag.

872

01:31:53.910 --> 01:31:54.240

Todd: Just.

873

01:31:55.710 --> 01:31:59.790

Todd: You know from the from the street side, there is no strengthening.

874

01:32:00.870 --> 01:32:03.540

Todd: Or, there has been no strengthening of the public space.

875

01:32:05.010 --> 01:32:06.900

Todd: On the the you know.

876

01:32:09.300 --> 01:32:12.090

Joseph: The public space here okay yeah.

877

01:32:12.180 --> 01:32:14.550

Bob: I mean additional setback required maybe.

878

01:32:15.930 --> 01:32:25.410

Joseph: They could do it through other setbacks and doing something innovative with grading and trees and and things that micro we're talking about not just signage right.

879

01:32:26.670 --> 01:32:29.520

Bob: yeah just isn't distinguished mm hmm.

880

01:32:31.710 --> 01:32:34.710

Joseph: Okay under P five we've talked about this.

881

01:32:36.090 --> 01:32:49.170

Joseph: Where we want the site's relationship to the pedestrian environment protecting safety comfort and continuity in in the pedestrian realm I would say, there is no pedestrian realm that this time.

882

01:32:51.600 --> 01:32:56.610

Joseph: Again, the project is car oriented and does not foster safety.

883

01:33:00.720 --> 01:33:03.450

Joseph: or separation for pedestrians.

884

01:33:13.020 --> 01:33:20.160

Joseph: One of the guidelines is breaking down massing of buildings do that to fit the rhythm of the surrounding block.

885

01:33:26.400 --> 01:33:38.070

Joseph: They don't have any corner focal points back to back to michael's comment about a focal point of the corner, to say that we've arrived at this project.

886

01:33:39.540 --> 01:33:48.090

Joseph: and frankly i'm just reading this out of the book, these are just words, taken right out of the book so under guidelines, a.

887

01:33:50.400 --> 01:34:01.560

Joseph: corner sites to create a focal point with careful detail and integrated public space they didn't you know pretty basic, so I would say they didn't really respond to this.

888

01:34:02.790 --> 01:34:03.840

Joseph: P five at all.

889

01:34:06.420 --> 01:34:10.170

Todd: yeah there was the breaking up of the buildings along wintergreen but it's.

890

01:34:10.200 --> 01:34:10.710

Todd: Just kind of.

891

01:34:11.430 --> 01:34:12.660

Joseph: I mean that's true yeah.

892

01:34:13.260 --> 01:34:16.110

Todd: But it was just kind of perfunctory and it's a little you know.

893

01:34:17.460 --> 01:34:18.270

Todd: A little odd.

894

01:34:20.160 --> 01:34:24.720

Todd: But there's you know there certainly is more opportunity to be explored.

895

01:34:26.970 --> 01:34:31.170

Todd: And again, this is a new to new site plans so there's plenty of opportunity.

896

01:34:31.560 --> 01:34:39.630

Todd: to learn something to done to have done something that isn't just forcing these bars as many units in these bars, as we can get.

897

01:34:40.650 --> 01:34:44.010

Todd: I mean, I understand there are there are financial requirements and that's.

898

01:34:45.720 --> 01:34:46.590

Todd: understandable.

899

01:34:47.190 --> 01:34:52.350

Todd: By that relegates all the things that we're looking at to residual pieces.

900

01:34:53.400 --> 01:35:04.050

Todd: And, and even that there's a way to make successful, but you know again it's not easy and require study and you know illegible plan legible hierarchy right.

901

01:35:04.980 --> 01:35:08.130

Joseph: So I would say that there's no legible hierarchy.

902

01:35:11.550 --> 01:35:15.150

Joseph: And the plan does not respond to P five.

903

01:35:16.230 --> 01:35:17.850

Joseph: goals and intent.

904

01:35:26.520 --> 01:35:30.390

Joseph: I would say we're ready to go to P six.

905

01:35:31.740 --> 01:35:32.040

Michael: one.

906

01:35:32.430 --> 01:35:33.540

Joseph: But go ahead, Michael.

907

01:35:35.310 --> 01:35:48.570

Michael: At the beginning, it says there is no pedestrian around, and I think the site plan does show like pathways and stuff like that, but they go to nowhere, or they don't necessarily connect.

908

01:35:49.800 --> 01:35:52.590

Michael: pedestrian realms they don't necessarily provide.

909

01:35:53.820 --> 01:35:54.030

It.

910

01:35:56.490 --> 01:36:05.190

Michael: There is like if it just says there is no pedestrian realm and someone looks at the site plan and they see that there's pathways it's that.

911

01:36:06.810 --> 01:36:07.260

Michael: Because that's.

912

01:36:08.010 --> 01:36:14.370

Michael: The thing is that's the pathways don't connect to anything they don't actually link someone from their car to the.

913

01:36:15.780 --> 01:36:19.350

Michael: To the unit, they also don't link to the larger system so it's.

914

01:36:21.210 --> 01:36:23.910

Michael: The system isn't there it's not linking and.

915

01:36:24.210 --> 01:36:26.640

Joseph: it's not linking also to the Community.

916

01:36:26.640 --> 01:36:32.190

Joseph: Space or any natural features like to any natural features yeah.

917

01:36:33.180 --> 01:36:36.150

Michael: So I just I want that right it's think that there needs to be a Claire.

918

01:36:36.720 --> 01:36:38.280

Todd: Oh yeah yeah.

919

01:36:38.850 --> 01:36:40.080

Joseph: that's a good good comment.

920

01:36:41.910 --> 01:36:42.540

Joseph: you're good.

921

01:36:44.970 --> 01:36:47.520

Todd: Their sidewalks but that's not a pedestrian realm.

922

01:36:48.240 --> 01:36:48.900

Joseph: that's right.

923

01:36:49.140 --> 01:36:51.570

Todd: sidewalks do not a pedestrian realm make.

924

01:36:52.020 --> 01:36:52.410

Great.

925

01:37:00.120 --> 01:37:03.780

Joseph: Okay under piece six um I feel like.

926

01:37:05.550 --> 01:37:17.730

Joseph: I feel like that that can be um we give them a departure or like you know

it's not exactly relevant to their project does anybody have any comments about that.

927

01:37:18.990 --> 01:37:21.630

Joseph: or any way we can integrate that in there.

928

01:37:23.190 --> 01:37:39.690

Todd: No, I mean, I think that this isn't in a an opportunity to enrich that connection on a commercial street like I said at the last meeting, if you imagine if anyone in if anyone that goes to walgreens has to go to pro build and they decide to walk as opposed to take the car.

929

01:37:39.990 --> 01:37:40.860

Todd: That should be.

930

01:37:41.340 --> 01:37:48.720

Todd: An extension of that commercial street or walking from Virginia mason back if you need to get the bus at the corner 305.

931

01:37:48.960 --> 01:37:56.370

Joseph: So so so you say you say they could have the little outdoor spaces and a little sitting areas or something like that.

932

01:37:57.180 --> 01:38:01.650

Todd: Like some public something that you're right just that public realm connection we can't.

933

01:38:01.830 --> 01:38:02.520

Todd: They don't get.

934

01:38:03.480 --> 01:38:10.350

Todd: You know my departure from it, because they're in the heart of it there there that link that would make that really successful.

935

01:38:10.650 --> 01:38:26.340

Joseph: Thank you, I agree with that I was yeah I was thinking more in terms of how you get commercial activity there and they weren't showing commercial because they didn't have a commercial project, but I understand exactly what you said so can we say that not.

936

01:38:28.890 --> 01:38:32.190

Joseph: to enrich public realm connection through adding.

937

01:38:33.480 --> 01:38:40.350

Joseph: Through adding small seating areas and public spaces small public spaces.

938

01:38:43.350 --> 01:38:43.650

Joseph: That are.

939

01:38:43.980 --> 01:38:44.640

Marlene Schubert: This hand raised.

940

01:38:45.030 --> 01:38:45.720

Joseph: Go ahead Bob.

941

01:38:47.400 --> 01:38:55.650

Bob: You know I also said, to see also refer to see five and S, as in Sam six they're very similar.

942

01:38:58.950 --> 01:39:05.010

Vicki: We could say need to enhance the walking experience, north and south on wintergreen with.

943

01:39:06.330 --> 01:39:09.390

Vicki: But your seating areas, etc, etc.

944

01:39:11.340 --> 01:39:11.790

Joseph: Good.

945

01:39:12.390 --> 01:39:14.970

Marlene Schubert: Okay, so should you want me to change the wording of this vicki.

946

01:39:17.130 --> 01:39:19.080

Marlene Schubert: connection through adding small seating areas.

947

01:39:19.620 --> 01:39:25.050

Vicki: yeah I think we want to, we want to emphasize, we want to enhance the walking experience north to south.

948

01:39:26.310 --> 01:39:29.250

Vicki: On wintergreen by doing these things.

949

01:39:37.980 --> 01:39:38.160

oops.

950

01:39:43.110 --> 01:39:45.090

Marlene Schubert: I cannot tell you sorry.

951

01:39:48.150 --> 01:39:48.930

Joseph: Go ahead Bob.

952

01:39:50.070 --> 01:40:00.360

Bob: I don't you know, Joe I don't know if it's now it's too bad there wasn't a trail from the from the proposed wintergreen down to.

953

01:40:01.110 --> 01:40:15.060

Bob: Sri 305 so it's easier to get to the bus shelter right now, they have to you know kind of go around about way to get into wintergreen versus a more direct trail route that comes down off the hill there, but right.

954

01:40:15.660 --> 01:40:16.170

it's true.

955

01:40:17.340 --> 01:40:20.220

Bob: That may be out of there I don't know yeah.

956

01:40:22.620 --> 01:40:30.690

Joseph: Okay um so we're at the end of P group so it's time for findings.

957

01:40:32.610 --> 01:40:39.330

Joseph: What do we want to say on the findings did they meet number one did they meet the intent of the public realm.

958

01:40:41.310 --> 01:40:47.400

Joseph: category, which was broadly speaking, to enhance the public realm.

959

01:40:49.560 --> 01:40:54.720

Joseph: And then the day meet any of the six individual standards.

960

01:40:56.400 --> 01:40:56.610

No.

961

01:40:58.020 --> 01:40:58.770

Bob: not really.

962

01:40:59.370 --> 01:41:14.040

Joseph: yeah I, I would say that that they really did not seem to understand the public realm concept and the site plan doesn't doesn't address public Rome concerns of the day.

963

01:41:15.510 --> 01:41:21.360

Joseph: Unfortunately didn't meet any of the p one through six does anybody.

964

01:41:22.920 --> 01:41:30.600

Bob: i'm not sure if they read the design review manual that design for the design review manual is what it appears to me.

965

01:41:31.770 --> 01:41:32.970

Joseph: Right that's.

966

01:41:33.690 --> 01:41:35.430

Bob: yeah that seems like it was ignored.

967

01:41:35.820 --> 01:41:36.090

Joseph: You know.

968

01:41:36.120 --> 01:41:38.790

Bob: it's part of the code, but seems like it was ignored.

969

01:41:39.930 --> 01:41:43.680

Todd: I would also know, maybe here that.

970

01:41:45.450 --> 01:42:04.620

Todd: The the images and documents that we've seen are coordinated, so there is different, that you could you could stretch information that's in some rendering to say it meets something but it's a cohesive design has not been a cohesive site

design has not.

971

01:42:04.620 --> 01:42:06.060

Todd: been presented.

972

01:42:06.960 --> 01:42:08.040

Todd: To the design review board.

973

01:42:08.580 --> 01:42:10.170

Joseph: yeah that's true.

974

01:42:11.550 --> 01:42:13.710

Joseph: addressing these issues.

975

01:42:16.800 --> 01:42:19.410

Joseph: have been presented, addressing these issues.

976

01:42:21.060 --> 01:42:26.310

Joseph: that's absolutely true that they meet any of the p one P two P six.

977

01:42:28.620 --> 01:42:29.580

Joseph: Does anybody wanted.

978

01:42:31.590 --> 01:42:39.960

Joseph: To say they did not meet not only did not meet the public realm standard they didn't meet they did not be P two P six.

979

01:42:43.500 --> 01:42:43.950

Joseph: Okay.

980

01:42:45.420 --> 01:42:45.810

Marlene Schubert: enough.

981

01:42:46.170 --> 01:42:47.460

Joseph: yeah let's go on.

982

01:42:56.490 --> 01:43:06.180

Joseph: be one is about buildings, of course, and be one is expressing a clear

organizing architectural concept.

983

01:43:08.820 --> 01:43:11.760

Joseph: Anybody want to make a comment about that.

984

01:43:17.700 --> 01:43:27.120

Todd: Why don't I don't know other than an extruded bar buildings, I don't know if there's an architectural concept that's been presented to us.

985

01:43:27.930 --> 01:43:31.170

Joseph: Well, I think the architecture principles to get as many.

986

01:43:32.640 --> 01:43:33.960

Joseph: buildings in there, as they can.

987

01:43:36.120 --> 01:43:39.120

Joseph: that's their architectural concept so.

988

01:43:42.150 --> 01:43:43.080

Joseph: let's say that.

989

01:43:50.250 --> 01:43:53.160

Todd: And again, I just you know this is difficult to do.

990

01:43:55.230 --> 01:44:01.020

Todd: it's not easy but also there's also seems to be a failure to really investigate different.

991

01:44:02.580 --> 01:44:16.410

Todd: plan locations different buildings, you know I didn't see anything that your buildings, maybe going east, west or or something else it's this one line we broke it up it's been broken up a little bit, but.

992

01:44:17.040 --> 01:44:21.000

Joseph: Actually, can you change context to concept.

993

01:44:21.270 --> 01:44:31.920

Joseph: Please sorry that's a and to go to todd's point after that they have not really shown us more than one alternative.

994

01:44:33.420 --> 01:44:34.950

Joseph: During all of these meetings.

995

01:44:38.610 --> 01:44:40.920

Joseph: have been sort of unresponsive to.

996

01:44:42.300 --> 01:44:42.720

Joseph: Things.

997

01:44:46.530 --> 01:44:49.950

Joseph: I would say that they're organized and concept is not elegant.

998

01:44:51.570 --> 01:44:52.950

Joseph: it's not interesting.

999

01:44:55.980 --> 01:44:59.850

Joseph: it's car oriented not pedestrian we're in it.

1000

01:45:05.310 --> 01:45:09.120

Joseph: there's no rhythm to the facades is car oriented.

1001

01:45:14.460 --> 01:45:14.850

oops.

1002

01:45:16.050 --> 01:45:18.750

Todd: Well, I think there is rhythm but it's a relentless rhythm.

1003

01:45:20.220 --> 01:45:22.110

Todd: of repetition okay.

1004

01:45:22.860 --> 01:45:27.660

Joseph: it's okay it won't say relentlessly repetitious that's not that's not a good way to say it i'm.

1005

01:45:28.140 --> 01:45:29.100

Bob: A little harsh flat.

1006

01:45:29.310 --> 01:45:33.060

Joseph: rate is 21 saying how do you want to say it, then that it's.

1007

01:45:37.590 --> 01:45:38.580

Bob: A blast just not.

1008

01:45:41.100 --> 01:45:44.280

Marlene Schubert: That one SEC, I need to save this to my desktop I just lost my.

1009

01:45:44.280 --> 01:45:55.260

Todd: connectivity, well, it really it really goes to in B2B there's a comment about efficient rectangular design to minimize costs.

1010

01:45:57.660 --> 01:46:08.490

Todd: which I would challenge you know I don't think we need curves or anything like that, but I don't know what's intrinsic about or efficient about this design that that makes it.

1011

01:46:09.600 --> 01:46:11.040

Todd: More or less costly.

1012

01:46:12.450 --> 01:46:17.340

Todd: In fact, some of the things with the protruding kind of box and all the cantilevered.

1013

01:46:18.510 --> 01:46:20.370

Todd: decks that looks costly.

1014

01:46:22.080 --> 01:46:33.090

Todd: Perhaps it's not like to say that it's that this is a financial argument, because this is made to be affordable isn't an argument there's plenty of affordable things that are interesting.

1015

01:46:34.200 --> 01:46:36.330

Todd: And inviting.

1016

01:46:38.100 --> 01:46:44.610

Joseph: Lead i'm going to be step up to 30 seconds i'll be right back keep keep keep adding notes from people which face.

1017

01:46:48.990 --> 01:46:50.610

Marlene Schubert: Okay, so did you want any of that added.

1018

01:46:51.810 --> 01:46:52.560

Todd: know that I think.

1019

01:46:52.620 --> 01:46:54.030

Todd: That I was thinking more on.

1020

01:46:54.180 --> 01:46:55.620

Marlene Schubert: Be too oh.

1021

01:46:56.220 --> 01:46:56.700

alrighty.

1022

01:46:57.780 --> 01:46:58.080

Todd: But.

1023

01:47:02.700 --> 01:47:13.680

Todd: And I don't know that in be one and I don't know that we need to ask it exit but by at the end there by utilizing all existing parking lots and access aisles.

1024

01:47:15.600 --> 01:47:22.140

Todd: The only need to add one road that That to me is an a plus transforming.

1025

01:47:23.400 --> 01:47:25.680

Todd: Then we talked about this before, so we don't need to put it there.

1026

01:47:41.490 --> 01:47:49.110

Bob: It just seems like that the organizing concept, I mean in my mind again going back to privacy, these buildings, need to be broken up.

1027

01:47:50.340 --> 01:47:53.760

Bob: You know they 90 degrees, to the street, where you can.

1028

01:47:57.780 --> 01:48:02.580

Joseph: If you want to say the math thing needs to be broken into smaller units.

1029

01:48:03.810 --> 01:48:04.830

Bob: You can say that.

1030

01:48:05.790 --> 01:48:06.990

Marlene Schubert: Mr Center be two.

1031

01:48:08.100 --> 01:48:08.460

Todd: or three.

1032

01:48:10.560 --> 01:48:11.700

Bob: Either one I guess.

1033

01:48:14.280 --> 01:48:15.480

Joseph: I think it would be.

1034

01:48:17.280 --> 01:48:20.220

Joseph: would be be three, but you could put it either one of those here.

1035

01:48:21.240 --> 01:48:22.860

Bob: i'll be too and fit fine.

1036

01:48:23.550 --> 01:48:23.910

yeah.

1037

01:48:27.570 --> 01:48:32.370

Todd: Well, that they are, they are kind of break it up into smaller units, but I don't understand.

1038

01:48:34.170 --> 01:48:39.840

Todd: What they're doing I guess is the the big square on the front that extends.

1039

01:48:41.190 --> 01:48:49.920

Todd: it's all just seems very undercooked very you know initial reaction not design not investigated.

1040

01:48:51.210 --> 01:48:57.150

Todd: You know is that a Bay window, or is it a bump out for something else.

1041

01:49:00.210 --> 01:49:00.900

Todd: And again.

1042

01:49:02.460 --> 01:49:08.820

Todd: I haven't seen I haven't heard a thoughtful presentation of the unit of the facade of any of the thoughts that are in that.

1043

01:49:13.470 --> 01:49:13.890

Todd: They just.

1044

01:49:14.010 --> 01:49:16.740

Todd: was just this seems undercooked dusty.

1045

01:49:16.770 --> 01:49:19.350

Joseph: seems like the drawings on completing that way.

1046

01:49:20.850 --> 01:49:21.900

Marlene Schubert: vicki has andres.

1047

01:49:22.440 --> 01:49:23.190

Joseph: guess vicki.

1048

01:49:27.750 --> 01:49:31.980

Vicki: i'm not i'm not sure where this goes, but these are all.

1049

01:49:33.660 --> 01:49:35.370

Vicki: units that are that are narrow.

1050

01:49:37.770 --> 01:49:44.730

Vicki: So, and they have you know, a staircase running all the way up through three flights of stairs which basically.

1051

01:49:46.530 --> 01:49:49.350

Vicki: You know the the developer.

1052

01:49:50.610 --> 01:49:54.690

Vicki: You know, is targeting a particular demographic.

1053

01:49:55.740 --> 01:49:56.280

Vicki: and

1054

01:49:57.780 --> 01:50:04.380

Vicki: And one of the things we have going on on bainbridge is a lot of people, older people wanting to downsize which means.

1055

01:50:04.950 --> 01:50:22.620

Vicki: We go back to the comment about we've only seen one layout so there's been no attempt to to offer us something other than you know, three three story lots of stairs there's no there's no horizontal plan that meets.

1056

01:50:23.820 --> 01:50:27.690

Vicki: Ada accessibility isn't is completely non existent.

1057

01:50:29.550 --> 01:50:41.880

Vicki: And so I guess that I don't know where that comment belongs in here, I went through the subdivision standards looking to see if somewhere there's supposed to be something that addresses this.

1058

01:50:44.280 --> 01:50:45.210

Vicki: And I don't know.

1059

01:50:45.270 --> 01:50:52.680

Vicki: What responsibility, the developer has to meet those needs, but it is a, it is a Community concern.

1060

01:50:54.420 --> 01:51:01.140

Vicki: As a legal liability, a legal requirement, so I don't know where this goes I don't know if it goes under.

1061

01:51:03.570 --> 01:51:05.970

Vicki: Organizing architectural concept.

1062

01:51:06.360 --> 01:51:10.590

Joseph: I think that's the best for these guidelines for me the best place for it.

1063

01:51:10.830 --> 01:51:17.760

Vicki: Right, so I mean there's there's there's one there's one single pro forma that's it.

1064

01:51:18.630 --> 01:51:20.340

Vicki: Okay, so.

1065

01:51:20.520 --> 01:51:23.460

Marlene Schubert: The government should I capture it correctly.

1066

01:51:24.060 --> 01:51:24.810

Vicki: let's see.

1067

01:51:29.220 --> 01:51:31.650

Joseph: Ad requirements here wanting it.

1068

01:51:31.890 --> 01:51:36.450

Vicki: may not be able to climb stairs may have only seen and there is no horizontal Panda yeah.

1069

01:51:38.100 --> 01:51:40.020

Vicki: yeah thanks Marlene sure.

1070

01:51:40.230 --> 01:51:42.060

Marlene Schubert: And then let's see Bob has this and raced.

1071

01:51:42.180 --> 01:51:46.800

Joseph: Bob okay and Michael did to me he.

1072

01:51:46.830 --> 01:51:50.400

Marlene Schubert: put it down so he must have gotten his comment covered.

1073

01:51:50.640 --> 01:51:51.270

Joseph: Good Bob.

1074

01:51:53.070 --> 01:52:05.790

Bob: yeah I was just really in there, I mean the whole idea is that it's supposed to be appropriate to bainbridge island and I just I just don't see the market, I just high level I just don't see the architectural interest.

1075

01:52:08.610 --> 01:52:11.700

Bob: know in the desert in the overall building designs.

1076

01:52:12.360 --> 01:52:12.930

Joseph: I agree.

1077

01:52:13.920 --> 01:52:16.740

Bob: I just Oh, we already got it not interesting okay.

1078

01:52:18.300 --> 01:52:19.650

Joseph: yeah we're kind of rehashing.

1079

01:52:19.650 --> 01:52:20.160

Bob: I think.

1080

01:52:20.280 --> 01:52:24.480

Joseph: yeah but under beat tues anything we've got a comment here Bob.

1081

01:52:25.980 --> 01:52:26.700

Bob: Well, I.

1082

01:52:27.330 --> 01:52:27.660

Bob: Had.

1083

01:52:28.260 --> 01:52:28.740

You know.

1084

01:52:31.200 --> 01:52:35.550

Bob: You know the building massing to dance bland facades.

1085

01:52:37.920 --> 01:52:40.950

Bob: disproportionate scale of natural spaces.

1086

01:52:43.350 --> 01:52:53.700

Bob: The building roof lines and facade designs are incomplete i'll just stop there, I mean we haven't seen any colors or material types or anything either, but yeah.

1087

01:52:54.180 --> 01:52:54.900

Marlene Schubert: So what did you.

1088

01:52:54.930 --> 01:52:57.240

Marlene Schubert: Say distortion it scales of.

1089

01:52:58.320 --> 01:53:00.540

Bob: um you know, like I say.

1090

01:53:04.260 --> 01:53:13.380

Bob: Just proportionate scale of natural spaces, do not work to reflect bainbridge architecture or citing building citing I guess.

1091

01:53:17.370 --> 01:53:20.520

Joseph: So I I would add, good good.

1092

01:53:20.670 --> 01:53:22.830

Joseph: No variety and alrighty.

1093

01:53:22.860 --> 01:53:23.820

Bob: Okay, Joe what.

1094

01:53:24.480 --> 01:53:25.830

Joseph: I would add that.

1095

01:53:27.450 --> 01:53:40.680

Joseph: there's no discussion and taking this right out of the box it's one of the guidelines, no discussion locally sourced materials or any regenerative or sustainable building materials.

1096

01:53:42.120 --> 01:53:54.360

Joseph: there's no I didn't I didn't notice any overhang for climate or rain protection law, I think Mr Smith talked about it, possibly at the ppm about having some kind of a.

1097

01:53:55.470 --> 01:54:02.580

Joseph: cloth or some kind of a metal overhang so that might that might be a solution to that um.

1098

01:54:04.350 --> 01:54:11.250

Joseph: It it confirmed the project conforms to commercial it doesn't conform to residential.

1099

01:54:13.380 --> 01:54:25.410

Joseph: residential qualities, it just looks like more of a commercial building looks like more of a motel, but it does residential and I think it's not responsive to.

1100

01:54:26.520 --> 01:54:34.260

Joseph: To this category of being an appropriate language to be to be Magellan residential it just doesn't seem to get response does not respond to that.

1101

01:54:36.240 --> 01:54:38.760

Bob: yeah so very spec building a parents.

1102

01:54:39.570 --> 01:54:39.990

yeah.

1103

01:54:41.220 --> 01:54:44.250

Bob: I call them spec buildings i'd see down South Seattle.

1104

01:54:45.780 --> 01:54:48.510

Joseph: Any other comments would be to can we go to be three.

1105

01:54:52.050 --> 01:54:55.560

Joseph: The three is a well composed facades and all scale.

1106

01:54:58.080 --> 01:55:05.490

Joseph: visible visible face of a building interface between interior and the public realm sprints and daylight keeps up the weather.

1107

01:55:07.710 --> 01:55:09.780

Joseph: it's critical to the success of a building.

1108

01:55:12.000 --> 01:55:17.250

Joseph: And a thoughtful design is expected for all facades i'm.

1109

01:55:20.280 --> 01:55:26.370

Vicki: Going I think it's I think it's really important here, just like Michael has said that the confusion.

1110

01:55:27.210 --> 01:55:30.810

Vicki: With the site plans, where we have to kind of try to guess at everything.

1111

01:55:31.140 --> 01:55:35.040

Vicki: We are completely guessing at the renderings completely.

1112

01:55:35.520 --> 01:55:37.980

Joseph: Because they're they're under big yeah.

1113

01:55:38.190 --> 01:55:52.410

Vicki: yeah I mean like yes they're supposed to be windows on the ends well they're the windows were not on the ends at the ppm and as recently as last week, I mean the application, the drawings, are absolutely incomplete.

1114

01:55:53.520 --> 01:55:53.760

Vicki: yeah.

1115

01:55:54.090 --> 01:55:56.400

Vicki: we're guessing and what this is going to look like.

1116

01:55:56.760 --> 01:55:57.570

Joseph: They agreed to that.

1117

01:55:58.740 --> 01:56:06.480

Todd: And at this level, where we're you know expected to have a discussion about the details of the facades it's just not there.

1118

01:56:07.020 --> 01:56:19.380

Todd: And they're either even kind of an understanding because well we'll just turn this 190 degree and stick it on the end that's not that's not an understanding of a strong concept or a strong facade.

1119

01:56:21.000 --> 01:56:23.880

Vicki: So I had, I think we have to emphasize that.

1120

01:56:25.890 --> 01:56:31.560

Vicki: The drawing the application is absolutely not complete, as of today.

1121

01:56:31.680 --> 01:56:32.400

Vicki: marks yours.

1122

01:56:32.460 --> 01:56:33.480

Vicki: It is not incomplete.

1123

01:56:34.500 --> 01:56:35.970

Joseph: let's put that in there yeah.

1124

01:56:42.570 --> 01:56:45.000

Joseph: Words first yep Thank you okay.

1125

01:56:46.260 --> 01:56:48.990

Joseph: Then let's go on to before we just won't.

1126

01:56:49.440 --> 01:56:49.980

Bob: Let me.

1127

01:56:50.070 --> 01:56:54.360

Bob: Call I just had a couple, just like you're saying we've got to put some comments in there.

1128

01:56:54.390 --> 01:56:55.320

Joseph: Okay, go ahead, Bob.

1129

01:56:56.100 --> 01:57:12.210

Bob: yeah the windows, the windows they might have some some trim on some windows, but I, you know I the windows show no recessing or or detailing they're just mostly flush cookie cut cookie cutter looking, is what I.

1130

01:57:13.590 --> 01:57:19.950

Bob: equate them to i'm just looking at the windows i'm not talking about the rest of the uninteresting facade but.

1131

01:57:20.610 --> 01:57:35.670

Bob: there's no recess or detailing on the windows, a lot of the architecture on bainbridge if you look at the windows there recessed or detailed worst case, they

slapped a one by around the window or something so it just doesn't look flush like a spec building.

1132

01:57:38.700 --> 01:57:39.030

Good.

1133

01:57:41.880 --> 01:57:48.150

Joseph: there's over I would also say them to be three there's over 100 and proximal 110 feet.

1134

01:57:49.890 --> 01:57:50.970

Joseph: of flat wall.

1135

01:57:52.980 --> 01:57:58.950

Joseph: And in the old guidelines we didn't allow anything over 100 feet without more articulation.

1136

01:58:01.080 --> 01:58:11.190

Joseph: Some specific needs more articulation of the flat face there's no fenestration no texture depth little thought to design.

1137

01:58:12.540 --> 01:58:14.670

Marlene Schubert: Okay, so catch me up here.

1138

01:58:15.060 --> 01:58:15.390

To.

1139

01:58:16.980 --> 01:58:20.610

Joseph: project is more articulation of the flat face.

1140

01:58:22.890 --> 01:58:26.790

Joseph: A little frustration texture or depth.

1141

01:58:28.140 --> 01:58:30.750

Joseph: little to no frustration.

1142

01:58:32.850 --> 01:58:34.710

Joseph: texture or depth.

1143

01:58:39.930 --> 01:58:42.450

Joseph: Buildings are imposing on the site.

1144

01:58:46.590 --> 01:58:50.880

Joseph: oops no detail the doors windows siding return.

1145

01:58:59.820 --> 01:59:01.050

Joseph: Anything else anybody.

1146

01:59:03.060 --> 01:59:03.930

Todd: Well, I think it's.

1147

01:59:06.150 --> 01:59:18.000

Todd: You know we're used to more of a conversation with the designer about facades and what's shown, and you know just looking through the renderings things are shown and differently in different renderings.

1148

01:59:19.740 --> 01:59:26.670

Todd: Whether it's sighting orientation or color or or on deck location.

1149

01:59:30.360 --> 01:59:37.110

Todd: So there really is just the level of refinement that that needs to be achieved, yes.

1150

01:59:40.500 --> 01:59:41.430

Bob: Okay yeah.

1151

01:59:43.440 --> 01:59:58.440

Bob: I certainly agree with Todd on that because most of the projects we look at, we have a lot of interaction between us and the architect I haven't on this project I haven't heard anything from the architect and it's too bad because there's a lot of.

1152

02:00:00.390 --> 02:00:06.450

Bob: information that could could could have been transferred back and forth um let's see.

1153

02:00:11.340 --> 02:00:14.250

Bob: What we ought to be what I have, I have some stories.

1154

02:00:17.070 --> 02:00:18.930

Joseph: Before be three or before.

1155

02:00:21.480 --> 02:00:21.840

Joseph: can be.

1156

02:00:23.460 --> 02:00:26.460

Bob: I have something for be three but that's all right okay.

1157

02:00:27.060 --> 02:00:28.380

Joseph: Can we go to before.

1158

02:00:31.200 --> 02:00:36.870

Joseph: I would say that i've not heard them discuss sustainable design at all other than.

1159

02:00:37.950 --> 02:00:43.320

Joseph: I think something about some clear story windows in the rough they did talk about that.

1160

02:00:44.790 --> 02:00:48.630

Joseph: they're not talked about regenerative materials renewable energy.

1161

02:00:50.760 --> 02:00:56.130

Joseph: They talked about the Ross good of solar panels, but they don't have any solar panels right now.

1162

02:00:58.890 --> 02:01:08.850

Joseph: Many of the outdoor outdoor Community space in between the buildings are going to be in the dark, even during the daylight in the shade, even during daytime.

1163

02:01:09.870 --> 02:01:11.070

Joseph: Well, that prep some.

1164

02:01:14.490 --> 02:01:17.940

Joseph: I feel like they were not responsive to this to this category, oh.

1165

02:01:18.540 --> 02:01:21.150

Todd: yeah I would just say non responsive to before.

1166

02:01:21.540 --> 02:01:23.640

Joseph: It was non responsive yeah.

1167

02:01:27.150 --> 02:01:30.900

Bob: I don't know if I was totally unresponsive to talk about.

1168

02:01:32.460 --> 02:01:41.160

Bob: being built to the you know the master builders that green green living level, for I mean to give something to the applicant, I think.

1169

02:01:41.190 --> 02:01:42.150

Joseph: Every put that in there.

1170

02:01:42.840 --> 02:01:43.830

Joseph: But that in the day.

1171

02:01:45.120 --> 02:01:46.530

Joseph: was asking the question.

1172

02:01:46.950 --> 02:01:50.520

Joseph: Was it before or was it four or five.

1173

02:01:50.580 --> 02:01:51.570

Bob: The kettle I am.

1174

02:01:51.900 --> 02:02:01.530

Bob: I know I understand that I was just saying that they did mention that there was a green living level that they are now what that means I mean I looked it up, but there's nothing.

1175

02:02:03.150 --> 02:02:06.420

Bob: I mean they don't even pre wire for solar panels, so I.

1176

02:02:07.020 --> 02:02:08.040

Bob: don't know it's.

1177

02:02:08.100 --> 02:02:12.990

Todd: I guess, but my argument would be this is this, this is the category to highlight that and it's.

1178

02:02:14.790 --> 02:02:16.200

Bob: it's not it's not avenue.

1179

02:02:17.850 --> 02:02:21.030

Joseph: All right, all right let's go to be five.

1180

02:02:22.230 --> 02:02:22.530

Bob: Okay.

1181

02:02:23.580 --> 02:02:25.320

Joseph: Okay, go ahead, Bob you got more.

1182

02:02:25.410 --> 02:02:32.070

Bob: Also, the materials we don't have any material samples or colors or anything like that right.

1183

02:02:34.230 --> 02:02:34.470

Marlene Schubert: Oh.

1184

02:02:35.700 --> 02:02:38.400

Marlene Schubert: Okay did before look okay you guys, I was typing while you were talking.

1185

02:02:38.850 --> 02:02:40.590

Joseph: let's put this in be five what Bob.

1186

02:02:40.650 --> 02:02:41.550

Bob: Oh i'm sorry.

1187

02:02:41.610 --> 02:02:42.510

Bob: you're correct yep.

1188

02:02:42.630 --> 02:02:47.130

Marlene Schubert: Okay timeout is before correct before we move on, yes Okay, thank you.

1189

02:02:47.820 --> 02:02:48.750

Marlene Schubert: All right, i'm ready for you.

1190

02:02:49.050 --> 02:02:56.040

Joseph: would be five there's no list of materials there's no discussion of quality, the materials.

1191

02:02:56.820 --> 02:02:58.020

Todd: And no real details.

1192

02:02:58.200 --> 02:02:58.980

Joseph: And no detail.

1193

02:02:59.070 --> 02:02:59.490

Todd: at all.

1194

02:03:03.240 --> 02:03:14.700

Bob: yeah one major detail that I certainly would want to see is the joinery detail for the zero lot lasers and expansion joint i'm assuming between the.

1195

02:03:15.930 --> 02:03:21.540

Bob: On the facade and up on the roof I don't know what kind of joinery or they've proposed there.

1196

02:03:23.220 --> 02:03:24.000

Bob: No idea.

1197

02:03:24.930 --> 02:03:28.560

Joseph: We still didn't respond to be five.

1198

02:03:29.640 --> 02:03:29.940

Todd: No.

1199

02:03:30.870 --> 02:03:31.140

Bob: No.

1200

02:03:31.230 --> 02:03:32.460

Marlene Schubert: she's got her hands raised.

1201

02:03:32.970 --> 02:03:33.690

Joseph: Just lately.

1202

02:03:35.280 --> 02:03:37.890

Vicki: I think that we should put something in here that.

1203

02:03:38.910 --> 02:03:45.030

Vicki: there's a kind of a moving target number of affordable housing units that are going to be in this project.

1204

02:03:45.450 --> 02:03:52.320

Vicki: And these are people that are going to group who are purchasing that are going to be stretched absolutely to the limit to buy in the first place.

1205

02:03:52.770 --> 02:04:05.370

Vicki: So, having clear definition of what these materials are how this is all put together is going to be critical, because these folks cannot face big maintenance spells.

1206

02:04:06.180 --> 02:04:14.400

Joseph: Anything no that's an important concept that yeah because this affordable housing project mm hmm quality building materials.

1207

02:04:14.820 --> 02:04:18.420

Joseph: workmanship workmanship should be the highest order.

1208

02:04:19.050 --> 02:04:19.770

Yes.

1209

02:04:25.830 --> 02:04:31.230

Todd: There has been some verbal discussion about hardy plank and some durable stuff.

1210

02:04:32.370 --> 02:04:36.270

Todd: But that material is only is only durable when it's detailed correctly.

1211

02:04:36.810 --> 02:04:45.630

Todd: And there's a lot of conditions in the overhangs and the slope balconies that show weak points in those systems so.

1212

02:04:46.860 --> 02:04:47.790

Todd: You know that's where the.

1213

02:04:47.820 --> 02:04:49.590

Todd: The detailed discussion comes in.

1214

02:04:51.510 --> 02:04:53.640

Todd: That we're just not not able to have.

1215

02:04:54.090 --> 02:04:57.750

Vicki: A flagship it's like the old LP citing it was Okay, if it was.

1216

02:04:57.750 --> 02:05:02.400

Joseph: installed correctly and painted on both sides and everything yeah.

1217

02:05:03.810 --> 02:05:04.680

Joseph: Of course, special.

1218

02:05:05.550 --> 02:05:16.230

Bob: constructs are one again going back to that one you know, this is a zero lot line every all the walls are coming up from a common foundation, so I again i'll just repeat.

1219

02:05:16.560 --> 02:05:29.280

Bob: I think we got to put it in there, you say we've got a you know we've got to provide some support here, well, I certainly don't see any detailing on the on the expansion joints between the units that's important.

1220

02:05:29.370 --> 02:05:29.880

Joseph: mm hmm.

1221

02:05:30.390 --> 02:05:30.720

Vicki: See.

1222

02:05:31.320 --> 02:05:43.260

Bob: The water get in or it's you know the roof Scott, I have some kind of a good

waterproof detail and the joinery on the facade to I don't know what it looks like.

1223

02:05:44.790 --> 02:05:56.430

Vicki: brings up an important point, because these basically have would you call it a party wall, so we have no details on the interior, I mean, yes, these are interior details.

1224

02:05:56.910 --> 02:06:05.670

Vicki: But you know what about the sound trance transmission from unit to unit for livability from a livability standpoint, are they going to be.

1225

02:06:05.910 --> 02:06:09.120

Joseph: Nearly 12 and a half feet wide you could get it from both sides.

1226

02:06:09.570 --> 02:06:26.250

Vicki: yeah so they're going to be, you know double studied stuffed cocked I mean are they gonna what are they going to do offset the outlets which you know it's not going to happen, so the sound will go right through all the outlets, how is this going to be handled from for livability.

1227

02:06:28.320 --> 02:06:31.650

Bob: yeah I assume there's an aerospace, but I just make an assumption.

1228

02:06:32.700 --> 02:06:33.480

Vicki: We don't know.

1229

02:06:33.990 --> 02:06:34.410

Right.

1230

02:06:36.270 --> 02:06:42.990

Bob: i'm very disappointed we didn't get any of that that would have helped us to better understand the zero outline design.

1231

02:06:45.420 --> 02:06:45.660

Marlene Schubert: Okay.

1232

02:06:45.960 --> 02:06:46.560

Marlene Schubert: i'm sure it okay.

1233

02:06:46.920 --> 02:07:00.720

Joseph: Yes, that's all um alright so Dr be findings again, how do we feel about the category of the material of buildings that they meet the intent.

1234

02:07:01.890 --> 02:07:02.670

Joseph: Of.

1235

02:07:04.530 --> 02:07:09.150

Joseph: building design standards overall and then be through five.

1236

02:07:10.200 --> 02:07:13.650

Joseph: For the really be through five that we feel that they met.

1237

02:07:15.360 --> 02:07:16.050

Joseph: me at all.

1238

02:07:16.980 --> 02:07:18.510

Joseph: No, I don't.

1239

02:07:18.600 --> 02:07:20.010

Bob: I don't see it met anywhere.

1240

02:07:20.340 --> 02:07:24.450

Joseph: So just know I mean it's not meeting 10 of the building design standards.

1241

02:07:25.140 --> 02:07:31.710

Bob: At least the current the current designs that we're looking at they're just they're all washed out you can't see anything okay.

1242

02:07:37.590 --> 02:07:40.800

Joseph: The intent of design of building design standards.

1243

02:07:45.300 --> 02:07:46.140

Joseph: and

1244

02:07:50.370 --> 02:07:51.420

Bob: Just doesn't seem like they're.

1245

02:07:51.420 --> 02:07:53.220

Joseph: Looking okay.

1246

02:07:54.630 --> 02:07:55.080

Joseph: yep.

1247

02:07:56.280 --> 02:08:06.570

Joseph: Okay let's do this landscape, as we get through that we're getting for 10 but let's see if we can do that and few minutes here and do landscaping number one.

1248

02:08:07.560 --> 02:08:24.510

Joseph: Fifth, building into the unique setting setting comfortable welcoming pedestrian environment natural systems with habitat friendly and sustainable materials l one integrate the landscape, to complement the architectural concept.

1249

02:08:29.070 --> 02:08:37.020

Todd: I think we've talked about the doesn't happen there's no strong architectural concept and there's no strong landscape concept either.

1250

02:08:37.140 --> 02:08:39.030

Joseph: Right, I would agree that yes.

1251

02:08:40.560 --> 02:08:41.670

it's it's.

1252

02:08:43.140 --> 02:08:48.450

Todd: The real landscape opportunities are relegated to residual spaces.

1253

02:08:48.810 --> 02:08:49.200

Right.

1254

02:08:53.070 --> 02:08:53.220

Joseph: I.

1255

02:08:53.730 --> 02:08:54.270

Bob: need a break.

1256

02:08:57.600 --> 02:08:59.040

Bob: No, no joy you go ahead i'm sorry.

1257

02:08:59.340 --> 02:09:05.670

Joseph: i'm gonna say there's no softening of the building size of the impact.

1258

02:09:06.930 --> 02:09:10.200

Joseph: plantings there's no focal points.

1259

02:09:11.880 --> 02:09:14.550

Marlene Schubert: Okay, so I checked now softening of the building site oops.

1260

02:09:14.910 --> 02:09:20.340

Joseph: Just building, no, no sorry no thought in the building size or.

1261

02:09:21.120 --> 02:09:22.050

Todd: Even mass.

1262

02:09:22.410 --> 02:09:28.290

Joseph: Mass mass would be better than than size sorry building mass yeah.

1263

02:09:29.790 --> 02:09:31.590

Joseph: there's no focal points.

1264

02:09:33.420 --> 02:09:37.470

Joseph: did not emphasize entries through planting.

1265

02:09:38.520 --> 02:09:41.460

Joseph: And they did not use plantings for privacy.

1266

02:09:42.750 --> 02:09:43.950

Joseph: To enhance privacy.

1267

02:09:45.960 --> 02:09:49.800

Todd: But there is note of a feature of built in planting.

1268

02:09:50.850 --> 02:09:53.850

Todd: built in planters at the hard surface.

1269

02:09:54.780 --> 02:10:00.900

Todd: Right to yeah um and again it's really something we need to see.

1270

02:10:01.560 --> 02:10:02.550

Joseph: more detail than.

1271

02:10:02.670 --> 02:10:03.570

Todd: The the.

1272

02:10:04.920 --> 02:10:11.760

Todd: The narrative could go either way could be fantastic could not but we don't know.

1273

02:10:12.390 --> 02:10:19.620

Joseph: We want to say that more detailed blown up drawn to scale drawings see that are mean.

1274

02:10:22.230 --> 02:10:23.280

Todd: yeah no I mean I.

1275

02:10:23.760 --> 02:10:24.960

Joseph: Still drawings.

1276

02:10:26.490 --> 02:10:27.660

Joseph: To show cream.

1277

02:10:27.690 --> 02:10:31.980

Todd: patio we haven't seen a single section through the building okay.

1278

02:10:32.010 --> 02:10:36.060

Todd: which I think would also be telling for entry condition.

1279

02:10:37.350 --> 02:10:40.680

Todd: elevated terraces balconies all that stuff.

1280

02:10:41.010 --> 02:10:41.400

Right.

1281

02:10:42.840 --> 02:10:43.290

Okay.

1282

02:10:47.580 --> 02:10:50.640

Joseph: Okay anything don't filter 1 to.

1283

02:10:52.680 --> 02:10:57.330

Bob: Well, as an incomplete landscape design I level just didn't complete.

1284

02:10:58.290 --> 02:11:03.750

Joseph: Okay it's incomplete, in what way, do you want to add that incomplete, in what way.

1285

02:11:03.930 --> 02:11:05.100

Bob: All number one that's.

1286

02:11:06.180 --> 02:11:06.900

Joseph: Not one.

1287

02:11:06.960 --> 02:11:09.750

Joseph: i'm sorry one yeah No, sorry number one yeah.

1288

02:11:12.990 --> 02:11:15.390

Bob: Well, I just don't feel that there's a.

1289

02:11:20.700 --> 02:11:30.630

Bob: I mean the architectural concept isn't that great so the landscape is not that great I mean if the buildings were broken up, then the landscaping would look a lot nicer I.

1290

02:11:33.240 --> 02:11:33.450

Joseph: yeah.

1291

02:11:33.540 --> 02:11:33.960

I think we're.

1292

02:11:36.030 --> 02:11:40.380

Joseph: incomplete landscape design that Bob was talking about their needs to go under number one.

1293

02:11:41.550 --> 02:11:42.660

Marlene Schubert: Oh yeah I do I didn't.

1294

02:11:42.810 --> 02:11:48.810

Joseph: take it off the here so okay yeah okay sorry yeah so to go along with buzzer wish we could yeah good good.

1295

02:11:50.400 --> 02:11:56.910

Bob: Well, again, this is for every single section we've looked at i'm really disappointed because I.

1296

02:11:58.620 --> 02:12:06.150

Bob: would never have have had a chance to communicate with the architect, whether it's the architect, the landscape designer.

1297

02:12:06.690 --> 02:12:14.220

Bob: And when we do that on almost every project we take care of we review and recommend, on it makes a huge difference.

1298

02:12:14.850 --> 02:12:26.220

Bob: On this project we just haven't had that opportunity we've been talking to the developer, but we haven't had any conversations with other architect and that's for me that's very disappointing.

1299

02:12:27.420 --> 02:12:33.150

Bob: I agree i'm most disappointed, because I think they could have come up with a better project know enough about.

1300

02:12:34.800 --> 02:12:42.360

Joseph: Okay i'm able to in L two is supporting the public realm landscape design.

1301

02:12:43.650 --> 02:12:46.860

Joseph: There are no no seating areas.

1302

02:12:49.050 --> 02:12:51.090

Joseph: The Community space.

1303

02:12:52.170 --> 02:12:55.770

Joseph: seniors the Community space is not designed.

1304

02:12:58.980 --> 02:13:02.370

Joseph: there's no landscaping no landmarks away finding.

1305

02:13:04.830 --> 02:13:08.460

Joseph: or other items that help create a.

1306

02:13:11.490 --> 02:13:12.780

Joseph: sense of place.

1307

02:13:19.530 --> 02:13:25.350

Joseph: The landscape plan uses some natives but mostly.

1308

02:13:27.120 --> 02:13:27.960

Joseph: ornamentals.

1309

02:13:34.170 --> 02:13:35.370

Joseph: and did not.

1310

02:13:36.780 --> 02:13:41.040

Joseph: and did not take advantage of the wetland species.

1311

02:13:44.700 --> 02:13:49.380

Joseph: Or the forest trees and canopy from highway three or five.

1312

02:13:51.690 --> 02:13:53.490

Joseph: horse trees and canopy.

1313

02:13:56.550 --> 02:13:59.070

Joseph: from three or five within the site.

1314

02:14:02.640 --> 02:14:03.960

Marlene Schubert: wow I think I got it.

1315

02:14:04.350 --> 02:14:08.640

Joseph: Okay, any other comments on go to anybody.

1316

02:14:09.030 --> 02:14:10.980

Michael: yeah I was just gonna say I mean.

1317

02:14:12.840 --> 02:14:23.490

Michael: We didn't find that they approve that they met the public realm standards consensus this the landscape component is supposed to support that like.

1318

02:14:24.780 --> 02:14:26.970

Michael: I mean, so how can they.

1319

02:14:29.580 --> 02:14:29.820

Joseph: Can.

1320

02:14:30.240 --> 02:14:32.100

Joseph: They didn't meet the public roam.

1321

02:14:35.040 --> 02:14:36.300

Michael: The entire piece after.

1322

02:14:37.560 --> 02:14:40.800

Joseph: and landscape plan does not support the public realm.

1323

02:14:41.880 --> 02:14:42.390

Joseph: either.

1324

02:14:51.030 --> 02:14:52.380

Joseph: Any other comments on all.

1325

02:14:58.140 --> 02:14:58.770

Joseph: three.

1326

02:15:03.810 --> 02:15:15.330

Joseph: integrate sustainable features into the landscape and make them visible wherever possible so here we're looking for, reduce the need for um.

1327

02:15:16.830 --> 02:15:21.000

Joseph: You know impervious materials try to retain water on site.

1328

02:15:23.460 --> 02:15:27.210

Joseph: locate trees to provide shading and pave surface areas.

1329

02:15:28.620 --> 02:15:30.150

Joseph: water conservation.

1330

02:15:32.490 --> 02:15:34.530

Joseph: Okay well three.

1331

02:15:36.960 --> 02:15:49.230

Todd: Again I don't think there's an understanding of the question i'm integrating and highlighting green infrastructure, I mean sustainable features into the landscape and make them visible.

1332

02:15:50.610 --> 02:15:51.240

Joseph: Can we.

1333

02:15:51.990 --> 02:15:54.360

Joseph: Can we say that did not respond to.

1334

02:15:55.500 --> 02:15:56.850

Joseph: And then say, well, you said again.

1335

02:15:58.560 --> 02:15:59.700

Joseph: didn't respond too.

1336

02:16:00.900 --> 02:16:05.250

Todd: Well, if they didn't respond to this any sustainable features.

1337

02:16:05.640 --> 02:16:07.380

Todd: Stay talking about what's there.

1338

02:16:07.560 --> 02:16:11.460

Todd: Right and then talk about patios that people will maintain.

1339

02:16:12.300 --> 02:16:16.770

Joseph: That they didn't talk about bio swells rain gardens right.

1340

02:16:19.890 --> 02:16:20.520

And again we're.

1341

02:16:21.600 --> 02:16:28.920

Todd: Talking about the future owners, that will do this, but this is we're asking the developers what sustainable landscape practices are you doing.

1342

02:16:30.030 --> 02:16:32.310

Joseph: there's nothing innovative at all here.

1343

02:16:33.930 --> 02:16:38.970

Bob: yeah part of sustainability is utilizing indigenous plants.

1344

02:16:40.860 --> 02:16:41.130

Joseph: yeah.

1345

02:16:41.160 --> 02:16:48.000

Bob: I don't know what I don't know what extent the indigenous plants are being used here.

1346

02:16:48.390 --> 02:16:50.850

Joseph: it's about 50% I looked at the list.

1347

02:16:51.000 --> 02:16:52.950

Joseph: About typical native.

1348

02:16:54.330 --> 02:16:59.580

Joseph: native and they're going to require water non native speaker water in the summer, maybe plants.

1349

02:16:59.610 --> 02:17:00.210

Bob: I thought.

1350

02:17:00.360 --> 02:17:00.660

That.

1351

02:17:01.890 --> 02:17:06.600

Bob: I thought we were supposed to use native stuff here on bainbridge at least the

projects, I see here.

1352

02:17:06.600 --> 02:17:10.830

Bob: Lately, the city forces them to use indigenous.

1353

02:17:11.880 --> 02:17:12.570

Bob: roy's.

1354

02:17:14.850 --> 02:17:15.930

Joseph: Well, I didn't.

1355

02:17:17.820 --> 02:17:19.530

Joseph: Listen, you have a comment Kelly.

1356

02:17:19.980 --> 02:17:23.460

Kelly: The city, so one might.

1357

02:17:23.610 --> 02:17:27.060

Kelly: be virtually forced to use natives in.

1358

02:17:28.170 --> 02:17:44.310

Kelly: sensitive areas such as a shoreline or Westland but generally it's highly encouraged to use NATO sometimes there's a percentage of native say 60% while others can be ornamental and are not allowed to be invasive.

1359

02:17:45.630 --> 02:17:45.990

Joseph: Okay.

1360

02:17:46.830 --> 02:17:48.540

Joseph: Well, I guess, the idea that I have.

1361

02:17:49.260 --> 02:18:03.360

Bob: Thanks Kelly, I guess, the idea that I had was that we wanted to bring the prior forest or woodland area into this project and that's indigenous materials that's just the way I look at it.

1362

02:18:04.170 --> 02:18:04.860

Joseph: Well, in the same.

1363

02:18:04.890 --> 02:18:06.720

Joseph: Distance kimmy native plants and.

1364

02:18:06.720 --> 02:18:07.500

Joseph: Things like that.

1365

02:18:07.590 --> 02:18:15.450

Bob: native plants yeah we had a native forest here before native was i'd like to see that brought into this project.

1366

02:18:16.650 --> 02:18:17.130

mm hmm.

1367

02:18:18.510 --> 02:18:18.870

Joseph: Okay.

1368

02:18:20.370 --> 02:18:20.970

Joseph: i'm.

1369

02:18:21.030 --> 02:18:24.690

Bob: not sure ornamental is appropriate, quite frankly.

1370

02:18:25.740 --> 02:18:29.910

Joseph: Animals do require water and some of that stuff from many ornamentals too, but.

1371

02:18:33.150 --> 02:18:46.260

Todd: This is an opportunity to explain why each plant material was selected and place where it is and what the what the concept is we don't have that so we can't really discuss.

1372

02:18:46.290 --> 02:18:50.280

Joseph: On the landscape archives you come to the meeting great.

1373

02:18:52.770 --> 02:18:58.710

Joseph: Okay, any other comments let's go for which is very similar to 1 three, I would just add that.

1374

02:19:00.120 --> 02:19:19.290

Joseph: hydrological functions influence they did not improve storm water quality, they they just shovel it off to the underground tanks on site there's no no discussion of rain gardens or permeable paving.

1375

02:19:21.390 --> 02:19:22.590

Joseph: Bio swells.

1376

02:19:23.490 --> 02:19:31.410

Todd: again here, I was, I would like to see an explanation of what's already existing underground know what was pre built.

1377

02:19:31.860 --> 02:19:47.550

Todd: so that we know that that's actually been taking advantage of and it's not being maxed out is it being underutilized, how is it being handled, and then, what do we do for water runoff and things like that so Dan I missed opportunity.

1378

02:19:47.910 --> 02:19:52.290

Joseph: So why don't we do to tell it all for the beginning of that.

1379

02:19:53.640 --> 02:19:58.920

Joseph: let's let's see what he said, the lack of drawing details does not.

1380

02:20:00.480 --> 02:20:02.160

Joseph: We cannot assess.

1381

02:20:06.690 --> 02:20:07.920

Joseph: was to assess.

1382

02:20:09.150 --> 02:20:12.930

Joseph: Existing storm water system and its use.

1383

02:20:13.950 --> 02:20:15.300

Joseph: That right, but you want to say.

1384

02:20:17.100 --> 02:20:26.250

Todd: Well, I think it would be an opportunity to explain how the existing infrastructure meets this requirement.

1385

02:20:30.180 --> 02:20:37.170

Joseph: And how the executives and how the existing infrastructure meets this standard.

1386

02:20:44.100 --> 02:20:44.760

and

1387

02:20:46.830 --> 02:21:00.450

Todd: And just a side note i'm sure it's Okay, but that infrastructure has to be handled correctly during construction that it's not compromised right heavy loads and digging and and that's what needs to be protected.

1388

02:21:01.140 --> 02:21:15.450

Joseph: Well we'll play plus I think if we handle the water on site for viral swells and other things that doesn't go into the tanks, not as much a percentage 10 or 20% stay back and that doesn't then contribute to the the weapons.

1389

02:21:16.920 --> 02:21:21.600

Joseph: Impact weapons with a lot of impervious is going to be a lot of impervious come.

1390

02:21:22.650 --> 02:21:23.610

Joseph: From this project.

1391

02:21:23.820 --> 02:21:27.210

Todd: And here, this is a good good place for a story, the story of why.

1392

02:21:28.290 --> 02:21:31.530

Todd: That this is the site works and it's not here.

1393

02:21:32.040 --> 02:21:35.310

Joseph: it's a good line, the story of why this site works yeah.

1394

02:21:37.380 --> 02:21:42.270

Bob: yeah it just it just hasn't been handled it hasn't been now responded to.

1395

02:21:46.230 --> 02:21:48.240

Joseph: Okay under five.

1396

02:21:50.790 --> 02:21:52.860

Joseph: Supporting and creating habitat.

1397

02:21:57.060 --> 02:22:13.980

Joseph: Reducing the effects of human disturbance on on wildlife populations, I see a lot of grass and I don't see a lot of ground covers that promote bio diversity attracting birds pollinators and wildlife.

1398

02:22:17.940 --> 02:22:18.510

Bob: occur.

1399

02:22:23.970 --> 02:22:29.160

Joseph: And it doesn't does not landscape plan does not promote the biodiversity.

1400

02:22:32.880 --> 02:22:35.700

Joseph: attraction of birds pollinators and long.

1401

02:22:44.130 --> 02:22:46.260

Joseph: What about drought tolerant plex.

1402

02:22:50.370 --> 02:22:53.370

Marlene Schubert: Okay, what do I have now does not promote bio diversity in the interaction of.

1403

02:22:53.370 --> 02:22:54.270

Joseph: birds birds.

1404

02:22:55.110 --> 02:22:58.590

Joseph: birds pollinators and wildlife.

1405

02:23:01.530 --> 02:23:06.210

Joseph: Well, much okay any other comments on the hill five.

1406

02:23:07.200 --> 02:23:10.710

Todd: Well, I think this is where i'd like to see a comments about more canopy.

1407

02:23:11.130 --> 02:23:12.180

Joseph: canopy oh yeah.

1408

02:23:12.210 --> 02:23:13.110

Todd: canopies most of.

1409

02:23:13.320 --> 02:23:20.190

Todd: Most of the plantings that are planted are low to medium, but more street trees and more canopy to support.

1410

02:23:23.580 --> 02:23:25.380

Todd: wildlife and also shade.

1411

02:23:31.440 --> 02:23:42.660

Bob: And yeah good drawing in the original forestation is part of that we want to bring in some of what was denuded from the prior use of the land.

1412

02:23:46.080 --> 02:23:48.360

Joseph: Okay yeah you.

1413

02:23:49.020 --> 02:23:49.620

Marlene Schubert: There Bob.

1414

02:23:51.570 --> 02:23:56.940

Bob: Well it's just a general just bringing in some of the original you know, for us to.

1415

02:23:58.740 --> 02:23:59.640

Bob: ecology.

1416

02:24:02.040 --> 02:24:04.800

Joseph: original forest ecology back into the site plan.

1417

02:24:05.850 --> 02:24:07.080

Bob: yeah definitely.

1418

02:24:09.540 --> 02:24:09.900

Joseph: Okay.

1419

02:24:13.740 --> 02:24:14.130

Joseph: Okay.

1420

02:24:15.960 --> 02:24:17.850

Joseph: last category 1 six.

1421

02:24:21.420 --> 02:24:25.560

Joseph: This is the one talks about preserving views on enhancement and view quarters.

1422

02:24:26.790 --> 02:24:28.080

Joseph: Again, the.

1423

02:24:30.030 --> 02:24:39.360

Joseph: On the East side the parking lot removes or separates the buildings from the Guadalupe the wetlands.

1424

02:24:41.220 --> 02:24:45.420

Joseph: Note there's no, there is no connection.

1425

02:24:47.790 --> 02:24:48.780

Joseph: To the wetlands.

1426

02:24:53.070 --> 02:24:55.500

Joseph: Anything any other comments, we can say about that.

1427

02:25:02.550 --> 02:25:03.090

Vicki: well.

1428

02:25:05.670 --> 02:25:06.990

Vicki: Probably hear.

1429

02:25:10.440 --> 02:25:11.850

Vicki: The proposed.

1430

02:25:12.960 --> 02:25:14.790

Vicki: Noise barrier fencing.

1431

02:25:15.300 --> 02:25:15.900

Joseph: Oh yeah.

1432

02:25:16.050 --> 02:25:16.380

Yes.

1433

02:25:18.060 --> 02:25:18.450

Joseph: Yes.

1434

02:25:19.890 --> 02:25:21.720

Vicki: bluntly is not attractive.

1435

02:25:23.190 --> 02:25:24.870

Marlene Schubert: What did you say the proposed.

1436

02:25:25.230 --> 02:25:27.330

Vicki: No noise.

1437

02:25:27.630 --> 02:25:29.820

Joseph: Earlier fencing.

1438

02:25:29.940 --> 02:25:30.900

Joseph: fencing crack.

1439

02:25:30.930 --> 02:25:32.190

Vicki: Is not attractive.

1440

02:25:32.670 --> 02:25:36.600

Joseph: And it interrupt interferes with wildlife quarters.

1441

02:25:37.230 --> 02:25:37.860

Yes.

1442

02:25:39.390 --> 02:25:42.720

Todd: And we're not sure what the extent of that is.

1443

02:25:42.930 --> 02:25:45.060

Joseph: We don't know where it is on the.

1444

02:25:45.360 --> 02:25:46.110

Todd: nation of it.

1445

02:25:46.890 --> 02:25:51.000

Vicki: We we don't see it on the landscape plan, I guess that's where you'd put it.

1446

02:25:51.600 --> 02:25:55.860

Vicki: Yes, so there's a huge number of unknowns related to that.

1447

02:25:55.920 --> 02:25:57.960

Joseph: Can we add that there, then the.

1448

02:25:59.010 --> 02:26:06.000

Joseph: landscape plan does not show beginning and end of an extent of landscape of noise barrier.

1449

02:26:06.540 --> 02:26:07.980

Vicki: beginning and end and height.

1450

02:26:08.820 --> 02:26:11.550

Joseph: The beginning end and height landscape barrier.

1451

02:26:13.260 --> 02:26:14.490

Vicki: of noise barrier.

1452

02:26:14.580 --> 02:26:16.920

Joseph: I mean, noise, excuse me yeah Thank you.

1453

02:26:18.480 --> 02:26:21.510

Michael: And we're not necessarily accepting that noise barrier.

1454

02:26:22.260 --> 02:26:23.460

Joseph: Right, that is correct.

1455

02:26:23.520 --> 02:26:31.230

Michael: So this isn't about us being like this is okay no show us where it is it's just like we need more information on this.

1456

02:26:32.250 --> 02:26:32.550

Joseph: Then.

1457

02:26:32.760 --> 02:26:33.390

Michael: review it.

1458

02:26:34.080 --> 02:26:35.160

Exactly yeah.

1459

02:26:37.080 --> 02:26:38.550

Marlene Schubert: So do you want me to add something around that.

1460

02:26:40.650 --> 02:26:53.610

Joseph: Oh yes, if propose we need we need thought in front of the outline in front of the landscape in front of landscape there, it says if proposed.

1461

02:26:54.990 --> 02:26:59.940

Joseph: landscape plan, the plan and plan does not.

1462

02:27:00.960 --> 02:27:04.560

Joseph: Show beginning and or heard of noise burrows up.

1463

02:27:06.450 --> 02:27:09.510

Vicki: And we should probably say needs further review.

1464

02:27:09.660 --> 02:27:10.320

Joseph: and

1465

02:27:11.310 --> 02:27:12.600

Vicki: barrier review and.

1466

02:27:12.600 --> 02:27:14.310

Joseph: detailed review gifts.

1467

02:27:14.610 --> 02:27:16.170

Vicki: Of all details or something.

1468

02:27:19.980 --> 02:27:21.990

Joseph: Okay i'm.

1469

02:27:24.120 --> 02:27:25.140

Bob: Joe i've got just.

1470

02:27:25.740 --> 02:27:27.450

Bob: that's just one item that sure.

1471

02:27:27.510 --> 02:27:29.280

Bob: You know I think we need again.

1472

02:27:30.750 --> 02:27:47.580

Bob: This hasn't been the buildings haven't been mass to promote community that the views, need to be within you know within the Community, right now, the views are looking out on the street to commercial street i'd like to see the views within the Community itself.

1473

02:27:49.500 --> 02:27:59.850

Joseph: Right, I mean I think that's kind of I agree with that, but it's kind of hard, because you know the units to face into the Community space, you know, and then the case some of the parking they do both let me.

1474

02:28:00.750 --> 02:28:13.410

Bob: Know i'm just talking about within the i'm just using the term Community not not inland use terms, just the neighborhood like the views to be with off the window out the door into the neighborhood.

1475

02:28:13.740 --> 02:28:16.320

Bob: Well, what our residential neighborhood.

1476

02:28:16.800 --> 02:28:26.460

Joseph: To that point i'd like to see the Community spaces be oriented towards the wetlands and have a bed instead of looking at parking lot that it looks at the weapons.

1477

02:28:28.080 --> 02:28:38.940

Joseph: You know same thing, so I think the buildings, as well as the Community space to not access the natural existing views.

1478

02:28:41.070 --> 02:28:42.390

Joseph: To me at that yeah.

1479

02:28:50.520 --> 02:28:56.790

Joseph: That will save you bet abuse from homes and Community spaces.

1480

02:28:58.560 --> 02:28:58.950

yeah.

1481

02:29:03.600 --> 02:29:10.260

Joseph: Okay got a findings unless we have more comments Okay, right here.

1482

02:29:11.910 --> 02:29:15.750

Joseph: opinions about whether they met the landscape standards.

1483

02:29:17.970 --> 02:29:19.650

Joseph: We need more information.

1484

02:29:22.590 --> 02:29:24.540

Bob: Yes, incomplete that's for sure.

1485

02:29:24.930 --> 02:29:25.380

Please.

1486

02:29:27.390 --> 02:29:30.390

Joseph: More information um.

1487

02:29:31.770 --> 02:29:32.040

Joseph: And then.

1488

02:29:32.640 --> 02:29:40.770

Michael: Todd was also mentioning earlier about like this should be part of a narrative like there's like they're telling the story about.

1489

02:29:41.130 --> 02:29:50.910

Michael: and have all these systems, why they're kind of interacting and how they're engaging with the existing infrastructure and how all that is making like a better argument.

1490

02:29:51.570 --> 02:29:53.070

Joseph: So let's not meet.

1491

02:29:54.480 --> 02:30:05.070

Joseph: landscape plan does not tell a story of the, including the.

1492

02:30:06.120 --> 02:30:08.730

Joseph: natural features of the surrounding area.

1493

02:30:11.130 --> 02:30:14.850

Joseph: Does that some Michael do you want more something else.

1494

02:30:16.530 --> 02:30:25.110

Todd: Well, I think it's also the response to the questions and you know the narrative part of the questions and the site plan should work together.

1495

02:30:25.650 --> 02:30:29.130

Todd: It was just sell the project tell us what he's doing.

1496

02:30:29.310 --> 02:30:30.600

Todd: Right make us love it.

1497

02:30:30.990 --> 02:30:31.980

Joseph: yeah right.

1498

02:30:34.650 --> 02:30:39.960

Joseph: yeah instead of trying to make us love with the time in front of what thinking what's the minimum that they can do.

1499

02:30:41.250 --> 02:30:42.090

Joseph: Unfortunately.

1500

02:30:44.310 --> 02:30:44.490

Laurel: yeah.

1501

02:30:44.970 --> 02:30:45.990

Laurel: I wrapped it up right there.

1502

02:30:48.210 --> 02:30:50.340

Marlene Schubert: Did I get it right, this is how you want it worded.

1503

02:30:51.120 --> 02:30:55.350

Joseph: Yes, yes, that wraps it up right there yeah.

1504

02:30:56.280 --> 02:30:58.260

Bob: Any other clothes oh coo.

1505

02:30:58.350 --> 02:30:58.950

Joseph: coo but.

1506

02:31:00.900 --> 02:31:08.400

Bob: Also, the applicant has to read the landscape standards in the design for bainbridge I don't believe they did, based on what we have.

1507

02:31:10.560 --> 02:31:14.400

Bob: i'll keep repeating that but I just don't think they looked at the book.

1508

02:31:15.450 --> 02:31:15.840

Joseph: yeah.

1509

02:31:17.040 --> 02:31:19.950

Joseph: And Laura okay Laurel did you have another comment you want to make.

1510

02:31:25.410 --> 02:31:26.910

Joseph: No okay.

1511

02:31:28.860 --> 02:31:42.030

Joseph: Okay um does that so all right well we've got all of the standards, I think it's late it's 430 we still got to get some of dave's comments they read them so.

1512

02:31:45.540 --> 02:31:49.860

Joseph: This is a place to stop we're almost done we've got 99% of the dumb.

1513

02:31:51.180 --> 02:31:51.690

Vicki: You know.

1514

02:31:52.650 --> 02:31:54.060

Marlene Schubert: You want to try to finish or.

1515

02:31:54.450 --> 02:31:55.500

Vicki: Are we supposed.

1516

02:31:55.530 --> 02:31:59.190

Vicki: To do at some point i'm not proposing today.

1517

02:32:01.020 --> 02:32:05.700

Vicki: Some of the things that are in the subdivision worksheets.

1518

02:32:06.270 --> 02:32:08.730

Vicki: Yes, later okay.

1519

02:32:09.540 --> 02:32:21.270

Joseph: So i'm asking the question Dave has a number of days written as a matter of items to talk today and we can we can continue and wrap subdivisions up can go on today.

1520

02:32:22.770 --> 02:32:42.660

Joseph: Or we get the final meeting with the applicant, we will yay or nay on this project, and we can finish the subdivision comments, then so i'm looking for feedback from anybody, including the applicants for the walls to continue now or.

1521

02:32:44.070 --> 02:32:44.700

Joseph: No.

1522

02:32:44.910 --> 02:32:47.040

Vicki: I think I think one of the things.

1523

02:32:48.060 --> 02:33:06.780

Vicki: We were going to hear is the status of the staff work on the on the process documents in the hope was that was going to come to us to take away and be able to study it and then give Dave are our feedback about the progress is that true Dave.

1524

02:33:07.110 --> 02:33:17.610

David: yeah so I have an idea on there that could respect people's time i've sent marlena at a glance, to show the the code type changes we're making but I propose.

1525

02:33:18.210 --> 02:33:24.750

David: If I could set up and if the group's okay with it a call with the subcommittee which is Bob Joe and Vicki.

1526

02:33:25.200 --> 02:33:33.510

David: To go through those final details for you then report back to the group to say if you're Okay, with it, or, if you want to take it back to the group next time, but that might be a way to sort of get.

1527

02:33:33.870 --> 02:33:41.880

David: into the final details, I want to go over with you, without taking the whole group's time, but especially at a glance today very quickly I've got a quick glance thing to look at.

1528

02:33:41.940 --> 02:33:44.970

Joseph: What why don't I do that why don't we do that okay do.

1529

02:33:45.180 --> 02:33:47.340

Joseph: We can have a conversation tomorrow, the next.

1530

02:33:47.340 --> 02:33:50.400

Joseph: day or something or whenever okay and do that.

1531

02:33:50.490 --> 02:33:51.240

David: Okay sounds good.

1532

02:33:51.540 --> 02:34:06.270

Joseph: sounds good sounds great okay um so the final meeting scheduled for one hour, we have to make a final decision on this project and finish the design stem from subdivision standard so.

1533

02:34:07.290 --> 02:34:14.040

Joseph: I'm open to going ahead, or what What do people like to get some feedback.

1534

02:34:17.790 --> 02:34:19.650

Michael: Wait say that again, are you.

1535

02:34:21.540 --> 02:34:21.870

Joseph: well.

1536

02:34:22.650 --> 02:34:25.860

Michael: What do you think the schedule is well, we have one more.

1537

02:34:26.670 --> 02:34:38.340

Joseph: One more meeting, which is a site plan review and approval step and I believe Kelly corrected me early on, before the meeting started that we.

1538

02:34:38.730 --> 02:34:46.350

Joseph: can't make that decision today, we have to do that that's a standard meeting type and we have to do that, the next time, that will be our last meeting.

1539

02:34:46.680 --> 02:34:56.520

Joseph: And we have to just make a decision based on all of the information we've put in here as to what we want to do so, what i'm suggesting is either we stop now.

1540

02:34:57.120 --> 02:35:13.110

Joseph: and finish up the design guidelines, excuse me, the subdivision standards at the next meeting, and then make that final decision, or we go ahead, right now continue and finish the subdivision guidelines, right now, what does everybody see.

1541

02:35:14.220 --> 02:35:16.650

Kelly: That it sort of clarify just to clarify.

1542

02:35:17.070 --> 02:35:30.180

Kelly: The role of the design review board in the design guidance meeting is to provide the applicant, with input and guidance on consistency with the design standards and guidelines and the current plan.

1543

02:35:31.770 --> 02:35:32.070

Joseph: Okay.

1544

02:35:32.130 --> 02:35:43.140

Joseph: Well then, we can go right ahead if that's okay with everybody why don't we go right ahead and move on to the subdivision standards.

1545

02:35:44.730 --> 02:35:49.560

Joseph: So under subdivision standards we have character.

1546

02:35:50.730 --> 02:35:52.290

Michael: Well done, though, we have a road.

1547

02:35:53.430 --> 02:35:56.730

Marlene Schubert: yeah there was some other responses on here that I don't know if you need to look at.

1548

02:35:57.930 --> 02:35:58.860

Joseph: The road sorry.

1549

02:35:59.400 --> 02:36:02.070

Michael: yeah I think that one is actually important.

1550

02:36:02.430 --> 02:36:13.470

Joseph: And will type yes okay so um and I may need help with Kelly on this is what is the road, because it is a private road.

1551

02:36:15.450 --> 02:36:18.240

Joseph: Yet if it functions.

1552

02:36:19.590 --> 02:36:20.880

Joseph: sort of as a.

1553

02:36:24.840 --> 02:36:26.910

Joseph: Almost a neighborhood mainstream.

1554

02:36:29.280 --> 02:36:30.720

Joseph: Do you think or.

1555

02:36:31.140 --> 02:36:37.740

Kelly: Well, in design for bainbridge those are mapped I believe I can check that for you.

1556

02:36:37.800 --> 02:36:40.740

Joseph: Those are map and it doesn't show up on the map.

1557

02:36:41.910 --> 02:36:44.580

Kelly: And it's not not any of those.

1558

02:36:45.420 --> 02:36:48.210

Joseph: For them, we don't consider it because it's not map.

1559

02:36:50.370 --> 02:36:51.600

Michael: Well there's a that's.

1560

02:36:51.630 --> 02:36:52.590

Kelly: How I understand it.

1561

02:36:53.970 --> 02:36:55.080

Kelly: i'll double check here, though.

1562

02:36:55.140 --> 02:37:00.330

Joseph: I think that's true, but I do think, I do think that it functions.

1563

02:37:01.350 --> 02:37:07.260

Joseph: As a Main Street, so I do feel the weekend provide input.

1564

02:37:09.270 --> 02:37:13.920

Joseph: As to that type of activity on that road.

1565

02:37:15.750 --> 02:37:17.730

Joseph: No yes.

1566

02:37:19.230 --> 02:37:26.460

Michael: yeah and then there's also there's a requirement that all new roads have to be like a green street so that.

1567

02:37:26.490 --> 02:37:27.540

Michael: News road on the.

1568

02:37:27.540 --> 02:37:28.260

Joseph: West lot.

1569

02:37:28.830 --> 02:37:35.310

Michael: would have to be meet the standards that green screen by i'm reading this correctly.

1570

02:37:35.730 --> 02:37:37.110

Joseph: you're talking about page.

1571

02:37:38.310 --> 02:37:41.820

Joseph: At one or 61 talks about the rule green street.

1572

02:37:43.680 --> 02:37:44.970

Joseph: Know on.

1573

02:37:45.240 --> 02:37:46.230

59.

1574

02:37:47.430 --> 02:37:57.690

Michael: seven Green street on green street is intended to serve as a model for interior streets as part of subdivisions and larger commercial developments.

1575

02:37:59.040 --> 02:38:00.570

Joseph: What pages are you on Michael.

1576

02:38:02.250 --> 02:38:04.110

Marlene Schubert: I have it up on the screen as well, Joe few.

1577

02:38:04.950 --> 02:38:05.640

Joseph: Okay sorry.

1578

02:38:05.790 --> 02:38:09.510

Joseph: Okay that's okay yep sorry so i'm trying to find that.

1579

02:38:11.340 --> 02:38:12.660

Joseph: Book I can't see.

1580

02:38:23.790 --> 02:38:24.570

Joseph: That picture.

1581

02:38:26.520 --> 02:38:30.930

Joseph: looks like it might be page 5959 is different.

1582

02:38:31.590 --> 02:38:31.950
Oh.

1583
02:38:37.470 --> 02:38:38.340
Joseph: Green street.

1584
02:38:42.750 --> 02:38:44.730
Joseph: Okay, yes alright.

1585
02:38:46.170 --> 02:38:48.870
Joseph: So, Michael do you wanna you have comments you want to make on that.

1586
02:38:51.210 --> 02:39:02.160
Michael: Well, right now, that's a requirement right and they're not addressing that, so I think it's as simple as applicant needs to address the new alleyway.

1587
02:39:03.150 --> 02:39:03.810
Michael: In regards.

1588
02:39:03.930 --> 02:39:05.280
Joseph: To the green street.

1589
02:39:06.390 --> 02:39:12.090
Joseph: Oh, we talking we're talking about wintergreen are we talking about the interior streets.

1590
02:39:12.810 --> 02:39:20.580
Michael: At the moment, i'm only talking about the interior street the new interior three because that's what it says clearly in that.

1591
02:39:20.970 --> 02:39:21.510
Joseph: Yes.

1592
02:39:21.780 --> 02:39:24.990
Michael: That that's at least that one needs to address it.

1593
02:39:26.130 --> 02:39:26.220
Joseph: and

1594

02:39:27.930 --> 02:39:30.990

Michael: Then, beyond that, then I think that's a conversation that we need.

1595

02:39:31.440 --> 02:39:45.270

Joseph: And how do we distinguish on their site plan between the interior street and the parking lot because the theme using their parking lots for street access to.

1596

02:39:46.710 --> 02:39:48.090

Todd: Well, those aren't new.

1597

02:39:48.930 --> 02:39:51.960

Michael: Right yeah it's a new earth this old or this.

1598

02:39:52.770 --> 02:39:59.700

Joseph: way, but I mean can we apply the green street standards to the parking lots that he used for access as well that's what i'm asking.

1599

02:40:00.810 --> 02:40:02.940

Joseph: I would think we could or should.

1600

02:40:05.130 --> 02:40:06.030

Joseph: Does anybody.

1601

02:40:10.080 --> 02:40:10.890

Joseph: agree with that.

1602

02:40:11.550 --> 02:40:17.850

Michael: I think if there is substantial enough chained to those streets that yes, for sure.

1603

02:40:19.620 --> 02:40:24.510

Michael: I mean, I would definitely like some of those ideas to transfer to all industry.

1604

02:40:25.320 --> 02:40:25.770

Okay.

1605

02:40:26.910 --> 02:40:36.270

Joseph: So do you like, do we want to add these categories in there, the minimizing impervious cover and considering permeable material.

1606

02:40:39.450 --> 02:40:40.230

Joseph: The addition.

1607

02:40:41.790 --> 02:40:50.610

Joseph: link, we can put into the APP needs to dress Okay, this includes good say this includes storm water infiltration.

1608

02:40:51.900 --> 02:40:53.940

Joseph: and retention and landscape areas.

1609

02:40:56.460 --> 02:40:57.720

Marlene Schubert: infiltration.

1610

02:40:57.990 --> 02:41:00.180

Joseph: and retention.

1611

02:41:03.060 --> 02:41:05.160

Joseph: In landscape areas.

1612

02:41:10.800 --> 02:41:13.650

Joseph: minimizing paved areas.

1613

02:41:21.930 --> 02:41:24.180

Joseph: and consider impermeable.

1614

02:41:25.980 --> 02:41:30.390

Joseph: Material incremental permeable paving excuse me.

1615

02:41:31.830 --> 02:41:36.660

Michael: Since this is a new road we also really need to see it in more detail.

1616

02:41:37.050 --> 02:41:43.290

Joseph: We don't have we don't actually have it as part of the site plan review we don't have a road section.

1617

02:41:44.610 --> 02:41:47.910

Joseph: that we need a road section to those roads.

1618

02:41:49.500 --> 02:41:51.810

Vicki: It related to the comment Michael just made.

1619

02:41:52.890 --> 02:41:57.930

Vicki: To get into that new street that's running north, south, you have to go through.

1620

02:41:59.460 --> 02:42:01.410

Vicki: A Virginia mason parking lot.

1621

02:42:01.860 --> 02:42:02.940

Vicki: Right now.

1622

02:42:05.340 --> 02:42:15.180

Vicki: What happens that's why we need some sort of a real road map, because what happens if vm wants to build another building over there.

1623

02:42:15.960 --> 02:42:34.140

Vicki: And they only access to that new little road running north, south it's through their parking lot and And what about is you're going to be an interior easement in that parking lot guaranteeing permanent access to that little north, south street that's all a complete unknown.

1624

02:42:36.180 --> 02:42:48.510

Michael: yeah and I think a lot of it is also related to the context analysis like are there easements, what are the things that are fixed in place on that site plan, because we don't know what they are so we.

1625

02:42:49.740 --> 02:42:58.290

Todd: But I guess there's also debate on what that what that is that an alley back there because there's the green valley standard as well.

1626

02:43:01.560 --> 02:43:01.920

Michael: Well that's.

1627

02:43:01.980 --> 02:43:04.170

Michael: that's an example of a green street.

1628

02:43:05.340 --> 02:43:06.930

Todd: yeah okay yeah.

1629

02:43:07.110 --> 02:43:07.440

Joseph: So.

1630

02:43:07.500 --> 02:43:09.210

Joseph: it's like basically means to me it's my.

1631

02:43:09.210 --> 02:43:09.840

dress.

1632

02:43:10.920 --> 02:43:26.310

Michael: Whatever that alley is because that's the new street and we do have standards for that and there's like, how is it addressing stormwater are, how much of that is paid versus at some point, there was planting in there, but it looks like it's all paid now at.

1633

02:43:26.370 --> 02:43:26.880

Todd: All yeah.

1634

02:43:27.960 --> 02:43:35.520

Todd: And then down the the lot of the radius is and just traffic management don't look believable.

1635

02:43:37.470 --> 02:43:46.500

Joseph: Well then, I do think back to my point, I think that the parking areas or actually used as a road has roadway.

1636

02:43:48.360 --> 02:43:55.650

Joseph: You know I mean, and so, therefore, the parking areas all have to meet the same standard get same guidelines.

1637

02:43:58.140 --> 02:44:00.060

Joseph: So do they need a bit in.

1638

02:44:01.110 --> 02:44:15.870

Joseph: All things being equal, it'd be nice if we had a plan, where they identified

what the interior streets were in their opinion and how they handle them, giving us a street sections and how they're graded and drained.

1639

02:44:16.890 --> 02:44:19.650

Joseph: And all that that's all needed.

1640

02:44:21.090 --> 02:44:22.200

Joseph: street sections.

1641

02:44:23.250 --> 02:44:27.120

Joseph: For all identified interior streets and roadways right.

1642

02:44:27.870 --> 02:44:30.450

Vicki: Joe I think this is another place where we should.

1643

02:44:32.070 --> 02:44:38.190

Vicki: specifically call out that this is an income income it's incomplete for our review.

1644

02:44:39.090 --> 02:44:41.640

Joseph: So why don't we get the first under at the beginning.

1645

02:44:42.810 --> 02:44:48.960

Joseph: drawings are incomplete, with regard to interior streets be incomplete.

1646

02:44:53.250 --> 02:44:54.570

Joseph: Well it's not going to.

1647

02:44:54.690 --> 02:45:01.230

Joseph: identification of Interior streets and treatment of those streets.

1648

02:45:03.750 --> 02:45:06.870

Todd: right there there isn't there isn't a civil engineer drawing.

1649

02:45:07.140 --> 02:45:07.530

Joseph: Right.

1650

02:45:07.590 --> 02:45:09.330

Todd: that's coordinated with the landscape.

1651

02:45:09.330 --> 02:45:10.560

Joseph: plan right.

1652

02:45:11.130 --> 02:45:11.610

Right.

1653

02:45:15.600 --> 02:45:24.840

Joseph: Okay, we should all we could say that they must be the rural street standards on page 61 this project.

1654

02:45:27.150 --> 02:45:27.870

Vicki: is going I.

1655

02:45:27.990 --> 02:45:28.230

know.

1656

02:45:29.370 --> 02:45:31.920

Michael: it's not the real street is the green street on.

1657

02:45:36.450 --> 02:45:37.230

Joseph: Green street.

1658

02:45:37.320 --> 02:45:40.650

Joseph: Yes, sorry April green street.

1659

02:45:41.280 --> 02:45:42.390

Michael: Now number seven.

1660

02:45:43.980 --> 02:45:44.460

Joseph: On page.

1661

02:45:46.530 --> 02:45:47.190

Michael: 59.

1662

02:45:47.580 --> 02:45:49.920

Joseph: i'm sorry you're right, I apologize i'm.

1663

02:45:50.430 --> 02:45:57.120

Joseph: Sorry, thank you, Michael what number seven Green street page 59 I apologize, thank you, Michael.

1664

02:45:59.790 --> 02:46:02.550

Joseph: Too many, too many pages sorry.

1665

02:46:03.810 --> 02:46:07.320

Vicki: And then, I have one more comment on a separate topic.

1666

02:46:09.330 --> 02:46:12.720

Vicki: Related to when Marlene start typing good.

1667

02:46:12.930 --> 02:46:15.630

Marlene Schubert: You want me to add it here to street types.

1668

02:46:15.930 --> 02:46:17.400

Vicki: or no yeah right here.

1669

02:46:17.940 --> 02:46:19.530

Vicki: Related to affordability.

1670

02:46:19.800 --> 02:46:24.840

Vicki: maintenance of a private road burdens, the Homeowners with limited means.

1671

02:46:28.590 --> 02:46:29.670

Joseph: Future Homeowners.

1672

02:46:30.690 --> 02:46:34.290

Vicki: Future your future Homeowners with have limited means.

1673

02:46:38.460 --> 02:46:40.410

Joseph: Okay, I didn't get that right, hold on a minute.

1674

02:46:41.640 --> 02:46:42.000

Vicki: maintenance.

1675

02:46:42.150 --> 02:46:44.280

Marlene Schubert: Private road limits is not the right word.

1676

02:46:45.180 --> 02:46:47.400

Marlene Schubert: burdens burden that's it.

1677

02:46:49.980 --> 02:46:52.260

Todd: Be you can just leave it at future of Homeowners.

1678

02:46:53.850 --> 02:46:55.320

Vicki: yeah with sure.

1679

02:46:55.500 --> 02:46:56.790

Vicki: It burdens, all of them yeah.

1680

02:46:57.120 --> 02:46:57.330

well.

1681

02:47:00.690 --> 02:47:12.180

Bob: I have a question um the the West side building would be more of a shared le access it's not going to be a green street is it, I mean.

1682

02:47:12.870 --> 02:47:22.740

Joseph: that's the question it's it's us and it functions as a green street, and it would be nice if they were if they were to identify whether they thought it was so we can have that discussion.

1683

02:47:23.640 --> 02:47:28.560

Michael: And then there's two options for green screens as an example, so if you turn the page that.

1684

02:47:28.710 --> 02:47:30.750

Michael: 67 alley.

1685

02:47:30.990 --> 02:47:31.590

Is.

1686

02:47:32.760 --> 02:47:35.910

Michael: A green screen that's an example of a green screen.

1687

02:47:37.170 --> 02:47:37.980

Michael: Am I understanding.

1688

02:47:39.030 --> 02:47:39.600

Joseph: mean the.

1689

02:47:40.650 --> 02:47:41.580

Joseph: nexus right.

1690

02:47:42.030 --> 02:47:42.870

Michael: yeah yeah.

1691

02:47:43.980 --> 02:47:45.840

Bob: Oh that's all under green street okay.

1692

02:47:46.110 --> 02:47:49.590

Joseph: Well it's all my 59 and six yes.

1693

02:47:49.950 --> 02:47:50.340

Bob: All right.

1694

02:47:50.880 --> 02:47:58.200

Joseph: In fact i'm Marlene could you add that under this under the in the text.

1695

02:47:59.520 --> 02:48:06.150

Joseph: Where I had page 5959 60 where it says brides are incomplete and premium.

1696

02:48:08.850 --> 02:48:11.370

Joseph: 59 and soft yeah Thank you.

1697

02:48:15.840 --> 02:48:17.460

Joseph: Okay, any other comments.

1698

02:48:19.020 --> 02:48:19.830

Marlene Schubert: So we are finding.

1699

02:48:20.370 --> 02:48:23.850

Joseph: You only say that lack of information means we can.

1700

02:48:24.930 --> 02:48:25.620

Joseph: determine.

1701

02:48:35.070 --> 02:48:38.820

Joseph: In a lack of training and lack of determination.

1702

02:48:49.560 --> 02:48:54.180

Joseph: Okay, do you want to go forward there's nothing on pantages I don't think.

1703

02:48:54.690 --> 02:48:55.710

Marlene Schubert: They have one comment.

1704

02:48:58.290 --> 02:49:00.810

Joseph: Oh Okay, which is good, they do right.

1705

02:49:05.250 --> 02:49:08.640

Marlene Schubert: You guys agree, I guess there's no discussion and you just mark your findings.

1706

02:49:11.070 --> 02:49:12.210

Joseph: Well, I don't know.

1707

02:49:13.500 --> 02:49:22.380

Joseph: The building front is we have would be the would be none of those because they haven't been marked out as Kelly mentioned they haven't been.

1708

02:49:24.150 --> 02:49:25.020

Joseph: Technically.

1709

02:49:26.250 --> 02:49:30.000

Joseph: Determined because they're not in the book and mark so.

1710

02:49:31.020 --> 02:49:32.970

Joseph: I don't think we have any response.

1711

02:49:50.220 --> 02:49:50.460

Joseph: Some.

1712

02:49:51.090 --> 02:49:51.870

Michael: Other angry.

1713

02:49:52.080 --> 02:49:53.520

Joseph: Oh Laurel yes please.

1714

02:49:57.180 --> 02:50:00.060

Laurel: hi yeah um it seems to me.

1715

02:50:01.230 --> 02:50:08.310

Laurel: incomplete has come up a number of times in the comments check by check it seems to me it's just a matter of respect for the time of the board.

1716

02:50:08.820 --> 02:50:16.740

Laurel: That it was if there's it at any moment, there is something that's incomplete it's just check incomplete end of meaning and then in.

1717

02:50:17.340 --> 02:50:27.570

Laurel: On it needs to come back to complete we don't you know, rather than continuing on and checking incomplete check me incomplete checking complete just sort of a matter of opinion, but um.

1718

02:50:28.680 --> 02:50:32.430

Laurel: it's if it's incomplete it's like you know the end end of review.

1719

02:50:32.940 --> 02:50:36.270

Joseph: Well, no, I think that's I think that's right, I mean they have.

1720

02:50:36.330 --> 02:50:37.950

Laurel: A little it's a little hard ass but.

1721

02:50:37.980 --> 02:50:39.150

it's only fair.

1722

02:50:40.200 --> 02:50:45.570

Joseph: we've had four meetings know and um.

1723

02:50:46.620 --> 02:50:47.580

Joseph: yeah it's all.

1724

02:50:48.090 --> 02:50:55.650

Laurel: it's incomplete Max gets back to my comment earlier about why are we doing their pre design work at this stage so that's.

1725

02:50:56.400 --> 02:50:57.330

Laurel: Okay, thank you.

1726

02:50:57.360 --> 02:51:03.270

Marlene Schubert: So did I capture it under findings, or should that be discussion I wasn't quite sure where you guys wanted that last comment.

1727

02:51:05.010 --> 02:51:07.440

Joseph: just put that on the findings not here.

1728

02:51:08.730 --> 02:51:10.260

Joseph: Not on the front pages, but.

1729

02:51:12.270 --> 02:51:13.500

Joseph: we'll we'll do that.

1730

02:51:14.100 --> 02:51:17.910

Marlene Schubert: Okay, well, are we are we done with frontage is and what do you want me to put here first.

1731

02:51:25.590 --> 02:51:26.310

Vicki: Well, Joe.

1732

02:51:28.530 --> 02:51:47.010

Vicki: Could we ask Dave a hypothetical question it's like this is a balancing act where where we're trying to be good soldiers and move through this, and even though we're saying incomplete incomplete incomplete Laurel is totally correct when it's like we're doing all the work.

1733

02:51:47.280 --> 02:51:47.790

Joseph: Yes.

1734

02:51:47.970 --> 02:51:53.640

Vicki: And it's not appropriate Okay, so if we were to just say enough already.

1735

02:51:56.310 --> 02:51:58.800

Vicki: This is incomplete Dave what would happen.

1736

02:52:00.210 --> 02:52:08.310

David: Well let's see this worksheet was it was developed to capture those recommendations that Kelly mentioned a few minutes ago, so if the recommendation is.

1737

02:52:08.850 --> 02:52:20.850

David: it's not completed enough to finish our recommendation that's an option, you have this worksheet is a tool created by the dmv to convey information, whatever you want to convey in that in that tool is probably fine so.

1738

02:52:20.880 --> 02:52:30.390

Joseph: yeah I think what we want to tell the planning Commission is that the applicant has already decided that they wanted that they think their application is in and complete.

1739

02:52:31.410 --> 02:52:34.380

Joseph: And the we're not accepting any more drawings.

1740

02:52:34.830 --> 02:52:45.990

Joseph: we've done the review here and we're going to make a determination that the next meeting they can't come back with 25 new drawings, with more information.

1741

02:52:47.130 --> 02:52:50.790

Joseph: I mean we've been to four meetings like.

1742

02:52:51.990 --> 02:52:57.090

Hayes Gori: Well, this is the applicant hey is corey I would strenuously object to that, I mean what.

1743

02:52:57.360 --> 02:53:04.320

Hayes Gori: what's the point of giving us guidance and recommendations and then saying, and then you can't change anything, and we won't look at anything new.

1744

02:53:04.590 --> 02:53:10.710

Hayes Gori: I mean, think about the context of this design guidance meeting and stirring the proposal stage I understand you're.

1745

02:53:11.340 --> 02:53:27.540

Hayes Gori: feeling that we haven't given you everything you want fine but, but this is the proposal stage, I mean the application by the code hasn't even been submitted to get, how can you foreclose further tweaking and further modifications based on your own very guidance.

1746

02:53:28.500 --> 02:53:29.580

Joseph: on how this works okay.

1747

02:53:29.850 --> 02:53:33.420

Joseph: Well what's the glory, we are give you feedback.

1748

02:53:33.990 --> 02:53:34.260

We.

1749

02:53:35.850 --> 02:53:51.210

Joseph: back for for meetings you have never changed your site plan in new very rarely adjusted anything, are we going to expect that at the next meeting you're going to bring a bunch of new drawings and we're going to review all of these categories all over again.

1750

02:53:52.140 --> 02:53:58.110

Hayes Gori: Oh i'm not going to tell you what to expect we're going to take your guidance we're going to huddle as a development team and we'll do what we think is.

1751

02:53:58.560 --> 02:54:07.380

Hayes Gori: Appropriate and I would I would take issue with your premise that we haven't done anything in response to your feedback, I mean you see my Facebook posts on the bainbridge islanders page I see you like, and you know.

1752

02:54:07.710 --> 02:54:17.520

Hayes Gori: I mean we I put on a laundry list of things we've done in response to your very good recommendations for instance we've moved we've we've broken up the buildings we move to store units from the East to the West, we.

1753

02:54:18.900 --> 02:54:25.020

Hayes Gori: Michael had a great suggestion about a single road on the West side, instead of a loop we changed our facades we changed our roofs.

1754

02:54:25.950 --> 02:54:32.130

Hayes Gori: You know, we put in patios or putting in balconies etc, I feel like we've done quite a bit, and we will continue to tweak.

1755

02:54:32.550 --> 02:54:42.780

Hayes Gori: Based on your input and guidance, so I will continue to just I would encourage you to finish up this worksheet will take it on board and we have to come back to you again, I mean that's how this process.

1756

02:54:42.780 --> 02:54:49.200

Joseph: works when you come back the next time it's the last time we see you we're gonna make a decision at that meeting.

1757

02:54:49.830 --> 02:54:50.400

Hayes Gori: Yes, right.

1758

02:54:52.050 --> 02:54:52.260

Joseph: yeah.

1759

02:54:52.830 --> 02:54:53.580

Hayes Gori: that's exactly.

1760

02:54:53.610 --> 02:55:02.970

Hayes Gori: Right, but I mean but we're not for closed, you know, to make changes being with that's what your guidance and recommendations are for me right.

1761

02:55:03.180 --> 02:55:04.860

Hayes Gori: So we take those on board and.

1762

02:55:05.040 --> 02:55:13.140

Joseph: that's fine okay okay that's fine sure Okay, I agree with that okay so everybody else agrees that.

1763

02:55:14.130 --> 02:55:26.100

Kelly: I want to be careful about the final meeting and at that time we'll finish review, so there is a big distinction between the design guidance fees or meeting.

1764

02:55:27.450 --> 02:55:45.630

Kelly: And the final review and recommendation that will go to the planning Commission the director and the hearing examiner and that's based on the land use application you don't have the land use application yet so you cannot make a recommendation on that, yet I mean.

1765

02:55:46.350 --> 02:55:47.010

Joseph: So we can't.

1766

02:55:48.510 --> 02:55:50.220

Kelly: help it would stand up legally.

1767

02:55:50.970 --> 02:56:00.900

Joseph: Okay, so once a week, so we can have that meeting that can be scheduled you'll take care of that you would schedule that meeting after that time is that correct.

1768

02:56:01.200 --> 02:56:16.770

Kelly: Yes, they've they've submitted application on February 10 is in the process of determining whether or not that application is complete once deemed complete you'll see it months down the road, perhaps in June or so.

1769

02:56:17.520 --> 02:56:29.910

Joseph: So they're not coming, so I assume they were coming back soon oh so they may not, I thought they were I thought they were under the timeframe that they wanted to move along if you get the project going.

1770

02:56:30.540 --> 02:56:31.950

Kelly: They do we don't really in the.

1771

02:56:31.950 --> 02:56:40.980

Kelly: code there's really no end to this process there's no definitive thing in the code that says when design guidance is complete.

1772

02:56:41.250 --> 02:56:41.520

Joseph: Okay.

1773

02:56:41.910 --> 02:56:56.700

Kelly: And so we've left it to arrive left it to the design review board, you know and ask specifically at the end of a design guidance meeting, say, do you recommend

they move forward to ppm or pre APP or or application.

1774

02:56:56.940 --> 02:57:13.230

Kelly: And I asked that question at the end this one has gone on for so long, I and and you seem to have more of a sense of when you think this is this process of design guidance is completed so.

1775

02:57:13.980 --> 02:57:31.080

Joseph: Okay well as long as we're all agreed that the you will schedule at the appropriate time, the time when we need to meet to have our final meeting and at the fun meeting, we will look at any drawings that they want to give to us anything, they want to bring forward.

1776

02:57:31.650 --> 02:57:33.660

Michael: And what i'm hearing from this.

1777

02:57:33.720 --> 02:57:52.920

Michael: And I might be wrong, is that, since this is incomplete they're going to have to come back to another design guidance meeting and it's not until we approve this portion of design guidance that they move to the next phase and then after that it's going to come back to us is that correct.

1778

02:57:53.400 --> 02:58:00.870

Kelly: Well, there is in the in the municipal code it doesn't say that it doesn't say that they have to complete.

1779

02:58:01.350 --> 02:58:10.020

Kelly: A design guidance phase, or what that looks like it just says they have to attend the conceptual meeting attended design guidance meeting.

1780

02:58:10.560 --> 02:58:30.210

Kelly: You know, public participation meeting and a preamp and there are some middle requirements for those and that the design reviewers role is to provide them guidance, with regard to the design standards and guidelines and comprehensive plan and and.

1781

02:58:31.350 --> 02:58:39.630

Kelly: So it's it's just hard to say there's there's not really a definitive answer in the code it.

1782

02:58:40.080 --> 02:58:53.880

Joseph: But, but to to michael's point if they come back and fix some of the items that we've identified that would take another meeting to review.

1783

02:58:55.680 --> 02:59:12.600

Joseph: Before we could make a final decision right, I mean, in fairness, we want to give them the opportunity to fix this is Mr hey Mr Gore said and i'll be in a week, they are oh not trying to fix things we've identified right, so no.

1784

02:59:13.890 --> 02:59:14.280

Joseph: No.

1785

02:59:14.790 --> 02:59:25.620

Kelly: No, so how how something works like this is if if say the design review board recommends that they address.

1786

02:59:27.600 --> 02:59:28.500

Kelly: such and such or make.

1787

02:59:29.790 --> 02:59:43.740

Kelly: The applicant makes a decision whether they want to take that advice or guidance on or not, and then down at the land use application fees, you know, four months from now.

1788

02:59:44.730 --> 02:59:51.510

Kelly: The design review what I look at that final design and say you know we don't we don't like that we don't agree with that and we don't think you should.

1789

02:59:51.840 --> 03:00:00.540

Kelly: approve this we We recommend that this not be approved, based on these items and then the.

1790

03:00:01.080 --> 03:00:09.210

Kelly: Planning Commission looks at that the planning director looks at that and we incorporate your recommendation in a report to the hearing examiner.

1791

03:00:09.780 --> 03:00:24.030

Kelly: And that report that recommendation may say you know here's all our reasons including this one, that the design review board said, and we recommend denial based on these reasons or it may say.

1792

03:00:24.540 --> 03:00:33.090

Kelly: The design review board recommended denial based on this, but the code allows for this, and therefore this is our recommendation.

1793

03:00:33.630 --> 03:00:41.040

Kelly: And then, after all, that applicant has the ability to appeal, so the applicant does not have to.

1794

03:00:42.510 --> 03:00:52.260

Kelly: reflect your guidance or input in their in their project because they have the right to appeal.

1795

03:00:53.670 --> 03:00:56.640

Joseph: Okay, so Laurel you have your hand oh yeah.

1796

03:00:58.530 --> 03:01:13.470

Laurel: Oh, I was, I thought I was muted um so that that first of all I think it's fair for the design review board to recognize and for that and to also recognize that design is an iterative process.

1797

03:01:14.190 --> 03:01:19.860

Laurel: And he's totally right when he says, you know yeah we've made these changes and we're not it's not fixed it's not the end.

1798

03:01:20.640 --> 03:01:27.090

Laurel: um can we can say oh we're done now, after the next meeting, and I think that is fair for the design review board and say yeah we will.

1799

03:01:27.540 --> 03:01:38.910

Laurel: You know, you know, with all respect, we will give you, you know as much input and you're welcome to you know work through this as much as needed to be worked through to make a really good project, and we will.

1800

03:01:38.940 --> 03:01:39.720

Laurel: give you.

1801

03:01:40.140 --> 03:01:53.010

Laurel: Our time and our respect and go through this with you, but in it, but we also expect that the application to be completed the first step for the advocate to do is to go through with the checklist and make sure that everything you know.

1802

03:01:53.700 --> 03:02:00.570

Laurel: You know all the pieces are in place so that there's actually an Intel children conversation that can be had rather than a redundant conversation.

1803

03:02:01.140 --> 03:02:06.900

Laurel: um but yes design is an inner process and i'm would be more than happy to look at this project 20 more times.

1804

03:02:07.170 --> 03:02:22.290

Laurel: As long as it's worth our time to do so, as long as there really is progress made on it and they address any concerns of creating really a wonderful livable you know Community right there artist when it's safe for kids and etc, etc, so all right.

1805

03:02:22.590 --> 03:02:23.430

Joseph: Okay, thank you.

1806

03:02:25.140 --> 03:02:26.310

Joseph: Bob you have a comment.

1807

03:02:28.080 --> 03:02:39.900

Bob: So let me get this straight the critical path you say is the application Kelly, the the application, they submitted the application on February 10 I think you said.

1808

03:02:40.710 --> 03:02:54.150

Bob: um OK, so they have until the application is complete, to make changes I don't quite understand, could you unpack that a little bit better clarify.

1809

03:02:55.110 --> 03:03:04.440

Kelly: And now we know there's a there's a once an application is submitted there's a 28 day period in which the city.

1810

03:03:05.520 --> 03:03:14.130

Kelly: let's the applicant know whether the application is deemed complete or incomplete, based on the submit all requirements.

1811

03:03:15.540 --> 03:03:16.650

Bob: And so we're in that right.

1812

03:03:16.680 --> 03:03:17.370

Right now.

1813

03:03:19.980 --> 03:03:28.590

Kelly: An applicant can change a proposal and they often do throughout the course you know going through conceptual design guidance through the application.

1814

03:03:28.590 --> 03:03:30.540

Kelly: period, you know they'll be revisions.

1815

03:03:30.990 --> 03:03:49.680

Kelly: and its really left to staff with some guidance from the planning manager and the planning director as to what constitutes a substantial change, one that would result in them having to go back to the design review board so, for example, for this project in particular.

1816

03:03:50.880 --> 03:03:55.860

Kelly: Any slight movement really in the building's results in.

1817

03:03:56.970 --> 03:03:58.230

Kelly: Or could result in.

1818

03:03:59.310 --> 03:04:07.590

Kelly: Something that the Dr be may deem significant in terms of solar access say something that that you all discussed very early on, was.

1819

03:04:08.100 --> 03:04:18.330

Kelly: Was providing more space in those common areas for solar access, and so the applicant move those buildings, a little bit to do some of that.

1820

03:04:18.840 --> 03:04:32.130

Kelly: So you know it's really left to us to determine if they went from generally if they go to less buildings we don't we don't generally bring it back to the design review board or a less intensive.

1821

03:04:33.060 --> 03:04:43.080

Kelly: Development because it's less intense and so we don't consider that a significant change or one that would trigger design review board again but.

1822

03:04:43.950 --> 03:04:59.310

Kelly: say they were to go to three story or four story building or something like that I don't know some something more significant, you know re redoing the whole site or reconfiguring parking or something we would bring it back to the design review board.

1823

03:05:01.860 --> 03:05:03.600

Kelly: Okay it's there's not really.

1824

03:05:04.710 --> 03:05:09.840

Kelly: that's a it's a little more important it's a little informal you know with this.

1825

03:05:11.130 --> 03:05:17.370

Kelly: This conceptual design guidance there's some question as to whether we tossed them all the way back.

1826

03:05:18.570 --> 03:05:22.590

Kelly: In the subdivision guidelines it's pretty clear they go all the way back to the beginning.

1827

03:05:25.260 --> 03:05:37.230

Bob: Okay, so let's go back to so Okay, so they have you know say 28 day i'll just call it 30 days or whatever Okay, so you tell them they're complete Okay, then what that trigger what's next.

1828

03:05:37.530 --> 03:05:44.190

Kelly: That starts the public so within 14 now you're going to test me within.

1829

03:05:44.400 --> 03:05:45.270

Bob: know just hi Laura.

1830

03:05:46.620 --> 03:05:55.140

Kelly: Then we publish notice of application in the seat, but comment period that opens up the day official the formal comment period.

1831

03:05:56.730 --> 03:06:15.870

Kelly: For public comments we collect all that agency comments, so the health district of fire districts school sometimes things like that will compile all those comments and we start drafting our report and recommendation and.

1832

03:06:17.280 --> 03:06:23.910

Kelly: So for a subdivision it's 90 days from complete application, the cydia supposed to issue a decision.

1833

03:06:24.990 --> 03:06:38.490

Kelly: that's the city's going to be hard pressed to do that in this case it's um that's a lot of work in a very short amount of time because it has to go to the design review board the planning Commission and the hearing examiner.

1834

03:06:39.630 --> 03:06:39.900

Bob: well.

1835

03:06:40.230 --> 03:06:43.200

Bob: What i'm trying to relate, though the.

1836

03:06:44.550 --> 03:06:55.230

Bob: The at what point are we going to come back the design review board is going to come back with their with our final recommendations to the planning commission to you in the planning Commission.

1837

03:06:57.120 --> 03:07:03.300

Kelly: So that would probably be I try to wait until after the.

1838

03:07:04.770 --> 03:07:16.170

Kelly: The development engineer is complete with his review of several plans, because sometimes that's pretty important to the design review board where the roads are going and how why they have to be.

1839

03:07:17.700 --> 03:07:25.230

Kelly: So my goal, because it would be so tight would be two to two months after.

1840

03:07:25.800 --> 03:07:43.200

Kelly: Like I said the 90 days is near impossible because you have to schedule the hearing examiner about a month in advance in order to get that public notice, going so it probably you probably see it again if it were deemed complete you know in March you'd probably see it in May.

1841

03:07:44.640 --> 03:07:46.170

Bob: For find out at that point.

1842

03:07:47.100 --> 03:07:53.340

Bob: So, at that point then we'd be able to do our final recommendation to you and the planning Commission.

1843

03:07:54.600 --> 03:08:09.900

Kelly: Yes, your recommendation would be considered by the director, the planning Commission and the hearing examiner all of them have to one of the decision criteria for.

1844

03:08:09.930 --> 03:08:17.370

Bob: No, I understand, but at what point I just trying to understand when we're going to look at it, no, I understand it goes to everybody, but.

1845

03:08:20.370 --> 03:08:34.680

Bob: me you don't complete the entire review before the design guidance or the design review board comes back, I mean that's a value judgment you say on your part, where you wait for the development engineer to do his thing, which is very important.

1846

03:08:35.400 --> 03:08:43.830

Kelly: So yeah so so you so your record review and recommendation is captured in a staff report.

1847

03:08:44.880 --> 03:08:45.030

Kelly: and

1848

03:08:45.060 --> 03:08:45.540

stuff right.

1849

03:08:47.580 --> 03:08:49.680

Bob: Right, but we have to give it to us right.

1850

03:08:51.090 --> 03:08:51.600

Kelly: Right.

1851

03:08:55.440 --> 03:08:58.140

Bob: So you're gonna tell us when to do it.

1852

03:08:58.800 --> 03:08:59.850

Bob: yeah you're right, you can.

1853

03:08:59.850 --> 03:09:10.140

Kelly: Look at it it's no I mean you can look at it, it would formally be brought to you, though, you know you'd see it as on your agenda as reviewing recommendation.

1854

03:09:10.200 --> 03:09:12.030

Kelly: For the wintergreen subdivision.

1855

03:09:13.650 --> 03:09:27.750

Joseph: So the question that would come up with let's say the day tempted to make changes or they did every effort they could to make changes and we found them acceptable that's fine, but if we found them not acceptable.

1856

03:09:29.400 --> 03:09:31.050

Joseph: How do we schedule another meeting.

1857

03:09:32.100 --> 03:09:34.350

Joseph: You wouldn't be able to do that, and you.

1858

03:09:34.650 --> 03:09:35.550

Kelly: do that.

1859

03:09:35.940 --> 03:09:39.630

Kelly: So there's another project, for example, where.

1860

03:09:41.280 --> 03:10:03.630

Kelly: The applicant is already applied and some some concern has been expressed by one of the crb Members about a certain feature on this building, and so the the applicant the applicants don't want to walk in to a hearing with with a recommendation for denial from anybody.

1861

03:10:04.170 --> 03:10:06.330

Joseph: know, of course, now we don't want to give it.

1862

03:10:07.320 --> 03:10:16.080

Kelly: Stern, and so I said, you know there's no reason in the world, why you can't reach out to the design review board, and you know kind of more informally and say.

1863

03:10:16.740 --> 03:10:27.270

Kelly: Where you know we don't want to get to your final recommendation with this situation, outstanding can we schedule a discussion beforehand and then so there's no reason you couldn't do that in this case either.

1864

03:10:27.750 --> 03:10:34.290

Joseph: Okay, so Mr Gordon I just want to make clear right my earlier comment was based on the fact that I thought.

1865

03:10:35.010 --> 03:10:49.470

Joseph: We were under the gun to get this done for you sooner than what Kelly is saying I mean I thought that you couldn't schedule that meeting, until this was done so, I thought it was I was trying to hurry it along so.

1866

03:10:50.310 --> 03:11:04.530

Hayes Gori: yeah I appreciate that it's a process and it's not it's not super clearly defined as as Kelly is alluding to and there's a fair amount of discretion, but yeah what it's like like Laurel says it's an iterative process.

1867

03:11:04.530 --> 03:11:15.150

Hayes Gori: To an extent, and we will we will see you again and sounds like a month or two but yeah we are trying to we're trying to move this quickly because interest rates matter and we don't know what the future holds for those.

1868

03:11:15.930 --> 03:11:21.390

Joseph: Okay well good i'm glad we i'm glad we I think we're all not confused I hope.

1869

03:11:24.300 --> 03:11:24.570

Joseph: Okay.

1870

03:11:24.600 --> 03:11:27.060

Marlene Schubert: Joe Joe we still need to finish this and we're pretty.

1871

03:11:27.990 --> 03:11:41.400

Joseph: quickly let's let's do that I know it's late everybody, but let's try to get the book quickly if we can yes um Thank you Kelly so under island characters at the net.

1872

03:11:41.400 --> 03:11:42.780

Marlene Schubert: Derek I gotta get up here.

1873

03:11:43.260 --> 03:11:43.650

Okay.

1874

03:11:50.340 --> 03:11:55.920

Marlene Schubert: Sorry guys here we go did we finish up with fronted yes, we did sorry okay we're ready we're ready.

1875

03:11:56.640 --> 03:12:03.900

Joseph: character, yes okay um everybody any comments around character.

1876

03:12:04.920 --> 03:12:22.260

Michael: Oh, this is just a general comment, I mean we are supposed to see and a process or have a subdivision came about in terms of like the four step process and they've added text or the fourth stage process but they haven't included.

1877

03:12:23.760 --> 03:12:28.350

Michael: site drawings showing kind of how they calculated the areas in that for.

1878

03:12:29.370 --> 03:12:30.180

Joseph: That process.

1879

03:12:30.720 --> 03:12:39.210

Michael: As well as like the existing context that we were spoke about earlier regarding like the stormwater.

1880

03:12:41.190 --> 03:12:58.560

Michael: Existing stormwater infrastructure, as well as what are the easements and any existing features on the property that has to be maintained because that's usually important and we have read and understand the subdivision plan that they're proposing.

1881

03:12:59.250 --> 03:13:09.330

Joseph: So, so are you saying Michael that they need a more of a subdivision trying that shows these calculations these these spaces and building the lines and everything is that what you're saying.

1882

03:13:09.900 --> 03:13:19.140

Michael: yeah and that in the past when we have reviewed the subdivisions, they have included at least four plans showing how they kind of calculated those.

1883

03:13:20.040 --> 03:13:33.990

Michael: Each of those elements and then they're kind of overlaid and combined into one, so that we see how all of those different courses begin interact Okay, and we don't have that we are just kind of given a sub.

1884

03:13:36.300 --> 03:13:36.690

Joseph: Okay.

1885

03:13:38.220 --> 03:13:40.050

Joseph: Any other comments.

1886

03:13:40.590 --> 03:13:42.450

Marlene Schubert: If I capture that correctly Michael.

1887

03:13:46.050 --> 03:13:47.220

Michael: very succinctly yeah.

1888

03:13:50.250 --> 03:13:54.330

Joseph: So um I think any other comments on it and.

1889

03:13:55.440 --> 03:14:04.170

Todd: The last sentence of that first paragraph, the plan architectural styling will maintain the island character is um.

1890

03:14:05.460 --> 03:14:18.810

Todd: I don't believe that's true and I also don't believe we're looking for styling we're looking for materiality proportion shade shadow articulation.

1891

03:14:19.770 --> 03:14:21.870

Todd: And we really have not seen that.

1892

03:14:24.960 --> 03:14:36.150

Joseph: So in so actually the things and some of the some of the calculate some of the areas of bit the be category, have not been addressed, and so we can't look at Ireland character.

1893

03:14:37.470 --> 03:14:48.300

Joseph: Without that, so those things would include the What did you say articulation stone or character, would you say Todd well the word you used.

1894

03:14:50.550 --> 03:14:53.430

Todd: Well let's scale materiality.

1895

03:14:53.490 --> 03:14:54.510

materiality.

1896

03:14:55.530 --> 03:14:56.280

Todd: detail.

1897

03:14:57.480 --> 03:14:57.810

Joseph: Okay.

1898

03:14:58.290 --> 03:14:58.740

I mean.

1899

03:15:00.180 --> 03:15:03.360

Todd: Things things that architect does mm hmm.

1900

03:15:03.510 --> 03:15:03.870

yeah.

1901

03:15:06.360 --> 03:15:06.780

Joseph: Okay.

1902

03:15:09.060 --> 03:15:11.310

Marlene Schubert: That do I have that correct yes.

1903

03:15:12.720 --> 03:15:15.180

Joseph: Okay, any other comments.

1904

03:15:16.560 --> 03:15:22.500

Joseph: I think you can, I think you can add to that is see see the comments in be building design.

1905

03:15:27.090 --> 03:15:27.390

Joseph: and

1906

03:15:27.450 --> 03:15:28.890

Marlene Schubert: What number was that be one.

1907

03:15:29.430 --> 03:15:29.850

Joseph: And then.

1908

03:15:30.210 --> 03:15:31.530

Joseph: number five.

1909

03:15:32.820 --> 03:15:36.390

Joseph: I think, no sorry number.

1910

03:15:39.510 --> 03:15:46.080

Joseph: Be it's the beat categories it's a it's it's all be one through five.

1911

03:15:46.560 --> 03:15:47.640

Marlene Schubert: Okay sounds good.

1912

03:15:48.240 --> 03:15:56.670

Todd: yeah and i'm not quite sure if there's some point to make, between zero lot line homes and island character.

1913

03:15:59.880 --> 03:16:03.480

Todd: they're kind of put put together in that first paragraph, somehow.

1914

03:16:06.960 --> 03:16:13.650

Todd: And for me, you know I don't know that there are there are details and.

1915

03:16:14.700 --> 03:16:21.870

Todd: Other elements of zero lot line buildings that aren't shown in the in the you know that we talked about before that aren't detailed.

1916

03:16:22.290 --> 03:16:23.250

Joseph: In one scene.

1917

03:16:24.990 --> 03:16:36.990

Todd: And I don't I don't know if if this is the workplace to talk about it but it's just my ignorance i've not i've not known have a zero lot line property that shares

a foundation and a roof.

1918

03:16:38.490 --> 03:16:39.090

Todd: and

1919

03:16:40.590 --> 03:16:48.330

Todd: You know i'm that's not our jurisdiction i'm not sure, whose it is, but I trust that someone's looking into that.

1920

03:16:49.770 --> 03:16:59.460

Joseph: Well, for instance, the code village to village isn't that what they've done there, I mean I legally they may not be separate lots i'm not sure, but I mean.

1921

03:17:00.750 --> 03:17:03.960

Joseph: They are attached in that same foundation, the same rough.

1922

03:17:05.880 --> 03:17:09.990

Todd: But that's that's the that's the rub or whatever.

1923

03:17:10.020 --> 03:17:15.930

Todd: or they can detach locked that's what I don't know how you have a detached lot and the definitive property line.

1924

03:17:16.260 --> 03:17:17.850

Todd: But a foundational structure that.

1925

03:17:18.060 --> 03:17:18.810

Todd: In a roof that.

1926

03:17:19.710 --> 03:17:34.890

Bob: There are separate the walk up Madonna I looked at the plans there no they're they're totally separate units, whether they're the walk up the drone has insulated concrete they don't have an aerospace they have insulation in those in those concrete walls.

1927

03:17:36.450 --> 03:17:45.300

Bob: Other if it's a stick building and I would think they're the details i've seen that they have an aerospace and then there's an expansion joint up on the roof somehow and there's.

1928

03:17:45.990 --> 03:17:56.460

Bob: same thing on the facades there is expansion joints and they have to be covered architecturally it's a stick building so it's it's a it's a separate unit completely.

1929

03:17:57.720 --> 03:18:00.390

Bob: it's it's double the work as far as framing your your.

1930

03:18:00.420 --> 03:18:08.010

Bob: You just don't have a party wall you've got to separate walls lot more framing involved in general outline right.

1931

03:18:08.070 --> 03:18:10.560

Joseph: So we get this awkward in the comments.

1932

03:18:10.860 --> 03:18:15.450

Todd: The approach they're not it's not really expressed in any of the renderings or any of the drawings that we've seen.

1933

03:18:16.440 --> 03:18:19.920

Bob: No, we have no details of it, we have nothing.

1934

03:18:21.150 --> 03:18:27.330

Todd: And those would have a big impact on the appearance and proportion and scale those.

1935

03:18:28.140 --> 03:18:29.910

Bob: We don't know we haven't seen it.

1936

03:18:32.250 --> 03:18:35.970

Joseph: Okay, so those are covered there all right let's go to the.

1937

03:18:37.980 --> 03:18:42.540

Joseph: We ready to go to the next category natural I think it's natural resources.

1938

03:18:46.440 --> 03:18:47.850

Joseph: They would contact sorry.

1939

03:18:49.980 --> 03:18:50.520

Joseph: Sorry.

1940

03:18:50.610 --> 03:18:52.230

Marlene Schubert: neighborhood class yes.

1941

03:18:53.160 --> 03:18:55.230

Joseph: Any comments about that, I mean.

1942

03:19:00.000 --> 03:19:15.600

Joseph: I mean, I think their comment there that the wintergreen project will create a neighborhood within the existing wintergreen commercial Center I think that's what we're hoping that they will do that they will better articulate a sense of place.

1943

03:19:16.740 --> 03:19:21.120

Joseph: That stands out as being unique within that commercial Center.

1944

03:19:22.530 --> 03:19:26.910

Joseph: Right and that's kind of what we want them to do.

1945

03:19:28.530 --> 03:19:33.960

Todd: right but it's it's almost neighborhood by design, but we what we've seen is not a neighborhood.

1946

03:19:34.290 --> 03:19:35.100

Joseph: that's been done.

1947

03:19:35.190 --> 03:19:38.850

Joseph: it's not a neighborhood that sets up a sense of place right.

1948

03:19:43.950 --> 03:19:44.340

yeah.

1949

03:19:45.600 --> 03:19:46.650

What is going on.

1950

03:19:56.730 --> 03:19:57.150

Joseph: Okay.

1951

03:19:58.800 --> 03:19:59.940

Joseph: I think it says need to.

1952

03:20:01.110 --> 03:20:11.850

Joseph: define a better also defined within the commercial need to define better sense of place isn't a residential village or.

1953

03:20:12.630 --> 03:20:16.320

Todd: or or neighborhood with hierarchy of public spaces.

1954

03:20:16.410 --> 03:20:20.340

Joseph: And neighborhood of hierarchy of public spaces that's good yeah.

1955

03:20:27.030 --> 03:20:27.480

Joseph: Okay.

1956

03:20:28.590 --> 03:20:30.090

Joseph: Any other comments their.

1957

03:20:32.820 --> 03:20:35.310

Marlene Schubert: neighborhood hierarchy of public spaces, is that what I heard.

1958

03:20:35.700 --> 03:20:36.810

Joseph: yeah okay.

1959

03:20:39.270 --> 03:20:39.600

Joseph: Good a.

1960

03:20:40.110 --> 03:20:43.260

Todd: public realm slash public spaces yeah.

1961

03:20:43.320 --> 03:20:43.740

Joseph: It could be.

1962

03:20:45.030 --> 03:20:45.360

yeah.

1963

03:20:49.830 --> 03:20:53.880

Joseph: Okay, any other comments let's go on to the next category.

1964

03:20:54.990 --> 03:20:59.070

Joseph: natural area in here we've talked before about the.

1965

03:21:00.510 --> 03:21:06.240

Joseph: The design didn't integrate natural the wetlands for the forced into the site.

1966

03:21:10.710 --> 03:21:12.990

Todd: Can we just refer to the landscape discussion earlier.

1967

03:21:13.050 --> 03:21:16.530

Joseph: I think we can just refer to feed landscape discussion.

1968

03:21:18.390 --> 03:21:20.520

Joseph: let's keep all five.

1969

03:21:24.060 --> 03:21:30.060

Bob: Well we're also recommend we're also requesting the 50 foot setback, not the 25 foot.

1970

03:21:30.540 --> 03:21:31.080

Yes.

1971

03:21:33.360 --> 03:21:33.870

Joseph: and

1972

03:21:34.890 --> 03:21:36.750

Joseph: let's look at that after that.

1973

03:21:38.760 --> 03:21:41.580

Joseph: The week the requesting the rb requests.

1974

03:21:42.870 --> 03:21:45.030

Joseph: are determined, a 50 foot setback.

1975

03:21:45.270 --> 03:21:46.050

Bob: German yeah.

1976

03:21:46.350 --> 03:21:47.520

Bob: Determined right.

1977

03:21:48.060 --> 03:21:53.580

Joseph: A 50 foot sit back to the height highway three or five way was required yeah.

1978

03:21:55.980 --> 03:22:00.780

Vicki: Maybe we should say See Minutes of February 120 21.

1979

03:22:01.860 --> 03:22:02.640

Joseph: That would be fine.

1980

03:22:03.750 --> 03:22:04.860

Joseph: Okay, you.

1981

03:22:05.700 --> 03:22:08.640

Bob: know this is just a rehash of what we've already done.

1982

03:22:08.880 --> 03:22:16.380

Joseph: right but it leads the planning commission to understand where the stuff was, I want to add in there just right after this.

1983

03:22:19.920 --> 03:22:25.680

Joseph: But I want to add in did not integrate natural resource patterns did not integrate.

1984

03:22:27.480 --> 03:22:29.850

Joseph: Ecological processes into the site design.

1985

03:22:31.110 --> 03:22:31.380

Bob: Right.

1986

03:22:32.520 --> 03:22:35.310

Joseph: See the Dr be comments in section one through five.

1987

03:22:37.080 --> 03:22:37.380

Joseph: Okay.

1988

03:22:40.320 --> 03:22:41.340

Joseph: Any other comments.

1989

03:22:45.030 --> 03:22:45.570

Joseph: Okay.

1990

03:22:47.250 --> 03:22:48.540

Joseph: Next category.

1991

03:22:50.700 --> 03:22:53.730

Marlene Schubert: that's okay i'll fix it later I won't take up time here it's my spelling stuff.

1992

03:22:56.640 --> 03:22:57.300

Joseph: Just in.

1993

03:23:00.180 --> 03:23:03.630

Marlene Schubert: natural area was do I have a duplicate natural site conditions.

1994

03:23:04.500 --> 03:23:12.120

Joseph: To different natural area or natural yeah right okay all right, I might skip over to my notes okay any comments about this.

1995

03:23:14.370 --> 03:23:17.850

Joseph: We incorporate in the forest area or anything like that.

1996

03:23:19.290 --> 03:23:21.900

Bob: Now kind of a recap, of what we just did a bad.

1997

03:23:22.080 --> 03:23:22.320

Joseph: thing.

1998

03:23:22.350 --> 03:23:26.640

Joseph: I think I would just say see previous comments under natural.

1999

03:23:41.760 --> 03:23:51.060

Joseph: historic and cultural resources is not applicable not applicable I kind of agree with that does anybody disagree with that.

2000

03:23:57.210 --> 03:24:02.070

Joseph: Okay understand water, I think the same thing we said before, was a.

2001

03:24:03.600 --> 03:24:05.640

Joseph: See landscape plans.

2002

03:24:06.870 --> 03:24:08.970

Bob: So one also not enough information.

2003

03:24:10.530 --> 03:24:16.440

Joseph: Well yeah but under the landscape plans under 1 one 1 six and.

2004

03:24:20.490 --> 03:24:20.940

Joseph: and

2005

03:24:22.530 --> 03:24:25.020

Joseph: Above lack of information on.

2006

03:24:29.310 --> 03:24:32.040

Joseph: infiltration systems.

2007

03:24:33.330 --> 03:24:36.060

Joseph: include oil swells and rain guards.

2008

03:24:39.390 --> 03:24:40.470

Bob: yeah i'll cover.

2009

03:24:41.550 --> 03:24:42.390

Joseph: Anything else.

2010

03:24:44.340 --> 03:24:50.370

Vicki: Should we add right there to protect the the adjoining wetland sure yeah.

2011

03:24:50.400 --> 03:24:55.110

Joseph: To protect the joining what yes to the east, yes right.

2012

03:24:56.550 --> 03:24:57.000

Okay.

2013

03:25:01.110 --> 03:25:03.120

Joseph: septic systems to me we don't have.

2014

03:25:04.230 --> 03:25:04.860

Joseph: The sewer.

2015

03:25:05.760 --> 03:25:08.550

Vicki: Well, maybe we should say.

2016

03:25:10.260 --> 03:25:12.690

Vicki: That as of this date have some clear from public.

2017

03:25:12.750 --> 03:25:14.010

Vicki: works about the exact.

2018

03:25:14.040 --> 03:25:16.380

Vicki: strategy to accomplish this.

2019

03:25:16.710 --> 03:25:17.130

Right.

2020

03:25:18.210 --> 03:25:18.930

Joseph: You know.

2021

03:25:19.020 --> 03:25:21.150

Bob: We don't like yours capacity right now.

2022

03:25:21.180 --> 03:25:24.930

Joseph: I really don't we don't have clear from public works on yeah you know.

2023

03:25:25.500 --> 03:25:27.810

Vicki: That exact strategy to accomplish.

2024

03:25:28.050 --> 03:25:28.590
accomplish.

2025

03:25:29.670 --> 03:25:33.120
Vicki: accomplish this just in response to what the applicant said.

2026

03:25:33.240 --> 03:25:34.650
Vicki: We don't know what it is.

2027

03:25:37.950 --> 03:25:42.210
Joseph: water conservation, I would just say see storm water personally.

2028

03:25:42.660 --> 03:25:44.310
Bob: Well landscaping also.

2029

03:25:44.580 --> 03:25:46.800
Joseph: lens rope resistant plants that sort of thing.

2030

03:25:47.520 --> 03:25:49.230
Joseph: Oh yeah right right.

2031

03:25:51.450 --> 03:25:55.500
Joseph: dropped on that station rainwater capture and water use.

2032

03:25:56.190 --> 03:25:59.670
Marlene Schubert: And what did you say 1 one through five and.

2033

03:26:00.690 --> 03:26:04.080
Marlene Schubert: Six wasn't there something else you mentioned another section.

2034

03:26:04.920 --> 03:26:06.030
Joseph: No okay.

2035

03:26:06.570 --> 03:26:08.820
Bob: No Sir okay.

2036

03:26:13.950 --> 03:26:22.410

Joseph: um and this one any comments, I think the Community space we've talked about is under designed not well articulated.

2037

03:26:23.490 --> 03:26:24.120

Joseph: The night.

2038

03:26:24.390 --> 03:26:27.810

Vicki: I think we have to refer to.

2039

03:26:29.550 --> 03:26:38.220

Vicki: Michael What did you say where we we don't have we don't have the drawings that show steps 123 and four.

2040

03:26:38.610 --> 03:26:41.940

Vicki: yeah cool well yeah, we need to put that in here.

2041

03:26:43.080 --> 03:26:43.740

Vicki: Because we.

2042

03:26:44.010 --> 03:26:45.720

Vicki: don't even yeah.

2043

03:26:48.450 --> 03:26:49.770

Joseph: Put that at the top of this.

2044

03:26:50.070 --> 03:26:51.090

Joseph: Of this category.

2045

03:26:52.560 --> 03:26:52.860

Joseph: At the.

2046

03:26:53.160 --> 03:26:54.330

Marlene Schubert: Top of Community space.

2047

03:26:54.600 --> 03:27:01.260

Joseph: know the top of the to the recipe subdivision guidelines and we can we can have.

2048

03:27:03.630 --> 03:27:06.060

Marlene Schubert: Would it be under your findings for the whole section.

2049

03:27:06.240 --> 03:27:07.500

Marlene Schubert: Yes, okay.

2050

03:27:08.610 --> 03:27:12.270

Marlene Schubert: Are we there yet no we're not there yet, let me, can you remember that when we get down there.

2051

03:27:12.480 --> 03:27:13.590

Marlene Schubert: Okay that's okay.

2052

03:27:13.650 --> 03:27:13.980

Okay.

2053

03:27:18.120 --> 03:27:19.260

Joseph: Anything else about.

2054

03:27:20.520 --> 03:27:28.410

Joseph: We can want to repeat, are concerned about using landscapers to identify Community space.

2055

03:27:35.130 --> 03:27:38.160

Joseph: So I think if we don't want to, I think.

2056

03:27:38.700 --> 03:27:39.090

Okay.

2057

03:27:41.520 --> 03:27:42.990

Joseph: do not want to.

2058

03:27:46.830 --> 03:27:50.880

Joseph: Use landscapers to identify Community space yeah.

2059

03:27:52.830 --> 03:27:55.260

Joseph: Any other comments there on the Community.

2060

03:27:56.490 --> 03:27:59.940

Marlene Schubert: Maybe I should say landscape areas should not be used.

2061

03:28:00.540 --> 03:28:02.970

Joseph: Yes, let's go okay let's commercial number, yes, yes.

2062

03:28:03.990 --> 03:28:06.000

Michael: Wait What do you mean by that exactly.

2063

03:28:06.390 --> 03:28:19.230

Joseph: Well, that was the comment that was discussed earlier where they to calculate the Community space total they wrote all the landscapers the landscape bold the traffic bold so.

2064

03:28:19.500 --> 03:28:31.410

Michael: Okay, but that's working refer to that just because when I if I just read that separately from that context it just seems like you're saying that a Community space to not be landscape space.

2065

03:28:31.620 --> 03:28:35.790

Michael: Okay, I don't want that to be ad space can be landscape.

2066

03:28:36.030 --> 03:28:40.410

Michael: Yes, but you're talking about different but better late.

2067

03:28:41.160 --> 03:28:44.100

Vicki: Maybe we should say traffic focus landscape areas.

2068

03:28:44.160 --> 03:28:48.600

Joseph: Know to landscape, see to uh to should not be used.

2069

03:28:49.980 --> 03:28:50.700

Joseph: To.

2070

03:28:53.190 --> 03:28:53.880

Marlene Schubert: So many.

2071

03:28:54.180 --> 03:29:01.380

Joseph: Well, how about Community space beginning Community space should not be calculated, including yeah.

2072

03:29:02.430 --> 03:29:03.810

Joseph: Holding landscapers.

2073

03:29:05.490 --> 03:29:06.450

Vicki: And know, including.

2074

03:29:07.650 --> 03:29:09.660

Vicki: Traffic focus landscape area.

2075

03:29:10.050 --> 03:29:12.300

Joseph: Focus, you can write.

2076

03:29:13.200 --> 03:29:13.770

Marlene Schubert: The letter T.

2077

03:29:13.950 --> 03:29:16.620

Marlene Schubert: Can you say should not be calculated using.

2078

03:29:16.830 --> 03:29:20.880

Joseph: landscape for traffic focus landscape areas.

2079

03:29:21.420 --> 03:29:21.750

yeah.

2080

03:29:24.840 --> 03:29:25.740

Joseph: sorry about that.

2081

03:29:26.010 --> 03:29:26.820

Marlene Schubert: Oh that's all right.

2082

03:29:27.150 --> 03:29:28.080

Joseph: it's getting late.

2083

03:29:28.560 --> 03:29:29.010

yeah.

2084

03:29:33.270 --> 03:29:33.750

Joseph: Okay.

2085

03:29:35.190 --> 03:29:42.330

Bob: We say that Community spaces not well articulated Does that mean well identified, or what exactly.

2086

03:29:42.840 --> 03:29:47.850

Joseph: we're not well designed to snow edges there's no play areas shown.

2087

03:29:48.540 --> 03:29:50.610

Bob: Okay, so identified is the same.

2088

03:29:50.790 --> 03:29:56.580

Joseph: Well, we could that word isn't right, we can change it okay well designed for.

2089

03:29:57.570 --> 03:29:58.440

Bob: us better right.

2090

03:29:58.620 --> 03:29:58.980

Joseph: yeah.

2091

03:29:59.160 --> 03:30:03.570

Michael: Okay that's better so hard to figure out what their goals are with that.

2092

03:30:03.840 --> 03:30:14.850

Joseph: yeah because we don't see the drawing that shows it right yeah I mean do they want to have just sitting you're in they want to play ground and they want reading areas or ball fields what yeah.

2093

03:30:15.270 --> 03:30:17.910

Joseph: He passes he catches exactly.

2094

03:30:18.270 --> 03:30:27.990

Vicki: See one one piece of Community area is on the North side of kits at bank it's completely shaded and you have to cross a two lane.

2095

03:30:29.040 --> 03:30:31.590

Vicki: Access road to get to, it is true.

2096

03:30:32.850 --> 03:30:34.500

Joseph: yeah true.

2097

03:30:35.370 --> 03:30:42.630

Todd: And on this planet on the site plan it says as easy as it so it doesn't look like there's anything planned any plan upgrades there.

2098

03:30:43.830 --> 03:30:50.220

Vicki: there's some very lovely for trees there and it's very shaded it's pretty but it's unusable.

2099

03:30:53.250 --> 03:31:00.090

Joseph: Okay i'm close to home, homes and I think you know they're pretty clustered don't know what.

2100

03:31:01.710 --> 03:31:05.550

Joseph: What else we can say about that was pretty clustered.

2101

03:31:06.780 --> 03:31:09.600

Joseph: um any comments from anybody.

2102

03:31:15.600 --> 03:31:29.250

Joseph: I mean, I think the intent of a normal subdivision would be to cluster homes more together and create more natural Community space, but this is sort of an unusual subdivision so i'm not sure this counts, or this.

2103

03:31:31.080 --> 03:31:31.500

Joseph: late.

2104

03:31:32.250 --> 03:31:33.630

Michael: somebody's got the only thing that.

2105

03:31:34.590 --> 03:31:44.400

Michael: I just wonder about this, the text it says best impervious surfaces of the window green project will be reduced and replace oh wait hold on.

2106

03:31:57.450 --> 03:31:59.430

Michael: Did I screw up i'm sorry I was.

2107

03:32:02.370 --> 03:32:04.500

Michael: Now I was rereading their comment.

2108

03:32:04.710 --> 03:32:05.400

Marlene Schubert: And I right.

2109

03:32:05.520 --> 03:32:11.490

Michael: I had a question on it, but I think I answered my question, as it was very deeper, we can move on.

2110

03:32:12.930 --> 03:32:14.580

Joseph: We can have no comment, if we want.

2111

03:32:16.290 --> 03:32:28.410

Bob: well know the the mass and there's no it's not set up for Community interaction all the entry ways are faced on the streets you gotta break the buildings up having to face each other to.

2112

03:32:28.770 --> 03:32:35.370

Bob: promote interaction within the Community, I mean it's there's no Community interaction promoted here really.

2113

03:32:37.440 --> 03:32:39.870

Bob: least not like all the other projects on the island.

2114

03:32:44.820 --> 03:32:46.680

Bob: One does take a lot of creativity.

2115

03:32:47.730 --> 03:32:55.890

Todd: Well, that also that we don't have any utility information, I mean this one seems to be focused on minimizing site disturbance.

2116

03:32:57.840 --> 03:33:01.470

Todd: And you know we don't know where the utilities coming from did they go to eat.

2117

03:33:02.010 --> 03:33:03.240

Todd: or centralized.

2118

03:33:04.500 --> 03:33:05.370

Todd: And also, if.

2119

03:33:06.420 --> 03:33:17.610

Todd: This you know if this project is going to trigger a new pumping station, or something like that what kind of site disturbance and where would that happen.

2120

03:33:18.030 --> 03:33:18.540

Joseph: mm hmm.

2121

03:33:20.580 --> 03:33:25.050

Bob: I think I got the main you know they got the main sewer and water, and all that on the side.

2122

03:33:25.710 --> 03:33:29.580

Joseph: That we stole, yet we still need to see some utility information right.

2123

03:33:31.770 --> 03:33:36.120

Joseph: Okay i'm in the House will go to solar.

2124

03:33:50.520 --> 03:33:51.090

Joseph: So.

2125

03:33:54.660 --> 03:34:03.840

Bob: I mean some projects, they pre wire for soil they put that in and then, if they put solar on the roof later they're pre wired English got a Stub up, I mean.

2126

03:34:04.140 --> 03:34:07.290

Joseph: That would be nice to do a different additional expense.

2127

03:34:08.340 --> 03:34:10.860

Bob: Well it's not that expensive with.

2128

03:34:11.700 --> 03:34:12.300

Joseph: it's not.

2129

03:34:12.330 --> 03:34:13.620

Bob: Stick a condo it in there.

2130

03:34:14.820 --> 03:34:21.900

Joseph: let's put that is still units should be pre wired for future solar roof.

2131

03:34:24.360 --> 03:34:26.160

Bob: or optional solar whatever.

2132

03:34:26.310 --> 03:34:27.000

Joseph: Little solo.

2133

03:34:27.060 --> 03:34:33.660

Bob: Okay, again I don't know what this level four level five I mean I kind of read through but we don't really have any.

2134

03:34:36.540 --> 03:34:40.470

Bob: explanation at all other than just level four level five.

2135

03:34:41.220 --> 03:34:41.670

Right.

2136

03:34:42.840 --> 03:34:44.400

Joseph: But they don't know the definition yet.

2137

03:34:45.510 --> 03:34:51.570

Joseph: um I would say that some of the Community spaces are in the dark and shade, most of the year.

2138

03:34:58.200 --> 03:34:59.070

Joseph: Most of the year.

2139

03:35:07.350 --> 03:35:08.250

Joseph: Anything else.

2140

03:35:10.410 --> 03:35:12.630

Joseph: let's go to access and circulation.

2141

03:35:16.650 --> 03:35:17.430

Joseph: The.

2142

03:35:19.560 --> 03:35:33.540

Joseph: Again, they they addressed this, the problem is that the whole high school road I school one and two is car oriented and it's difficult to create.

2143

03:35:35.160 --> 03:35:41.190

Joseph: pedestrian and bicycle centric pathways because.

2144

03:35:42.810 --> 03:35:52.950

Joseph: Keeping everything using the roads it'd be nice if there was a way to have a separate system so that the you weren't interacting with cars so much somehow.

2145

03:35:53.940 --> 03:36:04.860

Bob: yeah one of the public comments was that, to make a left hand turn off of all high school road into wintergreen going across you know, there are three lanes, there can be.

2146

03:36:06.600 --> 03:36:07.290

Bob: An issue.

2147

03:36:07.800 --> 03:36:10.830

Joseph: But it's quite difficult yeah yeah.

2148

03:36:12.090 --> 03:36:13.560

Joseph: I agree um.

2149

03:36:15.720 --> 03:36:20.160

Bob: I would say refer to see for sure we refer to see five I mean.

2150

03:36:20.610 --> 03:36:22.470

Bob: See five yeah.

2151

03:36:24.810 --> 03:36:27.720

Bob: yeah see five is one there's other ones too, but.

2152

03:36:28.290 --> 03:36:29.670

Bob: I don't know what they are our fan.

2153

03:36:32.790 --> 03:36:34.920

Bob: Almost seems like they need around about there at.

2154

03:36:34.920 --> 03:36:39.780

Bob: The winner green lane and high school wrote an ace hardware right.

2155

03:36:41.010 --> 03:36:44.970

Joseph: So this one goes along with the motor vehicle actually because.

2156

03:36:47.610 --> 03:37:06.720

Joseph: The next one motor vehicles to minimize the problem to prominence and motor vehicle use and storage that that is one of the problems here is that the card as car centric project as car centric we can combine I think we can combine access circulation motor vehicles together personal.

2157

03:37:10.680 --> 03:37:16.440

Bob: marlay inputs put s s five also see five, and so I.

2158

03:37:17.820 --> 03:37:21.750

Marlene Schubert: gosh darn it I don't know why it's doing this okay see five and S five.

2159

03:37:22.410 --> 03:37:23.580

Bob: Yes, five yeah.

2160

03:37:25.560 --> 03:37:27.420

Todd: I mean, I think, just with.

2161

03:37:29.940 --> 03:37:36.930

Todd: You know, pleasant network of multi modal circulation all the comments here are off the site I think there's a lot of work to be done.

2162

03:37:37.200 --> 03:37:37.890

Todd: On the site.

2163

03:37:38.070 --> 03:37:39.570

Joseph: In the site to say that yes.

2164

03:37:40.530 --> 03:37:43.170

Todd: that's within their control yeah.

2165

03:37:45.150 --> 03:37:45.570

Todd: And then.

2166

03:37:45.750 --> 03:37:46.890

Marlene Schubert: What did you want me to add.

2167

03:37:48.150 --> 03:37:49.890

Todd: Well, most of the comments above.

2168

03:37:51.390 --> 03:37:56.940

Todd: relate up to offer site conditions attention to these issues.

2169

03:37:57.510 --> 03:37:59.100

Joseph: On Suarez require.

2170

03:37:59.490 --> 03:38:00.330

Todd: on site.

2171

03:38:02.130 --> 03:38:13.170

Todd: And also, and I don't know if you put this morning, but that the end of that access road that goes over towards as they will have been discussion that a lot of people try and cross there.

2172

03:38:14.100 --> 03:38:23.280

Todd: Rather than going down to the corner, so I know there's some kind of study or some kind of anecdotal evidence to support a crosswalk or signaling or or something.

2173

03:38:29.010 --> 03:38:32.610

Joseph: crosswalk or other or other facility may be required.

2174

03:38:34.230 --> 03:38:36.270

Todd: Or should be investigated yeah.

2175

03:38:39.960 --> 03:38:46.860

Todd: And that's because the you know that the access from ace isn't isn't directly across from this road.

2176

03:38:48.780 --> 03:38:55.020

Todd: And there's a lot of you know i've seen people drive correct directly across from a on the rock then on the wrong side of wintergreen.

2177

03:38:55.470 --> 03:38:55.950

mm hmm.

2178

03:38:57.480 --> 03:39:00.000

Todd: could be striping or some other improvements that need to happen.

2179

03:39:01.500 --> 03:39:04.380

Bob: mm hmm yeah that's a major issue.

2180

03:39:07.890 --> 03:39:11.430

Bob: There needs to be a crosswalk at the south into what of wintergreen.

2181

03:39:13.800 --> 03:39:26.010

Bob: kids to cross and stuff right now there's only one crosswalk on integration with or on wintergreen between the two parcels the two lots of their building this residential on you need a crosswalk on either end.

2182

03:39:29.820 --> 03:39:35.730

Marlene Schubert: So it's okay to add that, then crosswalk or other facility should be investigated at the south end of wintergreen or is that in.

2183

03:39:35.730 --> 03:39:36.870

Bob: Additional i'm just saying.

2184

03:39:36.870 --> 03:39:37.800

Joseph: it's really, really high.

2185

03:39:39.180 --> 03:39:40.650

Joseph: school and when agree you.

2186

03:39:41.490 --> 03:39:44.220

Bob: Know high separate from what todd's talking i'm just talking.

2187

03:39:44.220 --> 03:39:49.380

Bob: About inside out there Okay, you know we it's it's in we've got that.

2188

03:39:51.180 --> 03:39:54.180

Bob: we've got our standards that we've already put down.

2189

03:39:56.040 --> 03:39:57.570

Bob: I don't remember which one button.

2190

03:39:59.820 --> 03:40:15.180

Vicki: Well, you know, like Todd said, they need to manage some of this on site, one of the looming problems, as these are small units, the garages are going to be full of camping gear ski gear bicycles, etc, etc, so.

2191

03:40:16.230 --> 03:40:21.540

Vicki: it's almost they should do like grow you want to you want to buy and grow one car.

2192

03:40:23.430 --> 03:40:35.040

Vicki: Because these folks I mean I don't know what's what's going to happen, I mean they're going to they're going to try to do the Co operative parking at night, I mean it's they already have a parking.

2193

03:40:36.090 --> 03:40:40.770

Vicki: parking concern is being expressed so I don't know where that goes in here but.

2194

03:40:41.430 --> 03:40:44.700

Joseph: Well, the next category is motor vehicles and that's both.

2195

03:40:45.720 --> 03:40:46.530

Joseph: Cars is.

2196

03:40:47.190 --> 03:40:53.310

Joseph: we're trying to reduce the minimize the prominence of motor vehicles on site somehow.

2197

03:40:54.240 --> 03:40:56.220

Joseph: Right, not part of that.

2198

03:40:59.850 --> 03:41:08.190

Joseph: course and left and right and reduce the impact of automobiles within the fight.

2199

03:41:11.310 --> 03:41:16.590

Joseph: On wintergreen or on the commercial areas, but they can reduce it somehow within the site.

2200

03:41:18.360 --> 03:41:19.140

Todd: i've also.

2201

03:41:20.430 --> 03:41:37.230

Todd: been a little confused about come ongoing conversations about parking share and the need for that, and what need is that feeling so some accounting of spaces per unit and and where exactly those spots are.

2202

03:41:38.220 --> 03:41:44.850

Joseph: I know there's we've gotten several letters from visitors from visitors from citizens in the.

2203

03:41:46.050 --> 03:42:03.330

Joseph: stone Chris neighborhood because I guess, a lot of the units are rented out and there's multiple cars need to park there and they only have one car in the garage and street parking and that's all they have, and I think they're afraid that people from this development might also.

2204

03:42:04.470 --> 03:42:15.300

Joseph: use their development, I know that the applicant, Mr Smith talked about having an agreement with the Virginia mason to use their parking at night.

2205

03:42:18.120 --> 03:42:22.470

Bob: You know, so we need to see a, we need to see the overall parking Program.

2206

03:42:23.940 --> 03:42:24.180

Joseph: Is.

2207

03:42:24.240 --> 03:42:33.750

Bob: going to see the program of all of how they're going to handle all this Park,

you know man, I think, think about 8083 stalls and 74 units right now something like that.

2208

03:42:34.290 --> 03:42:36.570

Bob: And we need an overall parking program we.

2209

03:42:36.630 --> 03:42:41.850

Bob: got to see what the some more of a program it's a plan, but it's also a program.

2210

03:42:41.850 --> 03:42:44.940

Joseph: we'll see what the need is the parking need is yeah.

2211

03:42:46.050 --> 03:42:51.780

Bob: Well, stolen correct yeah we know it stone Chris they don't have enough parking and they're going to rent units out here.

2212

03:42:54.240 --> 03:42:59.310

Bob: mean parking is going to be a heck of an issue, no matter what they do right.

2213

03:43:00.630 --> 03:43:08.670

Vicki: Well, and then, if they also allow and a lot of people are doing this, you know, working from home now they don't go into the Office say you're a CPA.

2214

03:43:09.240 --> 03:43:19.350

Vicki: or you're like a some sort of psychiatrist you have a Home Office, and you have a client coming one on every hour on the hour here comes a client with a car.

2215

03:43:19.920 --> 03:43:21.660

Vicki: where's that client going to park.

2216

03:43:23.310 --> 03:43:23.670

Joseph: Right.

2217

03:43:24.060 --> 03:43:27.150

Vicki: There could be some of that will that will emerge also.

2218

03:43:32.580 --> 03:43:35.790

Joseph: I think we need to see overall parking program with.

2219

03:43:37.470 --> 03:43:40.110

Joseph: With total number of spaces identified.

2220

03:43:41.640 --> 03:43:49.080

Bob: yeah, we need a very good explanation with metrics and everything as far as what the what the end end game is if they're going to.

2221

03:43:50.400 --> 03:43:55.260

Bob: Put into their their common area okay documentation.

2222

03:43:55.680 --> 03:43:58.260

Joseph: um What would we say about housing.

2223

03:43:58.830 --> 03:43:59.070

wow.

2224

03:44:01.110 --> 03:44:09.600

Joseph: I don't know what we can see, but husband designed, efficient, I mean they have the interest they have a very narrow and small but that's part of the program so.

2225

03:44:11.190 --> 03:44:14.220

Joseph: I don't know what comments we might have here anybody.

2226

03:44:19.830 --> 03:44:20.220

Joseph: know.

2227

03:44:22.110 --> 03:44:24.540

Bob: Well, what are the allowed uses now, is there a.

2228

03:44:26.100 --> 03:44:33.540

Bob: They have an office in some of these units, but I don't think it's not a live work situation I don't think that's alone.

2229

03:44:34.620 --> 03:44:40.170

Vicki: No, no, but Kelly said it's being defined as minor.

2230

03:44:42.000 --> 03:44:47.580

Vicki: Minor something minor residential work or some some.

2231

03:44:47.640 --> 03:44:49.830

Joseph: term like not just.

2232

03:44:50.520 --> 03:44:54.780

Vicki: in a different place in the use table it's not up under.

2233

03:44:55.230 --> 03:45:07.950

Vicki: The residence category Joe, this is another kind of Aha thing like it's a residence with work in it, why is it not up under the residence category it's down somewhere under farms.

2234

03:45:09.210 --> 03:45:10.260

Joseph: Okay, oh boy.

2235

03:45:13.710 --> 03:45:17.730

Joseph: i'm unwilling to leave this blank with no comments does anybody.

2236

03:45:23.700 --> 03:45:25.110

Marlene Schubert: I think I should at least put no.

2237

03:45:25.230 --> 03:45:28.380

Joseph: comment something so they don't think we forgot it.

2238

03:45:28.650 --> 03:45:29.910

Joseph: ya know yeah.

2239

03:45:30.330 --> 03:45:30.630

oops.

2240

03:45:31.950 --> 03:45:34.470

Bob: National information from the city from the planner.

2241

03:45:38.310 --> 03:45:38.790

Joseph: About.

2242

03:45:40.260 --> 03:45:41.220

Joseph: said again Bob.

2243

03:45:42.600 --> 03:45:54.990

Bob: Well, I don't know what kind of uses, I mean maybe we need more direction from the planner as far as what can be no vicki I think vicki out a valid point about someone someone CPA decides to work out of their place their.

2244

03:45:55.620 --> 03:46:03.390

Bob: Technical us out legal or not, because cars are going to come in and go on and there's there's really not a whole lot of parking at all.

2245

03:46:04.470 --> 03:46:04.770

Bob: well.

2246

03:46:04.830 --> 03:46:11.700

Vicki: Live live, work and the high school zone is not allowed, but this other thing is which kind of.

2247

03:46:12.420 --> 03:46:16.920

Joseph: So can we decide what is the impact of this other category on the housing you.

2248

03:46:17.790 --> 03:46:19.050

know what.

2249

03:46:20.910 --> 03:46:24.720

Joseph: I don't know what that category is called is Kelly there's you may know, the middle is.

2250

03:46:24.840 --> 03:46:26.820

Joseph: A minor minor.

2251

03:46:27.210 --> 03:46:44.280

Kelly: This this these little office spaces are providing providing a little office space for somebody to work from home, this was the result of a discussion between the owner and Kristen hi topless.

2252

03:46:45.690 --> 03:46:55.860

Kelly: where she said that you know I guess they had had that discussion that that

it would be nice if these if these provided some kind of workspace for people so.

2253

03:46:56.910 --> 03:47:16.830

Kelly: The idea would be it's not a live work unit per se it's a it would be considered somewhat like a minor home occupation and those you can't have you can't have impact parking you can't have anything outside your unit, it has to be completely within your unit so.

2254

03:47:19.440 --> 03:47:32.340

Kelly: You know, there would there, it would you know it's I think a lot of us are working from home, right now, and I think it's designed to be an office space it's not really designed to conduct business out of per se.

2255

03:47:32.940 --> 03:47:38.550

Joseph: Although care you don't see a real impact when from other cars and things interesting.

2256

03:47:38.880 --> 03:47:42.570

Kelly: Well, with a minor home occupation, there cannot be an impact yeah.

2257

03:47:42.720 --> 03:47:43.920

Joseph: Right okay.

2258

03:47:46.200 --> 03:47:46.560

Bob: Kelly.

2259

03:47:47.490 --> 03:47:55.260

Bob: That probably needs to be that's probably a definition and asked to be added, I doubt that definition song in the cold right now.

2260

03:47:55.830 --> 03:48:10.020

Vicki: That, I think it needs to be in the winter green CC and RS so that the people who buy their they see this nice little office that they understand that these are the requirements for that Nice unless.

2261

03:48:14.310 --> 03:48:16.710

Joseph: We recommend that we can recommend that I just.

2262

03:48:17.790 --> 03:48:18.060

Bob: Just.

2263

03:48:18.330 --> 03:48:19.320

Bob: As a reminder.

2264

03:48:19.560 --> 03:48:21.330

Joseph: yeah just put it down as a comment yeah.

2265

03:48:21.810 --> 03:48:22.380

Vicki: So.

2266

03:48:22.560 --> 03:48:24.360

Vicki: The Chilean the CC and RS.

2267

03:48:24.930 --> 03:48:25.860

Joseph: So it'll be say.

2268

03:48:27.090 --> 03:48:29.280

Joseph: So the, what are the call Kelly, the.

2269

03:48:30.510 --> 03:48:32.490

Vicki: Minor home occupation.

2270

03:48:32.790 --> 03:48:34.830

Joseph: Mona home occupation allowed.

2271

03:48:35.760 --> 03:48:38.970

Joseph: That definition should be in CC and RS.

2272

03:48:40.890 --> 03:48:41.460

Joseph: To.

2273

03:48:45.690 --> 03:48:47.370

Vicki: To avoid a parking conflict.

2274

03:48:48.180 --> 03:48:53.160

Joseph: To get to avoid impact towards future impact on road or parking here is.

2275

03:48:54.450 --> 03:49:00.990

Bob: That there's no there's no live work unit uses allowed in that CC and or.

2276

03:49:01.500 --> 03:49:02.820

Joseph: We could say that but everybody.

2277

03:49:02.850 --> 03:49:07.800

Vicki: know we all know, it's not allowed in in the high school one and two in the code.

2278

03:49:08.010 --> 03:49:10.410

Kelly: Right, I live, work is it is kind of a different.

2279

03:49:10.890 --> 03:49:11.310

Kelly: kind of.

2280

03:49:12.120 --> 03:49:20.010

Kelly: And I looked at the definitions of those and granted there's it's it's they're not perfect, it it doesn't really.

2281

03:49:22.230 --> 03:49:29.040

Kelly: It doesn't really say Oh, these are really separate things, and so I can understand the confusion right right but.

2282

03:49:30.630 --> 03:49:34.170

Marlene Schubert: A lot of times a homeowner's association will dictate a lot of this as well.

2283

03:49:35.250 --> 03:49:35.970

Marlene Schubert: If there is one.

2284

03:49:36.570 --> 03:49:51.000

Joseph: Right okay anything else should we go on to diversity in house design um I think under this one there's only a couple of types of units, we can see that, which is fine.

2285

03:49:53.130 --> 03:50:03.120

Joseph: they've got that I think we need to say something about Dr B thinks it's important to have affordable housing or equitable affordable housing.

2286

03:50:05.070 --> 03:50:06.060

Joseph: that's the right word.

2287

03:50:06.990 --> 03:50:08.790

Bob: I like the word attainable housing.

2288

03:50:08.790 --> 03:50:11.790

Joseph: attainable attainable the other one that I like yeah right.

2289

03:50:12.540 --> 03:50:18.270

Joseph: The supports affordable attainable equitable housing.

2290

03:50:23.430 --> 03:50:30.000

Vicki: Maybe this is also the place where we should have put the thing about minor home occupation.

2291

03:50:36.960 --> 03:50:39.480

Vicki: And i'm looking at the applicant response.

2292

03:50:40.110 --> 03:50:40.590

Joseph: We.

2293

03:50:40.650 --> 03:50:41.220

Vicki: We put the.

2294

03:50:41.460 --> 03:50:46.080

Vicki: The minor under home site design, I think it should be diversity, it should come.

2295

03:50:46.080 --> 03:50:48.330

Vicki: over here to be more responsive.

2296

03:50:50.160 --> 03:50:54.840

Marlene Schubert: Okay, so Okay, so do I have this a Dr B suggests affordable what.

2297

03:50:57.390 --> 03:50:58.440

Joseph: Is in support of.

2298

03:51:01.860 --> 03:51:01.980

Todd: Those.

2299

03:51:02.790 --> 03:51:05.250

Bob: This part of the design review board affordable housing.

2300

03:51:06.660 --> 03:51:16.800

Joseph: Why do you think the word that we're looking at diversity in house design and we're you know I mean diversity in house design effects, affordable and equitable house.

2301

03:51:16.830 --> 03:51:23.730

Vicki: Like there are no studios yeah which would be perhaps a less expensive model.

2302

03:51:23.790 --> 03:51:30.930

Joseph: That that's that's an interesting wiki that that there's only a couple type units, perhaps studios yeah.

2303

03:51:30.990 --> 03:51:32.610

Bob: that's a good idea I like that.

2304

03:51:35.160 --> 03:51:41.280

Todd: Is that statement contradictory to what Kelly was saying that allow client visits.

2305

03:51:42.360 --> 03:51:46.680

Vicki: I know i'm just reading that to permitted in the wintergreen commercial.

2306

03:51:47.880 --> 03:51:48.300

Todd: yeah.

2307

03:51:49.770 --> 03:51:51.210

Vicki: that's yeah.

2308

03:51:52.920 --> 03:51:53.280

Marlene Schubert: That is.

2309

03:51:54.870 --> 03:51:56.850

Todd: that's double dipping.

2310

03:51:57.660 --> 03:51:57.870

Oh.

2311

03:51:59.520 --> 03:52:00.240

Joseph: My bad.

2312

03:52:01.620 --> 03:52:03.210

Joseph: Should we clarify that statement.

2313

03:52:04.950 --> 03:52:12.000

Kelly: I mean yeah you could you can put something with you know that said something like consistent with the.

2314

03:52:12.720 --> 03:52:25.800

Kelly: Standards for a minor home occupation, because there are specific things mom and i'm not really sure what that sentence what that freezes meant permitted in the wintergreen commercial Center.

2315

03:52:27.840 --> 03:52:32.190

Todd: This this also has to do with diversity of appearance and.

2316

03:52:33.390 --> 03:52:33.870

Joseph: Yes.

2317

03:52:34.110 --> 03:52:42.510

Kelly: Design I agree that's part of it to them it's not supposed to look any different from a normal residents, at least from the outside.

2318

03:52:45.180 --> 03:52:48.660

Todd: Right know what I was saying just that this category.

2319

03:52:50.370 --> 03:52:59.700

Todd: dresses visual appearance as well, and I think that's one thing that's lacking is that there are a couple of different styles, but within that extrusion they all look the same.

2320

03:53:00.990 --> 03:53:07.230

Joseph: Right so more variety, so we could add more variety of exterior building elevations is required.

2321

03:53:08.910 --> 03:53:11.430

Todd: For variety and more detail or more.

2322

03:53:12.060 --> 03:53:12.510

variety.

2323

03:53:13.800 --> 03:53:14.190

Joseph: yeah.

2324

03:53:15.120 --> 03:53:24.990

Todd: And those are those are where you know, like the joint between the units material changes all that stuff that we've already talked about, but he should be here to.

2325

03:53:25.590 --> 03:53:26.520

Bob: Okay yeah.

2326

03:53:26.580 --> 03:53:30.930

Marlene Schubert: The variety and or detail in design.

2327

03:53:33.300 --> 03:53:34.020

Joseph: So when you want.

2328

03:53:35.100 --> 03:53:35.880

Bob: that's fine yeah.

2329

03:53:36.330 --> 03:53:37.620

Bob: yeah we.

2330

03:53:37.740 --> 03:53:40.290

Bob: refer to be one would be five also.

2331

03:53:40.890 --> 03:53:45.300

Joseph: Good um I think Laurel hasn't hands up to world you.

2332

03:53:45.750 --> 03:54:00.780

Laurel: know I did this is just us kind of for vicki on the motor home occupation is actually a technical term that's in a lot of code i'm still a very city by city, but in the bainbridge code, it says that it defines it.

2333

03:54:01.950 --> 03:54:16.740

Laurel: The business minor minor home occupation business until occupy no more than half of the residential gross floor area, including all the accessory buildings, it should be the business should be conducted wholly within a residence or the building.

2334

03:54:18.390 --> 03:54:29.310

Laurel: A person who is not a resident of the building can be employed at that that onsite so it says no more than one person who is not a resident the dwelling Shelby employed onsite in the home occupation.

2335

03:54:29.670 --> 03:54:34.440

Laurel: which actually means that they're actually could be traffic impact if they're used as home occupations.

2336

03:54:34.770 --> 03:54:36.870

Laurel: Convention so it doesn't say that you can't rise, no.

2337

03:54:37.200 --> 03:54:46.440

Laurel: It does not allow you to have specific parking for the minor home occupation, but there's nothing that says there can't be like a demand for parking.

2338

03:54:48.150 --> 03:54:49.200

Vicki: What allows you to have.

2339

03:54:49.860 --> 03:54:50.850

Vicki: An employee.

2340

03:54:51.120 --> 03:55:00.090

Laurel: Right, no more than one person who was not a resident of the dwelling shall be employed on site in the home occupation is code is 18 1813 it's in different parts of the code.

2341

03:55:01.320 --> 03:55:14.400

Laurel: every city has a minor home occupation definition of this is being bridges many, many like X square footage limitation like 300 square feet, or something and bainbridge it says it can be up to half of the gross floor area.

2342

03:55:16.800 --> 03:55:19.110

Laurel: And then, though use.

2343

03:55:20.670 --> 03:55:33.630

Laurel: exception of home based teaching, so you could have home based teaching in a minor home occupation, the usual not generate more than five round trips per day related to the home occupation, so there is an address that of traffic and how that can affect traffic.

2344

03:55:36.390 --> 03:55:37.770

Laurel: Is you cannot you know.

2345

03:55:37.830 --> 03:55:46.380

Laurel: You cannot have like a visible indication of the business outside of the premises, you know, like other storage I don't sign a jealous I suppose.

2346

03:55:46.980 --> 03:55:54.330

Laurel: um no search a commercial vehicles on the site relate to that related to that building, you know business license required.

2347

03:55:55.260 --> 03:56:00.630

Laurel: may not be separately least as a business within that you can't you can't rent out your office, I can.

2348

03:56:01.440 --> 03:56:09.780

Laurel: Then, noise and stuff in this comments about noise but it's all it's all kind of written down and defines what in minor home occupation allows it doesn't allow.

2349

03:56:10.230 --> 03:56:22.290

Laurel: So, within I mean if we're asking them to put um you know, to address the issues of minor home occupation in the CC and RS all of these these items will be part of that.

2350

03:56:22.380 --> 03:56:23.040

of that.

2351

03:56:25.080 --> 03:56:28.260

Bob: parking townhouse to be predicated on that too.

2352

03:56:28.650 --> 03:56:37.830

Laurel: yeah well you're not need you do not need separate you do not need specific parking for your minor occupation you do need to meet the.

2353

03:56:38.250 --> 03:56:50.400

Laurel: code for parking for residential unit, however, it is defined at that point, you know what single family or multi you suddenly, but you do not need to provide additional parking for employees in a minor modification.

2354

03:56:52.230 --> 03:56:52.650

Joseph: Well, so.

2355

03:56:53.520 --> 03:57:00.270

Joseph: One one kind of home occupation would be piano lessons if you had a piano and.

2356

03:57:00.420 --> 03:57:05.250

Laurel: Exactly yeah and I could sort of legally, basically, I mean a minor home occupation is.

2357

03:57:05.250 --> 03:57:12.270

Laurel: Basically, allowed you know in basically in every home because you cannot deny a person, the right to earn a living.

2358

03:57:13.980 --> 03:57:14.670

Laurel: someplace else.

2359

03:57:15.000 --> 03:57:16.740

Laurel: So, no one can say you cannot work from home.

2360

03:57:17.220 --> 03:57:27.540

Laurel: Because you by law, you cannot deny the person right to earn a living um so, but then, but you can determine how your your phone can be used to create you know.

2361

03:57:28.350 --> 03:57:41.610

Laurel: Whether an piano lessons are perfect perfect simple people come and go, and they have lessons, you know and it might be, you know, for in this, for example in this, it would be, you could have up to five students per day, because you could have five trips per day.

2362

03:57:42.390 --> 03:57:43.770

Joseph: TRIPS right okay.

2363

03:57:45.240 --> 03:57:45.660

Joseph: Okay.

2364

03:57:46.680 --> 03:57:48.330

Bob: So as they're working for them them.

2365

03:57:48.960 --> 03:57:49.500

Laurel: No.

2366

03:57:49.710 --> 03:57:50.520

Laurel: No it's not required.

2367

03:57:51.300 --> 03:57:53.640

Vicki: it's not required, but they're going to show it is.

2368

03:57:53.640 --> 03:57:56.310

Laurel: But it's going to be could be potentially an issue if someone wants to.

2369

03:57:57.240 --> 03:57:57.990

Laurel: be an engine.

2370

03:57:58.140 --> 03:57:59.490

Joseph: And they're hoping my screen yeah.

2371

03:57:59.580 --> 03:58:02.370

Laurel: So you do not need to provide parking for them.

2372

03:58:03.030 --> 03:58:06.840

Vicki: So that if someone is a someone is a is a psychiatrist and they have.

2373

03:58:06.840 --> 03:58:11.760

Vicki: clients who come stay for an hour and leave those clients are going to park somewhere.

2374

03:58:12.150 --> 03:58:13.740

Laurel: Somewhere waiting for someone.

2375

03:58:14.310 --> 03:58:15.570

Vicki: they're going to park somewhere yeah.

2376

03:58:16.320 --> 03:58:17.520

Bob: Where they got a part it's.

2377

03:58:17.520 --> 03:58:20.490

Todd: it's excuse me it's already six o'clock is there a way we can.

2378

03:58:21.270 --> 03:58:25.140

Joseph: finish this line yeah we got to finish this up to yeah.

2379

03:58:26.280 --> 03:58:36.180

Joseph: i'm facing topic streets, the place where I think that's important is that own i'm still bugged by the parking that goes along wintergreen because I feel like.

2380

03:58:38.070 --> 03:58:44.820

Joseph: That that you know we don't allow that on Madison avenue and other streets we put the parking behind buildings.

2381

03:58:45.900 --> 03:58:58.410

Joseph: Again back to the public realm along wintergreen street parking along wintergreen should actually be on the other side of the building, if possible, but i'm not sure, with the design, how they could do that.

2382

03:59:02.850 --> 03:59:03.480

Joseph: I don't know.

2383

03:59:04.170 --> 03:59:12.600

Todd: What I mean I don't think there's anything inherently wrong with entering on the public street it's the amount of space that's been given to that.

2384

03:59:12.810 --> 03:59:14.580

Todd: Right and that's hilarious.

2385

03:59:14.610 --> 03:59:16.350

Todd: is yes, great compressed so.

2386

03:59:16.650 --> 03:59:24.180

Todd: Where this evening public it's a positive to have an APP to activate that public realm but not be on top of it.

2387

03:59:25.500 --> 03:59:25.890

Joseph: Right.

2388

03:59:25.980 --> 03:59:26.880

Todd: I think that's the.

2389

03:59:28.500 --> 03:59:37.380

Todd: I don't know I don't necessarily think that they should be, on the other side of this of the building, there should be space that allows it to be an asset.

2390

03:59:38.070 --> 03:59:45.690

Joseph: You know not have a full spaces, they get a little landscape arrogant a couple of parking spaces missing or something yeah.

2391

03:59:47.070 --> 03:59:48.510

Marlene Schubert: So do you want this rewarded them.

2392

03:59:49.140 --> 03:59:50.610

Joseph: Well um.

2393

03:59:52.620 --> 04:00:08.730

Joseph: I guess let's let's take it out and say um I think I do think the facing public streets that's back to the public realm so let's go back to P one P five and se si si comments P two P five because that was the public from.

2394

04:00:09.960 --> 04:00:14.010

Todd: Right, while while we support entrances on the public screen.

2395

04:00:15.300 --> 04:00:22.350

Todd: The lack of space and attention to public realm in this instance is not me.

2396

04:00:24.450 --> 04:00:24.810

Todd: yeah.

2397

04:00:25.620 --> 04:00:26.850

Joseph: Did you catch that okay so.

2398

04:00:26.910 --> 04:00:28.800

Marlene Schubert: I didn't know if you were wanting me to sorry.

2399

04:00:28.800 --> 04:00:29.070

Marlene Schubert: i'm yeah.

2400

04:00:29.520 --> 04:00:30.810

Joseph: So while we.

2401

04:00:31.920 --> 04:00:33.780

Joseph: Access from wintergreen.

2402

04:00:39.660 --> 04:00:42.690

Joseph: Lack of public spaces along wintergreen.

2403

04:00:45.180 --> 04:00:46.170

Joseph: or a negative.

2404

04:00:47.250 --> 04:00:49.110

Joseph: Experience to the public ground.

2405

04:00:50.610 --> 04:00:55.380

Joseph: or negatively impact negatively impact the public realm.

2406

04:00:57.960 --> 04:01:00.420

Todd: Lack of public I don't want to make it public it's.

2407

04:01:01.500 --> 04:01:02.640

Joseph: Published cases.

2408

04:01:03.360 --> 04:01:06.060

Todd: The lack of the public realm or the.

2409

04:01:08.520 --> 04:01:09.060

Joseph: You know.

2410

04:01:09.150 --> 04:01:11.250

Todd: The lack of just space, the lack of.

2411

04:01:11.910 --> 04:01:14.070

Joseph: open spaces open space.

2412

04:01:16.830 --> 04:01:17.940

Joseph: and landscaping.

2413

04:01:19.380 --> 04:01:19.740

Todd: yeah.

2414

04:01:21.300 --> 04:01:21.780

Yes.

2415

04:01:24.870 --> 04:01:25.380

Joseph: OK.

2416

04:01:26.580 --> 04:01:29.100

Marlene Schubert: OK, so now the findings of this whole section.

2417

04:01:31.080 --> 04:01:32.220

Joseph: We want to say about.

2418

04:01:36.840 --> 04:01:38.400

Joseph: All the categories that we can.

2419

04:01:45.240 --> 04:01:47.940

Michael: One of the main comments was just that the.

2420

04:01:49.290 --> 04:01:51.390

Michael: site plans did not.

2421

04:01:52.950 --> 04:01:56.610

Michael: record, they did not have a four step process let's say plans.

2422

04:01:59.400 --> 04:01:59.730

Michael: And then.

2423

04:02:02.280 --> 04:02:03.840

Joseph: The Nice drawings are needed.

2424

04:02:05.550 --> 04:02:05.880

Joseph: yeah.

2425

04:02:08.940 --> 04:02:11.100

Joseph: Good let's just leave it at that yeah.

2426

04:02:12.240 --> 04:02:12.690

Joseph: Okay.

2427

04:02:13.890 --> 04:02:16.470

Joseph: Well, it is six o'clock I think we finally.

2428

04:02:17.040 --> 04:02:20.490

Marlene Schubert: Well, we still supposedly have stuffed down here we've got.

2429

04:02:20.640 --> 04:02:24.900

Joseph: More know larger sites I don't think we do larger sites on this.

2430

04:02:24.960 --> 04:02:25.980

Michael: It is a larger thing.

2431

04:02:26.370 --> 04:02:27.780

Joseph: Is it Okay, let me do.

2432

04:02:28.500 --> 04:02:30.750

Marlene Schubert: Okay, let me just see what else we have there's historic.

2433

04:02:30.810 --> 04:02:31.500

Marlene Schubert: I think we thought.

2434

04:02:31.530 --> 04:02:32.760

not applicable for.

2435

04:02:33.780 --> 04:02:35.850

Marlene Schubert: Civic, do you agree it's not applicable.

2436

04:02:36.600 --> 04:02:37.590

Joseph: not applicable.

2437

04:02:37.980 --> 04:02:41.160

Marlene Schubert: OK that's it so we just have to get through.

2438

04:02:42.240 --> 04:02:43.170

Marlene Schubert: The largest one.

2439

04:02:43.710 --> 04:02:46.200

Joseph: Yes, okay sorry.

2440

04:02:47.970 --> 04:02:57.360

Joseph: Lord your site standard one design a favor clasping buildings and arranging the wood furniture on public streets public spaces or open space so.

2441

04:03:00.780 --> 04:03:07.830

Joseph: Again, the theme is the last comment, they didn't have any frontage on the on will agree, no one to john wintergreen.

2442

04:03:09.420 --> 04:03:14.310

Joseph: and not enough open space along in the green wintergreen.

2443

04:03:19.080 --> 04:03:25.590

Todd: Right yeah was standard standard one talks about not visible parking.

2444

04:03:26.130 --> 04:03:31.560

Joseph: And not visible park and that's that's what i'm saying that parking shouldn't be there because it's visible that's.

2445

04:03:33.450 --> 04:03:40.650

Todd: Right or there's other other mitigating factors like on the east side, where

those angles spots are they pull right up to the patios so.

2446

04:03:41.160 --> 04:03:52.080

Todd: you sit down at your patio you're looking in the grill have a car like why isn't that that could be street trees or a garden or something to get that you know right buffer.

2447

04:03:53.430 --> 04:03:58.170

Joseph: How do we say that we want more open space around the patios between the pedals the parking.

2448

04:03:58.410 --> 04:04:05.430

Todd: alicia I guess buffer of planted buffers die is the concept between the patios okay sidewalk in the parking.

2449

04:04:07.200 --> 04:04:21.030

Michael: yeah OK button there might be a confused and their response seems to think that it's about 20 onto a street but we're talking about the frontage is the frontage types right.

2450

04:04:21.090 --> 04:04:29.310

Michael: Right and the rb, and so I think we should make that clear that it's about the frontage types right.

2451

04:04:29.790 --> 04:04:35.610

Todd: And so that that, for instance type exactly Michael is something to be designed engaged and.

2452

04:04:38.520 --> 04:04:42.060

Todd: And that you know plays right into the public space discussion to the.

2453

04:04:44.400 --> 04:04:45.330

Bob: Word fencing.

2454

04:04:48.780 --> 04:04:50.730

Todd: column, a lot of big fan I would fencing.

2455

04:04:51.330 --> 04:04:56.910

Michael: yeah there's something about fencing and here that I have to look through but I thought we were discouraging.

2456

04:04:57.780 --> 04:04:59.310

Jason but.

2457

04:05:01.770 --> 04:05:02.640

Todd: yeah I mean there's something.

2458

04:05:03.930 --> 04:05:04.770

Bob: Here, Daniel.

2459

04:05:08.550 --> 04:05:13.740

Joseph: So how do we say what you just said Todd and Michael hello, we say that.

2460

04:05:15.930 --> 04:05:20.940

Joseph: The more design is needed for that, if that area between the patios in the parking.

2461

04:05:21.420 --> 04:05:24.480

Todd: yeah more more study and more design of that buffer.

2462

04:05:25.530 --> 04:05:29.670

Todd: interface between parking and patio.

2463

04:05:30.030 --> 04:05:30.420

Okay.

2464

04:05:32.190 --> 04:05:32.580

Joseph: yeah.

2465

04:05:34.440 --> 04:05:37.860

Joseph: Which is really the public place in the private space, how do you define that.

2466

04:05:38.130 --> 04:05:39.510

Todd: Right, how do you navigate public.

2467

04:05:39.510 --> 04:05:40.410

Joseph: Private that's.

2468

04:05:40.500 --> 04:05:40.740

Todd: You know.

2469

04:05:40.770 --> 04:06:00.000

Joseph: that's exactly right, how do you navigate yeah right exactly okay understand it to the insights the reason why the visual impact of parking on the public realm that is a problem along wintergreen I don't know what they do without changing their design completely around.

2470

04:06:05.820 --> 04:06:13.590

Joseph: What do we want to say there add more buffer to try to end some grading to tide the tide the parking areas.

2471

04:06:18.750 --> 04:06:24.330

Joseph: There are some landscape shrubs that are in there, right now, that are probably four feet high.

2472

04:06:25.380 --> 04:06:28.890

Joseph: That actually D, not a bad job of buffering a theory.

2473

04:06:30.030 --> 04:06:34.050

Joseph: That the buffer was more than three feet wide.

2474

04:06:35.160 --> 04:06:39.810

Joseph: You know that landscape very six or seven eight feet wide would be better.

2475

04:06:43.350 --> 04:06:44.670

Todd: right along wintergreen.

2476

04:06:44.970 --> 04:06:45.390

yeah.

2477

04:06:47.490 --> 04:06:53.520

Todd: Well, there are some places where it's wide, but a lot of oil know a lot of them are super thin.

2478

04:06:54.000 --> 04:07:05.100

Joseph: very thin yeah but there's a there's a shrub day that goes up about four

feet high which at least begins to help create a barrier, they need more horizontal space.

2479

04:07:08.460 --> 04:07:13.860

Bob: there's not a lot of space in there to do that stuff, but we can recommend it.

2480

04:07:17.400 --> 04:07:19.890

Joseph: Okay, I think that I think that's it isn't it.

2481

04:07:21.030 --> 04:07:24.420

Marlene Schubert: I don't think that we got a new findings on larger sites.

2482

04:07:24.960 --> 04:07:25.830

i'm.

2483

04:07:27.180 --> 04:07:31.140

Bob: A larger sites are more than one acre we've got this knows zero outline.

2484

04:07:34.110 --> 04:07:36.510

Michael: That original property.

2485

04:07:36.720 --> 04:07:37.110

Joseph: Is.

2486

04:07:37.170 --> 04:07:39.570

Michael: Larger sites like 1.5 free.

2487

04:07:42.390 --> 04:07:48.810

Joseph: I mean, I feel like we should just say the findings that we see see comments about those are findings really in this case.

2488

04:07:49.680 --> 04:07:53.250

Todd: The findings are this is more study is needed in the public realm.

2489

04:07:53.430 --> 04:07:57.120

Joseph: More studies needed in here see one and two are both.

2490

04:08:01.200 --> 04:08:05.850

Todd: And if you want to say to navigate public and private separation.

2491

04:08:06.270 --> 04:08:07.140

and sense of.

2492

04:08:08.340 --> 04:08:14.070

Joseph: What to say to better design we're still need to better design.

2493

04:08:15.540 --> 04:08:20.160

Joseph: private and public in space interfaces.

2494

04:08:25.110 --> 04:08:25.710

Joseph: Was it.

2495

04:08:26.790 --> 04:08:29.280

Todd: yeah and and define the public realm.

2496

04:08:29.760 --> 04:08:32.310

Joseph: and define the public realm right.

2497

04:08:34.740 --> 04:08:35.130

Joseph: Okay.

2498

04:08:39.600 --> 04:08:39.930

oops.

2499

04:08:40.980 --> 04:08:41.610

Joseph: Okay.

2500

04:08:43.080 --> 04:08:47.190

Marlene Schubert: Okay, and i'll mark these not applicable, I can do that offline if you guys are in agreement.

2501

04:08:47.910 --> 04:08:48.510

Joseph: minutes.

2502

04:08:48.600 --> 04:08:54.390

Marlene Schubert: No agree, and then the last thing this will be I think at that

final meeting we were talking about where you guys actually give your final.

2503

04:08:54.390 --> 04:08:55.410

Marlene Schubert: Recommendation so.

2504

04:08:55.410 --> 04:09:04.620

Marlene Schubert: Control think we've completed this, let me clean it up, I will get it posted and it will be part of the Minutes, while next time when you look at.

2505

04:09:04.650 --> 04:09:06.600

Joseph: Okay appreciate that.

2506

04:09:08.760 --> 04:09:11.100

Joseph: Laurel did you have a question so.

2507

04:09:11.160 --> 04:09:14.490

Laurel: I just like to make a huge shout out to Marlene for keeping up.

2508

04:09:18.180 --> 04:09:18.630

Joseph: we've got an.

2509

04:09:19.710 --> 04:09:21.450

Joseph: Easy easier for, but that was really good.

2510

04:09:21.810 --> 04:09:24.060

Laurel: yeah it's just like it's incredible.

2511

04:09:24.540 --> 04:09:28.110

Marlene Schubert: I try my mind gets faster than my fingers and so it's like.

2512

04:09:30.060 --> 04:09:30.300

Joseph: We.

2513

04:09:30.600 --> 04:09:31.350

Laurel: Literally put up.

2514

04:09:31.500 --> 04:09:32.580

Laurel: Thank you very much for you really.

2515

04:09:32.670 --> 04:09:34.170

Marlene Schubert: No problem I don't mind.

2516

04:09:36.540 --> 04:09:37.830

Joseph: Okay i'm.

2517

04:09:39.900 --> 04:09:40.380

Joseph: Sorry.

2518

04:09:40.650 --> 04:09:42.870

Michael: Public comment, we need to ask for public comment.

2519

04:09:43.350 --> 04:09:45.300

Joseph: If the reason yeah well it's true.

2520

04:09:45.780 --> 04:09:48.060

Marlene Schubert: We have people out there still they've held on.

2521

04:09:49.980 --> 04:09:50.670

Joseph: Anybody from.

2522

04:09:50.730 --> 04:09:57.840

Joseph: Public wish to make a comment to sleep our anybody place we're interested in hearing what you might have to say.

2523

04:10:00.930 --> 04:10:01.590

Joseph: Anybody.

2524

04:10:03.570 --> 04:10:06.390

Hayes Gori: Well, I mean I am a member of the public, this is a story.

2525

04:10:07.920 --> 04:10:08.940

Joseph: Okay, go ahead.

2526

04:10:09.270 --> 04:10:13.920

Hayes Gori: yeah I know everyone wants to go have dinner my stomach is like to, but I just.

2527

04:10:14.970 --> 04:10:20.790

Hayes Gori: And thank you to everyone for your time Marlene for your great work and Dr be members, but I appreciate it.

2528

04:10:22.020 --> 04:10:32.100

Hayes Gori: But I you know I do think it's important to if you haven't recently or ever I did recently for the tpm I looked at the comprehensive plan, and in particular the housing element.

2529

04:10:32.880 --> 04:10:47.700

Hayes Gori: And my gosh it talks at length, I mean i'd say a good 80% of it is dedicated to affordable housing and you know a lot of goals, a lot of policies, you know it talks about the crisis that exists and the kind of a woeful lack of affordable housing.

2530

04:10:49.020 --> 04:10:50.670

Hayes Gori: And then, if you go to the housing resources.

2531

04:10:51.810 --> 04:10:57.060

Hayes Gori: bainbridge website and you look at their available rental units and available.

2532

04:10:58.140 --> 04:11:02.310

Hayes Gori: units for sale for affordable that you know it's basically nil.

2533

04:11:02.850 --> 04:11:12.720

Hayes Gori: But the waitlist is you know at any time 30 to 50 you know families or individuals for both of those things so it's it's really a problem and the one the one thing I would call your attention to.

2534

04:11:13.290 --> 04:11:24.330

Hayes Gori: In the housing element, there is a policy which is, which is a term they high priority action it's policy H O 4.2.

2535

04:11:24.930 --> 04:11:30.990

Hayes Gori: and recall that the the COMP plan was last updated 2017 so it's worth four years out now.

2536

04:11:31.500 --> 04:11:42.330

Hayes Gori: So the crisis in affordable housing was acknowledged, then the city hired a the Eco Northwest firm to study it and they made recommendations as to how to improve the code which have yet to be implemented.

2537

04:11:43.110 --> 04:11:53.580

Hayes Gori: But nonetheless that then there's this high priority action that's H O 4.2 which essentially talks about reviewing processes revising development standards for the high school district.

2538

04:11:54.060 --> 04:12:04.800

Hayes Gori: and other downtown districts and the goal is to encourage the transformation of these areas from auto oriented low rise homogenous commercial land use districts into walkable.

2539

04:12:05.160 --> 04:12:15.420

Hayes Gori: Transit serve mid rise mixed use neighborhood with affordable housing so that's a high priority action item, you know from 2017 and it remains so.

2540

04:12:16.770 --> 04:12:23.940

Hayes Gori: You know, and if you go back even further in time since essentially 2005 when the affordable housing building became voluntary under the code.

2541

04:12:24.690 --> 04:12:38.070

Hayes Gori: And if you there's a lot of literature on this, including memos from city staff there's basically been very little affordable housing built in fact most if not all that's been built has been done by David Smith and his company in that 15 years so period.

2542

04:12:39.090 --> 04:12:44.580

Hayes Gori: So it's you know it's a real problem and it's an urgency from the city's perspective and i'm not here to tell you that.

2543

04:12:45.030 --> 04:12:50.100

Hayes Gori: You know, because our project includes affordable housing air go, you know rubber stamp approval.

2544

04:12:50.460 --> 04:12:57.990

Hayes Gori: Or that because it's affordable housing, the quality of the construction or quality of life is less no i'm not saying either of those things.

2545

04:12:58.440 --> 04:13:10.650

Hayes Gori: But I am saying that that you know from a city policy perspective, you know it's not indifferent to projects that contain affordable housing, especially a sizable number of units like we're offering here.

2546

04:13:11.820 --> 04:13:16.410

Hayes Gori: So you know, I think that that context is important to keep in mind as we move forward here.

2547

04:13:17.160 --> 04:13:22.050

Hayes Gori: But anyway, with all that said again, thank you, it will see you again at some point in the in the.

2548

04:13:22.410 --> 04:13:29.460

Hayes Gori: near future you'll have more information and your disposal right it'll actually be after our application has been submitted, we pay the.

2549

04:13:30.210 --> 04:13:42.570

Hayes Gori: hefty six figure fees, a lot of in more engineering by city staff and review has occurred so you'll have a lot more information at your disposal, will take your guidance on board and and we'll continue the discussion.

2550

04:13:44.250 --> 04:13:48.450

Marlene Schubert: So, Joe we do have an attendee that would like to talk loud.

2551

04:13:48.570 --> 04:13:49.470

Loud clarissa.

2552

04:13:51.540 --> 04:13:52.050

Joseph: or so.

2553

04:13:52.590 --> 04:13:56.370

Clarissa San Diego: hi everybody I don't want to take up too much of your time, because I know it's been a long night.

2554

04:13:56.910 --> 04:14:02.550

Clarissa San Diego: I moved to bainbridge last summer so timid pandemic and I actually grew up in affordable housing.

2555

04:14:03.030 --> 04:14:14.370

Clarissa San Diego: And something that I wanted to address with it didn't seem very

clear as to what the demographic profile for the affordable housing is if there's something that I learned i'm coming from the bay area.

2556

04:14:14.760 --> 04:14:28.530

Clarissa San Diego: And going to Seattle San Diego as well as now bainbridge is that the look of affordable housing who qualifies for that or who needs it is very different per community, and I think if we could help narrow down.

2557

04:14:29.250 --> 04:14:39.180

Clarissa San Diego: Who within our Community, we are actually trying to serve then we'll have a better idea as to how to direct this development, I know somebody made a comment before of.

2558

04:14:39.810 --> 04:14:50.490

Clarissa San Diego: How, all of us is three stories and there's a narrow stairways my mother was also disabled and trying to go through up those.

2559

04:14:51.210 --> 04:14:58.920

Clarissa San Diego: Three stories levels was extremely difficult, and so I think we just need to keep in mind as to what type of.

2560

04:14:59.640 --> 04:15:11.310

Clarissa San Diego: Demographic We really are targeting and maybe there could be a number of different demographics there, but I really think just kind of having that constraint, especially when trying to consider affordable equitable housing.

2561

04:15:12.210 --> 04:15:16.980

Clarissa San Diego: it's almost like designing for your for your customer and user experience.

2562

04:15:20.400 --> 04:15:29.010

Joseph: Thank you for your comment, I think, I think that goes directly to the question we had about the diversity of housing types, there should be more.

2563

04:15:29.490 --> 04:15:36.720

Joseph: Diversity of housing types effect, you know number of people, people with disabilities feel have mobility issues as well as.

2564

04:15:37.260 --> 04:15:54.180

Joseph: People who might work in the service industry that are younger and whatnot you know people to work for the city that cannot afford to live on the island, you

know so number of types of housing that's required think it's a great comment anybody else have a comment.

2565

04:15:54.780 --> 04:15:55.770

Marlene Schubert: It doesn't appear.

2566

04:15:57.030 --> 04:16:03.300

Marlene Schubert: David we have this land you subcommittees is something we have to deal with with the group today to get some volunteers or.

2567

04:16:04.140 --> 04:16:07.440

David: How about this i'll just plant, the seed chair if that's okay with you, I can.

2568

04:16:07.440 --> 04:16:10.380

Joseph: Just I did talk to heather about it.

2569

04:16:10.680 --> 04:16:13.230

Joseph: And she said she hadn't come up with the final list yet.

2570

04:16:13.740 --> 04:16:18.630

Joseph: Okay, so we can deal with that, but if you want to introduce the subject, please do.

2571

04:16:18.930 --> 04:16:22.620

David: Okay i'll go in reverse order my three bullets and I think I can do this in about a minute and a half.

2572

04:16:22.950 --> 04:16:27.990

David: Okay third bullet we've agreed our reach out to the subcommittee and for the rest of the group, this is a room.

2573

04:16:28.200 --> 04:16:34.560

David: sort of minor that we're working on the code changes that will move the pre ap up to the beginning of the process before they go to the IRB.

2574

04:16:34.830 --> 04:16:43.350

David: So well we'll set up a meeting very shortly to finish the down in the weeds work with with the subcommittee and move that forward to planning Commission.

2575

04:16:44.400 --> 04:16:52.800

David: My second bullet was the general project update the most important thing that I was going to share with you is that expect to see the Wyatt and Madison project.

2576

04:16:53.130 --> 04:17:03.780

David: This is on the Northeast corner the multifamily probably your next meeting tentatively they're going through the final prep steps, including ppm, and they should they will likely be at your next meeting on the 15th.

2577

04:17:04.200 --> 04:17:07.050

Joseph: Know be going to the next ppm, which is scheduled for.

2578

04:17:07.890 --> 04:17:12.210

David: Excuse me, yes that's the plan that's their schedule, right now, so.

2579

04:17:12.510 --> 04:17:14.970

Joseph: And then next Thursday this Thursday night and.

2580

04:17:15.990 --> 04:17:19.500

David: let's see Kelly was working on the final schedule Kelly, are you still with us.

2581

04:17:19.530 --> 04:17:26.940

Kelly: Yes, so the 15th is not this coming Thursday, but the next Thursday.

2582

04:17:27.270 --> 04:17:29.010

Kelly: OK, the next.

2583

04:17:31.500 --> 04:17:32.970

Kelly: didn't get the data on.

2584

04:17:33.840 --> 04:17:35.760

Marlene Schubert: The next Thursday week from Thursday.

2585

04:17:37.200 --> 04:17:37.710

David: Yes.

2586

04:17:38.730 --> 04:17:41.310

Kelly: This is the we say the 15th or the 11th through.

2587

04:17:41.580 --> 04:17:44.250

David: The 15th would be Dr be the 11th would be planning Commission in.

2588

04:17:44.340 --> 04:18:05.310

Kelly: Okay sorry, yes, so why Madison is going the 11th to the participation meeting and then so Bruce I had talked to Bruce Anderson and he wasn't too sure about when he wanted to go to Dr B.

2589

04:18:06.750 --> 04:18:19.140

Kelly: It sounded like he could go on the 15th but I reimburses Bruce helix to talk and think and so i'm not sure if he was thinking, there may be some changes, so I think.

2590

04:18:20.460 --> 04:18:32.850

Kelly: Here, that my deadline is, I think, Wednesday for that planning Commission pocket, and so I plan to talk to him once he turns in that to say okay Is this what you want to send to the Dr B.

2591

04:18:33.300 --> 04:18:42.450

Kelly: Or do you anticipate you may have some changes and knowing Bruce he'll probably say well just hold off so that's why i'm sitting at tentative for the 15th for the early.

2592

04:18:43.260 --> 04:18:48.210

David: Okay, thanks Kelly, and I can update you on messenger house the other large projects next time around.

2593

04:18:49.050 --> 04:18:49.170

Joseph: The.

2594

04:18:49.440 --> 04:18:57.390

David: The final topic is is what Joe talked to heather about the put the city councilors revitalize the joint land you subcommittee in a different format.

2595

04:18:57.870 --> 04:19:06.780

David: And to get right to the point they're going to be looking for two Members each from the Council, which are Commission Council members car and high topless already.

2596

04:19:07.230 --> 04:19:11.820

David: Two Members from the planning Commission which they talked about last Thursday and will decide on at the next meeting.

2597

04:19:12.360 --> 04:19:24.900

David: And then two Members from your group, so the seed replanting is think about whether you want to be part of that the two representatives on that joint land use some coming to look mostly at the land use titles titles 16 1718 and design for bainbridge.

2598

04:19:26.190 --> 04:19:28.470

David: i'll leave that out there, Joe and and let you take it from there.

2599

04:19:28.770 --> 04:19:36.180

Joseph: Okay, I believe heather told me if I can get this down heather mentioned to me.

2600

04:19:37.620 --> 04:19:41.400

Joseph: Every might be a meeting on that subcommittee.

2601

04:19:42.420 --> 04:19:48.330

Joseph: one hour every two weeks, and it could go on, up to a year.

2602

04:19:49.650 --> 04:20:04.530

Joseph: So what i'm thinking is if someone else wants old i'll do it, and if someone else wants to join me and maybe that could be a backup person so i'll just reach out to the committee to the dmv people later and see who might be interested in that and.

2603

04:20:04.740 --> 04:20:07.920

David: Joe the planning committee is also discussing quarterly trade offs.

2604

04:20:08.160 --> 04:20:09.900

Joseph: So that's okay.

2605

04:20:10.140 --> 04:20:19.200

Joseph: So we could we could be just for yeah Okay, a quarterly trade offs and then someone else could go on, that would be even better, yes, thank you, excellent.

2606

04:20:19.890 --> 04:20:20.970

David: Thank you, that.

2607

04:20:21.720 --> 04:20:23.280

Joseph: Was fast, thank you very much.

2608

04:20:23.760 --> 04:20:41.550

Joseph: Okay um it's dinner time and I appreciate everybody staying over time and I appreciate the audience thing over time as well, so with that i'd like to call this meeting adjourned to your second from anybody somebody clap a.

2609

04:20:41.640 --> 04:20:43.230

Joseph: Okay, all right.

2610

04:20:43.980 --> 04:20:47.790

Joseph: Alright, thank you, everybody, we are officially turned Thank you.