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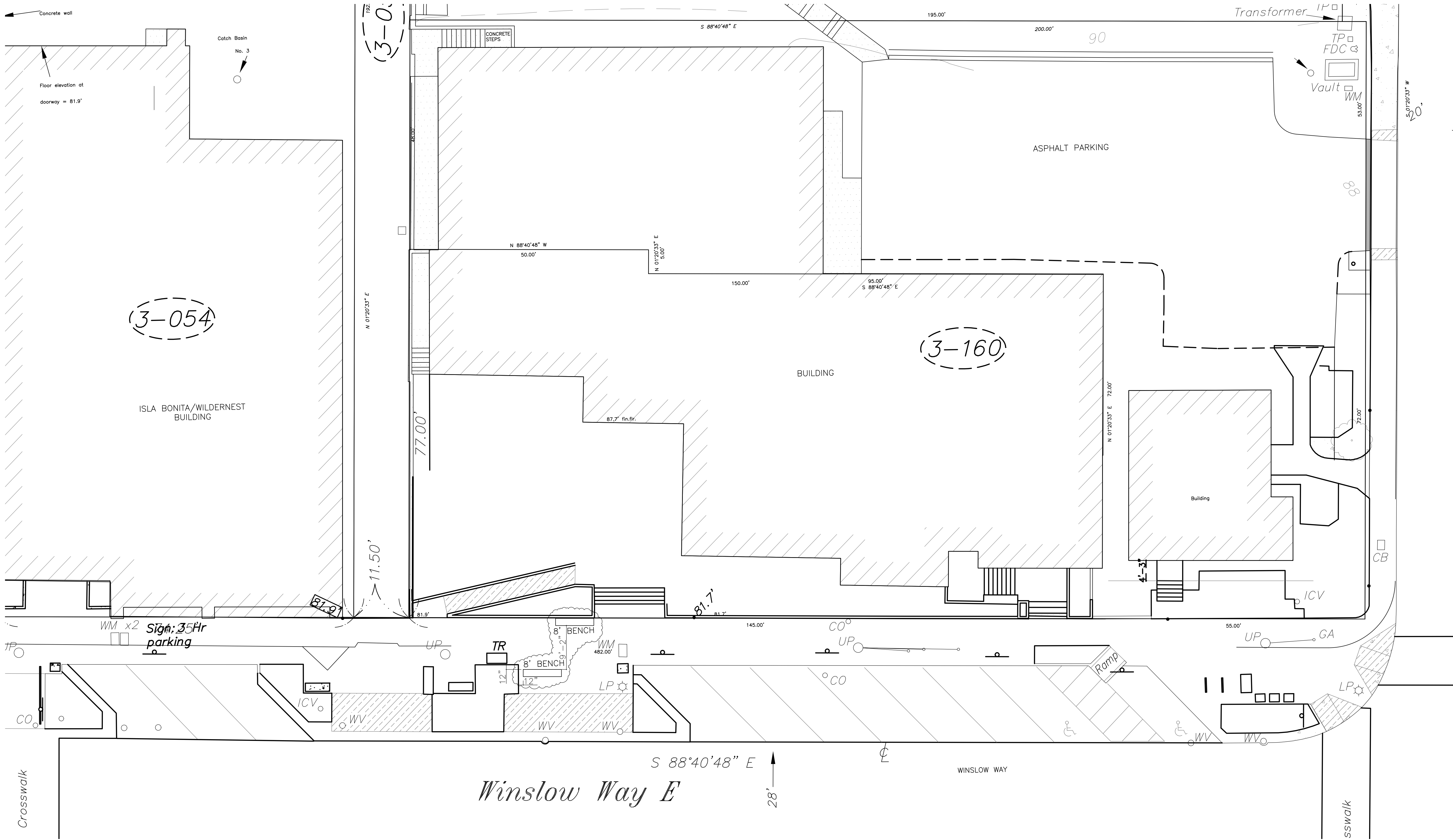
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Webinar ID: 919 6894 5681

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AGENDA-~~AMENDED~~

- | | |
|---------|--|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes-May 3, 2021 |
| 2:10 PM | Vincent Road Transfer Station Employees Restroom and Break Room
Building (PLN51965 DRB-DG)
Project Manager: David Greetham
#2 Design Guidance Review Meeting
<i>See digital file for materials</i> |
| 3:10 PM | Bench Donation - 380 Winslow
Mark Epstein, Engineering Project Manager
<i>See attached materials</i> |
| 3:30 PM | New/Old Business <ul style="list-style-type: none">• Update: Sub-committee "code changes" for project review process-David Greetham• Update: General Project Update-David Greetham• Board Member Issues/Concerns |
| 3:45 PM | Adjourn |

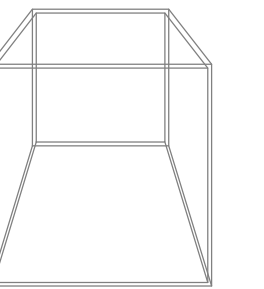


↑ PARTIAL SITE PLAN
1"=10'-0"

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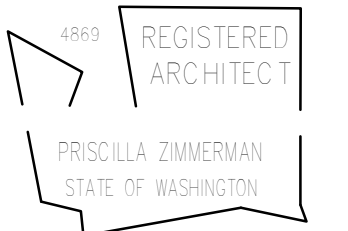
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PLOT DATE:
3/23/2021
5/11/2021

REVISIONS:



SIDEWALK BENCHES @ PLAZA

HAGGAR/ SCRIBNER
PROPERTIES
BENCHES AT PLAZA

380 WINSLOW WAY E
BAINBRIDGE ISLAND
WA 98110

A1.01



Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – April 19, 2021
Buxton Center for Performing Arts ([PLN51828 SPRA](#))
Messenger House ([PLN51717 SPR](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board members in attendance were Michael Loverich, Vicki Clayton, Shawn Parks, Bob Russell, and Todd Thiel. Laurel Wilson was absent and excused. Planning Commissioners Jon Quitslund and Ashley Mathews were present. City Council members Leslie Schneider and Michael Pollock were 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 – April 19, 2021

Motion: I make a motion to approve the minutes

Clayton/ Loverich: Passed Unanimously

Buxton Center for Performing Arts ([PLN51828 SPRA](#))

#3 Final Design Review Meeting

See attached 05-03-2021 FINAL Design for Bainbridge Worksheet-Buxton Center for BPA

Messenger House ([PLN51717 SPR](#))

#3 Final Design Review Meeting

See attached 05-03-2021 FINAL Design for Bainbridge Worksheet-Messenger House

New/Old Business

- Update-Subcommittee “code changes” for project review process – David Greetham
- General Project Update-David Greetham
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 5:53 PM.

Approved by:

Joseph Dunstan, Chair

Marlene Schubert, Administrative Specialist

Attendee Report					
Report Generated:	5/13/2021 11:56				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	934 5342 5990	5/3/2021 13:51	242	18	17
				Total Users	Max Concurrent Views
				44	0
Host Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	5/3/2021 13:51	5/3/2021 17:53	242	
Panelist Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:55	5/3/2021 17:51	176	
Mark Tumiski	mtumiski@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	49	
Shawn	shawn.parks@cobicommittee.email	5/3/2021 14:02	5/3/2021 17:53	232	
Kelly	ktayara@bainbridgewa.gov	5/3/2021 13:57	5/3/2021 15:36	100	
Kelly	ktayara@bainbridgewa.gov	5/3/2021 15:39	5/3/2021 17:53	134	
Michael	michael.loverich@cobicommittee.email	5/3/2021 13:58	5/3/2021 17:53	236	
Todd	todd.thiel@cobicommittee.email	5/3/2021 14:00	5/3/2021 17:53	233	
Ashley	ashley.mathews@cobicommittee.email	5/3/2021 13:57	5/3/2021 17:08	191	
JUSTIN YOUNKER	justin@cascadiadevelopment.com	5/3/2021 15:01	5/3/2021 17:53	172	
Dominique Cantwell	dcantwell@bainbridgeperformingarts.org	5/3/2021 14:03	5/3/2021 14:52	49	
Vicki	vicki.clayton@cobicommittee.email	5/3/2021 13:54	5/3/2021 17:53	239	
Michael P	mpollock@bainbridgewa.gov	5/3/2021 13:52	5/3/2021 16:59	187	
David	david@carlettiaircitects.com	5/3/2021 14:03	5/3/2021 17:51	228	
Joseph	joseph.dunstan@cobicommittee.email	5/3/2021 13:56	5/3/2021 17:53	238	
charlie	charlie@wenzlauarchitects.com	5/3/2021 14:55	5/3/2021 17:51	176	
Josh Saitelbach - Groundswell	josh@groundswell.studio	5/3/2021 14:03	5/3/2021 14:52	50	
Leslie	lschneider@bainbridgewa.gov	5/3/2021 14:02	5/3/2021 14:35	34	
Bob	bob.russell@cobicommittee.email	5/3/2021 13:54	5/3/2021 17:53	239	
David	dgreetham@bainbridgewa.gov	5/3/2021 15:06	5/3/2021 17:53	167	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	50	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	49	
Wendy Pautz	wpautz@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	50	
Jon Quitslund	jonquitslund@att.net	5/3/2021 14:55	5/3/2021 16:56	121	
Attendee Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:06	5/3/2021 14:10	5	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:39	5/3/2021 14:55	17	
Mark Tumiski	mtumiski@lmnarchitects.com	5/3/2021 14:01	5/3/2021 14:03	3	
William Langemack	langemack@icloud.com	5/3/2021 14:00	5/3/2021 14:52	52	
Steve Powell	spowell@soundpublishing.com	5/3/2021 14:02	5/3/2021 14:54	53	
JUSTIN YOUNKER	justin@cascadiadevelopment.com	5/3/2021 14:01	5/3/2021 15:01	61	
Dominique Cantwell	dcantwell@bainbridgeperformingarts.org	5/3/2021 14:00	5/3/2021 14:03	3	
Matt Longmire	mlongmire@bainbridgeperformingarts.org	5/3/2021 14:37	5/3/2021 14:53	16	
David	david@carlettiaircitects.com	5/3/2021 14:00	5/3/2021 14:03	3	
charlie	charlie@wenzlauarchitects.com	5/3/2021 14:46	5/3/2021 14:55	10	
Josh Saitelbach - Groundswell	josh@groundswell.studio	5/3/2021 14:01	5/3/2021 14:03	3	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:00	5/3/2021 14:03	3	

Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:00	5/3/2021 14:03	3	
Anne McNamee Corbett	anne@islandfilmworks.com	5/3/2021 14:07	5/3/2021 17:51	225	
Wendy Pautz	wpautz@lmnarchitects.com	5/3/2021 14:01	5/3/2021 14:03	3	
Joe Dunstan	joseph.dunstan@cobicommitte.email	--	--	--	
Jon Quitslund	jonquitslund@att.net	5/3/2021 14:00	5/3/2021 14:55	56	
Kim McCormick Osmond	kimberly.mccormick.osmond@cobicommittee.email	5/3/2021 14:36	5/3/2021 14:46	11	
kim osmond	kimberly.mccormick.osmond@cobicommittee.email	5/3/2021 14:46	5/3/2021 16:33	107	
ralphspilling	ralphspil@aol.com	5/3/2021 14:00	5/3/2021 14:52	52	
Mark	markf53@msn.com	5/3/2021 14:00	5/3/2021 17:05	185	
Other Attended					
User Name	Join Time	Leave Time	Time in Session (minutes)		
12067180799	5/3/2021 14:43	5/3/2021 14:55	12		
12067180799	5/3/2021 14:55	5/3/2021 17:51	176		

WEBVTT

1

00:00:01.079 --> 00:00:18.240

Joseph: Okay, good afternoon everybody, my name is Joe dunston and the Chair of the design review board and i'd like to welcome everybody to today's may 3 design review board meeting for the city of bainbridge island and we have a really big today.

2

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

Joseph: We have a couple couple of projects to the buxton Center for performing arts, which is a remodel project, and then we have the messenger house.

3

00:00:32.730 --> 00:00:41.760

Joseph: final design review mornings, so we got a packed agenda today so i'd like to just get started, we do have a corn here.

4

00:00:43.320 --> 00:00:46.920

Joseph: I might just really quick introduce everybody who's here vicki.

5

00:00:48.540 --> 00:00:49.860

Joseph: vicki is here with.

6

00:00:51.120 --> 00:00:54.870

Joseph: The Dr Bob Russell was here Todd feel.

7

00:00:57.300 --> 00:00:58.800

Joseph: Michael leverage.

8

00:01:01.200 --> 00:01:03.000

Joseph: Sean is not here is that right.

9

00:01:03.390 --> 00:01:03.840

Marlene Schubert: not yet.

10

00:01:04.020 --> 00:01:05.070

Marlene Schubert: he's supposed to be joining.

11

00:01:05.610 --> 00:01:08.520

Joseph: and myself, and who am I missing let's see.

12

00:01:09.810 --> 00:01:10.230

Marlene Schubert: Laurel.

13

00:01:10.320 --> 00:01:11.010

Marlene Schubert: is gone girl.

14

00:01:11.070 --> 00:01:17.820

Joseph: And laurels not here right okay very good all right, well, thank you, thank you, everybody for coming to the meeting today.

15

00:01:19.410 --> 00:01:28.170

Joseph: I would like to give them the agenda of the two projects does anybody have any conflicts of interest or any concerns that they have to.

16

00:01:29.310 --> 00:01:36.300

Joseph: tell people about I don't hear anything we see hands raised going to assume that's a no.

17

00:01:37.440 --> 00:01:37.890

Joseph: Okay.

18

00:01:39.300 --> 00:01:52.080

Joseph: We do have the Minutes from April 19 summary of minutes I hope y'all looked at them does anybody have any questions about them any changes do I hear a motion to approve.

19

00:01:56.760 --> 00:01:57.780

Joseph: from anybody.

20

00:02:00.300 --> 00:02:00.750

Michael: Okay, so.

21

00:02:00.780 --> 00:02:03.900

Joseph: We can make emotional angel Michael a second.

22

00:02:05.220 --> 00:02:13.500

Joseph: Okay well and favorites raise your hand Okay, thank you okay great alright so i'm.

23

00:02:14.550 --> 00:02:17.970

Joseph: Marlene can we bring in the box didn't.

24

00:02:18.930 --> 00:02:20.910

Joseph: gain time.

25

00:02:21.390 --> 00:02:25.230

Marlene Schubert: yeah so let's see people there's a lot of people when.

26

00:02:25.260 --> 00:02:30.750

Marlene Schubert: Wendy pots, I think, is one of them and mark to missy is a nother.

27

00:02:32.580 --> 00:02:38.490

Marlene Schubert: Is there anyone else in the audience, please raise your hand if you need to be brought forward as a panelist for the buxton.

28

00:02:38.490 --> 00:02:38.850

project.

29

00:02:39.870 --> 00:02:39.990

Joseph: Oh.

30

00:02:40.050 --> 00:02:41.700

Marlene Schubert: Here we go lots of hands okay well.

31

00:02:44.610 --> 00:02:51.300

Wendy Pautz: And in particular marley and the two other presenters are josh seibel back and mark to minsky.

32

00:02:51.750 --> 00:02:55.650

Marlene Schubert: Okay, so I thought I had promoted mark, but let me try that one more time.

33

00:02:57.420 --> 00:02:59.850

Marlene Schubert: And we have a Dominique as well and.

34

00:03:00.090 --> 00:03:02.310

Wendy Pautz: An error okay yeah.

35

00:03:03.510 --> 00:03:04.500

Marlene Schubert: All right, one more.

36

00:03:05.070 --> 00:03:05.940

Joseph: One more good.

37

00:03:06.000 --> 00:03:08.160

Marlene Schubert: yeah all right, I think that's it.

38

00:03:09.000 --> 00:03:19.050

Joseph: Okay, great oh welcome Wendy i'll start with you that's good you have presented to us before we have seen your work.

39

00:03:20.220 --> 00:03:26.790

Joseph: And we ended up on the worksheet I think at the building section so.

40

00:03:27.810 --> 00:03:41.790

Joseph: Before we go back to the building section again and start going through the worksheet have you done have your team done any changes and really additions or upgrades that you want to discuss that we need to know about.

41

00:03:43.410 --> 00:03:51.420

Wendy Pautz: So, so I think what we've done since the last time we've seen you just continue to develop the project in its dealing and its construction documents.

42

00:03:52.200 --> 00:03:59.910

Wendy Pautz: We do have materials here today in the presentation that I think we would like to walk through very quickly, I would say, and.

43

00:04:00.330 --> 00:04:16.710

Wendy Pautz: mark is can bring that up I think what I would say is that there have been no significant departures from what we have presented in the previous two meetings in those meetings, particularly in the second one, we were fairly far along in the process.

44

00:04:16.800 --> 00:04:30.510

Wendy Pautz: Right, but we did can organize our thoughts today around you've already taken, my first two or three slides so that's good we'll save some time around, focusing on the design standards where we left off.

45

00:04:31.740 --> 00:04:36.120

Wendy Pautz: last meeting so mark, are you going to bring up the presentation I.

46

00:04:36.120 --> 00:04:42.720

Mark Tumiski: Think screen sharing is disabled so either I have it ready or it's a Kelly has it, we can also do so.

47

00:04:42.870 --> 00:04:44.880

Marlene Schubert: I think I just allowed you mark.

48

00:04:45.060 --> 00:04:47.340

Marlene Schubert: Share can you try, one more time, make sure it's working.

49

00:04:47.610 --> 00:04:48.870

Marlene Schubert: Perfect oh great.

50

00:04:49.170 --> 00:04:49.560

Great.

51

00:04:51.360 --> 00:04:52.560

Mark Tumiski: presentation here.

52

00:04:52.920 --> 00:04:57.090

Wendy Pautz: And why don't we just drove trump's straight to slide three mark.

53

00:04:58.080 --> 00:05:05.220

Wendy Pautz: Because we do we recognize, you have a full schedule today in our 45 minutes, we want to make sure that we can get that through the remaining.

54

00:05:05.880 --> 00:05:14.280

Wendy Pautz: standards, so this is a, this is a current mentoring for the project which and thanks supports what I just described to you in terms of the project really.

55

00:05:14.730 --> 00:05:23.340

Wendy Pautz: Not taking any substantial or any deviations from a design as we've been discussing and it's really been in the details.

56

00:05:24.300 --> 00:05:35.490

Wendy Pautz: So if we go to maybe slide five mark so side for was a slide that indicated the design standards that we have been through in our last meeting.

57

00:05:36.180 --> 00:05:59.160

Wendy Pautz: In our records design standards that are remaining because I think we did get through some of the building standards last time our detailing relative to the building and then the landscape concept, and I would say that the landscape design standards really around two or three.

58

00:06:00.180 --> 00:06:14.010

Wendy Pautz: Key issues one sustainability in the design to enhancing the public realm and three connecting the building to the environment and we've been talking with you about that alone in terms of.

59

00:06:14.370 --> 00:06:22.680

Wendy Pautz: adding an overarching goal for the entire project so with that I think it would be helpful if mark could very quickly walk through.

60

00:06:23.100 --> 00:06:35.100

Wendy Pautz: The building features and then, as I mentioned josh sila back on ground swell or landscape architect is here to talk a little bit more detail about the E1 design standards alright.

61

00:06:35.520 --> 00:06:36.300

Mark Tumiski: Alright, thanks Wendy.

62

00:06:37.530 --> 00:06:43.590

Mark Tumiski: So yeah as we mentioned kind of quick overview here for those who may not be as familiar we are.

63

00:06:44.100 --> 00:06:52.500

Mark Tumiski: Showing here, the new building footprints so the line of the existing building is kind of this outline here, and then the dashed areas kind of the new building footprints so.

64

00:06:53.070 --> 00:07:04.650

Mark Tumiski: Not too much further to the west of the current face of the building, but a little bit further to the north, and that is within that 20 foot landscape buffer zone that you're seeing north of that and we'll talk a little bit about that as we move forward.

65

00:07:06.000 --> 00:07:15.870

Mark Tumiski: First floor plan of the building so again, as we presented last time, the kind of overarching concept is this idea of the very transparent lobby expression in between to see are clad boxes.

66

00:07:16.410 --> 00:07:25.500

Mark Tumiski: One of which is a multi purpose studio space that will be for her souls lobby overflow with some big barn doors and also for performances on its own right at that scale.

67

00:07:26.490 --> 00:07:33.840

Mark Tumiski: To the south isn't administration wing and entry vestibule which will also serve as a box office and ticket purchase area.

68

00:07:34.860 --> 00:07:50.640

Mark Tumiski: The existing building footprint is largely unchanged we're upgrading the seating bowl significantly for audience experience and sidelines and functionality upgrading the restrooms adding an elevator to level two and Level two access to the auditory.

69

00:07:53.190 --> 00:07:53.790

Michael: hey Mara.

70

00:07:54.030 --> 00:08:00.240

Michael: Yes, requested on that did you have more doors opening up to the Plaza previously.

71

00:08:01.260 --> 00:08:10.770

Mark Tumiski: I believe we may have had one one additional door at the cell and we ended up going to just one door in this curtain wall here at the north.

72

00:08:12.990 --> 00:08:19.140

Mark Tumiski: up small change there and then you know some small details in terms of development of the bar and see what the other components.

73

00:08:20.850 --> 00:08:31.380

Mark Tumiski: level, to again primarily about access to the auditorium so entering from the rear also access to the control booth and a sensory room, which provides.

74

00:08:31.830 --> 00:08:38.610

Mark Tumiski: Viewing for those with any kind of special needs so it's kind of a private area overlooking the stage.

75

00:08:39.120 --> 00:08:50.520

Mark Tumiski: The balcony lounge is kind of a new edition from what we last showed you, and that is again provide a little bit more space during intermission providing also that overlook into the lobby below and out the Nice large curtain wall here.

76

00:08:53.010 --> 00:09:00.810

Mark Tumiski: Looking at the elevation of primary elevation is the West here and then we're not showing the big trees, but you're right in front of the class, but this gives you a sense of the building.

77

00:09:01.830 --> 00:09:03.450

Mark Tumiski: Those two seater boxes I mentioned.

78

00:09:04.560 --> 00:09:18.270

Mark Tumiski: The development we've done around the door expression is that each of the doorways now has a steel black powder coated steel portal so you'll see that in some of the other views as well, but that's kind of the way we're detailing this metal wood and glass expression.

79

00:09:19.440 --> 00:09:25.710

Mark Tumiski: That you doors on the studio our exit doors for that space in the large window looking in.

80

00:09:26.880 --> 00:09:33.990

Mark Tumiski: The door on the curtain wall is kind of a large pivot or so that's more about again allowing this freedom of movement during the show and during intermission.

81

00:09:34.740 --> 00:09:38.610

Mark Tumiski: Some natural ventilation when it's nice out and just making that connection to the outdoors.

82

00:09:39.270 --> 00:09:54.480

Mark Tumiski: Also, new since last time we have added a handrail on this ramp it wasn't strictly required, given the low slope of the ramp but we thought it would be helpful to have at least one handrail for anyone who has that needed it's just a functionality and comfort issue.

83

00:09:57.210 --> 00:10:07.830

Mark Tumiski: Again, the expression of the new versus the old so we of course on all six and deciding on the existing building and vertical three inch siding on the news, so we can try something a part of all that, with the tone.

84

00:10:08.520 --> 00:10:19.440

Mark Tumiski: Also, with the brutality and the fact that it's kind of a nickel gap very thin reveal between the board so it's a slightly different look than the previous existing expression.

85

00:10:20.400 --> 00:10:29.040

Mark Tumiski: The deep overhang over the porch again providing a functional rain protection and solar protection for the windows, but also unifying those volumes together.

86

00:10:32.820 --> 00:10:43.440

Mark Tumiski: Looking at the East side of the building, we are exploring there is a another designer who's assisting bpa with the signage the final final design, but we are working closely with him.

87

00:10:44.100 --> 00:10:50.610

Mark Tumiski: To think about the primary signage on the West but also potentially some additional signage on the East for those coming from erickson.

88

00:10:52.110 --> 00:10:57.120

Mark Tumiski: And you'll see here on the right that idea of the landscape buffer that's on the North side of the site.

89

00:11:00.750 --> 00:11:09.150

Mark Tumiski: We also are providing some mechanical screening, which was one of the developments since we last talked to you so that's going to be around the units that are dashed in here.

90

00:11:11.040 --> 00:11:13.320

Mark Tumiski: And that's primarily for for Nice.

91

00:11:17.430 --> 00:11:25.290

Mark Tumiski: And then looking a little bit closer into the the building components, so this is a nice little section of the building or you see a little bit of everything, so our.

92

00:11:25.680 --> 00:11:36.870

Mark Tumiski: buckley's glass curtain wall which is backed up by limb Malian slash columns the blue and beams overhead connected to that express what structure at the ceiling, the decking.

93

00:11:37.860 --> 00:11:44.640

Mark Tumiski: And then, at the inside and outside we bring the cedar siding and and we also bring this metal reveal above it inside as well.

94

00:11:45.540 --> 00:11:54.780

Mark Tumiski: So that's kind of a nice way to make sure this box is really stand out is the solid concept of a solid and boyd and that portal, I mentioned the box to portal at the doorways.

95

00:11:58.080 --> 00:12:02.850

Mark Tumiski: And then just snapshot of our material palette again trying to keep it very refined.

96

00:12:04.050 --> 00:12:14.460

Mark Tumiski: Simple and modest and not trying to be too loud again we've got new and old kind of as a primary contrast and then within the new again a lot of that would expression and middle class.

97

00:12:16.830 --> 00:12:19.050

Mark Tumiski: So that i'm gonna hand it off to justice, give a little bit out.

98

00:12:20.730 --> 00:12:30.360

Josh Saitelbach - Groundswell: Thanks mark hi everyone, my name is josh sidewalk i'm a landscape architect with ground swell, I believe, Chris Jones our principal has been walking you through the project, mostly.

99

00:12:30.930 --> 00:12:38.130

Josh Saitelbach - Groundswell: So I will do my best to fill his shoes here, but let me know if i'm missing anything so.

100

00:12:39.030 --> 00:12:50.010

Josh Saitelbach - Groundswell: This is showing our three development areas, and I think you're all pretty familiar with this, this has remained the same as we've developed an advanced some of the details, through the site.

101

00:12:50.670 --> 00:13:10.980

Josh Saitelbach - Groundswell: We have three zones, the studio spill out zone, which is more of an intimate group hangout space for that small theater, then we have the porch which has a strong visual connection into the lobby of the space and, finally, the Plaza area which we've designed to provide a flexible.

102

00:13:12.330 --> 00:13:16.800

Josh Saitelbach - Groundswell: entertainment space a flexible public space and has been designed.

103

00:13:18.180 --> 00:13:24.150

Josh Saitelbach - Groundswell: to connect with the town Square and really start to unify this civic zone.

104

00:13:26.160 --> 00:13:28.320

Josh Saitelbach - Groundswell: So, moving on to the next slide mark.

105

00:13:29.370 --> 00:13:41.610

Josh Saitelbach - Groundswell: The big move the big site defining design move is to align the main entry of the performing arts Center with the access on town Square and we've continued to uphold that design principle here.

106

00:13:42.300 --> 00:13:52.080

Josh Saitelbach - Groundswell: You can see that in our Plaza area we have flying with furnishings zones that mimic the scale and proportion of the town square public space.

107

00:13:52.980 --> 00:14:04.470

Josh Saitelbach - Groundswell: And those furniture zones are designed to be flexible spaces that can operate during for performance times and other civic times that that that'll be used for.

108

00:14:05.100 --> 00:14:16.290

Josh Saitelbach - Groundswell: We had a goal of providing an equitable entry experience into the space to you can see our red accessible path here, and it was really important to us to.

109

00:14:18.060 --> 00:14:25.050

Josh Saitelbach - Groundswell: Allow stare users and ramp users, the same entry experience into the site, which is why we have.

110

00:14:26.160 --> 00:14:29.610

Josh Saitelbach - Groundswell: Both pathways through this Plaza experience here.

111

00:14:31.350 --> 00:14:43.170

Josh Saitelbach - Groundswell: We are using a native climate adaptive plan palette throughout the whole site, you can see we've identified a woodland landscape, as our main character for the site.

112

00:14:45.060 --> 00:14:46.920

Josh Saitelbach - Groundswell: If you want to go to the next slide mark.

113

00:14:49.410 --> 00:14:51.780

Josh Saitelbach - Groundswell: This site is this slide is showing.

114

00:14:53.100 --> 00:14:59.670

Josh Saitelbach - Groundswell: The new trees that were planting and you can see that they're mostly in that 20 foot landscape offer on the North edge of the property.

115

00:14:59.940 --> 00:15:14.400

Josh Saitelbach - Groundswell: And we're doing this because we want to highlight the incredible existing trees that already bring so much identity to this to this site and to the bpa So you can see the mix of deciduous and evergreen trees along that 20 foot landscape offer to the north there.

116

00:15:15.750 --> 00:15:16.950

Josh Saitelbach - Groundswell: And the next.

117

00:15:18.300 --> 00:15:18.990

Josh Saitelbach - Groundswell: slide.

118

00:15:20.970 --> 00:15:30.900

Josh Saitelbach - Groundswell: you'll see that we're starting to develop this planting strategy that's multi layered and has a variety of texture and color and seasonal interest.

119

00:15:31.290 --> 00:15:47.370

Josh Saitelbach - Groundswell: And so here we're getting into just some of the larger shrubs on the site and they have a site wide distribution which we're using in order to unify the landscape identity throughout the entire project and.

120

00:15:48.750 --> 00:15:54.210

Josh Saitelbach - Groundswell: So you'll see this strategy in both the larger shrubs the smaller shrubs and our ground covers.

121

00:15:55.440 --> 00:16:01.020

Josh Saitelbach - Groundswell: The next planting group that i'll show you is just some of our smaller ground covers and shrubs.

122

00:16:01.710 --> 00:16:11.760

Josh Saitelbach - Groundswell: They are grouped and again spread site wide we are using climate adaptive native species that are going to establish a woodland topology and.

123

00:16:12.450 --> 00:16:27.930

Josh Saitelbach - Groundswell: be able to have their irrigation systems turned off after they've reached establishment, which is something we want to start to incorporate those sustainable practices into our landscape design, so I think mostly what what we tried to do is.

124

00:16:29.910 --> 00:16:47.580

Josh Saitelbach - Groundswell: cultivate and use the existing woodland character of the bpa and provide a rich backdrop not only for these new civic spaces that we're helping to create, but for the patrons inside bpa and really connecting the land connecting everybody to the landscape.

125

00:16:49.050 --> 00:17:01.260

Mark Tumiski: And just wanting to add there I think everyone numbers last time we did mentioned, we are preserving the existing and rainwater garden for the South, we were just re establishing some plants that had been previously died out so trying to you.

126

00:17:02.400 --> 00:17:03.000

Mark Tumiski: Were back in.

127

00:17:04.320 --> 00:17:24.210

Joseph: This question about that um i'm not really sure that you're expanding the impervious cover on site, but are you increasing any storm water or is there is either a possibility to increase the rain garden, even just to make sure that I using the city system as much.

128

00:17:24.450 --> 00:17:37.320

Josh Saitelbach - Groundswell: Absolutely, we are planning on increasing the area of

the rain garden and will be using hand digging methods during construction in order to protect those existing trees and tree roots nearby.

129

00:17:38.940 --> 00:17:43.230

Joseph: So the demand on the city system will drop actually potentially.

130

00:17:43.320 --> 00:17:47.190

Josh Saitelbach - Groundswell: It should additionally just because we're providing such a.

131

00:17:48.630 --> 00:17:59.880

Josh Saitelbach - Groundswell: sizable quantity of plants those should retain a lot of and we're removing a lot of the previous them on on site, we should hold a lot more water within those plants systems.

132

00:18:01.560 --> 00:18:07.320

Joseph: yeah I just not to interrupt you, but i'd like to say that just given as a landscape architect i'd like to say that.

133

00:18:07.740 --> 00:18:20.070

Joseph: Just given that you don't have a lot to work with here because it's a small project small area and it's a remodel as opposed to new project I think you've done some nice nice things here in this whole area, so thank you yeah.

134

00:18:21.210 --> 00:18:27.720

Mark Tumiski: Thanks, and then we just have one last image again, one of the other pieces of the project we developed since we last spoke is.

135

00:18:28.230 --> 00:18:35.970

Mark Tumiski: lighting so again renderings are really hard to capture accurately lighting is going to look like, but we have attempted to kind of keep the.

136

00:18:36.360 --> 00:18:42.690

Mark Tumiski: lowest possible glare fixtures providing you know, safe and welcoming elimination at night.

137

00:18:43.470 --> 00:18:56.970

Mark Tumiski: Really, focusing light in around the entry and anywhere circulation so there's lighting at both ends of the ramp letting all the way out to the parking and lighting around the the fortunate deposit so.

138

00:18:58.410 --> 00:19:08.100

Mark Tumiski: But you're seeing the building at night, the welcoming kind of red is the color we're using to signify entry into the performance basis on each level you're seeing the bar with backing.

139

00:19:09.270 --> 00:19:14.760

Mark Tumiski: shielding area and and some small upgrading on me with software that we're doing both of the boxes.

140

00:19:18.540 --> 00:19:18.990

Mark Tumiski: And that's it.

141

00:19:19.500 --> 00:19:34.350

Joseph: Good great Thank you okay very good um what what do we do anybody have any questions right off the BAT or can we go directly into the worksheet and go back to the be category buildings.

142

00:19:34.710 --> 00:19:47.700

Kelly: So, so if I could interrupt at this point there, there was a revision to this project and and we looked at, I know you've seen the that the portable buildings are a little off to the side.

143

00:19:48.270 --> 00:20:03.510

Kelly: And that was not really incorporated into this project in terms of the you know the landscape architecture and those portables were approved in during the land use application from.

144

00:20:05.370 --> 00:20:19.770

Kelly: And, and there was a provision at that time that the director could permanently approved those and they've since had extensive remodels and earth, you know adjust seismic concerns and things like that.

145

00:20:20.790 --> 00:20:28.440

Kelly: We can't find evidence that those portables wherever permanently incorporated into this so.

146

00:20:29.520 --> 00:20:44.130

Kelly: The third week of April, we decided that the best thing to do, for transparency and for everybody's ease is to address that now, and the bpa would like to permanently incorporate those they've done.

147

00:20:45.930 --> 00:21:01.230

Kelly: Extensive work to make sure that those buildings are safe and the one issue is that the where they were placed doesn't provide that full required 20 foot buffer from the single family residential.

148

00:21:02.190 --> 00:21:12.750

Kelly: or from the residential behind it, so there is a provision in the code to be able to average that buffer and when you looked at their landscape plan you can kind of see that.

149

00:21:13.380 --> 00:21:22.590

Kelly: You know the landscaping extends outside of what they've defined as that 20 foot buffer so i'm very confident that.

150

00:21:23.640 --> 00:21:33.330

Kelly: That they can you know when when we go to designate the but the perimeter buffer up there on the North side that it'll just kind of.

151

00:21:34.320 --> 00:21:47.850

Kelly: You know in some places it'll provide 30 feet or 25 fee and behind the portables there it'll provide a little bit less, but the brought up to at a minimum the standard for.

152

00:21:48.780 --> 00:22:00.300

Kelly: The the appropriate screening for the buffer so I just wanted to make sure you knew that we've adjusted the the project description to reflect that and.

153

00:22:01.320 --> 00:22:09.780

Kelly: And they've submitted this as a site plan that's either this one or very similar to this on on April 22.

154

00:22:11.100 --> 00:22:17.790

Joseph: So so just to wake up because i'm always slow on the uptake here if you ever do you think it'll work.

155

00:22:18.090 --> 00:22:21.870

Kelly: Yes, definitely I think in the the slide.

156

00:22:23.010 --> 00:22:28.890

Kelly: And the slide where you were showing a lot of the colors I can't remember I

don't know what number that was.

157

00:22:31.530 --> 00:22:33.150

Kelly: So you can see where.

158

00:22:34.290 --> 00:22:34.950

Kelly: The.

159

00:22:36.030 --> 00:22:55.110

Kelly: You know, you can kind of see where that 20 foot goes right to the new building but beyond that, in those two areas they've bumped out further and, and that is going to be adequate to provide for I think it's it's pretty minimal like a four foot strip that that.

160

00:22:57.060 --> 00:23:01.650

Kelly: is something like 16 feet behind the portables so.

161

00:23:02.820 --> 00:23:10.830

Joseph: Okay, and so to josh and to mark this is news to you, but it's news to us, but you guys are well aware that when everything goes.

162

00:23:11.160 --> 00:23:12.930

Wendy Pautz: Yes, elsewhere around that.

163

00:23:13.140 --> 00:23:14.100

Joseph: Okay, all right.

164

00:23:15.120 --> 00:23:26.820

Kelly: So this just come in, I mean this is something that's relatively as long as you're okay with incorporating the part of walls and we just thought this was the easiest way, but we can.

165

00:23:27.960 --> 00:23:29.220

Kelly: We can require.

166

00:23:31.740 --> 00:23:42.360

Kelly: A revised landscape plan at this point, but i'm more inclined to just have them do that at building permit and condition the project that they bump out into that.

167

00:23:45.150 --> 00:23:49.740

Joseph: Okay, any comments on that from the Dr be anybody have any questions about that.

168

00:23:55.800 --> 00:24:05.310

Joseph: Okay, so the the the to build the two the two particles will become permanent units yes and they're not being remote.

169

00:24:06.390 --> 00:24:10.770

Kelly: They they already were in perhaps i'm dominic would like to speak to that.

170

00:24:13.560 --> 00:24:16.410

Dominique Cantwell: yeah certainly so at the end.

171

00:24:16.470 --> 00:24:17.910

Kelly: Are you on the spot donny.

172

00:24:18.420 --> 00:24:30.840

Dominique Cantwell: No, no, no it's okay yeah in 2020 we took on significant remodel of that if you drive by you'll see that there's new citing there's new whether she doing new decking.

173

00:24:32.370 --> 00:24:47.430

Dominique Cantwell: As I mentioned to Kelly before we had them checked out for earthquake seismic security, very recently, new roof, etc, so they have been remodeled to match the rest of the building they've just recently been repainted.

174

00:24:49.350 --> 00:24:54.420

Dominique Cantwell: And it similarly came as news to us, but they were not permanently.

175

00:24:56.040 --> 00:25:07.680

Dominique Cantwell: permitted there, so we wanted to make sure like Kelly, said that we were really on the up and up with us and that we continue to make it a very intentional and thoughtful way of dealing with the project in its in its entirety.

176

00:25:12.180 --> 00:25:21.960

Joseph: Never looked at the other Dr B members for comments, but I would say, the main issue for me would be once project spelt doesn't seem seamless.

177

00:25:22.740 --> 00:25:33.960

Joseph: You know doesn't seem you know, like it fits in you know, one way or the other, it doesn't look like add ons one way or the other, make sure that you know it's a attractive looking thing.

178

00:25:35.040 --> 00:25:37.050

Joseph: Any comments from anybody else on that.

179

00:25:38.460 --> 00:25:39.600

Joseph: concerns.

180

00:25:43.500 --> 00:25:43.890

Joseph: Okay.

181

00:25:45.270 --> 00:26:05.700

Joseph: All right, thank you Kelly and that's fine Okay, thank you um okay so without further ado we'll get about 1520 minutes here can we go on with the other building Sections I believe we've answered some of the discussions we not have any comments and some of the areas.

182

00:26:06.900 --> 00:26:08.190

Joseph: Where I can recall.

183

00:26:10.170 --> 00:26:10.860

Joseph: um.

184

00:26:11.280 --> 00:26:14.130

Marlene Schubert: yeah it looks like we did not add any comments from the.

185

00:26:14.130 --> 00:26:16.350

Marlene Schubert: Dr be discussion in the building area.

186

00:26:16.470 --> 00:26:17.400

Marlene Schubert: As of last time.

187

00:26:17.640 --> 00:26:20.820

Marlene Schubert: that's police what my records have I hope it's matching everyone else's.

188

00:26:20.880 --> 00:26:27.960

Joseph: I think it is, I think I think we were going to be fine we didn't have any comments before that Is that correct does anybody wanna.

189

00:26:29.760 --> 00:26:31.590

Joseph: From the db want to correct that.

190

00:26:37.590 --> 00:26:51.600

Joseph: I mean, I think the project, you know, expressing a clear organizational concept, I think it really for the project does that I think they actually enhance that with their front door and Prince, I think the railing even helps that a little bit.

191

00:26:53.940 --> 00:27:02.220

Joseph: I think that organizational concept is much stronger with the landscape and the actual so.

192

00:27:05.010 --> 00:27:13.620

Joseph: Any other comments on V1 or any comments on any of the beat two, three or four or five any comments there anybody have.

193

00:27:15.780 --> 00:27:18.660

Joseph: From the dmv any concerns or issues or questions.

194

00:27:27.330 --> 00:27:41.820

Joseph: Okay um I personally like the subtlety of the changes from the vertical and horizontal on the new and existing thought that was a subtle nice little will change that looks really nice.

195

00:27:44.040 --> 00:27:57.960

Joseph: And if we don't have any comments on that, then we assume that we feel that this project meets all of those standards that correct me, but he disagrees with that the dmv.

196

00:27:58.440 --> 00:28:02.940

Kelly: suggest am i'm seeing their writing the guideline has been met, can we just put the standards.

197

00:28:04.950 --> 00:28:06.090

Joseph: Standard has been met.

198

00:28:07.110 --> 00:28:07.560

Joseph: So.

199

00:28:12.900 --> 00:28:14.610

Marlene Schubert: from above, so you.

200

00:28:14.670 --> 00:28:19.500

Marlene Schubert: Would you like me before this is finalized to change it to standard above as well.

201

00:28:20.370 --> 00:28:22.080

Joseph: Yes, it should say standard.

202

00:28:22.230 --> 00:28:23.460

Marlene Schubert: Okay, I will do that.

203

00:28:23.970 --> 00:28:30.000

Joseph: I would say under one I would actually also say that I think that's one of the strongest one of the strongest things on this project.

204

00:28:30.630 --> 00:28:39.990

Joseph: Is the organizational concept, not in the integration with the landscape in the front door I think they worked hard on that and I think that looks really very nice.

205

00:28:42.000 --> 00:28:43.830

Joseph: Yes, Bob yes.

206

00:28:47.910 --> 00:28:52.590

Bob: A quick question No, I really like this, this whole concept of what was the.

207

00:28:53.040 --> 00:29:04.230

Bob: kind of I was looking at my notes here from the last meeting what was happening to all the stuff behind the building on the Ericsson side is that going to stay there, they they're going to try to move it out of the way or.

208

00:29:05.400 --> 00:29:06.570

Dominique Cantwell: I can answer that.

209

00:29:06.600 --> 00:29:16.530

Dominique Cantwell: As well all of those all three of the containers are departing and will not return the remainder of the contents are actually.

210

00:29:17.880 --> 00:29:22.470

Dominique Cantwell: being moved this week and the final container should leave thereafter.

211

00:29:25.680 --> 00:29:26.160

Bob: Thank you.

212

00:29:28.740 --> 00:29:31.320

Joseph: i'm actually haven't had that maybe.

213

00:29:32.550 --> 00:29:45.090

Ashley: It just a comment only I really like what you've done here, it seems like you've really made an effort to make some intentional Community space, and I see the connection between there and the town Square.

214

00:29:45.840 --> 00:29:50.730

Ashley: So I think that is really a good thing and then also from a personal.

215

00:29:51.630 --> 00:30:05.640

Ashley: thing I started here on this island 13 years ago on the stages of bpa when I didn't know anyone in this Community, and so, when we talk about equity and diversity and that sort of thing bpa is a place that I think really.

216

00:30:06.720 --> 00:30:12.750

Ashley: Is sort of a place on this island where we find that and community for not you know SIS gendered white males and and.

217

00:30:13.020 --> 00:30:22.230

Ashley: And those who might be different, so I just think that this has been it looks to me that you are really working intentionally to continue on that so that's just a comment on.

218

00:30:23.850 --> 00:30:26.640

Joseph: You okay um.

219

00:30:28.200 --> 00:30:28.680

Joseph: Yes, my.

220

00:30:29.280 --> 00:30:30.240

Shawn: Question oh sorry.

221

00:30:30.480 --> 00:30:30.930

Sorry.

222

00:30:33.300 --> 00:30:34.560

Michael: God, I think.

223

00:30:35.700 --> 00:30:42.120

Michael: I agree that the kind of meets all be the big Category I guess the one thing that i'm.

224

00:30:43.350 --> 00:30:59.310

Michael: Just missing from kind of all the changes is best why the doors were removed from the lobby space or there's just the one kind of underneath the stair because it is one of those things that's nice about City Hall is wine, we can open those that huge sliding door.

225

00:31:00.540 --> 00:31:00.840

and

226

00:31:02.460 --> 00:31:07.350

Michael: You might have a good reason for removing it, but I guess at the moment I kind of missed that diane door.

227

00:31:08.610 --> 00:31:10.740

Joseph: You talking about in the summer titian.

228

00:31:11.160 --> 00:31:12.120

Michael: yeah in the summer.

229

00:31:12.390 --> 00:31:17.040

Michael: i'm basically the only time you're you're in a hot market today so.

230

00:31:18.570 --> 00:31:25.710

Mark Tumiski: yeah I can speak a little bit to that this was kind of an ongoing back and forth the pain design team and the owner and ultimately.

231

00:31:26.280 --> 00:31:37.110

Mark Tumiski: The elevation the West TV particular I think we probably have 23456 doors like that so they're they're quite a few doors going on, and some of them were again different.

232

00:31:38.220 --> 00:31:44.730

Mark Tumiski: elevations of you're trying to sort of simplify that expression of the curtain wall, as well as again providing kind of what was functionally.

233

00:31:45.270 --> 00:31:48.660

Mark Tumiski: needed without you know this big pivot doors or you know.

234

00:31:49.020 --> 00:32:00.060

Mark Tumiski: they're not as meant for circulation just kind of opening going out as much they're meant to kind of be left open for a while, or focus for a while, so we wanted something that was functional and again being you know consider to pass those are kind of big.

235

00:32:01.230 --> 00:32:10.740

Mark Tumiski: beefy doors, and so I think we all agree that it was just it made more sense to have you know one intentional location for it, that really made sense in the interior design of the lobby.

236

00:32:11.940 --> 00:32:19.110

Mark Tumiski: The two are kind of working in different areas wonderfully close to it come out of the US to be on box office those little congested areas.

237

00:32:24.660 --> 00:32:27.150

Joseph: Okay, any other comments about the doors.

238

00:32:28.500 --> 00:32:30.450

Shawn: Are that are just if I can tag on.

239

00:32:30.870 --> 00:32:31.440

Joseph: Go ahead.

240

00:32:31.680 --> 00:32:36.210

Shawn: i'm sure you've thought through it's it's a very well thought out project and.

241

00:32:36.900 --> 00:32:49.950

Shawn: The just the two doors as access and then without immediately the ticket booth and then immediately to the left out swinging doors that just are you worried about that being a major area of congestion or clogging.

242

00:32:50.520 --> 00:32:57.030

Shawn: Just because that ticket person will have to be real fast it looks like it can only accommodate kind of a one to two people at a time.

243

00:32:58.140 --> 00:32:59.040

Mark Tumiski: it's a little bit better than.

244

00:32:59.280 --> 00:33:05.370

Shawn: To do a hard left and pull the doors out and I just there's something about that that feels very like if everyone's wanting.

245

00:33:05.640 --> 00:33:06.420

Dominique Cantwell: To speak to that.

246

00:33:06.750 --> 00:33:07.500

Shawn: yeah I knew.

247

00:33:09.990 --> 00:33:15.450

Dominique Cantwell: Yes, so actually that that is something that is intentional.

248

00:33:16.230 --> 00:33:25.440

Dominique Cantwell: In that there will be some people who are you know purchasing tickets in the space, we do think a lot of people will come into will call the will call window is inside, so they can.

249

00:33:25.770 --> 00:33:34.530

Dominique Cantwell: come in those doors take a hard left but we knew that providing another door there would probably confuse people if it's open they might come in there.

250

00:33:35.460 --> 00:33:41.100

Dominique Cantwell: Certainly it reduces some of the energy efficiency that we're going for with the vestibule.

251

00:33:41.490 --> 00:33:55.710

Dominique Cantwell: And we thought that by channeling people in we make sure that everyone gets a warm welcome they know where it is that they need to go and ultimately it's going to function better we're more concerned with with eat grass than within grass and this.

252

00:33:57.000 --> 00:34:03.300

Dominique Cantwell: Really actually solved, a lot of functional and practical problems for the patron experience, if that makes sense.

253

00:34:03.630 --> 00:34:09.030

Shawn: No, it totally does and I apologize I missed that that that will call a separate somehow I missed.

254

00:34:10.020 --> 00:34:11.130

Dominique Cantwell: ya know if we had.

255

00:34:11.130 --> 00:34:13.590

Dominique Cantwell: Everyone lining up there, I would agree with you that would be.

256

00:34:13.590 --> 00:34:15.060

Shawn: No, no, no, that makes a lot of sense.

257

00:34:15.660 --> 00:34:16.020

Shawn: So yeah.

258

00:34:16.260 --> 00:34:26.040

Dominique Cantwell: We definitely we've learned from the the current layout that we wanted to separate those and keep everyone moving in the same direction to different destinations yeah.

259

00:34:26.130 --> 00:34:27.720

Shawn: No totally thanks I appreciate that.

260

00:34:33.360 --> 00:34:35.010

Joseph: Any other comments under buildings.

261

00:34:36.570 --> 00:34:37.320

Any questions.

262

00:34:38.940 --> 00:34:40.350

Joseph: Anybody where's your hands.

263

00:34:42.210 --> 00:34:43.830

Joseph: On my head under.

264

00:34:45.030 --> 00:34:46.740

Joseph: Marlene you might want to put into their.

265

00:34:47.820 --> 00:34:48.990

Joseph: Under be.

266

00:34:53.160 --> 00:35:06.060

Joseph: I guess be to maybe before it's both kind of similar I just appreciate that there's a nice use of on some older would materials with with the blending of.

267

00:35:06.840 --> 00:35:21.240

Joseph: A more modern materials, when you didn't go, you know 2020 or 2025 on us, you know you didn't go to full metal you know I think i'd like to mix better, I think it blends in both bainbridge island.

268

00:35:22.530 --> 00:35:36.210

Joseph: And I appreciate, I would like you to stay more with what things on bainbridge island, but I understand that life is evolving and I think this is a nice, you know intermediate step blending of the two type Patricia so.

269

00:35:37.830 --> 00:35:38.640

Joseph: Did you catch all that.

270

00:35:41.190 --> 00:35:42.840

Joseph: That was hard um.

271

00:35:43.050 --> 00:35:44.670

Marlene Schubert: It does be to look correct.

272

00:35:46.440 --> 00:36:01.980

Joseph: All the materials blended with modern here yeah that's fine yeah I think they know what I mean anyway, I think they get cut um Okay, so I think it was a hair other comments I think we're all good and be let's go to the landscape will quickly here.

273

00:36:02.610 --> 00:36:08.910

Marlene Schubert: Oh, is this one, I put your findings into then oops at this point for me.

274

00:36:09.600 --> 00:36:10.230

Yes.

275

00:36:12.780 --> 00:36:15.540

Joseph: Hopefully me to find these that oh that they met the one.

276

00:36:15.780 --> 00:36:17.640

Marlene Schubert: i'm sorry my fingers are not working.

277

00:36:17.850 --> 00:36:22.230

Joseph: I see what to do you want to be five they met all standards.

278

00:36:34.890 --> 00:36:41.040

Marlene Schubert: of cheese, I cannot get my keyboard to work right today sorry we got a long meeting for me to be goofing up like this.

279

00:36:42.330 --> 00:36:45.570

Joseph: You know, they say, a good artist never blends are tools right.

280

00:36:45.990 --> 00:36:47.820

Marlene Schubert: Okay user error.

281

00:36:50.880 --> 00:37:06.120

Joseph: Okay, very good Thank you um so under landscape is anybody from the Derby have any any further comments about the landscaping comments for ground swell or anybody.

282

00:37:08.130 --> 00:37:18.120

Michael: Now I mean, I think, the one thing that is missing from this that they're doing is like support f5 sporty unhealthy habitat and landscape they're also

preserving.

283

00:37:18.480 --> 00:37:25.560

Michael: working to preserve some of the existing trees and I don't think they mentioned that in here, and I think that's kind of an important aspect.

284

00:37:26.250 --> 00:37:28.230

Joseph: So let's put that in there and real fun.

285

00:37:30.030 --> 00:37:33.000

Joseph: If you could modeling that's a good one, yes.

286

00:37:33.330 --> 00:37:34.530

Marlene Schubert: Okay, Michael repeat.

287

00:37:39.030 --> 00:37:45.090

Michael: They are present the how many trees are you guys saving there's like five of them are eight or something like that.

288

00:37:45.600 --> 00:37:47.970

Josh Saitelbach - Groundswell: I think we're in double digits on.

289

00:37:48.660 --> 00:37:54.900

Michael: Okay, all right, so they are preserving and saving existing trees on the property.

290

00:38:00.750 --> 00:38:06.240

Joseph: I think under all four I think they're doing a good job with the green infrastructure expanding the.

291

00:38:07.710 --> 00:38:10.650

Joseph: Rain garden a little bit I think that's all really good.

292

00:38:12.870 --> 00:38:20.730

Joseph: Health six they don't really have a lot of views, but they have a few quarters and they really get should get a lot of credit for connecting to the.

293

00:38:22.440 --> 00:38:39.630

Joseph: Civic civic most of that site looking towards City Hall, the outdoor areas,

they should get a lot of credit for that so there's really a lot of views, but further the core doors in the public realm there's a civic Plaza is very, very good.

294

00:38:42.660 --> 00:38:43.170

Vicki: Joe.

295

00:38:43.650 --> 00:38:45.720

Joseph: Because this man picky I think.

296

00:38:45.870 --> 00:38:56.610

Vicki: I think under 1 for should we notice should we note that we're very appreciative that it's going to be native and climate adaptive and ultimately will not have to be irrigated.

297

00:38:56.610 --> 00:38:58.920

Joseph: or good yes it's good mm hmm.

298

00:39:04.860 --> 00:39:07.200

Marlene Schubert: What did you say vicki native and.

299

00:39:08.460 --> 00:39:09.690

Joseph: Climate adaptive.

300

00:39:12.150 --> 00:39:14.070

Joseph: Climate adaptive plants.

301

00:39:16.410 --> 00:39:17.490

Shawn: you're on mute vicki.

302

00:39:19.980 --> 00:39:22.530

Vicki: Thank you did you get that Marlene.

303

00:39:23.040 --> 00:39:24.060

Marlene Schubert: I think so.

304

00:39:24.540 --> 00:39:27.510

Vicki: And ultimately, will not have to be irrigated.

305

00:39:27.900 --> 00:39:28.170
or.

306

00:39:36.660 --> 00:39:42.960

Joseph: Any other comments on landscape, I think they've been quite quite well actually landscaping so um.

307

00:39:43.380 --> 00:39:45.150

Shawn: that's really strong good.

308

00:39:45.570 --> 00:39:46.350

Vicki: job I had.

309

00:39:46.380 --> 00:39:48.960

Vicki: Just I have just one question so.

310

00:39:50.400 --> 00:39:54.150

Vicki: When I was looking at the nicely color coded things.

311

00:39:55.680 --> 00:40:02.430

Vicki: It looked pretty lushly planted and so from a maintenance standpoint i'm assuming.

312

00:40:03.630 --> 00:40:15.450

Vicki: it's not going to be over planted in the beginning, so that it really is going to be spaced out so that bpa doesn't end up with a huge pruning or must remove every third plant problem.

313

00:40:15.840 --> 00:40:28.140

Josh Saitelbach - Groundswell: Absolutely, and in our construction documentation we actually have notes about leaving and just open space for existing shrubs and plants, so that we're allowing everybody to grow into their natural side.

314

00:40:28.830 --> 00:40:29.730

Vicki: Great Thank you.

315

00:40:30.000 --> 00:40:40.230

Joseph: So so just just for vicki and others have typically when you show your landscape plans what level of growth, you typical showing.

316

00:40:41.340 --> 00:40:42.810

Josh Saitelbach - Groundswell: We show a full grown.

317

00:40:43.020 --> 00:40:44.070

Josh Saitelbach - Groundswell: So much growth.

318

00:40:44.100 --> 00:40:45.420

Josh Saitelbach - Groundswell: In our planet right.

319

00:40:45.630 --> 00:40:51.750

Joseph: So you don't expect them to get you know much bigger than that and and we're obviously not going to be that way in the first few years.

320

00:40:52.080 --> 00:40:53.610

Josh Saitelbach - Groundswell: Exactly yep okay.

321

00:40:53.640 --> 00:41:01.260

Joseph: Thank you yeah Thank you Okay, I think the findings, I think the the excel landscape, I think.

322

00:41:04.050 --> 00:41:05.580

Joseph: standard format yes.

323

00:41:11.850 --> 00:41:13.200

Marlene Schubert: I six i'm sorry one moment.

324

00:41:13.290 --> 00:41:14.250

Marlene Schubert: Let me fix that or.

325

00:41:14.610 --> 00:41:15.870

Marlene Schubert: Six yes.

326

00:41:19.710 --> 00:41:21.180

Joseph: Okay i'm.

327

00:41:22.260 --> 00:41:29.880

Joseph: Going on their comments street code don't really apply the things that's already mentioned that.

328

00:41:32.550 --> 00:41:42.030

Joseph: Building front, it just doesn't really apply, there is a civic Plaza but that's not any streets and we're not going to talk about that.

329

00:41:43.980 --> 00:41:52.200

Joseph: To proper level standards and guidelines unless i'm missing something here and.

330

00:41:56.370 --> 00:41:57.660

Marlene Schubert: What section was that Joe.

331

00:41:58.470 --> 00:42:02.610

Joseph: what's the supplement to subdivisions.

332

00:42:02.700 --> 00:42:06.480

Marlene Schubert: Okay, so was there anything on any of the other subdivision areas you want to.

333

00:42:07.050 --> 00:42:08.220

Joseph: see anything but.

334

00:42:08.640 --> 00:42:16.470

Joseph: I i'm willing to be corrected by any other here be members Oh, I would go directly to the civic civic.

335

00:42:17.460 --> 00:42:20.760

Kelly: It standards for subdivisions don't apply.

336

00:42:20.820 --> 00:42:21.630

Joseph: They don't apply.

337

00:42:23.220 --> 00:42:24.090

Joseph: apply right.

338

00:42:24.150 --> 00:42:28.110

Marlene Schubert: Alright, so i'll be sure to put not applicable I won't waste your time watching me type okay.

339

00:42:28.440 --> 00:42:32.340

Joseph: Okay yeah we'll do that later yeah okay i'm gonna go go on down to.

340

00:42:33.870 --> 00:42:37.170

Joseph: One of those yeah i'd go on to civic uses um.

341

00:42:39.090 --> 00:42:48.840

Joseph: I think I think understanding one i'll just start out design civic uses insights to reflect and contribute to the functional role and the Community.

342

00:42:49.830 --> 00:42:59.670

Joseph: I think they've more than done, that I think that was one of their main goal and they think that they talked about that at the meeting early on and I thought that was really good.

343

00:43:02.190 --> 00:43:03.960

Joseph: yeah Bobby every hand up.

344

00:43:09.630 --> 00:43:10.440

Joseph: Your unmute.

345

00:43:15.450 --> 00:43:23.070

Bob: yeah i'm not sure where this fits I just had two quick questions that were kind of an overview of one of them was when I don't recall where they're able to.

346

00:43:24.120 --> 00:43:33.330

Bob: Is that bpa able to put a sign out there and Ericsson at all, or is it still non signed to enter from the Ericsson sign, I know, one of the.

347

00:43:33.690 --> 00:43:43.020

Bob: concerns that was brought up last time was just in this I guess there's not much bpa can do about it was just the just the entry to the backside of the bpa.

348

00:43:45.030 --> 00:43:46.500

Bob: I don't know if there's a sign there.

349

00:43:46.560 --> 00:43:47.910

Joseph: You can run email.

350

00:43:50.730 --> 00:43:58.890

Bob: Well i'd be nice and just ask an open ended question thinking out loud, I mean, I know that everyone a lot of people come in from Madison but.

351

00:43:59.700 --> 00:44:10.110

Bob: Where traffic because it's also nice to come off eric's and spread the traffic around just a just a question Joe if anyone doesn't have any comment okay that's fine.

352

00:44:10.470 --> 00:44:19.470

Kelly: I I did so that that does this property is owned by the city wow it's actually city property okay so.

353

00:44:20.640 --> 00:44:30.720

Kelly: The bpa leases it and from eric's in the city maintains an easement rights from erickson, even though the the.

354

00:44:32.190 --> 00:44:37.560

Kelly: The property doesn't extend to erickson so they could potentially put a sign there if they wanted to.

355

00:44:38.970 --> 00:44:48.180

Mark Tumiski: And I believe there's actually a justin monument sign that star comes in that says been performing arts and it also comes out at.

356

00:44:50.040 --> 00:44:50.730

Mark Tumiski: City Hall.

357

00:44:52.920 --> 00:44:56.010

Joseph: On City Hall side to offer Madison is a.

358

00:44:56.100 --> 00:45:03.030

Joseph: Sign it's not a real monument sign, but I think there is a directional sign their belief.

359

00:45:03.420 --> 00:45:07.350

Bob: Well, I guess it doesn't catch my attention I just okay that's that's fine I.

360

00:45:08.190 --> 00:45:16.830

Joseph: Like to support that Bob I think it's a good idea, and I think the city should move that way in the future and and work with dominic to try to do that if possible.

361

00:45:17.250 --> 00:45:18.180

Joseph: They can do.

362

00:45:19.200 --> 00:45:19.980

Kelly: kind of a key and.

363

00:45:20.790 --> 00:45:22.470

Bob: I just like to traffic to be able.

364

00:45:22.530 --> 00:45:29.700

Bob: To encourage people to go, other than on Madison we have enough traffic on Madison i'd like to spread it out quite frankly.

365

00:45:32.100 --> 00:45:34.080

Joseph: Good Thank you.

366

00:45:34.740 --> 00:45:35.670

Bob: Second, the second.

367

00:45:35.700 --> 00:45:36.750

Joseph: One yes go ahead.

368

00:45:37.620 --> 00:45:54.120

Bob: yeah I have a second question, you know what we brought up with the last meeting that did you folks happen to look at the cutler master plan design at all for the historical museum, I mean it's a separate piece of property, I get that I just had written down a comment that.

369

00:45:56.280 --> 00:46:00.150

Bob: That maybe you're gonna try to take a look at it, I assume there's such a thing existed.

370

00:46:01.890 --> 00:46:13.290

Wendy Pautz: yeah we did look at it in, and I think in our previous presentation we had a larger scale oh civic by on that, so what we understood to be more direction.

371

00:46:13.830 --> 00:46:24.810

Wendy Pautz: Historical society was going in and how that pedestrian connectivity would continue to be maintained and strengthened through the bpa site.

372

00:46:26.040 --> 00:46:31.230

Bob: Okay, so there's nothing I just asked the question, I mean it's in the future, I just wanted to.

373

00:46:32.280 --> 00:46:33.810

Bob: just clarify that business, thank you.

374

00:46:36.270 --> 00:46:39.780

Joseph: i'm understanding 200 civic uses.

375

00:46:41.100 --> 00:46:45.930

Joseph: I actually think that this project really helps that quite a bit, I think.

376

00:46:46.950 --> 00:46:55.500

Joseph: I think that it's nice having a civic Center and we really don't have that on bainbridge but this area is becoming that a little bit and I like that.

377

00:46:56.370 --> 00:47:05.880

Joseph: And I think there's a there's a way to have our Saturday market multiple functions of some public right there, possibly in the future, I think that all.

378

00:47:06.720 --> 00:47:17.010

Joseph: to one of the strong strong pieces, I really I really I really is the landscape architect, I really appreciate that well, this was a building remodel that that that you also took on.

379

00:47:17.460 --> 00:47:24.810

Joseph: The exterior and the landscape as well, I just really and the entrance redoing the entrance This makes a whole.

380

00:47:25.530 --> 00:47:47.310

Joseph: Whole different kind of civic feel in the open space that the building actually contributes to the outdoors in many ways, which I really appreciate so anyways, so I think they meet that standard unless anybody has any other questions um I believe that it.

381

00:47:49.080 --> 00:47:55.110

Joseph: Is there any anybody does anybody have any concerns.

382

00:47:56.160 --> 00:48:00.720

Joseph: Regarding approving this project with out.

383

00:48:01.800 --> 00:48:13.230

Joseph: Conditions or their conditions that we want to put on that, I guess, we should place in there, the condition regarding the setback for the side.

384

00:48:14.370 --> 00:48:25.080

Joseph: there that we talked about with the with the portable buildings that Kelly mentioned Kelly is that something we should put a near as a condition or are you as the city going to follow up on that anyway.

385

00:48:26.010 --> 00:48:38.310

Kelly: I mean i'm sure everybody would appreciate it if you commented that that you were in support of maintaining the portables and and, if you want to comment about it it's the buffer not the set.

386

00:48:38.580 --> 00:48:47.190

Joseph: Because yeah right sorry the buffer there was good to go backwards we're in supportive of portable classrooms and the averaging of the buffers.

387

00:48:47.340 --> 00:48:49.380

Kelly: Thank you that's lovely.

388

00:48:53.340 --> 00:48:53.760

Okay.

389

00:48:55.320 --> 00:49:04.230

Shawn: i'm sure I speak for everyone in the Derby, but I just want to thank you for such a concise presentation and such a thoughtful thoughtful project really nice.

390

00:49:05.430 --> 00:49:14.550

Todd: yeah I don't know what that we put it into the middle there, but we have been very quiet just because of the thoughtfulness and the expertise with to brought to us.

391

00:49:15.570 --> 00:49:30.270

Todd: And it's an exemplary project and process, I would say, highlighting both the clear presentation of what you wanted what you're planning, as well as the very clear documentation which were directly in line, so thank you for that.

392

00:49:31.410 --> 00:49:31.890

Joseph: In.

393

00:49:32.340 --> 00:49:34.020

Joseph: To say that that means a lot.

394

00:49:34.020 --> 00:49:49.530

Joseph: From Todd because he's one of the ones that like a lot of us are very concerned that some of our presentations in the past have not been have not been good, and so joining the love fest I would say that you guys have done a very good job.

395

00:49:50.250 --> 00:49:53.310

Shawn: of silence, in this case silence is really.

396

00:49:53.340 --> 00:49:54.540

Speaking volumes.

397

00:49:56.160 --> 00:50:05.850

Kelly: i'd like to add that this is really become you know from from day one, this project become a model in terms of the presentation and.

398

00:50:07.050 --> 00:50:29.430

Kelly: How just everything, especially the the architecture landscape architecture, the building architecture it's and the presentations have been outstanding and everyone from the design review boards, the planning commission to the public have made very complimentary comments about this project.

399

00:50:31.410 --> 00:50:45.570

Wendy Pautz: Well, maybe i'll just jump in as we talked about, I think, at our last meeting, we very much appreciated the process and being in a design review process where we're having a dialogue and discussion and collaborative.

400

00:50:46.410 --> 00:50:59.370

Wendy Pautz: You know interaction for ways to make in the project, the best project that it can be you know, for us, that is a model design review board.

401

00:51:00.090 --> 00:51:12.840

Wendy Pautz: process, so we have very much appreciated that all of the comments and thoughts that you brought to the project and are looking forward to the project getting underway and being fully realized.

402

00:51:13.470 --> 00:51:25.500

Joseph: Well, I appreciate that, because the city City Council did you know hire a consultant to do the design for bainbridge book and it's only been in place a couple of years.

403

00:51:26.070 --> 00:51:41.880

Joseph: And we appreciate it, we found it useful, because we find it useful, and so we appreciate that, so thank you very much okay so sorry, thank you very much, so I think i'll in this love fest we don't want.

404

00:51:46.080 --> 00:51:47.520

Wendy Pautz: To have a good afternoon.

405

00:51:47.910 --> 00:51:50.430

Joseph: Thank you good luck with the price, thank you very much.

406

00:51:52.680 --> 00:52:01.410

Joseph: Okay i'm Kelly and Kelly, excuse me Marlene i'm going to take a two minute break if that's Okay, and we can call him.

407

00:52:02.640 --> 00:52:05.100

Joseph: The next participants.

408

00:52:05.790 --> 00:52:08.850

Marlene Schubert: Okay, I will step away for one moment as well, so i'll be.

409

00:52:08.850 --> 00:52:11.250

Joseph: right back one moment yep just 30 seconds.

410

00:53:18.480 --> 00:53:19.170

Joseph: Okay.

411

00:53:33.840 --> 00:53:34.470

Bob: hey Joe.

412

00:53:34.950 --> 00:53:35.610

Joseph: Yes, sir.

413

00:53:37.620 --> 00:53:41.280

Bob: Do you happen to know how tall that dog when they called it.

414

00:53:44.010 --> 00:53:48.060

Bob: Arctic fire blood twig dog, would you happen to have any idea how tall that.

415

00:53:48.900 --> 00:53:51.300

Joseph: it's not real familiar with it, but I think it's.

416

00:53:51.300 --> 00:53:54.300

Joseph: Pretty short it I think it's it's more of a.

417

00:53:55.320 --> 00:53:58.710

Joseph: shrug it's not a look at the full truth.

418

00:53:59.790 --> 00:54:00.150

Joseph: So.

419

00:54:00.270 --> 00:54:02.520

Joseph: that's why i'm Maria with it all.

420

00:54:02.820 --> 00:54:09.000

Joseph: Was it was interesting picture gonna look it up when I get home when they get later on yeah.

421

00:54:09.960 --> 00:54:29.730

Vicki: Joe I somebody explained, I think that that's um yeah I could be completely wrong a hybridised variety of the old fashion read twig that God so tall, and this one, this one is responsive to people really liking, the color but don't not wanting it to end up being.

422

00:54:29.760 --> 00:54:30.300

Joseph: Simple.

423

00:54:30.510 --> 00:54:37.560

Vicki: feel so tall I could be wrong, I could have the name, but I think that's the one it is yeah yeah.

424

00:54:37.920 --> 00:54:45.360

Joseph: look it up, was it was interesting I think some ice cream cover yeah okay Islam merlin bad for tensor.

425

00:54:46.050 --> 00:54:46.500

Marlene Schubert: i'm here.

426

00:54:47.010 --> 00:54:51.840

Joseph: Okay, every button the premise for the messenger house.

427

00:54:52.140 --> 00:54:54.270

Marlene Schubert: um let's see Charlie let me.

428

00:54:54.960 --> 00:54:55.530

Marlene Schubert: your word.

429

00:54:56.070 --> 00:54:59.070

Marlene Schubert: anybody else throwing Jeff Bowman thinking.

430

00:54:59.610 --> 00:55:00.930

Joseph: Oh yeah.

431

00:55:02.670 --> 00:55:07.830

Marlene Schubert: And I don't know who else, so if there's anyone in the audience that needs to be brought forward for this project, please raise your hand.

432

00:55:17.070 --> 00:55:19.020

Joseph: Okay, so this is.

433

00:55:19.170 --> 00:55:22.020

Jeff Bouma: Jeff bow my my on here now you are on there.

434

00:55:22.050 --> 00:55:26.520

Joseph: Charlie you still there, you go okay good Charlie hi are you here.

435

00:55:26.700 --> 00:55:33.720

Jeff Bouma: yeah to answer your question vicki the Arctic fire does get about five feet tall instead of about 10 feet tall, like the original.

436

00:55:35.820 --> 00:55:40.890

Joseph: I wasn't very familiar with the Jeff but it's a nice plan it's a shorter version yeah.

437

00:55:41.460 --> 00:55:49.230

Jeff Bouma: yeah we've we've specified that a lot lately just because it doesn't get so big and i'm really right that's great okay.

438

00:55:49.560 --> 00:55:52.770

Joseph: Great well gentlemen, we haven't seen you in many.

439

00:55:52.770 --> 00:55:54.960

Joseph: Months so it's good to see you again.

440

00:55:55.320 --> 00:55:56.730

Joseph: it's been it's been a while I.

441

00:55:56.730 --> 00:55:57.030

Think.

442

00:55:58.560 --> 00:56:00.390

Joseph: You guys gone through a couple different.

443

00:56:01.230 --> 00:56:02.160

Joseph: See up things.

444

00:56:02.220 --> 00:56:03.600

Joseph: A couple of things like this, so.

445

00:56:04.230 --> 00:56:04.680

Joseph: um.

446

00:56:05.220 --> 00:56:07.410

Joseph: We do we do have to go through.

447

00:56:07.560 --> 00:56:08.040

The.

448

00:56:09.690 --> 00:56:10.380

Joseph: worksheet.

449

00:56:10.470 --> 00:56:16.500

Joseph: and provide a common, so that when we send that off to the planning Commission no, no, you know, Charlie what we're thinking.

450

00:56:17.550 --> 00:56:28.080

Joseph: Perhaps you could take, we have two hours to give you a little extra time today, hopefully two hours to go over this um, perhaps you could take a moment, if you need to.

451

00:56:29.100 --> 00:56:36.900

Joseph: Are there any changes that you've made since the drawings we've all gone through the drawings, but changes you've made.

452

00:56:37.590 --> 00:56:38.130

charlie: Let me.

453

00:56:38.400 --> 00:56:42.240

charlie: Let me just bring you and nice to see everyone, thank you.

454

00:56:43.680 --> 00:56:48.300

charlie: yeah, let me just bring you up to date on what's been happening over the last couple of months.

455

00:56:50.010 --> 00:56:53.790

charlie: We did my recollection is we did two.

456

00:56:55.710 --> 00:57:00.300

charlie: Design meetings with the design review board and I.

457

00:57:00.330 --> 00:57:15.600

charlie: Think based on your comments most if not all, well, I think all of your

recommendations were picked up in our second revision segmental, so I would just say, since that time, the changes have been.

458

00:57:16.950 --> 00:57:27.510

charlie: minimal, in other words that change from our revision package that you saw at meeting number three to what came in with the site plan review package.

459

00:57:30.030 --> 00:57:50.880

charlie: Michael had made a suggestion about stepping down the height of our new building hasn't met they 1917 building which we did in the drawings, but we have an updated rendering to make that a little bit more visible graphically which I i'd like to screen share in a minute.

460

00:57:53.250 --> 00:58:02.610

charlie: The other thing that we did is we went and got the building listed on the historic register, so I don't know if the Dr V is aware of that, but.

461

00:58:03.270 --> 00:58:04.290

charlie: No, no, on.

462

00:58:04.740 --> 00:58:13.710

charlie: That historic register and we will be meeting with them later this week.

463

00:58:15.450 --> 00:58:17.970

charlie: In our second session with them now.

464

00:58:20.010 --> 00:58:27.780

charlie: Looking at the compatibility of the new wing to the historic building so that's that's ongoing.

465

00:58:29.670 --> 00:58:31.050

charlie: And I think.

466

00:58:32.190 --> 00:58:42.690

charlie: Probably what I would like to do would be just to maybe screen share this one image unless it would help you to go back through the drawings.

467

00:58:43.920 --> 00:58:48.960

charlie: I don't think I have really anything I need to go through i'd rather spend it on the guidelines.

468

00:58:49.200 --> 00:58:58.050

Joseph: yeah I think we want to spend it on the guidelines and tools that shows that new elevation I did have one question just curious I happen to.

469

00:58:58.830 --> 00:59:09.870

Joseph: walk the site did the day because i'm going to walk in group and walk through there, I noticed it's now called field stone, is that the new name is changing from messenger house.

470

00:59:10.470 --> 00:59:15.330

charlie: Oh boy I that probably is true, I was not aware of that, but.

471

00:59:16.020 --> 00:59:20.280

charlie: that's that's part of the company's name so it's very possible that's.

472

00:59:20.310 --> 00:59:22.200

Joseph: What I noticed there's a new sign up.

473

00:59:22.200 --> 00:59:36.390

Joseph: front here in the parking lot that says field stone and then I noticed in the bainbridge island or paper they are advertising the field stone memory care in silver Dale and the field stone memory care in.

474

00:59:37.440 --> 00:59:51.030

Joseph: It messenger House but they're not using messenger hearts, so I just was one i'm just wondering, do we, you know just for record keeping, if nothing else, are they well the rebranding changing the name.

475

00:59:51.570 --> 00:59:56.730

charlie: I think so, but I i'm actually hearing it for the first time today so.

476

00:59:57.120 --> 00:59:57.450

Joseph: Okay.

477

00:59:57.780 --> 00:59:59.910

Joseph: i'm vicki I had a comment about that maybe.

478

01:00:00.810 --> 01:00:11.940

Vicki: They made a presentation to the senior Center and they were calling it field stone rolling Bay now, this was three or four months ago, so I don't know if that's the final name okay.

479

01:00:12.570 --> 01:00:21.990

Joseph: yeah well just interesting yeah then and I will say I didn't appreciate, they have doggy bones out there and some water for dogs and some.

480

01:00:22.560 --> 01:00:37.140

Joseph: Water for people, so they are reaching out to the Community, which I think will see through the landscape plan as you move forward Jeff they're allowing people to walk through the place the public as well, so that's all good so.

481

01:00:38.220 --> 01:00:45.570

Marlene Schubert: Can I can I interrupt for a minute justin you anchor in the attendees had his hand up I don't know if he needs to be promoted or if he just had a question.

482

01:00:45.900 --> 01:00:46.230

Oh.

483

01:00:48.060 --> 01:00:48.390

Joseph: Go ahead.

484

01:00:48.840 --> 01:00:51.480

charlie: let's yeah let's promote him if that's doable.

485

01:00:51.990 --> 01:00:52.320

Marlene Schubert: sure.

486

01:00:52.710 --> 01:00:53.370

Marlene Schubert: Let me do that.

487

01:00:54.570 --> 01:00:56.310

Marlene Schubert: Okay, he should be on screen in a moment.

488

01:00:57.540 --> 01:00:58.410

Marlene Schubert: Sorry go ahead.

489

01:00:59.010 --> 01:01:07.500

Joseph: No that's it, I was gonna ask Charlie to go ahead with this presentation after we talked to Justin with you, with your elevation that you had Charlie.

490

01:01:08.040 --> 01:01:08.310

Okay.

491

01:01:10.020 --> 01:01:11.670

JUSTIN YOUNKER: Oh hey can you can you guys hear me.

492

01:01:12.030 --> 01:01:12.330

yeah.

493

01:01:13.470 --> 01:01:13.830

Joseph: Great.

494

01:01:14.010 --> 01:01:20.280

JUSTIN YOUNKER: yeah just regarding the the field stone name yeah That is our brand and the intent is to rebrand it.

495

01:01:21.960 --> 01:01:23.640

JUSTIN YOUNKER: So field stone rolling bay.

496

01:01:24.720 --> 01:01:38.400

JUSTIN YOUNKER: Is the intended name for the Community field stone memory care is typically what we have all of our memory care is granted as, so we will drop the messenger house name going forward.

497

01:01:40.770 --> 01:01:41.190

Joseph: Okay.

498

01:01:44.910 --> 01:01:50.610

Joseph: that's good to know, thank you for that information yep okay okay.

499

01:01:51.360 --> 01:02:03.780

charlie: yeah so we had in and share this one drawing and then and then Jeff maybe once we've done this, you may have some comments you'd like to just update them on as well.

500

01:02:05.790 --> 01:02:06.360
charlie: So.

501

01:02:09.240 --> 01:02:23.820
Joseph: Oh, and I will say also Charlie just so you and Jeff know we've gotten a few comments from the public, the last day or two some letters and some things so there may be some comments from the public that we want to talk to here and participants.

502

01:02:24.030 --> 01:02:25.050
charlie: sounds great good.

503

01:02:25.200 --> 01:02:29.400
Joseph: Reading today so we'll do that, after we start this.

504

01:02:30.660 --> 01:02:32.760
Joseph: Review of the worksheet okay.

505

01:02:36.300 --> 01:02:38.040
charlie: Well we're setting the drawing up.

506

01:02:39.870 --> 01:02:43.350
charlie: And then I guess just let me know when you can see it.

507

01:02:45.660 --> 01:02:49.290
Joseph: You Marlene you've given them sharing well there goes okay.

508

01:02:52.230 --> 01:02:52.740
Joseph: There it is.

509

01:02:53.100 --> 01:02:54.480
charlie: Okay, good so it's visible.

510

01:02:54.900 --> 01:02:55.320
hmm.

511

01:02:58.260 --> 01:03:00.240
Joseph: And then just for a SEC.

512

01:03:01.290 --> 01:03:01.950

charlie: So.

513

01:03:03.150 --> 01:03:07.140

charlie: In the price, and can you see the cursor as I move it on the screen.

514

01:03:07.260 --> 01:03:08.280

Joseph: Yes, okay.

515

01:03:08.760 --> 01:03:26.550

charlie: So this is day Hall, obviously, to the right, and one of the things we talked about earlier is currently there's an addition that obscures this lower left hand corner of the building and that's part of the existing wing that we're removing.

516

01:03:27.990 --> 01:03:30.930

charlie: So our new edition, which you can see, to the left.

517

01:03:32.130 --> 01:03:39.090

charlie: Originally, and I think in the prior presentation, this was a three story tall the brown box, if you will.

518

01:03:40.560 --> 01:03:45.150

charlie: And we've now stepped this box down into a two story volume.

519

01:03:46.380 --> 01:03:54.870

charlie: And then set it back on the roof for the clear story to accommodate the stairway that you see inside.

520

01:03:56.130 --> 01:03:56.970

charlie: So that.

521

01:03:58.590 --> 01:04:09.030

charlie: That was the one change, and I think this was made as part of our last presentation, but we didn't have this 3D rendering so you could see it as clearly.

522

01:04:09.510 --> 01:04:09.930

mm hmm.

523

01:04:13.230 --> 01:04:15.810

Michael: hey Charlie yeah so.

524

01:04:17.160 --> 01:04:27.330

Michael: Is the rendering from the other side accurate for this volume, because it seems like that the volume is slightly lower from the entry side.

525

01:04:27.780 --> 01:04:38.070

charlie: or ice no Mike well it's a two two part answer, I think it ends up being accurate, but it was not lowered in that view.

526

01:04:38.190 --> 01:04:51.450

charlie: But it wouldn't be visible, because I know the brown box on this side matches the box, on the other side, so what we've done is we've lowered this now to match the other side does that make sense yeah.

527

01:04:53.490 --> 01:04:55.020

Joseph: Good good nickel oh.

528

01:04:56.250 --> 01:05:04.920

Michael: I was just going to ask what if the brown material was still the Avon and that was actually brown or if it was black.

529

01:05:06.060 --> 01:05:13.170

charlie: it's not going to be black we're still investigating different material choices for that.

530

01:05:14.190 --> 01:05:22.680

charlie: What we're certain we want to do is it'll be a third material it'll be a plank style material.

531

01:05:23.790 --> 01:05:32.700

charlie: we've looked the concern about the natural wood is the long term, maintenance of the wood so we're also looking at other.

532

01:05:34.680 --> 01:05:47.910

charlie: products that have a wood appearance and then we're also looking at potentially a integral integral colored plank material as well, so we're still exploring different material options.

533

01:05:49.590 --> 01:05:59.940

Joseph: Okay, so as we go towards a final decision here, are you are you close to having all materials Paula you still looking I guess you're saying.

534

01:06:01.470 --> 01:06:05.670

charlie: Well, this, this is the palette that we're intending to work with.

535

01:06:05.730 --> 01:06:09.450

Joseph: Okay, so this is pretty accurate okay okay great.

536

01:06:10.110 --> 01:06:11.250

Marlene Schubert: Has the salaries.

537

01:06:12.180 --> 01:06:12.390

that's.

538

01:06:15.180 --> 01:06:31.800

Bob: Why you got that that screen share up there, can you just briefly tell us architecturally what the consequences are by getting on the historical rick rick register, just as far as the appearance, the architectural appearance, the visual it's all i'm interested in.

539

01:06:32.730 --> 01:06:40.080

charlie: what's the gossip we've we've spent quite a bit, first of all, we have a historic preservation consultant.

540

01:06:41.130 --> 01:06:49.650

charlie: That we're working with Brian rich of rich haven and he's been working with us through the nomination process.

541

01:06:51.390 --> 01:07:01.980

charlie: The work on day Hall, is going to primarily be focused on the exterior renovation of the East facade because that's the facade that's most intact.

542

01:07:04.110 --> 01:07:14.430

charlie: And then the the Department of Interior guidelines, which is what we're going to be following for our compatibility assessment.

543

01:07:16.320 --> 01:07:17.340

charlie: talks about.

544

01:07:19.110 --> 01:07:21.510

charlie: Their goal is not to.

545

01:07:22.590 --> 01:07:25.500

charlie: confuse the history of the building by copying it.

546

01:07:26.160 --> 01:07:36.180

charlie: But to make a clear distinction, but they list all sorts of criteria to create compatibility and I think they have 10 different criterion.

547

01:07:38.310 --> 01:07:42.870

charlie: They have to do with scale proportion.

548

01:07:45.300 --> 01:07:47.550

charlie: compatible materials.

549

01:07:49.530 --> 01:07:53.790

charlie: alignment of floors alignment of windows.

550

01:07:55.650 --> 01:08:09.510

charlie: How you transition between the two buildings, making sort of a clear break, if you will, so just to paraphrase those are probably three or four of the things will be talking with them about this week.

551

01:08:09.930 --> 01:08:10.380

mm hmm.

552

01:08:11.460 --> 01:08:20.850

Bob: You feel comfortable at the volume that they'll accept the volume now one overpower the building the you call it the day room or the day 1917 billion.

553

01:08:22.140 --> 01:08:24.390

charlie: Well, the the footprint of the building.

554

01:08:25.680 --> 01:08:33.330

charlie: As you know, has always been larger I mean this is the smallest building in the facility in terms of its footprint.

555

01:08:36.090 --> 01:08:42.060

charlie: In terms of the height of the building we're matching the parapet height of the building.

556

01:08:43.590 --> 01:09:00.390

charlie: And that certainly consistent with the historical compatibility guidelines they do have a guideline that talks about additions being smaller than the historic building you're adding to but that's not.

557

01:09:02.760 --> 01:09:09.060

charlie: it's not part of our proposal and in theory it can't be because it's always been a larger building than the other one.

558

01:09:10.380 --> 01:09:17.370

Bob: you're so you're you're somewhat comfortable that it'll fly no pass the litmus test and i'm just asking.

559

01:09:18.240 --> 01:09:23.370

charlie: yeah I mean that's we wouldn't be going this direction if we didn't think it would I mean we're we're.

560

01:09:24.270 --> 01:09:32.580

charlie: not pulling any punches here it's a modern building sitting next to an old building and that's consistent with.

561

01:09:33.390 --> 01:09:47.040

charlie: What you see in the department of Interior guidelines there's lots of examples of establishing compatibility with an older structure and again what's interesting is they're trying to discourage the look alike approach.

562

01:09:49.470 --> 01:09:55.980

Joseph: So Charlie there's been you know, some people in the neighborhood have written some comments to the city about you know.

563

01:09:57.000 --> 01:10:11.220

Joseph: The three stories and whatnot can you just just for clarity, how tall is the modern era on there on the left, the two story versus the three story, what are the heights of those two moments.

564

01:10:11.850 --> 01:10:16.230

charlie: Where they're they're exactly the same height, and I think it's.

565

01:10:16.290 --> 01:10:18.120

3232.

566

01:10:20.760 --> 01:10:26.100

charlie: Of this building what he has for the two story though yeah you said, the true story or the three story.

567

01:10:26.550 --> 01:10:32.370

Joseph: i'm talking about the three the three stories and also the other one i'm talking about difference between the two.

568

01:10:33.270 --> 01:10:37.440

charlie: yeah it's just under 33 feet In both instances.

569

01:10:37.530 --> 01:10:41.820

Joseph: Both instance okay etc okay okay.

570

01:10:44.790 --> 01:10:56.430

Joseph: it's it seems like it, I like this elevation but little the dmV folks things like this a little better than the earlier iterations you put some more detail here, it looks good.

571

01:10:58.350 --> 01:11:01.830

Michael: I definitely think it looks better with that lower volume.

572

01:11:02.340 --> 01:11:03.570

Joseph: Does know.

573

01:11:05.070 --> 01:11:07.110

Michael: And so the you were saying the elevation are correct.

574

01:11:08.310 --> 01:11:14.190

Michael: There the elevations are the most up to date drawings, not the 3D view right.

575

01:11:15.750 --> 01:11:37.800

charlie: If you look, these should be Michael substantially come consistent with the

site plan review some metal because we had updated those elevations we had updated the renderings using the same rabbit model, the only thing we hadn't done was revised this as a perspective.

576

01:11:39.480 --> 01:11:45.420

charlie: Because you know we have to re render it and all that stuff so we just didn't get that in the SPR said.

577

01:11:46.620 --> 01:11:46.950

Okay.

578

01:11:49.170 --> 01:11:53.460

Joseph: Any other comments about this this particular drawing and view.

579

01:11:57.060 --> 01:12:01.140

Joseph: um I might I might make a suggestion.

580

01:12:02.730 --> 01:12:13.350

Joseph: That, I believe there's a couple comments that have come up over the last few months, regarding the site plan so before we go to the.

581

01:12:15.450 --> 01:12:24.420

Joseph: loo guidelines or to the worksheet can we pull up the site plan easily and just have a couple questions about that then we'll go to the worksheet.

582

01:12:24.990 --> 01:12:26.910

charlie: Okay, we certainly can.

583

01:12:28.170 --> 01:12:35.310

charlie: Marlene or Kelly, are you able to screen share the site plan from your end if I stop sharing.

584

01:12:37.740 --> 01:12:38.340

Marlene Schubert: Yes, I can.

585

01:12:38.460 --> 01:12:40.410

Marlene Schubert: I can look at it out here okay.

586

01:12:41.880 --> 01:12:46.050

Marlene Schubert: All right, let me make sure i'm on the right one, and then you guys can guide me see.

587

01:12:48.900 --> 01:12:50.400

Kelly: And can I just ask.

588

01:12:51.600 --> 01:12:55.170

Kelly: So we've had several revisions to this.

589

01:12:56.610 --> 01:13:06.450

Kelly: So i'm just wondering Charlie do you know Do you remember the date when you turned in those architectural plans are we going is that what we're going to try to find here.

590

01:13:09.660 --> 01:13:17.730

charlie: Jeff velma what date is the site plan review some middle adequate for using today I don't.

591

01:13:18.420 --> 01:13:20.280

charlie: it's possible we had in a.

592

01:13:20.280 --> 01:13:22.080

charlie: revision to that Jeff.

593

01:13:23.520 --> 01:13:32.370

charlie: To the site plan let's look at that one that you have there just start with that maybe Jeff can comment if it's substantially the one we want to look at.

594

01:13:34.770 --> 01:13:38.970

charlie: And it would be a color drawing so that's not going to be the one, unfortunately.

595

01:13:44.370 --> 01:13:44.700

boy.

596

01:13:48.900 --> 01:14:01.380

Kelly: Because I remember receiving site plans site planning revisions, the most recent on April 19 but I don't remember receiving updated elevations.

597

01:14:01.410 --> 01:14:01.620

charlie: No.

598

01:14:01.740 --> 01:14:07.830

charlie: There were no updated elevation submitted so we're still working from the site plan review segmental.

599

01:14:08.580 --> 01:14:09.840

Kelly: This is this is.

600

01:14:10.980 --> 01:14:16.320

charlie: yeah okay so let's find the just the landscape site plan from the.

601

01:14:17.100 --> 01:14:18.570

charlie: site plan review some middle.

602

01:14:21.630 --> 01:14:23.760

Marlene Schubert: Kelly, or can you guide me Do you know where that's at.

603

01:14:24.690 --> 01:14:25.260

i'm.

604

01:14:28.320 --> 01:14:30.330

Joseph: not the only one who's probably the portal.

605

01:14:35.160 --> 01:14:38.340

charlie: it's right about in the middle of that list you were just on.

606

01:14:42.030 --> 01:14:43.440

charlie: right there I think that's it.

607

01:14:43.800 --> 01:14:45.870

Marlene Schubert: The plan set yeah okay okay.

608

01:14:46.500 --> 01:14:47.040

i'm hoping.

609

01:14:48.780 --> 01:14:49.500

Joseph: We can look at all.

610

01:14:50.670 --> 01:14:53.940

charlie: yeah that hopefully that's the one that has everything in it.

611

01:14:54.540 --> 01:14:58.140

Kelly: The plan set submitted on November 25.

612

01:14:59.250 --> 01:15:02.580

charlie: Well, you know better than I Kelly, whatever they ask PR submitted was.

613

01:15:03.810 --> 01:15:04.860

Kelly: Okay i'll.

614

01:15:05.010 --> 01:15:05.520

Charlie.

615

01:15:07.170 --> 01:15:16.470

Kelly: A lot of documents here so i'm really you know I know this is really important to everyone, and I want to make sure we're on the same page, so there were three revisions.

616

01:15:16.470 --> 01:15:17.010

Joseph: After.

617

01:15:17.220 --> 01:15:26.280

Kelly: September 25 and see in right here in in the screenshot it says documents submitted 1125 to 1211.

618

01:15:26.430 --> 01:15:32.790

Kelly: Yes, those are all one section and then their documents submitted on February 1 so I just want to make sure that.

619

01:15:33.480 --> 01:15:35.880

Kelly: we're on the same page, so to speak, so I think.

620

01:15:35.880 --> 01:15:38.580

charlie: Jeff Jeff Alma can you just.

621

01:15:38.970 --> 01:15:40.620

charlie: earn what the most current.

622

01:15:40.800 --> 01:15:41.790

charlie: site plan.

623

01:15:41.910 --> 01:15:54.600

Jeff Bouma: is just everybody's comfortable yeah it should be that November site plan, I know we made revisions to your tree retention plan and the arpa plan and some of those.

624

01:15:55.890 --> 01:15:56.640

Jeff Bouma: This spring.

625

01:15:57.960 --> 01:16:02.040

Jeff Bouma: But the November, one should be the most recent site plan review.

626

01:16:02.550 --> 01:16:03.480

that's my understanding.

627

01:16:04.530 --> 01:16:08.430

Marlene Schubert: So, is that this one, the plan set from November, so what you're wanting.

628

01:16:10.800 --> 01:16:12.600

Marlene Schubert: I believe so, yes okay.

629

01:16:13.590 --> 01:16:14.250

charlie: Good so let's.

630

01:16:14.280 --> 01:16:15.330

charlie: let's start there.

631

01:16:16.770 --> 01:16:17.100

charlie: Joe.

632

01:16:17.640 --> 01:16:21.750

Joseph: Okay let's go down to the drawing below that.

633

01:16:22.710 --> 01:16:24.150

Joseph: I think that one might work.

634

01:16:24.150 --> 01:16:24.390

Jeff Bouma: For the.

635

01:16:24.540 --> 01:16:31.920

Joseph: purposes i'm Bob did you want to I was giving you the opportunity to talk about the right away.

636

01:16:31.920 --> 01:16:33.510

Joseph: If you wanted to do with that now.

637

01:16:33.540 --> 01:16:35.970

Bob: Are some of the site plan issues well.

638

01:16:38.550 --> 01:16:38.970

Bob: You know.

639

01:16:39.390 --> 01:16:41.880

Bob: What kind of a big issue that I think it would be.

640

01:16:41.910 --> 01:16:44.850

Bob: really good for everyone to be a landscape architect.

641

01:16:45.300 --> 01:16:53.340

Bob: If we could pull up if we could pull up that shared screen of what Michael Campbell sent us worry put the super impose the.

642

01:16:53.730 --> 01:16:54.600

Bob: The weighing.

643

01:16:55.170 --> 01:16:57.300

Bob: The three story wing on to the.

644

01:16:58.350 --> 01:17:09.900

Bob: Under that picture that we got laying it was today I think that's a very good

reference because talking about this two dimensional I could mention some stuff but without seeing that that picture.

645

01:17:10.920 --> 01:17:12.090

Bob: It wouldn't mean much to me.

646

01:17:12.540 --> 01:17:13.350

Joseph: Drawing is.

647

01:17:16.350 --> 01:17:18.690

Bob: Will you send it out to us today i'm.

648

01:17:20.040 --> 01:17:20.700

Bob: Marlene.

649

01:17:20.760 --> 01:17:22.080

Joseph: Marlene had the idea.

650

01:17:22.590 --> 01:17:24.870

Marlene Schubert: Sorry, I didn't know, was it I didn't even open what I said.

651

01:17:25.200 --> 01:17:25.530

Okay.

652

01:17:26.760 --> 01:17:27.420

Bob: All right, you.

653

01:17:27.870 --> 01:17:33.090

Bob: When you open at you want to open the second attachment I believe it's very.

654

01:17:34.200 --> 01:17:36.660

Bob: it's it's very interesting i'll just say.

655

01:17:37.500 --> 01:17:38.430

Marlene I don't think.

656

01:17:39.510 --> 01:17:42.840

Bob: It was either you know, there was a separate email Marlene I could.

657

01:17:42.840 --> 01:17:43.650

Bob: send it to you.

658

01:17:44.040 --> 01:17:45.540

Kelly: I didn't have it, I have it.

659

01:17:45.930 --> 01:17:46.710

Joseph: Okay, you want to share.

660

01:17:47.550 --> 01:17:49.590

Kelly: I can let you share, if you want it hasn't been.

661

01:17:49.620 --> 01:17:51.150

Kelly: uploaded yet, because I.

662

01:17:51.240 --> 01:17:56.340

Kelly: It just came in today and it wasn't sent to the planning Community development department.

663

01:17:58.380 --> 01:17:59.610

Kelly: So let me.

664

01:18:00.780 --> 01:18:03.090

charlie: And wall kelly's opening that.

665

01:18:04.200 --> 01:18:04.980

Jeff Bouma: I was out.

666

01:18:05.010 --> 01:18:05.970

Jeff Bouma: This week.

667

01:18:06.060 --> 01:18:11.310

charlie: meeting with two of the neighbors that are directly to the south of the project.

668

01:18:11.700 --> 01:18:12.210

Joseph: mm hmm.

669

01:18:12.390 --> 01:18:26.160

charlie: And we spent quite a bit of time walking around their backyards talking about the trail location and about screening landscape perimeter screening around the project site.

670

01:18:30.360 --> 01:18:35.130

Bob: yeah I don't know if an Corbett wants to be brought forward to make any comments.

671

01:18:37.410 --> 01:18:39.270

Bob: she's in the audience yeah.

672

01:18:39.960 --> 01:18:43.530

Joseph: I was gonna grow up with this first and then she wanted to count.

673

01:18:44.580 --> 01:18:48.090

Joseph: I think I got him Coleman Mr Coleman was another one.

674

01:18:49.050 --> 01:18:49.650

Joseph: I see that.

675

01:18:50.250 --> 01:18:53.190

Joseph: That was captured and then go from there.

676

01:18:53.670 --> 01:18:56.340

Kelly: able to see that picture.

677

01:18:56.340 --> 01:18:59.250

Joseph: No, we don't we see no.

678

01:19:05.520 --> 01:19:07.620

Kelly: gosh darn it okay so.

679

01:19:08.760 --> 01:19:12.000

Kelly: Can you see this picture now, this is one photo.

680

01:19:13.260 --> 01:19:14.520

Bob: No it's no Sharon.

681

01:19:22.980 --> 01:19:25.740

Bob: Charlie well she's looking for that, if I could ask a question.

682

01:19:26.310 --> 01:19:26.760

Yes.

683

01:19:27.990 --> 01:19:32.790

Bob: The fire lane now is that going to be right now the fire lanes on.

684

01:19:34.500 --> 01:19:38.370

Bob: Mr campbell's property, I believe, at least as far as the surveys that I pulled up.

685

01:19:38.970 --> 01:19:46.710

Bob: Yes, i'm Adam goldsworthy, and so I said new fire lane is that going to be, on the other side of the trees what's going on there yeah.

686

01:19:46.920 --> 01:20:02.430

charlie: So we were able to relocate the fire lane out of the neighbor's property and place it with within the right of way itself to the north side of the trees.

687

01:20:03.480 --> 01:20:05.400

Bob: Oh super super super super.

688

01:20:05.490 --> 01:20:09.060

charlie: And then the other thing i'll just describe briefly.

689

01:20:09.060 --> 01:20:10.530

Jeff Bouma: Is the trail.

690

01:20:10.890 --> 01:20:14.370

charlie: That runs all the way through the site from east to west.

691

01:20:15.540 --> 01:20:35.970

charlie: The portion of the trail that's immediately against the two neighbors properties, to the south we've been able to shift the trail North out of the right of way and onto the messenger house property to keep it as far away as we can from

their properties.

692

01:20:37.500 --> 01:20:38.820

Bob: Oh so excellent well.

693

01:20:39.450 --> 01:20:41.610

Bob: So coming up with the right answers Charlie.

694

01:20:43.980 --> 01:20:44.370

Bob: yeah.

695

01:20:44.670 --> 01:20:45.780

Bob: you're On top of this.

696

01:20:47.790 --> 01:20:52.140

Bob: I guess, I had a while the one thing that Kelly was trying to pull up but.

697

01:20:53.730 --> 01:20:54.450

Bob: um.

698

01:20:58.470 --> 01:21:02.580

Bob: there's a looking from Mr campbell's house looking.

699

01:21:04.470 --> 01:21:05.910

Bob: West Northwest.

700

01:21:07.050 --> 01:21:19.110

Bob: he's looking directly at the three story building and it just it uh it's obvious that some screening some trees, need to be put in there some tall trees, need to be planted to help screen the building.

701

01:21:20.130 --> 01:21:23.850

Bob: From that housing compound along the right away.

702

01:21:25.800 --> 01:21:27.090

charlie: agree oh.

703

01:21:27.240 --> 01:21:29.550

Bob: So I can't share a screen at all on my side.

704

01:21:32.100 --> 01:21:35.460

Marlene Schubert: You can't hear you Marlene i'm sorry yeah you should be able to anybody who's a.

705

01:21:36.510 --> 01:21:38.460

Marlene Schubert: panelist should be able to screen share.

706

01:21:40.110 --> 01:21:40.530

Bob: What.

707

01:21:43.290 --> 01:21:45.780

Marlene Schubert: You hit the green share button, then you choose which.

708

01:21:46.230 --> 01:21:48.630

Marlene Schubert: If you've got more than one screen and then you hit share.

709

01:21:51.450 --> 01:21:52.230

Marlene Schubert: Okay, there we go.

710

01:21:52.920 --> 01:21:53.340

Bob: You see you.

711

01:21:53.970 --> 01:21:56.370

Marlene Schubert: see your email yeah you.

712

01:21:56.370 --> 01:21:57.450

Bob: See the building there.

713

01:21:57.660 --> 01:21:58.050

Joseph: Though we.

714

01:21:58.260 --> 01:21:59.850

Marlene Schubert: Do the more we just see your email.

715

01:22:00.600 --> 01:22:01.800

Bob: Oh darn now okay.

716

01:22:01.830 --> 01:22:02.880

Marlene Schubert: Wonderful and tell me.

717

01:22:03.030 --> 01:22:04.500

Marlene Schubert: If you'd like to forward it to me, I can.

718

01:22:04.950 --> 01:22:06.930

Bob: yeah certainly all Florida.

719

01:22:08.010 --> 01:22:12.690

Bob: yeah because it's really important to see it, I really give some very important perspective.

720

01:22:13.050 --> 01:22:22.560

Joseph: Where the extra for it, so, while we're doing that tonight so Charlie a question to want to keep the meeting going here, overlooking getting that done.

721

01:22:23.040 --> 01:22:29.880

Joseph: ones out there walking through the day and they noticed they're doing quite a bit of work on that I guess what I call phase one to the building the building the.

722

01:22:29.880 --> 01:22:30.450

Jeff Bouma: working on.

723

01:22:31.470 --> 01:22:36.060

Joseph: they've wrapped the political share that political thing.

724

01:22:37.230 --> 01:22:44.250

Joseph: they've wrapped that up and I thought you were doing something without or what is going on with that do you know.

725

01:22:46.140 --> 01:22:46.770

charlie: They.

726

01:22:47.880 --> 01:22:50.670

charlie: They have wrapped it.

727

01:22:53.970 --> 01:22:54.900

Jeff Bouma: With I guess.

728

01:22:56.550 --> 01:22:58.290

Jeff Bouma: Different materials, would be the simplest.

729

01:22:58.290 --> 01:23:09.330

charlie: way, to put it, I think, in our design, it was shown as natural wood and they've now gone to a painted cement board material.

730

01:23:11.370 --> 01:23:22.800

charlie: The overall form is consistent with what we shown it's a different material that they've wrapped it with, and this is done as part of their building permit.

731

01:23:23.400 --> 01:23:26.580

Jeff Bouma: application to the city okay phase one.

732

01:23:26.970 --> 01:23:28.470

Joseph: So you know, working with that.

733

01:23:29.370 --> 01:23:29.820

well.

734

01:23:31.200 --> 01:23:33.210

charlie: i'm i'm coordinating with them.

735

01:23:33.210 --> 01:23:39.210

charlie: But that's That was the direction that was taken for that part of the building.

736

01:23:39.540 --> 01:23:41.790

Joseph: Okay that's Okay, thank you.

737

01:23:42.210 --> 01:23:44.490

Bob: Okay yeah I click on the other one Marlene.

738

01:23:46.650 --> 01:23:48.000

Bob: click the other attachment.

739

01:23:49.050 --> 01:23:51.330

Bob: that's the existing yeah the second one there on the right.

740

01:23:52.080 --> 01:23:53.580

Marlene Schubert: Oh, I thought I did okay hold on a map.

741

01:23:55.410 --> 01:23:56.790

Bob: or you're doing just fine.

742

01:23:56.790 --> 01:23:57.240

Marlene Schubert: Marlene.

743

01:23:57.270 --> 01:24:00.930

Marlene Schubert: Okay, so i've got this one, and then i've got the one showing the building.

744

01:24:01.290 --> 01:24:03.990

Marlene Schubert: that's similar to that where which one do you want this one or the building.

745

01:24:04.710 --> 01:24:05.370

Bob: The building.

746

01:24:05.730 --> 01:24:08.160

Marlene Schubert: Okay, can you see that Okay, no.

747

01:24:08.580 --> 01:24:09.030

Bob: Other one.

748

01:24:09.870 --> 01:24:10.470

Joseph: There you go.

749

01:24:11.820 --> 01:24:12.300

Marlene Schubert: Are we good.

750

01:24:12.720 --> 01:24:13.860

Marlene Schubert: yeah okay.

751

01:24:13.890 --> 01:24:15.150

Bob: You see, the bellevue night all.

752

01:24:16.410 --> 01:24:16.890

Joseph: I do.

753

01:24:17.970 --> 01:24:18.510

Bob: You do.

754

01:24:19.440 --> 01:24:20.520

Marlene Schubert: Does everybody else see it.

755

01:24:20.730 --> 01:24:21.210

Bob: Okay.

756

01:24:21.270 --> 01:24:22.500

charlie: All right, yes, yes.

757

01:24:22.800 --> 01:24:27.570

Bob: I wonder if there's some kind of screening that could be you know put in there, so that.

758

01:24:28.740 --> 01:24:32.700

Bob: The building won't be you know such a blank wall there to the neighbor.

759

01:24:34.890 --> 01:24:36.840

Bob: If that perspective is correct, of course.

760

01:24:37.320 --> 01:24:39.900

charlie: Okay well there's you can imagine.

761

01:24:41.910 --> 01:24:43.710

charlie: When I don't prepare this drawing.

762

01:24:44.820 --> 01:24:51.990

charlie: I have no idea, the accuracy of this so let's let's not concern ourselves with that, but more importantly.

763

01:24:52.860 --> 01:25:11.700

charlie: This, I think everyone can tell this doesn't include any of the new landscaping so this, this is just simply as if you clear cut the site and put a building on it, and it may be shown exactly right I my gut is it isn't but i'm not faulting them for what they were trying to do.

764

01:25:13.470 --> 01:25:22.530

Bob: No, no, we get that Charlie no no we're fine with that I took we totally get that but is this going to be addressed, I guess, is the question whether it's.

765

01:25:23.250 --> 01:25:25.500

Bob: shown or whatever like that's my question.

766

01:25:26.040 --> 01:25:26.460

charlie: yeah.

767

01:25:26.520 --> 01:25:27.390

Jeff Bouma: I think I can I.

768

01:25:27.420 --> 01:25:28.620

charlie: Can I address a troll yeah.

769

01:25:28.650 --> 01:25:29.220

Please Jeff.

770

01:25:30.270 --> 01:25:42.330

Jeff Bouma: yeah so there's there's a required buffer screen along the southern edge per code which will meet and probably exceed as far as the prescriptive number of trees and shrubs.

771

01:25:43.020 --> 01:25:54.570

Jeff Bouma: we're working on the planting plan now and i'm looking at it and you know there's there's Cedars and Doug partners smaller species closer to the building like by maples things like that so.

772

01:25:55.710 --> 01:26:03.810

Jeff Bouma: While it's not going to be a complete screen right away, over time, it should fill in nicely.

773

01:26:06.030 --> 01:26:06.450

Joseph: Thank you.

774

01:26:07.470 --> 01:26:15.720

Joseph: um so Charlie are you about the building itself um is that rendering somewhat accurate.

775

01:26:17.430 --> 01:26:19.860

charlie: This is an older version.

776

01:26:20.010 --> 01:26:21.090

Joseph: But it's shown in this.

777

01:26:21.660 --> 01:26:25.740

Joseph: Okay, so you have more fenestration and more detail on the exterior.

778

01:26:25.860 --> 01:26:26.430

Jeff Bouma: Of this.

779

01:26:26.460 --> 01:26:27.030

Jeff Bouma: Is that right.

780

01:26:27.420 --> 01:26:32.790

charlie: That is correct, if you were to look at the site plan review some mental you'd see a different.

781

01:26:33.570 --> 01:26:36.210

Joseph: that's what I wanted okay so that's the more updated drawing.

782

01:26:37.290 --> 01:26:39.360

Joseph: Okay, good Okay, thank you.

783

01:26:39.720 --> 01:26:47.010

Joseph: You betcha okay any other questions about that have recovered any other site plan questions, we can ask.

784

01:26:48.450 --> 01:26:51.030

Joseph: Jeff Obama or the.

785

01:26:52.320 --> 01:26:58.080

Joseph: Charlie about any site plan questions we've solved, I think the right away a little bit there.

786

01:26:59.910 --> 01:27:02.940

Joseph: What other say clean questions before we go to the.

787

01:27:03.570 --> 01:27:04.770

Marlene Schubert: yeah but he has his hand.

788

01:27:05.070 --> 01:27:05.280

Right.

789

01:27:06.810 --> 01:27:07.530

Bob: Now I just.

790

01:27:08.580 --> 01:27:16.320

Bob: Just one comment I wanted to make Charlie I don't believe that that existing fire access road is ocean view Dr.

791

01:27:17.040 --> 01:27:25.380

Bob: ocean view drive was vacated a long time ago and it takes off in a different direction, I think, where you got that ocean view drive from was a traffic study.

792

01:27:25.980 --> 01:27:39.420

Bob: They refer to it as ocean view drive but it's not Adam goldsworthy have done a survey on that and they vacated to to ralphs to the site long time ago, so that's not ocean view drive as you've got it identified there.

793

01:27:40.020 --> 01:27:42.960

charlie: Okay, I thought that's what Google maps showed.

794

01:27:44.160 --> 01:27:47.130

Bob: So I was looking at I was looking at more reality.

795

01:27:49.290 --> 01:27:49.530

Bob: Oh.

796

01:27:49.710 --> 01:27:57.690

Bob: I was looking at the actual I pulled the actual survey from going from Adam build where they I can always push it over if you need to need me to.

797

01:27:58.080 --> 01:28:07.320

charlie: And I think one other thing that was an interesting tidbit I was not aware of is that this right of way that zigzags around the south edge of the site.

798

01:28:08.250 --> 01:28:21.690

charlie: was established out of the original messenger house property as part of an earlier planning application so it was actually a dedication to the city, it was just never used to such.

799

01:28:23.940 --> 01:28:25.950

Joseph: vicki has her hand racing wiki go ahead.

800

01:28:27.300 --> 01:28:29.430

Vicki: Since we have this drawing in front of us.

801

01:28:30.750 --> 01:28:45.450

Vicki: The street that comes off of mankato into the property why don't should we look at the don't, we have to look at St types in front of judges, should we look at that section kind of advance in advance of everything else we're looking at, since we have is drawing here.

802

01:28:46.800 --> 01:28:48.000

Vicki: Am I making sense.

803

01:28:48.210 --> 01:28:52.140

Joseph: yeah well, we do have a section in the deeper be that talks about frontage.

804

01:28:52.590 --> 01:28:53.910

Vicki: Alright, so.

805

01:28:53.970 --> 01:28:57.450

Vicki: Is this road is that entry road a.

806

01:28:58.770 --> 01:29:06.690

Vicki: A rural by no it's not or, it must be a is it a green street or should it it doesn't have a line down it it's pretty narrow.

807

01:29:07.410 --> 01:29:15.180

charlie: Why did my my understanding was that did not show up as one of their regulated street types.

808

01:29:16.380 --> 01:29:21.480

charlie: hmm and I don't remember us talking about it as such in any of the prior meetings.

809

01:29:22.800 --> 01:29:30.690

Joseph: I don't think it did come in, is is one of the street types, but I personally feel like it looks like a rural green street number eight.

810

01:29:33.510 --> 01:29:36.240

Joseph: On page 7061.

811

01:29:36.720 --> 01:29:41.610

Vicki: yeah I I agree it's pretty narrow so.

812

01:29:43.440 --> 01:29:55.920

Vicki: Is there any anticipation, I mean now with having an Assisted Living facility, are going to have moving vans things like that are there any plans for any improvements on this road.

813

01:29:57.480 --> 01:30:07.200

charlie: There is going to be a pedestrian trail that runs along the south flank of it it's a full length OK.

814

01:30:09.030 --> 01:30:09.480

Vicki: OK.

815

01:30:09.630 --> 01:30:10.320

Joseph: So you can get.

816

01:30:10.860 --> 01:30:14.400

Joseph: This job, the payment itself is not going to increase.

817

01:30:15.180 --> 01:30:18.120

charlie: designed not, to my knowledge, no okay.

818

01:30:18.420 --> 01:30:28.440

Bob: it's only 12 or 14 feet wide you can safely have a delivery truck passive vehicle there, I mean someone's going to have to give it was our hope that sometime in the future, here, that would be.

819

01:30:29.070 --> 01:30:38.790

Bob: A two way street so it'd be nice and safe for two vehicles to pass each other, as well as you know, for bicycles and pedestrians to walk alongside so it's just really narrow.

820

01:30:39.180 --> 01:30:41.490

Joseph: That does bring up a question for Kelly.

821

01:30:42.930 --> 01:30:48.480

Joseph: Actually, the city, I guess, I believe that Charlie you've been working with palm island.

822

01:30:48.720 --> 01:30:50.130

charlie: Yes, I have yeah.

823

01:30:50.430 --> 01:30:57.090

Joseph: And I don't think he did pretty comprehensive look at it it's tough, but he didn't bring up anything about that road.

824

01:30:58.290 --> 01:31:06.540

charlie: that's my understanding i'm not aware, at this point of that and we usually follow engineering lead on meeting the road standards.

825

01:31:07.020 --> 01:31:09.000

Joseph: Right so.

826

01:31:09.060 --> 01:31:10.110

Bob: It does.

827

01:31:10.860 --> 01:31:12.210

Joseph: It does, yes, Sir go ahead.

828

01:31:13.080 --> 01:31:14.400

Bob: From a knowledge sharing.

829

01:31:14.400 --> 01:31:33.900

JUSTIN YOUNKER: social perspective, you know, previously, this was skilled nursing, there would have been more service trucks and those types of ego vehicles going in and out then we'll have so as far as an impact love less of that impact, and then the previous operator.

830

01:31:38.580 --> 01:31:40.200

Bob: is a matter of opinion actually.

831

01:31:41.940 --> 01:31:42.270

Joseph: yeah.

832

01:31:42.300 --> 01:31:42.870

Bob: When Joe.

833

01:31:44.850 --> 01:31:46.800

JUSTIN YOUNKER: Miller seen skilled nursing is a.

834

01:31:47.280 --> 01:31:51.450

JUSTIN YOUNKER: Is a higher acuity operational platform that Assisted Living.

835

01:31:52.710 --> 01:31:58.230

Bob: know we understand that, clearly, we just like to see two cars to be able to at least pass each other, they don't.

836

01:32:00.780 --> 01:32:01.590

Joseph: It does seem like.

837

01:32:01.650 --> 01:32:03.090

Bob: The city job did not.

838

01:32:03.180 --> 01:32:06.810

Bob: That the city did not require them to do anything Joe all.

839

01:32:07.290 --> 01:32:08.550

Bob: Right anything.

840

01:32:08.880 --> 01:32:18.570

Joseph: Right Paul allen's letter didn't require anything, and I do feel like that the NP world would be nicer and more safe if it was wider.

841

01:32:19.590 --> 01:32:22.230

Joseph: i'm not in favor of cutting down in the trees, but.

842

01:32:23.490 --> 01:32:28.140

Joseph: it'd be nice to have it wider but I don't know what we do with the city if we.

843

01:32:29.940 --> 01:32:31.710

Joseph: I guess it's a question for Kelly.

844

01:32:32.910 --> 01:32:40.050

Joseph: Whether we could add that as a condition in our project or whether we have the right to do that, or just make a comment.

845

01:32:40.050 --> 01:32:42.600

Michael: about what as men time talking about adding pavement.

846

01:32:43.740 --> 01:32:44.250

Joseph: Sorry.

847

01:32:44.580 --> 01:32:48.450

Michael: Do we want to spend time talking about adding pavement a property.

848

01:32:49.230 --> 01:32:50.910

Joseph: yeah I know it's an issue to.

849

01:32:51.960 --> 01:32:59.160

Michael: I don't know if this is something that we said spend I don't support widening that Dr lane.

850

01:32:59.730 --> 01:33:14.040

Kelly: Okay i'd like to clarify that that palm island hasn't completed his review on this land use application so he has not imposed any conditions, yes he's made

comment on the pre application.

851

01:33:14.610 --> 01:33:16.110

Kelly: Okay who's all.

852

01:33:17.160 --> 01:33:23.040

Kelly: And I can you know we can look at those but he hasn't yet completed review here okay.

853

01:33:23.760 --> 01:33:33.030

Vicki: I would add kind of one kind of heads up comment there's a real possibility that exists already pedestrian and vehicle.

854

01:33:33.630 --> 01:33:45.570

Vicki: conflict so it's a it's a good thing to hear there's going to be a pedestrian path and so that will be in into whatever the green area is, and so does messenger House have.

855

01:33:46.470 --> 01:33:58.920

Vicki: Like a little easement running all the way out to manage those so that's for sure if development occurs along that street that that all of a sudden that pedestrians aren't going to be forced back out to the street.

856

01:33:59.070 --> 01:34:14.460

charlie: Yes, it's big it's currently within the right of way, so the city it's protected there, and also the property adjacent to it, the important thing is it's in the right of way okay.

857

01:34:14.520 --> 01:34:16.050

charlie: Saturday wants the property.

858

01:34:16.260 --> 01:34:21.390

Vicki: So we have a protected pedestrian pathway that's separate from the traffic route.

859

01:34:21.600 --> 01:34:25.080

Joseph: yep okay yeah okay.

860

01:34:26.280 --> 01:34:36.210

Joseph: Okay, any other any other questions about the site issues, not including

landscape, because I think when we go to the all section.

861

01:34:36.780 --> 01:34:52.710

Joseph: Jeff for Jeff point there when we go through the landscape sections will talk about the landscape plan more, but just in terms of any side issues right away any concerns their access anything there that still needs discussion before we go to the worksheet, yes, but.

862

01:34:55.200 --> 01:35:01.200

Bob: yeah I mean Joe since you asked me, I mean i've got several questions, but I want to preface it that.

863

01:35:02.130 --> 01:35:07.740

Bob: I don't want anyone to get upset or anything, this is a very nice, at least from my perspective, is a very nice project.

864

01:35:08.580 --> 01:35:25.800

Bob: i've had a couple relatives die there in the past, and this is certainly way better than what they what they had to deal with, but so I really liked the project, but I do need some make some factual remarks because i've been out there and it's just I got some real questions the.

865

01:35:27.540 --> 01:35:37.980

Bob: So the trail the trail is going to go along the messenger house property then it's not including the parking area it's not going to go down there by.

866

01:35:38.730 --> 01:35:54.990

Bob: The corbett's house, because one of the challenges I have is I was down in corbett's House a few weeks ago there's no survey corners, I have no idea where the property line is and the South along the south there, I mean it's totally impossible to figure that out.

867

01:35:57.150 --> 01:36:00.060

charlie: So Bob, can I just respond is you ask these.

868

01:36:00.960 --> 01:36:01.650

charlie: Is that helpful.

869

01:36:02.760 --> 01:36:12.150

charlie: So that trail and Jeff you can just sort of point with the cursor the trail is now going to be completely outside of.

870

01:36:13.200 --> 01:36:14.010

charlie: The right of way.

871

01:36:17.520 --> 01:36:18.150

charlie: The best.

872

01:36:18.270 --> 01:36:20.220

charlie: The best possible outcome for them.

873

01:36:21.060 --> 01:36:23.400

Bob: Okay super super nice excellent.

874

01:36:24.330 --> 01:36:24.840

um.

875

01:36:25.860 --> 01:36:26.310

Bob: The.

876

01:36:32.280 --> 01:36:34.650

charlie: And the right of way is there back lawn.

877

01:36:36.120 --> 01:36:38.460

Bob: Well yeah up to the corner of the House.

878

01:36:38.760 --> 01:36:43.380

Bob: yeah actually but again there's no survey corners, is there any.

879

01:36:45.540 --> 01:36:53.580

Bob: I know, Michael might not agree with me, because i'm talking about something other than design, but it just it's really difficult on the site design and look at it, when we don't even know where the corners are.

880

01:36:54.690 --> 01:36:59.730

Bob: Is there going to be some corners established, I mean the corners, are there, someone just asked to validate them and flag it.

881

01:37:00.900 --> 01:37:11.340

charlie: yeah there will be an I think when you look at the detailed design for the pathway that we're just in the final stages of negotiating with the city.

882

01:37:11.790 --> 01:37:21.870

charlie: it's very specific to the edge of the parking lot, so I think for someone holding that drawing you'd be able to use that as a reference, just as easily as a steak.

883

01:37:27.840 --> 01:37:30.720

Bob: When I ask them questions about the parking lot jars at a different.

884

01:37:31.170 --> 01:37:33.000

Joseph: Well, good good real quick go ahead.

885

01:37:34.530 --> 01:37:42.810

Bob: yeah the residence there i've been concerned about the noise coming from the the trailer the generator and the music and stuff and.

886

01:37:44.430 --> 01:37:52.230

Bob: I know, right now, the the parking supposedly as Okay, without the contractors there I think there's a maximum of 64 spaces, I think that was.

887

01:37:52.980 --> 01:38:05.340

Bob: The traffic studies show that they need and we've got what 72 I don't know how many during the construction which I assume won't finish until early 23 I guess um what.

888

01:38:06.360 --> 01:38:19.620

Bob: Is there a temporary noise fence that can be put up, I mean, how can you keep the noise from the generator from the the trailers there that the contractors around you know from going over to the neighbor's place there.

889

01:38:22.650 --> 01:38:24.330

charlie: justin do you want to respond to that.

890

01:38:27.630 --> 01:38:34.500

JUSTIN YOUNKER: yeah now are these noise complaints during during working hours or outside of working hours.

891

01:38:34.890 --> 01:38:45.060

Bob: Well it's probably well, I mean let's face it there's gonna be some noise there during the day with the trucks going in and out, I mean it's it's construction I get that it's probably more in the evening hours.

892

01:38:47.730 --> 01:38:54.510

Bob: ago when they caught when the electrician and the superintendent come back to their trailer they they cook and play music and.

893

01:38:55.110 --> 01:39:00.210

Bob: I guess they're on a generator I don't know if you got permanent power, yet, but they're on a generator now and it just.

894

01:39:00.660 --> 01:39:05.250

Bob: It just makes noise for the neighbors and out of respect for the neighbors it just seemed like that that's.

895

01:39:05.940 --> 01:39:15.180

Bob: and part of the challenges the neighbor's house they their their main living quarters, is on the second floor so it's pretty much in line with the elevation of the parking lot very close.

896

01:39:16.710 --> 01:39:17.250

charlie: Well let's.

897

01:39:17.460 --> 01:39:18.840

charlie: let's just leave it.

898

01:39:18.930 --> 01:39:31.590

charlie: That we're going to look into this and do our best to mitigate this I mean clearly after hours there shouldn't be any noise associated with construction and.

899

01:39:33.030 --> 01:39:40.980

charlie: We just have to do our best to comply with all the city regulations, I don't think anybody would expect anything less from us.

900

01:39:42.570 --> 01:39:47.550

Bob: Okay well that's that's, the main thing, as long as you know, as long as there's an understanding that.

901

01:39:48.570 --> 01:39:54.000

Bob: construct the contractors will respect the neighbors the neighbors are good people and.

902

01:39:55.530 --> 01:40:06.510

Bob: As long as there's a good a good connection, shall we say, because i'm assuming that things will come up is there enough parking for the contractors there when you start doing the new building in the parking lot.

903

01:40:09.300 --> 01:40:11.910

JUSTIN YOUNKER: yeah i'll take that one that should be no problem.

904

01:40:13.290 --> 01:40:19.320

JUSTIN YOUNKER: And and just to go back to the noise, we did address that when we were there last week and.

905

01:40:19.890 --> 01:40:39.630

JUSTIN YOUNKER: You know they're not aware of any excessive noise outside of work hours that's why I asked the question, but please keep us, you know informed if you hear otherwise, and that that trailer that your friends are referring to that goes away in about two to three weeks.

906

01:40:41.250 --> 01:40:49.500

JUSTIN YOUNKER: And they aren't on permanent power we're we're about I think the 11th is when the permanent power comes back on so they're having a run.

907

01:40:52.110 --> 01:41:04.590

Joseph: Okay, so I think yeah, so I think that might actually go away um yeah Okay, thank you i'm fine okay vicki Walker before we go to the.

908

01:41:06.270 --> 01:41:06.510

Joseph: word.

909

01:41:07.470 --> 01:41:13.110

Vicki: Really quickly i'm assuming those propane tanks have moved somewhere on the other side of the building.

910

01:41:14.940 --> 01:41:26.220

Vicki: They had to be filled from the lower side, but I thought the plan was to move them to fill move them up somewhere else I don't see him on the site plan.

911

01:41:28.260 --> 01:41:28.560

Vicki: They were.

912

01:41:28.950 --> 01:41:29.880

Vicki: They were pretty big.

913

01:41:31.110 --> 01:41:34.230

Bob: There are moving 50 feet, to the East or the north northeast.

914

01:41:34.830 --> 01:41:42.750

charlie: yeah justin correct me if i'm wrong, but they are to tank locations that again Jeff.

915

01:41:42.750 --> 01:41:43.860

charlie: Can you.

916

01:41:43.890 --> 01:41:47.970

charlie: highlight two one is up on the West side of the property.

917

01:41:49.020 --> 01:41:50.130

charlie: And then the other.

918

01:41:51.810 --> 01:41:53.130

charlie: that's a single tank.

919

01:41:53.730 --> 01:41:55.200

charlie: And then the other tanks.

920

01:41:55.230 --> 01:42:06.870

charlie: there's three of them two or three of them and currently they sit on a pad Jeff can just point roughly to where that pad is and we're shifting.

921

01:42:08.250 --> 01:42:19.920

charlie: To a location where they can be better screened there'll be lower on the hillside and we'll be able to screen around them, the service acts like.

922

01:42:19.950 --> 01:42:37.830

Jeff Bouma: Can I interrupt, can I ask you if my my understanding from David Wilson at car letty is that the propane tanks on the east side of the site will no longer

be needed, because they supplied power for the boilers and, since those are going away.

923

01:42:38.880 --> 01:42:42.540

Jeff Bouma: There won't be a need for any any delivery on the side that's great.

924

01:42:43.020 --> 01:42:43.410

I haven't.

925

01:42:45.330 --> 01:42:46.080

JUSTIN YOUNKER: confirmed.

926

01:42:47.250 --> 01:42:47.700

Jeff Bouma: Okay.

927

01:42:48.060 --> 01:42:50.670

Vicki: We and then my very last question, Joe.

928

01:42:52.230 --> 01:43:08.370

Vicki: As part of numbers of presentations I keep hearing about a restaurant i'm making the assumption that it is a dining room where family members of a resident can come and have dinner, it is not an open to the public restaurant Is that a correct assumption.

929

01:43:10.680 --> 01:43:21.420

JUSTIN YOUNKER: Oh i'll take that one yeah that's correct, you know, friends and family can certainly come in and dine but it's not advertised as a public restaurants planes.

930

01:43:22.320 --> 01:43:23.130

Vicki: Great Thank you.

931

01:43:23.970 --> 01:43:26.340

Joseph: OK OK Bob we're gonna go.

932

01:43:26.340 --> 01:43:27.240

Vicki: Ahead here.

933

01:43:28.260 --> 01:43:42.900

Bob: Well it's kind of important job, the question I have it's it's a it's an Roi that we haven't seen the the answers yet back from the city, there was a architectural Roi it was data 325 21.

934

01:43:44.190 --> 01:43:56.430

Bob: and revision to the permit is there any is there any consequence design consequence that we need to look at on on that, or is it nothing to do with design or design review board.

935

01:43:57.390 --> 01:43:59.340

Joseph: I don't know anything about that Charlie do you know.

936

01:44:00.150 --> 01:44:01.380

Kelly: what's in if I.

937

01:44:02.280 --> 01:44:03.720

Bob: Request for information.

938

01:44:04.650 --> 01:44:06.300

charlie: Of what is it pertained to.

939

01:44:07.170 --> 01:44:14.790

Bob: I don't know I wish I knew that's reason I asked the question you sent it to cali on 325 21 and it's still open.

940

01:44:16.260 --> 01:44:17.250

charlie: who sent it to her.

941

01:44:18.900 --> 01:44:24.660

Bob: From the architect, so he signed it, it says si si winslow so I guess that's you.

942

01:44:26.160 --> 01:44:30.510

Bob: But there's no information on the on the cover sheet at all, it just says attached.

943

01:44:31.200 --> 01:44:33.540

Bob: So I have no I have do certain me.

944

01:44:34.140 --> 01:44:39.570

charlie: I have no idea what that is there, there is an architect of record for.

945

01:44:40.920 --> 01:44:50.970

charlie: Phase one, and there will be for phase two so it's possible, that was a document they sent i'm just not familiar, I have not been a part of the rfp process, so I.

946

01:44:51.480 --> 01:44:59.310

Joseph: do not know what that is so Bob Bob maybe you and I can work on that afterwards that's looking and track that down okay.

947

01:44:59.790 --> 01:45:05.070

Kelly: i'm not i'm i'm not sure what an Roi it is really this request for information.

948

01:45:05.190 --> 01:45:06.390

Bob: or I don't worry about it.

949

01:45:08.010 --> 01:45:09.900

Bob: All you know what an Roi is.

950

01:45:10.800 --> 01:45:11.460

Kelly: that's okay.

951

01:45:11.700 --> 01:45:22.680

Kelly: On three on 325 Charlie and I were going back and forth about the arbonne aquifer recharge protection area and so he subsequently submitted.

952

01:45:24.510 --> 01:45:27.750

Kelly: Some arpa documentation as part of this file.

953

01:45:29.160 --> 01:45:34.710

charlie: Bob send it to me as well if you find it and i'd be happy to clarify what I know okay.

954

01:45:34.950 --> 01:45:40.950

Bob: yeah no i'll just for it, I don't want to spend time on I just thought it was something that someone else to add no problem Okay, thank you okay.

955

01:45:41.250 --> 01:45:53.100

Joseph: let's some in difference to time here let's move ahead to the worksheet and perhaps we could do it in categories under site design standards.

956

01:45:53.580 --> 01:46:01.590

Marlene Schubert: hey john can I step in for one SEC I don't know that we ever did context analysis complete yes or no i'm assuming yes, at this juncture.

957

01:46:02.310 --> 01:46:03.390

Joseph: I think they've given us.

958

01:46:03.450 --> 01:46:04.440

Marlene Schubert: enough information.

959

01:46:04.500 --> 01:46:05.010

Joseph: Oh yes.

960

01:46:05.130 --> 01:46:05.940

Joseph: I think that's all right.

961

01:46:06.030 --> 01:46:24.720

Joseph: Perfect Thank you yeah okay understood design standards um how about Charlie you or or Jeff for both of you kind of go through 13612126 and then we'll make comments and we can go on to the next category.

962

01:46:25.500 --> 01:46:33.150

charlie: Well, I guess, I have a question about the process, you did get our written response I assumed all of these correct.

963

01:46:33.330 --> 01:46:38.700

charlie: Yes, so what do you want us to add to that, if nothing.

964

01:46:39.390 --> 01:46:45.120

Joseph: No, we don't so we can just go ahead and make comments, based on look that's fine.

965

01:46:45.150 --> 01:46:48.810

charlie: I mean if nothing's changed wouldn't you rather just.

966

01:46:49.890 --> 01:46:52.170

charlie: spend less time repeating what i've already said.

967

01:46:52.800 --> 01:46:56.040

charlie: Absolutely, just to be efficient for everyone's sake.

968

01:46:57.030 --> 01:46:57.960

Joseph: No problem.

969

01:46:58.200 --> 01:47:02.010

charlie: Oh yeah do you have anything any pearls of wisdom that you want to shed.

970

01:47:02.040 --> 01:47:02.910

At this juncture.

971

01:47:05.280 --> 01:47:11.880

Jeff Bouma: so happy to answer questions, but like you said, I think our narrative for each of these sections sections address.

972

01:47:13.500 --> 01:47:15.780

Jeff Bouma: Those those standards are the guidelines.

973

01:47:17.640 --> 01:47:19.050

Jeff Bouma: Okay, so, then let me.

974

01:47:19.080 --> 01:47:24.870

Joseph: turn it back on the dmv does anybody in the dmv have any comments or questions for.

975

01:47:26.400 --> 01:47:32.400

Joseph: Any of the categories as one sex, starting with protecting and repairing natural system.

976

01:47:34.440 --> 01:47:52.470

Joseph: Because there have been in restoring a wildlife and respect and magnifying unique aspects of the site and context those three anything, there was the first to kind of go together just a little bit so let's do s one and two any comments on this one or two, yes, Michael.

977

01:47:53.400 --> 01:47:56.490

Michael: Oh, I have one on s3, so I will.

978

01:47:58.290 --> 01:48:03.720

Joseph: skip ahead s3 on the unique constantly excite context yeah.

979

01:48:03.960 --> 01:48:11.610

Michael: yeah um I would say that the building actually has four different contexts relate to one is the historical structure.

980

01:48:13.410 --> 01:48:17.190

Michael: The second is the parking lot and main visitor approach.

981

01:48:17.760 --> 01:48:19.800

Michael: has a different quality than the rest of the site.

982

01:48:21.420 --> 01:48:27.180

Michael: Three is kind of the campus which I would say is more like the eastern portion of the site.

983

01:48:27.390 --> 01:48:27.840

Joseph: mm hmm.

984

01:48:28.830 --> 01:48:33.630

Michael: And the fourth one is just is the residential neighborhood.

985

01:48:34.530 --> 01:48:46.080

Michael: In terms of like those properties that are adjacent to the campus but also like the properties that we were looking at earlier today, which are directly adjacent to the build.

986

01:48:47.850 --> 01:48:56.280

Michael: And I think this is important because the building it's a huge mass, but it needs to kind of relate to all of these different contexts.

987

01:48:56.550 --> 01:48:56.940

Now.

988

01:49:02.310 --> 01:49:05.730

Joseph: And do you think that it does some better than others or.

989

01:49:06.600 --> 01:49:20.220

Michael: I do, I think the entry side is probably the side, that is the best in addressing all of those I think there has been improvements on addressing the historical side so that's it see.

990

01:49:21.990 --> 01:49:25.350

Michael: The neighborhood I think is weak.

991

01:49:26.610 --> 01:49:30.720

Michael: And it doesn't quite meet that and there's portions of the campus that kind of.

992

01:49:32.490 --> 01:49:40.260

Michael: I think I have comments later in the building section that address this, more specifically, but I think the campus side is.

993

01:49:41.400 --> 01:49:44.700

Michael: mix there's portions that are good and there's other parts that aren't so.

994

01:49:46.290 --> 01:49:55.620

Joseph: So on the right, so I kind of agree with you on the campus side um other things that can be done either with the building or would landscaping.

995

01:49:56.760 --> 01:50:00.570

Michael: yeah I think it's a kind of a combination of both.

996

01:50:01.080 --> 01:50:04.500

Joseph: You to Jeff for Charlie do you have any thoughts about that.

997

01:50:06.360 --> 01:50:08.730

charlie: would need more particulars on what.

998

01:50:08.730 --> 01:50:11.070

charlie: you're discussing.

999

01:50:13.140 --> 01:50:21.750

Michael: I can address those when we get to the building section, or like I don't know how to deal with this without jumping around too much between all the different parts and so.

1000

01:50:22.980 --> 01:50:23.160

Michael: Will.

1001

01:50:23.460 --> 01:50:25.410

Michael: Be more relevant to talk about it later.

1002

01:50:25.980 --> 01:50:29.340

Joseph: Is it mostly about scale of the building, or is it about the details.

1003

01:50:30.330 --> 01:50:32.460

Michael: it's both because it's small.

1004

01:50:32.460 --> 01:50:39.360

Michael: scale of the yeah it's massing but it's also how material and massing work together to kind of.

1005

01:50:41.880 --> 01:50:44.130

Michael: create a visual and spatial quality.

1006

01:50:44.280 --> 01:50:44.910

Michael: So that's.

1007

01:50:44.970 --> 01:50:53.400

charlie: So I guess the comment i'd like to make in this overarching the whole meeting is this is our third meeting.

1008

01:50:54.630 --> 01:50:56.880

charlie: it's not the first time you've seen the project.

1009

01:50:59.100 --> 01:51:05.340

charlie: We left the early in the last meeting with your comments and made those changes.

1010

01:51:07.140 --> 01:51:09.990

charlie: we're happy to consider changes but.

1011

01:51:11.400 --> 01:51:18.480

charlie: we've also gone quite a ways down the road based on your prior review so just please keep it in context to the earlier comments you made.

1012

01:51:20.640 --> 01:51:26.190

Joseph: Okay, what you know along the same lines, Charlie I think that the comments that we're making or.

1013

01:51:27.210 --> 01:51:35.760

Joseph: In some cases, you know opinions that we're just sharing going forward to the planning Commission we still even with comments will.

1014

01:51:36.900 --> 01:51:48.900

Joseph: probably say that that you're meeting s3 is a standard we're making comments, but that you're actually meeting s3 anyway it's not that you're not meeting s3.

1015

01:51:49.800 --> 01:51:58.110

charlie: And I guess, just to clarify what I was saying, we are absolutely interested in doing everything we can to make the project better.

1016

01:52:00.000 --> 01:52:04.950

charlie: But they're going to be some boundaries on things that are just going to be more complicated to adjust sure.

1017

01:52:05.280 --> 01:52:08.370

Marlene Schubert: Absolutely Michael did I capture.

1018

01:52:08.640 --> 01:52:10.890

Marlene Schubert: I think the only thing I didn't hear you say was about the.

1019

01:52:10.890 --> 01:52:12.990

Marlene Schubert: residential context, did I miss that.

1020

01:52:19.080 --> 01:52:23.340

Michael: yeah yes, there I forgot exactly what I said but.

1021

01:52:24.420 --> 01:52:30.090

Michael: I think residential needs more work I guess.

1022

01:52:31.980 --> 01:52:33.780

Michael: I think that's the weakest portion.

1023

01:52:34.050 --> 01:52:39.030

Joseph: Why don't we why don't we try to address those in the building section like you said, Michael that might be a better place.

1024

01:52:39.030 --> 01:52:39.240

Michael: For.

1025

01:52:39.810 --> 01:52:41.100

Michael: Mark layer yeah.

1026

01:52:41.490 --> 01:52:46.560

Michael: So we can I don't know if it's important to say see building section.

1027

01:52:46.890 --> 01:52:47.760

Joseph: It would be important.

1028

01:52:48.180 --> 01:52:48.900

Jeff Bouma: secrecy.

1029

01:52:48.930 --> 01:52:51.150

Joseph: See comments and building section yeah.

1030

01:52:53.190 --> 01:53:04.200

Jeff Bouma: If I could address just real quickly the landscape and the relationship of the building to the landscape, I think it's it's always hard at this stage, when you have such kind of high level diagrammatic plans.

1031

01:53:04.890 --> 01:53:08.850

Jeff Bouma: we've been you know working a lot on on detailed planting plants, and I think that.

1032

01:53:09.540 --> 01:53:19.110

Jeff Bouma: When it's when it comes to specific materials and scale those materials becomes much more real how the building is kind of set in that landscape and.

1033

01:53:20.070 --> 01:53:36.840

Jeff Bouma: actually agree with you, and these different I guess contacts that it sets, and I think we've done a pretty good job of relating the building to the site based on what's there the topography views things like that, as far as its relationship to the neighborhood.

1034

01:53:37.890 --> 01:53:46.170

Jeff Bouma: it's as far as the landscapes relationship to the neighborhood not so much the buildings were somewhat constrained by typography and kind of.

1035

01:53:46.620 --> 01:53:54.090

Jeff Bouma: Screening, and those type of things, both North and South, I think we're we have a really strong connection is there to the east.

1036

01:53:54.540 --> 01:54:10.020

Jeff Bouma: where you have this own steady and park with big grand tree has an enlarged underneath creates this kind of community space in between the neighborhood and the building, so I think that portion of the relationship and the landscapes working really well, but I think.

1037

01:54:11.430 --> 01:54:21.840

Jeff Bouma: If we were able to share and spend time with you know, showing you the details of the planting plan that would would would make make a little bit more sense when those diagrams mm hmm.

1038

01:54:23.790 --> 01:54:28.860

Joseph: Well, I think the same thing under s one s to protecting our natural systems and.

1039

01:54:28.860 --> 01:54:40.170

Joseph: Preserving habitat, I think that kind of overlaps with what's going on in the landscape plan and i'd like to address those issues in the landscape section, you know you know, in terms of.

1040

01:54:40.350 --> 01:54:41.730

Joseph: capsule material so.

1041

01:54:42.240 --> 01:54:44.460

Joseph: i'm asked for.

1042

01:54:44.550 --> 01:54:45.300

Jeff Bouma: I feel like.

1043

01:54:45.450 --> 01:54:46.800

Joseph: Charlie did a very good.

1044

01:54:46.860 --> 01:54:56.370

Joseph: Excellent very good discussion of a fine line that he's working there complimenting and contentment the built environment in the local identity.

1045

01:54:56.850 --> 01:55:08.250

Joseph: And the secretary the interiors standards, you know how do you make it look like the building, but doesn't look exactly like the building, how do you maintain historical categories, and I feel like.

1046

01:55:09.420 --> 01:55:14.970

Joseph: I personally feel like that that works Okay, for me, does anybody else have any questions about that.

1047

01:55:16.890 --> 01:55:18.840

Joseph: Any concerns about that category.

1048

01:55:22.950 --> 01:55:33.270

Joseph: Okay, I don't see any hands up um that's five and six, I think we're both very important aspects of this project that.

1049

01:55:34.380 --> 01:55:37.470

Joseph: very much appreciate that the city under.

1050

01:55:39.990 --> 01:55:58.950

Joseph: Five that the city to city, excuse me that the owner is allowing residents to continue to have access to walk around on the grounds around the peripheral I think that's a very nice thing to do it isn't really a public park but he's they're allowing people to use the walk around areas.

1051

01:56:00.510 --> 01:56:04.110

Joseph: As walking years I think that's really good, and I think prioritizing.

1052

01:56:05.190 --> 01:56:10.410

Joseph: Pedestrians that way is really good I really like that that they're doing that.

1053

01:56:12.360 --> 01:56:19.980

Joseph: So that kind of goes along with the public realm there really isn't the public ground on this project, it is more of a neighborhood.

1054

01:56:21.090 --> 01:56:23.310

Joseph: So never heard the area so.

1055

01:56:25.290 --> 01:56:26.760

Joseph: vicki you have a comment, yes.

1056

01:56:27.810 --> 01:56:44.790

Vicki: I think we should go out of her we should say that we want to compliment the architectural team for how they have reached out and worked with the neighbors particularly to the south, about the right away, and we are in that path that's pretty critical, so thank you.

1057

01:56:45.690 --> 01:56:47.580

Joseph: What do we put that is for.

1058

01:56:48.300 --> 01:56:50.760

Marlene Schubert: say that again i'm sorry wasn't sure where, to put it, so I didn't.

1059

01:56:50.760 --> 01:56:50.970

start.

1060

01:56:53.400 --> 01:57:02.850

Joseph: The architect has worked hard to his work hard with the neighborhoods to achieve a balance mm hmm yeah.

1061

01:57:03.270 --> 01:57:06.120

charlie: And I guess i'd like to add one other thing that.

1062

01:57:07.170 --> 01:57:10.770

charlie: may or may not relate to as for.

1063

01:57:14.010 --> 01:57:32.910

charlie: As for is the thing we kept hearing over and over from the neighbors is how important that is facing open spaces yeah that they wanted that preserve to maintain the neighborhood character and that's been a big emphasis in our project from the beginning.

1064

01:57:33.660 --> 01:57:34.320

Joseph: Okay, great.

1065

01:57:35.790 --> 01:57:44.280

Joseph: Come okay let's um let's go Michael had a question and then and then Tottenham will do bomb good Michael.

1066

01:57:44.880 --> 01:57:52.650

Michael: Oh i'm, so I think public ground for this one, because there are visitors that are coming to the property.

1067

01:57:53.430 --> 01:58:05.790

Michael: So, like the entry ways part of the public ground but it's also like you, are you potentially are waiting for someone in the lobby spaces, there is sort of a public presence that the building is going to have.

1068

01:58:06.180 --> 01:58:13.110

Michael: So I don't want to sit I don't want to ask to go on the record and say that there's not really a public around for this project.

1069

01:58:13.560 --> 01:58:14.070

Joseph: It was.

1070

01:58:14.130 --> 01:58:25.080

Michael: very much a public ground this and, that being said, I think they're they're doing a pretty good job in terms of setting up spaces for people to.

1071

01:58:26.640 --> 01:58:29.100

Michael: hang out with their relatives or whatever.

1072

01:58:30.900 --> 01:58:33.390

Michael: And so I just wanted to say that.

1073

01:58:33.900 --> 01:58:40.050

Joseph: I think that's an excellent point, thank you very much for that yeah okay
Todd go ahead, Bob.

1074

01:58:43.830 --> 01:58:45.240

Joseph: you're on mute.

1075

01:58:48.480 --> 01:58:53.490

Todd: I was having some audio issues, as you can see, so I have a quick question on s3.

1076

01:58:54.090 --> 01:58:54.540

and

1077

01:58:56.820 --> 01:58:58.800

Todd: As for in the public realm I guess.

1078

01:58:59.790 --> 01:59:00.090

Good.

1079

01:59:02.280 --> 01:59:05.220

Todd: You know, to respect and magnify unique aspects of the site.

1080

01:59:06.510 --> 01:59:14.460

Todd: I don't know very many other neighborhoods on the island that have essentially a beautiful park maintained by someone else that's an asset for that street.

1081

01:59:15.090 --> 01:59:25.800

Todd: So you know I think the restoration of that park and the work that Jeff and Charlie are doing will really elevate that and turn that into an asset for the for the street for the for the whole neighborhood.

1082

01:59:26.250 --> 01:59:38.670

Todd: So I kind of I kind of disagree with Michael I think it's doing great things for this for the Community there, especially seeing what it's like and what it has been like so to restore that I think is great, and then.

1083

01:59:39.780 --> 01:59:46.320

Todd: Obviously that realm that park is part of the public realm even if it's limited access or just visually.

1084

01:59:47.400 --> 01:59:56.520

Todd: it's it's an enhancement to the public and people just walking by or walking through or cycling through, so I think it's they're doing a good job there.

1085

01:59:58.860 --> 01:59:59.160

Thank you.

1086

02:00:00.360 --> 02:00:05.580

Joseph: I appreciate what you're saying i'm fishing Fisher Michael saying by distinguishing types of public realm to.

1087

02:00:05.970 --> 02:00:15.360

Joseph: That there is the public realm there and the landscape right, but there is the public realm in the lobby and then re entry to the different kinds of public rooms, which is very interesting.

1088

02:00:16.590 --> 02:00:17.820

Joseph: So good comments.

1089

02:00:19.050 --> 02:00:19.830

Joseph: Oh yes.

1090

02:00:21.690 --> 02:00:29.250

Bob: yeah as far as that, as far as that you know at P, for I mean i've been out there, a number of times in the morning I go there in the morning, so I can.

1091

02:00:29.850 --> 02:00:38.370

Bob: Talk to some of the neighbors and you know again Charlie you know you've got a lot of patients we've asked a lot of questions, but you know, overall, you know i'm really.

1092

02:00:38.820 --> 02:00:47.760

Bob: For me personally, as a member of the design review board i'm very happy with the whole the whole project, it was existing so that created issues when all the right away stuff but.

1093

02:00:48.240 --> 02:00:55.380

Bob: I think that you know that the neighbors love the place and you know overall they're not I don't sense, a lot of.

1094

02:00:55.950 --> 02:01:04.500

Bob: disagreement or anything there's things that need to be mitigated which appears that you are not that's that's wonderful, I guess, the one thing I don't know where it goes Joe but.

1095

02:01:04.950 --> 02:01:14.160

Bob: I just wanted to make sure that in the parking lot I don't know if the existing lights are night night skylights or not, because they're play put in a long time ago and.

1096

02:01:14.430 --> 02:01:31.050

Bob: I know that any new lights are supposed to be, you know shaded from the you know from the night sky just want to make sure there's no there's no regular parking lights pole lights in the parking lot that they're all going to be shaded for the you know the night sky that's really important.

1097

02:01:33.870 --> 02:01:35.760

Joseph: Great question, do you know that Charlie.

1098

02:01:36.840 --> 02:01:41.670

charlie: justin what what are your plans for the existing parking lighting.

1099

02:01:46.470 --> 02:01:49.470

JUSTIN YOUNKER: yeah good question I don't have the details, I know that.

1100

02:01:50.190 --> 02:01:51.540

JUSTIN YOUNKER: there's gotta be some.

1101

02:01:51.570 --> 02:01:54.000

JUSTIN YOUNKER: Some screening on the lights so it's not.

1102

02:01:54.240 --> 02:01:54.690

Jeff Bouma: You know.

1103

02:01:55.350 --> 02:01:56.520

JUSTIN YOUNKER: Disturbing any of the.

1104

02:01:56.520 --> 02:01:57.330

neighbors.

1105

02:01:58.350 --> 02:02:00.900

JUSTIN YOUNKER: But I don't know, have any details on that.

1106

02:02:01.080 --> 02:02:07.560

Joseph: Well justin, can I ask this question um the plans are to replace the lights, with new lights.

1107

02:02:09.390 --> 02:02:18.570

Joseph: If that's the case, then I think they would meet the city code and city code does require like nightlight protection I.

1108

02:02:18.930 --> 02:02:27.600

Joseph: Think bob's question as I understood Bob was more if you weren't doing anything with the lights are the old lights giving off.

1109

02:02:27.660 --> 02:02:28.260

Joseph: Too much.

1110

02:02:28.710 --> 02:02:40.740

Joseph: light to the sky big you know because I never liked so differently, you know, so if they are being replaced I think we'll just say that that's been worked that's fine because they would meet city code.

1111

02:02:41.910 --> 02:02:42.810

Joseph: Standard so.

1112

02:02:42.840 --> 02:02:59.910

charlie: yeah so I guess just to summarize if they wherever lighting is new it's clearly all going to be dark sky compliant and, as I say, in almost all of my applications, we tend to underline our projects because that's more in keeping with bainbridge.

1113

02:03:01.470 --> 02:03:17.760

charlie: Yesterday, the existing lights to a point of safety, of course, if the existing lights are not being replaced, we can certainly go out and look and sometimes you can adapt them so they have cut off shades so they don't transmit light off the property.

1114

02:03:17.820 --> 02:03:18.240

Joseph: So that's.

1115

02:03:19.320 --> 02:03:19.710

Joseph: going to.

1116

02:03:20.010 --> 02:03:21.570

Joseph: Have baffles or something yeah.

1117

02:03:22.590 --> 02:03:25.650

Joseph: Okay, I think that's a great question that's a really good answer.

1118

02:03:26.010 --> 02:03:29.070

Marlene Schubert: You want that, in the spreadsheet somewhere here i'm not quite sure where that.

1119

02:03:29.460 --> 02:03:46.740

Joseph: um well, it should go under natural systems, this one protect natural systems, protecting the night sky so under this one let's say that the all new lights new lighting will conform to city code night light standards or night.

1120

02:03:48.300 --> 02:03:49.020

Joseph: sky.

1121

02:03:50.640 --> 02:03:51.060

Joseph: yeah.

1122

02:03:51.390 --> 02:03:53.760

Joseph: dark sky right sorry.

1123

02:03:54.060 --> 02:03:55.530

charlie: sounds like a grateful dead song.

1124

02:03:55.800 --> 02:03:56.940

Joseph: It does yeah right.

1125

02:03:57.120 --> 02:04:00.330

Joseph: And then the second point, Charlie megan's really important, that is if.

1126

02:04:00.330 --> 02:04:06.540

Joseph: there's any existing login to remain he will make suggestions as to how to mitigate.

1127

02:04:09.660 --> 02:04:11.850

Joseph: The dark sky intrusion.

1128

02:04:14.640 --> 02:04:17.460

Joseph: that's a great comment great question and a good good answer.

1129

02:04:20.910 --> 02:04:21.240

Okay.

1130

02:04:22.890 --> 02:04:32.160

Joseph: So I think that, unless I hear any complaints from Dr remembers that s one through six have been met and we're good to go.

1131

02:04:33.420 --> 02:04:46.950

Joseph: So we can go on to the next area, which is also an area that has a little bit of overlap with other sections, the public realm but um.

1132

02:04:48.600 --> 02:04:57.660

Joseph: I think under i'll just start the discussion, I think, under P, one that I think we're all in agreement that they are doing comfortable.

1133

02:04:58.770 --> 02:05:06.900

Joseph: safe environment they're allowing walking maybe some by second, but the public ground, the two kinds of public ground that Michael talked about.

1134

02:05:07.320 --> 02:05:23.070

Joseph: The certainly doing the one with the landscape and the East East side definitely, so I think that one has been met minimize the impact of vehicles on the public realm I mean they come into the parking area.

1135

02:05:24.750 --> 02:05:33.120

Joseph: then go into the building becomes a pedestrian area in the lobby, and of course they're not allowed on the on the east side as much.

1136

02:05:34.140 --> 02:05:35.310

Joseph: Bobby have a comment.

1137

02:05:36.240 --> 02:05:43.740

Bob: yeah I was just following up on exactly what you were saying Joe you're reading my mind I don't know Kelly or Charlie.

1138

02:05:44.940 --> 02:05:54.090

Bob: What can be done to try to keep cars from parking down there along the you know the manager of what's it called national park boulevard northeast.

1139

02:05:54.630 --> 02:05:57.180

Bob: You know you got the Pergola there, and all that and I just.

1140

02:05:57.630 --> 02:06:07.860

Bob: I just feel like cars are going to park there unless there's some ballers are some signs to you know, so we don't have them parking there by the neighbors I just it's it's.

1141

02:06:07.860 --> 02:06:16.770

Bob: A tight neighborhood I just don't want to see a lot of non Community cars parked down there and it's going to happen well unless it's dealt with.

1142

02:06:17.370 --> 02:06:26.670

charlie: yeah no I agree we've made it very clear that we have no intention of any parking being in that area, and I think probably one of.

1143

02:06:26.700 --> 02:06:31.740

charlie: The best ways to do it is just to have the city simply put up signage that say no.

1144

02:06:31.740 --> 02:06:33.030

charlie: parking this site history.

1145

02:06:33.180 --> 02:06:33.900

charlie: And it's done.

1146

02:06:36.030 --> 02:06:49.710

Jeff Bouma: The other The other thing we've done from a landscape point of view, is the current shoulders, you know six 810 feet wide and some places and gravel we're gonna we're going to actually reduce that so that there's only a three to four foot wide gravel shoulder.

1147

02:06:50.340 --> 02:06:53.490

Jeff Bouma: I think that, along with some silence chanel.

1148

02:06:56.670 --> 02:06:56.970

Jeff Bouma: Good.

1149

02:06:58.470 --> 02:07:01.080

Joseph: Job yeah yes vicki.

1150

02:07:01.680 --> 02:07:11.880

Vicki: I think we can say under P to that with the removal that lower propane tank that all service deliveries are now focused at the loading dock area.

1151

02:07:12.480 --> 02:07:15.450

Vicki: On the West on the West yeah.

1152

02:07:15.750 --> 02:07:17.250

Joseph: hundred P, to look at that.

1153

02:07:17.580 --> 02:07:19.170

Marlene Schubert: Okay, can you repeat one more time.

1154

02:07:19.590 --> 02:07:29.640

Vicki: With the removal propane tank removal of the eastern propane tank all service deliveries are focused at the loading dock area on the West.

1155

02:07:34.950 --> 02:07:36.300

Marlene Schubert: Okay sorry are.

1156

02:07:37.140 --> 02:07:42.510

Vicki: are focused on the loading dock area on the West.

1157

02:07:43.260 --> 02:07:58.230

Kelly: So if I could interrupt for for just a minute i'm getting a little concerned about I realized you're responding to the design the design standards and this worksheet, but I think.

1158

02:07:59.640 --> 02:08:04.710

Kelly: It would be my hope, especially going to planning Commission that you'd be very clear.

1159

02:08:05.220 --> 02:08:18.480

Kelly: In your recommendation, this is a final review and recommendation, so I want to be very clear whether you're recommending a particular condition like that the.

1160

02:08:19.620 --> 02:08:28.680

Kelly: The the loading dock or service vehicle you limited or be limited, during a certain time So these are very specific conditions.

1161

02:08:28.980 --> 02:08:37.740

Kelly: That somebody will have to enforce if, if indeed you want to go that way now what you discussed earlier was well Charlie i'll look into.

1162

02:08:38.190 --> 02:08:59.310

Kelly: making suggestions about if parking lights are replaced that you know that that was more of us that doesn't require them to to actually act upon anything that's not a recommended condition, but this sounds a lot more like a recommended condition so either.

1163

02:08:59.940 --> 02:09:13.740

Joseph: So I appreciate, I appreciate your concerns Kelly, I thought actually the other way around interesting I was collecting the comment about the lights and was going to put that as a condition that the end.

1164

02:09:14.790 --> 02:09:17.010

Joseph: So I will say that we would ask.

1165

02:09:17.010 --> 02:09:35.280

Joseph: them to under if there are lights that are not being taken out the day be adjusted all right um the comment that was just made by vicki it's my understanding the charlie's already agreed that that's that's being done is that right.

1166

02:09:37.470 --> 02:09:52.890

charlie: Well there's no there's no deliveries, that would be made from manifesto because that's just would be far less practical route and we have no intention of making them from that side so to restrict it is fine.

1167

02:09:53.520 --> 02:10:12.600

charlie: The only work that would probably occur from that side might be landscape maintenance crew, which is not a delivery or someone looking at repair work on the sewer station, you know that would be repair work as well it's not a delivery.

1168

02:10:13.020 --> 02:10:25.290

Joseph: So, but, but the comment there, where it says, with the removal of Eastern propane tanks, I was under the impression he said that have already been decided by you guys think we're going to move them is that right yeah.

1169

02:10:25.680 --> 02:10:32.850

Joseph: yeah exactly that's not a condition because yeah because you going to do that so that's fine.

1170

02:10:34.200 --> 02:10:52.260

Joseph: i'm so Kelly, I appreciate your your your thing, but I was sort of holding the light one back to have as a condition at the end, we would make a specific statement related to that yeah okay um yeah Bob go ahead, real quick.

1171

02:10:53.250 --> 02:11:05.820

Bob: yeah the same thing you know, along with with vicki also it'd be this would have to be a condition, but we restricted the all the deliveries to ocean view road we don't want them coming down mountain view either.

1172

02:11:06.540 --> 02:11:18.030

Bob: way that's a specific condition as tight as a 12 foot wide pavement it's it's narrow we just don't want to bother the neighbors I think Mr yonkers it sounds like he's really trying to.

1173

02:11:18.330 --> 02:11:29.250

Bob: accommodate as much as he can accommodate messes more you know good operations management, making sure that the deliveries are not are made down ocean view online that wouldn't be wonderful.

1174

02:11:30.960 --> 02:11:52.470

Joseph: Okay um so but I did have a question and then we have an instance i'm just curious, probably for Jeff or controlling for for Jeff under a p3 design and support the legible hierarchy of public spaces um, how do you how do you see doing that, with.

1175

02:11:52.620 --> 02:11:54.780

Jeff Bouma: they've got the pathways.

1176

02:11:56.280 --> 02:12:01.890

Joseph: But without doing signage and other things, how do you see the landscape plan.

1177

02:12:02.070 --> 02:12:03.000

Jeff Bouma: Enhancing that.

1178

02:12:05.910 --> 02:12:19.950

Jeff Bouma: I think the I think the hierarchy of spaces, has been designed within the site oh goes for called activity and for gathering spaces so there's you know, based on the size and the site, the furniture that's there.

1179

02:12:22.020 --> 02:12:27.300

Jeff Bouma: that'll that'll enhance that hierarchy so there's some bigger terraces.

1180

02:12:29.100 --> 02:12:30.930

Jeff Bouma: there's smaller gathering spaces.

1181

02:12:32.130 --> 02:12:33.630

Joseph: The old theater that's being.

1182

02:12:34.890 --> 02:12:36.030

Joseph: changed or whatever.

1183

02:12:37.080 --> 02:12:45.930

Joseph: The p3 there, where it says the old theater which is recently demolished help to find open space, so now, are you going to do something.

1184

02:12:48.600 --> 02:12:49.230

Joseph: With that.

1185

02:12:49.320 --> 02:12:49.830

Jeff Bouma: Or was that.

1186

02:12:50.880 --> 02:13:01.470

Jeff Bouma: Now, not in that particular location, I think, because the south wing of the building extends a little bit to the east, there were the old dear was.

1187

02:13:02.970 --> 02:13:05.790

Jeff Bouma: We weren't going to replace that function, I guess.

1188

02:13:07.200 --> 02:13:18.000

Jeff Bouma: One thing at the drop off at the entry in the oval around about there's an expanded fountain flagpole and feeding area that's got some.

1189

02:13:19.020 --> 02:13:29.070

Jeff Bouma: chalices over it for shade so that's another kind of medium sized gathering space, so I guess the question is, is that these spaces.

1190

02:13:30.090 --> 02:13:49.770

Jeff Bouma: Are the question is, do these guidelines apply to public base in the sense of those living on the campus or those you know, the general public walking onto the site and using it as an amenity to the neighborhood.

1191

02:13:51.330 --> 02:14:06.540

Joseph: yeah I can see, it is, it is twofold I mean there's the opportunity for people to residents to walk around and going in the outdoor spaces, and I think, also for the public who come and walk through their neighbors and things.

1192

02:14:06.960 --> 02:14:10.590

charlie: yeah I think this site does a remarkable job.

1193

02:14:10.860 --> 02:14:21.570

charlie: of satisfying this is Jeff articulated we've created a whole variety of outdoor spaces different scales different uses different experiences.

1194

02:14:22.110 --> 02:14:34.770

charlie: we've talked about the East facing lawn and public access through this site Michael talked a little bit about the importance of the port co share so I I feel like we we hit it on.

1195

02:14:36.270 --> 02:14:37.230

charlie: Both aspects.

1196

02:14:38.640 --> 02:14:38.850

Joseph: And I.

1197

02:14:38.880 --> 02:14:47.520

Jeff Bouma: disagree that we, we were excited we've set it up in such a way that like users are people living at the site there's going to be a variety of.

1198

02:14:48.630 --> 02:14:53.280

Jeff Bouma: adventures your experiences, whether they want to stay close to the building or if they want to venture out on a.

1199

02:14:54.390 --> 02:15:01.260

Jeff Bouma: You know, a one on one hour scroll with their grand daughter, does the outer periphery of the site we created those places along the way.

1200

02:15:03.660 --> 02:15:14.040

Joseph: It good um I think P five is sort of self explanatory I mean, I think that was discussed with the building and connecting to the story parts.

1201

02:15:15.660 --> 02:15:21.120

Joseph: You know the drawing from the buildings that are already there, I think the site did do.

1202

02:15:21.600 --> 02:15:36.450

Joseph: A lot of the things that P for is asking for, even by itself before you ever touched it sort of had some of those qualities in it yep ahead of time, so I think I think what you're doing is you're enhancing that, so I think that's a good will.

1203

02:15:37.470 --> 02:15:39.180

Joseph: You okay Bobby had your hand up yeah.

1204

02:15:40.050 --> 02:15:47.220

Bob: No um yeah I like that can you just expand just briefly on the Pergola what what exactly is going on there.

1205

02:15:48.720 --> 02:15:50.370

Bob: I mean, I mean the.

1206

02:15:50.430 --> 02:15:51.390

political sphere.

1207

02:15:52.650 --> 02:15:55.470

Bob: No, no, no, the Pergola down along the medical.

1208

02:15:55.500 --> 02:15:57.450

Joseph: park boulevard oh oh.

1209

02:15:58.050 --> 02:16:06.630

Bob: No, I think it's a great idea I just wondered I don't I haven't seen it, you know I haven't seen any details, so I have no idea what it OK, I see the word and a block.

1210

02:16:07.350 --> 02:16:28.680

charlie: I think what the goal is is to create a place that kind of like a shared place where the neighbors can step off the street into the park and the residents could come down they wanted to go for a walk and sit there and have a place where they can meet their neighbors and.

1211

02:16:30.990 --> 02:16:36.660

charlie: that's that's kind of the goal it's a place where those two groups can have a meeting place essentially.

1212

02:16:38.310 --> 02:16:46.320

Bob: that's the right answer because some of the neighbors have you know commented about they'd like to have a public gathering place into the theaters gone and.

1213

02:16:46.620 --> 02:16:59.160

Bob: You know I I understand you I mean, first of all, just letting everyone walk on the park there, I mean that's you know that's a wonderful thing and that's a right answer the Pergola can be used for that that's so that's important Thank you.

1214

02:17:00.090 --> 02:17:02.250

Marlene Schubert: If you want anything captured on the Pergola anywhere.

1215

02:17:04.980 --> 02:17:06.540

Bob: I don't know Joe is that something just.

1216

02:17:08.370 --> 02:17:09.780

Joseph: say we support it yeah.

1217

02:17:09.900 --> 02:17:10.710

Joseph: We switch which.

1218

02:17:10.830 --> 02:17:12.240

Marlene Schubert: Was that before i'm sorry.

1219

02:17:12.840 --> 02:17:13.650

Joseph: pee pee.

1220

02:17:15.570 --> 02:17:15.810

Todd: pee.

1221

02:17:16.140 --> 02:17:16.680

Joseph: pee power.

1222

02:17:17.280 --> 02:17:18.720

Joseph: right before before.

1223

02:17:18.780 --> 02:17:18.930

Bob: The.

1224

02:17:19.050 --> 02:17:20.130

Bob: word is truth in public.

1225

02:17:20.640 --> 02:17:21.090

records.

1226

02:17:22.440 --> 02:17:30.360

Joseph: Pergola he said Bob we support the notion of production as an integral part of the public space.

1227

02:17:31.650 --> 02:17:33.330

Bob: yeah yeah I think it's great.

1228

02:17:35.400 --> 02:17:35.880

Joseph: um.

1229

02:17:37.290 --> 02:17:40.470

Joseph: I think, p six is not relevant.

1230

02:17:40.560 --> 02:17:43.710

Joseph: To this project, so I think we can.

1231

02:17:45.600 --> 02:17:51.540

Joseph: I don't think they need a departure necessarily would just say that P six is not is not relevant to this project.

1232

02:17:52.710 --> 02:17:53.820

Bob: You don't want to encourage it.

1233

02:17:54.810 --> 02:18:04.650

Joseph: And you don't want to encourage it right exactly okay um, so I would say that we have met so in the in the.

1234

02:18:07.260 --> 02:18:15.210

Joseph: Right so in the dirt we, the project meets P two P, five and six is not relevant.

1235

02:18:26.370 --> 02:18:30.060

Joseph: Okay sorry I know this is a little tedious but.

1236

02:18:31.950 --> 02:18:34.020

charlie: No it's not as enjoyable.

1237

02:18:35.280 --> 02:18:38.340

Kelly: As we go into the building design standards.

1238

02:18:39.960 --> 02:18:53.130

Kelly: i'm wondering if I just want to make sure we're all on the same page and and looking at the same architectural plans so, is it possible to bring up their submitted documents.

1239

02:18:54.210 --> 02:18:59.070

Kelly: The plan set and the architectural plans that they submitted on November 25.

1240

02:18:59.070 --> 02:19:01.710

Joseph: Mr make plans yeah yeah.

1241

02:19:03.210 --> 02:19:03.540

Joseph: Good.

1242

02:19:06.240 --> 02:19:11.430

Marlene Schubert: So, so I think I still do I still have the site plan plan set open is that what we're.

1243

02:19:11.430 --> 02:19:11.910

Kelly: running out.

1244

02:19:13.980 --> 02:19:29.220

Kelly: scroll down to say page 16 1718 the the sheets i'll start with a 3.02 because I didn't catch what Charlie was showing on the screen before so and those plans.

1245

02:19:29.700 --> 02:19:42.240

Kelly: Are dated eight 620 20 and that's the drawing date so I just want to make sure that whatever plans Charlie showing in the presentation agree with these.

1246

02:19:43.800 --> 02:19:46.440

charlie: So let me just clarify Kelly, one more time.

1247

02:19:48.480 --> 02:20:05.760

charlie: I submitted today perspective view that perspective view was not submitted previously, but it is consistent with what is represented in these drawings it's just another three dimensional view.

1248

02:20:07.470 --> 02:20:18.990

Kelly: Okay, so Okay, so if we could Marlene can we scroll down to like pay to like 15 those renderings yeah.

1249

02:20:19.320 --> 02:20:20.670

Kelly: yeah and just kind of scroll through.

1250

02:20:20.670 --> 02:20:37.140

Kelly: 1516 1718 and make sure that the Dr B and that the plants, you know the building standards were reviewing were reviewing based on these plans, unless the applicant wants to modify these plans.

1251

02:20:38.160 --> 02:20:38.340

Kelly: Now.

1252

02:20:38.400 --> 02:20:38.880

charlie: These are.

1253

02:20:38.910 --> 02:20:42.690

Bob: got Kelly you posted them as 1125 right on the.

1254

02:20:43.800 --> 02:20:46.650

Bob: On the land use permit okay yeah right.

1255

02:20:47.790 --> 02:20:48.210

Joseph: Okay.

1256

02:20:49.620 --> 02:21:02.160

charlie: yep, these are the ones I was assuming we were reviewing today okay yeah you can see before you get off this sheet, it shows the step down height, to the right hand side of the upper drawing.

1257

02:21:02.940 --> 02:21:04.260

Joseph: mm hmm yeah.

1258

02:21:05.520 --> 02:21:05.880

Joseph: Right.

1259

02:21:07.290 --> 02:21:10.620

Joseph: Okay, so keeping these drawings up here i'm.

1260

02:21:10.950 --> 02:21:11.970

Marlene Schubert: vicki has her hand right.

1261

02:21:12.330 --> 02:21:13.110

Joseph: vicki go ahead.

1262

02:21:14.040 --> 02:21:24.480

Vicki: um since we left off back whatever we left off way back when when we looked at these drawings, the last time you know the applicant and his team have.

1263

02:21:24.960 --> 02:21:36.150

Vicki: Clearly, done a huge amount of work with landmarks and you know very successful in it brought everything to this point and one of the issues way back

when had.

1264

02:21:36.150 --> 02:21:37.590

Vicki: to do with the old.

1265

02:21:39.090 --> 02:21:58.140

Vicki: Conditional use permit and so i'm assuming Now I understand it's gone through a whole ton of steps and then there's a hearing examiner meeting scheduled at some point is that right Kelly, am I stating this correctly out six weeks from now, or something and whenever.

1266

02:22:00.690 --> 02:22:07.500

Kelly: I have the I think the hearing is I haven't pegged for June 24 I think.

1267

02:22:07.560 --> 02:22:08.190

Vicki: Okay, so.

1268

02:22:10.440 --> 02:22:15.270

Vicki: So that is is it correct to say that the issue in front of the hearing examiner.

1269

02:22:16.890 --> 02:22:33.000

Vicki: It was to update that old 1995 whatever it is, and that that showed a one story building so is that is a correct the the big issue in front of the hearing examiner is, are we all Okay, with three stories so we're.

1270

02:22:33.570 --> 02:22:44.160

Vicki: So you know will kind of open book we're looking the Dr B is looking at this with the understanding that in the background there's this other process going on that we're not a part of.

1271

02:22:44.910 --> 02:22:55.110

Vicki: And we're today our job is to go through the checklist based on what we're looking at without a correct statement.

1272

02:22:55.350 --> 02:23:02.580

Kelly: Well, there are a couple of things, one I don't anticipate that the height of this building is going to be one of the primary.

1273

02:23:05.880 --> 02:23:06.750

Kelly: Primary.

1274

02:23:07.770 --> 02:23:12.480

Kelly: things for the that the hearing examiner would necessarily focus on.

1275

02:23:12.690 --> 02:23:13.140

Okay.

1276

02:23:14.880 --> 02:23:19.920

Kelly: it's I think the building is pretty far from any property lines, etc, etc, so.

1277

02:23:21.450 --> 02:23:31.110

Kelly: And the hearing examiner is also not going to focus on anything to having to do with the integration of the historic building or the historic elements.

1278

02:23:31.140 --> 02:23:32.910

Vicki: And he's not going to focus on colors.

1279

02:23:33.930 --> 02:23:34.440

Kelly: No.

1280

02:23:34.710 --> 02:23:53.880

Kelly: No now, so the hearing the examiner is going to focus on the decision criteria, so I mean height, is one of those elements in terms of say that decision criteria as far as compatibility with neighborhood I can see that.

1281

02:23:55.260 --> 02:23:55.590

Kelly: But.

1282

02:23:57.180 --> 02:24:02.790

Kelly: hate, I mean hate usually comes up when you're blocking someone's view, for example.

1283

02:24:04.830 --> 02:24:18.540

charlie: On this one and, if I can just add one comment, this is a site plan review, which is what you do 90% or 100% of your reviews on so we're a site plan review it's like everything else you review.

1284

02:24:19.380 --> 02:24:38.670

charlie: And it's also a conditional use and absolutely we're going for a whole new conditional use permit there's been a lot of confusion that you know the original one wasn't approved for this we've known since day one, this is a new conditional use permit.

1285

02:24:39.720 --> 02:24:40.080

charlie: Okay.

1286

02:24:41.190 --> 02:24:41.370

Joseph: well.

1287

02:24:41.940 --> 02:24:44.850

Vicki: I think I think it sounds like we're all very much on the same page.

1288

02:24:45.330 --> 02:24:47.730

Joseph: I think we all are on the same page good.

1289

02:24:48.150 --> 02:24:48.600

Vicki: Thank you.

1290

02:24:49.110 --> 02:24:49.380

Joseph: yeah.

1291

02:24:49.740 --> 02:24:53.040

Joseph: Good question you know so um.

1292

02:24:54.090 --> 02:25:04.140

Joseph: I don't know if we want to look at the drawings, as we go through the building design that's the Dr B, we can look at the buildings drawings, if you want, or we can just ask questions um.

1293

02:25:05.040 --> 02:25:11.850

Joseph: Does does the building express a clear does the whole project express a clear organizing architectural concept.

1294

02:25:12.540 --> 02:25:28.590

Joseph: I kind of feel like certainly within the landscape, it does, and certainly within the building, it seems to i'm Michael you've had some questions about the lobby and things do you think it has a clear concept organizing comes up.

1295

02:25:30.360 --> 02:25:39.390

Michael: or regarding the plan and organization, I think it does have a clear concept, I guess, they do is a few things with the plan that I would.

1296

02:25:40.860 --> 02:25:42.090

Michael: Question just be.

1297

02:25:44.640 --> 02:25:55.440

Michael: On the interior there's the corridors and I think one thing would be really nice if the corridors actually had a window that aligned with the end of them, so that when you're.

1298

02:25:55.920 --> 02:26:01.920

Michael: In them, you can kind of understand the extent of the building and that you have a view out, I think.

1299

02:26:02.310 --> 02:26:08.700

Michael: These buildings can be really confusing when you don't have an understanding of the scale when you're inside of them.

1300

02:26:09.180 --> 02:26:23.520

Michael: So this is might be a little bit out of our purview a little bit, but I think it's important for anyone that's occupying the spaces to not feel unless this is coming from the best way to manage.

1301

02:26:25.260 --> 02:26:31.590

Michael: People living in these environments is to not have a view out when you're in accord or I don't know but It just seems like.

1302

02:26:33.270 --> 02:26:42.600

Michael: corners shouldn't feel as I think there should be a view out so if you there's windows, they could be aligned with the corridor, and it would be great.

1303

02:26:43.140 --> 02:26:46.260

charlie: So, Michael if I can respond as you ask these.

1304

02:26:47.550 --> 02:26:49.140

charlie: At the end of each corridor.

1305

02:26:50.400 --> 02:27:01.500

charlie: One of them leads into a fire stare and then we are not allowed to have the fire stare open, but as soon as you open that door there's definitely a window out the end of that axis.

1306

02:27:02.520 --> 02:27:16.140

charlie: That holds true with the quarter going the other direction, it opens into the entry lobby, so if any of these doors are on hold opens then they would have that exact vista you're talking about.

1307

02:27:16.950 --> 02:27:29.070

Michael: So, like on the second level there's a hallway that the St doors that then lead into eventually leads into the library there be a window in that library.

1308

02:27:29.130 --> 02:27:40.800

charlie: Oh, that I don't know but that's something where we could possibly work on having some real lights on the inside, to get that transparency through so that's something we could look into yeah.

1309

02:27:42.300 --> 02:27:52.620

Michael: And so it's the same thing, also for the other hallway that it's almost an axis and there are two doors there I just don't know if those are always closed or open but.

1310

02:27:53.790 --> 02:27:54.180

charlie: OK.

1311

02:27:54.990 --> 02:28:02.190

Michael: hallways aligned it almost you can almost have a view out to the puget sound when you exit your unit.

1312

02:28:03.690 --> 02:28:07.230

Michael: But right now you're kind of looking at the door of the linen closet and so.

1313

02:28:07.830 --> 02:28:10.710

charlie: We that's a great idea so thanks.

1314

02:28:11.700 --> 02:28:15.330

Marlene Schubert: Anything you want me to capture Michael other than what i've

already captured or.

1315

02:28:18.540 --> 02:28:24.810

Marlene Schubert: I just basically said it'd be desirable, have the windows alignment the quarters and have a view out is that enough yeah.

1316

02:28:24.870 --> 02:28:25.260

Michael: That works.

1317

02:28:27.510 --> 02:28:32.730

Joseph: So I have a question just to spark a little discussion see if this helps.

1318

02:28:33.960 --> 02:28:35.130

Joseph: For the Dr beers.

1319

02:28:37.080 --> 02:28:44.850

Joseph: You know, we have two different obviously from architects working on two different projects same time when the public comes in.

1320

02:28:45.780 --> 02:28:57.390

Joseph: At the end in 2022 2023 something like that they're going to see one project they're not gonna they're not going to know there were two architects and we're going to know there were two projects and.

1321

02:28:57.960 --> 02:29:15.990

Joseph: doesn't seem like a cohesive project i'm just asking that as a as a stimulate discussion, it seems like it to me but i'm just curious if anybody has any thought about that once built does it seem like it's a cohesive project.

1322

02:29:16.260 --> 02:29:33.030

charlie: So can I just make one comment so you're aware what job means by two different architects, we were hired in the very beginning to work with the other firm and we've been working hand in glove with them for two years now, so.

1323

02:29:34.020 --> 02:29:34.470

we're not.

1324

02:29:35.970 --> 02:29:36.210

charlie: we're.

1325

02:29:36.600 --> 02:29:40.800

Joseph: Good I appreciate that I didn't mean to imply that you want yeah.

1326

02:29:41.190 --> 02:29:46.680

charlie: No, I didn't fact they've been very deferential to my firm as the lead on the design.

1327

02:29:47.310 --> 02:30:04.620

Joseph: it's okay okay well, as I said, I feel like the project, you know in 2023 I think the public will come in and won't know the difference and just will see you know, a full project and it'll all be cohesive I just was trying to foster some discussion.

1328

02:30:05.970 --> 02:30:09.540

Joseph: there's any comments on that or no sorry we can go on.

1329

02:30:12.510 --> 02:30:16.140

Bob: The Professor Joel you're still wanting to stimulate conversation.

1330

02:30:16.140 --> 02:30:17.520

Joseph: Oh yeah well.

1331

02:30:17.820 --> 02:30:19.320

Bob: it's always good to get down to it.

1332

02:30:19.680 --> 02:30:28.530

Joseph: it's always important to me that we did we remind ourselves that, no matter what we're thinking about in the end someone's going to come to this project and five years.

1333

02:30:28.950 --> 02:30:43.980

Joseph: And they're going to have some sense of it, some understanding of hierarchy where's the entrance where's where do I Park, how do I get to that, how do I access the public realm down on the on the east side, although sticks, you know.

1334

02:30:45.600 --> 02:30:47.880

charlie: If I can just add one comment quickly.

1335

02:30:48.360 --> 02:30:57.780

charlie: I think the port co share was a really important element in that regard, because you know here you have this 1980s Mediterranean style building.

1336

02:30:57.810 --> 02:31:11.790

charlie: Was joining the historic building joining the new building and our goal was to use that port co share is kind of a foil to help sort of grab and pull your eye.

1337

02:31:12.780 --> 02:31:22.560

charlie: In a cohesive way to the new building and sort of layer behind it, the older stuff so that you don't get this collision of three different things right.

1338

02:31:24.480 --> 02:31:33.630

Joseph: Right and I actually think that that is pretty successful I mean there's not a simple project, not a simple problem I think there could have been.

1339

02:31:34.650 --> 02:31:46.230

Joseph: You know kind of look like a Mexican pizza sort of could have all kinds of things all over the place um appropriate architectural language for a bainbridge island.

1340

02:31:48.420 --> 02:31:51.210

Joseph: How do people feel about that you will be.

1341

02:31:53.400 --> 02:31:54.570

Marlene Schubert: Like left hand raised.

1342

02:31:54.990 --> 02:31:55.620

This Michael.

1343

02:31:57.780 --> 02:32:02.250

Michael: Okay, so some of this relates to what I was saying earlier on s three, I think.

1344

02:32:04.170 --> 02:32:09.180

Michael: which I mean, I think the we might wouldn't need to revise the design.

1345

02:32:10.890 --> 02:32:19.620

Michael: guidelines also to say bainbridge island but also this specific context that the project is in, and I think it is those four contexts.

1346

02:32:20.100 --> 02:32:21.810

Michael: What I might do is three.

1347

02:32:21.990 --> 02:32:22.590

points.

1348

02:32:23.940 --> 02:32:24.510

Michael: and

1349

02:32:26.880 --> 02:32:27.510

Michael: What.

1350

02:32:29.610 --> 02:32:48.810

Michael: So regarding the campus side I do admit, like the campus the landscape portion is really nice and all of that which Todd was saying, like, I agree with that, but I think what happens when we get to the building facade as well as the materials choice.

1351

02:32:50.130 --> 02:32:55.470

Michael: I think right now in the renders and the elevations because there is so much white.

1352

02:32:56.220 --> 02:33:10.200

Michael: The white actually stands out so much more prominently than another color so the massing looks much larger than that really would and because there's white that spread on the what i'll call the next portion which is kind of like the.

1353

02:33:12.330 --> 02:33:13.530

Michael: sky lounge and.

1354

02:33:15.180 --> 02:33:25.320

Michael: theater portion as well as the lobby there was one, but the colors and materials are kind of spread throughout without kind of enforcing an overall concept.

1355

02:33:25.770 --> 02:33:37.860

Michael: So it makes the building look much more massive and it doesn't really address kind of the scale and the context as well as being, most of it being white it makes it.

1356

02:33:39.390 --> 02:33:48.840

Michael: really stand out and it makes it feel much bigger than it actually is, and so I think, by changing material colors and being a little bit more.

1357

02:33:53.010 --> 02:33:59.580

Michael: Like conceptual maybe in the way that you use the material so there's not like white on one portion and then white, on the other.

1358

02:34:01.980 --> 02:34:19.080

Michael: I think that would really clarify that, overall, mass of the entire building and make it feel more integrated landscape and also on that East facade but terrorists seems to have it might be a 12 foot concrete wall.

1359

02:34:21.210 --> 02:34:22.320

Michael: Is that correct yeah.

1360

02:34:23.640 --> 02:34:25.530

Michael: With the way that our griffey works.

1361

02:34:27.780 --> 02:34:42.360

Michael: And that to me seems like a very large mass and I feel like the Lansky being could help and reducing the scale of that which would also help make the building feel a little bit more context with the neighborhood.

1362

02:34:45.510 --> 02:34:50.100

charlie: I think the height of that wall is quite a bit less now.

1363

02:34:51.360 --> 02:34:52.530

charlie: Jeff Is that correct.

1364

02:34:54.270 --> 02:35:03.960

Jeff Bouma: yeah I think it's less than five feet might be even four feet you're talking about the south east core.

1365

02:35:04.650 --> 02:35:05.070

yeah.

1366

02:35:07.440 --> 02:35:10.200

Michael: I was basing that off of the gradient plan let's.

1367

02:35:10.590 --> 02:35:11.250

Joseph: Go ahead and we'll.

1368

02:35:11.340 --> 02:35:13.230

Joseph: Go to the site Marlene.

1369

02:35:13.860 --> 02:35:15.780

Michael: or no or yeah.

1370

02:35:17.100 --> 02:35:19.080

Marlene Schubert: And then any one of these yeah.

1371

02:35:19.980 --> 02:35:21.690

Joseph: And then also i'll just.

1372

02:35:21.870 --> 02:35:29.580

charlie: i'll just add the building color and this consistent with the elevations in our earlier conversations.

1373

02:35:29.580 --> 02:35:38.160

charlie: We had settled on kind of a buff sand color and that was something that had come out of the meetings with the neighbors as well.

1374

02:35:41.280 --> 02:35:42.270

Michael: Can you go down to.

1375

02:35:44.070 --> 02:35:45.750

Michael: render Marlene.

1376

02:35:47.460 --> 02:35:47.940

Marlene Schubert: think that was.

1377

02:35:49.920 --> 02:35:50.610

Marlene Schubert: This what you mean.

1378

02:35:51.420 --> 02:35:54.240

Michael: keep going I think Kevin maybe okay.

1379

02:35:55.290 --> 02:35:57.000

Michael: Oh, one more down okay.

1380

02:35:57.480 --> 02:35:58.680

Marlene Schubert: Let me scoot down there.

1381

02:36:01.650 --> 02:36:02.490

Michael: All right, one more.

1382

02:36:03.570 --> 02:36:03.960

charlie: yeah.

1383

02:36:04.740 --> 02:36:05.880

Marlene Schubert: i'm gonna start charging yeah.

1384

02:36:07.140 --> 02:36:07.770

Michael: There we go.

1385

02:36:08.070 --> 02:36:08.880

Joseph: yeah well.

1386

02:36:08.940 --> 02:36:13.620

Jeff Bouma: yeah yeah okay good well it's quite a bit lost now.

1387

02:36:14.220 --> 02:36:23.790

Michael: Okay, so um and I thought that this might be better than what it actually was because Britain that contours and everything it looked like it was 12 feet.

1388

02:36:25.530 --> 02:36:27.900

Michael: So it's that smaller that's good, I think.

1389

02:36:29.340 --> 02:36:32.580

Michael: So what I was saying about the white.

1390

02:36:34.350 --> 02:36:35.040

Michael: I feel like.

1391

02:36:37.050 --> 02:36:37.560

Michael: there's.

1392

02:36:38.610 --> 02:36:55.110

Michael: It gets confusing when this is white and then this is why, and then that's white I kind of wish that this if you're going to do something our gear that maybe that's like Gray, or so, or something that feels like this whole thing really feels like one thing.

1393

02:36:55.740 --> 02:36:57.750

Michael: I mean this just because it's all white.

1394

02:36:57.810 --> 02:36:59.640

Michael: I kind of want that to be background.

1395

02:36:59.790 --> 02:37:00.420

Michael: And that's how.

1396

02:37:00.480 --> 02:37:01.050

Michael: kind of fits.

1397

02:37:01.080 --> 02:37:02.310

Michael: into the landscape better.

1398

02:37:04.350 --> 02:37:11.940

Michael: Just because it's such a massive facade and if it was not so brilliant and color it would.

1399

02:37:12.030 --> 02:37:12.420

Michael: kind of.

1400

02:37:12.900 --> 02:37:14.340

Michael: background, a little bit more.

1401

02:37:14.670 --> 02:37:19.620

Michael: Okay, so I think looking at that as an option would be important.

1402

02:37:20.220 --> 02:37:21.390

charlie: that's a good suggestion.

1403

02:37:23.010 --> 02:37:24.840

Marlene Schubert: All right now, how do we put it works.

1404

02:37:27.990 --> 02:37:28.500

Michael: It all.

1405

02:37:31.440 --> 02:37:37.170

Marlene Schubert: Okay, so I said the campus massing looks a lot much larger than it really is the colors of materials are right out.

1406

02:37:38.640 --> 02:37:40.380

Jeff Bouma: Well Okay, I think that.

1407

02:37:40.650 --> 02:37:46.380

Michael: A campus massing looks much larger than it really is.

1408

02:37:48.540 --> 02:37:50.580

Michael: And maybe there's something.

1409

02:37:52.830 --> 02:37:54.120

Michael: Look at.

1410

02:37:55.980 --> 02:37:59.880

Michael: material and colored and reduce apparent maths.

1411

02:38:04.350 --> 02:38:06.360

charlie: And just it always helps me.

1412

02:38:06.930 --> 02:38:08.340

charlie: Not that we're trying to.

1413

02:38:09.450 --> 02:38:14.370

charlie: decide the solution today, but it also helps me to leave with some.

1414

02:38:14.370 --> 02:38:15.990

Jeff Bouma: specific suggestions.

1415

02:38:16.050 --> 02:38:16.590

charlie: and

1416

02:38:17.220 --> 02:38:25.560

charlie: The idea of making that southeast corner something other than white is specific and I can appreciate that it's easy to understand.

1417

02:38:26.250 --> 02:38:26.520

Okay.

1418

02:38:28.440 --> 02:38:33.390

Marlene Schubert: That looking look at using colors and materials to reduce visual massing does that capture it.

1419

02:38:33.720 --> 02:38:34.410

Michael: yeah and then.

1420

02:38:37.230 --> 02:38:41.580

Marlene Schubert: it's not 20 anymore or said 12 feet isn't correct anymore.

1421

02:38:42.270 --> 02:38:43.230

Joseph: For the phone.

1422

02:38:44.520 --> 02:38:45.990

Jeff Bouma: yeah right.

1423

02:38:48.930 --> 02:38:52.590

Michael: And then add what Charlie said, is that the.

1424

02:38:55.440 --> 02:38:56.550

Michael: What do you call that mass.

1425

02:38:57.000 --> 02:38:57.930

charlie: southeast corner.

1426

02:38:58.350 --> 02:39:03.810

Michael: southeast corner look at alternate material color.

1427

02:39:18.300 --> 02:39:19.290

Michael: And I guess the same thing.

1428

02:39:19.470 --> 02:39:20.340

Michael: goes to the.

1429

02:39:21.360 --> 02:39:22.320

Michael: facade that.

1430

02:39:23.730 --> 02:39:28.680

Michael: We saw earlier from a burst property I think again like.

1431

02:39:28.770 --> 02:39:29.580

Michael: A giant white.

1432

02:39:29.640 --> 02:39:31.500

Jeff Bouma: facade right there it's.

1433

02:39:31.890 --> 02:39:33.540

Michael: kind of imposing and.

1434

02:39:35.250 --> 02:39:39.960

Michael: If there's a way of working with material material or colored and a.

1435

02:39:41.640 --> 02:39:48.330

Michael: Because, especially when the sun hits that and it's white it's really going to glare a lot and really become foreground.

1436

02:39:48.330 --> 02:39:48.630

So.

1437

02:39:50.730 --> 02:39:52.350

Joseph: Charlie was also saying that it was.

1438

02:39:52.620 --> 02:39:55.230

Joseph: more of a sense stone cold he didn't use that word but.

1439

02:39:55.260 --> 02:39:58.350

Joseph: pebble or something I think a sandstone column yeah.

1440

02:39:59.070 --> 02:40:00.420

Michael: yeah I guess it just depends on white.

1441

02:40:00.420 --> 02:40:01.110

Michael: sands done.

1442

02:40:01.290 --> 02:40:02.190

Joseph: means yeah.

1443

02:40:02.250 --> 02:40:02.550

wow.

1444

02:40:03.690 --> 02:40:06.090

Joseph: So, like some of the buildings downtown.

1445

02:40:06.090 --> 02:40:07.950

Joseph: Seattle sandstone.

1446

02:40:08.040 --> 02:40:09.390

Joseph: Frustration on the.

1447

02:40:09.420 --> 02:40:10.560

Jeff Bouma: tops of some buildings.

1448

02:40:10.920 --> 02:40:12.210

Joseph: Has a nice warm.

1449

02:40:12.510 --> 02:40:14.220

charlie: color yeah it's like.

1450

02:40:14.580 --> 02:40:16.920

charlie: A light ochre above or.

1451

02:40:17.130 --> 02:40:18.300

Joseph: yeah exactly.

1452

02:40:19.530 --> 02:40:20.070

Joseph: mm hmm.

1453

02:40:21.480 --> 02:40:23.430

Jeff Bouma: And if it's something that's does.

1454

02:40:23.760 --> 02:40:25.110

Michael: Something like that that's fine.

1455

02:40:25.170 --> 02:40:30.300

Michael: It just is looking very white and very glaring.

1456

02:40:31.530 --> 02:40:33.240

Michael: very prominent you.

1457

02:40:34.560 --> 02:40:36.450

Michael: Know without a sample of the material.

1458

02:40:38.040 --> 02:40:39.270

Michael: We have to somehow capture.

1459

02:40:43.380 --> 02:40:45.780

Joseph: Under be three.

1460

02:40:48.750 --> 02:40:50.130

Joseph: Which is the facades.

1461

02:40:51.540 --> 02:41:07.770

Joseph: illustration whatnot I think you got a positive feedback from the dmv on your elevation that you gave us the smart earlier today, when you started out I want elevation turned in, and if you move that way, the rest of the elevations.

1462

02:41:07.860 --> 02:41:09.420

Joseph: Think that's a very positive thing.

1463

02:41:11.850 --> 02:41:12.810

Joseph: That makes sense.

1464

02:41:13.380 --> 02:41:15.810

charlie: you're talking about the step down in the height.

1465

02:41:16.500 --> 02:41:31.560

Joseph: Now i'm done but just the treatment of the windows and hold for now, the building and all of that is that, obviously, the next step and those drawings from November, and I think you can add some of that to that what's going to make those elevations look even better.

1466

02:41:33.090 --> 02:41:33.750

Marlene Schubert: Okay, Bob.

1467

02:41:33.840 --> 02:41:34.890

Jeff Bouma: I mean Joe helped me with the.

1468

02:41:34.890 --> 02:41:35.340

words.

1469

02:41:39.960 --> 02:41:40.890

Marlene Schubert: Can you see what i've written.

1470

02:41:41.100 --> 02:41:41.640

Marlene Schubert: yeah.

1471

02:41:42.360 --> 02:41:44.220

Joseph: I don't know if I capture will be like just.

1472

02:41:44.310 --> 02:41:44.940

Joseph: like this one.

1473

02:41:46.860 --> 02:41:53.790

Joseph: The recent elevation what our vision was that that was the one who gave us the two o'clock was what do you call that ovation.

1474

02:41:54.750 --> 02:41:57.870

charlie: that's the that's an exterior rendering.

1475

02:41:58.020 --> 02:42:00.150

Joseph: exterior rendering here.

1476

02:42:01.980 --> 02:42:09.810

Joseph: find a straight extra rendering just say fenestration is appealing appealing to the dmv and that same treatment.

1477

02:42:10.740 --> 02:42:12.300

Jeff Bouma: On some of the drawing from.

1478

02:42:12.300 --> 02:42:17.250

Joseph: November of 2022 or.

1479

02:42:17.250 --> 02:42:17.940

charlie: Sue it.

1480

02:42:18.480 --> 02:42:21.210

Joseph: were so many you're going to apply the same treatment.

1481

02:42:21.300 --> 02:42:22.380

charlie: It is.

1482

02:42:22.410 --> 02:42:24.360

charlie: I mean that, as I tried to say.

1483

02:42:24.360 --> 02:42:29.010

charlie: That that view is is consistent with those earlier drawings.

1484

02:42:29.100 --> 02:42:33.600

charlie: It just we lowered the height of the building that's what that view was representing.

1485

02:42:33.810 --> 02:42:35.730

Right okay so.

1486

02:42:37.980 --> 02:42:38.310

Joseph: Okay.

1487

02:42:39.510 --> 02:42:41.340

Joseph: i'm good with that.

1488

02:42:41.490 --> 02:42:46.800

Kelly: i'd like to emphasize one more time that the city does not have those drawings.

1489

02:42:48.630 --> 02:42:49.620

charlie: Which drawing scaling.

1490

02:42:50.160 --> 02:42:56.220

Kelly: The ones you're referring to in this recent exterior rendering we don't have those drawings.

1491

02:42:58.590 --> 02:43:00.090

Kelly: That drawing we don't have it.

1492

02:43:00.330 --> 02:43:02.190

charlie: Yes, i'm aware of that.

1493

02:43:04.890 --> 02:43:08.040

Marlene Schubert: Well, I need to add anything to say that Kelly, what would you.

1494

02:43:08.430 --> 02:43:14.370

Kelly: um I, I think, and he might add that the planner is reluctant to move forward.

1495

02:43:15.810 --> 02:43:23.850

Kelly: That did so the Dr B is referencing certain drawings and we don't have them and I really you know i'm concerned about that.

1496

02:43:23.910 --> 02:43:29.460

charlie: So well let's let's clear this up right now it's one drawing are we in agreement on that.

1497

02:43:30.420 --> 02:43:47.190

charlie: That drawing did not we in agreement on that okay that drawing didn't change anything from the site plan review segmental it just simply is a different view than we had previously submitted, so I.

1498

02:43:47.220 --> 02:43:49.020

charlie: would like to make the case that we.

1499

02:43:49.020 --> 02:43:52.650

charlie: didn't modify the design we're just offering one additional.

1500

02:43:53.010 --> 02:43:57.180

charlie: perspective of the building for a year, a ability to understand it.

1501

02:43:58.890 --> 02:44:02.100

Kelly: Okay, so chair, how would you like to treat this comment.

1502

02:44:03.060 --> 02:44:16.650

Joseph: Well, based on what he said, I could remove it i'll take it back because I want to do sure that he was the That was what was happening all the visions and he's saying so okay i'm good with that.

1503

02:44:17.700 --> 02:44:18.990

Joseph: Thank you yeah.

1504

02:44:19.200 --> 02:44:22.260

Marlene Schubert: All right, we have john's hand raised vicki's and then michael's.

1505

02:44:22.500 --> 02:44:23.910

Joseph: Okay john yes.

1506

02:44:24.090 --> 02:44:24.510

Yes.

1507

02:44:25.530 --> 02:44:33.720

Jon Quitslund: i've been following this without having to sit right in front of the screen all the time, but I wanted to refer back to the.

1508

02:44:34.860 --> 02:44:39.390

Jon Quitslund: Point vicki raised mentioning the conditional use permit and.

1509

02:44:40.470 --> 02:44:57.360

Jon Quitslund: Kelly contributed usefully that discussion thing that hearing examiners focus will be on the disease decision criteria now everything is stated in title to Chapter 16 section 110 and.

1510

02:44:57.450 --> 02:45:00.090

Jon Quitslund: In that section both the.

1511

02:45:00.240 --> 02:45:01.590

Jon Quitslund: Dr B and.

1512

02:45:01.680 --> 02:45:06.030

Jon Quitslund: The planning Commission are expected to make recommendations.

1513

02:45:07.230 --> 02:45:07.920

Jeff Bouma: To the.

1514

02:45:08.280 --> 02:45:09.330

Jon Quitslund: Hearing examiner.

1515

02:45:11.670 --> 02:45:12.120

Jon Quitslund: and

1516

02:45:13.200 --> 02:45:13.770

Jon Quitslund: So.

1517

02:45:15.150 --> 02:45:17.070

Jon Quitslund: let's try to work that into the schedule.

1518

02:45:19.230 --> 02:45:19.470

To.

1519

02:45:21.390 --> 02:45:22.650

Jeff Bouma: Support doing it right.

1520

02:45:23.880 --> 02:45:26.490

Jon Quitslund: The planning the the Dr be, I think.

1521

02:45:28.500 --> 02:45:33.570

Jon Quitslund: doesn't have any heavy burden there it's just a question of saying.

1522

02:45:35.010 --> 02:45:39.210

Jon Quitslund: They have no reservations about the granting of a.

1523

02:45:40.380 --> 02:45:44.130

Jon Quitslund: does have a conditional use permit or something like that I don't want to.

1524

02:45:44.130 --> 02:45:44.490

Jon Quitslund: know.

1525

02:45:45.120 --> 02:45:45.990

charlie: or it's not right.

1526

02:45:47.370 --> 02:45:48.750

Jon Quitslund: Okay, tell me to Charlie.

1527

02:45:50.190 --> 02:45:59.310

charlie: Well Kelly you you help clarify I didn't think the role of the Dr B was to comment on the validity of the sea up help me out there.

1528

02:46:00.270 --> 02:46:08.520

Kelly: So the role of the design review board with respect to this is to comment on consistency with the comprehensive plan and the design standards.

1529

02:46:10.290 --> 02:46:10.770

Jon Quitslund: well.

1530

02:46:13.980 --> 02:46:16.920

Jon Quitslund: under review procedures in that section.

1531

02:46:18.780 --> 02:46:25.680

Jon Quitslund: The purpose of the design review board review and recommendation meeting is to review a proposed project for compliance, etc.

1532

02:46:29.520 --> 02:46:35.820

Jon Quitslund: And this is this is this is specific to the major conditional use permit.

1533

02:46:37.920 --> 02:46:46.650

Jon Quitslund: And it's It could be that this is a, this is an unnecessary thing and it's an inconvenience but it's in the code.

1534

02:46:48.030 --> 02:46:52.050

Jon Quitslund: Until we until we complete the changes to the code.

1535

02:46:56.520 --> 02:46:57.870

Joseph: So i'm.

1536

02:46:59.310 --> 02:47:04.920

Joseph: asking that we make a recommendation, about the CFP I don't think that's our role.

1537

02:47:05.280 --> 02:47:08.250

Jon Quitslund: Well i'm just saying that it's in it's in this.

1538

02:47:09.870 --> 02:47:10.290

Joseph: Okay.

1539

02:47:10.830 --> 02:47:17.430

Jon Quitslund: I don't want to take more time in this meeting, but that section one town of Chapter 16 job title two.

1540

02:47:17.790 --> 02:47:18.630

Jon Quitslund: Okay um.

1541

02:47:19.800 --> 02:47:20.790

Jon Quitslund: The planning Commission.

1542

02:47:22.410 --> 02:47:32.640

Jon Quitslund: has a role and in it so it's not a whole chapter is very, very long and verbiage, full of verbiage and detail that is sometimes.

1543

02:47:34.380 --> 02:47:39.060

Jon Quitslund: hard to justify but it's it's all there and.

1544

02:47:40.470 --> 02:47:47.250

Jon Quitslund: it's something you can you can do without spending a lot of time on it, but it's an.

1545

02:47:48.480 --> 02:47:53.280

Jon Quitslund: The planning Commission has given a lot of attention to conditional use permits in the past.

1546

02:47:54.510 --> 02:48:07.890

Jon Quitslund: And it's it's it's important that conditional use permit be dealt with early as early as possible in the in the whole process it's not an afterthought, as it has sometimes turned out to be in.

1547

02:48:08.940 --> 02:48:10.080

Jon Quitslund: in decision making.

1548

02:48:10.560 --> 02:48:21.030

charlie: Well, I would just like to say that we have been very transparent and understood that this is a concurrent see up and site plan review.

1549

02:48:21.690 --> 02:48:39.750

charlie: The heart of that clearly is the strong role of the planning Commission and the evaluation of the decision criteria, so we welcome that and understand that's part of our process and that's what we're expecting is going to happen, yes, one of our next steps.

1550

02:48:41.460 --> 02:48:48.900

Kelly: Certainly, sometimes the design review board comments on things that they might notice or they might have a suggestion that.

1551

02:48:49.470 --> 02:48:57.060

Kelly: wouldn't normally be part of their their role to address standards or maybe it's tangential to.

1552

02:48:57.780 --> 02:49:07.980

Kelly: Something in you know that they they see in the comprehensive plan and maybe there are conflicting things in the comprehensive plan, for example, so there they'll offer guidance and certainly the.

1553

02:49:08.520 --> 02:49:15.240

Kelly: The comments of the design review board are always incorporated into the

staff report and into the recommendations.

1554

02:49:16.560 --> 02:49:17.700

Kelly: and evaluate edge.

1555

02:49:18.720 --> 02:49:20.070

Kelly: Theoretically, their legal.

1556

02:49:22.920 --> 02:49:29.280

Joseph: See the David has David has his hand up David you want to make a comment about that and then.

1557

02:49:30.000 --> 02:49:42.180

David: yeah just to follow up on on jon's question bi MC 2.16110 so he is really where the description of the design review boards role is in the sea up process.

1558

02:49:42.690 --> 02:49:51.210

David: And all the languages about recommendations on the design are in compliance with design standards there so that's the we've reviewed it in the planning department that your focus is.

1559

02:49:51.630 --> 02:49:59.400

David: Really on those design standards so but john I hear your question and comment and certainly happy to relook at the code and make sure we can clarify if needed.

1560

02:50:02.160 --> 02:50:07.080

David: But the but the code focus really is on the design standards in the section I just sent I just referenced.

1561

02:50:07.710 --> 02:50:15.510

Bob: that's it Joe thing I don't see it either yeah i've been going through it here I don't see it anywhere yeah we'll have to talk separate, you have to show me where it says.

1562

02:50:16.680 --> 02:50:20.730

Joseph: i'd like to resolve that yeah i'd like can we talk, maybe later.

1563

02:50:21.150 --> 02:50:22.110

Bob: i'll take it offline.

1564

02:50:22.530 --> 02:50:27.390

Joseph: So I would like to follow up on the john so let's do that okay.

1565

02:50:27.930 --> 02:50:28.500

Joseph: Okay.

1566

02:50:28.950 --> 02:50:30.060

Joseph: Well vicki go ahead.

1567

02:50:33.600 --> 02:50:43.650

Vicki: Well, this might be really maybe not a design, I know it's not a design review board question, maybe it's for justin and maybe for bainbridge engineering department.

1568

02:50:46.140 --> 02:51:04.440

Vicki: This is going to be a wonderful state of the art facility for bainbridge you know one one significant piece of the memory care is almost finished Okay, and the memory care was started, you know before coven so i'm assuming somewhere in the processes.

1569

02:51:06.390 --> 02:51:22.230

Vicki: The the issue of how to deal with something like coven in a facility like this is being addressed proactively, I mean i'm thinking about ventilation and so somewhere in the code i'm assuming for.

1570

02:51:23.520 --> 02:51:27.990

Vicki: A memory care unit and then for Assisted Living.

1571

02:51:29.040 --> 02:51:39.690

Vicki: You know where the death rates have been horrible that there's this this is being addressed somewhere I don't know it doesn't fit in here I mean I was thinking be five does it fit and be five.

1572

02:51:40.830 --> 02:51:43.530

Vicki: I don't know where it fits but it's kind of important.

1573

02:51:44.790 --> 02:51:48.390

Vicki: group, so I don't even know if we can get an answer to that.

1574

02:51:50.340 --> 02:51:52.290

Joseph: You toward.

1575

02:51:54.360 --> 02:51:57.540

Todd: The time can we stick to the IRB issues.

1576

02:51:57.810 --> 02:52:10.680

Todd: yeah justin yonkers knows his business and how to deal with coven and what's going on is certainly something that's on his radar and I don't know really how the design review board would really be getting into that.

1577

02:52:11.100 --> 02:52:21.360

Vicki: yeah well I might kind of disagree, because lots of places like that are built with little individual P tech units.

1578

02:52:22.620 --> 02:52:30.000

Vicki: That basically don't have any ventilation, or they could have a big ventilation system that just circulates throughout the entire building.

1579

02:52:30.420 --> 02:52:44.730

Vicki: And, and so there's these units that are hanging off the building or they're on the roof, or on the ground or wherever they are, which is kind of like it isn't it isn't I agree with you Todd it isn't it isn't our issue it's just bothering me.

1580

02:52:46.290 --> 02:52:47.910

Todd: If there were if it's a.

1581

02:52:49.350 --> 02:52:54.270

Todd: An issue that they would be hanging up the building and somehow marred or some something that they're not representing in the.

1582

02:52:54.270 --> 02:52:55.170

Todd: design right.

1583

02:52:55.230 --> 02:52:56.970

Todd: Yes, that would completely be an issue.

1584

02:52:57.330 --> 02:53:16.590

Vicki: Well, I saw on the site plan there's a section where there's a whole bunch of individual big units, which to me implies it's circulating Florida Florida, I mean,

one for each floor so we can answer this question, maybe i'll ask one of the engineering guys.

1585

02:53:16.980 --> 02:53:26.550

Kelly: Well, and it, it may be helpful to note that so they're there as a health care facility there reviewed by the state and.

1586

02:53:27.810 --> 02:53:36.150

Kelly: I am relatively certain the state has now incorporated pandemic protocols, so that may help allay your fears the city.

1587

02:53:36.480 --> 02:53:37.260

Kelly: Really doesn't.

1588

02:53:37.350 --> 02:53:48.450

Kelly: Have anybody you're right that that covers that we have a general health, safety and welfare, but we really don't look into things like that, but the the state health department does okay.

1589

02:53:48.510 --> 02:53:49.140

Vicki: Thanks Kelly.

1590

02:53:50.070 --> 02:53:51.450

Joseph: Okay, well, Michael.

1591

02:53:54.180 --> 02:54:10.170

Michael: yeah i'm at a quick comment on the drawing that that render that we discussed earlier like maybe for clarity, it would make sense for us to say that we do not approve.

1592

02:54:13.080 --> 02:54:17.160

Michael: let's see it's sheets, the last render now in that drawing set.

1593

02:54:17.700 --> 02:54:19.350

Marlene Schubert: Sorry okay.

1594

02:54:20.160 --> 02:54:22.110

Michael: yeah we don't know you have it sorry.

1595

02:54:22.890 --> 02:54:23.610

Marlene Schubert: Which one do you want.

1596

02:54:25.230 --> 02:54:26.460

Michael: One up all right.

1597

02:54:26.910 --> 02:54:27.540

Marlene Schubert: that's okay.

1598

02:54:29.670 --> 02:54:35.490

Michael: We could also just clarify this by saying we do not approve the.

1599

02:54:37.980 --> 02:54:43.230

Michael: brown volume and render if that provides more clarity for Kelly.

1600

02:54:44.250 --> 02:54:47.700

Joseph: We talked about that earlier, and he talked about it being.

1601

02:54:47.730 --> 02:54:49.860

Michael: Right, because if we approve this drawing set.

1602

02:54:51.360 --> 02:54:57.240

Michael: it's our way of proving that drawing and then saying that.

1603

02:54:59.580 --> 02:54:59.910

charlie: If.

1604

02:54:59.940 --> 02:55:12.060

charlie: How about if we say that consistent with the conversation we had three months ago, we have followed your suggestion to lower the height of that volume.

1605

02:55:13.140 --> 02:55:23.610

charlie: And it is represented in the drawings, unfortunately, that one drawing did that drawing you're pointing to didn't get updated and we can use the new one, we submitted if you'd like as an exhibit.

1606

02:55:24.660 --> 02:55:35.340

Kelly: Well yeah we can so if he if he could Marlene just identify that it should say a she a 3.3 or 3.4 something like that.

1607

02:55:36.840 --> 02:55:41.190

Michael: 3.2 3.02.

1608

02:55:41.580 --> 02:55:43.590

Kelly: Okay, thanks and.

1609

02:55:44.700 --> 02:55:56.220

Kelly: And so, so did you did you have a replacement for that or did you just want to say what this this brown treatment will be lowered or did you have a descriptor or.

1610

02:55:56.610 --> 02:56:07.560

charlie: I think the description and maybe Michael can word it better, is that at his suggestion we lowered the height of that volume and it seems like the group has agreed.

1611

02:56:07.590 --> 02:56:09.720

Joseph: That is reasonable, yes.

1612

02:56:09.990 --> 02:56:15.330

Kelly: Okay, how about haven't this could you send me a revised cheat 3.0 to whatever.

1613

02:56:16.710 --> 02:56:18.540

Kelly: substitute this meeting, Charlie.

1614

02:56:19.020 --> 02:56:22.680

charlie: Sure, oh yeah that shows them all correctly, yes, I can do that.

1615

02:56:22.770 --> 02:56:33.750

Kelly: yeah just revise those particular sheets I don't know whether your renderings that are the rendering that you, you you presented, whether that had a a sheet number.

1616

02:56:33.930 --> 02:56:36.930

charlie: But if I don't put a number in a date on it just for clarity.

1617

02:56:37.170 --> 02:56:42.210

Kelly: yeah if you could just revise those specific numbers that would be great think.

1618

02:56:42.240 --> 02:56:44.160

charlie: Does that help Michael to do it that way.

1619

02:56:45.090 --> 02:56:45.870

Michael: yeah yeah.

1620

02:56:46.830 --> 02:56:52.050

Marlene Schubert: So what would what's the comments here, I put the volume height has been lowered, as per previous meeting discussions, she.

1621

02:56:53.250 --> 02:56:53.760

Marlene Schubert: drying.

1622

02:56:54.060 --> 02:56:55.560

Marlene Schubert: will be rising going.

1623

02:56:56.250 --> 02:56:58.890

Joseph: to consent to the city.

1624

02:57:00.030 --> 02:57:03.420

Marlene Schubert: revised to show this change.

1625

02:57:03.660 --> 02:57:05.730

Kelly: Your advice yeah that's great.

1626

02:57:08.610 --> 02:57:09.780

charlie: Okay, good.

1627

02:57:09.810 --> 02:57:16.230

Joseph: Thank you let's deal with the last category of high quality materials will craft the details.

1628

02:57:17.520 --> 02:57:19.440

Joseph: Any Dr be comments about that.

1629

02:57:22.110 --> 02:57:22.830

Michael: This is a.

1630

02:57:25.680 --> 02:57:27.450

Joseph: Michael good Michael.

1631

02:57:28.740 --> 02:57:30.120

Michael: Oh, oh i'll beat me.

1632

02:57:31.770 --> 02:57:32.670

Michael: yeah now that Bob.

1633

02:57:33.690 --> 02:57:33.990

Joseph: Bob.

1634

02:57:34.020 --> 02:57:36.390

Bob: You go Michael Michael goal.

1635

02:57:36.720 --> 02:57:37.770

Joseph: Well, can I go.

1636

02:57:38.310 --> 02:57:39.210

Marlene Schubert: Oh, my God go.

1637

02:57:43.050 --> 02:57:58.470

Michael: This is kind of a minor thing, but that glass railings or some reason are I see to be problematic regarding kind of how they relate to the scale change and.

1638

02:57:58.950 --> 02:58:08.760

Michael: facades and stuff like that, just because I feel like that's a space where people are actually going to go outside and there's going to be either a lot of chairs or a lot of equipment in there.

1639

02:58:09.510 --> 02:58:21.570

Michael: Depending on if it's the exercise terrorists and that becomes the glass or alien kind of exposes that and it's going to be blocked anyways by a lot of equipment and I think that.

1640

02:58:24.030 --> 02:58:31.320

Michael: Like hanging out outside there might be advantageous to have plants or something up on the terraces as well.

1641

02:58:31.800 --> 02:58:44.970

Michael: because some people will only be going out on this terraces rather than they may be less mobile and not moving around landscape, so I think this terraces are really important for people that are.

1642

02:58:46.560 --> 02:58:57.480

Michael: living there, and so I just want those terraces to be able to be really nice spaces and, for some reason, a glass railing seems to go against that and.

1643

02:58:59.070 --> 02:58:59.580

Michael: You could.

1644

02:59:00.930 --> 02:59:09.960

Michael: argue against me for sure I may not have thought about it as much but It just seems like they're it's a area where you can have tactile materials.

1645

02:59:11.070 --> 02:59:14.820

Michael: And kind of create an environment that's more enjoyable that big city.

1646

02:59:18.480 --> 02:59:19.350

charlie: Well it's.

1647

02:59:20.730 --> 02:59:28.950

charlie: I understand your comment, I think there's two things that are important to us, obviously, one is the safety of the residents and compliance with the code.

1648

02:59:29.580 --> 02:59:40.410

charlie: There are different ways, you can satisfy a railing requirement without using a railing and the other thing is, we do not want to do things that block the views when you're sitting down.

1649

02:59:44.400 --> 02:59:49.200

Michael: Good yeah, but you can have like a low planter or something with like a rail about some.

1650

02:59:49.950 --> 03:00:09.510

charlie: Nice be like early on a not on a deck you can't not unraced deck but on a

terrorists, that I agree if we could get rid of the railings so we that's just something it's a detail Jeff and i'll have to look at and see if that's doable from a code standpoint okay yeah I mean I concur.

1651

03:00:10.680 --> 03:00:13.230

Marlene Schubert: Okay, thank you and I captured okay Michael.

1652

03:00:22.020 --> 03:00:22.380

tear.

1653

03:00:24.030 --> 03:00:26.190

Joseph: Okay mom question.

1654

03:00:29.070 --> 03:00:38.550

Bob: yeah you know I kind of feel kind of corny asking this question, I think I know the answer, but it Charlie the exterior wall, this is a wood frame project.

1655

03:00:38.820 --> 03:00:39.900

Bob: Or, yes, a concrete.

1656

03:00:39.930 --> 03:00:41.400

charlie: Project wood frame.

1657

03:00:42.810 --> 03:00:47.310

Bob: Okay that's what I thought I just, I just wanted to ask all right, thank you.

1658

03:00:48.870 --> 03:00:51.660

Joseph: Okay um okay.

1659

03:00:53.850 --> 03:01:01.050

Joseph: Once again, I feel like on our findings that we've had some questions, not a lot of the conditions.

1660

03:01:02.550 --> 03:01:05.850

Joseph: I feel like that they've met all five.

1661

03:01:07.440 --> 03:01:18.780

Joseph: Standards was somebody disagrees, I would say they'd be want to be five standards looks good and i'd also say that it is five o'clock.

1662

03:01:19.320 --> 03:01:33.870

Joseph: we've gone over about 15 minutes, we have the landscape section to do a couple things so, unfortunately, there might be another 45 minute meeting, we would be done with the decision i'm sorry that come back one more time.

1663

03:01:34.500 --> 03:01:38.370

Michael: But we do that landscape now are we able to do that.

1664

03:01:38.580 --> 03:01:43.080

Joseph: Well, we can continue if people want to continue this is five o'clock so.

1665

03:01:44.340 --> 03:01:47.670

Joseph: If the deer be wants to continue, we can finish this project.

1666

03:01:48.270 --> 03:01:49.680

Shawn: I would love to get through landscape.

1667

03:01:50.250 --> 03:01:55.230

Joseph: yeah Okay, if he wants to do that and let's do that okay that's fine.

1668

03:01:57.870 --> 03:02:04.440

Joseph: Right so landscape integrate the landscape concept to complement the architectural concept.

1669

03:02:06.420 --> 03:02:09.210

Joseph: I feel like that's really strong.

1670

03:02:10.230 --> 03:02:14.130

Joseph: Personally um does anybody else have a comment.

1671

03:02:17.100 --> 03:02:24.450

Michael: I might make one comment that's unrelated there's a someone in the public has raised their hand and maybe going beyond the five o'clock.

1672

03:02:24.690 --> 03:02:27.750

Joseph: hour Oh well, I didn't wanna I didn't want.

1673

03:02:27.870 --> 03:02:28.890

Michael: time for the power.

1674

03:02:29.040 --> 03:02:31.140

Joseph: To make comments, but i'm.

1675

03:02:31.650 --> 03:02:32.490

Marlene Schubert: allowed to and.

1676

03:02:32.580 --> 03:02:33.180

Marlene Schubert: To talk.

1677

03:02:33.330 --> 03:02:36.420

Joseph: If she'd like and if you'd like to say something, please do.

1678

03:02:37.380 --> 03:02:40.380

Anne McNamee Corbett: Okay, I think I just unmuted can you hear me.

1679

03:02:40.620 --> 03:02:41.340

Joseph: Yes, we can.

1680

03:02:41.550 --> 03:03:01.530

Anne McNamee Corbett: Okay i'm just before we move beyond the previous topics
Charlie I wanted to clarify when you came by last week you brought with a different
plan for the trail and and also shown a different footprint for the building and.

1681

03:03:04.440 --> 03:03:12.510

Anne McNamee Corbett: So, I guess, I just wanted to confirm that I know that's a
draft, but is that going to be shared at this meeting at any point.

1682

03:03:13.260 --> 03:03:20.670

charlie: I just wanna know it's not they're reviewing the the information I
presented submitted.

1683

03:03:21.300 --> 03:03:22.470

charlie: And we've described.

1684

03:03:22.470 --> 03:03:23.250

verbally.

1685

03:03:24.720 --> 03:03:28.110

charlie: i'd be more than happy to submit an exhibit.

1686

03:03:30.030 --> 03:03:33.720

charlie: If that's useful but that's not part of our deliberations today.

1687

03:03:34.980 --> 03:03:41.940

Anne McNamee Corbett: All right, as you know, we're just wanting to confirm that that the trail that you propose, as well as the.

1688

03:03:43.110 --> 03:03:51.300

Anne McNamee Corbett: adjustment that quite made that plum island said he was in agreement with that that's just something that still under consideration.

1689

03:03:51.780 --> 03:04:04.860

charlie: yeah we're as Kelly described earlier staff is now really getting to do a detailed look at the whole project, so there are other considerations that still haven't even been discussed, but.

1690

03:04:05.580 --> 03:04:13.410

charlie: In your case this whole trail network is getting attention and resolution right now, as part of that process.

1691

03:04:13.980 --> 03:04:32.340

Anne McNamee Corbett: Okay, thank you very much for yeah over big thing and and obviously we'd love to be kept in the loop and then My other question Michael plumbing this unable to be here today, and so i'm just guessing that he might ask about the building footprint it's sort of missing the why and.

1692

03:04:34.470 --> 03:04:36.450

Anne McNamee Corbett: You don't have to discuss that today, if you don't want to.

1693

03:04:37.800 --> 03:04:38.280

charlie: it's.

1694

03:04:39.480 --> 03:04:42.510

charlie: I don't think it's germane to discuss today's discussion.

1695

03:04:42.690 --> 03:04:43.290

Anne McNamee Corbett: No, no.

1696

03:04:43.410 --> 03:04:50.280

Anne McNamee Corbett: I know it's fluid all right, thank you and I appreciate everybody who has responded and then helpful.

1697

03:04:50.790 --> 03:04:52.110

charlie: Thank you, and as well.

1698

03:04:52.170 --> 03:04:53.850

Anne McNamee Corbett: We really appreciate it thanks.

1699

03:04:54.930 --> 03:05:08.220

Bob: hey Charlie you don't think that that that path that's just a very conceptual path would be worth book would be something that we need to look at I mean i've got a copy of it, I think it's I don't see an issue with it it's a.

1700

03:05:08.220 --> 03:05:09.360

Bob: conceptual thing.

1701

03:05:09.510 --> 03:05:22.440

charlie: If you have it it's fine I just didn't want to confuse what you're reviewing with ongoing adjustments in the plans, but I i'd love to show it to you because I think it's a very positive adjustment.

1702

03:05:24.120 --> 03:05:24.420

Bob: What.

1703

03:05:24.630 --> 03:05:36.810

charlie: Also, you know, in the interest of time today I I think well i'll leave it up to you guys I think everyone would concur what i've described seems like a positive change.

1704

03:05:38.190 --> 03:05:46.170

Joseph: Well, I guess it's part of the site plan, which relates to the landscape plan a little bit for me right so i'm sure.

1705

03:05:46.260 --> 03:05:47.160

charlie: We can look at it.

1706

03:05:47.250 --> 03:05:50.040

Joseph: Maybe we should look at yeah I think.

1707

03:05:50.580 --> 03:05:51.420

Bob: Okay, Charlie.

1708

03:05:52.380 --> 03:05:53.250

Bob: a bunch of time on it.

1709

03:05:53.610 --> 03:05:57.030

Joseph: I think we've agreed to stay on a little bit here so let's do that.

1710

03:05:57.060 --> 03:05:59.190

charlie: You, who has a copy of it handy.

1711

03:06:01.170 --> 03:06:02.610

charlie: You want me to pull it up on.

1712

03:06:04.740 --> 03:06:05.580

Bob: Let me try here.

1713

03:06:05.640 --> 03:06:07.350

charlie: Okay, and i'll try and my into.

1714

03:06:28.230 --> 03:06:31.530

Bob: let's see if this shows up does that show up at all.

1715

03:06:31.980 --> 03:06:33.270

Joseph: we're still on your email.

1716

03:06:33.360 --> 03:06:34.470

Bob: you're an email yeah.

1717

03:06:35.040 --> 03:06:37.380

charlie: doesn't show up nope not yet.

1718

03:06:38.520 --> 03:06:42.720

Bob: What is that yeah it's on mine okay somehow it doesn't.

1719

03:06:43.740 --> 03:06:47.850

Marlene Schubert: depends, are you sharing an application or are you sharing your whole screen.

1720

03:06:48.240 --> 03:06:49.890

Bob: i'm just sharing a PDF.

1721

03:06:53.280 --> 03:06:55.320

Jeff Bouma: Okay, so when you went into share its kind of kind of.

1722

03:06:55.320 --> 03:06:59.580

Marlene Schubert: asks you do you want to share a screen, or do you want to share our particular document.

1723

03:07:00.600 --> 03:07:01.470

Bob: Oh okay.

1724

03:07:01.800 --> 03:07:03.750

Marlene Schubert: And maybe if you shared your screen that the.

1725

03:07:03.750 --> 03:07:08.340

Marlene Schubert: document was on, I have two screens, so I have to pick which screen i'm trying to.

1726

03:07:08.460 --> 03:07:09.480

Marlene Schubert: Do there we go.

1727

03:07:10.080 --> 03:07:12.240

charlie: Perfect awesome good job.

1728

03:07:12.360 --> 03:07:13.440

Bob: yeah we're all learning.

1729

03:07:13.800 --> 03:07:17.340

charlie: Can I just can I quickly describe it just.

1730

03:07:20.490 --> 03:07:25.020

charlie: The so the purple is the unopened right of way.

1731

03:07:25.470 --> 03:07:27.330

Jeff Bouma: mm hmm the yellow.

1732

03:07:28.260 --> 03:07:33.870

charlie: Is the proposed trail, as it now stands.

1733

03:07:35.310 --> 03:07:47.220

charlie: And as you start at the top of the sheet the trails fully within the right of way it turns it still in the right of way and then we're trying to cut it as quickly as we can.

1734

03:07:48.090 --> 03:07:55.050

charlie: and pull it as far away from the two neighbors to the south, the yellow is what we proposed.

1735

03:07:55.650 --> 03:08:16.710

charlie: The black is a new drawing I haven't seen this before, but that's still The goal is to get it, as far as we can obviously without tearing up the parking lot and then the other key piece of this is is the Gray fire lane used to be to the left hand side of the right of way.

1736

03:08:17.010 --> 03:08:22.290

charlie: And Coleman property we've now flipped it completely to the other side of the trees.

1737

03:08:23.430 --> 03:08:35.640

charlie: Along with the pedestrian trail so Mr coleman's property does not have any uses running through it and he may keep a trail there, or he may not it's really up to him.

1738

03:08:41.190 --> 03:08:44.190

Joseph: So that's still a fluid flowing and that hasn't been.

1739

03:08:46.080 --> 03:08:47.670

charlie: Yes, and the city.

1740

03:08:47.730 --> 03:08:51.090

charlie: This is all the stuff that's going on behind the scenes.

1741

03:08:51.480 --> 03:09:02.220

charlie: As we refined plans with the city and Paul island has been very helpful and collaborative and I think we're going to end up with something everyone's happy with.

1742

03:09:03.030 --> 03:09:09.210

Joseph: I think any of those options are better than what exists right, I mean I think everybody would agree with that.

1743

03:09:10.410 --> 03:09:14.340

charlie: yeah what was originally proposed was just this.

1744

03:09:14.430 --> 03:09:15.690

charlie: kind of a scribble.

1745

03:09:15.690 --> 03:09:22.260

charlie: That really wouldn't have worked so this is now bears it's been ground proved okay.

1746

03:09:24.540 --> 03:09:24.990

Joseph: i'm good.

1747

03:09:26.220 --> 03:09:27.420

Joseph: i'm good for that okay.

1748

03:09:28.020 --> 03:09:29.790

Bob: All right, charlie's got patience.

1749

03:09:30.960 --> 03:09:31.320

Joseph: Yes.

1750

03:09:32.340 --> 03:09:38.550

Joseph: So we should we look at the landscape plan then um any other comments of L one like.

1751

03:09:39.030 --> 03:09:42.510

Joseph: I feel like one of the stronger concepts is the.

1752

03:09:44.010 --> 03:09:46.350

Joseph: Is that so any other comments on one.

1753

03:09:47.370 --> 03:09:48.390

Joseph: feedback to just.

1754

03:09:52.350 --> 03:09:55.230

Joseph: Come on let's go to bill to.

1755

03:09:59.550 --> 03:10:00.360

Joseph: Talk about.

1756

03:10:01.710 --> 03:10:03.000

Joseph: The landscape design.

1757

03:10:04.440 --> 03:10:11.820

Joseph: I feel like that's a strong with another strong piece of this project that goes along with no one really um.

1758

03:10:15.660 --> 03:10:34.080

Joseph: I think we should say under that we appreciate this the yonkers and the the applicant and the designers allowing the project continue to allow people to walk through and around the project and the future of access to the gardens to the grounds think that's a very positive.

1759

03:10:35.790 --> 03:10:46.410

Joseph: aspect of this line continues that creating a few open spaces in the Pergola and whatnot, so I think that's all really good any comments anybody else have any comments.

1760

03:10:51.570 --> 03:10:52.470

Marlene Schubert: I get that right, Joe.

1761

03:10:54.960 --> 03:10:55.590

Yes.

1762

03:10:57.390 --> 03:10:58.650

Joseph: gratis walking.

1763

03:10:59.670 --> 03:11:00.900

Joseph: On these yeah yes.

1764

03:11:02.880 --> 03:11:13.020

Joseph: Okay, integrate sustainable features in the landscape make them visible, wherever possible, are you doing any rain gardens Jeff Bernie things like that.

1765

03:11:15.750 --> 03:11:24.810

Jeff Bouma: we're, not only because I think the existing stormwater requirements for the parking lot since we're not changing any curbs.

1766

03:11:27.450 --> 03:11:36.420

Jeff Bouma: The only thing i'm not sure about is a fire lane so because it's been moving around there I don't think store modern design that's occurred for that so it's somewhat depends on.

1767

03:11:37.950 --> 03:11:40.710

Jeff Bouma: direction that civil leads us.

1768

03:11:42.600 --> 03:11:42.930

Jeff Bouma: Okay.

1769

03:11:42.990 --> 03:11:52.050

Joseph: So yeah so I mean you're creating more previous covering the project but you're able to handle it on site just from the ground surface one right.

1770

03:11:52.920 --> 03:11:53.310

yep.

1771

03:11:54.390 --> 03:11:54.720

Jeff Bouma: Okay.

1772

03:11:55.290 --> 03:11:59.910

Marlene Schubert: So the stormwater design will be guided by city engineering.

1773

03:12:01.320 --> 03:12:01.830

Marlene Schubert: staff.

1774

03:12:01.890 --> 03:12:02.550

Marlene Schubert: what's that what are.

1775

03:12:02.880 --> 03:12:04.890

Jeff Bouma: The civil engineering.

1776

03:12:06.180 --> 03:12:07.800

Jeff Bouma: consultant, on the other.

1777

03:12:08.250 --> 03:12:08.760

siblings.

1778

03:12:13.830 --> 03:12:16.830

charlie: Are we infiltrating along manage oh.

1779

03:12:22.860 --> 03:12:26.220

Jeff Bouma: there's a swell there it currently.

1780

03:12:27.810 --> 03:12:30.510

Jeff Bouma: I think accepts water from mankato.

1781

03:12:32.130 --> 03:12:43.380

Jeff Bouma: And from the rest of the site I don't think there's any outflow into that swale along that and so that comes from the building or parking I think it was created there originally.

1782

03:12:43.950 --> 03:12:53.730

Jeff Bouma: As a safeguard to keep any groundwater or storm water from going over that road, I said in a dating any houses so we're retaining that.

1783

03:12:57.420 --> 03:13:08.490

Jeff Bouma: As a teacher but it's not really accepting any I guess roof or parking lot storm water at the moment or me in the future.

1784

03:13:12.690 --> 03:13:14.490

Jeff Bouma: I think the biggest.

1785

03:13:15.900 --> 03:13:27.660

Jeff Bouma: I guess sustainable measure on this site is trying to retain existing vegetation, or we can both the large canopy park trees on the east side and then also the larger.

1786

03:13:29.190 --> 03:13:30.120

Jeff Bouma: Existing.

1787

03:13:31.980 --> 03:13:32.940

Jeff Bouma: don't furs and other.

1788

03:13:34.050 --> 03:13:36.510

Jeff Bouma: native trees on the South and North dance.

1789

03:13:38.040 --> 03:13:43.500

Jeff Bouma: act both is screening but also just you know, to preserve that existing canopy.

1790

03:13:44.310 --> 03:13:45.420

Jeff Bouma: So you worried about a.

1791

03:13:45.570 --> 03:13:48.120

Joseph: person of water is that what you're thinking.

1792

03:13:48.810 --> 03:13:51.930

Joseph: Well, being diverted to the project over trees that might.

1793

03:13:53.340 --> 03:13:54.990

Joseph: Compromise them is that what you're saying.

1794

03:13:57.810 --> 03:13:58.980

Jeff Bouma: No, I think.

1795

03:14:04.350 --> 03:14:15.570

Jeff Bouma: As far as storm water goes, I was talking just as far as retention of of existing native vegetation and and not disturbing existing soils most.

1796

03:14:17.400 --> 03:14:17.790

Joseph: Okay.

1797

03:14:18.900 --> 03:14:24.930

Jeff Bouma: What what's the specific guideline is it is it specific to storm water is that.

1798

03:14:26.010 --> 03:14:26.460

Jeff Bouma: Because.

1799

03:14:27.360 --> 03:14:32.010

Joseph: I think it's trying to it's looking at someone and trying to keep from adding to this.

1800

03:14:32.160 --> 03:14:33.540

Joseph: city system.

1801

03:14:33.870 --> 03:14:34.500

Joseph: Certainly not.

1802

03:14:34.680 --> 03:14:35.910

Jeff Bouma: divert water off.

1803

03:14:35.970 --> 03:14:37.740

Joseph: to other properties, obviously.

1804

03:14:38.730 --> 03:14:40.980

Joseph: Right, then you know and then trying to figure out.

1805

03:14:41.040 --> 03:14:54.180

Joseph: In the surface water and if the building credit surface water changes I was thinking that it might have more water going to some mature trees and that could be potentially a problem over the years.

1806

03:14:55.740 --> 03:14:57.060

Jeff Bouma: to divert water I don't.

1807

03:14:58.290 --> 03:15:08.550

Jeff Bouma: I don't think the building or any of the new hard surfaces are going to change storm water enough to impact those those big trees have Jason we're not adding.

1808

03:15:10.110 --> 03:15:13.800

Jeff Bouma: That get amounts extra okay.

1809

03:15:14.400 --> 03:15:15.480

Joseph: ricky have a question.

1810

03:15:20.460 --> 03:15:22.170

Vicki: Probably under 1 three.

1811

03:15:22.560 --> 03:15:23.280

Joseph: Maybe we.

1812

03:15:23.400 --> 03:15:24.510

Vicki: say something like.

1813

03:15:26.160 --> 03:15:27.990

Vicki: We acknowledge that.

1814

03:15:29.580 --> 03:15:32.400

Vicki: The applicant is retaining the historic.

1815

03:15:34.200 --> 03:15:35.340

Vicki: grass.

1816

03:15:36.540 --> 03:15:39.780

Vicki: it's not a metal, but the landscape grass area.

1817

03:15:41.070 --> 03:15:46.200

Vicki: Do they water that, in the summer, or do they let it go dry, you know.

1818

03:15:47.400 --> 03:15:52.980

Vicki: Because you know if this was a project from scratch you wouldn't be planning any grass.

1819

03:15:54.150 --> 03:16:05.130

Vicki: So I think just to avoid somebody else saying well why did message your House get to keep their grass we We just need to acknowledge that it's almost part of the

historical context of the site.

1820

03:16:06.090 --> 03:16:08.700

Vicki: yeah yeah and we just need to acknowledge that up.

1821

03:16:08.700 --> 03:16:10.110

Vicki: front it's unusual.

1822

03:16:10.140 --> 03:16:11.520

Vicki: it's just part of the history.

1823

03:16:11.880 --> 03:16:12.540

Vicki: let it go.

1824

03:16:14.070 --> 03:16:14.370

Jeff Bouma: Fine.

1825

03:16:15.210 --> 03:16:17.340

Kelly: Well it's the East Lon right Charlie.

1826

03:16:17.520 --> 03:16:19.890

Joseph: yeah use the East one you saw yeah.

1827

03:16:20.370 --> 03:16:24.450

Kelly: that Islam is a designated historic feature okay.

1828

03:16:24.480 --> 03:16:25.620

Vicki: put that in yeah.

1829

03:16:26.010 --> 03:16:28.110

Kelly: Well it's on the local historic register.

1830

03:16:28.410 --> 03:16:29.880

Vicki: Oh really okay.

1831

03:16:31.980 --> 03:16:33.450

Joseph: helps to then yeah okay.

1832

03:16:34.560 --> 03:16:37.380

Joseph: Great okay um.

1833

03:16:41.130 --> 03:16:47.100

Joseph: So for our force kind of the same thing and the grading and highlighting green infrastructure practices, I mean.

1834

03:16:48.780 --> 03:16:50.040

Joseph: I think we're coming not.

1835

03:16:50.040 --> 03:16:54.180

Joseph: Doing that actually by creating by maintaining the historical.

1836

03:16:54.300 --> 03:16:58.170

Jeff Bouma: landscape basically so that's.

1837

03:16:59.940 --> 03:17:15.150

Joseph: i'm fine with that i'm supporting healthy habitat in the landscape are you doing anything in the landscape plan that's going to actually add wildlife birds any kind of edibles anything like that or you're not really doing.

1838

03:17:16.200 --> 03:17:19.080

Jeff Bouma: anything like that Oh, I think I think we are so.

1839

03:17:19.110 --> 03:17:19.410

Joseph: On the.

1840

03:17:19.560 --> 03:17:30.750

Jeff Bouma: On the on the periphery of the site so mainly they the north side in the south side because there's those prescriptive landscape buffers and there's already native plants there to supplement.

1841

03:17:31.500 --> 03:17:41.850

Jeff Bouma: The concept works out such that you know around the building itself, there may be a little maybe a higher percentage of ornamental plants, along with native so there'll be the regionally adapted, you know typical.

1842

03:17:43.590 --> 03:17:51.930

Jeff Bouma: East you have this this grass like park with big trees, but on the North

and the South side that grass park like we'll transition into.

1843

03:17:52.680 --> 03:18:07.410

Jeff Bouma: Essentially, a native forest edge and then a thicker more densely planted with trees and forests that plant palette it's on the edges will be much more need to be predominantly.

1844

03:18:08.760 --> 03:18:10.200

Jeff Bouma: Male of the species, though.

1845

03:18:10.650 --> 03:18:10.920

The.

1846

03:18:11.970 --> 03:18:13.530

Jeff Bouma: board so.

1847

03:18:13.590 --> 03:18:16.410

Joseph: summer drought tolerant yeah okay.

1848

03:18:16.650 --> 03:18:17.970

Marlene Schubert: So help me finish the comment.

1849

03:18:17.970 --> 03:18:18.300

here.

1850

03:18:20.910 --> 03:18:21.690

Marlene Schubert: Can you see where i'm at.

1851

03:18:21.990 --> 03:18:23.100

Joseph: yeah so.

1852

03:18:23.310 --> 03:18:27.540

Jeff Bouma: You could say that the grass park like area will transition to.

1853

03:18:30.000 --> 03:18:32.820

Jeff Bouma: shrubs and trees that are predominantly natives.

1854

03:18:38.700 --> 03:18:40.890

Jeff Bouma: Our product and that'll supports.

1855

03:18:45.330 --> 03:18:48.990

Jeff Bouma: That natural habitat for you know local species.

1856

03:18:52.350 --> 03:18:53.010

Joseph: Okay, any other.

1857

03:18:53.040 --> 03:18:54.900

Jeff Bouma: comments and Dr B folks.

1858

03:18:58.620 --> 03:18:58.950

Joseph: let's.

1859

03:19:00.030 --> 03:19:06.570

Joseph: Go six preserving enhance important views and view corridors um i'm not sure.

1860

03:19:06.660 --> 03:19:07.830

Joseph: there's a lot of us there.

1861

03:19:07.830 --> 03:19:09.360

Joseph: But the view corridors.

1862

03:19:09.390 --> 03:19:12.150

Joseph: Especially within I think are very.

1863

03:19:12.480 --> 03:19:13.650

Jeff Bouma: Very significant.

1864

03:19:14.400 --> 03:19:15.270

Joseph: And I think.

1865

03:19:15.570 --> 03:19:22.680

Joseph: By maintaining the landscape you're maintaining those corners in some cases, I noticed you're enhancing them a little bit.

1866

03:19:23.970 --> 03:19:25.080

Joseph: So yeah there's.

1867

03:19:25.140 --> 03:19:39.870

Jeff Bouma: there's two significant core doors one from the 1917 building terrorists you look underneath something trees and get some glimpses of the sound, so we maintain that i'm not planning additional trees in that corridor.

1868

03:19:40.230 --> 03:19:45.840

Jeff Bouma: Then there's another one from that the knuckle area where the building takes a band.

1869

03:19:47.250 --> 03:19:51.780

Jeff Bouma: Because there's actually views of downtown Seattle and the space needle from there mm hmm.

1870

03:19:53.460 --> 03:19:55.650

Jeff Bouma: Particularly from the second, third or.

1871

03:19:56.100 --> 03:19:56.400

What.

1872

03:19:57.450 --> 03:20:01.680

Joseph: I think the landscape plan, I would say it's been very sensitive to the.

1873

03:20:02.010 --> 03:20:04.020

Jeff Bouma: historical context, really.

1874

03:20:04.590 --> 03:20:05.610

Joseph: Do you think it has.

1875

03:20:08.520 --> 03:20:09.900

Joseph: In that statement to.

1876

03:20:10.950 --> 03:20:16.260

Joseph: landscape plan is sensitive to the historical context, this is the building.

1877

03:20:19.980 --> 03:20:22.740

Joseph: Any other comments from the IRB Member.

1878

03:20:25.440 --> 03:20:27.540

Joseph: Public comments on the one pitch.

1879

03:20:31.920 --> 03:20:35.550

Marlene Schubert: Only got one person left in the audience Bob has got his hand raised.

1880

03:20:35.730 --> 03:20:36.270

Your ball.

1881

03:20:38.130 --> 03:20:46.980

Bob: yeah, I guess, I just have a quick question um, are there any rain gardens right now that you, you folks have thought of or is that they not going to be on the project.

1882

03:20:47.040 --> 03:20:47.940

Just a question.

1883

03:20:49.620 --> 03:20:59.850

Jeff Bouma: yeah Joe had brought that up earlier yeah because the parking lot isn't changing at all we're using the existing stormwater system as a noun.

1884

03:21:02.100 --> 03:21:02.550

Jeff Bouma: Okay.

1885

03:21:03.690 --> 03:21:03.900

Joseph: Oh.

1886

03:21:06.180 --> 03:21:06.480

Okay.

1887

03:21:08.640 --> 03:21:09.600

Joseph: um.

1888

03:21:10.830 --> 03:21:18.180

Joseph: I think I does anybody have any on the Dr b's anybody have any problems with saying that they've met all six standards.

1889

03:21:21.180 --> 03:21:33.510

Joseph: The Middle sustenance okay we've also standards um I think the next section to look at is the supplemental standards to larger sites and then we could be done.

1890

03:21:35.760 --> 03:21:36.660

Joseph: Well, as a story.

1891

03:21:39.150 --> 03:21:41.670

Bob: we're going to do the final recommendations today, Joe.

1892

03:21:42.930 --> 03:21:50.940

Joseph: I think the week and make the funnel if he wants to spend another 510 minutes, we can make fun of recommendations, including any conditions.

1893

03:21:51.540 --> 03:21:51.900

Good.

1894

03:21:54.600 --> 03:21:58.950

Joseph: So let's go on down to I think larger sites.

1895

03:22:06.480 --> 03:22:08.340

Joseph: And I think standard one.

1896

03:22:11.340 --> 03:22:26.430

Joseph: Where we stand understanding, one of the design the cyber clustering buildings and ranging funny just on public streets public spaces open spaces and that's a tough one, but this project anybody got any comments on when they've got the terrorists there.

1897

03:22:28.290 --> 03:22:40.620

Joseph: That the buildings are sort of set because of the historical nature of the original development so i'm almost going to say that standard one doesn't apply does anybody.

1898

03:22:42.690 --> 03:22:44.820

Joseph: Have any heartburn with that from Dr be.

1899

03:22:46.920 --> 03:22:48.150

Michael: Sorry, which one are we on.

1900

03:22:48.960 --> 03:22:50.940

Joseph: Standard one larger sites.

1901

03:22:51.060 --> 03:22:51.570

Michael: have argued.

1902

03:22:52.140 --> 03:23:04.500

Joseph: yeah page 72 yeah yeah yeah I mean they can't cross to the rollings they've done what they could they certainly didn't spread them out, so I feel like we give them a pass on that.

1903

03:23:05.910 --> 03:23:23.250

Joseph: standard to design sites to minimize the visual impact of parking the public ground so not adding parking the parking is only on the West side it doesn't really involve the East side at all with parking so I feel like they've by maintaining the stork.

1904

03:23:24.930 --> 03:23:27.720

Joseph: Property they've they've achieved them to.

1905

03:23:28.260 --> 03:23:36.090

Todd: Right and they're also limiting that shoulder to you know cut down that gravel area to the east, so.

1906

03:23:36.120 --> 03:23:36.750

Joseph: Yes, they are.

1907

03:23:37.140 --> 03:23:43.830

Todd: Discouraging discouraging parking in there, even before or if the city doesn't put no parking signs there.

1908

03:23:45.570 --> 03:23:47.760

Joseph: that's a great point to Todd Thank you.

1909

03:23:50.940 --> 03:23:55.170

Marlene Schubert: Okay, so what What would you like, by maintaining historic nature of the property.

1910

03:23:58.500 --> 03:24:01.080

Marlene Schubert: and discouraging parking by reducing shoulder.

1911

03:24:02.070 --> 03:24:04.260

Joseph: By reducing the shoulder on the east.

1912

03:24:05.310 --> 03:24:06.810

Joseph: East what's the road than the.

1913

03:24:06.840 --> 03:24:07.470

charlie: man to toe.

1914

03:24:07.800 --> 03:24:09.960

Joseph: to toe to toe betrayal rate.

1915

03:24:12.240 --> 03:24:13.890

Bob: And for beach ball ball hard, I think.

1916

03:24:15.300 --> 03:24:17.280

Joseph: boulevard right beach boulevard yeah.

1917

03:24:18.270 --> 03:24:19.530

Bob: yeah ne.

1918

03:24:21.180 --> 03:24:25.110

Joseph: You know the five boys were says, reducing shoulder and parking.

1919

03:24:26.430 --> 03:24:28.530

Joseph: On medical beach boulevard lutetia.

1920

03:24:29.190 --> 03:24:33.600

Kelly: This you know I don't i'm not i'm.

1921

03:24:34.740 --> 03:24:45.930

Kelly: Not on upon what Paul is well, of course I don't know paul's mind and what they're going to decide this may become one of those things where.

1922

03:24:47.100 --> 03:24:53.100

Kelly: There are competing interests so say fire or public works as well the

standard is this.

1923

03:24:53.310 --> 03:25:00.240

Kelly: Money or waivers available or fire says, you know, we want to drivable surface and then there are also.

1924

03:25:00.810 --> 03:25:16.710

Kelly: parking signs of course that can be added, but usually those are downtown parking signs outside of downtown are very rare and even downtown there a limitation mostly designed to prevent ferry commuters from parking so.

1925

03:25:17.790 --> 03:25:25.080

Kelly: I can see, this is important to you and we've had things like this before like highlight where you really.

1926

03:25:25.620 --> 03:25:34.290

Kelly: It was a big deal because, as you were driving by Highland you you like that openness and you and you thought it was a public benefit to be able to see that.

1927

03:25:34.710 --> 03:25:46.770

Kelly: So you might want to expound on this a little bit more and be pretty specific both so that I can really nail it in the staff report, and when I send it to the planning.

1928

03:25:46.770 --> 03:26:02.520

Kelly: Commission and that way if they're pursuing any waivers that the applicant has has you know something really solid to because I think everybody can agree to this it's just that we we kind of need the reasons and why it's so important.

1929

03:26:03.270 --> 03:26:04.830

charlie: I think that the goal was.

1930

03:26:05.160 --> 03:26:07.440

Joseph: discouraged because of it.

1931

03:26:08.310 --> 03:26:09.870

Joseph: Well, go ahead, go ahead, Charlie.

1932

03:26:10.080 --> 03:26:15.360

charlie: I was just going to say that the goal was to discourage non resident

parking.

1933

03:26:16.290 --> 03:26:33.870

Kelly: Well, I don't know that that's, this is a little more specific than that because non resident parking means you're excluding if somebody is having a garden party, you want to exclude their visitors so so and that's often not a good reason.

1934

03:26:36.990 --> 03:26:51.360

Kelly: So you know character of the neighborhood or the walkability or safety, you know I would, I think there are a lot of people aligned with wanting this to happen, and I and.

1935

03:26:54.000 --> 03:27:08.400

Kelly: Then there are other standards which are objective, so if you want those objective criteria to be considered, I think I think you should it's worth spending a little time on this, so that it doesn't get lost well.

1936

03:27:09.540 --> 03:27:13.290

Bob: la oh hey Joe i've got a comment, I think I can answer I mean.

1937

03:27:14.910 --> 03:27:17.670

Bob: You hit the nail on the head she probably doesn't realize it.

1938

03:27:18.720 --> 03:27:27.870

Bob: um there was a lot, I spent a lot of time looking at neighbor emails because I wanted, I want to know what the neighbors concerns are and there's a whole lot of concerns.

1939

03:27:28.320 --> 03:27:38.730

Bob: About not wanting people to park on Manhattan beach boulevard it's such a narrow street to start with it's only about maybe 13 feet wide.

1940

03:27:39.360 --> 03:27:50.100

Bob: And the neighbors were very the hemet about not wanting parking there as they don't want service trucks there so for the same reason, if they do have a garden party.

1941

03:27:50.490 --> 03:28:05.250

Bob: Well, whether they park there they might but that's a neighborhood thing, but that was a big deal with the many much of the communications from the neighbors that's posted on the land use permit very clear clearly they don't want people

there.

1942

03:28:06.000 --> 03:28:16.560

Joseph: But I think also going back to kelly's point i'm P to i'm in the public realm P to standard minimize the impact of vehicles on the public realm.

1943

03:28:17.190 --> 03:28:40.590

Joseph: When that's the standard that we would like to maintain that's on page 29 of the different be book um, I think, in this case understand to we're actually trying to also incorporate P to by not having vehicles, because it ruins the view it takes away from the.

1944

03:28:42.210 --> 03:28:44.460

Joseph: public realm characteristics.

1945

03:28:45.240 --> 03:28:55.740

Joseph: chill because I think what Todd was talking about with vicki before you go there Todd do you have anything you want to add to you brought this up is that some good do you want to add something.

1946

03:28:57.540 --> 03:29:00.480

Todd: um I think the point is that they're restoring.

1947

03:29:01.530 --> 03:29:04.980

Todd: A minimal gravel edge, there were right now.

1948

03:29:06.030 --> 03:29:17.310

Todd: Right now, it encourages parking because of the width so it's it's bring your vehicle control to the edge of the site, by reducing that gravel strip you.

1949

03:29:18.180 --> 03:29:31.590

Joseph: And I think we do want to hang our hat on P two is a standard we don't want that we want to reduce vehicles on the public realm so yeah yeah okay vicki question.

1950

03:29:31.860 --> 03:29:34.470

Vicki: Well, under larger under larger sites.

1951

03:29:34.500 --> 03:29:38.100

Vicki: You know standard one designed sites to minimize visual impact of.

1952

03:29:38.100 --> 03:29:45.270

Vicki: parking on the public realm Okay, so if you're a messenger if you're in the new field stone looking down hill.

1953

03:29:46.500 --> 03:30:00.330

Vicki: You clearly don't want cars parked there, because they are in your line of sight in there, in your view quarter, but that's not the public well under guidelines that says provide on street parking on public streets, so we got a contradiction going here.

1954

03:30:00.720 --> 03:30:10.140

Vicki: In every neighborhood on bainbridge would love to say we don't want you parking you know, alongside my front yard so it's a balancing act.

1955

03:30:11.640 --> 03:30:12.450

Vicki: So.

1956

03:30:14.370 --> 03:30:17.580

charlie: we're not proposing any so that simplifies it.

1957

03:30:18.660 --> 03:30:20.910

Vicki: you're not proposing any parking.

1958

03:30:22.470 --> 03:30:25.440

Vicki: Right, so if you make it harder to park there.

1959

03:30:26.460 --> 03:30:37.380

Vicki: I think we should just kind of say silent on this, you make an order park people have a garden party they're going to inch right up to the edge of that gravel or whatever and Soviet.

1960

03:30:38.160 --> 03:30:50.700

Joseph: Well, I think they should stay here, though, that standard to does does say to reduce the visual impact of partners in public wrong as the standard P two and that that's what we would encourage.

1961

03:30:52.380 --> 03:30:53.490

charlie: Good we're great.

1962

03:30:53.970 --> 03:30:54.330

Marlene Schubert: yeah.

1963

03:30:54.660 --> 03:30:55.620

Joseph: So what do you.

1964

03:30:55.920 --> 03:30:57.900

Marlene Schubert: What do you want me to add anything here or is that just.

1965

03:30:58.680 --> 03:31:01.590

Joseph: seat, so no no parking is being added maintenance.

1966

03:31:02.640 --> 03:31:03.060

Joseph: i'm.

1967

03:31:04.980 --> 03:31:06.780

Joseph: Dr B supports.

1968

03:31:09.420 --> 03:31:11.490

Joseph: supports P to.

1969

03:31:14.820 --> 03:31:18.150

Joseph: Standard Peter i'm going to repeat it to you the second we get it.

1970

03:31:21.330 --> 03:31:21.930

Joseph: To.

1971

03:31:25.920 --> 03:31:27.060

charlie: minimize the impact.

1972

03:31:27.060 --> 03:31:27.240

Of.

1973

03:31:28.380 --> 03:31:29.160

charlie: The public realm.

1974

03:31:29.460 --> 03:31:34.350

Joseph: Right, thank you, Charlie minimize the impact of vehicles on the public room, yes, thank you.

1975

03:31:35.700 --> 03:31:41.640

Bob: Joe because the narrowness of that street it's not a regular street it's only about 13 feet wide at the most.

1976

03:31:41.820 --> 03:31:46.890

Bob: it's a safety issue kids can run out from behind park cars along that road and get hit.

1977

03:31:47.100 --> 03:31:49.890

Joseph: With a safety issue also Clinton down there.

1978

03:31:52.530 --> 03:31:53.970

Joseph: When we take that to.

1979

03:31:55.050 --> 03:31:55.800

Marlene Schubert: them and I couldn't.

1980

03:31:55.860 --> 03:31:57.090

Marlene Schubert: Catch everything crap.

1981

03:31:57.180 --> 03:31:57.840

Joseph: Okay, good.

1982

03:31:58.110 --> 03:31:58.800

Marlene Schubert: hold on a minute.

1983

03:31:59.670 --> 03:32:00.450

Oh shoot.

1984

03:32:01.800 --> 03:32:05.640

Marlene Schubert: There we go I didn't catch everything, so I was going to go look for it, while you were talking.

1985

03:32:05.940 --> 03:32:06.300

Okay.

1986

03:32:07.560 --> 03:32:08.280

Marlene Schubert: Where Am I at.

1987

03:32:10.680 --> 03:32:12.810

Marlene Schubert: We go on much longer i'm going to need take a break.

1988

03:32:13.470 --> 03:32:21.420

Joseph: I think we're almost done a weekend moving the project will be done okay good Charlie and Jeff on their way.

1989

03:32:23.100 --> 03:32:27.360

Bob: The existing straight is you know is very narrow.

1990

03:32:28.710 --> 03:32:32.490

Bob: And it's unsafe when cars are parked in the street.

1991

03:32:33.090 --> 03:32:34.920

Bob: Yes, period.

1992

03:32:36.480 --> 03:32:37.230

Bob: that's good enough.

1993

03:32:37.620 --> 03:32:39.870

Marlene Schubert: that's good do you want me to add something Bob is.

1994

03:32:40.590 --> 03:32:46.980

Joseph: Existing because this is this thing street Islam safe with cars parked on side the room.

1995

03:32:51.540 --> 03:32:52.140

Marlene Schubert: on the shoulder.

1996

03:32:52.770 --> 03:32:52.950

Joseph: yeah.

1997

03:32:53.400 --> 03:32:54.150

Bob: yeah the street.

1998

03:32:54.450 --> 03:32:56.280

Bob: The street is very narrow.

1999

03:32:56.580 --> 03:33:01.590

Bob: yeah it's not a regular street it's very narrow it's about a car and a half, with.

2000

03:33:04.200 --> 03:33:05.550

Joseph: Okay, I think.

2001

03:33:06.780 --> 03:33:07.380

Joseph: That.

2002

03:33:09.210 --> 03:33:14.190

Joseph: You have a story places we have to do two things there and then we can.

2003

03:33:15.570 --> 03:33:16.590

Joseph: finish up here.

2004

03:33:19.290 --> 03:33:22.500

Marlene Schubert: Okay, so you're Dr be finding says that the standards have been met.

2005

03:33:22.860 --> 03:33:24.030

Joseph: they've been met, yes.

2006

03:33:29.340 --> 03:33:33.510

Joseph: So I think it definitely meet standard number one historic places.

2007

03:33:34.740 --> 03:33:38.100

Joseph: Because, as Charlie said, is following the Department of Interior.

2008

03:33:39.840 --> 03:33:43.170

Joseph: historical standards which tell you to do that.

2009

03:33:44.280 --> 03:33:48.030

Joseph: To not to not mimic architectural style so.

2010

03:33:49.290 --> 03:33:50.970

Joseph: I think they've met standard one.

2011

03:33:53.460 --> 03:33:55.890

Joseph: And standard to the mix them to to also.

2012

03:34:16.320 --> 03:34:21.210

Joseph: So I think we all can read standards REP both standards wanted to.

2013

03:34:23.790 --> 03:34:29.370

Joseph: Okay Okay, and I think that's it I think what we have to do now is.

2014

03:34:30.360 --> 03:34:32.400

Marlene Schubert: We do we address historic places.

2015

03:34:33.120 --> 03:34:34.200

Joseph: that's what I was doing.

2016

03:34:34.500 --> 03:34:35.760

Marlene Schubert: Oh i'm sorry oh.

2017

03:34:36.090 --> 03:34:37.320

Marlene Schubert: underscore places.

2018

03:34:37.380 --> 03:34:46.380

Joseph: Okay, understood understood places say that i'm in meeting the store in meeting the secretary than just say.

2019

03:34:48.390 --> 03:34:52.260

Joseph: Secretary the meeting Secretary of Interior standards.

2020

03:34:55.320 --> 03:34:57.690

Joseph: This project standard one.

2021

03:35:01.680 --> 03:35:02.700

Joseph: And then under.

2022

03:35:04.260 --> 03:35:05.430

Joseph: standard to.

2023

03:35:06.720 --> 03:35:07.740

Joseph: By working.

2024

03:35:10.620 --> 03:35:14.370

Joseph: By working with the store committee what's a call.

2025

03:35:15.810 --> 03:35:17.100

Marlene Schubert: To start preservation.

2026

03:35:17.640 --> 03:35:18.510

preservation.

2027

03:35:19.770 --> 03:35:21.510

Joseph: The entire project is.

2028

03:35:24.390 --> 03:35:30.000

Joseph: is working with the buildings on historic register, so the landscape on the story.

2029

03:35:31.020 --> 03:35:33.420

Marlene Schubert: So, by working with the historic preservation committee.

2030

03:35:33.420 --> 03:35:39.120

Joseph: The entire project is building in landscape around the store register.

2031

03:35:39.360 --> 03:35:40.020

Kelly: And not.

2032

03:35:40.620 --> 03:35:42.840

Kelly: So it's the historic preservation Commission.

2033

03:35:43.140 --> 03:35:48.450

Kelly: Day your teachers house and East lawn or on the historic register.

2034

03:35:49.350 --> 03:35:54.390

Joseph: Right and the landscape is is is also right.

2035

03:35:54.840 --> 03:35:55.890

Kelly: The salon.

2036

03:35:56.370 --> 03:36:00.570

Kelly: Owners cottage and day Hall, or on the historic register.

2037

03:36:01.260 --> 03:36:01.980

Joseph: And so.

2038

03:36:03.810 --> 03:36:08.070

Joseph: So then they're keeping those so they're they're accomplishing Center to.

2039

03:36:08.640 --> 03:36:10.470

Kelly: Right, you had said, the whole project and it's.

2040

03:36:10.500 --> 03:36:11.940

Joseph: Okay well i'm sorry.

2041

03:36:12.030 --> 03:36:12.360

Okay.

2042

03:36:15.000 --> 03:36:16.830

Joseph: So you could list those buildings.

2043

03:36:16.950 --> 03:36:20.010

Marlene Schubert: By working in the building each line day Holland carry our are.

2044

03:36:20.340 --> 03:36:21.030

Marlene Schubert: On our.

2045

03:36:22.530 --> 03:36:23.550

Marlene Schubert: Historic register.

2046

03:36:27.270 --> 03:36:29.310

Joseph: And therefore, this meat standard to.

2047

03:36:35.760 --> 03:36:38.520

charlie: Marlene you are awesome.

2048

03:36:38.850 --> 03:36:40.050

Joseph: She isn't she.

2049

03:36:41.130 --> 03:36:42.270

Marlene Schubert: I don't feel awesome.

2050

03:36:42.720 --> 03:36:44.160

Joseph: You know, none of us to.

2051

03:36:45.510 --> 03:36:46.860

Kelly: me she was gonna be mad at me.

2052

03:36:48.060 --> 03:36:48.720

Joseph: today.

2053

03:36:48.960 --> 03:36:53.550

Joseph: Nine people telling you what to write, can you believe it I don't know why she doesn't.

2054

03:36:53.640 --> 03:36:57.360

charlie: know why just come to the back door after the meeting i'll take care yeah.

2055

03:36:59.220 --> 03:37:00.390

Bob: she's a mind reader.

2056

03:37:01.140 --> 03:37:03.090

Joseph: My final question.

2057

03:37:03.120 --> 03:37:08.640

Bob: yeah I just had, I just had a quick question on the historic, then what Charlie what's the status of that.

2058

03:37:10.020 --> 03:37:16.830

Bob: I guess i'll be formal and cottage caretakers house is just looks like a shack but it's the caretakers house what's going to happen to that.

2059

03:37:19.080 --> 03:37:21.330

charlie: benign neglect for the short term.

2060

03:37:24.000 --> 03:37:25.350

Joseph: benign neglect that's.

2061

03:37:25.770 --> 03:37:32.160

charlie: Okay it's basically we have no plans immediately to make any changes to it.

2062

03:37:33.570 --> 03:37:37.980

charlie: Other than just securing it so it doesn't decay further.

2063

03:37:38.910 --> 03:37:39.810

charlie: So it's.

2064

03:37:41.250 --> 03:37:43.080

charlie: it's an yeah it's in pretty bad shape.

2065

03:37:43.560 --> 03:37:45.030

Bob: Okay it's a teardown.

2066

03:37:46.290 --> 03:38:00.180

Joseph: Okay, so final final chance here we're gonna does anybody have any concerns with the proving this project right, I see one condition and it's actually not really a condition, but.

2067

03:38:01.320 --> 03:38:07.980

Joseph: The applicant agrees to assess existing lights in parking lot.

2068

03:38:12.000 --> 03:38:12.540

Joseph: I guess.

2069

03:38:13.560 --> 03:38:18.000

Joseph: I guess access this thing lights and parking lot.

2070

03:38:20.130 --> 03:38:23.010

Marlene Schubert: For lots of dark sky.

2071

03:38:23.160 --> 03:38:25.800

Joseph: Well, no, for intrusion into dark Scott.

2072

03:38:27.030 --> 03:38:28.230

Joseph: But let me guess it's more than.

2073

03:38:28.230 --> 03:38:31.050

Joseph: assessed because you're actually going to fix that correct.

2074

03:38:31.440 --> 03:38:31.710

Bob: Oh.

2075

03:38:31.860 --> 03:38:40.890

Bob: we're men for records work Joe we're recommending dark sky lighting period I don't care what they honor thanks we're just highlighting.

2076

03:38:41.880 --> 03:38:47.190

Vicki: Say ensure ensure code compliance with dark sky lighting.

2077

03:38:47.580 --> 03:38:48.540

Vicki: For requirements.

2078

03:38:48.570 --> 03:38:50.790

Joseph: For new and existing lights.

2079

03:38:50.820 --> 03:38:52.500

Joseph: Yes, because.

2080

03:38:54.450 --> 03:38:56.220

Kelly: Again okay what.

2081

03:38:57.120 --> 03:39:00.780

Kelly: What concerns me is that there I don't know what the rules are, but there are.

2082

03:39:02.490 --> 03:39:14.430

Kelly: regulations that address existing non conforming structures, so if they're if

they wanted to replace a light and it was non conforming to regulations, they could potentially do that.

2083

03:39:15.000 --> 03:39:27.780

Kelly: Under those things, so I just want you to be clear about this, you know that if you are recommending, and this is a recommendation, if you are recommending a condition that should they.

2084

03:39:28.920 --> 03:39:45.930

Kelly: You know, repair maintain replace existing lighting, that it will be in compliance with the current standards then then that's what we should put there's no guarantee that the director, the planning Commission hearings examiner will accept that.

2085

03:39:45.930 --> 03:39:47.040

Joseph: Recommendation but if.

2086

03:39:47.040 --> 03:39:49.800

Kelly: that's your recommendation, you should be clear about that.

2087

03:39:51.120 --> 03:39:53.400

Joseph: So so okay so.

2088

03:39:53.550 --> 03:39:55.110

Bob: it's just enough Kelly Ward.

2089

03:39:56.280 --> 03:39:59.970

Joseph: I think we're Kelly Ward where he worded it was correct that the applicant.

2090

03:40:00.030 --> 03:40:00.930

I was correct.

2091

03:40:02.040 --> 03:40:02.850

Joseph: The applicant.

2092

03:40:03.870 --> 03:40:13.260

Joseph: will read your be recommends Derby recommends that existing lighting.

2093

03:40:14.460 --> 03:40:17.010

Joseph: be assessed and.

2094

03:40:24.000 --> 03:40:28.050

Joseph: I don't wanna say fixed or made code compliance.

2095

03:40:28.590 --> 03:40:32.910

Joseph: Existing in made compliant with existing.

2096

03:40:38.010 --> 03:40:39.600

Joseph: lights lighting standards.

2097

03:40:43.740 --> 03:40:45.630

charlie: And can we be specific to.

2098

03:40:45.630 --> 03:40:47.040

Jeff Bouma: parking lighting.

2099

03:40:47.820 --> 03:40:48.360

Joseph: party yes.

2100

03:40:48.420 --> 03:40:50.130

Joseph: Yes, park parking lighting.

2101

03:40:51.300 --> 03:40:52.470

Joseph: Working loading yes.

2102

03:40:52.770 --> 03:40:55.560

Kelly: And they may already be I don't I don't know.

2103

03:40:55.620 --> 03:40:57.150

Joseph: We may already be that's why.

2104

03:40:57.510 --> 03:40:57.990

Jeff Bouma: that's why.

2105

03:40:58.050 --> 03:40:59.010

Joseph: it's assessed.

2106

03:40:59.070 --> 03:40:59.700

and

2107

03:41:02.340 --> 03:41:03.870

Joseph: made compliant if needed.

2108

03:41:04.230 --> 03:41:06.150

Kelly: Right yeah there are standards.

2109

03:41:06.150 --> 03:41:07.800

Jeff Bouma: For safety things like that.

2110

03:41:07.800 --> 03:41:11.040

Kelly: So I don't know the rules here but we'll figure it out.

2111

03:41:11.610 --> 03:41:11.970

Go.

2112

03:41:13.050 --> 03:41:16.440

Vicki: Currently, some of the parking lot lighting has those pink.

2113

03:41:16.530 --> 03:41:23.580

Vicki: pink bulbs in it are there security lights on the building itself that have the same issue.

2114

03:41:25.710 --> 03:41:31.350

Joseph: I think nude lighting from buildings would would fall under like under the same coordinate.

2115

03:41:32.130 --> 03:41:33.750

Vicki: that's right, it would wouldn't add on the.

2116

03:41:33.750 --> 03:41:35.910

Vicki: New building on the new building okay.

2117

03:41:35.940 --> 03:41:36.630

Joseph: Building code.

2118

03:41:36.780 --> 03:41:37.440

Jeff Bouma: yeah okay.

2119

03:41:37.800 --> 03:41:38.160

Vicki: All right.

2120

03:41:38.340 --> 03:41:48.090

Kelly: Some different standards like if it's parking for safety, like if employees need to get safely to their cars or there are some.

2121

03:41:49.080 --> 03:42:01.590

Kelly: little strange roles and we so infrequently come across it I don't I don't remember what they are, because we don't we just don't have very many parking lights here or streetlights so I know there are some special rules, though.

2122

03:42:03.060 --> 03:42:03.450

Joseph: Okay.

2123

03:42:03.510 --> 03:42:05.640

Bob: We just want a nice guy lighting very good.

2124

03:42:06.120 --> 03:42:12.750

Kelly: yeah I know, but now they need to feel safe when you know when when a nurse leaves.

2125

03:42:13.380 --> 03:42:15.030

Kelly: at two o'clock in the morning.

2126

03:42:15.060 --> 03:42:16.920

Kelly: They need to feel safe going to their car.

2127

03:42:16.920 --> 03:42:17.970

Joseph: To blue.

2128

03:42:19.260 --> 03:42:25.860

Bob: sky lighting provide that they have to space it accordingly, I mean, I agree with that, but they can space it accordingly.

2129

03:42:26.700 --> 03:42:26.970

Joseph: Does.

2130

03:42:27.030 --> 03:42:29.100

Joseph: Any deer be person.

2131

03:42:29.280 --> 03:42:31.320

Joseph: have a problem with approving this project.

2132

03:42:31.440 --> 03:42:33.030

Joseph: With that single condition.

2133

03:42:34.050 --> 03:42:35.730

Bob: Well, no, we got a bunch of them Joel.

2134

03:42:35.790 --> 03:42:36.180

OK.

2135

03:42:37.680 --> 03:42:39.720

Jeff Bouma: OK Okay, what else revised.

2136

03:42:39.780 --> 03:42:43.080

Kelly: So they're going to revise she a 3.0.

2137

03:42:43.620 --> 03:42:45.480

Joseph: Okay i'm sorry that's right yes.

2138

03:42:45.660 --> 03:42:46.110

Jeff Bouma: back.

2139

03:42:46.170 --> 03:42:48.150

Joseph: There was one or two yes.

2140

03:42:48.360 --> 03:42:52.380

Kelly: yeah there was vicki's I can't remember what it was about.

2141

03:42:53.760 --> 03:43:02.400

Kelly: It was right after we discussed the lights vicki discuss Oh, it was the

probably the parking on the side of the road.

2142

03:43:02.580 --> 03:43:03.780

Joseph: Recording was done will.

2143

03:43:03.810 --> 03:43:04.320

Jeff Bouma: Save.

2144

03:43:04.530 --> 03:43:06.360

Joseph: Which they're doing anyway right so.

2145

03:43:06.360 --> 03:43:09.570

Bob: yeah we recommend no parking signs on the on the east side.

2146

03:43:09.600 --> 03:43:11.250

Marlene Schubert: Are on the Okay, did I miss something.

2147

03:43:11.700 --> 03:43:12.240

Jeff Bouma: i'm sorry.

2148

03:43:12.330 --> 03:43:14.430

Marlene Schubert: I was trying to figure out what the sheet name was.

2149

03:43:15.780 --> 03:43:20.100

Marlene Schubert: No parking there was there's something between the revision of the sheet and this no parking thing that.

2150

03:43:20.910 --> 03:43:21.480

Marlene Schubert: It wasn't.

2151

03:43:21.840 --> 03:43:24.990

Kelly: No parking parking on each side of the.

2152

03:43:26.220 --> 03:43:27.420

Jeff Bouma: full of battle card.

2153

03:43:27.510 --> 03:43:28.410

Bob: or yeah.

2154

03:43:28.500 --> 03:43:29.670

Kelly: that's a park right.

2155

03:43:31.710 --> 03:43:34.560

Marlene Schubert: Oh, I better correct it somewhere else, I put manitoba beach somewhere.

2156

03:43:36.540 --> 03:43:37.350

Bob: northeast.

2157

03:43:38.310 --> 03:43:40.140

Kelly: vicki was this your.

2158

03:43:40.500 --> 03:43:41.160

Kelly: Was this.

2159

03:43:41.190 --> 03:43:43.230

Kelly: Your original your needed.

2160

03:43:44.400 --> 03:43:46.200

Jeff Bouma: require the footpath.

2161

03:43:46.680 --> 03:43:48.270

Vicki: separate from the.

2162

03:43:48.480 --> 03:43:49.980

Vicki: Dr lane on ocean.

2163

03:43:51.750 --> 03:43:55.620

Vicki: And I was assured that was since it's in the right away that that's a certainty.

2164

03:43:57.300 --> 03:43:58.890

Marlene Schubert: separate from the right ways I would you.

2165

03:43:58.890 --> 03:44:02.940

Vicki: said, separate from the drive from the drive from the street drive.

2166

03:44:02.940 --> 03:44:05.040

Kelly: lanes from the driving surface.

2167

03:44:05.160 --> 03:44:06.540

Vicki: From the driving surface yeah.

2168

03:44:07.980 --> 03:44:08.850

Vicki: On ocean.

2169

03:44:09.630 --> 03:44:13.170

Kelly: You were you envisioning a strip of vegetation or something.

2170

03:44:13.980 --> 03:44:17.160

Vicki: Well, Charlie said something about they're going to have a.

2171

03:44:17.160 --> 03:44:18.540

Vicki: footpath there, so I don't.

2172

03:44:18.540 --> 03:44:20.460

Vicki: know if it's going to be like gravelled.

2173

03:44:20.460 --> 03:44:23.160

Vicki: or barked or something.

2174

03:44:23.280 --> 03:44:23.760

Kelly: right but.

2175

03:44:24.150 --> 03:44:26.250

Kelly: The driving surface of ocean.

2176

03:44:26.340 --> 03:44:29.100

Kelly: And then you wanted some kind of vegetated strap and then a.

2177

03:44:29.100 --> 03:44:31.590

Kelly: separated path is that, where you're looking for.

2178

03:44:32.520 --> 03:44:34.020

Vicki: Charlie what were you envisioning.

2179

03:44:34.920 --> 03:44:36.900

charlie: That it's going to be.

2180

03:44:37.530 --> 03:44:40.140

charlie: What they call A grade separated path.

2181

03:44:40.200 --> 03:44:42.270

charlie: And some places.

2182

03:44:42.300 --> 03:44:44.190

charlie: It may touch the gravel some.

2183

03:44:44.190 --> 03:44:48.330

charlie: places it may pull away I don't think we should overdesign it right.

2184

03:44:48.330 --> 03:44:48.660

Now.

2185

03:44:51.030 --> 03:44:52.620

Kelly: It is fine, I know.

2186

03:44:52.650 --> 03:44:53.370

Kelly: what that is.

2187

03:44:53.490 --> 03:44:53.790

Okay.

2188

03:44:55.590 --> 03:44:58.290

Marlene Schubert: Is it ocean beach ocean view ocean.

2189

03:44:58.680 --> 03:44:59.040

ocean.

2190

03:45:00.570 --> 03:45:00.840

Kelly: yeah.

2191

03:45:01.170 --> 03:45:02.130

Bob: Whatever you like you.

2192

03:45:03.660 --> 03:45:05.220

Marlene Schubert: want to go to the ocean let's do that.

2193

03:45:05.490 --> 03:45:08.010

Joseph: Okay okay other conditions.

2194

03:45:08.280 --> 03:45:10.140

Kelly: I think that was it wasn't it.

2195

03:45:10.560 --> 03:45:12.450

Bob: No, no, deliver no.

2196

03:45:12.540 --> 03:45:13.410

No delivery.

2197

03:45:14.700 --> 03:45:20.340

Bob: on mountain view road or on manitou park boulevard north east.

2198

03:45:21.060 --> 03:45:22.530

Joseph: In landscape maintenance.

2199

03:45:23.370 --> 03:45:26.400

Kelly: Okay, thank you were talking about service vehicle.

2200

03:45:27.690 --> 03:45:30.090

Kelly: So service vehicles and delivery.

2201

03:45:30.390 --> 03:45:31.890

Kelly: Different So do you want to say.

2202

03:45:31.890 --> 03:45:34.290

Bob: No we're talking about service vehicles and.

2203

03:45:34.290 --> 03:45:34.950
Joseph: delivery.

2204
03:45:35.400 --> 03:45:36.780
Know service.

2205
03:45:37.980 --> 03:45:39.780
Joseph: truck should be able to go down there.

2206
03:45:40.590 --> 03:45:42.690
Vicki: In the sewer and the sewer guys need to.

2207
03:45:42.720 --> 03:45:43.740
Vicki: be able to go down there.

2208
03:45:44.400 --> 03:45:47.580
Kelly: There are maintenance vehicles that are going to need to access.

2209
03:45:47.580 --> 03:45:49.410
Kelly: Those right, you can.

2210
03:45:49.500 --> 03:45:50.250
Jeff Bouma: I mean you can make.

2211
03:45:50.460 --> 03:45:52.740
Kelly: A suggestion for a condition and.

2212
03:45:53.130 --> 03:45:59.100
Kelly: We can work, the best weekend to address that but I don't think you're gonna get to none.

2213
03:45:59.610 --> 03:46:00.870
Vicki: Because yeah.

2214
03:46:02.250 --> 03:46:07.020
Bob: We can recommend it, though we're making a recommendation I mean that's up to the planning Commission.

2215

03:46:08.220 --> 03:46:08.460

Kelly: well.

2216

03:46:10.170 --> 03:46:12.390

charlie: How do you service, the sewer plant.

2217

03:46:12.990 --> 03:46:19.740

Bob: I would say yeah, no, no, the Su events got its own road i'm not worried about that it's got its own drive into the place there.

2218

03:46:20.070 --> 03:46:24.270

Bob: i'm just talking about delivery delivery vehicles forget about the service just.

2219

03:46:24.330 --> 03:46:27.000

Bob: Looking vehicle good i'm talking about straight trucks.

2220

03:46:28.680 --> 03:46:35.760

Bob: there's the sewers got not long enough drive there to park in that's not an issue at all i'm glad to have that they're.

2221

03:46:36.330 --> 03:46:36.570

Good.

2222

03:46:38.820 --> 03:46:40.350

Bob: Okay it's always you or.

2223

03:46:40.680 --> 03:46:41.910

Bob: Your manager beach.

2224

03:46:41.970 --> 03:46:44.310

Bob: boulevard northeast or mountain view.

2225

03:46:44.520 --> 03:46:45.090

Road.

2226

03:46:46.290 --> 03:46:47.670

Kelly: Either one of those.

2227

03:46:47.970 --> 03:46:48.630

Kelly: yeah.

2228

03:46:48.720 --> 03:46:54.630

Bob: You want him up and a lot of the neighbors were complaining about that a lot of their letters in their emails.

2229

03:46:55.200 --> 03:46:59.160

Kelly: So does that mean, are you restricting it to ocean view is that what you're saying.

2230

03:46:59.850 --> 03:47:00.900

Joseph: yep yep.

2231

03:47:01.560 --> 03:47:02.610

Bob: it's part of the rules.

2232

03:47:03.360 --> 03:47:06.300

Kelly: No i'm just trying to i'm the one that writes these things so.

2233

03:47:08.190 --> 03:47:10.380

Bob: we're restricted to ocean view drive.

2234

03:47:11.490 --> 03:47:11.850

Bob: Okay.

2235

03:47:12.180 --> 03:47:13.530

Kelly: yeah Thank you.

2236

03:47:14.550 --> 03:47:15.960

Kelly: I think that was it.

2237

03:47:16.020 --> 03:47:19.830

Joseph: That I remember Okay, so can we know, can we know.

2238

03:47:19.890 --> 03:47:21.270

Bob: amy Jo I got one.

2239

03:47:21.870 --> 03:47:23.040

Bob: I got one is really kind of.

2240

03:47:23.040 --> 03:47:23.790

Bob: Important.

2241

03:47:24.000 --> 03:47:35.820

Bob: And it's going to come up the the owner has to have a 24 hour contact for neighbors that have concerns it's got to be a name and phone number.

2242

03:47:36.510 --> 03:47:39.150

Joseph: I don't I don't think Bob that that's part of the dmV.

2243

03:47:41.610 --> 03:47:44.430

Joseph: It do you think that's I think that's a B or B issue.

2244

03:47:44.850 --> 03:47:45.330

charlie: I don't.

2245

03:47:46.230 --> 03:47:48.270

Joseph: I mean, I mean it's something that they should.

2246

03:47:48.270 --> 03:47:48.750

Joseph: Do.

2247

03:47:49.050 --> 03:47:50.910

Bob: But that's all that's fine forget it.

2248

03:47:51.150 --> 03:47:57.180

Joseph: For now, I don't think that's a Dr be thing, I think that could be a condition that the city puts on it.

2249

03:47:58.260 --> 03:47:59.340

Joseph: But I think that goes.

2250

03:47:59.460 --> 03:48:01.740

Joseph: out on the Dr be.

2251

03:48:04.110 --> 03:48:04.830

Joseph: Since.

2252

03:48:05.460 --> 03:48:06.210

Bob: that's fine.

2253

03:48:06.570 --> 03:48:08.310

Bob: Okay that's fine I don't care.

2254

03:48:08.850 --> 03:48:09.240

Okay.

2255

03:48:10.980 --> 03:48:13.920

Joseph: All right, so who wants to deny this project anybody.

2256

03:48:15.240 --> 03:48:15.570

Jeff Bouma: know.

2257

03:48:15.900 --> 03:48:24.750

Bob: What about the white What about the Gray, what about the Gray color are the non sandy white collar on the facades well.

2258

03:48:24.810 --> 03:48:26.310

Bob: That was condition.

2259

03:48:26.580 --> 03:48:26.970

Joseph: That is.

2260

03:48:27.630 --> 03:48:29.460

Kelly: A 3.02 right.

2261

03:48:30.630 --> 03:48:32.160

Kelly: that's that revision isn't it.

2262

03:48:33.660 --> 03:48:35.580

Bob: Well, we got to put it as a condition no right.

2263

03:48:37.650 --> 03:48:41.160

Joseph: Here eat a 3.2.

2264

03:48:41.700 --> 03:48:42.150

Joseph: I don't.

2265

03:48:43.890 --> 03:48:45.570

Joseph: Charlie a stated that he's.

2266

03:48:45.570 --> 03:48:46.560

Joseph: Looking at that.

2267

03:48:48.390 --> 03:48:50.730

Joseph: What was that a pebble or send colored.

2268

03:48:51.960 --> 03:48:52.830

Michael: yeah I don't think it can be.

2269

03:48:53.310 --> 03:48:55.440

Jeff Bouma: Right now you're now.

2270

03:48:56.250 --> 03:49:00.120

Michael: it's a recommendation, and then I look.

2271

03:49:00.180 --> 03:49:01.770

Bob: At it was a recommendation that's.

2272

03:49:01.770 --> 03:49:02.220

Fine.

2273

03:49:03.630 --> 03:49:04.950

Bob: Otherwise we forget about it.

2274

03:49:05.430 --> 03:49:05.760

charlie: I can.

2275

03:49:05.880 --> 03:49:07.800

Marlene Schubert: Take it with captured up above.

2276

03:49:08.040 --> 03:49:09.690

Marlene Schubert: And only gets really can dish.

2277

03:49:10.440 --> 03:49:11.190

Marlene Schubert: notes.

2278

03:49:11.460 --> 03:49:13.050

Michael: yeah it's in the dogs yeah.

2279

03:49:14.460 --> 03:49:15.750

charlie: Bob you know where to find me.

2280

03:49:16.710 --> 03:49:17.160

Joseph: All right.

2281

03:49:18.210 --> 03:49:22.530

Joseph: Okay, do we all agree that this project will be approved.

2282

03:49:24.030 --> 03:49:27.930

Joseph: any dissenting votes speak now or.

2283

03:49:29.310 --> 03:49:37.350

Joseph: forever hold your peace okay all right project is ready, congratulations Gentlemen, I didn't think we'd get done today.

2284

03:49:37.800 --> 03:49:39.090

Kelly: Either Thank you.

2285

03:49:39.420 --> 03:49:43.530

charlie: Thank you Kelly, and everybody on the dmv I know this was a long haul.

2286

03:49:44.040 --> 03:49:49.710

Joseph: Well it's just a little tedious but yeah and incorporated is still hanging on I see.

2287

03:49:52.500 --> 03:49:53.100

Marlene Schubert: So I.

2288

03:49:53.400 --> 03:49:57.750

Marlene Schubert: kind of I need to kind of you know, clean this up a little put not applicable.

2289

03:49:57.780 --> 03:50:00.240

Marlene Schubert: Where they belong I didn't want to take the time during this call so.

2290

03:50:00.240 --> 03:50:02.940

Marlene Schubert: I will clean it all up this will be part of the Minutes

2291

03:50:03.570 --> 03:50:05.280

Marlene Schubert: And I can also send the finished.

2292

03:50:05.280 --> 03:50:06.840

Marlene Schubert: product to you, Charlie or at least.

2293

03:50:06.840 --> 03:50:07.290

Jeff Bouma: upload it.

2294

03:50:07.320 --> 03:50:08.340

Marlene Schubert: Is all uploaded.

2295

03:50:08.400 --> 03:50:09.000

Jeff Bouma: to spark up.

2296

03:50:09.450 --> 03:50:10.410

Marlene Schubert: Okay, I did the project.

2297

03:50:12.150 --> 03:50:12.570

Jeff Bouma: Okay.

2298

03:50:12.840 --> 03:50:13.560

Excellent.

2299

03:50:15.330 --> 03:50:15.660

Joseph: Okay.

2300

03:50:15.780 --> 03:50:17.790

charlie: Marlene Thank you everybody for your time.

2301

03:50:19.680 --> 03:50:23.070

Joseph: Well i'm Dave I know Dave has no.

2302

03:50:23.100 --> 03:50:24.990

Jeff Bouma: Business but.

2303

03:50:25.020 --> 03:50:25.530

Joseph: Do you.

2304

03:50:26.250 --> 03:50:27.660

Joseph: You guys can go Charlene.

2305

03:50:27.750 --> 03:50:28.980

Jeff Bouma: And Jackie take.

2306

03:50:29.100 --> 03:50:30.390

Joseph: See you guys later thank.

2307

03:50:30.390 --> 03:50:32.820

charlie: You thanks Kelly thanks David.

2308

03:50:34.320 --> 03:50:37.380

Joseph: David you have noodle business but is there anything.

2309

03:50:37.410 --> 03:50:39.390

Joseph: Specific you have to say today.

2310

03:50:40.170 --> 03:50:43.920

David: No matta fact I can in 30 seconds i'll tell you what I was going to cover.

2311

03:50:44.160 --> 03:50:46.560

David: Number one year subcommittee met with the planning Commission.

2312

03:50:46.560 --> 03:50:55.410

David: subcommittee and the end result is there's there's concurrence to move the ppm up one more steps so between conceptual design guidance.

2313

03:50:55.890 --> 03:51:05.040

David: Number two there's general occurrence that we don't need to expand the list of meeting requirements in design for bainbridge but we're going to meet again to look at some options, including dependencies.

2314

03:51:05.520 --> 03:51:06.930

David: And then I was going to mention looking.

2315

03:51:06.930 --> 03:51:14.400

David: Forward Kelly won't be available at the next meeting on the 17th but I will be representing Kelly, for the band disposal project.

2316

03:51:14.790 --> 03:51:22.170

David: You know their big project waiting in the wings, is of course wintergreen and we don't have that scheduled yet Is that correct Kelly for design.

2317

03:51:24.000 --> 03:51:24.840

David: final review.

2318

03:51:24.900 --> 03:51:29.460

Joseph: I think wonder Green has been approved is being now complete.

2319

03:51:31.080 --> 03:51:38.220

Kelly: yeah what a great is complete and I asked me, it will go to yeah we do have a scheduled sorry for June 7.

2320

03:51:38.460 --> 03:51:48.780

David: Thank you Kelly thanks for that reminder so so the next meeting, I think we only have one project, so far, but will be working with you, Joe and Marlene and will refine the schedule that's it Thank you.

2321

03:51:49.350 --> 03:51:49.710

Okay.

2322

03:51:50.820 --> 03:51:52.140

Kelly: Well i'm fly fishing.

2323

03:51:52.530 --> 03:51:54.240

Joseph: No fly fishing oh good.

2324

03:51:54.690 --> 03:51:57.150

Marlene Schubert: Only if you catch some fish and cook for us.

2325

03:51:58.830 --> 03:52:01.590

Joseph: Well, the June so they're going to be on June 7.

2326

03:52:02.100 --> 03:52:05.940

Kelly: Yes, that's final review and recommendation.

2327

03:52:06.150 --> 03:52:09.810

Joseph: Okay, I actually won't be here for that.

2328

03:52:14.430 --> 03:52:17.760

Joseph: puddle have to step in there something well i'll work at a.

2329

03:52:17.790 --> 03:52:18.780

Bob: party pooper.

2330

03:52:19.290 --> 03:52:29.430

Joseph: I know i'll work on that later all right okay Okay, thank you, everybody for staying the extra hours appreciate it meeting is now adjourned.

2331

03:52:31.980 --> 03:52:32.160

Joseph: later.



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

Bainbridge Island, Washington

#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: Buxton Center for Bainbridge Performing Arts (PLN51828)
PROJECT ADDRESS or PARCEL: 200 Madison Ave N / 26250231432007
DATE: 05/03/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 11/02/2020; 11/16/2020; 05/03/2021

CONTEXT ANALYSIS

- C1** ANALYZE NATURAL SYSTEMS
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
- C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
- C6** STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

Yes: ☒ No: ☐

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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 - The new addition has been placed to avoid the two large conifer trees that are directly west of the existing building and maple and birch trees to the southwest. A cluster of smaller hazelnut trees to the north will be removed to make room for the new studio.

Solar Access - The building has good solar exposure and the new addition is being made "solar-ready" with the ability to add photovoltaic panels on the south-facing roof and the existing west-facing roof should BPA be able to find an interested donor.

Wind - Prevailing winds at the site are southwest and northwest. Other than structural bracing to counter it, wind is not a significant issue for the project.

Stormwater - There is an existing storm drainage swale that lies to the southwest of the building and the hope was to enlarge the swale to serve the enlarged building.

However, the geotechnical engineer has assessed the infiltration capacity of the underlying soil and has indicated that the soil has little ability to receive anything more than incidental storm water. The swale will be maintained but the project will need to rely on the piped storm drainage system for the added roof runoff.

Other - Below grade soils are stable and there is no known history of flooding at the site.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

S2) A variety of trees on the site are being preserved and they can serve as habitat for wildlife, primarily including birds, squirrels and insects.

S3) The unique aspect of the project site is its mid-block location with frontage onto an important civic open space ("Town Square"). The project will improve the function of the performing arts center while enhancing its connection to the open space.

S4) The scale, form, and materiality of the new addition will be compatible with the existing BPA building and the neighboring buildings. Its expression, which features an iconic roof shape, large windows connecting the lobby to the exterior, a main entry that is aligned with the adjacent open space, and extensive use of wood in the structure and finishes, will be appropriate to its function as an important civic gathering place.

S5) The project will align the new main entry of the building with the centerline of Town Square, thus strengthening the system of access and movement between the public open spaces and the community spaces inside the building.

S6) By its nature, a performing arts center supports a vibrant public realm, providing numerous opportunities for community gatherings, learning, arts and entertainment. By improving the function of the center and strengthening the connection between the Town Square and BPA, the opportunities for vibrancy will be enhanced.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

S1) The standard has been met.

S2) Landscape using native plants, as warranted. Food for thought, how the big leaf maples will interact with the birch trees over time. The standard has been met.

S3) The standard has been met.

S4) The standard has been met.

S5) The standard has been met on the west side, certainly, and overall.

S6) The standard has been met. Like the benches!

DRB Findings:

This project meets S1-S6 guidelines.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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 current safe and comfortable environment for walking and cycling adjacent to the building will be kept intact and improved by the project. To the west, the buildings connection to the pedestrian zone that is part of Town Square will be enhanced by the new entry that is on axis with the centerline of Town Square and a new stair and a new accessible ramp that provide very direct pathways to the public space. To the east, the existing paved pedestrian walk that is adjacent to the south wall of the performing arts center connects to an existing paved walk that runs along the south side of the historical museum; this existing pedestrian walk will not be affected by the project.

P2) The project does not alter the existing drive aisles or parking stalls in the vicinity of the BPA building.

P3) The existing hierarchy of public spaces is respected by the project. The approach to the main building entry features a deliberate sequence as it passes through (1) the open public space of Town Square, (2) a landscaped forecourt in which the paved way is narrowed and supplemented by adjacent planting, (3) a short stairway and ramp to a raised "porch" that provides a sense of arrival, and (4) passage through entry doors into the lobby vestibule.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

P4) The public connection between the performing arts center and the Town Square open space will be strengthened and enhanced by the creation of an axial relationship between Town Square and the building entry that is more obvious and direct than the existing condition. The new walkway will be enhanced with new vegetation and benches.

P5) The block pattern in which the project resides is unique in the city. The mid-block location of the building, highlighted by its relationship to the Town Square open space, helps make the site a special place in the city and emphasizes its importance as a civic facility. The new addition will not alter the nature of the block pattern.

P6) Since the existing building is not located close to any streets, it does not have much of an opportunity to foster interest and activity along commercial streets. The west facade of the expanded building will be visible at a distance from Madison Avenue North and the iconic nature of the new roof will add visual interest.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

- P1) This standard has been met.
- P2) This standard has been met.
- P3) This guideline has been met.
- P4) This guideline has been met.
- P5) This guideline has been met.
- P6) This guideline is not applicable.

DRB Findings:

This project meets P1-P5 standards, P6 standard is not applicable.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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) The expansion seeks to create a clear axial connection with Town Square, and the primary building entrance is derived from this alignment. Each piece of program is located to maximize connectivity, patron experience, and visual connection to the woodland landscape. Directly off the entry and flowing north, an appropriately scaled new lobby welcomes patrons, and features a large wall of glazing that allows porosity to the large fir tree and woodland planting just beyond. Bookending the lobby are the remaining program spaces, a multipurpose studio embedded in the hillside to the north, and administrative offices at the south to allow daylight and privacy. A second level connection to the rear of the auditorium sets the high point of the new massing. The studio is also a double-height space, and its roof slopes down toward the lower-scaled residential neighborhood to the north. The offices require less volume, so the lobby roof slopes toward the south to a low point corresponding with existing structure, before lifting in a welcoming gesture to the south. This wave-like form is both iconic and unifying, providing a single fluid connector between the different programs, yet allowing each to satisfy its unique requirements.

B2) Several of the buildings in the immediate context are broken down into multiple volumes and roof forms, creating a more human scale within the civic and cultural campus. The new addition will be lower than the existing gable-roofed auditorium, and retain the hierarchy of the current facility. However, given its prominent siting and orientation toward Town Square, the new massing will benefit from the coherent and unified expression and its own distinct roof form. Expressed wood structure and cedar cladding reference neighboring City Hall and the Historical Museum, while being regenerative and regionally sourced.

The clear glass lobby wall is articulated with glulam wood columns and mullions, and separates the more solid masses of the studio and offices. The roof beams create rhythm and scale in the interior and support a tongue and groove open wood ceiling that connects each of the program



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

spaces. A large cantilevered eave at the west façade provides outdoor cover, shade, and weather protection, bringing the wood ceiling material to the exterior. These materials and their use are representative of Pacific Northwest typologies and surrounding buildings.

B3) The west expansion balances opaqueness and porosity, with the wood-clad volumes holding the perimeter, proud of a transparent, gasket-like lobby showcasing the texture of wood structure. Punched windows in these opaque volumes add scale, rhythm, and depth, with the entry doors creating a glassy portal in the southern mass, and a large picture window bringing daylight and views to the studio. Consistently detailed benches in the lobby and the porch tie the indoor and outdoor spaces together. Along the length of the porch, the wave-like roof form is legible as a continuous wood soffit that adds warmth and frames an outdoor room. Primarily opaque facades are limited to the north and east, based on the theatrical and back of house functions and the site condition of a vegetated slope and parking. Mechanical units are located to the north of the existing building and naturally screened from view.

B4) The project embraces sustainability in preserving much of the existing building, while siting the new addition to preserve prominent trees and the existing stormwater-infiltrating rain garden. The addition will feature deep roof overhangs for shade and rain protection, and a primarily south-facing slope to allow future or near-term installation of solar photovoltaic panels. Operable windows will be provided at offices for user comfort and natural ventilation. The use of renewable materials such as wood for the primary structure and interior detailing connects the project to a regional vocabulary and limits the project's carbon footprint.

B5) The project utilizes a refined material palette that emphasizes the overall design concept with thoughtful details. Expressed glulam wood structure is evident throughout in the open ceiling, which parallels the roof form. The opaque volumes clad in a more finely textured wood siding material bookend the openness of the lobby, which features more metal and glass. A lacey, open metal stair with wood treads and perforated risers appears to float in the lobby, and the metal detailing and colors are carried throughout the window frames, door hardware and concessions area.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

B1) This standard has been met. This is one of the standards that is strongly addressed.

B2) This standard has been met. Appreciate the nice use and mix of older materials blended with modern materials.

B3) This standard has been met.

B4) This standard has been met.

B5) This standard has been met.

DRB Findings:

B1-B5 standards have been met.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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 proposed landscape concept will respond to and complement the architectural concepts. Taking cues from existing plant palette, additional native and climate adaptive plans will strengthen the architectural concept and better integrate building and site.

L2) The public realm will be respected and improved by maintaining and responding to the existing organization of public spaces. The public connection between the performing arts center and the Town Square open space will be strengthened and enhanced by the creation of an axial relationship between Town Square and the building entry that is more direct than the existing condition. New plantings within the forecourt area will create a more comfortable sense of space for the community to gather and find respite. A small stair and accessible ramp will create an equitable entry experience to the "porch" that provides a stronger sense of arrival.

L3) Refer to L4 and L5 below. Sustainable stormwater strategies were explored to celebrate stormwater conveyance in the landscape, however, as previously noted, the underlying soils are not suitable for stormwater infiltration.

L4) Low Impact Development strategies are being explored to highlight green infrastructure practices.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

L5) The project will incorporate native plants in order to support and improve healthy habitat on site.

L6) The project will better connect the indoor experience with the native woodland landscape on the west side of the building. The visual connection to Town Square will also be enhanced.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

L1) This standard has been met.

L2) This standard has been met.

L3) This standard has been met.

L4) This standard has been met. Doing a good job expanding the rain garden. Appreciative that landscaping is native and using climate-adaptive plants and ultimately will not have to be irrigated.

L5) This standard has been met. They are preserving and saving existing trees on the property.

L6) This standard has been met. Credit for connecting the "civicness" of the site.

DRB Findings:

L1-L6 standards have been met.



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 does not have any street frontage. It is located mid-block between Madison Avenue North and Erickson Avenue NE. To the west, the building fronts on "Town Square", which is the location of a weekend public market and is a parklike open space with surface parking that serves BPA, City Hall and other adjacent enterprises.

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

As noted above, the project site has no street frontage, so the typologies shown in Design for Bainbridge are not applicable to the project. A 20-foot vegetated buffer is planned for the northern edge of the site, which is adjacent to a single-family residential property that has a series of modular houses that back up to the project site.

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

Not applicable.

DRB Discussion:

N/A



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 performing arts center is part of the city's civic complex that includes City Hall to the west, Town Square to the immediate west, and the Bainbridge Historical Museum to the east. The project does not materially alter the center's relationship to the neighboring elements. It uses common gable roof forms and materials to respect the context, while providing a larger presence through tall windows and a strong roof form that convey a sense of civic importance befitting an important community building. The project also includes a 20' planting buffer on the north side of the property to enhance the natural landscape between the single-family residential development.

DRB Discussion:

N/A



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 previously noted, significant trees will be preserved by the project and the existing storm drainage swale will be retained. One of the project's site goals is to better connect the existing forested landscape with the indoor experience. The project considers the existing 28" fir and 18" pine trees directly west of the building to be a unique site amenity, crucial to creating a rich indoor experience that engages the native forested landscape. Additional native plants will supplement the existing planting area to create a richer and healthier landscape furthering the sites ecological and aesthetic integrity. The remaining site areas, less any proposed lawn areas, will also be restored to a native landscape condition in order to establish beneficial habitat. The 20' plant buffer on the north side of the property will be planted with native plants.

DRB Discussion:

N/A



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:

Significant trees and healthy native vegetation will be preserved by the project. Except for the existing vegetation, there are minimal natural site patterns throughout this developed urban site. Stormwater runoff will infiltrate to the largest extent possible. As previously noted, the existing forested landscape will be preserved to create a richer indoor/outdoor experience. Additional native plants will supplement the existing planting areas to create a richer plant community and further the sites ecological and aesthetic integrity. The remaining site areas, less any proposed lawn areas, will also be restored to a native plant community in order to establish beneficial habitat.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

The performing arts center is an important cultural resource. This project will improve the function of the center and extend its useful life, which are important ways to ensure the preservation of the resource.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

As previously noted, it was hoped that the existing storm drainage swale that lies to the southwest of the building could be enhanced to serve the enlarged building, however, the underlying soils do not have the capacity to accept infiltrated stormwater.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

Not Applicable. The project is connected to the sanitary sewer system.

DRB Discussion:

N/A



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 major restrooms in the building are being remodeled and enlarged to meet the requirements of the Washington State Building Code. Low flow plumbing fixtures will be employed to conserve water.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

The fundamental mission of the Bainbridge Performing Arts (BPA) is to provide a community space for cultural and educational functions. As stated on BPA's website:

"Our mission is to promote appreciation of and participation in the performing arts to build, educate and inspire our vibrant, creative community. We envision an inclusive and connected community in which we spark joy and change lives by creating a 'brave space' for the pursuit of equitable, creative, and educational experiences."

The expansion project will allow BPA to further its mission in a facility that promotes a shared sense of community.

DRB Discussion:

N/A



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:

Not Applicable.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

The building has relatively good solar exposure and the new addition is being made "solar-ready" with the ability to add photovoltaic panels on the south-facing roof and the existing west-facing roof should BPA be able to find an interested donor. Large windows in the new addition will bring daylight to the studio, lobby and offices.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

Being in the heart of downtown Winslow, the project site has ready access to buses and ferries. Pedestrian, bicycle, wheelchair and vehicular traffic are accommodated through the existing paved pathways on the City's campus. The project seeks to maintain the existing access and circulation pathways and improve them in the area immediately to the west of the building. A stronger connection to Town Square, including a new stairway and a new ramp to provide universal access from Town Square to the building are included in the project.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Parking and parking access in the vicinity of the performing arts center will not be modified by this project.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

Not Applicable.

DRB Discussion:

N/A



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:

Not Applicable.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

Not Applicable.

DRB Discussion:

N/A

DRB Findings:

N/A



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)

The project will maintain the performing arts center's frontage on Town Square. It does not have street frontage.

Standard 2)

The project is not altering the existing parking.

DRB Discussion:

Standard 1)

N/A

Standard 2)

N/A

DRB Findings:

N/A



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)

The adjacent Bainbridge Historical Museum, which lies to the east of the performing arts center, is a historic building. Because the new addition to the performing arts center is on the west side of the existing building, it will not be visible from the museum. The new addition is thought to be compatible with the museum through the use of gable roof forms and similar scale.

Standard 2)

Not Applicable. The performing arts center is 27 years old.

DRB Discussion:

Standard 1)

N/A

Standard 2)

N/A

DRB Findings:

N/A



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 IDENTIFIABLE 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)

The performing arts center will continue to be located in its current prominent location in downtown Winslow. The building's presence will be enhanced through enlargement of the lobby/entry portion of the building, an iconic roof form, tall windows in the lobby, and a strong connection to Town Square. The enhanced presence will gently signal the importance of the building as a civic gathering place.

Standard 2)

The performing arts center currently serves multiple community functions. With its improvements to the existing main hall, the addition of a studio space, and an enhanced lobby and support facilities, the expansion project will allow the center to serve an even broader range of community events and purposes. Part of the plan for the project is to improve the site area immediately west of the building for outdoor gatherings and educational uses.

DRB Discussion:

Standard 1)

This standard has been met.

Standard 2)

This standard has been met. This is one of the strong pieces of this project.

DRB Findings:

Standard 1 and Standard 2 have been met.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

This project is recommended for:

Approval ☐

Approval with the following conditions: ☒

- In support of the portable classrooms and the averaging of the buffers.

Denial with the following deficiencies: ☐

SIGNATURE:



Joseph Dunstan, Chair

DATE: 05-03-2021



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

Bainbridge Island, Washington

#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: Messenger House Phase II
PROJECT ADDRESS or PARCEL: 41560020070003
DATE: 05/03/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 06-01-20 (Conceptual); 07-06-2020 & 08-03-20 (Design Guidance); 05-03-2021 (Final)

CONTEXT ANALYSIS

- C1** ANALYZE NATURAL SYSTEMS
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
- C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
- C6** STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

Yes: ☒ No: ☐

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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) The proposed new addition is located largely where the prior building was located. The grade level of the addition is set to match the existing 1917 building. Soil disturbance and impacts to the hydrological functions have been minimized by utilizing portions of the original footprint. Portions of existing paving will be removed (service drive, access lane) and replanted as new gardens. Native plantings will be used to restore wooded portions of the site. New impervious surfaces will be limited to outdoor patios and proposed relocated service access lane.

The project site has developed over the last one hundred years. While there are remnant natural areas, much of the site has been altered from its natural condition. The proposed improvements will however provide some opportunities to enhance the existing conditions. Currently most of the onsite water is discharged directly to Puget Sound. Proposed LID strategies will investigate increased ability to infiltrate on site. One strategy is to enlarge and restore rain garden along the lower east frontage. The site has multiple mature trees, particularly in the main east facing open spaces. We are assessing the health of these trees and if any will be placed at risk from proposed new footprint. The footprint is primarily located to overlap with the wing it is replacing. The building form has multiple orientations to take advantage of views, shape outdoor spaces and break the building into multiple forms. The building will be able to take advantage of solar access, providing for solar gain for residential units and photovoltaic rooftop arrays. The outdoor spaces are located to get solar access depending on time of day (morning, mid-day, afternoon).



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

S2) The site has several large, wooded areas which can be restored with native planting to improve habitat capacity and enhanced infiltration. No new fencing is proposed at project perimeter and none currently exists.

The existing natural areas will be maintained and enhanced with native vegetation.

S3) The site has the look and feel of a large park due to mature trees and expansive lawn and woodland areas. This is one of the defining characteristics of the site and one of its key assets for both neighbors and residents. The site, located on an east facing slope, also enjoys unobstructed views of Puget Sound. The site has a well know history as the Moran School, and still retains the original 1917 School Building, which overlooks the main lawn area. The building will be restored as part of the new project. The open space will be improved as a shared use space for both residents and the neighborhood.

The site has several unique attributes, perhaps most the most significant being its long history. The original school building is existing and will continue to feature prominently on the site. The proposed work will include restoring portions of the exterior, particularly the east facing façade where the existing addition will be removed. Another feature is the dramatic parklike with its views to Puget Sound. The site design will preserve the parklike setting and enhance its accessibility for residents and neighbors.

S4) The new project will continue to sustain the sense of place which has characterized the site for over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater. The overall composition will be comprised of multiple building segments appearing as something which has grown over time. Each segment is further broken-down using changes in materials, glazing patterns, and offsets. Perhaps most importantly, the new addition is not meant to compete with original architecture and its role should be a quiet backdrop to the grand open spaces.

The proposed design replaces the existing assisted living wing. The addition will express itself as distinct from the historic 1917 building and will not attempt to copy it. To achieve this delicate fit, the new wing is separated by a glass pavilion, where the visitors will arrive. The residential portions of the new wing, are a new interpretation of the older Mediterranean architecture, expressed with simple solid massing, vertically composed windows, and smooth cement surfaces, to emulate the stucco facades. The building is carefully broken into discrete wings, each with a specific orientation with existing or historic forms. The building materials also express the internal uses



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

(residential vs common). The main common area is positioned to take advantage of views to Seattle skyline and aligns with the orientation of the Old Theater Building. Lastly the overall building shape helps shape a variety of outdoors spaces while breaking up the overall building massing.

S5) The primary access to the facility will be from the west using NE ocean Drive. New entry signage will be added to make the point of access more apparent (there is no signage at present). The new entry to the Assisted
490 Madison Ave. N., Suite 105 ♦ Bainbridge Island, WA 98110 ♦ 206.780.6882 ♦
www.wenzlauarchitects.com

Living wing will be co-located with the existing Memory Care entry and porte-cochere. This will become the main entry for vehicular drop and for visitor/resident parking. Additional outdoor spaces will be placed to overlook the large east facing open space. A smaller more contemplative garden will be on the west side where the service ramp is being removed. A network of accessible pathways will be created around the new wing to encourage walking and interactions. A shared gathering space for residents and neighbors is proposed at the main open space frontage along Manitou Park Blvd. No new parking is proposed.

S6) While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety. Where the west entry side is defined by its expansive parking (all existing), the east side is free of vehicles. This open space will be programed to support a variety of activities, ranging from passive (sitting and strolling) to active (yoga, art, etc.). There will be several entries facing the park which would be accessible to residents, adding life to the park areas.

Although the site is not located in town, it still projects a civic quality, primarily due to the large parklike setting residents have enjoyed for decades. As described above, the intent is to maintain and enhance the park and continue the legacy of the site as a public institution. The landscape design along Manitou Park Blvd. is the most prominent public interface for the neighborhood and will be improved to promote opportunities for interaction between neighbors and residents alike.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

S1) This standard has been met. All new lights will conform to city code dark sky standards. If there is any existing lighting, suggestions will be made to conform to dark sky standards. See Landscape section comments.

S2) This standard has been met. See Landscape section comments.

S3) This standard has been met. The building has 4 different contexts: historical, entry & main visitor approach, campus, and residential neighborhood. The building is a huge mass but needs to relate to all of these different contexts. The historical and entry are covered well. The campus context is mixed, good and not so good. The residential context is the weakest portion. The restoration of the park will be an asset to the neighborhood and public. See comments in Building Design section.

S4) This standard has been met. The architect has worked hard with the neighbors to achieve a balance. Preserving east-facing open space is important.

S5) This standard has been met. Appreciate that the owner continues to allow public to use trail around the property. Prioritizing pedestrians is also appreciated.

S6) This standard has been met. The park is part of the public realm. There is a public presence in the lobby. Doing a good job of setting up spaces for people to visit with relatives.

DRB Findings:

S1-S6 standards have been met.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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 LEDGIBLE HEIRARCHY OF PUBLIC SPACES
- P4** STRENGHTEN PUBLIC SPACE CONNECTIONS
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response:

P1) The pedestrian network is established by a series of connected of accessible walking paths. The paths will link from the public street edge (Manitou Park) through the open spaces, linking outdoor spaces at the base of the new addition. The sitting area, set along the street edge, has the potential to serve as an informal public meeting place, where neighbors can meet their new neighbors.

P2) There will be no new parking added to the project. The service access is currently located in a prominent position, highly visible from the current and proposed entry. The service access and related service area will be relocated to minimize its visibility.

P3) The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public.

P4) While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

P5) The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater.

P6) The guideline is non-applicable since the project does not contain commercial uses and is not along a commercial street. However, some of the common areas will be located on the lower floors to help activate outdoor spaces. The upper floor common areas will project out to the east and overlook the park spaces and Puget Sound.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

P1) This standard has been met. Project is allowing safe walking, bicycling.

P2) This standard has been met. Looking to the city to put no parking signs on Manitou Beach. The shoulder will also be reduced to discourage parking. With the removal of eastern propane tanks, all service deliveries are focused on the loading dock area on the west. Restrict all deliveries to Ocean View only.

P3) This standard has been met. Different scales and uses of public space have been addressed.

P4) This standard has been met. We support the notion of the pergola as an integral part of the public space.

P5) This standard has been met. The site already had some of the qualities prior to the project and the project is enhancing these.

P6) This standard is not applicable to this project.

DRB Findings:

The project meets standards P1-P5 and P6 is not applicable to this project.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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) The site plan has evolved over the decades and transformed itself from a Boys school, to an officer's school to a health care facility. The current site plan is an amalgamation of these uses as they have evolved over time. Presently, the site has two wings which radiate from the last vestige of the original use, the 1917 building. While the proposed addition largely follows the footprint of the current wing, its form is shaped to take advantage of the existing contours and shape outdoor spaces. The architectural concept uses a simple palette of contemporary northwest materials (wood, metal, cement) while emulating the scale and proportions of adjacent buildings on site (three story with parapet). The internal common area uses are positioned in relationship to the site planning/outdoor spaces (site entry, north and south terraces) and are also expressed architecturally with extensive glazing.

B2) While the new building will be reflective of its time, it will take cues from the original 1917 building, and its Mediterranean style. The shared elements include a formal fenestration where window groupings are aligned, and the windows share vertical proportions. The materials will emulate the plaster aesthetic by using coursed cement board. The proposed roof line is flat to match the original buildings. The common areas will be modern in character acting as transparent glazed screens in contrast to more solid portions housing the residences. The entry porte-cochere will be remodeled to be complementary to the newer architecture. See multiple other guidelines for supporting information.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

B3) The facades of the addition are composed to form a balanced composition with the original 1917 building. The façade is broken into discrete segments, forming a pattern of solid (plaster)-void (glass)-solid (plaster). The glazing is expressed in relationship to the internal program, with expansive glass used at common areas, and more discrete openings at individual living units. The formal fenestration will emulate the older building, while the more modern sections open to the view and light. The building materials are related to the building massing to present a coherent graphic when viewed from afar. Detailing will include window fenestration, metal balconies, and expressed structural members at outdoor porches. Mechanical and trash facilities will be screened from public view.

B4) The existing 1917 building and 1996 memory care portions will be re-used/remodeled. The buildings will seek green building certification (BUILT Green or similar) and will be constructed with a high-performance envelope, that will maximize natural lighting, and natural ventilation. Management of direct sunlight (particularly west facing façade) will be mitigated by use of deciduous trees. Specific sustainability strategies have not been established at this time.

B5) The exterior materials will include cement panels, metal windows and curtain walls, and exposed structural elements (wood and steel) at covered outdoor areas. In keeping with the Mediterranean style and its emphasis on simple overall forms, the window openings will be the main feature on facades. The detailing will express the transitions between materials versus relying on trim boards.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

B1) This standard has been met. Within the landscape and building, there is a clear concept. It would be desirable to have the windows align with the corridors and should have a view out.

B2) This standard has been met. The building has 4 different contexts: historical, entry & main visitor approach, campus, and residential neighborhood. The landscape portion is nice. The campus massing looks much larger than it really is, look at using colors and materials to reduce visual massing. On the east façade the terrace seems to have a 4-5' concrete wall. The landscaping can help soften this. On the SE corner, look for an alternate material color.

B3) This standard has been met.

B4) This standard has been met. The volume height has been lowered as per previous meeting discussions. Sheet A3.02 drawing will be revised to show this change.

B5) This standard has been met. The glass railings could be problematic to how they relate to the façade changes. The view through the glass railing could be blocked by equipment. It might be nice to have planters on the terraces.

DRB Findings:

The project has met B1-B5 standards.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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 east facing park will be the foreground to the redesigned facility. Like an old hotel, the building will have terraces overlooking the park, integrating the building with the landscape. Other garden features, including the pergolas, will provide a shared architectural language, blending the building with the land. The site benefits from multiple mature plantings which have been retained in the new plan.

L2) The landscape plan will provide a network of pathways linking outdoor spaces throughout the site. The most likely public face is to the east where the park meets the existing residential neighborhood. A shared use space with pergola will provide a meeting place encouraging interaction. The open space has historically been visually connected to the street since there is no fence or perimeter screening. We believe this is a quality that is valued and should be maintained.

L3) The site has several wooded areas which will make a good opportunity to enhance the native landscape, infiltrations and habitat restoration. The site plan will limit lawn areas to those which support the historic open space to the east of the facility. Most of the trees are existing, although the restored areas may see additional tree plantings.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

L4) The existing stormwater allows water to be treated and discharged to the Sound. New impervious areas may require on-site infiltration, within a raingarden. No new parking areas are planned. Pervious paving will be used at new paved areas. The site appears to have open sky allowing opportunity for future photovoltaic panels.

L5) The site plan will preserve the existing mature trees and vegetation. Native plantings within wooded areas will enhance infiltration and habitat. Habitat biodiversity will be promoted through the planting of a variety of plants that are attractive to pollinators or have seeds or berries that are a food source for local birds and mammals.

L6) As described above, the buildings are composed to capture the views to Puget Sound. Most of the existing landscaping will remain unchanged. No views will be blocked by the new building.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

L1) This project strongly met this standard.

L2) This project strongly met this standard. Appreciate allowing the public to access the property and walking trail.

L3) This standard has been met. The stormwater design will be guided by civil engineering consultant. We acknowledge that the applicant is retaining the existing landscape grass area (east lawn – is on the local historic register).

L4) This standard has been met.

L5) This standard has been met. On the north and south side, the grass park-like area will transition to shrubs and trees that are predominantly native species which will support the natural area.

L6) This standard has been met. By maintaining the landscape, the project is maintaining and possibly enhancing the view corridor. The landscape plan is sensitive to the historical context.

DRB Findings:

The project has met L1-L6 standards.



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:

Not applicable

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Not applicable

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

DRB Discussion:

N/A



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:

DRB Discussion:

N/A



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:

DRB Discussion:

N/A



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:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC
AND CULTURAL RESOURCES

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

DRB Discussion:

N/A



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:

DRB Discussion:
N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

DRB Discussion:

N/A



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:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

DRB Discussion:
N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:
N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



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:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A

DRB Findings:

N/A



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)

Proposed new building addition faces onto public street and primary site open spaces.

Standard 2)

Parking is existing and is located behind buildings as viewed from public way.

DRB Discussion:

Standard 1)

N/A

Standard 2)

No parking is being added. By maintaining historic nature of the property and by reducing shoulder and parking on Manitou Beach Blvd NE, they have met this standard.

DRB supports standard P2 "MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM".

The street is very narrow and is unsafe with cars parked on the shoulder.

DRB Findings:

Larger Site Standard 1 and Standard 2 have been met.



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)

The new building will complement the existing 1917 building by visually separating the new building with a glass link. The facade of the new building will capture the simple formal language of its predecessor, without copying it. Material choices will be complementary (color and texture) but not identical. The new addition will feature a glass enclosed wing to celebrate the common areas and their connection to the landscape and views. The historic open space and 1917 building will be maintained intact. Limited exterior repair will be made to the historic building consistent with its original design.

Standard 2)

Limited exterior repair will be made to the historic building consistent with its original design.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

Standard 1)

In meeting the Secretary of Interior standards, this project meets this standard.

Standard 2)

By working with the Historic Preservation Commission, the building, east lawn, day hall and caretaker's cottage are on the historic register and therefore this project meets this standard.

DRB Findings:

Project meets Historic Places Standard 1 and Standard 2.



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 IDENTIFIABLE 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)
N/A

Standard 2)
N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

This project is recommended for:

Approval ☐

Approval with the following condition(s): ☒

- DRB recommends that existing park lot lighting be assessed and made compliant with existing code lighting standards, if needed.
- Provide revised sheet A3.02
- Recommend no parking on Manitou Park Blvd NE
- Require the footpath be separate from the driving surface on Ocean View Dr - a grade-separated path.
- Recommend that no delivery vehicles use Manitou Park Blvd NE or Mountain View Rd, restricted use to Ocean View Dr.

Denial with the following deficiencies: ☐

SIGNATURE:



Joseph Dunstan, Chair

DATE: 05/03/2021