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AGENDA

- | | |
|---------|--|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes-June 21, 2021 |
| 2:10 PM | Nishi Garden Subdivision (PLN52001 DRB-CON)
Project Manager: Kelly Tayara
#1 Conceptual Proposal Review Meeting
<i>See digital file for materials</i> |
| 2:40 PM | Springwood Short Plat (PLN51999)
Project Manager: Ellen Fairleigh
#1 Conceptual Proposal Review Meeting
<i>See digital file for materials</i> |
| 3:10 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 |
| 3:30 PM | Adjourn |

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – May 17, 2021
Design for Bainbridge Website Preview
Wintergreen Townhome Subdivision ([PLN51836 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, Bob Russell, Todd Thiel, and Vicki Clayton. Shawn Parks was absent and excused. Planning Commissioners Jon Quitslund and Ashley Matthews were present. City Council member Leslie Schneider was present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – May 17, 2021

Motion: I make a motion to approve the minutes

Thiel/Russell: Passed Unanimously

Design for Bainbridge Website Preview

Discussion only

Wintergreen Townhome Subdivision ([PLN51836 SPR](#))

#3 Final Design Review Meeting

See attached 06-21-2021 Design for Bainbridge Worksheet Final - Wintergreen

New/Old Business

- PCD-DRB-PC Communication–Chair Joe Dunstan
- DRB Next Meeting July 5 - Holiday
- DRB Meetings Feedback-Marlene Schubert
- Update: Sub-committee "code changes" for project review process-David Greetham
- Update: General Project Update-David Greetham
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 5:33 PM.

Approved by:

Joseph Dunstan, Chair

Marlene Schubert, Administrative Specialist

Attendee Report					
Report Generated:	7/1/2021 13:20				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	914 6788 6507	6/21/2021 13:49	225	13	13
				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	6/21/2021 13:49	6/21/2021 17:34	225	
Panelist Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Michael	michael.loverich@cobicommittee.email	6/21/2021 15:00	6/21/2021 17:34	154	
Hayes Gori	hayes@hayesthelawyer.com	6/21/2021 14:34	6/21/2021 17:21	167	
Bob	bob.russell@cobicommittee.email	6/21/2021 13:50	6/21/2021 17:34	224	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:02	6/21/2021 14:03	1	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:03	6/21/2021 14:06	4	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:34	6/21/2021 17:09	155	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:06	6/21/2021 14:16	10	
Joseph	joseph.dunstan@cobicommittee.email	6/21/2021 13:54	6/21/2021 17:34	220	
Barry Keenan	bkeen1563@gmail.com	6/21/2021 14:35	6/21/2021 16:17	102	
Kelly	ktayara@bainbridgewa.gov	6/21/2021 14:15	6/21/2021 14:43	28	
Kelly	ktayara@bainbridgewa.gov	6/21/2021 14:43	6/21/2021 17:34	171	
Ashley	ashley.mathews@cobicommittee.email	6/21/2021 13:57	6/21/2021 16:29	153	
Ashley	ashley.mathews@cobicommittee.email	6/21/2021 16:29	6/21/2021 17:32	63	
Jeff Arango	jeff@weareframework.com	6/21/2021 14:04	6/21/2021 14:34	31	
David	dgreetham@bainbridgewa.gov	6/21/2021 13:58	6/21/2021 17:34	216	
Vicki	vicki.clayton@cobicommittee.email	6/21/2021 13:55	6/21/2021 14:01	7	
Vicki	vicki.clayton@cobicommittee.email	6/21/2021 14:01	6/21/2021 15:00	59	
Vicki	vicki.clayton@cobicommittee.email	6/21/2021 15:00	6/21/2021 16:21	81	
Vicki	vicki.clayton@cobicommittee.email	6/21/2021 16:21	6/21/2021 17:34	73	
Phedra Elliott	phedra@housingresourcesbi.org	6/21/2021 14:35	6/21/2021 16:56	142	
Todd	todd.thiel@cobicommittee.email	6/21/2021 13:55	6/21/2021 17:34	219	
Attendee Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Indiana Hanlon	supercafoutch@protonmail.com	6/21/2021 14:01	6/21/2021 17:34	214	
Andre Olanie	andreolanie@yahoo.com	6/21/2021 14:33	6/21/2021 17:34	181	
Hayes Gori	hayes@hayesthelawyer.com	6/21/2021 14:07	6/21/2021 14:34	28	
Lisa Macchio	lisamacchio@gmail.com	6/21/2021 14:07	6/21/2021 15:09	63	
Lisa	lisamacchio@gmail.com	6/21/2021 15:09	6/21/2021 17:18	130	
Lisa	lisamacchio@gmail.com	6/21/2021 17:19	6/21/2021 17:21	3	
Lisa	lisamacchio@gmail.com	6/21/2021 17:22	6/21/2021 17:25	3	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:01	6/21/2021 14:02	2	
Jon Quitslund	jonquitslund@att.net	6/21/2021 14:24	6/21/2021 14:34	11	
Sarah B	smblossom92@gmail.com	6/21/2021 14:25	6/21/2021 14:25	1	
Sarah B	smblossom92@gmail.com	6/21/2021 14:27	6/21/2021 17:08	162	
Barry Keenan	bkeen1563@gmail.com	6/21/2021 14:01	6/21/2021 14:35	34	
stephanie steele	sstele456@gmail.com	6/21/2021 14:03	6/21/2021 14:14	11	
stephanie steele	sstele456@gmail.com	6/21/2021 14:12	6/21/2021 17:34	202	
Jeff Arango	jeff@weareframework.com	6/21/2021 14:00	6/21/2021 14:04	4	
Holly Brew	hbrew@columbiastate.edu	6/21/2021 14:00	6/21/2021 16:24	144	
David Smith	smithhouse4@comcast.net	6/21/2021 15:02	6/21/2021 15:25	23	
Phedra Elliott	phedra@housingresourcesbi.org	6/21/2021 14:08	6/21/2021 14:35	28	
charlie	charlie@wenzlauarchitects.com	6/21/2021 14:01	6/21/2021 16:53	172	
Other Attended					
User Name	Join Time	Leave Time	Time in Session (minutes)		
13609810098	6/21/2021 14:08	6/21/2021 15:05	58		
13609800009	6/21/2021 15:57	6/21/2021 17:27	90		
13609810098	6/21/2021 15:06	6/21/2021 17:21	135		

WEBVTT

1

00:00:03.300 --> 00:00:03.750

Okay.

2

00:00:04.920 --> 00:00:08.730

Marlene Schubert: cool all right, we have one attendee or two okay they're coming in my.

3

00:00:08.760 --> 00:00:14.610

Marlene Schubert: group oh Jeff Iran go i'll i'll bring him over when we're ready he's our first presentation okay.

4

00:00:14.910 --> 00:00:16.199

Joseph: And you have the agenda.

5

00:00:16.470 --> 00:00:17.820

Marlene Schubert: Yes, let me share.

6

00:00:19.529 --> 00:00:20.940

Marlene Schubert: oops share screen.

7

00:00:21.000 --> 00:00:22.260

Joseph: So get the dates right.

8

00:00:23.850 --> 00:00:25.980

Marlene Schubert: All right, where Am I screen to.

9

00:00:29.580 --> 00:00:31.650

Marlene Schubert: Now let me find it there, we go.

10

00:00:32.160 --> 00:00:49.860

Joseph: Okay, great okay everybody, welcome to the design review board meeting for June 24 first excuse me for city of the language island, this is the only meeting you need to be at this hour, this is the best one going on So here we are.

11

00:00:51.810 --> 00:00:59.910

Joseph: i'd like to thank everybody for attending we do have a quorum here, and I would go around the room and introduce everybody, we have.

12

00:01:00.630 --> 00:01:11.520

Joseph: Myself i'm Joe dunston and the Chair of the design review board with Marlene schubert, who is the administrative assistant there's a Bob you want to say hello.

13

00:01:13.140 --> 00:01:14.580

Joseph: i'm Russell you're on mute.

14

00:01:15.900 --> 00:01:17.490

Joseph: And then.

15

00:01:20.160 --> 00:01:21.480

Bob: I Bob Russell.

16

00:01:21.930 --> 00:01:37.110

Joseph: And there's Todd Todd feel he's on board and Ashley is the the planning Commission liaison liaison person so that's really good yep that's great we're glad she's here.

17

00:01:37.650 --> 00:01:47.160

Joseph: And then john quick phone I see is also here for one more meeting john, I guess, we should have had cake and everything for you sorry we didn't have anything.

18

00:01:48.960 --> 00:01:51.510

Joseph: there's vicki clayton is here.

19

00:01:51.780 --> 00:01:55.140

Joseph: My hair and there's David.

20

00:01:56.430 --> 00:02:03.930

Joseph: Planning manager David Griffin from the planning manager from the city okay great um we have a.

21

00:02:05.010 --> 00:02:20.880

Joseph: Full meeting today we're going to hear about the design for bainbridge book and website to preview and then we're going to look at the third and final meeting of the wintergreen townhouse subdivision and we have some new and old business.

22

00:02:20.940 --> 00:02:21.780

discuss.

23

00:02:23.070 --> 00:02:38.460

Joseph: If, given the agenda does anybody have any conflicts of interests or other relationships that they feel they should let everybody know about I don't hear anything from anyone, I will assume not.

24

00:02:41.070 --> 00:02:43.020

Joseph: Okay Okay, thank you very much.

25

00:02:44.460 --> 00:02:54.780

Joseph: We do have a minute from the may 17 2021 meeting and does anybody have any questions or comments about that.

26

00:02:56.820 --> 00:03:03.090

Joseph: If not, then I asked for a motion to accept those managers written.

27

00:03:04.620 --> 00:03:05.370

Todd: motion to approve.

28

00:03:05.730 --> 00:03:19.350

Joseph: The most improved by Todd in a second so he okay all right good all in favor yay OK great very good all right, thank you um let's see.

29

00:03:20.760 --> 00:03:29.820

Joseph: Marlene do you want to bring in Jeff I can work let's see we'll start a couple minutes early here.

30

00:03:55.350 --> 00:03:55.830

Jeff Arango: There we go.

31

00:03:56.880 --> 00:03:57.840

Jeff Arango: Hello good afternoon.

32

00:03:59.100 --> 00:03:59.160

Jeff Arango: How.

33

00:03:59.610 --> 00:04:00.120

Joseph: Are you.

34

00:04:00.870 --> 00:04:02.220

Jeff Arango: i'm doing great how are you guys.

35

00:04:02.850 --> 00:04:10.710

Joseph: doing very well, thank you, thank you for coming to give us a an update on the website and the design workbook.

36

00:04:12.360 --> 00:04:13.230

Jeff Arango: My pleasure.

37

00:04:15.480 --> 00:04:20.040

Marlene Schubert: So Jeff did you want to share something or did you have something you wanted me to share, on your behalf.

38

00:04:21.090 --> 00:04:23.970

Jeff Arango: I have a preview of the website that i'm going to share i'm just.

39

00:04:24.000 --> 00:04:24.390

Marlene Schubert: All right.

40

00:04:24.900 --> 00:04:27.630

Marlene Schubert: All right, i'll stop sharing that and let you take over when you're ready.

41

00:04:44.100 --> 00:04:48.030

Jeff Arango: Okay, so you should see a preview of the design, from a website.

42

00:04:50.190 --> 00:04:50.760

Okay.

43

00:04:51.840 --> 00:04:57.390

Jeff Arango: Great so again Good afternoon, my name is Franco, I am the director of planning framework and we.

44

00:04:58.380 --> 00:05:17.520

Jeff Arango: led the development of the design for bainbridge project, and we had had it in the scope of work to not only develop the written document, but also to create a website version and we've been focused on the last several months on kind

of getting the basic content and.

45

00:05:17.730 --> 00:05:19.080

Joseph: format and layout.

46

00:05:19.950 --> 00:05:33.870

Jeff Arango: put together, and so we wanted to give you a preview of that today, and I think a couple of advantages to having this website for one it's going to be very accessible, both on computers and for mobile devices.

47

00:05:34.800 --> 00:05:50.280

Jeff Arango: And in addition to all of the content that's in the printed version there's opportunity to add content, it could be educational training, it could be links to city application forms it could be case studies on projects that were particularly successful through the process so.

48

00:05:51.360 --> 00:05:59.220

Jeff Arango: Give that some thought as I go through the presentation and we do have the ability to add that this website was designed in Wicks, which is a.

49

00:05:59.820 --> 00:06:18.180

Jeff Arango: web based platform, so it can be updated from any web browser and very flexible and can be adapted over time and I understand or am aware that the city is working through some updates to design for bainbridge that we will be incorporating into the website once it's finalized.

50

00:06:19.710 --> 00:06:31.800

Jeff Arango: So this is the basic homepage that you see here and we've used a lot of the same graphics and style of the printed document, so this is the main navigation bar in the middle.

51

00:06:32.760 --> 00:06:38.340

Jeff Arango: And i'll just show you in the drop down menus you have kind of the opening pieces that kind of explained.

52

00:06:38.940 --> 00:06:48.840

Jeff Arango: Design on bainbridge and sort of what's important to the Community and connections to the comprehensive plan the values and principles statements and I can kind of show you a little bit of what that looks like here.

53

00:06:53.160 --> 00:07:01.560

Jeff Arango: So, as you go in the header image will change and then down below is where most of the content is so again, this is kind of the orienting statement about.

54

00:07:02.010 --> 00:07:12.570

Jeff Arango: bainbridge kind of familiarize people with the Community, particularly for those that are not as familiar and then you go into the values and principles statements and then the statement on sustainability so there's links in there for that.

55

00:07:14.370 --> 00:07:24.420

Jeff Arango: The next section is on process and so that includes the user guide definitions information about the design review process, which I know.

56

00:07:24.750 --> 00:07:33.120

Jeff Arango: we're going to be making some updates to and then really important part is the context, analysis and so that goes with the process and i'll just show you an example.

57

00:07:36.750 --> 00:07:51.120

Jeff Arango: So this at the bottom is a typical layout there are these modules that you're able to create in Wicks and so you have kind of the main content and then you can scroll through the different or click on the different elements of the context analysis as you would see in the document.

58

00:07:54.390 --> 00:07:56.460

And so you can see all of those there.

59

00:07:57.720 --> 00:08:07.890

Jeff Arango: The next section is all the standards and guidelines, so we go from site design to public realm to building design and landscape and i'll show you an example of that i'll click on the public realm.

60

00:08:10.050 --> 00:08:16.590

Jeff Arango: And you go in here, and you have all the different standards P one through six you can select them.

61

00:08:19.140 --> 00:08:27.570

Jeff Arango: And navigate through and then at the bottom there's a slider with all of these theme photographs and captions that appear in the document.

62

00:08:30.600 --> 00:08:37.410

Jeff Arango: And then the last piece is supplemental and we didn't get some input from the staff that they may want us to reorganize some of the pages.

63

00:08:38.460 --> 00:08:46.500

Jeff Arango: But that includes streets in front of judges, which are those street designations on the map and the frontage types and then the supplemental guidelines.

64

00:08:47.160 --> 00:08:56.430

Jeff Arango: which includes civic uses larger sites and historic properties and then the subdivision guidelines and i'll just show you one example of that.

65

00:08:57.690 --> 00:09:03.450

Jeff Arango: So these are the streets in front of us, you have the opening statement, and then, if you click on the street types.

66

00:09:05.190 --> 00:09:14.760

Jeff Arango: The map will pull up the different maps and then, if you click on one of the street types it'll pull up the graphic and the guidelines that are in the document.

67

00:09:18.030 --> 00:09:29.820

Jeff Arango: So that's the the basic structure of the site and, as I said earlier, there's opportunity to add pages here, these sliders at the bottom could have different information either.

68

00:09:30.630 --> 00:09:40.170

Jeff Arango: links to agendas again educational resources, you know really the sky's the limit in terms of what we can add so i'd be interested in hearing.

69

00:09:41.040 --> 00:09:56.730

Jeff Arango: From the war and what they think might be the most helpful and you know our understanding is this would be kind of the first website like this done in the state So hopefully kind of can create a new model for how to facilitate a really great design review Program.

70

00:09:57.780 --> 00:10:04.830

Jeff Arango: As you haven't placed in paper so with that i'll stop and open it up to questions and discussion.

71

00:10:07.050 --> 00:10:10.560

Joseph: Great Thank you Jeff on any comments from the dmv.

72

00:10:14.970 --> 00:10:15.750

Joseph: Yes, bone.

73

00:10:17.820 --> 00:10:32.460

Bob: Is this so how's this site, going to be used now is this just a just an fyi site, or is this interactive with the you know with the applicants what's what What stage are you at with this particular website at this point.

74

00:10:33.990 --> 00:10:36.270

Jeff Arango: yeah so good question.

75

00:10:37.320 --> 00:10:44.520

Jeff Arango: At this point, we've again been focusing on translating written content to the website, but beyond that.

76

00:10:44.970 --> 00:10:52.140

Jeff Arango: there's The idea is that it would have additional information and links and resources to help people and for six set people up for success.

77

00:10:52.500 --> 00:10:56.250

Jeff Arango: Whether they're an applicant or whether they're a Community Member who.

78

00:10:56.880 --> 00:11:11.520

Jeff Arango: is interested in a particular project that this would be kind of a repository for all of that information and so at this point we've spent most of our effort again figuring out the structure and format for translating the material from the written document.

79

00:11:12.720 --> 00:11:24.330

Jeff Arango: What we'll be adding additional additional information over time and so it's I think more flexible than, then the written document would be since it's really essentially just posted as a static PDF.

80

00:11:26.610 --> 00:11:41.340

Bob: So, so does this link with smart or I mean eventually is this link with smart gov or is this where the applicant is going to be putting all their stuff and the planner is going to be looking at it, how does this interact with I guess was work of.

81

00:11:42.210 --> 00:11:47.010

Jeff Arango: Is that the like online permitting resources, you can access information yeah.

82

00:11:48.780 --> 00:11:53.100

Jeff Arango: yeah no it's a good question, I think that is a standalone.

83

00:11:54.900 --> 00:12:03.150

Jeff Arango: site and information that we wouldn't want to replicate but we could certainly link to that, so we can, like, for example, we could have a page to set current applications.

84

00:12:03.390 --> 00:12:14.550

Jeff Arango: here's the application, maybe here's a site plan graphic and here's the link information, so I think what we can use this site for as I think, to make it a little easier for people to navigate to information.

85

00:12:15.090 --> 00:12:26.340

Jeff Arango: either by putting it directly on the site or linking to information, like the permitting system, which has a wealth of information, but it's a little more challenging to locate than just coming to the website.

86

00:12:28.920 --> 00:12:34.830

Joseph: So Jeff every question this may be extra questions today with them as well.

87

00:12:35.850 --> 00:12:51.780

Joseph: Just is probably trying to understand how to use this website, I think we need to have a little understanding about what the contract is you have with the city in terms of is it a one year, is it something where we can be bringing you.

88

00:12:52.860 --> 00:12:58.440

Joseph: notice a monthly but like quarterly or every six months, changes or additions.

89

00:12:59.970 --> 00:13:05.250

Joseph: How does that contract work in terms of what we can avail ourselves of.

90

00:13:05.400 --> 00:13:12.900

Jeff Arango: yeah so we have a current contract of about \$10,000 of which most of that is for the initial setup and design.

91

00:13:13.470 --> 00:13:23.580

Jeff Arango: we're we're actually going to make the updates to the print document and to the website, the changes that are currently being considered within our existing contract so we're trying to get as much.

92

00:13:24.090 --> 00:13:36.840

Jeff Arango: mileage out of it, as we can, beyond that, I mean we certainly could support the city with ongoing kind of maintenance of the website, but at this time, did not have a contract for for that work.

93

00:13:37.500 --> 00:13:52.230

David: So, Joe we're very open to recommendations there and i'll certainly share if there's a request for supplemental contract for long term i'll certainly share that with our director group and and we can talk to JESSICA about that further if the Derby these are yourself.

94

00:13:52.830 --> 00:13:57.030

Joseph: Okay yeah yeah I don't think maybe we even know yet wait what it would look like.

95

00:13:58.710 --> 00:14:02.550

Joseph: yeah I just it's good to cities, open to that that's good yeah.

96

00:14:03.600 --> 00:14:06.270

Jeff Arango: yeah I think there's also some things that.

97

00:14:06.810 --> 00:14:11.970

Jeff Arango: You know if it's just simple updates or posting information that we could you know do a training with the city and.

98

00:14:13.380 --> 00:14:15.480

Jeff Arango: I think that can be done pretty easily.

99

00:14:15.960 --> 00:14:22.080

Jeff Arango: If it's substantial changes or something that involves you know more design effort we're happy to help in any way we can.

100

00:14:24.000 --> 00:14:25.230

Joseph: See vicki.

101

00:14:26.850 --> 00:14:36.300

Vicki: um let's see we've kind of been working on the ordinance and then the code language language, and then the deeper be book and trying to get that language.

102

00:14:36.750 --> 00:14:45.270

Vicki: very consistent all the way across those three, so now we have the issue of the website so did I just hear you say that you're going to.

103

00:14:45.570 --> 00:14:56.310

Vicki: Take the D for the book and and be kind of matching it to the website, or vice versa match the website to the D for a book so when we.

104

00:14:57.030 --> 00:15:06.750

Vicki: put our final blessing kind of, on the draft D for the book then we're assuming that confidently that you'll pick up all of that language.

105

00:15:07.380 --> 00:15:18.120

Vicki: Because the consistency, has to do with the use of a standard versus a guideline and it has to do with the naming of different pieces of the process have been really.

106

00:15:19.590 --> 00:15:35.100

Vicki: Difficult discussed a lot, so we have to be sure we're consistent all the way across is so does that make sense it's a process, so we really finally proofread the D for the book, then we ought to be good for the website does that make sense.

107

00:15:36.000 --> 00:15:45.480

Jeff Arango: Yes, absolutely you know, legally, the way that we've we've kind of thought of it is that the written document is the official legal.

108

00:15:46.800 --> 00:16:01.560

Jeff Arango: Book if there ever was an inconsistency, the the book would would control but yes, exactly as you described we've actually took the book and created a word document that can be amended with track changes, you know, an underline strikeout.

109

00:16:01.620 --> 00:16:09.630

Jeff Arango: And then that could go through the ordinance process, and then we will take that and make sure that the website is consistent with a written document so there's.

110

00:16:11.730 --> 00:16:18.690

Jeff Arango: You know no conflicts that it's easy for people to utilize either the written or website and get the same information.

111

00:16:19.170 --> 00:16:25.260

Jeff Arango: And then I think the the other piece of the website is then there's additional information or links that you could add.

112

00:16:25.650 --> 00:16:37.290

Jeff Arango: That is not really part of the legal structure for approving projects but, again, is a good way to kind of share information and make sure everyone's aware of what's going on with the designer of the Program.

113

00:16:38.430 --> 00:16:38.880

Vicki: Thank you.

114

00:16:42.000 --> 00:16:42.480

Marlene Schubert: Ashley.

115

00:16:46.350 --> 00:16:47.280

Ashley: Jeff how are.

116

00:16:48.840 --> 00:16:49.050

Ashley: You.

117

00:16:49.200 --> 00:16:50.520

Jeff Arango: I just have a couple little things.

118

00:16:51.000 --> 00:16:56.580

Ashley: web standpoint that I wanted to ask when we're looking at this is this as if it was a web page.

119

00:16:57.900 --> 00:16:59.910

Ashley: Or is this like two pages I can't tell.

120

00:17:01.530 --> 00:17:16.980

Jeff Arango: This was just one page, this is actually a preview of the site so it's it's again designed to be fairly short in in height, it could be added on to it, we

could add there's all sorts of different modules for information that you can do right now is.

121

00:17:17.700 --> 00:17:26.910

Ashley: That what I worry about sometimes it's the pictures are really nice and I think that is a good idea to have as a header but sometimes when you lose stuff below the fold.

122

00:17:27.630 --> 00:17:34.920

Ashley: You know when when a client or someone is scrolling through to try to find that information I think sometimes it's better if we may be reversed it and had.

123

00:17:35.250 --> 00:17:48.000

Ashley: The pertinent information on the top, you know, I think, so they don't have to scroll scroll scroll below the fold because I say that you lose so much you know status and who's going to stay on your site and we don't want to probably lose them there.

124

00:17:48.990 --> 00:17:51.150

Ashley: And then I don't really see like a contact us or.

125

00:17:51.330 --> 00:17:59.070

Ashley: Call to Action, which I think would be a great idea, because we really are trying to get the Community to understand this and to be able to get through.

126

00:17:59.700 --> 00:18:06.180

Ashley: So maybe a call to action, maybe flip that so that they had you know not like not losing information below the fold.

127

00:18:06.630 --> 00:18:16.380

Ashley: And then the last thing was maybe i'm like a wizard or a how to that sort of guides them through because right now, it just it looks great but it's maybe just.

128

00:18:17.280 --> 00:18:31.230

Ashley: You know, it looks like maybe it's just a transfer of the deeper be you're thinking of just the written form transferring it to a web and I think we could just do a little more to get it really sticky and something groundbreaking for bainbridge yeah.

129

00:18:31.500 --> 00:18:33.180

Jeff Arango: Great those are great comments I.

130

00:18:34.230 --> 00:18:46.380

Jeff Arango: will work on making those updates so just to be clear, so I believe what you were saying was move this header bar like up top as it would typically be on most sites.

131

00:18:48.930 --> 00:18:49.290

Ashley: Sorry, I.

132

00:18:49.770 --> 00:19:03.840

Ashley: muted myself yeah flip them so that the what they're supposed to be looking at and doing is on the top and we don't we know what how beautiful they burn bridges, so they may be, not don't need to see the pretty pictures so much, but just what they're supposed to be working.

133

00:19:04.920 --> 00:19:06.300

Jeff Arango: gotcha Okay, thank you.

134

00:19:08.400 --> 00:19:10.650

Joseph: You know i'm alone alone.

135

00:19:11.760 --> 00:19:18.060

Joseph: I think i'm getting what they're actually saying along the same lines is we've got a little bit of.

136

00:19:18.780 --> 00:19:31.200

Joseph: An issue, I think, personally, with some of our applicants not quite understanding the deep for the book not understanding the principles it's not clear to me that you're actually reading them, I have to say that, but.

137

00:19:32.310 --> 00:19:38.640

Joseph: And i'm wondering if if there's a way because technology always comes to the forefront, you know if there's a way.

138

00:19:39.120 --> 00:19:47.970

Joseph: We could send them to this page and make it so much more interactive that they found it more useful and they listened to the computer rather than reading work.

139

00:19:48.450 --> 00:20:00.870

Joseph: You know I mean I mean they find you know that more interested i'm particularly, particularly in the area of public realm I think that that's a newer concept for a lot of.

140

00:20:00.870 --> 00:20:01.650

Our next.

141

00:20:03.000 --> 00:20:22.950

Joseph: A lot of people they kind of know what's probably grown man really and it's needed people in we're getting I think less less good responses in the public realm area, maybe because it's just new I don't know but there's a way anyhow that we could augment that a little bit, but.

142

00:20:25.260 --> 00:20:30.330

Jeff Arango: Are they having to submit with their applications a statement of how they've complied with the standards.

143

00:20:30.720 --> 00:20:35.850

Joseph: Yes, we have a and I don't know if we've given you a copy of this, we have a worksheet that has.

144

00:20:35.940 --> 00:20:37.470

Joseph: All of the standards.

145

00:20:37.500 --> 00:20:48.180

Joseph: With all of the questions and then they have to fill those out, we then they have an applicant response within every day or be response and we captured that discussion.

146

00:20:48.870 --> 00:21:10.590

Joseph: Final decisions through to the 20 standards and before that all on the document to the planning Commission so they have a full understanding of what what we went through in you know in in the particular case it's later on today it's approximately 50 pages of material so yeah.

147

00:21:12.270 --> 00:21:25.980

Joseph: Well, but that is tends to be a little bit on the boring side and minutes written material, you know it's applicant says this dmV responses this I don't know how you make that sexier it's kind of hard to do but yeah.

148

00:21:28.020 --> 00:21:30.720

Jeff Arango: yeah okay well give that some thought, if there's a.

149

00:21:30.720 --> 00:21:32.430

Joseph: way to think long term.

150

00:21:32.520 --> 00:21:35.310

Jeff Arango: Right yeah yeah that's good.

151

00:21:36.900 --> 00:21:37.950

Joseph: Bob you have a comment.

152

00:21:40.590 --> 00:21:45.360

Bob: yeah um I guess kind of piggybacking on what you said, Joe.

153

00:21:47.580 --> 00:21:48.630

Bob: You know one thing that.

154

00:21:50.820 --> 00:21:53.040

Bob: I realized this is just the initial stages, but.

155

00:21:54.750 --> 00:21:56.640

Bob: I I assume you can.

156

00:21:57.930 --> 00:22:01.350

Bob: You can, is there a feedback loop that's available with this website.

157

00:22:04.140 --> 00:22:05.910

Jeff Arango: mean like if we wanted to.

158

00:22:06.570 --> 00:22:07.740

Jeff Arango: open forum or a way for.

159

00:22:07.740 --> 00:22:08.340

Jeff Arango: People to.

160

00:22:08.910 --> 00:22:18.720

Bob: Contact well it's us yeah it's used in a number of ways I know my wife's company is used feedbacks for God knows how long has just makes their life so much

easier one what.

161

00:22:19.230 --> 00:22:30.390

Bob: One of the one of the functions that the feedback does is like we have a concept meeting and as as a different documents come in, you just check the box.

162

00:22:31.140 --> 00:22:39.630

Bob: And there's a summary screen that shows you if everything's been submitted for that concept meeting or for the design guidance meeting that way it's fair it's just crystal clear.

163

00:22:40.380 --> 00:22:50.910

Bob: What you have, and if it's not there, you know it's not there because it's all automatic on the computer that's that's one way that they use it and they use that tremendously because they have a lot of stuff they need.

164

00:22:51.450 --> 00:22:59.460

Bob: And having that checklist is just super super efficient, and the second thing is, you know just input in some survey questions.

165

00:23:01.080 --> 00:23:10.050

Bob: As far as you know, how do we do that sort of stuff I mean that's a second use of it, I know my wife's doesn't use it, because they're on the line, all the time, with the clients, but.

166

00:23:10.620 --> 00:23:13.950

Bob: You know, put it in a CERT some survey questions if that were to come up.

167

00:23:14.760 --> 00:23:24.900

Bob: From the from the applicants just a way of you know, trying to improve the process and that sort of thing is something like that that's what I talked about feedback loop is that something like that available on this.

168

00:23:25.200 --> 00:23:27.540

Bob: Particular outside methodology.

169

00:23:28.200 --> 00:23:44.130

Jeff Arango: yeah you could definitely do surveys for sure there's probably some fairly simple like survey widgets or you could you know if you want to do something more sophisticated you could link to like survey monkey so that's easy to do in terms of like submitting materials.

170

00:23:45.300 --> 00:23:55.080

Jeff Arango: I believe this again the city's permitting site that it has probably has that piece covered, but certainly if there are other things, whether it's public comment.

171

00:23:57.180 --> 00:24:06.420

Jeff Arango: or supplemental information, you know, during a process, you could you could definitely have a way for people to submit that so absolutely those could be added.

172

00:24:06.900 --> 00:24:10.740

Joseph: Is there a way to have in each section under.

173

00:24:10.950 --> 00:24:12.690

Joseph: site design building design.

174

00:24:12.840 --> 00:24:13.500

Joseph: public realm.

175

00:24:14.520 --> 00:24:21.960

Joseph: You know, for further exploration see flow and you could then have links to examples.

176

00:24:23.100 --> 00:24:40.320

Joseph: To maybe a couple of articles that we might know about this on the web, in other words, explain what those things are two people you know, and now we people could then, if they want to look further they could they could explore further so that would be helpful to yeah.

177

00:24:41.340 --> 00:24:45.510

Jeff Arango: yeah I think that's exactly the kind of stuff that I would want to look to be able to add.

178

00:24:47.040 --> 00:24:52.440

Jeff Arango: And sort of make make it easy for people to find appropriate examples.

179

00:24:54.240 --> 00:24:54.480

yeah.

180

00:24:55.980 --> 00:24:56.430

Joseph: So.

181

00:24:58.260 --> 00:25:00.060

Joseph: Todd head vicki Todd head is in.

182

00:25:01.590 --> 00:25:05.640

Todd: depth, do you have an a timeline on when this you're expecting this to go live.

183

00:25:07.050 --> 00:25:11.670

Jeff Arango: yeah we're shooting, I think, by the end of the summer to hopefully have it ready to go yeah.

184

00:25:20.280 --> 00:25:20.640

Joseph: Okay.

185

00:25:22.560 --> 00:25:23.580

Joseph: vicki did you.

186

00:25:24.360 --> 00:25:32.610

Vicki: So I was just wondering about something if if I was just a citizen, and there was going to be a project in my neighborhood, and so I go online to this website.

187

00:25:33.180 --> 00:25:46.440

Vicki: And this is this is generic and applicable to all projects, so I read this and everything, and now I want to be able to look up specifically the project in my neighborhood and.

188

00:25:48.060 --> 00:26:04.980

Vicki: Unless you're familiar with the city's portal and even know it exists, you don't know how to get there, and you don't even know what the terminology is to look something up like like you know get a good address or whatever the explanation should be so.

189

00:26:06.180 --> 00:26:11.850

Vicki: Should there be something in here that basically for information.

190

00:26:12.930 --> 00:26:17.340

Vicki: Something that says, you know for information for specific projects go here.

191

00:26:17.760 --> 00:26:30.450

Vicki: which would send them to the city's planning department and then it would go down to the online permit Center and that's where they enter in they address etc, so that we can guide people who are interested in this to the next step.

192

00:26:32.820 --> 00:26:39.330

Jeff Arango: yeah so we have not built that in yet, but that's absolutely something that that we could do very easily and.

193

00:26:39.960 --> 00:26:50.220

Jeff Arango: There might be a way, so the link actually does the search and goes directly to the page for the project as well and be able to access the documents and or we might be able to drink.

194

00:26:50.850 --> 00:27:05.280

Jeff Arango: Link directly to the actual Dr V some metal that's in the permit portal, so we can work on mocking that up for the next draft, and I think you know, maybe it's something on my current projects and it's just a running list with links and then, as things are updated.

195

00:27:06.570 --> 00:27:08.970

Jeff Arango: You know, we can make sure that it's it's there as well.

196

00:27:09.810 --> 00:27:12.510

Vicki: That may be great if that works, yes, thank you.

197

00:27:12.690 --> 00:27:13.500

Jeff Arango: yeah sure.

198

00:27:14.070 --> 00:27:20.130

Joseph: um Jeff, would you be willing to take any questions from the audience members to citizens.

199

00:27:20.400 --> 00:27:22.740

Jeff Arango: On there yeah yeah is there.

200

00:27:24.060 --> 00:27:31.470

Joseph: Anybody in the audience would like to ask a question, or have a concern or

thoughts about about this process.

201

00:27:33.270 --> 00:27:35.730

Joseph: You see people there Marlene.

202

00:27:37.110 --> 00:27:38.520

Marlene Schubert: Yes, nobody has their hands.

203

00:27:39.630 --> 00:27:42.810

Joseph: up, but you have to have a question or anything okay.

204

00:27:45.420 --> 00:27:51.270

Joseph: All right, okay so then um where do we go from here, then, do you want.

205

00:27:52.860 --> 00:27:53.310

Joseph: Some.

206

00:27:54.540 --> 00:28:00.390

Joseph: Any other comments you want from us, or do you want you coming back when you do the next phase of this.

207

00:28:01.320 --> 00:28:14.070

Jeff Arango: yeah I think we, you know we wanted to check in with staff we did a similar exercise with staff and got their input now you know we've gotten some good suggestions from you today, so let us work through those and finalize.

208

00:28:15.060 --> 00:28:27.420

Jeff Arango: Those updates and then maybe come back in like a month or or so, towards the end of the summer to kind of preview it again with you, and then you know, hopefully be on scheduled to launch you know, by the end of the summer.

209

00:28:28.110 --> 00:28:30.900

Joseph: Okay, you know just just as a final thought.

210

00:28:31.920 --> 00:28:40.230

Joseph: Not necessarily speaking for the dmv but I personally really like the deep be book, as we call it to do the book.

211

00:28:41.610 --> 00:28:48.630

Joseph: And what I really liked about it is that, instead of things, it was part of your goals in the first place, but.

212

00:28:48.990 --> 00:29:06.540

Joseph: Not have like a checklist and you know 912 pitch, for if you got to have this thing you gotta have that thing that it created more of a conversation, you know started to get a conversation going and anything that an interactive website can do to further that that process.

213

00:29:07.050 --> 00:29:07.560

Joseph: So this is.

214

00:29:07.590 --> 00:29:13.770

Joseph: A conversation, and I think we're still in the mode in some ways, when you have.

215

00:29:15.150 --> 00:29:30.480

Joseph: strategies for achieving the public realm that those are just ideas and that the designers can come with other ideas that achieve the same thing that's clear in the book that sometimes applicants aren't really.

216

00:29:31.530 --> 00:29:33.090

Joseph: Taking advantage of that yet.

217

00:29:33.390 --> 00:29:43.260

Joseph: I mean, I think they're not used to that openness, I think so anything we can do to to make that more open make that more a little more obvious or.

218

00:29:43.890 --> 00:29:54.240

Joseph: Give a little more responsibility to them to say you have the opportunity here to really do something really interesting in different you don't have to do a checklist checklist.

219

00:29:54.510 --> 00:29:55.350

Jeff Arango: it's not a check right.

220

00:29:56.340 --> 00:30:01.440

Joseph: That would be I think really good in an interactive website yeah.

221

00:30:02.370 --> 00:30:03.720

Jeff Arango: Okay yeah that's a great idea.

222

00:30:05.910 --> 00:30:06.210

Jeff Arango: or no.

223

00:30:08.310 --> 00:30:12.930

Joseph: Okay, great um Dave did you have any anyone to.

224

00:30:14.610 --> 00:30:16.020

Joseph: Add to this at all or.

225

00:30:16.350 --> 00:30:25.410

David: Thank you, Joe The only other thought I had is the we kept a placeholder in the D for be changes we're working on with the ordinance that you and vicki reference, but maybe maybe the.

226

00:30:26.400 --> 00:30:32.790

David: example projects or illustrations might be more appropriate for the website that's something we can talk about it's up to you.

227

00:30:33.630 --> 00:30:42.360

David: If you want to keep it more of an interactive thing when we switch examples in and out maybe the website is the place to do that, but we can I want to plant that seed and we can talk about it further.

228

00:30:44.070 --> 00:30:46.980

Joseph: Right yeah yeah Jeff we do have a.

229

00:30:48.030 --> 00:31:03.240

Joseph: I may have given you a disc sometime in the past when lots of examples, but we have an updated list of good examples and they could probably find the latest one I haven't send that to you, but that'd be a really good thing to put on this website keep adding to that over time and.

230

00:31:03.750 --> 00:31:07.350

Joseph: Making a more robust and more useful yeah.

231

00:31:08.280 --> 00:31:13.020

Jeff Arango: yeah that'd be great send those along and we could do a page of examples as well.

232

00:31:14.430 --> 00:31:19.050

Joseph: So when we when we be think we'd see you again with an update on this.

233

00:31:19.620 --> 00:31:23.280

Jeff Arango: yeah maybe early August, do you guys meet once or twice a month.

234

00:31:23.730 --> 00:31:24.840

Joseph: We meet twice a month.

235

00:31:25.620 --> 00:31:29.730

Jeff Arango: yeah so maybe the first meeting and August, if you have a spot that.

236

00:31:30.420 --> 00:31:35.850

Joseph: I think we Marlene and Dave can set that up can find a time for that yeah.

237

00:31:36.300 --> 00:31:39.480

David: i'll note that as our desired a good data and we'll go from there.

238

00:31:41.430 --> 00:31:45.930

Joseph: Okay, any last questions from the dmV or any comments or any.

239

00:31:47.400 --> 00:31:48.450

Joseph: Final questions.

240

00:31:50.970 --> 00:31:56.520

Joseph: Okay, well, thank you very much Jeff it's fully great and we love using the book so.

241

00:31:57.600 --> 00:31:59.040

Todd: I think Bob has a question.

242

00:31:59.400 --> 00:32:00.780

Joseph: Well, Bob did you know sorry.

243

00:32:02.250 --> 00:32:14.130

Bob: Oh sorry I was just wondering, you know Dave you know I really like to hear just a kind of a thumbnail input from you what you think about the site trend all

from the city staff side we're talking about it from an advisory committee but.

244

00:32:14.490 --> 00:32:18.270

Bob: I feel like to hear a few comments from you what what you guys think about it on the staff side.

245

00:32:18.690 --> 00:32:29.280

David: You bet as Jeff said he took Jennifer nights or two or a few weeks ago gave him some feedback, but I really think it's great timing, with the upcoming flip in order to put the preamp.

246

00:32:29.610 --> 00:32:43.590

David: First, again, because at that pre at meeting we know when you talk about the book and the process, but the website so so my biggest takeaway is now at the preamp meeting the first touch will get to highlight this website for each applicant that's going to go through design review.

247

00:32:44.610 --> 00:32:50.280

David: There was some very specific feedback that we gave Jeff I don't remember all of them today Jeff but I know you know to them.

248

00:32:50.850 --> 00:33:04.290

David: But but that's my biggest takeaway is, we now have something to point to like Joe said that if they're not so much into the book they can go to the website to to get the information of that but that's my biggest takeaway that's my biggest sort of thing i'm excited about here.

249

00:33:05.580 --> 00:33:11.370

Bob: Oh that's super know, I just wanted to make sure that from the staff ciders a lot of benefit so that's that's yes.

250

00:33:12.780 --> 00:33:13.620

Bob: Absolutely, thank you.

251

00:33:14.880 --> 00:33:15.420

Bob: Good.

252

00:33:15.960 --> 00:33:23.400

Joseph: Okay Jeff we really appreciate you taking the time doing this and we look forward to seeing you in August.

253

00:33:24.180 --> 00:33:26.940

Jeff Arango: All right, great Thank you so much, take care alright.

254

00:33:26.970 --> 00:33:29.220

Joseph: See you guys later Thank you okay.

255

00:33:30.570 --> 00:33:35.790

Joseph: All right, i'm Marlene can you put the agenda backup please.

256

00:33:37.320 --> 00:33:39.030

Marlene Schubert: Chancellor yeah.

257

00:33:42.420 --> 00:33:43.080

Okay.

258

00:33:44.310 --> 00:33:44.850

Marlene Schubert: Can you see it.

259

00:33:45.360 --> 00:33:52.590

Joseph: Yes, so we're looking the way we turn to the Green is a couple minutes here I guess.

260

00:33:52.710 --> 00:33:56.790

Joseph: Yes, okay let's bring the wintergreen folks in.

261

00:33:57.420 --> 00:33:57.930

Okay.

262

00:33:59.010 --> 00:34:05.610

Joseph: will be brought in from that group I see Hayes gauri is there and who else.

263

00:34:08.310 --> 00:34:09.360

Marlene Schubert: I see phaedra.

264

00:34:10.050 --> 00:34:10.800

phaedra okay.

265

00:34:13.980 --> 00:34:22.110

Marlene Schubert: um let's see who else Is there anyone else, if you could raise your hand that would like to be a panelist to discuss this project.

266

00:34:22.320 --> 00:34:23.580

Joseph: Very keenan.

267

00:34:23.820 --> 00:34:26.340

Marlene Schubert: yeah very keen and said, would you like him brought forward as well.

268

00:34:27.930 --> 00:34:29.160

Joseph: Whatever hazing.

269

00:34:29.580 --> 00:34:30.930

Hayes Gori: yeah well very.

270

00:34:32.580 --> 00:34:35.160

Hayes Gori: yeah sure yeah please primary and.

271

00:34:35.250 --> 00:34:36.030

Hayes Gori: He has a car right.

272

00:34:41.820 --> 00:34:44.550

Hayes Gori: we're sharing a hammer.

273

00:34:45.240 --> 00:34:46.410

Joseph: Okay, great.

274

00:34:47.640 --> 00:34:56.880

Joseph: Mr Smith, is here to that's good Hello oh okay great um so and I think Kelly sure also man.

275

00:34:57.120 --> 00:34:59.790

Kelly: And i'd like to give a brief introduction if there's time for that.

276

00:35:00.120 --> 00:35:04.380

Joseph: Absolutely you yeah you want to go ahead and give a brief introduction sure.

277

00:35:06.090 --> 00:35:19.860

Kelly: So wintergreen is a 74 townhome subdivision project that incorporates affordable housing and is proposed on two lots which were previously approved for commercial use through the this currency project.

278

00:35:20.640 --> 00:35:39.360

Kelly: The project is before the design review board today for review and recommendation on the consolidated land use application for subdivision along with adjust major adjustments to the site plan and design review permit and the conditional use permits that were approved with this currency.

279

00:35:40.890 --> 00:35:50.820

Kelly: Dr b's written findings are included in the staff report to the planning Commission and the hearing examiner and the planning Commission give substantial wait to the Dr b's comments.

280

00:35:51.840 --> 00:35:55.080

Kelly: That concludes my introduction, unless you have any questions.

281

00:35:56.580 --> 00:35:57.960

Joseph: Any questions anybody.

282

00:36:01.800 --> 00:36:02.700

Joseph: Okay, so.

283

00:36:03.720 --> 00:36:14.430

Joseph: I offer a lot, I think, maybe a good process, and you know the applicant can can add to how they want to work, this is we're open to it.

284

00:36:15.930 --> 00:36:27.120

Joseph: We, the way in for people in the audience, the way we left it, I think that the we went through the worksheet and we had all the Dr responses and.

285

00:36:28.350 --> 00:36:47.790

Joseph: I know that the applicant has worked very hard, the last couple of months to make some changes and add some things, including not only drawings, but also, I think, an updated site plan and also you've had comments to our comments, so you get your comments to ours.

286

00:36:49.290 --> 00:37:04.830

Joseph: And I will just say that we did have a team of small committee that has in the last week reviewed those and we are familiar with the comments and we are familiar with the documents in the new site plans and some of the.

287

00:37:06.180 --> 00:37:17.250

Joseph: Changes you've made regarding the public spaces and some of the updates and all that so that's good I didn't understand that was also maybe a video or something you want to show that'd be great.

288

00:37:17.970 --> 00:37:30.180

Joseph: And then I was told today by degree from that there might have been a little mix up or something but there's a couple documents from March that didn't appear in smart gov or whatever.

289

00:37:30.630 --> 00:37:48.510

Joseph: So for the deer be i'm just letting you know that that those documents weren't available and we haven't seen them I don't believe that we have, so I thought, maybe the applicant could do a 10 or 15 minute you know overview of the project.

290

00:37:49.650 --> 00:37:57.570

Joseph: And if you can, to the extent you can try to highlight differences, the changes add we don't have to go through the whole.

291

00:37:58.110 --> 00:38:06.090

Joseph: background is we're all familiar with it, but talk about the things you think you've added that make it a better projects and whatnot and you can show you a video.

292

00:38:06.540 --> 00:38:14.700

Joseph: let's see that and then, if you could somehow reference those two documents and what they might say, and if.

293

00:38:15.150 --> 00:38:24.060

Joseph: They didn't greet them alone when we chatted we weren't sure if some of the drawings and things you put in on the 14th or 16th of June, if they superseded those.

294

00:38:24.390 --> 00:38:35.610

Joseph: And they're not important now or they've been overwritten or if they're still important so maybe you could just help us out with that and so given that if that seems like a good process.

295

00:38:37.110 --> 00:38:38.820

Joseph: we'd love to hear your presentation.

296

00:38:39.570 --> 00:38:42.180

Hayes Gori: Okay, well, thank you so much guys.

297

00:38:43.590 --> 00:38:48.330

Hayes Gori: And board members nice to see everyone it's been but three three plus months, I think.

298

00:38:50.040 --> 00:38:53.700

Hayes Gori: Well, first, I just wanted to say to all avoid board members.

299

00:38:54.840 --> 00:39:08.070

Hayes Gori: You know, thank you for for everything that you've done it's been a long winding process I know there's been tension, at times, and we regret that and and we apologize.

300

00:39:08.580 --> 00:39:19.650

Hayes Gori: For for any tension that there's been in the past, but you know with with the passage of time, and all the work that we've put into this recently in particular we've come to appreciate that you, you all have really.

301

00:39:20.430 --> 00:39:35.970

Hayes Gori: done a nice job and giving us input and guidance, so we We appreciate that and we want you to know that that you know that we really do take to heart what you say we've continually throughout the process, worked hard to incorporate your feedback.

302

00:39:38.790 --> 00:39:50.220

Hayes Gori: So, and later in the presentation, Mr Dunstan has requested, we will put a fine point on all the recent changes we've made so that that is coming but that'll be kind of towards the summation at the end.

303

00:39:51.600 --> 00:40:08.610

Hayes Gori: I think, as everyone knows, we've consulted with Charlie winslow local architect and he's provided just outstanding input it's really been a pleasure to work with them see his expertise and keen design I in action, and I think actually Charlie is in attendance today so.

304

00:40:09.990 --> 00:40:13.470

Hayes Gori: Charlie want to say anything, or if anyone has any questions for Charlie I think he's available.

305

00:40:15.420 --> 00:40:24.300

Hayes Gori: So certainly made many recommendations we incorporated most of them, he also helped us with our responses in the design from Cambridge worksheet I think some of those will touch on.

306

00:40:25.290 --> 00:40:40.890

Hayes Gori: So, as a result of your guidance throughout these many months in charlie's recent input we think the project has been greatly improved from a design standpoint, and with that we'd like to show the video that we've conditioned Marlene she's on top of it okay.

307

00:40:41.520 --> 00:40:43.020

Hayes Gori: ready ready.

308

00:40:44.220 --> 00:40:44.760

Joseph: Here we go.

309

00:41:07.980 --> 00:41:10.050

Bob: or Marlene isn't there sound with it.

310

00:41:12.420 --> 00:41:13.890

Hayes Gori: There is music that goes with it.

311

00:41:16.680 --> 00:41:18.750

Marlene Schubert: Are you guys not hearing it i'm hearing it loud and clear.

312

00:41:19.230 --> 00:41:19.950

Joseph: We don't hear.

313

00:41:20.280 --> 00:41:21.480

Marlene Schubert: know my.

314

00:41:22.680 --> 00:41:25.740

Joseph: didn't know that, thank you for letting us know yeah.

315

00:41:26.370 --> 00:41:28.560

Marlene Schubert: i'm not sure how to fix that part.

316

00:41:30.390 --> 00:41:36.870

Marlene Schubert: Is there any is it just music and we'll still get what we need to get out of it by visual is that are words as long with you.

317

00:41:36.960 --> 00:41:38.910

Hayes Gori: Know yeah it's just music.

318

00:41:39.270 --> 00:41:43.890

Marlene Schubert: Okay, so if you guys are okay with not hearing the pretty music and just seeing will just continue.

319

00:41:45.270 --> 00:41:46.680

Marlene Schubert: Because i'm not sure how to fix that part.

320

00:42:57.570 --> 00:43:04.740

Hayes Gori: Okay, great thanks Marlene so we thought that that was helpful just in terms of scale.

321

00:43:05.700 --> 00:43:19.950

Hayes Gori: You know the omni dimensional perspective on everything public ground the hierarchy all those types of design concepts and there's nothing like seeing a picture, and I think video is even better i'm Marlene are you at the link right now, or.

322

00:43:20.700 --> 00:43:21.240

Hayes Gori: Or could you get.

323

00:43:21.480 --> 00:43:27.420

Marlene Schubert: me i'm matt i'm in the portal with with your project pulled up i'm just not sure what documents you might want to.

324

00:43:30.030 --> 00:43:33.990

Hayes Gori: If I think if you go to six June 11 and email.

325

00:43:41.370 --> 00:43:43.590

Hayes Gori: And there's hopefully there's a link in the email.

326

00:43:45.300 --> 00:43:46.350

Hayes Gori: Now that one.

327

00:43:46.530 --> 00:43:47.970

Marlene Schubert: Not that one no.

328

00:43:51.420 --> 00:43:53.190

Hayes Gori: You think of just scroll down.

329

00:43:53.460 --> 00:43:54.990

Marlene Schubert: way down here 615.

330

00:43:54.990 --> 00:43:57.960

Hayes Gori: email from down a little bit further down email.

331

00:43:57.960 --> 00:43:59.340

Marlene Schubert: Okay right yeah.

332

00:43:59.430 --> 00:44:00.150

Hayes Gori: I think it's okay.

333

00:44:03.900 --> 00:44:08.340

Hayes Gori: Okay, that link there read the note, they just go get us to where we want to go.

334

00:44:09.990 --> 00:44:16.980

Hayes Gori: Okay, great, and if you could go down to the the two renderings right before the floor plans.

335

00:44:18.300 --> 00:44:19.200

Marlene Schubert: Okay, this one.

336

00:44:19.530 --> 00:44:20.940

Hayes Gori: Now, now the floor plans themselves.

337

00:44:21.150 --> 00:44:22.020

Hayes Gori: Oh i'm sorry.

338

00:44:22.470 --> 00:44:24.150

Marlene Schubert: facades how do I close this.

339

00:44:24.480 --> 00:44:25.860

Hayes Gori: You go hit the arrow right there.

340

00:44:27.030 --> 00:44:29.250

Marlene Schubert: Sorry Okay, which one would you like this.

341

00:44:29.580 --> 00:44:30.180

Hayes Gori: First, one.

342

00:44:31.620 --> 00:44:32.370

Marlene Schubert: yeah this one here.

343

00:44:33.090 --> 00:44:33.810

Hayes Gori: Sure that's fine.

344

00:44:34.110 --> 00:44:36.810

Marlene Schubert: Okay Oh, I see Z one Z two okay.

345

00:44:38.340 --> 00:44:52.590

Hayes Gori: All right, so so this so just picture the video you just saw but have these units be substituted in we you know, based on our consultation with charla we've moved away from the more colorful.

346

00:44:53.550 --> 00:45:07.170

Hayes Gori: You know pastel colors and we moved to cedar cedar facades with the with the kind of more muted colors as accents on the punch outs, the bay windows, etc, we changed the.

347

00:45:08.220 --> 00:45:23.850

Hayes Gori: The the trend to a darker color is that of a lighter color and at to help with the massing and just think it looks better from a design standpoint, we got rid of the colors and the clerestory and roof on the top If you recall those were colorful now there's cedar cedar covered.

348

00:45:24.870 --> 00:45:26.730

Hayes Gori: So we think this is just kind of a more.

349

00:45:32.610 --> 00:45:39.900

Hayes Gori: yeah and if you go to the next one Marlene this, this is the front and, and this is, this is the back again and system design of the back.

350

00:45:40.680 --> 00:45:54.900

Hayes Gori: And then, contrary to what you saw in the video, where we had white picket fences if you were call and the rear of the two stories we've changed that the metal fencing to match the three story units, so now that's consistent throughout.

351

00:45:56.280 --> 00:45:56.820

Hayes Gori: As another.

352

00:46:00.960 --> 00:46:01.410

Hayes Gori: shane.

353

00:46:03.930 --> 00:46:08.520

Hayes Gori: And then I can see the awnings on the rear now as well over the door.

354

00:46:09.720 --> 00:46:14.280

Hayes Gori: Another great idea was to the you can see the the the.

355

00:46:15.690 --> 00:46:19.410

Hayes Gori: The barriers in between or what's the word for that the.

356

00:46:20.760 --> 00:46:23.070

Hayes Gori: The other amazing walls in between the units there.

357

00:46:23.640 --> 00:46:32.940

Hayes Gori: We were concerned about storage, with a two story and it's not having a garage like the three story and it's, and so we made those wider, as you can see, instead of just a narrow.

358

00:46:33.270 --> 00:46:41.520

Hayes Gori: Right one dimensional and now they're wider two dimensional there, you can see there's a little door so that will serve as storage space, in addition to privacy screening.

359

00:46:42.150 --> 00:46:52.680

Hayes Gori: So that was a good innovation again with charlie's input and then also here, you can see it, and you know this was different than the video, this is a more recent changes there's a sidewalk.

360

00:46:53.610 --> 00:47:07.920

Hayes Gori: In the in the in between the backyard area and interior courtyard areas with all the to store units we added that sidewalk which was not present before just to kind of break up that public to private transition to help with that.

361

00:47:09.780 --> 00:47:11.820

Hayes Gori: Okay, great Thank you Marlene.

362

00:47:15.030 --> 00:47:16.590

Hayes Gori: OK, and then so.

363

00:47:19.230 --> 00:47:21.630

Hayes Gori: If we can go up to the top.

364

00:47:22.680 --> 00:47:27.540

Hayes Gori: Actually it's the wintergreen yeah that one you got it.

365

00:47:28.680 --> 00:47:29.550

Marlene Schubert: i'm reading your mind.

366

00:47:29.910 --> 00:47:34.140

Hayes Gori: Yes, you are you're ahead of me if you made me blow it up a little bit and make it a little larger that would.

367

00:47:35.250 --> 00:47:37.380

Hayes Gori: help if you can there's usually a plus minus yeah.

368

00:47:38.490 --> 00:47:39.330

Hayes Gori: There you go okay.

369

00:47:41.310 --> 00:47:56.790

Hayes Gori: Perfect yes there's a nice aerial view or looking down Virginia mason on the left there walgreens on the right so impressed development in the top it's out of sight there and highway 305 on the bottom right just to orient you.

370

00:47:58.110 --> 00:48:03.600

Hayes Gori: Okay, so, in addition to helping with the design, Charlie is helping us focus on a clickable design standards.

371

00:48:05.100 --> 00:48:13.800

Hayes Gori: And it occurred to us as we were thinking about this and I wish we thought of this right from the jump is that design of these two locks I like fishing a painting.

372

00:48:14.220 --> 00:48:25.770

Hayes Gori: that's already been halfway done this was this was by no means a blank canvas right Obviously, we all know about the viscosity site plan the commercial development that occurred in 2013 and 2014.

373

00:48:26.490 --> 00:48:35.130

Hayes Gori: So when we arrived, and we, we want to do residential there were so many things already in place that we had no control over and that we cannot change.

374

00:48:35.760 --> 00:48:51.420

Hayes Gori: For instance, critical areas, the mitigation there of with the CFO and m DNS lots of already been cleared the access openings in between the lots within the site, those are prescribed by the CC and RS and we cannot change them.

375

00:48:53.400 --> 00:49:00.030

Hayes Gori: When I agree lane itself, of course, this kind of the primary access route and the focus of the of the public realm.

376

00:49:01.530 --> 00:49:07.050

Hayes Gori: Existing and required parking right, I would say there's a lot of concrete already on the last, particularly the East slot.

377

00:49:07.500 --> 00:49:18.690

Hayes Gori: That that's there we can't change that we also can change the number of overall spots, that the site has to have and our contribution to that overall number we're bound by that under the CC and RS.

378

00:49:20.190 --> 00:49:29.010

Hayes Gori: Obviously, the existing commercial development was there, driving when utilities and on and on, so that there was you know just so much already done.

379

00:49:29.460 --> 00:49:39.600

Hayes Gori: Like I said we can't come over and start this project and paint over you know the half done painting We just have to finish what remains and that's a good way to conceptually think about this.

380

00:49:40.110 --> 00:49:47.580

Hayes Gori: And you know and honestly, you know you all have made comments about not loving this and that about the project and honestly if.

381

00:49:48.060 --> 00:49:54.570

Hayes Gori: This had been a blank canvas we would have designed it differently, as well, for instance, would have had a you know, an access off of wintergreen in the West la.

382

00:49:54.990 --> 00:50:04.860

Hayes Gori: And that could have affected the orientation could have affected the design, I mean there's you know but that's not the reality of of the lots and so you know we have to work with what we have.

383

00:50:09.570 --> 00:50:18.660

Hayes Gori: Okay, so I think one of the consequences and again, you know in hindsight, have a nice to start with this, I think some of the some of the design standards.

384

00:50:19.230 --> 00:50:28.410

Hayes Gori: In the manual because so much has already been done and out of our control there you know they've already been taken care of and already been vetted by way of the viscosity process.

385

00:50:30.990 --> 00:50:40.590

Hayes Gori: And, but I think the easiest way to kind of maybe just synopsis eyes, the whole thing is to go quickly to the different me worksheet.

386

00:50:41.070 --> 00:50:48.900

Hayes Gori: And look at the applicants June 14 2021 responses under context analysis there's only six.

387

00:50:49.710 --> 00:50:58.740

Hayes Gori: Short paragraphs and yeah and then these are this is charlie's work right we rely on him to help us with these he's the expert.

388

00:50:59.100 --> 00:51:08.880

Hayes Gori: And so, as the natural systems i'll just read them refund so he says the site planning for the overall eight acre projects, I was approved under the prior SPR this concept.

389

00:51:09.390 --> 00:51:19.470

Hayes Gori: That application address to Jason wetlands and its relationship to stormwater management, the proposed design may consider the site scale features such as rain garden is it feasible for onsite infiltration.

390

00:51:19.890 --> 00:51:29.040

Hayes Gori: or original project approvals and not anticipate no require adding to natural areas wetlands and state route 305 buffer not intended to be used as open space.

391

00:51:29.640 --> 00:51:42.480

Hayes Gori: And then, as for the next one wildlife habitat for doors and charlie's input, the offside wetlands, to the east of the project site shall remain for the original SPR as protective open space and critical areas those areas.

392

00:51:43.290 --> 00:51:51.780

Hayes Gori: For wildlife habitat protect the forested areas, the project site is separated by an existing retaining wall and parking area from above mentioned open space.

393

00:51:52.590 --> 00:52:06.810

Hayes Gori: unique and prominent features number 300 context analysis project site is not exhibit and unique or prominent features described in the guidelines, the original site design was entirely commercial was focused on the central access laying and related public spaces.

394

00:52:07.830 --> 00:52:13.230

Hayes Gori: Number four built environment, the mapping of the proposal residential units as attended to create a contrast.

395

00:52:13.620 --> 00:52:19.920

Hayes Gori: To the larger scale commercial uses, on the other, portions of the site of the residential units along the central access alone.

396

00:52:20.400 --> 00:52:28.500

Hayes Gori: or two stories and height similar and scale to the adjacent commercial

uses the taller three storey buildings or place to the edges of the site helping people lower scale the site interior.

397

00:52:29.190 --> 00:52:36.210

Hayes Gori: The positions of the buildings serve two purposes number one to define the street engine to help shape the semi private open spaces behind.

398

00:52:36.960 --> 00:52:47.070

Hayes Gori: The open spaces originally located on the access lane for the original SPR approval or relocated to better serve the residents the vehicle traffic is separated from the open spaces.

399

00:52:48.180 --> 00:52:54.090

Hayes Gori: And one thing to note, and then you can see it here, there are three crosswalks with stop signs.

400

00:52:54.840 --> 00:53:11.160

Hayes Gori: kind of the length of winter relaying spanning the project one now my walgreens one right in the middle of the West lot and on the North end of each line and then one out of out of frame here by Virginia mason, this is a heavily controlled, you know parking lot.

401

00:53:12.180 --> 00:53:23.310

Hayes Gori: Mixed use neighborhood road, a lot of stop signs throughout and it's really difficult to driven and to get over 20 miles per hour and that's that's just the reality of society.

402

00:53:24.630 --> 00:53:31.620

Hayes Gori: Okay number five public realm charlie's comments as described above the key attribute of the public realm is the central access lame.

403

00:53:32.190 --> 00:53:38.850

Hayes Gori: This will be the predominant north, south pedestrian route through the site, the residential uses will support this edge with small front door yards.

404

00:53:39.120 --> 00:53:44.010

Hayes Gori: and related entries minor pedestrian connections are provided between the sidewalk and for your gardens.

405

00:53:44.430 --> 00:53:57.390

Hayes Gori: The gardens are accessible to the public for passive uses the landscape

design will respond to the unique unique uses within these faces with St being more urban in the courtyard more informal and finally systems, a movement and access.

406

00:53:58.860 --> 00:54:05.370

Hayes Gori: To all these comments the approved SPR been through an in depth analysis implement safe and efficient access both are beautiful and pedestrians.

407

00:54:05.700 --> 00:54:10.680

Hayes Gori: The proposed three design and related pedestrian facilities are existing and consistent with prior approvals.

408

00:54:11.160 --> 00:54:18.750

Hayes Gori: The central access lane along the side parking weighing was requested by the neighbors during the prior review process, no new access lanes are proposed.

409

00:54:19.080 --> 00:54:33.990

Hayes Gori: The trail along state route 305 was relocated to the opposite side of the highway unrelated to this application and then just the no admin Charlie Charlie was the architect for the discount says this went through in 2013 2014 so he knows of what he speaks there.

410

00:54:38.940 --> 00:54:39.390

Hayes Gori: Okay.

411

00:54:41.430 --> 00:54:50.310

Hayes Gori: Okay, all right Marlene so now we're gonna go back we're gonna leave leave the link here go back to this yes.

412

00:54:50.400 --> 00:54:51.840

Joseph: Please to next question i'm just.

413

00:54:52.950 --> 00:54:59.250

Joseph: Drawing on this drawing here then going back to your earlier elevations that you had had the darker colors.

414

00:54:59.280 --> 00:55:10.980

Joseph: The Charlie justin So these are just throwing would then be updated, with the darker color is that right, this is not what you're going to be looking at you'd be looking at those and that would be throughout the project.

415

00:55:11.880 --> 00:55:13.560

Joseph: Correct units it'll be okay.

416

00:55:15.840 --> 00:55:17.610

Hayes Gori: And then Marlene while we're here.

417

00:55:17.670 --> 00:55:21.930

Hayes Gori: Actually, thank you, Mr done so, while we're here just just a one quick point, if you look.

418

00:55:22.230 --> 00:55:28.470

Hayes Gori: On the East lots of the top of the screen, you can SIP it courtyard area is a little scared by that, but the two stories the front.

419

00:55:28.800 --> 00:55:35.670

Hayes Gori: But if you're looking at the back it used to be you've got those four three stories kind of protruding and then the three two stories.

420

00:55:36.030 --> 00:55:46.350

Hayes Gori: To the far right though that used to be a single row If you recall of two story units and so with charlie's input we thought it made a lot of sense to push the.

421

00:55:46.800 --> 00:55:50.610

Hayes Gori: With the North, for now, the three story units to the east as much as we could.

422

00:55:51.480 --> 00:56:02.130

Hayes Gori: And Okay, and that creates a lot of Community space there that wasn't already there also makes it so the two rows there weren't nearly touching like they weren't before which which wasn't a great layout.

423

00:56:02.550 --> 00:56:07.590

Hayes Gori: So that was a nice nice innovation in terms of the site plan and then.

424

00:56:08.460 --> 00:56:18.960

Hayes Gori: So the those four three story and that's right you're going to drive around you're going to enter, on the other side over by the trees out of sight, but those three two story units now on the far right okay.

425

00:56:19.590 --> 00:56:31.770

Hayes Gori: The front of those is facing away by towards a stone CREST towards a natural area Okay, there are three parking spaces open parking spaces out in front for the owners of those units, and so the back.

426

00:56:32.310 --> 00:56:43.440

Hayes Gori: The backyard space into the the Community space courtyard area there, and like I said metal fence is now, instead of white picket fences for all the two stories and that's that's another.

427

00:56:44.250 --> 00:56:52.410

Hayes Gori: You know, great endpoint of consulting with Charlie and now with this new site plan every single unit 100% of the 73.

428

00:56:52.680 --> 00:57:06.420

Hayes Gori: Either backs or friends on to a natural area or Community space and for you know for some it's arguably both but but, but at least the front or back onto a natural area Community space so that's a nice quality of life.

429

00:57:06.960 --> 00:57:13.170

Hayes Gori: aspect and for those units that are away from the Community space, for instance, the Western most.

430

00:57:14.220 --> 00:57:25.710

Hayes Gori: rose in the western lot, you know that you know a lot of access by way of sidewalks to get to the Community space, but of course they those units on the western most are running right up against the natural area that.

431

00:57:26.940 --> 00:57:27.690

We.

432

00:57:29.220 --> 00:57:30.660

Hayes Gori: We you see.

433

00:57:32.910 --> 00:57:33.330

Hayes Gori: That.

434

00:57:38.550 --> 00:57:40.110

Marlene Schubert: it's very difficult to hear you.

435

00:57:40.170 --> 00:57:42.990

Marlene Schubert: Mr Smith, I don't know if you're close enough to the microphone.

436

00:57:43.110 --> 00:57:43.950

Joseph: We can't hear me.

437

00:57:43.980 --> 00:57:47.310

Marlene Schubert: We can hear Hayes really good, but you you're kind of cutting out a little.

438

00:57:48.960 --> 00:58:00.690

Hayes Gori: boy was where we're winding up and when we wind up we'll go to charlie's site plan to that he drew that where we can list all the changes if you can see that kind of as a consolidated.

439

00:58:01.230 --> 00:58:01.980

Sorry.

440

00:58:03.300 --> 00:58:05.520

Joseph: That was much better Thank you okay.

441

00:58:06.570 --> 00:58:06.750

Hayes Gori: yeah.

442

00:58:11.610 --> 00:58:16.860

Hayes Gori: Okay, and it was a solid earlier it's on June 15 kind of right in the middle there.

443

00:58:19.470 --> 00:58:21.450

Hayes Gori: You go your enemy, as usual that's it.

444

00:58:27.960 --> 00:58:29.340

Hayes Gori: Okay, great So these are.

445

00:58:31.050 --> 00:58:38.430

Hayes Gori: You no friggin can maybe not perfect, yet so so charlie's charlie's sketch of the overall site plan here and so just a.

446

00:58:39.000 --> 00:58:55.410

Hayes Gori: straight down aerial view as you can see what I was trying to articulate on the east lot there those four units move to the right to the east, and then the three two stories there right in the south and then we've got P patches you tell us is public art.

447

00:58:56.490 --> 00:59:05.490

Hayes Gori: opens face the additional sidewalks that I mentioned running down, you know both sides of the courtyard area now in both the East and West la.

448

00:59:07.980 --> 00:59:15.270

Hayes Gori: So just a lot of a lot of improvement in terms of the site plan and then, if you scroll down Marlene.

449

00:59:16.740 --> 00:59:18.510

Hayes Gori: Up sorry go back to that one.

450

00:59:19.560 --> 00:59:21.270

Hayes Gori: Does he do.

451

00:59:22.770 --> 00:59:39.540

Hayes Gori: You identify that the sidewalks are on both sides of all the buildings and then you see the sidewalks crossing the project through the gaps between the roses everybody, seeing that the middle close enough.

452

00:59:41.490 --> 00:59:43.530

Hayes Gori: And we don't want to take too much time, so.

453

00:59:44.610 --> 00:59:46.380

Joseph: Do you mind if I ask a question or.

454

00:59:48.480 --> 00:59:57.540

Joseph: So on the on the West lot with the for longer units are there, can you talk about what's happening in the middle between them.

455

00:59:57.900 --> 00:59:58.950

Hayes Gori: Yes, absolutely that's a good.

456

01:00:01.080 --> 01:00:05.820

Hayes Gori: segue, so this is charlie's excellent input here so.

457

01:00:06.570 --> 01:00:07.860

Hayes Gori: The concept is it's.

458

01:00:08.220 --> 01:00:20.280

Hayes Gori: Green street to speak to the D from Daniel green street with shared early access concept Okay, so this is, I found us a little confusing at first obviously it's the right kind of a street level view.

459

01:00:21.420 --> 01:00:35.340

Hayes Gori: Looking down the road, you can see the Julian balconies on both so the three the backs of the 330 units right obviously facing into this Green street shared alley What about kidneys and find pockets of bollard likes.

460

01:00:37.230 --> 01:00:57.060

Hayes Gori: truncated don't pavers trees, etc, so this is just a flat in the sidewalk you know different different different round materialize which mean driving roadway and walking area so just to give it more interests, make it more more livable and aesthetically more appealing.

461

01:00:59.460 --> 01:01:02.190

Hayes Gori: So that was our efforts in that regard.

462

01:01:03.990 --> 01:01:04.440

Hayes Gori: Is.

463

01:01:09.990 --> 01:01:11.370

Marlene Schubert: having a hard time hearing you again.

464

01:01:11.610 --> 01:01:12.870

Marlene Schubert: Mr Smith i'm sorry.

465

01:01:13.980 --> 01:01:17.700

Hayes Gori: I was looking there are slight locks.

466

01:01:18.750 --> 01:01:23.160

Hayes Gori: outlining each side of the alley so that's really friendly.

467

01:01:25.980 --> 01:01:33.240

Hayes Gori: example, there is one in your design page 60 bottom half that you may

look at, and you can see.

468

01:01:34.920 --> 01:01:44.250

Hayes Gori: A sample alley that you recommend it and we think this meets or exceeds it a little bit because that's charlie's was careful ratio is better than.

469

01:01:46.920 --> 01:01:47.460

Hayes Gori: The manual.

470

01:01:51.300 --> 01:01:51.960

Hayes Gori: Okay.

471

01:01:53.340 --> 01:01:53.700

Hayes Gori: All right.

472

01:01:55.500 --> 01:01:56.040

Hayes Gori: i'm.

473

01:01:57.600 --> 01:01:59.040

Hayes Gori: ready to wrap it up here yeah.

474

01:02:00.180 --> 01:02:00.450

Hayes Gori: Just.

475

01:02:02.370 --> 01:02:08.910

Hayes Gori: A statement of design intent and hopefully you've all had a chance to read that and that kind of flesh this out again charlie's but primarily.

476

01:02:12.300 --> 01:02:14.130

Marlene Schubert: What would you like to see i'm sorry.

477

01:02:14.700 --> 01:02:15.150

Hayes Gori: It will say.

478

01:02:18.210 --> 01:02:18.510

Hayes Gori: hey.

479

01:02:22.290 --> 01:02:23.100

Hayes Gori: We can point to.

480

01:02:24.270 --> 01:02:24.540

Hayes Gori: us.

481

01:02:25.560 --> 01:02:35.970

Hayes Gori: Thank you okay so look in the statement touch on sustainability right and obviously that's one of the overarching right design concepts under the D for me manual and.

482

01:02:36.300 --> 01:02:45.000

Hayes Gori: You know and that's that's we kind of come to conceptualize that this you know size of affordable housing component of the project as part of the sustainability.

483

01:02:45.450 --> 01:02:57.060

Hayes Gori: aspect of the design right, you know we I just last night I read 2018 affordable housing Task Force report and it's no secret to anyone that bainbridge is getting older wider wealthier.

484

01:02:57.540 --> 01:03:06.000

Hayes Gori: it's getting harder and harder for folks to you know, on the lower income scales, or maybe you're just young and you're starting your career, you just you can't afford you can't afford to live here I mean.

485

01:03:06.720 --> 01:03:15.330

Hayes Gori: that's the reality and so you know, in terms of a Community just the sustainability with with the top heavy socio economic.

486

01:03:16.170 --> 01:03:21.750

Hayes Gori: You know strata and that's not good for Economics it's not good for traffic it's not good for admissions.

487

01:03:22.230 --> 01:03:31.590

Hayes Gori: it's not good for diversity inclusion, you name it, you know it's you know we recognize all of that so that's the sustainability components and how that relates to affordable housing.

488

01:03:32.010 --> 01:03:46.740

Hayes Gori: And then, of course, you got the environmental bill to level four you know throughout the entire project so we've got the separate construction standards

and we're going to pre wire for for solar all that as well, so so in many ways we're working on sustainability.

489

01:03:48.300 --> 01:03:56.190

Hayes Gori: Just real quickly, before I summarize the recent changes it's you know it's kind of I think helpful to remember where this design started.

490

01:03:57.420 --> 01:04:08.670

Hayes Gori: And you know it was monotonous, as you recall, it was massive there was no articulation long rows of homes, all the two story units, as you to call were on the east slot so the affordable housing on one side.

491

01:04:09.540 --> 01:04:16.830

Hayes Gori: There was an access loop that we had drawn on the West lot and that you know, we were able to do away with, I think, Michael loveridge made a great comment on that.

492

01:04:17.130 --> 01:04:26.280

Hayes Gori: There weren't nearly as many sidewalks wasn't as pedestrian and bike friendly, and I think the hierarchy in the public realm they were poorly developed as you as you commented on.

493

01:04:26.880 --> 01:04:36.090

Hayes Gori: Well, I mean, I think, if you look at it now it's just a tremendous tremendous improvement and that's a credit to your input and guidance and then we also have to thank Charlie, of course.

494

01:04:36.990 --> 01:04:43.080

Hayes Gori: Okay, so with the recent changes quickly, so we reconfigure the Community space, as you can see, on the screen here.

495

01:04:43.470 --> 01:04:56.490

Hayes Gori: multifunction urban space P patches picnic shelter sitting areas like parking locations Republic dart additional pathways as we've discussed the sidewalks throughout, and in particular on the backyard, to the two story units.

496

01:04:57.690 --> 01:05:03.150

Hayes Gori: redesign of the West access lane like we've talked about into a renewed street shared alley concept.

497

01:05:05.400 --> 01:05:10.920

Hayes Gori: Common Area landscaping will be native materials private garden shall be mixed ornamental based on resident choices.

498

01:05:11.700 --> 01:05:17.850

Hayes Gori: exterior material palette has been simplified to provide more unified appearance featuring natural cedar instant.

499

01:05:18.660 --> 01:05:26.940

Hayes Gori: Yes, that's common material with extended individual unit colors limited access features such as big windows and as part of the city file perhaps you've reviewed it there's a.

500

01:05:27.690 --> 01:05:40.020

Hayes Gori: laundry list of materials that we're going to use, and that was something that you had requested during the proposal phase, so we hope you know satisfy your curiosity and submit all requirements with with all of that.

501

01:05:41.100 --> 01:05:52.680

Hayes Gori: exterior traveling it's been changed from white to darker tone emphasize overall massing versus individual fenestration horizontal banding and changes in materials between floors has also been simplified into more unified contemporary aesthetic.

502

01:05:53.160 --> 01:05:58.350

Hayes Gori: And, as mentioned exterior fencing no more white picket fences now it's all uniform that metal fencing.

503

01:05:59.910 --> 01:06:09.570

Hayes Gori: A couple of other changes not called out in the statement of design intent like I mentioned in the east lot site plan moving those four homes to the right, I think that's a pretty dramatic improvement there.

504

01:06:11.580 --> 01:06:15.030

Hayes Gori: And Okay, I think those are those are the primary changes.

505

01:06:16.380 --> 01:06:22.440

Hayes Gori: And just to quickly sum up, you know I think we've gotten to a point where the project meets or exceeds the code.

506

01:06:23.130 --> 01:06:32.940

Hayes Gori: Exceeding in terms of natural area Community space and affordable

housing and also achieving many comprehensive plan goals, not just affordable housing diversity of housing.

507

01:06:33.780 --> 01:06:43.650

Hayes Gori: You know converting the this this high school district into what's sometimes called a mixed use village that term is used in some of the documents and that's that's kind of a way to to think of this.

508

01:06:44.970 --> 01:06:54.990

Hayes Gori: So our hope our board members is that you will recommend approval of the project if you see fit, we think the recent changes satisfy the design standards.

509

01:06:56.580 --> 01:07:08.880

Hayes Gori: But you know, obviously we know if you have a lot of discretion here, you can recommend approval denial or approval with conditions, and if you can't give it a wholehearted approval, then our our heartfelt request.

510

01:07:09.870 --> 01:07:25.650

Hayes Gori: If you still have concerns or issues is that you note them as conditions to an approval, rather than using those reservations to support an outright denial and just let let the conditions go to the PC city staff hearing examiner and then.

511

01:07:26.370 --> 01:07:36.990

Hayes Gori: If people agree with with what you said fantastic Oh, those are the conditions of approval for the path, but but I won't kill this project and the end the wonderful opportunity, you know, affordable housing.

512

01:07:37.590 --> 01:07:42.900

Hayes Gori: And then mix to use village and all of that so that's our hope and then one last point.

513

01:07:43.980 --> 01:07:49.920

Hayes Gori: You know timing is important, interest rates matter in terms of affordable housing and how we can pull this off.

514

01:07:50.400 --> 01:07:56.400

Hayes Gori: So we've always wanted to move as quickly as possible, of course, complying with all the review protocols.

515

01:07:57.000 --> 01:08:02.280

Hayes Gori: So our goal we talked with city staff about this, is to get to the

planning Commission July 22.

516

01:08:02.910 --> 01:08:09.900

Hayes Gori: And I know they need 24 days advanced receiving your recommendation, so that would mean by next Monday, at the latest.

517

01:08:10.140 --> 01:08:21.300

Hayes Gori: They will need to receive your recommendation and the hope is with the July 22 planning Commission when we get to the hearing examiner August 12 with a decision in late August early September.

518

01:08:22.830 --> 01:08:33.810

Hayes Gori: So that's just a quick note of the time when, but again, thank you very much, I know it's been a long process, we appreciate your patience and your expertise and your input and and that's it me to.

519

01:08:40.500 --> 01:08:42.090

Hayes Gori: Hopefully, good project.

520

01:08:44.670 --> 01:08:47.910

Joseph: Okay, thank you very much, no a very.

521

01:08:48.990 --> 01:08:54.480

Joseph: very nice presentation, I think you summed up everything extremely well and that's really, really good.

522

01:08:56.070 --> 01:09:07.560

Joseph: I think we, I am one or two quick questions one small one is on that West lot i'm just curious as you've got the one way going North looks like.

523

01:09:08.550 --> 01:09:27.750

Joseph: In there when you get to that middle point where you have the sidewalks going across there are you changing the paving or doing something to make that more obvious, so the car pedestrian interaction is is safe, if you will, can be thought about anything in that in that intersection.

524

01:09:30.480 --> 01:09:32.010

Hayes Gori: that's a good idea.

525

01:09:34.080 --> 01:09:35.220

Hayes Gori: So i'm sure.

526

01:09:38.010 --> 01:09:39.270

Hayes Gori: Very good excellent.

527

01:09:42.420 --> 01:09:43.140

Hayes Gori: Safety.

528

01:09:47.520 --> 01:09:48.480

Hayes Gori: will fall through.

529

01:09:53.760 --> 01:09:54.210

Joseph: The.

530

01:09:55.440 --> 01:09:55.980

Joseph: US yes.

531

01:09:56.280 --> 01:09:58.740

Kelly: So contrast materia would be required.

532

01:09:59.160 --> 01:10:03.990

Joseph: By code by code requirement code for yeah so they have to do something yeah right.

533

01:10:05.040 --> 01:10:05.490

Joseph: Thank you.

534

01:10:06.030 --> 01:10:06.300

Okay.

535

01:10:07.410 --> 01:10:13.560

Joseph: um so the landscape plan by TIM glass I believe right.

536

01:10:14.190 --> 01:10:17.370

Joseph: Now that was in last year last fall sometime.

537

01:10:18.870 --> 01:10:20.790

Hayes Gori: early March I think if my memory serves.

538

01:10:20.850 --> 01:10:27.840

Joseph: really much so that would need to be updated, because things have changed here, so I assume that would need to be updated.

539

01:10:29.460 --> 01:10:40.290

Joseph: And then the other question was probably one of the bigger ones is you're still assuming the setbacks in three or five is being.

540

01:10:42.120 --> 01:10:43.710

Joseph: What are you assuming I guess.

541

01:10:43.770 --> 01:10:47.640

Hayes Gori: yeah yeah I know that's been has been a hot button issue with us.

542

01:10:49.020 --> 01:10:55.920

Hayes Gori: We spent a number of hours analyzing this working with with the city staff on this and then you know.

543

01:10:56.550 --> 01:11:07.380

Hayes Gori: I think it's been briefed a little bit in the subtitles but, but some of those metals, that you didn't receive those two or three documents think that's where this issue is is discussed in in.

544

01:11:07.770 --> 01:11:14.880

Hayes Gori: detail but, but just in a nutshell, and you know this is one of those areas where we just you know if you just don't agree with our position.

545

01:11:15.210 --> 01:11:21.840

Hayes Gori: You know, you can speak with city staff or you can know that as a condition right so that's you know that's fine, but our position on this is.

546

01:11:22.500 --> 01:11:30.600

Hayes Gori: If you look at the table in 17 dwellings table one and you look at the high school road district you look under the distance from building.

547

01:11:30.900 --> 01:11:37.380

Hayes Gori: that the minimum setbacks you look from building to stay around three or five it's 25 feet and that's that is there in black and white.

548

01:11:37.890 --> 01:11:49.260

Hayes Gori: And so you go to the table on page 62 the different be manual and that talks that speaks to vegetated buffer which is different than a building step back and that has a range of 25 to 50, as we all know.

549

01:11:49.620 --> 01:11:57.510

Hayes Gori: And so it's our position that that there's a range there for a reason because you have you as the dmV have to respond to all different kinds of projects.

550

01:11:57.750 --> 01:12:06.480

Hayes Gori: Maybe for a certain project there's a 75 foot, you know minimum building setback, in which case you could impose a 50 foot vegetative buffer and those two things are in harmony.

551

01:12:07.020 --> 01:12:12.840

Hayes Gori: Whereas here with a 25 foot building step back from s are 305 I think that means on.

552

01:12:13.380 --> 01:12:18.570

Hayes Gori: The page 62 and the table there, that means you've got to slide down to the lower end.

553

01:12:18.900 --> 01:12:30.810

Hayes Gori: And 25 is the most that you could recommend for vegetative up, for otherwise you're creating a conflict with your recommendation in the code and, obviously, nobody wants that so that's our position in a nutshell, on that.

554

01:12:33.870 --> 01:12:34.380

Hayes Gori: And we.

555

01:12:34.590 --> 01:12:42.840

Hayes Gori: We are trying to compromise and provide as much as we can, so the buildings are actually 35 feet not 25 so.

556

01:12:44.760 --> 01:12:53.910

Hayes Gori: This isn't perfect but we're concerned about squeezing the common area on the West lot.

557

01:12:55.530 --> 01:13:07.500

Hayes Gori: You know, right now, the average is 45 or 50 feet, you can compare that

to the walk where they're open space in the Center is 20 feet wide so you know it's just.

558

01:13:09.270 --> 01:13:19.770

Hayes Gori: If you just had so many limitations I just wouldn't be nervous about tried to make it 50 feet and I think he destroyed the open space there on the West line.

559

01:13:21.270 --> 01:13:25.980

Joseph: Okay, thank you all right so um for the deer beers.

560

01:13:27.120 --> 01:13:40.740

Joseph: Obviously lot of changes here a lot of additions and revisions i'd like to hear from each Member of the deer be as to as to what they're they're thinking it's so so anybody have comments or questions.

561

01:13:46.050 --> 01:13:48.300

See the panelists up here.

562

01:13:52.350 --> 01:13:54.600

Joseph: Anybody at all, yes.

563

01:13:56.970 --> 01:14:05.670

Bob: y'all started out, I felt like I was drinking through a fire hose today trying to read through all this came out before father's day so that wasn't the best time and, of course.

564

01:14:07.020 --> 01:14:19.020

Bob: do what we can um, you know as far as the 50 foot setback that we that we request, there could have been some other minimums that we looked at 50 feet.

565

01:14:20.520 --> 01:14:34.920

Bob: If you've done a sound study as far as that kind of glass that you need on the highway side and maybe on the the wintergreen side of those West units of you, you know triple pane windows, perhaps required.

566

01:14:35.340 --> 01:14:41.880

Hayes Gori: Absolutely yeah we commissioned a sound study and the extra out there and took measurements are there in the western.

567

01:14:42.390 --> 01:14:50.580

Hayes Gori: portion of the West lot I got a lot of readings and that's actually the city file to you can see all the decimal numbers sprinkled throughout and essentially that.

568

01:14:51.270 --> 01:15:03.840

Hayes Gori: The recommendation was to put those triple pane you know, really, really noise resistant windows on on the western rose in the West lot and that will that will bring in well under the appropriate thresholds.

569

01:15:04.950 --> 01:15:16.470

Hayes Gori: And then, as for the outs and that's that takes care of Interior noise and all the other units are fine and then, as for the the natural area there in the West lot along state route 305.

570

01:15:17.280 --> 01:15:25.950

Hayes Gori: We are happy to put in an eight foot high noise reduction fence we kind of briefly touched on this before and it's you know it's a fence.

571

01:15:26.340 --> 01:15:33.750

Hayes Gori: You know it's kind of rubber material to minimize the noise and you can screen around it with with vegetation so in terms of aesthetics that shouldn't be an issue but.

572

01:15:34.050 --> 01:15:44.580

Hayes Gori: That will, according to the noise expert bring the standard out of there and that and that natural area below adequate levels and one other thing in terms of the the buffer with.

573

01:15:45.360 --> 01:15:55.290

Hayes Gori: The noise expert said, and again this is in writing there and the city file but moving that Western row homes there, whatever 2550 feet, to the right or to the east.

574

01:15:55.650 --> 01:16:10.590

Hayes Gori: it's going to have only a negligible impact in terms of sound inside the units so just these mitigation measures you know, really, really are what's indicated and moving the units, a little bit a couple feet here, there and it's not going to really matter so.

575

01:16:12.810 --> 01:16:17.190

Bob: How much how many feet between the buffer that.

576

01:16:18.960 --> 01:16:25.950

Bob: that's drawn there on the West side and the the building face there's no dimension, so I have no.

577

01:16:26.580 --> 01:16:29.940

Hayes Gori: 3035 3030 35 feet.

578

01:16:30.150 --> 01:16:40.020

Hayes Gori: From the red line on the left until the first building face 35 feet so 25 proper five foot sidewalk five foot door yard area.

579

01:16:41.250 --> 01:16:46.260

Bob: So let's do 10 foot that's all I have there is 10 foot between that and the trees, then correct.

580

01:16:46.590 --> 01:16:47.010

Correct.

581

01:16:49.500 --> 01:16:55.800

Bob: Well Todd why don't you go ahead, I got lots of questions but i'll kind of fill in as we go along here, thank you.

582

01:16:56.580 --> 01:16:58.830

Joseph: Go ahead Todd you have a question come in.

583

01:17:00.150 --> 01:17:20.160

Todd: um yes, I think they've been a lot of good steps here, I, like the words that you're saying about the coloration but still a representation of those is a little heavy handed so one condition, I would like to see is what is the actual cedar to cement board siding and maybe the actual colors.

584

01:17:21.240 --> 01:17:22.110

Todd: being proposed.

585

01:17:24.060 --> 01:17:38.010

Todd: I see that dumpster locations have moved are those the only locations that you plan for those or is there, another one to service the you know southeast corner or that's if I sufficient.

586

01:17:44.400 --> 01:17:46.410

Hayes Gori: We have a dumpster.

587

01:17:54.000 --> 01:17:56.490

Marlene Schubert: We can't hear you again i'm so sorry.

588

01:18:01.980 --> 01:18:09.630

Hayes Gori: As about sure you had your cursor on are they yeah and then there's a there's a dumpster up in the northeast corner same lot.

589

01:18:10.230 --> 01:18:30.450

Hayes Gori: up by this kind of the up there and then there's two on the West lot one right next to walgreens dumpster yeah and then there's one yeah so that's that's typical for this side project in fact it's a little more dumpsters and cool so we.

590

01:18:31.560 --> 01:18:32.760

Hayes Gori: Believe it's adequate.

591

01:18:33.540 --> 01:18:35.190

Todd: I know, did they have enclosures around them.

592

01:18:37.140 --> 01:18:40.440

Hayes Gori: Yes, the financing.

593

01:18:41.850 --> 01:18:48.570

Hayes Gori: The well I I haven't we had to decide whether good be a wooden fans are going to use.

594

01:18:50.070 --> 01:18:54.990

Hayes Gori: stone or brick or block walgreens did you block.

595

01:18:56.040 --> 01:19:05.280

Hayes Gori: That might be appropriate to continue that you see walgreens is right time, can you put your cursor at.

596

01:19:06.510 --> 01:19:12.300

Hayes Gori: get ready up that's ours, and then to write a list right there that's that's.

597

01:19:13.500 --> 01:19:17.880

Hayes Gori: Blocking block spring semester, you know what.

598

01:19:17.910 --> 01:19:26.010

Todd: One one suggestion make make that one that's right across from walgreens going to the east, maybe that could move a little bit further away from the sidewalk.

599

01:19:28.260 --> 01:19:33.720

Todd: Down there, the one that's in that green spit note down knock down the other cross the street Marlene.

600

01:19:33.840 --> 01:19:33.990

Marlene Schubert: Oh.

601

01:19:34.170 --> 01:19:36.000

Todd: i'm sorry access yeah that one.

602

01:19:36.870 --> 01:19:37.650

Hayes Gori: Where we yeah.

603

01:19:39.840 --> 01:19:40.410

Todd: there's yeah there's.

604

01:19:41.970 --> 01:19:52.200

Hayes Gori: yeah we're either yeah in there it's like there's a retaining wall there, I think, Charlie put it there, because the daylights out in.

605

01:19:53.220 --> 01:20:02.190

Hayes Gori: The retaining wall, but that is a very lonely place it's a little close to the intersection yeah I just I just noticed that right now.

606

01:20:04.080 --> 01:20:17.820

Todd: And then the other is a kind of a follow up from what Joe said, you know I stick behind the 50 foot setback it's not an acoustic issue for me it's a visual impact for me and, if you look at the distance from the front, the walgreens now.

607

01:20:18.930 --> 01:20:26.940

Todd: That entire West bar bank of buildings is is right next to 305 and that will be seen and will have an impact.

608

01:20:27.690 --> 01:20:42.270

Todd: Further, one of my biggest concerns is kind of the lack of design or attention to the ends of the building where it's an extrusion that's just been cut off, so the windows, there are small openings that are just a resultant of the plan.

609

01:20:43.380 --> 01:20:56.310

Todd: And right here from three or five you'll see three of them and then driving in you see each one so, especially from the north, all of these ends again i'd encourage some design effort.

610

01:20:56.850 --> 01:21:12.240

Todd: actually be put into those ends, because those are kind of the welcoming and the billboard and the Community aspect of those buildings, so those really need some attention, and I think that is.

611

01:21:13.650 --> 01:21:14.580

Todd: Those expensive my car.

612

01:21:15.990 --> 01:21:16.440

Hayes Gori: Thank you.

613

01:21:17.490 --> 01:21:17.790

Joseph: know.

614

01:21:18.840 --> 01:21:26.910

Joseph: i'm tell off of what Todd said there, especially when you come off of high school road and you go through.

615

01:21:27.930 --> 01:21:38.820

Joseph: The to commercial places there are right there with you know down a little bit wet there yeah that you, you the your project there, particularly on the east lot.

616

01:21:39.240 --> 01:21:52.230

Joseph: kind of unveils itself in it shows itself, and here we are, and all we see still I think is the edge of those building from the endpoint which is Todd said, still has a lack of.

617

01:21:53.280 --> 01:22:00.960

Joseph: interest or something and there's no kind of saying welcome here we are um you don't need to walk them time but I mean like.

618

01:22:01.620 --> 01:22:11.070

Joseph: we're here someplace it's different it's different than the commercial we just went through there's no real and that sounds a little subjective but.

619

01:22:11.610 --> 01:22:28.950

Joseph: That would just be nice if there was something happening on those corner lots quantity units there some on the end that could make it look a little more welcoming now I saw somewhere some drawings they believe Charlie might have done have some in units, what are some drawings.

620

01:22:29.970 --> 01:22:32.670

Joseph: That we're trending yeah I.

621

01:22:36.810 --> 01:22:37.800

Joseph: can't remember no.

622

01:22:38.400 --> 01:22:38.790

No.

623

01:22:40.530 --> 01:22:40.920

Joseph: yeah.

624

01:22:43.710 --> 01:22:44.100

Hayes Gori: yeah.

625

01:22:45.000 --> 01:22:45.990

Marlene Schubert: This one maybe this.

626

01:22:46.500 --> 01:22:48.360

Hayes Gori: No, no, no.

627

01:22:50.220 --> 01:22:51.330

Hayes Gori: The one next to it.

628

01:22:52.770 --> 01:22:53.640

Hayes Gori: More definitive.

629

01:22:53.820 --> 01:22:54.870

Hayes Gori: One yeah that one.

630

01:23:01.170 --> 01:23:02.400

Todd: I think you're thinking of there was a.

631

01:23:03.540 --> 01:23:07.140

Todd: Presentation one or two ago where if somebody will end units returned.

632

01:23:07.440 --> 01:23:07.920

Joseph: turned.

633

01:23:08.250 --> 01:23:09.030

Todd: And those are little.

634

01:23:09.540 --> 01:23:16.140

Joseph: Study sketches or something yeah what happened to those to be to be not implement them or.

635

01:23:18.750 --> 01:23:23.220

Hayes Gori: They didn't work with the remainder of the building so.

636

01:23:24.600 --> 01:23:24.960

Joseph: The floor.

637

01:23:25.980 --> 01:23:26.460

Hayes Gori: We would you.

638

01:23:27.060 --> 01:23:29.370

Hayes Gori: Try to use the windows in.

639

01:23:30.570 --> 01:23:32.430

Hayes Gori: A different approach to back the.

640

01:23:33.810 --> 01:23:35.340

Hayes Gori: bros attractive.

641

01:23:36.540 --> 01:23:36.930

Right.

642

01:23:38.100 --> 01:23:41.700

Joseph: Okay yeah can you go back home or lean to the.

643

01:23:42.930 --> 01:23:49.230

Joseph: The aerial view you had when you first came here for pictures ago don't that's possible where was that.

644

01:23:50.910 --> 01:23:52.170

Hayes Gori: What a great one, I think.

645

01:23:53.250 --> 01:23:55.500

Marlene Schubert: Oh let's see this one yeah.

646

01:23:57.330 --> 01:23:57.600

Joseph: yeah.

647

01:23:58.020 --> 01:24:01.410

Joseph: Okay yeah so when you look at that so imagine you're driving.

648

01:24:01.410 --> 01:24:01.560

Hayes Gori: up.

649

01:24:01.650 --> 01:24:10.110

Joseph: The road and you're heading North you're heading towards programmed right, you can walk through and you come to that, I guess that's a stop sign, there are believe i'm not sure of it right there.

650

01:24:11.970 --> 01:24:19.110

Joseph: yeah at that point you're looking at those in buildings and I think that's what one of the things Todd was talking i'm not speaking for your dad but that's.

651

01:24:20.670 --> 01:24:28.020

Joseph: What I think that's kind of what's going on there there's nothing really interesting it's not you know kind of there it is.

652

01:24:29.280 --> 01:24:36.510

Joseph: Saying we've arrived, this is kind of interesting place that's just a comment about the end building but.

653

01:24:36.990 --> 01:24:40.860

Hayes Gori: That makes sense that's your first your first first project.

654

01:24:41.250 --> 01:24:46.740

Joseph: Right yeah i'm vicki do you have any comments.

655

01:24:52.350 --> 01:24:57.540

Vicki: um First, I think, thank you for listening and.

656

01:24:58.620 --> 01:25:10.260

Vicki: The most recent Charlie once law sketches they're helpful and the color delineation is is vastly improved, I agree with Todd it needs further refinement.

657

01:25:11.970 --> 01:25:18.690

Vicki: I think I was i've been sitting here, trying to figure out how to how to describe this and.

658

01:25:19.770 --> 01:25:41.010

Vicki: You focus quite a bit on the fact, this is an existing site existing conditions in the Wisconsin design about eat grass in grass, the subsurface water retention, etc, etc, so you've been forced to try to almost put a.

659

01:25:42.060 --> 01:25:44.190

Vicki: square peg in a round hole.

660

01:25:45.660 --> 01:25:50.880

Vicki: And it's really it's it's really difficult and complex.

661

01:25:52.860 --> 01:26:01.800

Vicki: I to do agree that we need should have the 50 foot set back from three or five, this is going to be a family.

662

01:26:03.360 --> 01:26:07.260

Vicki: Project probably hopefully and.

663

01:26:07.680 --> 01:26:09.870

Vicki: Yes, triple pane windows, but.

664

01:26:11.400 --> 01:26:16.950

Vicki: You know the noise from three to five this the dirt from three to five just the traffic pollution.

665

01:26:18.750 --> 01:26:25.590

Vicki: When you look at the difference between these buildings and walgreens you think that that that Western row.

666

01:26:26.310 --> 01:26:40.050

Vicki: So I probably know the answer to this, but you're thinking 74 units if that Western row wasn't there you're down to 58 and probably your you would answer me by saying your performance doesn't work.

667

01:26:41.340 --> 01:26:53.280

Vicki: Which is unfortunate because we're all on board with wanting to have both affordable housing, but also what I would characterize as that price point of less expensive housing, you know slide.

668

01:26:53.940 --> 01:26:55.530

Vicki: I can't believe i'm saying this less than.

669

01:26:55.530 --> 01:27:05.400

Vicki: 500,000 which is terrific so and we both we all want, that we want both the affordable and we want the less expensive so.

670

01:27:08.340 --> 01:27:25.440

Vicki: I don't know how we, I mean I don't know Joe can we put this forward as a condition that that we're deeply concerned about that 50 foot buffer I mean I don't know what we should say about that it's important to me just for all kinds of reasons.

671

01:27:27.270 --> 01:27:30.750

Vicki: i've driven up and down three or five I keep looking up there and.

672

01:27:32.670 --> 01:27:34.410

Vicki: yeah we need that 50 foot buffer.

673

01:27:36.240 --> 01:27:40.950

Hayes Gori: If I can make I appreciate what you're saying, and you know we've wrestled with this and and.

674

01:27:41.460 --> 01:27:53.370

Hayes Gori: 35 right from building front to to property line but but there's there's obviously there's a push and pull and so it's kind of harder thinking that you know for those folks in the western most.

675

01:27:53.880 --> 01:28:04.350

Hayes Gori: rose, you know the reality is when they want to go out and they want to you know mix with their neighbors and have a Community experience they're going to go to the courtyard area on the sidewalks for that.

676

01:28:05.280 --> 01:28:24.810

Hayes Gori: And so, if we enlarge the the setback buffer then we're necessarily shrinking that courtyard area where we think they're going to migrate to to get away from it, to the extent that noise is an issue for them so so it's there's no perfect solution and we're trying to thread the needle.

677

01:28:27.570 --> 01:28:29.340

Joseph: yeah I guess i'm.

678

01:28:30.690 --> 01:28:36.690

Joseph: I feel that that part of it, I think he really said it well, Mr green in your presentation, you know that.

679

01:28:37.260 --> 01:28:51.960

Joseph: You were given a number of let's say restrictions, based on the lots because they were just there, and you can't get rid of them and then that and then the question is when we try to apply the design for being rich book.

680

01:28:53.460 --> 01:29:03.570

Joseph: poser in conflict and in no matter what you might do that are really is really positive and helpful and you've done some work of is very helpful.

681

01:29:05.280 --> 01:29:20.640

Joseph: It they still don't necessarily meet don't meet the design for bainbridge guidance and it I don't want I don't want to say that it's almost as if these lots can't be residential, but they are so commercial in their.

682

01:29:20.730 --> 01:29:35.070

Joseph: original thought in the 2013 timeframe, you know that cannot convert them over here there are constraints that make them not really sort of inhospitable a little bit for residential I guess.

683

01:29:36.450 --> 01:29:45.150

Joseph: I just think you know if you think of commercial not many people are going to learn as they sit outside they do things but they don't really go out that much.

684

01:29:45.510 --> 01:29:53.400

Joseph: But when you're talking about housing kids go outside and play they leave their site believe their products and their leader bikes and things out in the.

685

01:29:53.880 --> 01:30:05.880

Joseph: In the public way and stuff and they have them so close to cars and have them, you know that way, I think it's just a little difficult, and I think that makes it less less.

686

01:30:06.840 --> 01:30:15.870

Joseph: residential the oriented in my mind, so that That to me is still a real concern those egress is, and I really should keep dreaming about understand but.

687

01:30:17.070 --> 01:30:23.100

Joseph: Those are concerns that I have yes um did you.

688

01:30:25.830 --> 01:30:26.190

Joseph: Please.

689

01:30:26.640 --> 01:30:44.550

Hayes Gori: Obviously we we share those concerns and that's another thinking without us kind of the hierarchy of the public spaces it's just have those choreography set back you know, separate from wintergreen lane, you know shielded effectively by those two story homes on both lots so but yeah.

690

01:30:46.140 --> 01:30:46.500

Hayes Gori: yeah.

691

01:30:46.740 --> 01:30:50.850

Joseph: um I didn't know that, but for the housing aspect of.

692

01:30:51.570 --> 01:31:01.200

Joseph: Just real quickly, I know that later on particles forward later on you'll have conversations with the city about how many actual unit you're actually going to have.

693

01:31:01.590 --> 01:31:14.820

Joseph: That, in the long term, affordable housing and whatnot like that, and I just want to get kind of a clear number, if I can i'm going to put phaedra you still there, I think, on as a partner in this do you have a.

694

01:31:15.930 --> 01:31:23.040

Joseph: pretty good idea of how many units, you can partner with them on or is that putting you on the spot it's not.

695

01:31:24.120 --> 01:31:27.570

Joseph: easy to do this we haven't figured that out yet or what.

696

01:31:28.200 --> 01:31:29.910

Phedra Elliott: um can you hear me.

697

01:31:30.510 --> 01:31:31.920

Joseph: Yes, we can yes okay.

698

01:31:33.090 --> 01:31:39.930

Phedra Elliott: Our intent is to partner with them on all 31 that have to be affordable are required to be affordable.

699

01:31:40.230 --> 01:31:52.560

Phedra Elliott: Today we're working with them and housing kids have to figure out how to do that so i'm not going to promise you my firstborn child today for that, but we are working toward it on hope to get there.

700

01:31:53.880 --> 01:32:02.820

Joseph: So okay so but that's that so let's I realize you're going to negotiate on this up later and send that but so right now you're thinking you can do 31 units.

701

01:32:04.350 --> 01:32:06.870

Joseph: In that range in that range okay.

702

01:32:08.370 --> 01:32:17.550

Hayes Gori: yeah in the Community land trust, this is the plan, and so, if all goes to plan so in perpetuity yes, I can speak for future but.

703

01:32:18.120 --> 01:32:22.680

Phedra Elliott: in perpetuity 31 units sold to 80% and below mm.

704

01:32:23.730 --> 01:32:24.960

Joseph: hmm okay yeah.

705

01:32:25.050 --> 01:32:34.890

Hayes Gori: And then, and then Mr Johnson for those for those listening, perhaps, perhaps the Members know, but just I think it's good to keep in mind just the income levels were talking about, we can say 80% of them, I mean.

706

01:32:35.340 --> 01:32:52.020

Hayes Gori: I just just real real rough so for one person family 80% of amies approximately 52,000 under the guidelines you know give or take so to person family 80% of BMI which means area median income to person families.

707

01:32:53.040 --> 01:33:09.240

Hayes Gori: 60,000 or so three person families 6768 four person family you get up to about 75,000 so that's that's what we're talking about so it's not it's not poverty level, by any stretch but it's income qualified that's that's the term.

708

01:33:09.540 --> 01:33:10.890

Joseph: Sure yeah.

709

01:33:12.360 --> 01:33:15.240

Joseph: Okay, God and then Bob Todd had a question, yes to.

710

01:33:19.470 --> 01:33:20.400

Todd: Go take.

711

01:33:21.900 --> 01:33:24.300

Todd: This image that's on the screen right now.

712

01:33:25.410 --> 01:33:34.500

Todd: Is a little misleading giving the density of planning of large trees between specifically walgreens and 305.

713

01:33:36.150 --> 01:33:42.870

Todd: there happens to be a big hole almost directly across from walgreens of mature of mature trees.

714

01:33:44.460 --> 01:33:55.980

Todd: So, are you proposing to replace those trees and really heavily identify the planting down there in front of in basically between walgreens and 305.

715

01:33:58.020 --> 01:33:58.680

Hayes Gori: Do.

716

01:34:01.680 --> 01:34:02.040

Hayes Gori: you like.

717

01:34:03.060 --> 01:34:03.780

Todd: Sorry, I can't hear.

718

01:34:04.560 --> 01:34:17.040

Hayes Gori: We we can go on to walgreens property and do anything to replace the trees there remember we're constricted to to our two laws.

719

01:34:17.790 --> 01:34:19.800

Hayes Gori: And I won't even maybe another understanding.

720

01:34:20.040 --> 01:34:20.820

Hayes Gori: Exactly are.

721

01:34:21.900 --> 01:34:40.680

Hayes Gori: We are, we are going to plant a tree screen in that 25 foot buffer that will add to the trees, you see, on the screen there Do you remember the edge of highway 305 to 75 feet and 22 foot higher it's a slow.

722

01:34:42.060 --> 01:34:44.850

Hayes Gori: So it's its way down below the units.

723

01:34:45.540 --> 01:34:47.580

Todd: And yeah so.

724

01:34:47.640 --> 01:34:52.200

Hayes Gori: i'm what i'm why don't you repeat your question and make sure I understood it sorry.

725

01:34:52.230 --> 01:34:57.630

Todd: yeah i'm more concerned of the view of you know from say the intersection at.

726

01:34:58.770 --> 01:35:06.150

Todd: A high school and 305 because there is very little mature or any planting that will eventually get to be very large.

727

01:35:07.140 --> 01:35:14.760

Todd: There, and I know you've been working with Virginia mason and walgreens about parking and access and there'll be all kinds of agreements you'll have to get.

728

01:35:15.270 --> 01:35:26.940

Todd: To get traffic through those lots so you do have way to bargain or somehow work, a solution that might be more palatable to really build up that screen.

729

01:35:27.480 --> 01:35:42.990

Hayes Gori: Right, well, we did make it clear we've we've been working with server shields who manages the Virginia mason clinic and the parking works, as is.

730

01:35:43.830 --> 01:35:52.800

Hayes Gori: With the Cross parking rules in the current Stacy and ours, but we have God to Virginia mason and summer shields because they.

731

01:35:53.190 --> 01:36:01.500

Hayes Gori: They have some overflow parking during the day so we're working out a an agreement where we're going to commit some surplus.

732

01:36:02.220 --> 01:36:16.050

Hayes Gori: Open parking spaces, that we have to them for between 8am and 5pm so they will have for sure some overflow parking needs for their employees and then at night.

733

01:36:16.650 --> 01:36:28.200

Hayes Gori: We exchange they're going to let if our residents have had more than one car, then the second car at night, would be able to park on their lot.

734

01:36:29.160 --> 01:36:49.980

Hayes Gori: We haven't done much with walgreens and we're happy to plant some trees, but I in we will do so, but I I don't have permission from walgreens yet I don't know why they would have jacked but I, you know we we were doing our best effort spaces and I just haven't gotten to walgreens yeah.

735

01:36:50.970 --> 01:36:56.970

Todd: Well, I mean you'll have to take three of their spots to get that alley between those two buildings, so I imagine some.

736

01:36:56.970 --> 01:36:57.570

Hayes Gori: folks will be.

737

01:36:58.170 --> 01:37:05.220

Hayes Gori: Those three spots belong to us, they they're in the access way, just to be correct, they don't they don't know those spots.

738

01:37:08.520 --> 01:37:10.830

Joseph: Okay i'm okay.

739

01:37:14.760 --> 01:37:18.720

Bob: yeah I appreciate, you know a lot of changes you folks have made.

740

01:37:20.040 --> 01:37:28.470

Bob: I guess the one thing that's always bothered me ever since this started as we you know, we had we had a forest or a woods there and now we've got an open.

741

01:37:28.470 --> 01:37:32.250

Bob: area, and you know i'd like to see some of that replaced.

742

01:37:33.420 --> 01:37:36.210

Bob: You know the the West side development there.

743

01:37:37.230 --> 01:37:37.740

Bob: i'm.

744

01:37:40.950 --> 01:37:46.800

Bob: i'm assuming the hierarchy of design, if I could use that term is.

745

01:37:47.880 --> 01:38:01.380

Bob: walking into the West side development between the two buildings i'm assuming just because I see something about public art is that intended to be the main entry into that project.

746

01:38:02.640 --> 01:38:08.460

Bob: Other than people that park their cars, you know, in the garage and stuff but where's the main entry where's the.

747

01:38:09.330 --> 01:38:20.220

Bob: Good right now, I want to see trees on the on the north and south side, I mean it's what Todd was talking about, you know I want to see some screening there but.

748

01:38:21.000 --> 01:38:28.800

Bob: It is the main entry between those two buildings on the West side along wintergreen is that the main entry into the into the Community.

749

01:38:29.370 --> 01:38:38.520

Bob: is again we've got we're talking about Community we're talking to neighborhood is what we're talking about here, not just a bunch of buildings, but we have a neighborhood in a community.

750

01:38:41.700 --> 01:38:43.320

Hayes Gori: Well, Mr Russell the.

751

01:38:44.700 --> 01:38:57.720

Hayes Gori: residential neighborhood, including the ones we're doing right now, all those cottages in massive place entry is defined by the sidewalks go into the buildings and every place, you have a gap.

752

01:38:59.250 --> 01:39:06.210

Hayes Gori: area between buildings on both the East lot of one slide you have sidewalks crossing this the.

753

01:39:07.200 --> 01:39:28.170

Hayes Gori: property and then you have sidewalks going to link to the property so is probably as much or more than any typical single family residential development for having the entrances to the Austrians in multiple locations, so I think we, I mean it.

754

01:39:29.580 --> 01:39:51.180

Hayes Gori: still has to be compared to other projects take the lock they don't have any sidewalks fronting the townhome units on each of the walk you got we've got more sidewalks than any project that has been built or proposed in the last four years.

755

01:39:52.590 --> 01:39:58.860

Hayes Gori: As far as access to as far as defining how we move about the project and how you answer.

756

01:40:03.630 --> 01:40:11.880

Bob: i'm looking for on the West side i'll take the East side next it'll be the same thing, but on the on the West side there's no screening i'm just looking at that rendering.

757

01:40:13.140 --> 01:40:20.640

Bob: Their needs more privacy to separate it from the commercial on the north and south side of that West.

758

01:40:21.390 --> 01:40:23.700

Bob: West layout the massing.

759

01:40:25.620 --> 01:40:32.460

Bob: I understand you got sidewalks there, it appears to me that the main entries between the two buildings along wintergreen.

760

01:40:33.690 --> 01:40:46.890

Bob: years is a different idea that's fine but there's not enough screening there there's not enough natural area, I want to bring some of that natural area back smells trees back that were taken down that we're clear cut when this place was developed.

761

01:40:48.210 --> 01:40:56.280

Bob: In the same thing on the east side, in fact, the East side that North side is very open that's got to be screened out.

762

01:40:57.630 --> 01:40:57.960

Bob: it's.

763

01:40:58.980 --> 01:41:07.140

Bob: You don't have the screening there i'm not I don't recall what the what the south side looked like, but the north side definitely there was this required more screening.

764

01:41:09.120 --> 01:41:12.150

Hayes Gori: just not enough in here yeah I think.

765

01:41:13.710 --> 01:41:20.010

Hayes Gori: I agree with you that the primary entry point will be where you're indicating cuz you're gonna walk down wintergreen.

766

01:41:20.910 --> 01:41:24.990

Hayes Gori: there's that gap between the what a row seven there and then the role of for.

767

01:41:25.380 --> 01:41:32.130

Hayes Gori: Right so that's a natural place where people enter and so, but they had a game, it was just saying there's multiple access points but that's probably going to be the main one.

768

01:41:33.090 --> 01:41:38.880

Hayes Gori: And then, and then likewise over on the east, probably the one in between the two rows of two stories.

769

01:41:39.330 --> 01:41:45.270

Hayes Gori: But yeah I hear you on the streaming and you know that can be a condition absolutely but again it's this pushing full of.

770

01:41:45.750 --> 01:42:01.650

Hayes Gori: You know, we you know those courtyard areas there's certainly invitation, right to the public at large, and not just the residents and so you know we don't want to like make it seem like it's a barrier, but at the same time, I hear what you're saying, but the.

771

01:42:01.680 --> 01:42:07.590

Bob: yeah if I were a resident there I wouldn't want a bunch of people from the public wondering, and I want to screen there.

772

01:42:07.920 --> 01:42:21.780

Bob: i'm not saying the screen has to be two foot on Center either, but i'd want to identify this the private neighborhood these are you know these people have their own dignity and they deserve their own neighborhood and that's what they need to have.

773

01:42:22.890 --> 01:42:33.420

Bob: The second thing is just a little more detail, but it comes back to sustainability, I you know the the shingles I noticed they're not made out of any kind of recycled material.

774

01:42:34.440 --> 01:42:50.190

Bob: Water bottles tires what have either shingles there is real shingles out there, that you can get 3540 year warranty that that are made out of recycled material, I certainly rather see that, then I couldn't find anything on the copy and paste cut sheets.

775

01:42:51.930 --> 01:43:00.990

Bob: On the on the on the material composition of the shingles and i'd sure, want to see some kind of a sustainable product on the roof, there is quite a bit of.

776

01:43:02.040 --> 01:43:07.500

Bob: area, and the second thing is on the entry doors I would.

777

01:43:09.030 --> 01:43:20.730

Bob: I would highly recommend not using glass entries it's a great place to break in burglar can break and easy enough turn the handle and walk right in and i'd certainly not use.

778

01:43:21.570 --> 01:43:31.890

Bob: glass on those in particular location like this if it's on a different part of the island sure i've got neighbors and have glass doors that's fine with them, but I certainly wouldn't want that, and.

779

01:43:32.970 --> 01:43:34.260

Bob: Something like wintergreen.

780

01:43:34.650 --> 01:43:36.480

Bob: that's just not not good.

781

01:43:38.940 --> 01:43:39.540

Bob: That.

782

01:43:41.280 --> 01:43:42.060

Joseph: was what.

783

01:43:42.180 --> 01:43:45.450

Joseph: I have okay vicki I think you had a hand up.

784

01:43:45.990 --> 01:43:46.590

Hayes Gori: Thank you.

785

01:43:47.880 --> 01:43:55.170

Vicki: Know i'm kind of sitting here, you know, listening to all the comments and i'm looking i'm thinking about you know where are their areas of compromise.

786

01:43:55.800 --> 01:44:06.750

Vicki: So when we look at the East side, and we see those beautiful trees next to kits at bank and then you see the trees that are over towards stone CREST and along the wetlands area.

787

01:44:07.290 --> 01:44:14.880

Vicki: It creates almost like an envelop in development of the investment of that East side property.

788

01:44:15.660 --> 01:44:23.670

Vicki: And if there was a companion set of trees on the North side, yes, that means you're going to lose to a unit off of each end of that building.

789

01:44:24.360 --> 01:44:42.690

Vicki: But if you could somehow rather and and the piece next to walgreens is particularly problematic because it's you know how lovely I enter my home driving through the drive the walgreens drive through I mean it just it just doesn't have a good feel.

790

01:44:44.250 --> 01:45:03.750

Vicki: and trying to to see are there, are there any things smaller things than, say, eliminating the entire West side of the buildings are there, smaller things where yes you're going to lose some units, but is there anything smaller gestures that can get us more to creating.

791

01:45:05.130 --> 01:45:09.630

Vicki: less of a sense of a residential thing put right down in the middle of a bunch of.

792

01:45:11.070 --> 01:45:13.470

Vicki: of parking lots that read like a mall.

793

01:45:14.790 --> 01:45:15.600

Hayes Gori: And and.

794

01:45:15.690 --> 01:45:20.070

Vicki: And I know what you're I know what the the the strictures are here.

795

01:45:20.730 --> 01:45:38.250

Vicki: But I mean Where are those and I would leave it, you know, like to the architects in our group to say, well, if we did this or a Joe Charlie if we did this, these are some smaller gestures that could could help us over some of these hurdles I don't know what they are.

796

01:45:40.290 --> 01:45:45.300

Vicki: They don't the East side doesn't have a different field, because of the trees on two sides.

797

01:45:48.090 --> 01:46:01.440

Joseph: Okay, thanks vicki i'm gonna open up to other people in the patent on the attendees if anybody oh Todd you still have a question sorry I missed your hand.

798

01:46:01.470 --> 01:46:04.170

Todd: Sorry, no, no, I just had one that picky.

799

01:46:07.080 --> 01:46:10.860

Todd: Give me idea, you mentioned that their surplus parking.

800

01:46:12.300 --> 01:46:16.140

Todd: or their spots that could be removed to make way for more significant planting.

801

01:46:18.750 --> 01:46:19.650

Hayes Gori: Unfortunately.

802

01:46:26.370 --> 01:46:29.610

Hayes Gori: we're absolutely at the middle on the West side.

803

01:46:31.200 --> 01:46:31.620

Hayes Gori: So.

804

01:46:33.570 --> 01:46:37.860

Hayes Gori: This is not, at this point we can't.

805

01:46:38.760 --> 01:46:43.350

Todd: And just for my reference why can't why aren't those portable.

806

01:46:44.490 --> 01:46:46.020

Hayes Gori: Where where where are we.

807

01:46:47.010 --> 01:46:57.360

Todd: Well, why can't we take if we have a surplus on the east, why couldn't we move those either to the north, end of the East buildings or somewhere else.

808

01:46:58.320 --> 01:47:04.110

Hayes Gori: It doesn't work with remember the side, all the way we.

809

01:47:06.990 --> 01:47:08.940

Hayes Gori: Were taught it or we have these lot.

810

01:47:10.500 --> 01:47:11.730

Todd: What do you mean are we on the slide.

811

01:47:12.030 --> 01:47:14.700

Joseph: and talking about are you talking about these lot, I think.

812

01:47:14.760 --> 01:47:17.220

Todd: i'm just talking about if their surplus spots.

813

01:47:18.030 --> 01:47:24.240

Todd: If they could be portable and moved where they might be helpful to put some additional planting.

814

01:47:25.320 --> 01:47:34.560

Todd: You know, like right now on the image on the screen, the end of that blue building where the parking lot pretty much almost hits it.

815

01:47:35.100 --> 01:47:46.380

Todd: You know, good you to put a spot there yeah exactly plants have significant trees, there are there other pockets, where one more parking space would make a big difference.

816

01:47:48.600 --> 01:47:49.470

Hayes Gori: well.

817

01:47:51.090 --> 01:47:56.970

Hayes Gori: we've been we were well along under negotiations with Virginia mason and.

818

01:47:58.950 --> 01:48:14.670

Hayes Gori: they're counting you know these things start to get pretty fixed so you're going to eliminate some of the 14 surplus spaces, and that is going to mean they're overflow parking doesn't work very good during the day.

819

01:48:15.960 --> 01:48:20.880

Hayes Gori: So it just there's so many barriers to changing things.

820

01:48:21.270 --> 01:48:25.380

Todd: yeah i'm the various present opportunities to.

821

01:48:31.800 --> 01:48:41.100

Hayes Gori: kind of see i'd like to the larger point about the natural areas and developing the higher development is nice.

822

01:48:42.240 --> 01:48:50.580

Hayes Gori: guard that's we got that going for us i'm literally but yeah we hear what you're saying, and you know we've.

823

01:48:51.150 --> 01:49:02.490

Hayes Gori: done since we need update the landscape plan so we can take a look at that and that you know that's the vision of your approval or a strong suggestion or we want to catch it we hear what you're saying.

824

01:49:06.660 --> 01:49:07.470

Joseph: Okay i'm.

825

01:49:07.500 --> 01:49:09.300

Joseph: Ashley Ashley yes.

826

01:49:12.030 --> 01:49:25.680

Ashley: hello, I had a question that seemed I just didn't notice if there was a pet relief area or where residents with with pets would walk them or you know the areas that have a little baggies and such.

827

01:49:26.730 --> 01:49:28.620

Ashley: That was one question and then.

828

01:49:30.090 --> 01:49:42.840

Ashley: If there, I saw there was like parking but I wasn't sure if you had you know my whole E bike thing and was hard for God I love to ride my bike around down here, but if you have special like storage.

829

01:49:43.440 --> 01:49:53.070

Ashley: that allow for the battery packs that you know with the charging stations and then probably the same for for cars to if there are the electric charging stations.

830

01:49:54.090 --> 01:50:01.290

Ashley: And then part of that is, I know parking is is an issue in that area I didn't know if you were going to have any sort of.

831

01:50:02.280 --> 01:50:16.590

Ashley: Maybe incentive for not having a car, you know so for giving them some sort of something to say, if you just bring your bike and we were breaking community, and you know this is how you get here easily so yeah Those are my question.

832

01:50:18.120 --> 01:50:18.690

Thank you.

833

01:50:19.950 --> 01:50:22.380

Joseph: john Thank you to have the same question.

834

01:50:22.920 --> 01:50:23.190

Yes.

835

01:50:24.540 --> 01:50:24.960

Jon Quitslund: I just.

836

01:50:26.520 --> 01:50:27.900

Jon Quitslund: series of short comments.

837

01:50:29.010 --> 01:50:33.690

Jon Quitslund: This will be my last opportunity to speak as a member of the planning Commission.

838

01:50:35.010 --> 01:50:35.460

Jon Quitslund: and

839

01:50:37.110 --> 01:50:45.840

Jon Quitslund: I won't be participating in any way in the review within the planning Commission but i'll be interested in this as a private citizen.

840

01:50:46.740 --> 01:51:03.480

Jon Quitslund: Having followed from the very first meeting it's it's been a rewarding and satisfying to see the flexibility that's been achieved over time and the many different adjustments and improvements that have been made.

841

01:51:04.560 --> 01:51:11.550

Jon Quitslund: That is very encouraging, I remain concerned about the number of units and the.

842

01:51:13.320 --> 01:51:18.390

Jon Quitslund: The constraints upon each unit, the uniformity of very, very narrow.

843

01:51:20.100 --> 01:51:27.270

Jon Quitslund: Exact unit such a feature of design and I know economics have been driving the planning.

844

01:51:28.590 --> 01:51:34.710

Jon Quitslund: To a large extent so it's it's a rather bold experiment, and it is responsive to.

845

01:51:36.480 --> 01:51:45.510

Jon Quitslund: The city's interest in innovation and in meeting meeting the need for affordable housing.

846

01:51:46.800 --> 01:51:52.710

Jon Quitslund: So there are pluses and minuses pros and cons to just about everything involved here.

847

01:51:54.210 --> 01:51:54.570

Jon Quitslund: But.

848

01:51:56.100 --> 01:52:08.220

Jon Quitslund: i've i've really I really do appreciate the resourcefulness and the the responsiveness of the applicants all on the line as we've gone through this difficult process.

849

01:52:09.660 --> 01:52:12.600

Jon Quitslund: So I still don't know where we're going to come out but.

850

01:52:14.790 --> 01:52:18.480

Jon Quitslund: it's it's been a positive overall.

851

01:52:19.950 --> 01:52:21.420

Hayes Gori: Thank you, thank you.

852

01:52:22.230 --> 01:52:22.410

yeah.

853

01:52:25.110 --> 01:52:27.660

Hayes Gori: You didn't answer ask these questions I don't think.

854

01:52:27.960 --> 01:52:31.530

Joseph: Oh sorry Okay, please, please go ahead, sorry.

855

01:52:32.370 --> 01:52:32.820

yeah.

856

01:52:36.930 --> 01:52:38.580

Hayes Gori: I mean we.

857

01:52:39.750 --> 01:53:00.150

Hayes Gori: are going to go in the common areas and people will pick up their waist, we will have we have the the little handheld things where you get your little

plastic container sorry I think of anything better right the ball.

858

01:53:01.380 --> 01:53:09.420

Hayes Gori: And the charging stations have I admit I hadn't even thought about that was guys's we put one in every single garage.

859

01:53:10.500 --> 01:53:20.520

Hayes Gori: And I think that's a good idea for at least three sorry this can all have a personal charging station, both for their bike and their.

860

01:53:21.960 --> 01:53:26.370

Hayes Gori: Car and and I think are the two story units.

861

01:53:28.800 --> 01:53:36.990

Hayes Gori: I don't know how we're going to accomplish charging stations for the open parking, but we can put charging stations.

862

01:53:37.470 --> 01:53:49.410

Hayes Gori: On each storage unit in the back that we showed you whether they're the privacy devising walls for the open space and they can charge their bike there and take incentive them competing.

863

01:53:50.490 --> 01:54:08.190

Hayes Gori: For charging stations for their bikes it's just easier to have them, it is that it's it's a it's not going to break the affordability I think it's about \$100, so I think that's that's key to it actually did I answer all your questions.

864

01:54:08.700 --> 01:54:09.780

Ashley: You did yep.

865

01:54:10.110 --> 01:54:10.860

Hayes Gori: Okay, thank you.

866

01:54:10.890 --> 01:54:11.430

Ashley: Thank you.

867

01:54:13.590 --> 01:54:13.980

Marlene Schubert: Michael.

868

01:54:14.700 --> 01:54:15.270

Michael.

869

01:54:16.890 --> 01:54:17.280

Michael: Sorry.

870

01:54:18.660 --> 01:54:23.010

Michael: Sorry, I came into the meeting late so some of my questions might be.

871

01:54:24.420 --> 01:54:25.560

Michael: may have been covered earlier.

872

01:54:26.580 --> 01:54:30.090

Michael: But I do want to say that I agree with the previous.

873

01:54:31.320 --> 01:54:41.520

Michael: board members who are commenting on the north and south facades but the building, those are really important and needs to be considered as well as.

874

01:54:42.780 --> 01:54:59.250

Michael: Requiring condition for revised landscape plan, while normally I hope that the building the architecture actually starts to integrate into the existing context, a little bit better I feel like we're kind of running.

875

01:55:00.450 --> 01:55:15.960

Michael: around in circles in terms of kind of reducing the mass in some sort of way that it feels more appropriate to the area and so that the landscape plan is going to be even more important in this scenario, so I think we need to make sure that that gets updated.

876

01:55:17.820 --> 01:55:30.000

Michael: And the comments that have been stated already are incorporated and then I had a question about the two storey townhome plans.

877

01:55:31.980 --> 01:55:35.760

Michael: and wondering if they were accurate regarding how you.

878

01:55:36.780 --> 01:55:48.540

Michael: How they relate to both the comments space, as well as wintergreen lane it looked like in the plans on your Google drive, which were updated the most recent

ones, I think.

879

01:55:50.070 --> 01:55:51.480

Michael: there's only one door.

880

01:55:52.650 --> 01:56:04.950

Michael: For the ground units and I was wondering, is that the case or and if it is the case which way does the door open opening onto the road or is it opening on the comments it's.

881

01:56:06.450 --> 01:56:13.620

Hayes Gori: The answer to that is, I guess, we still haven't got both doors in there, there are a door on the front.

882

01:56:14.730 --> 01:56:16.710

Hayes Gori: In the case of the East.

883

01:56:18.210 --> 01:56:19.890

Hayes Gori: lot okay.

884

01:56:21.180 --> 01:56:22.500

Hayes Gori: yeah okay now.

885

01:56:23.550 --> 01:56:33.780

Hayes Gori: This works good, because then we can go to the the other one, this is the rare there's a door to the common areas and that's the rear and could you go to the other ones Marlene.

886

01:56:34.020 --> 01:56:35.130

Marlene Schubert: oops went the wrong way.

887

01:56:37.320 --> 01:56:46.230

Hayes Gori: And this is the front and and I agree with whoever's that they don't like glass doors and all of your people on our team.

888

01:56:47.790 --> 01:57:00.000

Hayes Gori: have voted me down i've 74 I don't like that anyway, we can have a glass of wine and commiserate so I don't I don't know how we're going to get rid of the glass doors let's meet over will them.

889

01:57:01.170 --> 01:57:08.040

Hayes Gori: But this is a Friday and so there's the front door so there's a front and back door, does that answer your question.

890

01:57:09.810 --> 01:57:14.280

Michael: yeah it does so, the vendors are accurate, not the plants.

891

01:57:14.520 --> 01:57:15.570

Hayes Gori: yeah okay.

892

01:57:17.940 --> 01:57:21.090

Michael: All right, I like both doors so that's why I was asking.

893

01:57:22.530 --> 01:57:28.350

Joseph: So um again I would like it to open it up to people in the audience and I see.

894

01:57:28.380 --> 01:57:30.540

Marlene Schubert: Lisa Lisa to talk.

895

01:57:30.570 --> 01:57:31.800

Joseph: One moment yeah.

896

01:57:33.840 --> 01:57:36.390

Lisa: are mandatory at all hi can you hear me.

897

01:57:38.280 --> 01:57:38.670

Marlene Schubert: Yes.

898

01:57:38.850 --> 01:57:47.970

Lisa: yeah so unfortunately i'm on the ferry so i'm sorry they're making an announcement, but um, I just wanted to say that.

899

01:57:48.900 --> 01:57:58.380

Lisa: i've been involved with the sustainable transportation work and i'm a biker and when I think about this development and facilities for bicycles.

900

01:57:58.920 --> 01:58:17.100

Lisa: I tell you something that works for me as a regular computer going into the city having safe parking and if I was to live in this kind of development, there are things, called like five o'clock right there structures we had one in our EP.

901

01:58:18.210 --> 01:58:33.930

Lisa: hey office way see where people can pull their bikes in and absolutely love them so they're out of the weather and such and when I think about the smallness of these units and, frankly, I can tell about that storage unit, but I would tell you this bikes keep getting bigger.

902

01:58:34.950 --> 01:58:45.060

Lisa: And cars and gets all right, so when we think about what's adequate and I know i'm hoping one day that the city code is updated such that these.

903

01:58:46.050 --> 01:58:53.880

Lisa: kinds of things already dialed in and developers don't have to think about it so much, but we're not at that point.

904

01:58:54.540 --> 01:59:00.240

Lisa: So I would ask you to think about whether this really provide.

905

01:59:00.750 --> 01:59:11.130

Lisa: adequate facilities for bikes and we're not just talking about bikes today bikes in the future, families on bikes big bikes electric bikes so.

906

01:59:11.460 --> 01:59:24.090

Lisa: I just wanted to weigh in on the bike thing because it's really important to me, and as you see, in our Community, more and more people of all ages older people younger people kids are on very different looking bikes.

907

01:59:25.320 --> 01:59:28.710

Lisa: So that's what I have to say about some of this, so thank you.

908

01:59:29.430 --> 01:59:30.120

Joseph: Thank you.

909

01:59:31.830 --> 01:59:34.050

Joseph: anybody else in the audience.

910

01:59:37.380 --> 01:59:38.220

Joseph: Anybody at all.

911

01:59:42.840 --> 01:59:43.350

Joseph: Okay.

912

01:59:44.400 --> 01:59:44.970

Joseph: um.

913

01:59:46.590 --> 01:59:48.210

Joseph: Do you have a comment, yes.

914

01:59:50.430 --> 01:59:51.690

Vicki: I have one more question.

915

01:59:52.920 --> 01:59:58.410

Vicki: Marlene if we could go to that set of all those drawings and go actually to the floor plans.

916

01:59:58.710 --> 01:59:59.130

Vicki: I want I.

917

01:59:59.160 --> 02:00:01.620

Marlene Schubert: Think I accidentally shot it so one second.

918

02:00:01.860 --> 02:00:05.130

Marlene Schubert: Okay, find the email again i'm so sorry okay.

919

02:00:07.620 --> 02:00:09.420

Marlene Schubert: hold on one second here we go.

920

02:00:11.040 --> 02:00:12.330

Marlene Schubert: get to the link.

921

02:00:14.700 --> 02:00:16.050

Marlene Schubert: All right, my apologies.

922

02:00:17.040 --> 02:00:21.480

Vicki: So um you know, like the two the two story would be find.

923

02:00:22.710 --> 02:00:23.040

Marlene Schubert: This.

924

02:00:24.150 --> 02:00:30.270

Vicki: Okay, so yeah, but if we could see the actual floor plan Okay, and what i'm what i'm.

925

02:00:30.570 --> 02:00:33.480

Vicki: What I need to understand is.

926

02:00:36.120 --> 02:00:37.620

Vicki: At accessibility.

927

02:00:39.030 --> 02:00:39.750

Vicki: So.

928

02:00:40.920 --> 02:00:44.160

Vicki: there's no main floor.

929

02:00:45.600 --> 02:00:46.170

Vicki: bedroom.

930

02:00:47.970 --> 02:00:54.060

Vicki: So on so, how does this work for someone who is say in a wheelchair.

931

02:00:56.400 --> 02:01:00.360

Vicki: How does this work for somebody who really can't do stairs.

932

02:01:03.180 --> 02:01:06.030

Hayes Gori: Did you can I answer that or did you oh.

933

02:01:06.060 --> 02:01:08.190

Vicki: Sure that's that's that's my question yeah.

934

02:01:08.970 --> 02:01:13.800

Hayes Gori: Okay, it the, the only place that we can handle.

935

02:01:14.850 --> 02:01:15.750

Hayes Gori: access.

936

02:01:17.850 --> 02:01:27.810

Hayes Gori: Is the two story units, the three square units will work, but it will we have done in the past on a on a previous project.

937

02:01:28.590 --> 02:01:51.390

Hayes Gori: Is and we have always we are projects have all these lean towards like palumbo place we had 13 units that had elevators in them, but we've also done stair elevators and even though we don't customize it all we have followed the practice with people who have had the gaps we will customize.

938

02:01:52.440 --> 02:02:07.320

Hayes Gori: To create access, and so the, the only way that we can do it is with it is a straight run in the two story, we can accommodate and add a an elevator if we get customers.

939

02:02:07.800 --> 02:02:20.640

Hayes Gori: buyers who are going to need it, they will have to pay for it, but we, we have done, and all of our projects accommodated the needs of of handicapped people.

940

02:02:22.110 --> 02:02:35.370

Vicki: Like that's a really that's good to hear so on the second floor bathroom on the on the two story on have you got like the turning radius, if necessary, you can make that work.

941

02:02:36.120 --> 02:02:52.020

Hayes Gori: If we're gonna have to modify the little stumble there, yes I believe i'm not sure it meets actual for wheelchair, but for walkers and everything else it will work, so I don't.

942

02:02:53.550 --> 02:03:09.180

Hayes Gori: Like the screen I can't read the dimensions, with my nice sorry so but I believe it does so, so I don't know, but then we might have to modify the bathroom if we have a handicapped person is fine.

943

02:03:10.440 --> 02:03:24.810

Hayes Gori: there's no bearing walls or anything so that it can be done when we have done that, too, is that I want to make clear, though, that that's, the only thing we

do on these projects is.

944

02:03:25.950 --> 02:03:26.970

Hayes Gori: Is for elderly.

945

02:03:27.570 --> 02:03:29.070

Vicki: Okay, thank you for that answer.

946

02:03:32.910 --> 02:03:37.260

Bob: Thank you um yeah just several quick questions.

947

02:03:38.730 --> 02:03:46.200

Bob: I think the first one might be for Kelly Kelly or Dave I was looking at the SEPA application.

948

02:03:47.520 --> 02:03:48.000

Bob: and

949

02:03:50.280 --> 02:03:59.010

Bob: I noticed the way it was filled out that wintergreen isn't going to require any public services like fire department and police is that true.

950

02:04:01.050 --> 02:04:04.710

Bob: Is this a no police no fire project I don't understand.

951

02:04:05.070 --> 02:04:05.250

That.

952

02:04:06.780 --> 02:04:07.530

Bob: application.

953

02:04:07.950 --> 02:04:10.320

Kelly: there's a secret question that has to do with.

954

02:04:11.340 --> 02:04:17.400

Kelly: Are there are you asking me about the one that has to do with other special hazards that might require.

955

02:04:19.770 --> 02:04:20.850

Kelly: I mean, of course, it has.

956

02:04:21.810 --> 02:04:24.840

Bob: This number 15 actually public services.

957

02:04:25.710 --> 02:04:31.140

Bob: it's got fire protection and police and the developer says no, and I, I guess, I don't understand that.

958

02:04:31.710 --> 02:04:38.460

Bob: it's more of a trivia question, I guess, but I don't get it, I thought they would require police and the fire department.

959

02:04:40.260 --> 02:04:41.280

There be your dance.

960

02:04:42.870 --> 02:04:49.290

Kelly: I think that has to do with hazardous materials, but I can check that while we're on here and i'll get right.

961

02:04:51.030 --> 02:04:51.900

Bob: Okay, thank you.

962

02:04:52.890 --> 02:05:02.940

Hayes Gori: Mr Russell I I think I can answer that for you, I think it's like I filled it out, and I, I thought, what they were saying, do you need.

963

02:05:03.300 --> 02:05:14.580

Hayes Gori: Just to the police and fire department need to add additional staff in order to support this project not weather nothing coming in there and because it's so proximate to the.

964

02:05:15.300 --> 02:05:33.660

Hayes Gori: fire and the police, I and they already come in there to supervise the commercial area I answered no you don't need to add additional fire and police department services so that's what I thought it meant I don't know, maybe didn't mean that so that's that's.

965

02:05:34.080 --> 02:05:34.200

A.

966

02:05:35.430 --> 02:05:43.230

Bob: No, no, I appreciate the honesty, is what I was looking for as little transparency, no I get it, I you answered the question.

967

02:05:44.520 --> 02:06:00.930

Bob: Whether that's the city answer I don't know, but I know, for me, you answered that question second thing is i'm not gonna i'm not i'm not going to talk about left hand turns and I guess there's 38 cars are supposed to make trips back and forth, I guess, for me.

968

02:06:02.400 --> 02:06:13.050

Bob: I don't like that intersection I think if you add one more car to it it's going to be bad i've been down there when there's been bad turns just waiting for an accident to happen, but i'm not gonna.

969

02:06:14.400 --> 02:06:16.320

Bob: i'm not going to talk about that.

970

02:06:17.370 --> 02:06:17.880

Bob: The.

971

02:06:21.630 --> 02:06:25.890

Bob: I guess that's it I have something else I don't remember what it was, thank you very much.

972

02:06:26.640 --> 02:06:43.590

Joseph: Okay um I think that we're way over time, unfortunately, so I think we need to kind of move this on a little bit then we're going to end the comments and question period if that's okay with everybody, and we need to move now to.

973

02:06:45.120 --> 02:06:47.940

Joseph: What we think about this project.

974

02:06:48.300 --> 02:06:50.760

Joseph: And I guess the options are yes Kelly.

975

02:06:50.880 --> 02:07:02.280

Kelly: I could I just respond to that super question and a secret question is, what

would the project resulted in increase need over the existing capacity and.

976

02:07:03.600 --> 02:07:04.590

Kelly: And so.

977

02:07:06.330 --> 02:07:13.710

Kelly: Was correctly answered no he didn't anticipate that there would be an increased need for additional fire staff or additional police stuff.

978

02:07:14.460 --> 02:07:14.880

Okay.

979

02:07:15.900 --> 02:07:18.960

Joseph: Thank you, yes okay so um.

980

02:07:20.070 --> 02:07:23.850

Joseph: I guess the question now turns to the Dr B to.

981

02:07:24.990 --> 02:07:28.140

Joseph: make a final recommendation, one way or the other, and.

982

02:07:29.310 --> 02:07:34.740

Joseph: The options are to put the project to not approve the project to.

983

02:07:36.120 --> 02:07:46.200

Joseph: approve the project with some conditions, so I would like to go around the room and get people's opinion and sort of vote on this.

984

02:07:48.090 --> 02:07:51.000

Joseph: I guess i'll go ahead and start.

985

02:07:52.860 --> 02:07:53.640

Joseph: I feel like.

986

02:07:54.720 --> 02:08:01.530

Joseph: They have done a lot of work here, and have really made a really hard effort to.

987

02:08:02.790 --> 02:08:07.650

Joseph: make some changes and they've come a long way, really, and I really appreciate that.

988

02:08:08.760 --> 02:08:09.510

Joseph: To the applicant.

989

02:08:10.770 --> 02:08:25.170

Joseph: I do feel like somebody made the comment was they talked about the dignity of your home life and the dignitary the dignity of your housing and a neighborhood that you're proud of.

990

02:08:26.190 --> 02:08:29.040

Joseph: And that that is really an important thing for everybody.

991

02:08:30.060 --> 02:08:39.210

Joseph: And some people can afford that and other people in affordable housing cannot necessarily afford that, but we still should provide.

992

02:08:40.410 --> 02:08:50.040

Joseph: A dignified home area in a place, we can you know be proud of, I think that is an issue for me on this project.

993

02:08:51.210 --> 02:08:59.370

Joseph: I think that, along with their business model, which requires that they have 74 units which creates a lot of density.

994

02:09:01.800 --> 02:09:14.940

Joseph: And I think in creates the resultant a lot of math and also buildings and it gets it we can't put more trees in because they need the units and let's all listen.

995

02:09:16.080 --> 02:09:20.370

Joseph: And then I think there are a number of fatal issues related to.

996

02:09:21.840 --> 02:09:40.470

Joseph: The things that Mr gordy talked about which are beyond their control, given the 2013 agreements and the original site plan, and so, when I when I look at this project, and I look at what the goals and objectives of the design for bainbridge book or.

997

02:09:41.700 --> 02:09:51.090

Joseph: I just can't find it in my heart to say that they've met the book they've met the standards and unfortunately i'm going to have to.

998

02:09:51.990 --> 02:09:58.500

Joseph: Say that I can't approve this project and then even with some conditions, I find it difficult.

999

02:09:59.250 --> 02:10:14.220

Joseph: To prove this point of view I don't see that we can preconditions can find enough conditions to solve some of these fatal fatal issues related to entry and exit and in the density and methods and then so.

1000

02:10:15.540 --> 02:10:22.890

Joseph: that's where I stand, I really want to hear obviously from all the Dr be Members as to whether they think that this project.

1001

02:10:23.280 --> 02:10:39.690

Joseph: can be approved and i'm willing to listen to that, and if there are conditions that could make it an improvement projects so i'd like to go to each crb Member and get their opinion about that so who would like to go first.

1002

02:10:45.300 --> 02:10:45.750

Todd: i'll go.

1003

02:10:45.870 --> 02:10:48.960

Todd: I mean, I appreciate the work that you've done.

1004

02:10:50.250 --> 02:10:52.680

Todd: And I share joseph's concern.

1005

02:10:53.790 --> 02:10:57.900

Todd: I would love to be able to approve this with some conditions.

1006

02:10:59.550 --> 02:11:04.650

Todd: But I don't know how we handle hammer them out because some of the things we've talked about have met with immediate shut down.

1007

02:11:06.120 --> 02:11:19.650

Todd: So I don't know how we could work on conditions, I mean easy ones would be you

know, we need the landscape plan updated and unbelievable we need.

1008

02:11:20.550 --> 02:11:28.740

Todd: You know design studies of the north and south ends of the buildings and some real solution to the.

1009

02:11:29.670 --> 02:11:42.690

Todd: Visibility sound plant does the identification between 305 and the building, so I would be interested to see if there's some way, we can investigate some conditional some you know real conditional.

1010

02:11:44.070 --> 02:11:47.010

Todd: Conditions, we can put on this for approval hmm.

1011

02:11:48.750 --> 02:11:49.200

Okay.

1012

02:11:50.760 --> 02:11:51.480

Joseph: anybody else.

1013

02:11:54.900 --> 02:11:55.740

The geek girl.

1014

02:11:57.180 --> 02:12:01.620

Vicki: I agree with what both Joe and and Todd have said.

1015

02:12:02.970 --> 02:12:11.250

Vicki: it's been it's been hard to search out areas of compromise, because the compromise get right into the economics of the project.

1016

02:12:12.630 --> 02:12:19.740

Vicki: It really needs its substantial buffers it needs to create a real sense of the oven enveloping.

1017

02:12:20.790 --> 02:12:28.950

Vicki: Community so that it doesn't read like it's just sitting down in a parking lot, which is the way it reads now.

1018

02:12:29.400 --> 02:12:37.380

Vicki: So, because, because we all everybody on the Dr be I think I can speak for the fact that we're very appreciative of the fact that.

1019

02:12:37.950 --> 02:12:47.160

Vicki: Mr Smith that that your commitment to affordable and less expensive housing and we would like to see that be manifest and we would, I think.

1020

02:12:48.030 --> 02:13:00.900

Vicki: You know, maybe we need a complete on somehow or other a complete and do over and I completely different way of looking at this, these two pieces of property is potential housing.

1021

02:13:01.590 --> 02:13:13.050

Vicki: i'm not an architect, you know I have ideas about what that might look like, but it is what I think could work there is substantially different than what we're seeing so very, unfortunately.

1022

02:13:14.310 --> 02:13:28.890

Vicki: I can't I can't figure out how to write a list of of ironclad conditions that are going to get us where we would need to be if it was an approval, so I to have to come down on the denial side, regretfully.

1023

02:13:37.230 --> 02:13:37.710

Marlene Schubert: Michael.

1024

02:13:38.460 --> 02:13:39.390

Joseph: Michael yep.

1025

02:13:42.360 --> 02:13:46.080

Joseph: And thank you, Michael for coming in from New York, London.

1026

02:13:46.590 --> 02:13:46.860

yeah.

1027

02:13:50.670 --> 02:13:56.280

Michael: So I think both Joe and vicki I am.

1028

02:13:57.870 --> 02:13:59.850

Michael: I hear a lot of what you're saying and.

1029

02:14:00.960 --> 02:14:09.540

Michael: This is i'm guessing a little bit more on the side that Todd is on trying to figure is there a way that are there.

1030

02:14:11.910 --> 02:14:23.040

Michael: conditions that we can put on this to get us to where we want, and the problem is is would we be able to get to those conditions next hour or how much time.

1031

02:14:25.020 --> 02:14:27.060

Michael: Because I think a lot of things have come up.

1032

02:14:28.410 --> 02:14:29.430

Michael: And without and a.

1033

02:14:30.690 --> 02:14:36.150

Michael: final approval on what that actually the impact of this conditions looks like.

1034

02:14:39.360 --> 02:14:49.740

Michael: A little bit challenging so I guess I would be open to figuring out discussing conditions and then at the point that we.

1035

02:14:51.000 --> 02:15:03.030

Michael: Come to created all the conditions that we agreed to as a group, making a decision on whether or not those conditions are strong enough to move the project forward or if we do that, to.

1036

02:15:04.050 --> 02:15:05.490

Michael: deny the project that.

1037

02:15:08.460 --> 02:15:10.350

Michael: would be open to discussing condition.

1038

02:15:14.580 --> 02:15:16.530

Joseph: To Bob Thank you Michael.

1039

02:15:18.450 --> 02:15:19.530

Bob: yeah i'm kind of in.

1040

02:15:20.670 --> 02:15:22.680

Bob: I mean I kind of in the vein of Michael.

1041

02:15:24.090 --> 02:15:24.690

Bob: i'm.

1042

02:15:27.210 --> 02:15:28.080

Bob: i'm in the middle.

1043

02:15:29.280 --> 02:15:31.110

Bob: I know we need attainable housing.

1044

02:15:33.780 --> 02:15:41.580

Bob: The city's got workers, they need to hire I don't know where they're going to live unless they have a cool million and a half dollars to find a place to live.

1045

02:15:43.050 --> 02:15:44.430

Bob: Something like this would be great.

1046

02:15:45.750 --> 02:15:54.210

Bob: I would really like to see with all these conditions that we've talked are these recommendations we've talked about I certainly.

1047

02:15:55.050 --> 02:16:06.720

Bob: would like to see a drawing with all of them on right now we're just I mean you know my big thing is the 50 foot buffer when I did my own layout.

1048

02:16:07.410 --> 02:16:22.350

Bob: I came up with about 5052 units Max and that would be having some good natural areas trees and that's something that was just doing my own thing on onion skin that's what I came up with 74 units is very big I am.

1049

02:16:26.160 --> 02:16:29.400

Bob: i'm concerned about Michael did you say you wanted to.

1050

02:16:30.570 --> 02:16:37.200

Bob: Have a chat, shall we say, with the developers that kind of what you're implying if I heard you right.

1051

02:16:38.250 --> 02:16:39.900

Michael: Well, I was just saying that.

1052

02:16:41.610 --> 02:16:49.800

Michael: We can put down conditions, but we don't necessarily we wouldn't be there, we review the project again with those conditions made.

1053

02:16:52.410 --> 02:16:52.740

Michael: Because.

1054

02:16:52.800 --> 02:16:53.250

Bob: that's my.

1055

02:16:53.550 --> 02:17:03.660

Bob: that's my thing to you know i'd like to see all we've seen a lot of different things and yeah we could probably start to visualize it, but we haven't seen it, I mean this whole project.

1056

02:17:04.650 --> 02:17:12.600

Bob: You know I guess overall and i'll say this to you know, to the development team, one of the big concerns I have is that.

1057

02:17:13.410 --> 02:17:26.640

Bob: You guys you come in, you build it you're gone it's not it's not an apartment building it's not a multi multi family building this or multifamily building i'd be a little more flexible, my concern is you're in you're out.

1058

02:17:27.660 --> 02:17:28.080

Bob: and

1059

02:17:31.830 --> 02:17:44.190

Bob: I just like to see all these conditions put on a piece of paper, so we could see what it looks like i'm not totally no i'm not totally yes i'm for private neighborhoods in this commercial area.

1060

02:17:45.210 --> 02:17:58.290

Bob: i'm for a landscaping plan that's going to work, you know little things like yeah bike stories, you could put a roof on an enclosure around where you got the bikes but the dignity of the you know the people that live there, I don't know I.

1061

02:18:01.680 --> 02:18:09.330

Bob: The 50 foot setbacks, a must that's where i'm at I really need to see these conditions put on a drawing.

1062

02:18:12.180 --> 02:18:37.140

Joseph: Okay, so so, then what i'm hearing from everybody is that we have voted three two that this project at this time is not denied and that it couldn't could be approved with a list of conditions with which are yet to be we've talked about but yet to be fully established.

1063

02:18:38.220 --> 02:18:42.960

Joseph: So going forward and i'd have to ask the the applicant here.

1064

02:18:44.100 --> 02:18:51.660

Joseph: At this point four o'clock or 416 on on the day here, we could we could list some of these.

1065

02:18:53.250 --> 02:19:07.200

Joseph: Conditions, but then you would have to come back and show us those conditions and be willing to do that and want to do that, etc, and being able to do that and that is going to affect your timeframe.

1066

02:19:08.370 --> 02:19:10.620

Joseph: And you might not make the.

1067

02:19:12.060 --> 02:19:23.790

Joseph: You know the PC meeting and and I also do share your concern about you know the interest rates are obviously interest rates are on the horizon here as an issue so.

1068

02:19:26.550 --> 02:19:41.880

Joseph: that's So where do we go from here, I guess, I guess, I would say the we've we've decided three to two that we would not approve or disapprove this project data, we would prove it with some conditions that need to be.

1069

02:19:43.260 --> 02:19:43.800

Joseph: outlined.

1070

02:19:45.000 --> 02:20:05.940

Joseph: And I can't vote on that until I see what those list of conditions are so I can say that they are enough conditions that would satisfy me, and each of us so moving forward, we can sit here and we can come up with that list, right now, if you'd like.

1071

02:20:07.980 --> 02:20:11.790

Joseph: Or the question would be or any one of those conditions.

1072

02:20:12.930 --> 02:20:23.520

Joseph: A fatal flaw for the applicants or not, or if they could achieve them and what and, secondly, do they want to come back for another meeting and then lose their time track.

1073

02:20:25.350 --> 02:20:29.250

Joseph: So, I guess, I guess, I would ask the applicant, if you have any thoughts about that.

1074

02:20:29.700 --> 02:20:33.150

Kelly: I said I can add now in terms of the timeframe that.

1075

02:20:34.500 --> 02:20:47.280

Kelly: I really love the city departments are not complete with the review, and we will we are not going to make the 722 planning Commission meeting, regardless of the outcome of this meeting.

1076

02:20:47.610 --> 02:20:49.290

Joseph: Oh we're not, we cannot.

1077

02:20:49.380 --> 02:21:01.350

Kelly: Oh, I haven't I was gonna wait to break that to the outer until after this meeting, so that I could kind of consolidate it, but that planning Commission meeting and the hearing examiner would be pushed off.

1078

02:21:02.700 --> 02:21:13.140

Joseph: Okay, so um I guess to the applicant I guess that sort of answers that question, I guess, a little bit put you in a time bind a little bit.

1079

02:21:15.240 --> 02:21:15.930

Joseph: Do you.

1080

02:21:17.460 --> 02:21:22.080

Joseph: You know, you know as we go forward, you have any comments on what we're talking about here.

1081

02:21:23.280 --> 02:21:27.720

Hayes Gori: yeah I mean that is disappointing first or that.

1082

02:21:29.910 --> 02:21:30.630

Hayes Gori: You know I.

1083

02:21:33.300 --> 02:21:41.790

Hayes Gori: Have a condition is that you know it's it's your articulation of what you know, would make a project satisfactory to you.

1084

02:21:42.480 --> 02:21:52.560

Hayes Gori: Obviously, obviously, for some of you it's a 50 foot buffer for many, if not all it's more screaming on the North ends and on the South end of the West lot right.

1085

02:21:53.340 --> 02:22:04.140

Hayes Gori: And then you know if they're those seem to be the major ones, maybe some kind of welcoming a rock with the sign on it, or something like that it's a quarter of the East la area yeah.

1086

02:22:05.220 --> 02:22:10.560

Hayes Gori: So I mean it's not really for us to tell you what conditions I.

1087

02:22:10.710 --> 02:22:19.290

Hayes Gori: Think it's nice for you right to decide and then and then as as this, you know this as the review proceeds through the planning Commission and sit in the planning, Commissioner.

1088

02:22:19.890 --> 02:22:31.410

Hayes Gori: heather up to the he you know when we will we'll see how it goes and if everyone agrees with your conditions, and they have the same sentiments, then those will be the conditions and we will comply.

1089

02:22:32.040 --> 02:22:48.210

Hayes Gori: And so I think I think that's your obligation is to put your marker down as for what is satisfactory to you what makes this compliant with the design standards and if that's ultimately the case, we will absolutely combine that would

be like those those would be the conditions of approval.

1090

02:22:49.200 --> 02:22:56.700

Joseph: So Okay, thank you very much, so the way I see this is that we can come up now with conditions.

1091

02:22:57.750 --> 02:23:12.270

Joseph: Do beacon can set the conditions, however many there are, and then I would like to then revolt and say, would we approve this project with those conditions.

1092

02:23:14.100 --> 02:23:27.630

Joseph: You know if they met those conditions, whatever they are would we approve this project and that might not you know, be a you know that's a vote that's another book So the first thing to do here, then, is to.

1093

02:23:29.490 --> 02:23:38.430

Joseph: come up with the list of conditions and Marlene can you write these down as we go is that possible.

1094

02:23:40.050 --> 02:23:42.060

Marlene Schubert: yeah are you able to see my screen right now.

1095

02:23:42.210 --> 02:23:46.140

Marlene Schubert: Yes, I just I took some notes, while you were talking so you.

1096

02:23:46.140 --> 02:23:47.910

Marlene Schubert: Can wordsmith this if you'd like.

1097

02:23:49.020 --> 02:23:58.710

Joseph: So how about i'll just take a stab at it real quick, I have a list here and people can agree or not agree from the Dr B is to.

1098

02:23:59.790 --> 02:24:01.950

Joseph: Do stand the conditions.

1099

02:24:04.380 --> 02:24:08.700

Joseph: So the one condition I think everybody's talking about is meeting the buffer.

1100

02:24:10.410 --> 02:24:12.570

Joseph: So i'm going to 50 foot buffer.

1101

02:24:14.580 --> 02:24:24.390

Joseph: That would be one a second one is an updated landscape landscape plan that we would feed the reflective of the new site plan.

1102

02:24:25.860 --> 02:24:29.820

Marlene Schubert: Oh, my goodness, are you guys this word is going crazy on me OK.

1103

02:24:30.870 --> 02:24:35.490

Marlene Schubert: OK OK update the landscape plan, did you say something else in addition.

1104

02:24:36.300 --> 02:24:42.270

Joseph: we'll get plan to to concur with the techland.

1105

02:24:45.300 --> 02:24:53.130

Michael: To do we have like a sub category under this where we talk about additional planting also on the North and the South.

1106

02:24:53.610 --> 02:24:58.500

Joseph: Now we can add that, so if you want to add a distribution for the trees you're talking about.

1107

02:25:00.480 --> 02:25:01.170

Joseph: Talking about.

1108

02:25:01.800 --> 02:25:10.740

Joseph: Yes, yes, so the subset of that would be additional trees on me see I think it's the north side and the East side is that right.

1109

02:25:11.400 --> 02:25:13.050

Bob: Bob hits and question north.

1110

02:25:13.170 --> 02:25:14.580

Joseph: The North north.

1111

02:25:14.700 --> 02:25:16.260

Bob: North side in the south side.

1112

02:25:16.890 --> 02:25:23.610

Bob: Of the of the westerly and for sure the north side of the easterly I don't recall what the.

1113

02:25:23.700 --> 02:25:24.690

Joseph: East look.

1114

02:25:24.780 --> 02:25:25.110

Like.

1115

02:25:26.280 --> 02:25:31.050

Bob: yeah yeah again looking for privacy looking for some dignity with the neighborhood.

1116

02:25:31.620 --> 02:25:33.030

Joseph: Okay, you have that.

1117

02:25:33.270 --> 02:25:35.220

Marlene Schubert: Like I don't know if I got exactly.

1118

02:25:35.730 --> 02:25:42.810

Joseph: So there's three places in north and south of the East lot in the north lot of the West, no.

1119

02:25:43.200 --> 02:25:43.350

No.

1120

02:25:44.730 --> 02:25:49.530

Vicki: North and north and south of the West slot slot and the north of the East.

1121

02:25:50.160 --> 02:25:54.060

Joseph: Yes, thank you okay um we would.

1122

02:25:54.150 --> 02:25:54.570

Joseph: Like.

1123

02:25:54.630 --> 02:26:00.600

Marlene Schubert: It I get it right sorry national trees on the north and south side of the West lot additional trees on the North side of the East lot.

1124

02:26:00.960 --> 02:26:02.460

Marlene Schubert: Yes, Okay, thank you.

1125

02:26:03.180 --> 02:26:17.850

Joseph: um we'd want to see entry treatment coming into the building of North and not just welcoming sign, but some attention to that particular end building if possible.

1126

02:26:18.990 --> 02:26:20.520

Marlene Schubert: So say that again i'm sorry.

1127

02:26:20.670 --> 02:26:25.680

Joseph: I was heading North from putting North from.

1128

02:26:26.970 --> 02:26:27.630

Joseph: Key bank.

1129

02:26:29.520 --> 02:26:33.330

Joseph: Those those buildings on the West on the east lot.

1130

02:26:34.680 --> 02:26:44.760

Joseph: needs attention and that's not just a welcoming sign it is also a treatment of that emphasized, which could be done.

1131

02:26:45.210 --> 02:26:49.980

Joseph: With building changes windows and stuff but also more landscaping.

1132

02:26:53.310 --> 02:26:53.760

Okay.

1133

02:26:56.460 --> 02:27:04.020

Todd: I think that's also kind of broaden just to be you know design solutions for all North and South.

1134

02:27:05.520 --> 02:27:06.150

Joseph: ends.

1135

02:27:06.210 --> 02:27:06.960

Joseph: yeah yeah.

1136

02:27:07.770 --> 02:27:16.110

Joseph: yeah Okay, I agree with that, I think that's true this up, north and south, building ends should have more articulation and more design.

1137

02:27:17.190 --> 02:27:17.580

If.

1138

02:27:18.900 --> 02:27:19.440

Joseph: i'm.

1139

02:27:21.780 --> 02:27:22.650

Joseph: Okay sorry.

1140

02:27:24.210 --> 02:27:24.600

Marlene Schubert: oops.

1141

02:27:30.930 --> 02:27:31.410

Marlene Schubert: I get it.

1142

02:27:32.790 --> 02:27:33.420

I think so.

1143

02:27:34.770 --> 02:27:42.780

Joseph: Then the next one, I had was, I think, was tired or someone brought up or some other professional materials and the colors that that.

1144

02:27:43.740 --> 02:27:56.160

Joseph: Those those two drawings are much, much better talking about the cedar siding and that, but it needs more we need to see a drawing calls out what those materials are and what those colors are not just to the doctor.

1145

02:27:57.180 --> 02:27:59.070

Todd: And an actual samples.

1146

02:27:59.160 --> 02:28:00.690

Joseph: and actual sales right.

1147

02:28:01.260 --> 02:28:02.100

Vicki: I think we.

1148

02:28:03.330 --> 02:28:15.900

Vicki: yeah, we need to have an overall drawing with the but the new Charlie colors for the whole project transfers yeah yeah so we really see what it looks like in mass.

1149

02:28:15.930 --> 02:28:17.490

Vicki: With the darker colors on it.

1150

02:28:19.590 --> 02:28:20.070

Joseph: Okay.

1151

02:28:25.140 --> 02:28:26.430

Joseph: Okay um.

1152

02:28:29.520 --> 02:28:37.170

Joseph: There were some other things smaller things are important, I guess, talked about the E bike some kind of a provision for storage for.

1153

02:28:37.620 --> 02:28:38.250

Bob: block of all.

1154

02:28:38.940 --> 02:28:40.770

Bob: Local storage, for he bikes.

1155

02:28:41.190 --> 02:28:42.480

Joseph: stored it blogs.

1156

02:28:42.510 --> 02:28:52.260

Joseph: Also, I think Mr Smith talked about having a little connection in each garage or something for electrical or something like that okay.

1157

02:28:52.350 --> 02:28:55.140

Joseph: The Charlie yeah for recharging.

1158

02:28:56.280 --> 02:28:56.610

Vicki: We need.

1159

02:28:56.640 --> 02:28:59.460

Vicki: Already on design for the dumpster yards.

1160

02:29:00.360 --> 02:29:01.320

Todd: Patient and clarity.

1161

02:29:01.620 --> 02:29:04.410

Vicki: location location and clarity okay.

1162

02:29:05.220 --> 02:29:05.820

um.

1163

02:29:07.380 --> 02:29:13.740

Joseph: I will say that those two list I had other things that people can think of, there are.

1164

02:29:16.080 --> 02:29:19.920

Joseph: Anybody was there any other issues that people for a.

1165

02:29:20.370 --> 02:29:25.500

Bob: joy, you know I don't know if it's too late, that I had just one thought and maybe.

1166

02:29:27.300 --> 02:29:39.120

Bob: You know haze or Mr Wilson, maybe you could ask it, you know, on the video you had bicycles going back and forth, which is all very nice, but we have no bike lane going to bike lane be put along that wintergreen road.

1167

02:29:40.770 --> 02:29:43.860

Bob: i'm just looking into the future i'm not looking for right today i'm looking at.

1168

02:29:46.770 --> 02:29:49.410

Hayes Gori: Maybe Kelly can answer that i'm not.

1169

02:29:50.610 --> 02:29:51.660

Hayes Gori: Clear on the width and.

1170

02:29:53.010 --> 02:29:53.130

Hayes Gori: The.

1171

02:29:56.190 --> 02:29:57.090

Kelly: answer is.

1172

02:29:57.330 --> 02:30:04.170

Kelly: Along wintergreen you could put a bike lane it's a private road, so the city doesn't have anything to do with that you'd have to work with private landowners.

1173

02:30:06.090 --> 02:30:06.600

Bob: The benefit.

1174

02:30:08.340 --> 02:30:15.180

Bob: I mean Joe I would put a bike lane in there, I mean, I see the block the bikes on the video, but I want safe bike you know we're going to have more and more.

1175

02:30:15.180 --> 02:30:16.920

Joseph: biking those sidewalks.

1176

02:30:16.980 --> 02:30:28.020

Kelly: yeah it's it's a private road so so wintergreen viscosity the beneficiaries of that Eastman could get together and decide to put a bike lane in there, the city has no objection to that.

1177

02:30:28.560 --> 02:30:33.870

Hayes Gori: So that'd be a multi party endeavor not within our control exclusively right.

1178

02:30:35.190 --> 02:30:46.140

Vicki: If we say something like developer will coordinate to the maximum extent possible, with the adjoining property owners to increase.

1179

02:30:46.320 --> 02:30:49.020

Vicki: The landscaping replace.

1180

02:30:50.340 --> 02:30:52.080

Vicki: items that have died.

1181

02:30:53.280 --> 02:31:02.790

Vicki: And for the new landscaping for these two lots to to to try to have trees, of the largest size possible from I don't.

1182

02:31:02.820 --> 02:31:04.170

Marlene Schubert: Think I got all that vicki work.

1183

02:31:05.040 --> 02:31:12.210

Joseph: I think those are subjective things I think we have to say that we want trees of eight inch diameter.

1184

02:31:12.510 --> 02:31:15.210

Joseph: He be a six inch by three inch or what are.

1185

02:31:15.600 --> 02:31:17.760

Vicki: Some signs yeah call it out yo.

1186

02:31:17.820 --> 02:31:20.280

Joseph: What should it be, and we have to call that out and.

1187

02:31:20.340 --> 02:31:24.420

Joseph: I think back to the bicycle thing and that's to be negotiate.

1188

02:31:25.770 --> 02:31:40.050

Joseph: If so, as an example, like if the bike lane is important to us and they can't negotiate it because the partners won't do it, or whatever right.

1189

02:31:41.100 --> 02:31:47.940

Joseph: Then that becomes illegal becomes the reason you know, then you're back to D denied the project because of that.

1190

02:31:50.280 --> 02:31:58.020

Joseph: You know I mean These are the things that they have to do for us to prove this project, and if they can't do those things, we cannot.

1191

02:31:58.020 --> 02:31:58.530

Joseph: approve them.

1192

02:31:59.130 --> 02:32:00.150

Hayes Gori: yeah well.

1193

02:32:00.600 --> 02:32:03.630

Joseph: And I want to just be clear about what those are if.

1194

02:32:06.660 --> 02:32:07.830

Hayes Gori: i'm looking at the list and.

1195

02:32:08.370 --> 02:32:13.590

Hayes Gori: You know, obviously, you know our position on the 50 foot buffer, but these other ones, you know that.

1196

02:32:14.400 --> 02:32:27.630

Hayes Gori: that's something we could look at, but in but in terms of just the nature of the condition so just so we're all clear maybe Kelly and Dave read them could could chime in on their thoughts, but, but our our thinking is that these are conditions that you will recommend.

1197

02:32:28.830 --> 02:32:37.950

Hayes Gori: And then we will move on to the planning Commission, we would not come back again, and many of these things are things we were doing course right we're going to update the landscape plan and and all of that so.

1198

02:32:38.580 --> 02:32:43.950

Hayes Gori: Those things are going to get taken care of in due course, but, as for the other ones we know those are your recommendations.

1199

02:32:44.670 --> 02:32:52.320

Hayes Gori: You know we will probably you know articulate our position on the buffer as we go forward and then the planning Commission on that gets recommendation.

1200

02:32:52.650 --> 02:33:07.740

Hayes Gori: heather the planning commissioner will weigh in with her report, but ultimately the hearing examiner is going to get to say yay or nay on all these things and that's what I was getting at before you know if you're an example agrees with all your conditions, and those are the conditions.

1201

02:33:08.850 --> 02:33:17.730

Hayes Gori: Here, she I guess it's two men at this point so he you know agrees with 50% and those are the conditions so it's I think I think that's the kind of procedural.

1202

02:33:20.010 --> 02:33:22.890

Joseph: i'm not comfortable with that I have to say i'm.

1203

02:33:24.390 --> 02:33:25.500

Joseph: understand what you're saying.

1204

02:33:25.860 --> 02:33:31.470

Joseph: i'm just saying, but we're not putting these conditions in so the hearings examiner can think about that.

1205

02:33:32.460 --> 02:33:43.260

Joseph: we're putting these conditions in as things that make a difference, as to whether we recommend this project or not, and if you don't do those things, then we will not recommend the project.

1206

02:33:43.950 --> 02:33:44.340

Joseph: Then.

1207

02:33:45.060 --> 02:33:50.820

Joseph: Then, then, then the planning Commission can come in and and and look at that and make their own determination.

1208

02:33:51.180 --> 02:34:05.160

Joseph: As to whether you know they they agree with those conditions and not I don't want to put conditions and some are good some hearings and seminary and then there's a list of 30 conditions and they pick them off, yes, no yes, no that's fly specie I don't want to fly spec I wanted.

1209

02:34:09.360 --> 02:34:14.460

Hayes Gori: Another review with four to six or the IOC to 16 yo your recommendations are given great weight.

1210

02:34:15.060 --> 02:34:28.140

Hayes Gori: right by the planning Commission and then the same is true of the

planning commission's recommendations given great way by by the planning, Commissioner and and so on up the chain of command and that's just kind of the nature of the process it's.

1211

02:34:28.740 --> 02:34:33.600

Hayes Gori: You know you can't you can't guarantee that your conditions are going to be ultimately implemented.

1212

02:34:34.290 --> 02:34:43.980

Hayes Gori: They might have already you know I think that's just the nature of the process, but but to kind of you know mandate, these are mandates their their recommended conditions so.

1213

02:34:44.040 --> 02:34:58.710

Joseph: So, so what I want to do the dmV today is based on the conditions that we decide today that we want to put on a list when we approve this project, but those conditions, and I want to vote on.

1214

02:34:59.850 --> 02:34:59.970

Your.

1215

02:35:01.080 --> 02:35:02.160

Joseph: name for me, I want.

1216

02:35:02.700 --> 02:35:13.710

Joseph: A decision for each of us on that that's where I want to go, then that can go forward and then, then it works its way through system and that and that would be fun.

1217

02:35:15.210 --> 02:35:15.690

So maybe.

1218

02:35:16.890 --> 02:35:18.510

Joseph: you're saying the same thing and.

1219

02:35:18.540 --> 02:35:19.470

Joseph: Just being different.

1220

02:35:20.070 --> 02:35:27.360

Hayes Gori: I think so they'll know that if you want all these conditions, and that

will be noted and we get a great way as we go forward.

1221

02:35:27.660 --> 02:35:29.520

Joseph: Yes, Kelly, did you do them.

1222

02:35:29.670 --> 02:35:33.600

Kelly: So my question is on number four was Vicki's.

1223

02:35:33.840 --> 02:35:42.660

Kelly: where she said she needs to see the drawing, and so this wouldn't normally come back to the design review board, so I understand.

1224

02:35:43.170 --> 02:35:52.950

Kelly: You know I can understand that the north and south, building and should have more articulation and I can use my best judgment about that and the planning Commission can use their best judgment.

1225

02:35:55.290 --> 02:35:59.100

Kelly: But, but we don't we don't really have a formula.

1226

02:35:59.100 --> 02:36:07.230

Kelly: For you reckon that approval it'll come back to you if there are changes during the building permit face.

1227

02:36:07.350 --> 02:36:07.650

But.

1228

02:36:09.300 --> 02:36:16.380

Kelly: yeah need to show is fine with me or that's that's a condition that can go forward.

1229

02:36:17.670 --> 02:36:17.970

Kelly: Okay.

1230

02:36:18.540 --> 02:36:33.810

Joseph: So okay so to that point the deer be other Members have to be comfortable with they won't see the landscape plan again they will just assume that they will go back to TIM grass and he would update it and make it, you know compatible with the second time.

1231

02:36:34.950 --> 02:36:48.420

Joseph: And we don't see it again, of course, women, and so, and I just want to be really clear and I want to give the planning Commission a vote on this, so they know what it is, I think it's a split vote here so.

1232

02:36:48.840 --> 02:36:49.380

Michael: Is oh.

1233

02:36:50.220 --> 02:36:56.670

Michael: Sorry Oh, is it possible to put a condition that they have to come back in front of the Dr B or.

1234

02:36:58.170 --> 02:36:58.680

Joseph: Review oh.

1235

02:36:59.100 --> 02:37:08.100

Joseph: yeah I think if we're going to do that, then we I think that's, then we have we have another meeting just like we're having today to review those things.

1236

02:37:08.490 --> 02:37:09.690

Michael: Then we make that a conditioning.

1237

02:37:10.260 --> 02:37:17.850

Joseph: I don't have to condition we can we can say to them that they have to do that it's just whether we're I don't want to necessarily delay.

1238

02:37:18.300 --> 02:37:18.630

Hayes Gori: You know.

1239

02:37:19.020 --> 02:37:29.010

Joseph: You know I don't want to get into that kind of don't want to delay him anymore, but so are you saying Michael the depth of eat something you would want to see.

1240

02:37:29.820 --> 02:37:34.860

Michael: Why is this wondering if we could add that to the list is that something that you can use of the condition.

1241

02:37:35.220 --> 02:37:35.430

We.

1242

02:37:37.110 --> 02:37:37.380

Joseph: don't.

1243

02:37:38.610 --> 02:37:39.960

Joseph: have an opinion about that.

1244

02:37:40.110 --> 02:37:41.460

Joseph: Any other thoughts, but yes.

1245

02:37:42.120 --> 02:37:51.750

Vicki: Joe maybe a different way to look at this is i'm quite sure that if they came back to us again, we would see these drawings, we would see the landscape update, etc.

1246

02:37:51.750 --> 02:37:56.460

Vicki: We see the materials and colors However, we are still going to see.

1247

02:37:57.690 --> 02:38:09.630

Vicki: we're not going to see a 50 foot buffer and we're not going to see a substantial planting zone along these borders, so my question is since and and.

1248

02:38:10.320 --> 02:38:26.940

Vicki: And Hayes and Mr Smith, you can tell me i'm wrong about this, that you will come back changing the buffer and you will come back showing us all those trees on all four sides, and if you can't do that then basically I would come down on the side of denial.

1249

02:38:28.110 --> 02:38:42.360

Vicki: Just because those are really significant things and it gets into the economic issues regarding the project and the density, which causes it to to have these two major problems.

1250

02:38:44.010 --> 02:38:46.200

Hayes Gori: Well, just say i'm sorry.

1251

02:38:47.790 --> 02:38:48.510

Joseph: yeah Thank you.

1252

02:38:48.930 --> 02:38:52.440

Hayes Gori: On the buffer issue you know I think I think that's a legal issue.

1253

02:38:53.400 --> 02:39:01.590

Hayes Gori: You know, and so I think that's that's appropriate for the hearings and really the ultimate arbiter of that, and so you you putting down your marker.

1254

02:39:01.950 --> 02:39:12.840

Hayes Gori: You think this is appropriate 50 foot you think it's in compliance with the you know, the need for manual the code and its quality of life and enough, so I think that's entirely appropriate within your purview to do that.

1255

02:39:13.140 --> 02:39:23.100

Hayes Gori: And then, if the hearing examiner think ultimately is the arbiter agrees with you and that's what it'll be and I think that's the nature of these conditions, and likewise with.

1256

02:39:23.460 --> 02:39:32.790

Hayes Gori: You know buffers on the on the ends, you know we made independently, having received your feedback say you know what I think that sounds good, and we may independently do that and.

1257

02:39:33.780 --> 02:39:37.740

Hayes Gori: The issue between now and ultimate approval, but I think all these conditions speak to.

1258

02:39:38.280 --> 02:39:44.670

Hayes Gori: Your preference if these things were to be enforced all these conditions that would meet your approval, I think that's what you're saying.

1259

02:39:45.210 --> 02:39:48.780

Hayes Gori: As to whether, as we go through the process every single one of these is going to be ultimately.

1260

02:39:49.170 --> 02:39:55.620

Hayes Gori: adopted by the hearing examiner none of us can say yay or nay on that that's just the reality of the process, but I don't think you can.

1261

02:39:55.950 --> 02:40:04.770

Hayes Gori: hire us to come back again I don't think that's really part of the

review, we need to kind of move on with your input, which will give a great weight and we'll see what happens going forward.

1262

02:40:05.280 --> 02:40:06.270

Joseph: See I.

1263

02:40:07.290 --> 02:40:12.390

Joseph: Get comfortable with that and I need Dave greet them to answer this question here um.

1264

02:40:13.980 --> 02:40:17.940

Joseph: we're saying when he slept with that same day, every there.

1265

02:40:18.150 --> 02:40:18.720

David: Yes, haha.

1266

02:40:19.020 --> 02:40:21.030

Joseph: yeah so the outcome is saying.

1267

02:40:22.230 --> 02:40:28.800

Joseph: That if we say yes, this project was approved with these conditions let's say the the.

1268

02:40:30.090 --> 02:40:30.810

Joseph: setback.

1269

02:40:31.860 --> 02:40:34.560

Joseph: All right, that sends a message forward.

1270

02:40:35.760 --> 02:40:38.880

Joseph: The other messages know setback no approval.

1271

02:40:39.900 --> 02:40:41.370

Joseph: That sends a different message.

1272

02:40:43.080 --> 02:40:46.860

Joseph: And I think the design review board is skirting its responsibility.

1273

02:40:48.360 --> 02:40:48.780

Joseph: I.

1274

02:40:48.840 --> 02:41:04.740

Joseph: think it is really skirting responsibility if that is an important issue, then it's a yes or no answer it isn't something that we're going to say yeah well yeah keep going keep going we're good on there, and at some point that hearings examiner will look at this that.

1275

02:41:05.070 --> 02:41:05.310

Joseph: You know.

1276

02:41:05.400 --> 02:41:13.110

Joseph: I I don't I don't i'm not comfortable with that process so How does that work day.

1277

02:41:13.440 --> 02:41:18.060

David: yeah First let me apologize there's some free noisy yard work going on next door So if you hear a big buzz that's.

1278

02:41:18.120 --> 02:41:18.990

David: Okay that's.

1279

02:41:20.340 --> 02:41:20.640

Hayes Gori: The.

1280

02:41:21.060 --> 02:41:28.890

David: code is currently silent on it, as you know, Joe in the updated process flowchart we're proposing, there will be an opportunity for the planning Commission to send it back.

1281

02:41:29.190 --> 02:41:38.190

David: It later changes and I don't know, but if this snare and following that so the code isn't currently doesn't currently address it, it just says there's a final design review and recommendation.

1282

02:41:39.420 --> 02:41:46.350

David: So it's it's almost if there's a disagreement between the applicants take on it and and what the deal.

1283

02:41:47.730 --> 02:41:51.870

David: I probably need to take that to the director and legal to sort out as a legal question.

1284

02:41:52.170 --> 02:42:04.950

David: Because the code is currently silent on whether you can require them to come back versus just make your recommendation today, but the name of the meeting is the final review and recommendation so that's that's as much as the code gives us to work with here.

1285

02:42:05.130 --> 02:42:06.900

David: And Kelly certainly feel free to weigh in.

1286

02:42:06.990 --> 02:42:07.950

David: Further, as well, but.

1287

02:42:09.420 --> 02:42:12.930

David: The code seems to be set up to make the final interview and recommendation at this meeting.

1288

02:42:13.980 --> 02:42:16.560

David: it's just silent on whether you can have them come back again.

1289

02:42:20.100 --> 02:42:20.820

David: And I can you.

1290

02:42:21.630 --> 02:42:33.180

Joseph: Tell me you're saying yeah so yeah I just thought i'm I think there are two different messages here most going forward should be the Derby approves this project if they do X.

1291

02:42:33.960 --> 02:42:43.650

Joseph: If they don't do X and wish the mission deny the project not wait for the examiner to tonight, for us, or to say yes.

1292

02:42:45.360 --> 02:42:54.930

Kelly: Getting the full story i'd like to weigh in on I think you know everything is achievable, I think the one sticking point, maybe this 50 foot buffer setback.

1293

02:42:55.710 --> 02:43:05.370

Kelly: Because Dave, as you know, we've had an director determination about this, that it can be reduced, that that setback can be reduced to 25 feet.

1294

02:43:06.900 --> 02:43:10.680

Kelly: And, and if the dmv takes a hard line on that.

1295

02:43:13.200 --> 02:43:16.590

Kelly: You know I can't say with really with.

1296

02:43:17.700 --> 02:43:19.320

Kelly: What likelihood.

1297

02:43:22.470 --> 02:43:34.410

Kelly: recommendation from the design review board versus a director determination versus you know that's really It may come down to a hearing examiner decision on on the code.

1298

02:43:34.470 --> 02:43:43.320

Joseph: We were we were asked by the director, yes, who establish that setback, and we can we established it.

1299

02:43:43.770 --> 02:43:47.910

Joseph: So that his opinion of the Dr B and i'm gonna i'm gonna stand up to that.

1300

02:43:48.210 --> 02:43:50.640

David: Then I will add to that, just to clarify.

1301

02:43:51.030 --> 02:43:54.030

David: I know we've had a lot of discussion this, but the director did actually.

1302

02:43:55.650 --> 02:44:03.540

David: you're correct Kelly, the director said the code could allow for different outcomes, but the director then asked the dmv to make the recommendation on that issue.

1303

02:44:03.630 --> 02:44:09.060

David: Right, so I I do I do recall that step, some months ago, Joe.

1304

02:44:09.150 --> 02:44:09.990

Kelly: Right, it is.

1305

02:44:10.440 --> 02:44:10.890

Kelly: And I don't.

1306

02:44:11.130 --> 02:44:26.040

Kelly: You know, it seems like everything else is achievable, but that's The one thing up in the air, to me, because it is so you know, there is such conflict in the code and you know I I really.

1307

02:44:27.210 --> 02:44:39.510

Kelly: I really couldn't even say which way the planning Commission would go or which way then yeah the planning department would go on on this requirements, so I don't know.

1308

02:44:40.380 --> 02:44:49.860

Hayes Gori: If I may, I mean you could just say you know meet 50 foot buffer setback, and if if it's not a 50 foot buffer we would our recommendation is the project not PA fruit.

1309

02:44:51.090 --> 02:44:52.200

Hayes Gori: that's what you're saying.

1310

02:44:52.470 --> 02:44:53.010

Hayes Gori: I mean that's.

1311

02:44:53.070 --> 02:44:56.280

Hayes Gori: You know it's ultimately somebody else's decision it's the hearing exam.

1312

02:44:56.880 --> 02:44:57.180

Hayes Gori: Yes.

1313

02:44:57.300 --> 02:44:58.620

Joseph: I agree that it's.

1314

02:45:01.020 --> 02:45:03.120

Joseph: going to look at everything decided anyway.

1315

02:45:03.600 --> 02:45:05.040

Vicki: yeah so so Joe.

1316

02:45:05.250 --> 02:45:13.500

Vicki: Maybe another way to look at this we're sitting here on June the 21st we filled out our worksheet somewhere, towards the end of February.

1317

02:45:13.920 --> 02:45:30.420

Vicki: And we were itemizing them the difficulties and the shortcomings that we were seeing in all of the subtitles things missing things inaccurate inaccurately labeled etc, etc, so we are sitting here on June 21 we still have.

1318

02:45:30.660 --> 02:45:39.270

Vicki: incomplete, we have conflict in drawings, we have drawings that have colors we now have the new drawings, that are the muted tones et cetera.

1319

02:45:39.750 --> 02:45:43.050

Kelly: You use that you haven't commented.

1320

02:45:43.380 --> 02:45:52.800

Kelly: This, this is the first time you've seen the land use application so this you know, even though started before.

1321

02:45:53.190 --> 02:45:54.360

Vicki: But Kelly and.

1322

02:45:55.440 --> 02:45:57.060

Kelly: Design guidance meeting.

1323

02:45:57.270 --> 02:46:06.120

Vicki: When we filled out the worksheet back in February, we spoke to the issue of how difficult it was for the Dr be.

1324

02:46:06.510 --> 02:46:18.750

Vicki: To be even filling out that worksheet because of the conflicts and the fact that was incomplete so we've spoken to that way back in February, so a way to to put an end to this.

1325

02:46:19.530 --> 02:46:31.260

Vicki: is to its denial, with the following deficiencies, the drawings remain incomplete and in conflict, I think that's a true statement because up above we're

saying, well, we need.

1326

02:46:31.620 --> 02:46:38.910

Vicki: We need an updated landscaping plan well really honestly, why do we not have that today, why are we now still asking.

1327

02:46:39.720 --> 02:46:52.170

Vicki: and saying we'll make that a condition no it's incomplete it's still incomplete today, four months after we filled out the worksheet and so i'm sorry if i'm being this specific.

1328

02:46:52.560 --> 02:46:53.880

Vicki: will come and.

1329

02:46:53.970 --> 02:47:02.850

Vicki: And yes, the hearing examiner will probably will be the ultimate decision maker on on the 50 foot fine but but.

1330

02:47:03.420 --> 02:47:10.530

Vicki: pretty much all of us are saying we're very concerned about the 50 feet were very concerned about the screening on the North and the South.

1331

02:47:11.460 --> 02:47:25.530

Vicki: So i'm looking at it, as today and we're still asking for things that we've been asking for, for months, and so I am and I am very conscious of the of the applicants timelines.

1332

02:47:26.940 --> 02:47:28.560

Vicki: it's so you know.

1333

02:47:29.940 --> 02:47:31.230

Vicki: we're between a rock and a hard.

1334

02:47:31.590 --> 02:47:48.210

Vicki: Really, so I to make it really clear, I would say, denial, because these things were in disagreement on and these things are playing missing, and we can even and we can have another meeting, where we asked you folks to come back again.

1335

02:47:49.380 --> 02:47:51.060

Vicki: So what do we do.

1336

02:47:51.750 --> 02:48:06.120

Joseph: So i'm in total agreement with liberty on every point he said, the issue is that three three other people on the design of you have voted for these these change the conditions.

1337

02:48:06.960 --> 02:48:07.650

Michael: Oh, we haven't.

1338

02:48:07.860 --> 02:48:08.580

Michael: voted on.

1339

02:48:08.640 --> 02:48:10.260

Michael: The actual conditions, yet we voted.

1340

02:48:10.290 --> 02:48:10.830

Joseph: Well, no.

1341

02:48:12.060 --> 02:48:14.100

Joseph: But we're still discussing yeah.

1342

02:48:14.310 --> 02:48:22.800

Michael: And I mean one thing that's become a little bit more clear in this conversation is, and I think vicki kind of just highlighted a lot of that if.

1343

02:48:23.940 --> 02:48:24.390

Michael: A.

1344

02:48:26.610 --> 02:48:39.540

Michael: buffer setback actually will radically transform the site plan so if they have to do that, whether that's our decision or the hearing the examiner decision like even.

1345

02:48:40.380 --> 02:48:55.410

Michael: We don't know what that plan if they have to if they're required to make that 50 foot set that we don't know what the plan is going to look like so yeah it does feel a little bit weird to prove it if the thing that we're asking for is radically going to change what were approved.

1346

02:48:56.820 --> 02:49:05.400

Michael: So, and I do agree with Vicki in terms of their it's still not kind of it's not a complete package it's still it's been missing.

1347

02:49:06.750 --> 02:49:07.800

Michael: So I might be.

1348

02:49:09.060 --> 02:49:13.290

Michael: I'm worried that these conditions may not achieve what we're trying to do.

1349

02:49:13.980 --> 02:49:21.630

Joseph: That's my concern I don't see that they were achieved in Sonoma CD we have any ability to ensure that they would change.

1350

02:49:22.080 --> 02:49:23.880

Hayes Gori: Oh I'm a nice big.

1351

02:49:24.270 --> 02:49:24.870

Joseph: Yes, you're.

1352

02:49:25.500 --> 02:49:35.670

Hayes Gori: Very good I'm hearing the plural of all these things plural that are missing, and I hear a landscaping plan right that is early March okay I Okay, but I, you know, I think.

1353

02:49:36.450 --> 02:49:43.590

Hayes Gori: I think it's pretty clear what we're talking about I think if we're going to increase the plantings on North and South, you know that's going to be a material change.

1354

02:49:44.040 --> 02:49:57.690

Hayes Gori: and obviously we would update the landscape plan as a result of that, but it's I'm hearing that there's a plan that's not perfectly in sync with our latest and greatest so I hear that, but other than that, I mean we've submitted a ton of stuff and ton of ton of work.

1355

02:49:59.370 --> 02:50:08.370

Hayes Gori: You know, we looked at the deeper be manual for the final darby meeting went through those whatever 15 items and we tried to faithfully submit all of them.

1356

02:50:09.450 --> 02:50:14.760

Hayes Gori: So, to hear that we are deficient that that's things i'm not saying we're perfect.

1357

02:50:18.330 --> 02:50:20.340

Joseph: i'm sorry but i'm wonderful due to the standard.

1358

02:50:20.730 --> 02:50:25.350

Joseph: DEMO can what's required and what's required in the final analysis, is the landscape.

1359

02:50:25.350 --> 02:50:35.880

Joseph: planning, construction drawings you're getting away with a lot of things that we're not requiring that we acquired by other people they do a complete set of construction drawings and turn them in and you are giving us.

1360

02:50:36.660 --> 02:50:39.390

Joseph: The least amount of things that you can get away with.

1361

02:50:39.990 --> 02:50:43.020

Joseph: And that's what's causing this problem sure well.

1362

02:50:45.450 --> 02:50:56.730

Hayes Gori: i'm just i'm just trying to follow your your your manual I just looked at the one page with the 15 I was doing we tick tick tick tick tick we're trying to submit everything so we're not trying to skirt the manual we're not trying to get away with anything.

1363

02:50:57.810 --> 02:50:58.260

Todd: You know.

1364

02:50:59.040 --> 02:51:01.740

Hayes Gori: If you feel like something's missing, but we tried to comply with that.

1365

02:51:01.740 --> 02:51:03.480

Todd: manual no.

1366

02:51:03.600 --> 02:51:04.350

Todd: No, I will not.

1367

02:51:04.620 --> 02:51:06.660

Todd: say the documents are incomplete.

1368

02:51:06.750 --> 02:51:07.230

Joseph: They are.

1369

02:51:07.440 --> 02:51:10.290

Todd: Each drawings show something different than something else.

1370

02:51:10.320 --> 02:51:11.520

Todd: The renders are different.

1371

02:51:11.880 --> 02:51:14.790

Todd: And you were really asking us to make a leap of faith.

1372

02:51:15.060 --> 02:51:25.800

Todd: yeah what these might look like use your own imagination to see what this new coloration will look like this here's a long shopping list of items that we will put in the process.

1373

02:51:26.310 --> 02:51:32.070

Todd: that's not what we get from other applicants we get clear, concise presentations and good answers.

1374

02:51:32.640 --> 02:51:46.980

Todd: And when I really proposed the conditions, I was really hoping to have a meaningful conversation, and each one of them was just shut down so you know i'm with vicki and Joe I think it's just just a denial.

1375

02:51:49.260 --> 02:51:53.190

Todd: Because we're gonna we're gonna get the same old dust up and we don't have time for it.

1376

02:51:53.550 --> 02:52:00.540

Joseph: It just goes on and on i'm sorry to say, it really does go on and off you just yeah you know we have a.

1377

02:52:02.040 --> 02:52:07.830

Joseph: complete set of drawings and it's important that we have, yes, Bob you have

a question.

1378

02:52:08.610 --> 02:52:16.260

Bob: yeah i'll go on with the denial I ties got an excellent point we've got a developer that's just.

1379

02:52:18.690 --> 02:52:26.670

Bob: How do I say it nicely trying to poor boy the design review board all the other projects we get we don't have these issues.

1380

02:52:27.180 --> 02:52:35.400

Bob: I mean, today I drank out of a fire hose I happen to be retired, so I can do that, but I know that a lot of the other people on the design review board they don't have a luxury of that time.

1381

02:52:36.450 --> 02:52:49.560

Bob: And hey I was, I sent that complimentary email to you and Marlene today saying hey these notes from February 22 or 23rd are so good.

1382

02:52:50.070 --> 02:52:59.460

Bob: Because I haven't looked at this thing for months, yet what is shown, there is what we want and no we're not getting everything it's just everything's just kind of.

1383

02:53:01.170 --> 02:53:04.800

Bob: it's just hey we'll give this to you will give a cut sheet to you.

1384

02:53:05.580 --> 02:53:13.590

Bob: will give you a cut sheet on trim well what's the trim I mean come on everybody else gives us a design of what the trim looks like the typical trim.

1385

02:53:13.980 --> 02:53:26.880

Bob: This developer doesn't so I i'll deny it i'm fine with that we have to follow our protocol we can't be moving the goalpost on one developer here that's not right because everybody else follows the rules.

1386

02:53:28.800 --> 02:53:45.570

Kelly: Marlene could we are regardless of of the motion and the vote can we make sure we capture this language here, so if we have you know if we have approval with conditions it's these conditions if we have denial yeah the deficiencies capture those.

1387

02:53:45.630 --> 02:53:47.070

Joseph: You know, need to capture those.

1388

02:53:47.340 --> 02:53:49.920

Marlene Schubert: So i'm waiting to decide which way we're going and.

1389

02:53:50.430 --> 02:53:52.050

Marlene Schubert: The feedback for.

1390

02:53:52.410 --> 02:53:56.370

Joseph: So let me Okay, so let me just clearly see what's going on here.

1391

02:53:57.540 --> 02:54:01.080

Joseph: Do we want to ask each person so Bob do you want to deny it.

1392

02:54:02.550 --> 02:54:04.950

Joseph: Todd did you, what do you want to do.

1393

02:54:07.440 --> 02:54:08.040

Marlene Schubert: you're on mute.

1394

02:54:10.200 --> 02:54:11.100

Todd: and deny.

1395

02:54:11.910 --> 02:54:13.920

Joseph: Okay, Michael.

1396

02:54:15.570 --> 02:54:20.460

Michael: yeah good night um, but I do want to discuss the deficiencies and.

1397

02:54:20.610 --> 02:54:27.660

Joseph: Yet no, I agree with the kelly's point, it will have here, we should define what we're yeah um.

1398

02:54:28.890 --> 02:54:33.840

Joseph: let's see Bob Evans vicki tonight and then myself.

1399

02:54:34.890 --> 02:54:38.370

Joseph: From fatal reasons I said before, too, so.

1400

02:54:39.390 --> 02:54:41.370

Joseph: Okay backing up then.

1401

02:54:43.560 --> 02:54:51.060

Joseph: There are deficiencies that are there that we can take out to read we're going to take those out vicki or i'm.

1402

02:54:52.050 --> 02:54:53.820

Marlene Schubert: Just gonna leave them there for reference i'll.

1403

02:54:53.820 --> 02:54:56.760

Marlene Schubert: Clear that out once we get the deficiencies and that's okay.

1404

02:54:57.090 --> 02:54:59.850

Joseph: So one would be the setback.

1405

02:55:01.500 --> 02:55:06.690

Joseph: don't agree with our setback decision so that would be extension.

1406

02:55:07.320 --> 02:55:09.900

Kelly: Well, I mean isn't it the same list.

1407

02:55:10.410 --> 02:55:12.960

Marlene Schubert: yeah I wasn't sure if I could just copy paste the reward it.

1408

02:55:13.020 --> 02:55:20.940

Joseph: Well i'm trying i'm trying to go through it and see yeah it could be the same list I can't read it it's too small for me to sell.

1409

02:55:21.030 --> 02:55:21.750

Marlene Schubert: i'm sorry.

1410

02:55:21.930 --> 02:55:30.720

Joseph: No, no that's all right, I just can't you know I mean so they haven't met the buffer the up the lack of an updated landscaping plan.

1411

02:55:31.860 --> 02:55:32.910

Joseph: And it was freezing things.

1412

02:55:35.310 --> 02:55:36.930

Joseph: Okay, then the third one was.

1413

02:55:38.250 --> 02:55:38.970

Joseph: The.

1414

02:55:40.530 --> 02:55:44.220

Joseph: I don't think that that's a deficiency, the thing about number three.

1415

02:55:45.240 --> 02:55:47.490

Joseph: Is that a deficiency or something we want.

1416

02:55:49.380 --> 02:55:51.150

Marlene Schubert: The heading Okay, the.

1417

02:55:52.140 --> 02:55:53.880

Joseph: articulation and really.

1418

02:55:54.900 --> 02:56:01.140

Vicki: We could say something like the the articulation on the end of the building is something that we have repeatedly asked.

1419

02:56:01.140 --> 02:56:02.610

Joseph: For yes.

1420

02:56:02.700 --> 02:56:11.220

Kelly: So when, if I could interject so if they were to come back and they don't have.

1421

02:56:12.270 --> 02:56:15.690

Kelly: You know the number four you're going to send them right back again.

1422

02:56:16.740 --> 02:56:26.940

Kelly: So it would seem to me that all these things this one through seven should be

just listed as one through seven with maybe some additional comment or something.

1423

02:56:27.690 --> 02:56:39.780

Joseph: um that's fine that's fine with me i'm materials colors under number four can you add after materials and in parentheses, the color board and samples.

1424

02:56:42.480 --> 02:56:43.770

Joseph: that's usually what we get.

1425

02:56:45.120 --> 02:56:45.780

Joseph: samples.

1426

02:56:47.250 --> 02:56:52.320

Marlene Schubert: Okay, so am I taking up what's here and copying it down below because now i'm updating two places.

1427

02:56:54.510 --> 02:56:56.160

Joseph: i'm asking the Derby does anybody have.

1428

02:56:58.650 --> 02:57:00.060

Joseph: Any conditions.

1429

02:57:01.980 --> 02:57:09.360

Vicki: Well, going down under deficiencies, maybe we should say the articulation on the building ends remains incomplete.

1430

02:57:09.810 --> 02:57:12.030

Joseph: isn't that number.

1431

02:57:13.170 --> 02:57:15.660

Vicki: it's it's worded slightly differently.

1432

02:57:16.470 --> 02:57:22.260

Joseph: You know okay so yeah after number three, what do we have a new for that said what she just said, the.

1433

02:57:22.770 --> 02:57:25.110

Joseph: articulation remains and.

1434

02:57:25.620 --> 02:57:27.570

Vicki: we've got that as three but for.

1435

02:57:27.660 --> 02:57:29.100

Marlene Schubert: Your materials.

1436

02:57:29.340 --> 02:57:32.640

Vicki: Right cutting cut and paste materials down below Thank you.

1437

02:57:33.840 --> 02:57:36.960

Marlene Schubert: Oh that's works didn't mean to delete it but that's.

1438

02:57:38.190 --> 02:57:41.430

Joseph: Okay, thank you Kelly, for helping us to this process.

1439

02:57:41.460 --> 02:57:48.630

Vicki: We, and we should say all drawings need to consistently reflect new color and material selections.

1440

02:57:48.690 --> 02:57:49.110

Yes.

1441

02:57:52.530 --> 02:57:55.320

Joseph: can be the final plan that they will use.

1442

02:57:55.950 --> 02:57:56.640

Yes.

1443

02:57:58.650 --> 02:58:07.500

Joseph: I mean, I mean normally Mr Smith and Mr Murray normally despite an applicant trends in drawings that they don't think they're going to change again.

1444

02:58:08.520 --> 02:58:18.150

Joseph: They do a final set of drawings that they feel or whatever that's what they're going to go with and and here part of the issue that squirrely a little bit is that.

1445

02:58:18.780 --> 02:58:27.480

Joseph: You know we're talking about well the landscape plan right changes like changes change and normally people will rely now on their final thoughts.

1446

02:58:28.140 --> 02:58:41.490

Joseph: What are those are so that's what we're trying to say here is that these are the final drawings, that you have to use unless the building department changes that are the planning Commission changes that that's the final rocks over.

1447

02:58:43.440 --> 02:58:57.930

Vicki: A number five I believe we've mentioned bike storage before but we haven't been so specific so it's it's really probably any inappropriate to put that down today as a deficiency.

1448

02:58:59.370 --> 02:59:09.750

Vicki: I appreciate the responsiveness, like the US let's get the charging stations in the garage and those kind of widened walls, etc, but I don't think we should include that down below.

1449

02:59:10.170 --> 02:59:14.040

Kelly: You can put that as a you know additional comments, it would.

1450

02:59:16.320 --> 02:59:16.770

Joseph: Actually.

1451

02:59:16.800 --> 02:59:17.880

Joseph: point was well taken.

1452

02:59:18.120 --> 02:59:20.490

Kelly: I mean it important yeah.

1453

02:59:21.510 --> 02:59:24.540

Vicki: Put it as additional comments yeah yeah.

1454

02:59:27.570 --> 02:59:28.020

Joseph: Okay.

1455

02:59:30.780 --> 02:59:34.590

Bob: Should we push anything for each charging for the cars or future.

1456

02:59:34.590 --> 02:59:36.750

Bob: conduit for a charging for the cars.

1457

02:59:37.680 --> 02:59:38.100

yeah.

1458

02:59:45.420 --> 02:59:47.190

Bob: Charging abilities, whatever you want.

1459

02:59:47.280 --> 02:59:48.990

Marlene Schubert: I was trying to think of how to write it.

1460

02:59:49.500 --> 02:59:50.970

Bob: yeah that's a good one.

1461

02:59:51.990 --> 02:59:53.370

Joseph: Early geez.

1462

02:59:54.180 --> 02:59:59.130

Bob: Some of the other people are putting it in future provisions which I think is fine, maybe they put in a few in.

1463

02:59:59.490 --> 03:00:00.540

The future provisions.

1464

03:00:01.800 --> 03:00:02.880

Joseph: So this is this.

1465

03:00:04.290 --> 03:00:05.400

Marlene Schubert: What about the bike lane.

1466

03:00:07.560 --> 03:00:08.640

Marlene Schubert: that's again something.

1467

03:00:11.970 --> 03:00:13.980

Bob: additional comments that wasn't in our.

1468

03:00:14.640 --> 03:00:17.940

Bob: Right, I saw that when I saw the video that's what caught my eyes and put that as a.

1469

03:00:18.150 --> 03:00:19.110

Marlene Schubert: Man okay.

1470

03:00:20.490 --> 03:00:23.010

Bob: same thing I just like to see some sustainable roofing.

1471

03:00:23.010 --> 03:00:25.230

Bob: shingles i'd like to see some shingles that are.

1472

03:00:25.530 --> 03:00:30.600

Bob: made out of recycled material, instead of just the plain Jane asphalt shingles.

1473

03:00:32.940 --> 03:00:40.230

Bob: And, like to make sure that they're they're a truly going to wire up let's put some provisions in for solar panels and reading through their.

1474

03:00:40.620 --> 03:00:50.970

Bob: Information I there was a conflict one said they were going to do it the other one said, maybe so i'd like to see at least the wiring provisions put in for solar.

1475

03:00:51.120 --> 03:00:52.110

For last.

1476

03:00:53.130 --> 03:01:02.970

Joseph: less common living like to have in there is that miles based on not meeting 21 design standards, I want to remind people that.

1477

03:01:03.150 --> 03:01:05.220

Joseph: They did not move the design standards.

1478

03:01:05.460 --> 03:01:05.730

Bob: yeah.

1479

03:01:05.790 --> 03:01:11.310

Joseph: it's not it's not just a denial based on these deficiencies, there were 21 design standards.

1480

03:01:14.520 --> 03:01:20.370

Vicki: Well, maybe Joe that maybe that should be like a preamble, the number 1234 and five.

1481

03:01:21.270 --> 03:01:22.770

Joseph: We can run a memo or something.

1482

03:01:23.160 --> 03:01:27.540

Vicki: or just or just kind of put it before you and start listing those.

1483

03:01:28.290 --> 03:01:30.660

Vicki: Were listing those 123 fourths.

1484

03:01:31.860 --> 03:01:35.070

Vicki: yeah put it in caps all caps or something.

1485

03:01:37.260 --> 03:01:39.090

Joseph: That clear merlene or do you need.

1486

03:01:39.240 --> 03:01:40.020

Marlene Schubert: That work.

1487

03:01:41.520 --> 03:01:42.510

Bob: Marlene i'd like to.

1488

03:01:42.780 --> 03:01:44.880

Bob: i'd like to put in one more additional comment.

1489

03:01:46.920 --> 03:01:48.510

Bob: No glass in three doors.

1490

03:01:50.640 --> 03:01:52.830

Vicki: Oh, but Bob I, like last entry door.

1491

03:01:52.860 --> 03:01:53.730

Michael: yeah i'm not sure.

1492

03:01:53.790 --> 03:02:03.540

Joseph: I agree with that's not, I think we're getting them to specific on those things we should stay with the bigger bigger deficiencies, I mean somehow I mean.

1493

03:02:04.680 --> 03:02:09.210

Marlene Schubert: Because the only thing left on our original list was the garbage and recycling Is there something you want to say around that.

1494

03:02:13.680 --> 03:02:15.720

Joseph: I have no comments does anybody else.

1495

03:02:17.550 --> 03:02:18.060

Bob: have that.

1496

03:02:20.010 --> 03:02:20.970

Joseph: They do.

1497

03:02:22.470 --> 03:02:29.160

Todd: That yeah well yeah that's another one, where I saw some improvement in that design in the locations and having for as opposed to one.

1498

03:02:29.850 --> 03:02:30.360

Todd: and

1499

03:02:30.900 --> 03:02:43.200

Kelly: The planning department typically asks for that to be shown it's usually shown on the landscape plan, they give us a little insert detail of screening the vegetation screening and the fencing so that is a.

1500

03:02:44.340 --> 03:02:47.370

Kelly: Very typically something that should be on the plans yeah.

1501

03:02:47.580 --> 03:02:51.510

Marlene Schubert: And though, does not need to be called out separately that Kelly is that what you're suggesting.

1502

03:02:51.780 --> 03:02:52.890

Kelly: It should be in here.

1503

03:02:54.510 --> 03:02:55.530

Joseph: additional comments I do.

1504

03:02:56.190 --> 03:02:57.150

Joseph: To them, or.

1505

03:02:58.530 --> 03:03:09.120

Kelly: Today, can I just ask are the shingles made out of recycled materials in the solar wiring That was one Commissioners are board members comment just kind of what.

1506

03:03:09.540 --> 03:03:10.110

yeah.

1507

03:03:11.250 --> 03:03:13.290

Marlene Schubert: Does everyone else, I guess, agree with that or.

1508

03:03:13.290 --> 03:03:14.190

Kelly: Forget something like.

1509

03:03:15.210 --> 03:03:16.020

Consensus yeah.

1510

03:03:17.760 --> 03:03:24.120

Joseph: I feel like that's a person looks smaller issue it's not a deficiency, but I don't know we could add people into.

1511

03:03:24.450 --> 03:03:30.360

Marlene Schubert: Well it's already under the additional comments, the point is does everybody agree with those additional comments, I think, is what we're trying to get at.

1512

03:03:30.570 --> 03:03:36.570

Vicki: Yes, Okay, so a number one we should say does not meet 50 foot buffer.

1513

03:03:37.980 --> 03:03:43.530

Vicki: slash well, I think the correct term and the deeper Bebo is buffer.

1514

03:03:43.830 --> 03:03:44.610

Vicki: from Korea.

1515

03:03:44.640 --> 03:03:45.780

Vicki: From 305.

1516

03:03:46.050 --> 03:03:46.710

Joseph: Real five.

1517

03:03:47.010 --> 03:03:52.770

Todd: And how do we have language to that that it was established that that we were asked to establish that.

1518

03:03:53.670 --> 03:03:54.720

Joseph: Yes, that's good I.

1519

03:03:54.720 --> 03:03:56.970

Vicki: The planning director, and I agree Todd yes.

1520

03:03:57.360 --> 03:03:57.870

Todd: design.

1521

03:03:58.080 --> 03:03:59.490

Bob: The Director clearly.

1522

03:03:59.880 --> 03:04:12.240

Bob: refers to the under what is it 18 20.30 I think cold clearly refers the applicant to the need for be books so that's pretty clear cut.

1523

03:04:14.310 --> 03:04:14.790

Joseph: OK.

1524

03:04:16.590 --> 03:04:22.650

Marlene Schubert: OK, so I wrote so which the director asked the Dr B2B about think I got the right wording here.

1525

03:04:24.360 --> 03:04:24.870

Okay.

1526

03:04:26.250 --> 03:04:26.730

Vicki: You know i'm.

1527

03:04:27.300 --> 03:04:33.990

David: The Director asked the D for the Dr B to make the recommendation, based on the page 62 of these.

1528

03:04:34.260 --> 03:04:36.930

Joseph: Two of the deeper be book, thank you.

1529

03:04:38.580 --> 03:04:39.120

Joseph: Yes.

1530

03:04:39.210 --> 03:04:44.340

Bob: Now it's pretty clear in the in the text code, yes, the different views in there yet.

1531

03:04:45.090 --> 03:04:45.420

Joseph: And so.

1532

03:04:46.200 --> 03:04:48.420

Vicki: not really sorry Joe.

1533

03:04:51.030 --> 03:04:52.050

Vicki: Here, let me just turn this.

1534

03:04:53.280 --> 03:04:53.640

Vicki: off.

1535

03:04:53.730 --> 03:04:55.860

Vicki: oops there, how do we.

1536

03:04:58.530 --> 03:05:04.740

Vicki: How do we state that you know when we were we were trying to solve the.

1537

03:05:04.860 --> 03:05:07.950

Vicki: problem and create a neighborhood by putting trees on the North.

1538

03:05:07.950 --> 03:05:08.550

Vicki: and the South.

1539

03:05:08.940 --> 03:05:10.200

Vicki: So how do we.

1540

03:05:10.410 --> 03:05:15.600

Vicki: How do we write that in there that to do we say something like without.

1541

03:05:17.100 --> 03:05:21.990

Vicki: Substantial screening on the North and the South side of this development.

1542

03:05:23.700 --> 03:05:24.450

Joseph: A lack of.

1543

03:05:25.290 --> 03:05:27.960

Joseph: A lack of re.

1544

03:05:30.510 --> 03:05:30.810

Vicki: they're.

1545

03:05:31.290 --> 03:05:32.190

Joseph: forced back.

1546

03:05:32.940 --> 03:05:34.890

Vicki: Well, I see I wasn't focused on the.

1547

03:05:34.890 --> 03:05:37.860

Vicki: Forest back i'm focused on it doesn't create a.

1548

03:05:40.080 --> 03:05:45.030

Vicki: sense of privacy and Community it just is parked in a parking lot.

1549

03:05:46.170 --> 03:05:47.220

Bob: And so good.

1550

03:05:49.260 --> 03:05:50.010

Joseph: To see that.

1551

03:05:50.430 --> 03:05:51.150

Marlene Schubert: Okay, so where.

1552

03:05:51.420 --> 03:05:53.400

Marlene Schubert: Do you want me to add to number two are.

1553

03:05:53.550 --> 03:05:54.660

Marlene Schubert: You another are.

1554

03:05:54.720 --> 03:05:57.540

Vicki: Doing another one right after number two just.

1555

03:05:57.540 --> 03:05:58.470

Vicki: Say i'll remember.

1556

03:05:59.010 --> 03:05:59.880

Marlene Schubert: Okay, what would you like.

1557

03:06:00.240 --> 03:06:02.970

Vicki: say something like without substantial.

1558

03:06:04.500 --> 03:06:09.240

Vicki: Screening on both the north and the south sides of the development.

1559

03:06:10.440 --> 03:06:11.550

Vicki: It lacks.

1560

03:06:14.370 --> 03:06:23.010

Vicki: What do we say it lacks the creation of a sense of community and feels like it's just existing in the middle of a parking lot.

1561

03:06:27.030 --> 03:06:32.130

Joseph: I know Dave has attended, but I want to bring it one more to people thinking.

1562

03:06:32.160 --> 03:06:33.120

Marlene Schubert: Okay what's the last.

1563

03:06:34.080 --> 03:06:34.620

Vicki: like it.

1564

03:06:34.680 --> 03:06:37.500

Vicki: feels like it is existing in the middle of a parking lot.

1565

03:06:37.680 --> 03:06:38.100

Marlene Schubert: Thank you.

1566

03:06:40.230 --> 03:06:43.860

Joseph: So they they are constrained because of the.

1567

03:06:45.870 --> 03:06:48.150

Joseph: 2013 plan mm hmm.

1568

03:06:49.470 --> 03:06:54.090

Joseph: But either however they're constrained or not constrained they have inadequate.

1569

03:06:55.560 --> 03:07:02.520

Joseph: entries entry and exit into facilities and That to me is efficiency there wasn't there.

1570

03:07:03.840 --> 03:07:09.120

Joseph: Their problem it wasn't they're doing, but it is a deficiency in my mind.

1571

03:07:10.140 --> 03:07:11.250

Joseph: What do you agree with that or.

1572

03:07:11.790 --> 03:07:13.080

Joseph: People not agree with that.

1573

03:07:13.830 --> 03:07:20.340

Vicki: Maybe we should say something with something like acknowledging the whatever you're at was.

1574

03:07:20.700 --> 03:07:30.660

Vicki: discussed the plan the the Dr B is still concerned with the the traffic flow in and out of.

1575

03:07:31.020 --> 03:07:36.780

Vicki: Quite a project in and out of the project via other people other.

1576

03:07:37.320 --> 03:07:38.010

Vicki: parking lot.

1577

03:07:38.130 --> 03:07:40.680

Vicki: it's true commercial properties yeah yeah.

1578

03:07:42.180 --> 03:07:42.540

Joseph: yeah.

1579

03:07:43.590 --> 03:07:47.280

Vicki: in and out of the development blue commercial parking lots.

1580

03:07:47.280 --> 03:07:48.870

Joseph: of parking lots.

1581

03:07:49.380 --> 03:07:57.990

Todd: yeah and you know the comment that it was in line with past approvals well, those were past but.

1582

03:07:58.260 --> 03:08:04.920

Todd: But, experience has shown us that it's dangerous and we've heard from the community that that whole situation is dangerous.

1583

03:08:05.220 --> 03:08:07.980

Todd: Right, so we have an opportunity to make it safer.

1584

03:08:08.430 --> 03:08:09.030

Joseph: and

1585

03:08:09.270 --> 03:08:12.990

Todd: That really should we should have been considered and it hasn't been.

1586

03:08:15.510 --> 03:08:16.350

Joseph: Okay, you got that.

1587

03:08:17.520 --> 03:08:18.030

Joseph: rolling.

1588

03:08:18.240 --> 03:08:22.020

Marlene Schubert: I thought, no I didn't So what do you want me to, if you want me to add the number six.

1589

03:08:23.430 --> 03:08:24.930

Marlene Schubert: or add another bullet.

1590

03:08:25.830 --> 03:08:26.340

Joseph: So.

1591

03:08:26.610 --> 03:08:29.940

Bob: There are you just concerned about the parking lot, are you talking about the.

1592

03:08:29.970 --> 03:08:31.110

Joseph: NRA know.

1593

03:08:32.670 --> 03:08:40.800

Joseph: What i'm talking about is that normal housing should not have to go through commercial lots to get to their homes.

1594

03:08:41.550 --> 03:08:53.820

Joseph: And That to me is the deficiency when it comes to the different be book, it might not be they're doing, they were only doing what they could do, but it's a deficiency in terms of housing.

1595

03:08:59.790 --> 03:09:02.640

Marlene Schubert: So do you want me to add anything, or do we haven't covered on that bullet.

1596

03:09:03.030 --> 03:09:05.040

Joseph: Todd do you think number six weeks okay.

1597

03:09:10.620 --> 03:09:11.460

Joseph: yeah and it gets.

1598

03:09:12.180 --> 03:09:20.160

Todd: yeah I mean the only thing I would add, with that there's a comment that you know it meets what has been approved with this currency.

1599

03:09:21.180 --> 03:09:22.980

Todd: And I think.

1600

03:09:24.330 --> 03:09:31.770

Todd: While that may be true, maybe that shouldn't have been approved, and we have experienced that is widely seen as dangerous.

1601

03:09:32.040 --> 03:09:36.840

Todd: And over you know, generating too much traffic there wasn't traffic control.

1602

03:09:37.050 --> 03:09:42.000

Joseph: This is yet so see, this is not acceptable for housing housing project.

1603

03:09:43.080 --> 03:09:43.380

Vicki: yeah.

1604

03:09:46.020 --> 03:09:49.170

Joseph: Okay, thank you Dave he said, you have a hand up there.

1605

03:09:49.800 --> 03:09:58.860

David: yeah just to clear a recommendation for number one to read it, one more clearly the director didn't ask the dmV to determine the 50 foot buffer oh.

1606

03:09:58.920 --> 03:10:06.120

David: Sorry, they she asked the Derby to determine the appropriate bar for which you determine was 50 feet, so I just want to make sure it's.

1607

03:10:06.180 --> 03:10:06.990

David: Not a director didn't.

1608

03:10:07.140 --> 03:10:07.620

Marlene Schubert: Thank you.

1609

03:10:07.920 --> 03:10:12.120

David: Herman just to do through the process come up with your determination so.

1610

03:10:12.180 --> 03:10:13.440

Marlene Schubert: It doesn't matter that David.

1611

03:10:14.760 --> 03:10:16.950

Marlene Schubert: Thank you for that that is much better, thank you.

1612

03:10:17.640 --> 03:10:21.300

Bob: Better to use the word recommend instead of determine yet.

1613

03:10:21.390 --> 03:10:24.930

Bob: I think we recommend into the planning Commission we don't determine.

1614

03:10:25.530 --> 03:10:26.220

David: I think that's a great.

1615

03:10:26.400 --> 03:10:26.670

David: A great.

1616

03:10:26.850 --> 03:10:28.110

Marlene Schubert: Day thank good sex, thank you.

1617

03:10:28.590 --> 03:10:36.180

Hayes Gori: yeah and I think we should have and also based on the need for being looking also the IMC we can't ignore the IMC.

1618

03:10:41.340 --> 03:10:42.900

Kelly: But it's not the IMC.

1619

03:10:43.320 --> 03:10:58.470

Kelly: yeah I mean it's not what that says there in the table so he's your argument you know, so to speak, is a different one they're just saying they're determining their determination is that it's supposed to be a 50.

1620

03:10:58.470 --> 03:11:02.430

Kelly: Foot buffer 50 foot setback period and that's based on D for be.

1621

03:11:03.060 --> 03:11:10.830

Hayes Gori: Okay, but as a starting you know we're not privy to behind the curtain so as I read number one to me that says that heather.

1622

03:11:11.610 --> 03:11:23.280

Hayes Gori: Asked perhaps Mr Dunstan to say hey look, I want you to recommend the appropriate buffer based solely on page 62 in a vacuum right that's what I want you to do is that what happened.

1623

03:11:24.450 --> 03:11:34.410

Joseph: That is nothing happened because she, as I understand, she told me that that the city was I don't know David, you can comment on this.

1624

03:11:35.160 --> 03:11:36.570

Joseph: David good.

1625

03:11:36.690 --> 03:11:45.030

Joseph: I don't know that that the city attorney or someone said the deeper be book rules over that question.

1626

03:11:45.780 --> 03:12:01.440

Joseph: And so that's why she said, because it rules over that question, there was there either the city somehow determination yeah right now and he's he's may disagree and he offered to take that to the to the hearings examiner for final.

1627

03:12:01.500 --> 03:12:03.990

Hayes Gori: You know decision, I guess, he will decide.

1628

03:12:04.350 --> 03:12:04.830

Bob: right but.

1629

03:12:05.130 --> 03:12:11.670

Todd: Also, that wasn't a behind the closed door or back room thing we discussed that extensively and an open meeting with you.

1630

03:12:12.240 --> 03:12:17.550

Hayes Gori: Yes, Oh well, I just it was news to me that the director asked for that anyway, but I mean.

1631

03:12:17.940 --> 03:12:18.060

Hayes Gori: It.

1632

03:12:18.720 --> 03:12:31.290

Hayes Gori: was discussed in the meeting Okay, I hear you understand what the paychecks he says that supersedes but just you know we can talk in circles and My point is that that particular page 62 talks about a.

1633

03:12:31.290 --> 03:12:32.490

Hayes Gori: vegetative buffer.

1634

03:12:32.910 --> 03:12:47.850

Hayes Gori: Okay, but the big MC table 17.12 talks about building setback, so that the different be manual does not override the code when there's no conflict if the code had said that the vegetative buffer was 50.

1635

03:12:47.850 --> 03:12:57.510

Hayes Gori: feet, then the table, there is a direct conflict and the table would supersede but there's no conflict because on the one hand there's a vegetative offer under the deeper bait and and the code is a building stuff back.

1636

03:12:57.750 --> 03:12:58.080

So you.

1637

03:12:59.370 --> 03:13:00.450

Hayes Gori: Can trump the code on a.

1638

03:13:00.450 --> 03:13:02.430

Hayes Gori: Different issue that's my boy.

1639

03:13:02.880 --> 03:13:09.300

David: he's I think the outcome of what number one is trying to state is that he director clearly asked the Derby.

1640

03:13:09.600 --> 03:13:19.620

David: to review the information, including page 62 but i'm not saying exclusively and make their recommendation who's deferring the recommendation to the dmV so that's that's what I was trying to clarify what I mean.

1641

03:13:20.460 --> 03:13:26.400

Bob: though is that, without asking the director I don't think anyone at this meeting knows, but it isn't the code under.

1642

03:13:29.250 --> 03:13:33.450

Bob: That refers the person, the applicant to the design for banbridge is Claire.

1643

03:13:33.750 --> 03:13:34.080

David: Right.

1644

03:13:34.350 --> 03:13:35.220

Bob: it's in the colon.

1645

03:13:35.730 --> 03:13:36.000

David: there.

1646

03:13:36.180 --> 03:13:38.010

Bob: That I would guess that's what the director.

1647

03:13:38.010 --> 03:13:39.750

Bob: read you know read them.

1648

03:13:40.290 --> 03:13:41.430

David: yeah that was considered in that.

1649

03:13:41.430 --> 03:13:42.570

David: Discussion you're correct.

1650

03:13:43.980 --> 03:13:44.460

Hayes Gori: Okay.

1651

03:13:45.000 --> 03:13:49.410

Joseph: So just moving on um is there anything else.

1652

03:13:50.730 --> 03:14:08.340

Vicki: This is maybe a question for Dave I mean we we haven't talked about this today, but we did have other meetings that we have grave concerns about the weird intersection on high school road so that's not just the developers issue it's the city's issue.

1653

03:14:08.760 --> 03:14:21.930

Vicki: So historically on something like this for the purpose of the hearing examiner is that is that listed, I mean, how does, how does, how is that covered that we have concerned with the.

1654

03:14:22.770 --> 03:14:27.660

Vicki: With the weirdness of that inner it isn't even an intersection that crossover.

1655

03:14:28.500 --> 03:14:31.980

David: yeah, if I may be heard of the expert in the room, the lead planner Kelly.

1656

03:14:32.280 --> 03:14:32.910

David: going to address how.

1657

03:14:33.000 --> 03:14:34.140

Joseph: He weighed.

1658

03:14:34.200 --> 03:14:34.950

David: In on the traffic.

1659

03:14:38.820 --> 03:14:39.420

David: Either Kelly.

1660

03:14:40.590 --> 03:14:41.730

Marlene Schubert: Kelly if.

1661

03:14:42.570 --> 03:14:43.320

David: If Kelly doesn't.

1662

03:14:44.100 --> 03:14:47.400

Kelly: I am but i'm sorry, what was the question.

1663

03:14:48.420 --> 03:15:05.970

Vicki: I was saying that that crossover from ace mcdonald's over to wintergreen is so weird we've mentioned it previously it's not us it's not a responsibility solely of the developer, obviously, but on a document like this.

1664

03:15:07.320 --> 03:15:11.790

Vicki: I don't know where the city sits on it, do we just listed as it's a concern.

1665

03:15:13.200 --> 03:15:19.590

Vicki: We put it on additional comments as it's unresolved how that is that crossover is going to work.

1666

03:15:19.740 --> 03:15:30.870

Kelly: yeah I would recommend you know, as I always do with the design review board that if if you that if you do make a comment or something that you tie it back to one of your standards.

1667

03:15:31.560 --> 03:15:41.190

Kelly: But I can see, I know that there was quite a lot of discussion about the the interaction between the East parking lot and this constant development and I.

1668

03:15:41.520 --> 03:15:59.490

Kelly: know, there was some contention quite a bit of contention during the Wisconsin hearing, I don't have public works comments, yet the development engineers comments yet on this proposal, so I don't I don't know whether they've included that in their analysis, but I can certainly ask.

1669

03:16:00.090 --> 03:16:02.070

Vicki: Joe did we just want to say it's.

1670

03:16:03.540 --> 03:16:07.530

Vicki: remains the Cross and wintergreen remains up.

1671

03:16:08.820 --> 03:16:10.920

Vicki: A concern just as a comment.

1672

03:16:11.130 --> 03:16:16.860

Joseph: High School road in wintergreen intersection remains a concern.

1673

03:16:18.030 --> 03:16:19.620

Joseph: For the deer right.

1674

03:16:20.940 --> 03:16:25.380

Joseph: negative comments okay okay i'm sorry.

1675

03:16:26.580 --> 03:16:33.930

Joseph: We good to go it's after five, so I want to make sure that we've gone way over on this, but i'll make sure to capture everything.

1676

03:16:34.140 --> 03:16:37.470

Michael: yeah when and a minor thing in terms of the drawings.

1677

03:16:39.780 --> 03:16:49.110

Michael: The it's been a little bit unclear about how people actually enter and exit to the buildings and how that relates to the landscape plan.

1678

03:16:49.680 --> 03:16:50.220

Yes.

1679

03:16:51.810 --> 03:16:58.500

Michael: So I think there needs to be the actual floor plans at the ground level and all the site plans and landscape plans.

1680

03:16:59.700 --> 03:17:07.050

Michael: Because that also adjusts how much hard scaping occurs, so if they're wherever there's the door if it think they'll be are escaping.

1681

03:17:08.460 --> 03:17:09.180

Michael: And how would you like.

1682

03:17:09.330 --> 03:17:17.910

Joseph: To word this, so the the landscape plan should show the first floor layout at the entry and then.

1683

03:17:18.810 --> 03:17:20.700

Michael: yeah the unit or plan.

1684

03:17:20.910 --> 03:17:23.340

Joseph: unit, the unit floor yes oh.

1685

03:17:23.550 --> 03:17:25.230

Marlene Schubert: OK, so my saying unit floor plan.

1686

03:17:25.320 --> 03:17:33.120

Joseph: Uniform plan should be on the landscape plan in order to assess entry and exit questions.

1687

03:17:35.370 --> 03:17:36.960

Joseph: When X axis.

1688

03:17:37.050 --> 03:17:37.680

Marlene Schubert: i'll come on.

1689

03:17:41.160 --> 03:17:48.330

Marlene Schubert: To okay So what did you say after sorry i'm troubles here should be on this landscape plan to address.

1690

03:17:48.450 --> 03:17:49.890

Joseph: It was 10 seconds ago.

1691

03:17:49.980 --> 03:17:52.470

Marlene Schubert: I don't know i'm so sorry, I know I know.

1692

03:17:52.560 --> 03:18:03.600

Joseph: So the the unit floor plan should be on the landscape plan to assess nexus entrance X axis questions.

1693

03:18:04.200 --> 03:18:08.880

Michael: yeah, and this has to do, also with like how the public spaces us.

1694

03:18:08.940 --> 03:18:11.550

Michael: As well what what is the interaction with.

1695

03:18:12.900 --> 03:18:14.880

Michael: People living within the units and streets.

1696

03:18:16.080 --> 03:18:17.820

Michael: You don't need to add that i'm just clarifying.

1697

03:18:18.720 --> 03:18:20.220

Joseph: Point Michael very good.

1698

03:18:21.630 --> 03:18:23.130

Joseph: yeah okay.

1699

03:18:23.580 --> 03:18:23.970

Joseph: All right.

1700

03:18:24.840 --> 03:18:29.220

Joseph: let's should we leave it at this, then, are we good to go.

1701

03:18:30.510 --> 03:18:36.330

Joseph: um are you going to make the not meeting the 21 design standards, the number one reason that.

1702

03:18:36.540 --> 03:18:39.780

Marlene Schubert: Well, I thought that we talked about it being the overall.

1703

03:18:39.810 --> 03:18:41.520

Joseph: are eating wrong okay yeah.

1704

03:18:41.700 --> 03:18:42.300

Joseph: that's fine.

1705

03:18:44.220 --> 03:18:47.910

Joseph: Okay, no I don't want to say not meeting this budget does not meet.

1706

03:18:48.300 --> 03:18:49.650

Joseph: yeah I was gonna change the wording and.

1707

03:18:49.650 --> 03:18:50.880

Marlene Schubert: didn't sound very good did it.

1708

03:18:50.940 --> 03:18:55.920

Joseph: Okay, you are good at that the less than that's great okay all right.

1709

03:18:57.120 --> 03:18:59.310

Joseph: So I think we're done on this, I guess.

1710

03:19:00.630 --> 03:19:01.080

Marlene Schubert: Okay, she.

1711

03:19:02.610 --> 03:19:09.150

Vicki: does not meet the design standards, as well as colon and then goes into the.

1712

03:19:11.430 --> 03:19:11.880

Vicki: Thank you.

1713

03:19:12.300 --> 03:19:14.790

Joseph: As well as the following year right okay yeah.

1714

03:19:16.500 --> 03:19:17.010

Joseph: Okay.

1715

03:19:18.270 --> 03:19:23.460

Joseph: Is everybody in agreement on this will make sure we're all had their chance to speak so.

1716

03:19:24.900 --> 03:19:33.120

Joseph: Okay, then I think that's the decision and we'll have to sign that document and forwarded on to the planning Commission.

1717

03:19:37.350 --> 03:19:37.860

Marlene Schubert: Okay.

1718

03:19:38.160 --> 03:19:50.940

Joseph: Okay, all right okay i'm listening to your story, thank you for coming sorry it was a contentious meeting, but you know this decision and we'll see what happens going forward.

1719

03:19:52.470 --> 03:19:59.130

Hayes Gori: I understand totally appreciate Thank you really appreciate you making the final decision and then working late and we do appreciate that.

1720

03:19:59.400 --> 03:20:04.380

Joseph: Okay, thank you, I appreciate your patience to yes mm hmm Thank you Okay, thank you.

1721

03:20:04.770 --> 03:20:05.160

Hayes Gori: All right.

1722

03:20:06.120 --> 03:20:13.290

Joseph: i'm soaked to the Dr B now do we want to go on to the other business items, or do you want to cancel for today.

1723

03:20:13.560 --> 03:20:16.950

Marlene Schubert: I do have to discuss the next meeting which lands on a holiday.

1724

03:20:17.070 --> 03:20:17.520

Joseph: or she do.

1725

03:20:18.210 --> 03:20:20.430

Marlene Schubert: I have to deal with that one today, if nothing else.

1726

03:20:21.900 --> 03:20:33.240

Marlene Schubert: I know, anyway, so as you guys know fourth of July lands on the fifth of July this year, on Monday, which is our next meeting, we do have a couple projects coming down the pipe for conceptual review.

1727

03:20:33.660 --> 03:20:43.680

Marlene Schubert: That, I think we would love to have reviewed, maybe if we could, if everyone was okay with scheduling the July fifth meeting for July six, which is a Tuesday.

1728

03:20:44.280 --> 03:20:45.810

Marlene Schubert: If not we'll have to push it to the.

1729

03:20:46.080 --> 03:20:47.160

Joseph: next meeting which.

1730

03:20:47.430 --> 03:20:48.900

Marlene Schubert: Then pushes everything else so.

1731

03:20:50.100 --> 03:20:56.700

Joseph: that's a question we have to decide in the past we have generally tried to do the next day, so we don't lose another meeting.

1732

03:20:57.360 --> 03:21:17.130

Joseph: And it would push that those applicants two weeks out so if possible can everybody look at the schedule and see if the six would work 2pm sixth of July 2pm is that and i'd like to get people's opinions about that that good deal or not anybody have heartburn.

1733

03:21:20.280 --> 03:21:28.530

Todd: I have a standing client meeting, but they haven't been running very long, so I could probably make an appearance and maybe maybe be 10 minutes late.

1734

03:21:29.070 --> 03:21:41.220

Joseph: Okay, all right, thank you, I think we just have a quorum for so we could try to do that yeah anybody else have a question Michael you may not know your schedule I don't know.

1735

03:21:41.820 --> 03:21:42.540

Joseph: yeah that's me.

1736

03:21:43.710 --> 03:21:47.310

Michael: I might have to fly on that day, so i'm not sure.

1737

03:21:49.080 --> 03:21:49.620

Joseph: Okay.

1738

03:21:51.240 --> 03:21:51.600

Michael: yeah.

1739

03:21:52.470 --> 03:21:52.650

Joseph: well.

1740

03:21:53.160 --> 03:21:53.820

i'm fun.

1741

03:21:55.050 --> 03:21:55.530

Joseph: yeah.

1742

03:21:55.680 --> 03:22:00.780

Joseph: yeah for what why don't we schedule that and then we'll work with that tone.

1743

03:22:01.440 --> 03:22:01.740

yeah.

1744

03:22:04.170 --> 03:22:06.450

Marlene Schubert: And I do have real quick question.

1745

03:22:06.660 --> 03:22:16.650

Marlene Schubert: yep raise your hand, if you prefer to continue to do these meetings via zoom rather than in person, so.

1746

03:22:16.950 --> 03:22:19.860

Joseph: Well, so let me, let me, can I qualify that a little bit.

1747

03:22:20.130 --> 03:22:22.260

Marlene Schubert: And I have something else to say I should say the state.

1748

03:22:22.260 --> 03:22:31.770

Marlene Schubert: determines how these public meetings are run so we may not have any control over it, but I was asked by heather just to get your opinion on what your preference is so great job.

1749

03:22:32.040 --> 03:22:37.920

Joseph: yeah so she she and I talked this morning and the issue is that the open meetings law pma.

1750

03:22:39.090 --> 03:22:45.300

Joseph: You know, is what's going to happen, what the government to size and everything right at the end of the month, or whatever the data is he's going to decide.

1751

03:22:45.810 --> 03:23:02.850

Joseph: And then, then the city would come down and the city manager would decide for the city what's going on, and I think what they're looking for is our preference is three options, one is we go back to in in house meetings we keep zoom or we do a hybrid.

1752

03:23:04.410 --> 03:23:13.470

Joseph: Either way, but heather said was that we will be moving if we do in house, we will be moving to the City Council chambers.

1753

03:23:14.670 --> 03:23:22.950

Joseph: Because it's too hard for the city to deal with the side room in terms of recording, especially if it was a hybrid zoom meeting and whatnot.

1754

03:23:22.980 --> 03:23:24.210

Joseph: Getting a camera and all that.

1755

03:23:24.600 --> 03:23:25.170

So.

1756

03:23:26.610 --> 03:23:37.590

Joseph: So that's the option is that we go in house and we will now be on the dyess in the city council chambers or we'd be zoom or we can do a hybrid So what does everybody is.

1757

03:23:39.180 --> 03:23:40.800

Vicki: Define hybrid with that.

1758

03:23:41.130 --> 03:23:45.960

Joseph: i'm sorry the hybrid would be we be in house in with allow people to zoom in and colon.

1759

03:23:46.440 --> 03:23:55.020

Joseph: And we even have to then adjust to the questions and say, people who are on zoom could they provide input or questions or answers, or whatever yeah.

1760

03:23:56.430 --> 03:23:56.640

Joseph: So.

1761

03:23:57.330 --> 03:24:01.770

Todd: I would vote bribery this because it allows people to attend meeting if we happen to be traveling.

1762

03:24:02.550 --> 03:24:03.000

Todd: yeah.

1763

03:24:03.150 --> 03:24:09.360

Todd: Okay, or fall or not feeling great so we'll stay home and come and participate.

1764

03:24:10.200 --> 03:24:16.980

Joseph: And I think some people who are shy like I actually do think some people who don't want to stand in front of a group and talk.

1765

03:24:17.220 --> 03:24:20.370

Marlene Schubert: Well, just like Lisa today on the ferry I don't think she would have been able to join.

1766

03:24:20.700 --> 03:24:22.890

Marlene Schubert: Right right if we didn't have that option for her.

1767

03:24:23.730 --> 03:24:26.250

Joseph: To that too we'll be right back I vote to that too.

1768

03:24:27.720 --> 03:24:28.320

Marlene Schubert: Okay, too.

1769

03:24:29.070 --> 03:24:29.280

Bob: yeah.

1770

03:24:29.310 --> 03:24:30.690

Bob: We know, Joe is.

1771

03:24:31.230 --> 03:24:32.310

Marlene Schubert: Okay, Michael.

1772

03:24:32.400 --> 03:24:33.030

Marlene Schubert: What do you say.

1773

03:24:34.080 --> 03:24:47.250

Michael: yeah i'm for either hybrid or zoom I like the fact that I actually can work on my computer and see, I have multiple screens, so I can see all the documents, and so I can put through everything, whereas in person, I found it really challenging to.

1774

03:24:48.210 --> 03:24:53.880

Michael: Because we get so many documents that i'm not gonna bring my computer everywhere so.

1775

03:24:54.030 --> 03:24:55.410

Marlene Schubert: that's what i'd be curious if.

1776

03:24:55.410 --> 03:25:10.500

Marlene Schubert: We went with you know, like a hybrid would everybody have to be in person, I mean, would you guys be required to you know I don't know what the rules would be but that's a good point that could you still join as a Member, without being in person, I would think the answer would be yes.

1777

03:25:12.270 --> 03:25:13.410

that's an interesting.

1778

03:25:16.230 --> 03:25:18.360

Vicki: that's an interesting question Marlene.

1779

03:25:19.380 --> 03:25:30.120

Vicki: Because does hybrid mean just the Community can dial in or like Michael was saying, can we dial in so How does that work is the.

1780

03:25:30.120 --> 03:25:31.740

Vicki: Council chambers set up.

1781

03:25:32.760 --> 03:25:33.570

Vicki: To.

1782

03:25:35.010 --> 03:25:35.640

Vicki: let her know.

1783

03:25:36.000 --> 03:25:37.710

Vicki: I mean that's that's a question.

1784

03:25:37.800 --> 03:25:41.010

Marlene Schubert: Okay well that's good some good feedback, I can take back so far, it sounds.

1785

03:25:41.010 --> 03:25:43.560

Marlene Schubert: And, most people are with hybrid and maybe with the.

1786

03:25:44.700 --> 03:25:51.780

Marlene Schubert: caveat that does that mean that the board can also dial in and not be in person right okay.

1787

03:25:53.070 --> 03:25:54.330

Marlene Schubert: Bob did you vote yet.

1788

03:25:55.410 --> 03:25:56.460

Marlene Schubert: I don't know if you did you.

1789

03:25:57.120 --> 03:26:00.150

Bob: i'm fine it gives us flexibility that's very important.

1790

03:26:00.420 --> 03:26:01.980

Marlene Schubert: Okay, so you like the hybrid as well.

1791

03:26:03.060 --> 03:26:04.560

Bob: yeah I like having.

1792

03:26:04.590 --> 03:26:07.950

Bob: seven members, if possible, at the meetings are six right now.

1793

03:26:09.240 --> 03:26:09.930

Joseph: Okay, great.

1794

03:26:11.040 --> 03:26:15.180

Joseph: Okay anything else on the list, we have to attack today specifically.

1795

03:26:15.780 --> 03:26:29.400

Vicki: With Joe I had one thing I wanted to ask advice on that people have three or four minutes okay okay um, as you know, the city is getting a \$7 million windfall from.

1796

03:26:30.450 --> 03:26:40.890

Vicki: American rescue plan, I guess, and and one of the things on the table for discussion is the potential of it being used in some way, shape or form for affordable housing.

1797

03:26:41.340 --> 03:26:48.960

Vicki: mm hmm and then you've also got the parks board right now looking to buy the athletic club for \$13 million.

1798

03:26:50.220 --> 03:27:02.340

Vicki: You have the Suzuki property which was supposed to be affordable housing sitting fallow, you have the unresolved question of Harrison it's that that's just a beast unto itself.

1799

03:27:03.030 --> 03:27:15.270

Vicki: And I was as a private citizen, I was going to write to the city council and the parks board to make sure they understood it was just me writing as a private citizen saying all of these balls are interrelated.

1800

03:27:16.320 --> 03:27:35.070

Vicki: And I was going to ask him to take a pause and get together as two groups or or whatever, and under the guidance of the city manager and the executive director for the parks board, they need to master plan these five properties because there's a lot of money in motion here.

1801

03:27:35.670 --> 03:27:42.660

Vicki: here's the \$13 million going to the athletic club probably not a console matic bond with no voter approval.

1802

03:27:43.110 --> 03:27:54.510

Vicki: you've got Harrison with that figure you've got now this \$7 million, and you have the sekai property which was supposed to be where parks was going to put this complex with the pool.

1803

03:27:55.260 --> 03:28:07.020

Vicki: And you have the fact that we really do need affordable housing and the requirements for reportable housing should be a sense of community, it should be walkable it should be.

1804

03:28:07.020 --> 03:28:12.420

Vicki: Closing services, etc, etc, and sekai as a very large piece of property.

1805

03:28:12.900 --> 03:28:23.910

Vicki: So if the parks board is really going to buy bainbridge athletic club, can they let loose of four or five acres right along Madison what could that be a potential solution.

1806

03:28:24.330 --> 03:28:39.120

Vicki: or one of many solutions because the neighbors do not want affordable housing at Suzuki is there some real estate trading that could go on here to achieve a whole bunch of different goals.

1807

03:28:39.390 --> 03:28:45.840

Vicki: And so I was going to write the letter private label and I just wanted you to know that i'm going to metal and.

1808

03:28:46.890 --> 03:28:51.510

Vicki: that's my thinking so I just wanted to give you a heads up.

1809

03:28:54.300 --> 03:29:05.610

Joseph: As a private citizen, you can say anything you'd like it's fine I think you should yeah absolutely i'm not sure the deer be has a dog in this fight, particularly, but you know.

1810

03:29:05.670 --> 03:29:06.030

Vicki: Right.

1811

03:29:06.270 --> 03:29:15.270

Vicki: So i'm just i'm hunting and pecking slowly through an email with one finger so i'm going to send that out in the next couple days.

1812

03:29:15.870 --> 03:29:17.850

Marlene Schubert: you'll probably type faster than I did today.

1813

03:29:18.570 --> 03:29:19.680

Vicki: No, you were doing great.

1814

03:29:20.130 --> 03:29:21.180

Joseph: You did great Marlene.

1815

03:29:23.370 --> 03:29:24.270

Marlene Schubert: has his hand raised.

1816

03:29:24.510 --> 03:29:25.140

Joseph: Yes, Bob.

1817

03:29:27.600 --> 03:29:30.450

Bob: Joe, I just wanted to compliment you on the meeting today.

1818

03:29:30.840 --> 03:29:32.280

Bob: I know, for me, as a newer.

1819

03:29:32.820 --> 03:29:48.750

Bob: newer person on the design review board I did an awful lot of listening and i'm really glad we put our foot down and at least I put you know I finally decided to change when you started talking about we're looking for some complete some metals and that that's a big deal if.

1820

03:29:48.780 --> 03:29:51.600

Bob: We set a tone, where we don't get complete some noodles.

1821

03:29:51.870 --> 03:29:53.730

Bob: we're going to have chaos and we don't.

1822

03:29:53.730 --> 03:29:54.690

Bob: We don't need that.

1823

03:29:55.530 --> 03:29:56.220

Joseph: We think you.

1824

03:29:57.120 --> 03:30:00.210

Bob: know, yes, thank you for your efforts, it was a tough one today.

1825

03:30:01.500 --> 03:30:07.350

Joseph: Sometimes we forget the project was on for you like this, you lose track of the ball you.

1826

03:30:08.100 --> 03:30:09.390

Joseph: Know arguments, you had you know.

1827

03:30:09.420 --> 03:30:14.700

Joseph: In February, you know, and it was like yeah those are missing, I mean it's like we get.

1828

03:30:15.000 --> 03:30:17.400

Todd: In well, I was also I was also looking for dialogue.

1829

03:30:18.720 --> 03:30:25.260

Todd: There wasn't any you know it wasn't receptive it wasn't you know we've already done too much work just tell us what you want.

1830

03:30:26.670 --> 03:30:27.480

Todd: That would that was very.

1831

03:30:27.930 --> 03:30:28.560

Bob: same all.

1832

03:30:28.620 --> 03:30:44.310

Joseph: It was disappointing yeah it's yeah okay can't have too much conversation about that project but yeah okay all right, so we want to get that David do anything you want to say, specifically, we can put things on the agenda for next time, or what.

1833

03:30:44.640 --> 03:30:51.750

David: yeah we can do next time, but real quickly the two projects that want to come before you in early July are a short subdivision conceptual review.

1834

03:30:52.170 --> 03:30:59.220

David: And a smaller long subdivision I think it's six slots that actually expired under State law, you have a certain amount of time to do your final.

1835

03:30:59.520 --> 03:31:08.340

David: They didn't get there, so you've got to start from scratch, under the new subdivision standards, so a smaller long plat a six slots and a short plant so that's what's coming your way.

1836

03:31:09.390 --> 03:31:12.810

Bob: Okay, Joe What about frack What about the one on spring range.

1837

03:31:13.590 --> 03:31:14.520

Bob: And you check on that.

1838

03:31:14.880 --> 03:31:19.500

Joseph: um yeah oh yeah, what do you know, David, can you give an update on that

project.

1839

03:31:20.700 --> 03:31:27.750

Joseph: i'm the one i'm spraying register, we got a couple I got a couple letters from a woman who was concerned about the number of units.

1840

03:31:28.260 --> 03:31:29.220

Joseph: And a lots.

1841

03:31:29.280 --> 03:31:32.910

Joseph: Was Kelly did were you involved in that it was that done by.

1842

03:31:33.540 --> 03:31:34.710

David: I think that was Ellen.

1843

03:31:34.890 --> 03:31:36.630

Joseph: Ellen okay might have been.

1844

03:31:36.960 --> 03:31:47.490

David: And i'm trying to call there was one on the West side of spring one on the east side, the East side still has some right away items that were sorting out with the Afghan I think that might be free, I apologize out to look at the map.

1845

03:31:47.550 --> 03:31:48.540

Bob: You know the West side.

1846

03:31:48.990 --> 03:31:50.700

Bob: it'd be the West side dang it is what i'm oh.

1847

03:31:50.700 --> 03:31:51.390

David: I apologize.

1848

03:31:51.450 --> 03:32:02.130

David: i'm thinking about the one on the other side i'll have to check with Ellen on that the only update I got for ellen's projects that you've seen that you'll see again hopefully near future is the stables project in Fort worth.

1849

03:32:03.330 --> 03:32:04.140

David: When you'll see.

1850

03:32:04.380 --> 03:32:07.200

David: That she's dealt with you on so i'm not sure i'll check out frank.

1851

03:32:07.320 --> 03:32:19.200

Joseph: So frank frank might have a couple of projects someone called me he emailed me neighbors concerned about the number of watson's like 16 lots of something and we never reviewed, a project that big.

1852

03:32:19.410 --> 03:32:21.240

David: Know you're a realtor for that subdivision or.

1853

03:32:21.780 --> 03:32:28.650

David: Some other land and there are some very clear state laws about not doing a Jason chart planets so we'll have to see what's going on there i'll check with.

1854

03:32:28.890 --> 03:32:31.170

Joseph: them so they can be connected.

1855

03:32:31.410 --> 03:32:32.610

Joseph: Wait wait.

1856

03:32:32.910 --> 03:32:41.550

Bob: Wait hey Joe we got to thank Dave and Kelly to they did they did a good job, today, you know I certainly appreciated their input on.

1857

03:32:41.820 --> 03:32:42.840

Todd: On the fly always.

1858

03:32:44.580 --> 03:32:45.300

Always marlena.

1859

03:32:46.470 --> 03:32:47.250

Joseph: Give me a really.

1860

03:32:47.370 --> 03:32:51.540

Joseph: Kelly appreciate some of your comments, when you interject they were they were timely.

1861

03:32:53.130 --> 03:32:53.430

Kelly: yeah.

1862

03:32:53.520 --> 03:32:54.810

Kelly: I tried to do that only when.

1863

03:32:55.110 --> 03:32:55.920

Kelly: When I feel like.

1864

03:32:57.090 --> 03:33:00.210

Joseph: Whenever we go off the rail we go off.

1865

03:33:01.200 --> 03:33:04.950

Kelly: really appreciated dedication, I really amazing yeah.

1866

03:33:05.640 --> 03:33:17.730

Joseph: Okay um i'm going to say thank you to people who are still sitting there listening to us thank you attendees for doing that and hope it was interesting somewhat entertaining.

1867

03:33:19.350 --> 03:33:23.970

Joseph: i'm going to call the meeting good Thank you all for staying after five and good job today.

1868

03:33:24.390 --> 03:33:25.410

Todd: Thanks, thank you.

1869

03:33:26.460 --> 03:33:27.930

Joseph: Good luck, Michael yep.



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: Wintergreen Townhome Subdivision (PLN51836)
PROJECT ADDRESS or PARCEL: 23250230942009 ; 23250230922001
DATE: 06/21/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 10/05/20 ; 11/02/20 ; 02/01/21 ; 02/16/21 ; 03/01/21 ; 06/21/21

CONTEXT ANALYSIS

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

APPLICANT 06/14/2021: The site planning for the overall 8-acre project site was approved under the prior SPR. That application addressed adjacent wetlands and its relationship to stormwater management. The proposed design may consider site scaled features such as rain gardens if feasible for on-site infiltration. Original project approvals did not anticipate nor require adding to natural areas. Wetlands and SR305 buffer are not intended to be used as open space.

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

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



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

occupy. This wetland corridor provides a wonderful natural system and green space corridor that benefits all of the various projects that are adjacent.

APPLICANT 06/14/2021: The off-site wetlands to the east of the project site shall remain per the original SPR as protected open space and critical areas. Those areas will continue to support wildlife habitat and protect the forested areas. The project site is separated by an existing retaining wall and parking area from above mentioned open space.

DRB 02/16/21: The applicant did not discuss the adjoining wetlands or forest area that could be used as a site amenity enhancement. Need to see more of a balance between natural and indigenous landscaping and there was a forest at one time. We have not seen accurate drawings that show the context, how people navigate the site via sidewalks, etc.; the drawings are lacking, and this really affects the design process. How do we take advantage of the natural systems? Need to integrate into the site proposal. There needs to be some restoration of this site of what had been there. We do not agree with the statement "There are no other natural systems affecting the Wintergreen Center and/or the 2 lots the Wintergreen TH project will occupy." **Designer should look for ways to heal and repair the island's natural systems that have been impacted by previous development.**

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

APPLICANT 06/14/2021: The project site does not exhibit any unique or prominent features described in the guideline. The original site design was entirely commercial and was focused on to the central access lane and related public spaces.

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



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

APPLICANT 06/14/2021: The massing of the proposed residential units is intended to create a contrast to the larger scaled commercial uses on the other portions of the site. The residential units along the central access alone are two stories in height, similar in scale to the adjacent commercial uses. The taller three-story buildings are placed to the edges of the site helping keep a lower scale at the site interior. The positions of the buildings serves two purposes: to define the street edge, and to help shape the semi-private open spaces behind. The open spaces originally located along the access lane (per the original SPR approval) are relocated to better serve the residents. The vehicle traffic is separated from the open spaces.

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



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

APPLICANT 06/14/2021: As described above the key attribute of the public realm is the central access lane. This will be the predominant north south pedestrian route through the site. The residential uses will support this edge with small front door yards and related entries. Minor pedestrian connections are provided between the sidewalk and the courtyard gardens. The gardens are accessible to the public for passive uses. The landscape design will respond to the unique uses within these spaces, with the street being more urban and the courtyard more informal.

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

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



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APPLICANT 06/14/2021: The approved SPR went through an in-depth analysis to implement safe and efficient access both for vehicle and pedestrians. The proposed street design and related pedestrian facilities are existing and consistent with prior approvals. The central access lane along with side parking lane was requested by the neighbors during the prior review process. No new access lanes are proposed. The trail along SR305 was relocated to the opposite side of the highway unrelated to this application.

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

Context Analysis Complete:

Yes: ☐ No: ☒

If no, required additional information:

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



DESIGN for BAINBRIDGE WORKSHEET

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SITE DESIGN STANDARDS

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

Applicant Response:

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

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

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



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

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

APPLICANT 06/14/2021: The project site was cleared and graded as part of the original site improvements. The hydrological functions were addressed under a prior application as part of the storm drainage design. The critical areas described above were designated and protected as part of the prior site approvals and related improvements. Proposed landscaping will include native planting attractive to birds and wildlife. These features shall be integrated into proposed buffers and opens spaces while maintaining useable open space for residents.

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

APPLICANT 06/14/2021: All of the mature trees and vegetation in the previously approved Wintergreen Center's natural areas will be preserved. Proposed landscaping will include native planting attractive to birds and wildlife. These features shall be integrated into proposed buffers and opens spaces while maintaining useable open space for residents. Critical area fencing was approved and installed as part of prior site improvements. Wildlife corridors are related to protected critical areas per prior approvals.

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

APPLICANT 06/14/2021: The overall site design for Wintergreen was established as part of the prior approvals. The salient features of the site include the central access spine, and forested areas associated with adjacent wetlands areas and SR305 buffer. There are no views from site or nearby landmarks.

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

APPLICANT 06/14/2021: The original design concept for the architecture within the Wintergreen center was a modern agrarian theme. The drugstore and bank followed the



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original aesthetic direction. The health clinic was a departure and has a more monolithic commercial presence with its singular form and predominant flat roofs. The proposed residential units are more finely grained, and thereby distinct from the adjacent commercial uses. They are more in keeping with the adjacent Stonecress residential neighbor directly east of the site. The townhouse forms are further broken into discrete building creating pedestrian passages to the internal courtyards. The proposed building colors add variety to the current predominant pallet of reds and browns.

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

APPLICANT 06/14/2021: The primary pedestrian and vehicle access routes are existing and oriented towards the central access spine. The proposed site design will create additional pedestrian routes between buildings which connect to the existing infrastructure. All new systems will be accessible. Residential parking will use either existing parking spaces or be integrated below the proposed residential units. No new garages will be visible to central access lane. Covered bicycle parking will be provided adjacent to courtyard open spaces. As described above, the courtyards will be pedestrian oriented with no vehicle access.

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

APPLICANT 06/14/2021: The integration of residential units was something requested by neighbors during the initial approval process. The residential units will add vitality to the daily life in the Wintergreen site. The residential units are set close to the street creating a public front. The proposed garages and related access lanes are removed from the public front. The courtyard entrances are placed for direct access from the central access lane with drive aisles set further behind.

The submittal has been revised to include a more detailed streetscape to visually break up the expanse of paving at the west access lane. Proposed features include change in paving from pedestrian sidewalks to drive lane, small landscape areas (vine pockets and trellis), street trees, and lighting.



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DRB Discussion:

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

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

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

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

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

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

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

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

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

See DRB Discussion comments under C3, above.

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

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



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

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

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

See DRB Discussion comments under C6, above

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

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

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

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

See DRB Discussion comments under C5, above

DRB Findings:

The project did not meet S1-S6



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PUBLIC REALM STANDARDS

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

Applicant Response:

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

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

APPLICANT 06/14/2021: The project does not alter the existing roadways or drive aisles. All new garages will be placed behind building to minimize visibility from public spaces. Proposed pedestrian access will be accessible and have dark sky compliant lighting for safety. Residential entries are focused towards public realm (street and courtyards). Bicycle parking shall be provide at ends of courtyard spaces.



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The submittal has been revised to include a more detailed streetscape to visually break up the expanse of paving at the west access lane. Proposed features include change in paving from pedestrian sidewalks to drive lane, small landscape areas (vine pockets and trellis), street trees, and lighting.

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

APPLICANT 06/14/2021: As described above, the two key public opens spaces are the central access spline and the adjacent courtyards. The edges of the public spaces are defined by the adjacent residential buildings. The site has no other street network or off-site vistas. The crosswalks were completed as part of the original approvals. The courtyard spaces will be visible and provide seating opportunities for non-residents to feel comfortable.

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

APPLICANT 06/14/2021: As stated above, the residential units each have entries facing public spaces. Pedestrian passageways link the central sidewalks to the adjacent courtyards. The sidewalk design shall include street furniture to encourage direct engagement with street and pedestrian activity. Seating elements will be located adjacent to pedestrian passageways.

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

APPLICANT 06/14/2021: The townhome rows facing Wintergreen Ln. have been angled to follow the road alignment which reduce the linear impact of long rows of buildings. The buildings within the site provide for multiple pedestrian passageways. The proposed pattern of buildings will be finer grained than the adjacent larger commercial uses. The facades facing the street will have smaller pedestrian scaled features including the entry porch, fenestration and off-sets.



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

APPLICANT 06/14/2021: Adding the residential townhomes at the center of the Wintergreen commercial center will result in much more human activity and interest added to the current auto-centric commercial center. The residential units will provide “eyes on the street”. The residential units provide multiple entries. Garbage areas will be located to minimize their visibility.

DRB Discussion:

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

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

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

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

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



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

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

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

The public space is not well-defined or designed. There is nothing proposed on Wintergreen Lane to indicate this is a neighborhood, a special place; just a sign is not enough. The design needs to have a neighborhood character that contributes to public spaces/public realm. From the street side, there has been no strengthening of the public space.

See DRB Discussion comments under C4, above

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

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

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

See DRB Discussion comments under C5 and S6, above

DRB Findings:

The project did not meet P1-P6.

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



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

APPLICANT 06/14/2021: The site plan is organized to define the public street edge and to shape the outdoor open spaces. The site context is defined by surrounding commercial building and related parking, restricting any direct connections between uses. The residential units are organized to place the more public living spaces at the lower level adjacent to exterior public spaces. The small dooryards will help establish a degree of privacy between. The building modules express the units within and the nature of the use.

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



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APPLICANT 06/14/2021: The architectural language draws most closely from the adjacent Stonecress neighborhood, with its multi-colored semi-attached homes. The style is derived from craftsman or simplified farmhouse motifs common to recent residential homes built on the island.

The exterior design has been modified to incorporate more natural materials (Cedar). The color scheme has been simplified as well (fewer colors and elimination of white trim) giving a more contemporary feel like the commercial buildings next to the site. Entry canopies have been added to the courtyard entries.

Note: The Design Guidelines do not prescribe architectural styles, but projects are expected to have an attractive and coherent style that fits well with the climate and context of Bainbridge Island. *See page 38 of Design for Bainbridge 2019.*

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

APPLICANT 06/14/2021: The facades along the public ways and courtyards have a vertical proportion expressing the individual units within. The façades are further defined by use of bay windows, roof overhangs, entry canopies and changes in materials. The use of horizontal siding and natural Cedar is consistent with the adjacent commercial buildings. The overall massing is predominantly horizontal consistent with scale and massing of the adjacent commercial buildings. The buildings along the central access lane will help from vista to the prominent corner of the VM clinic as you enter the site, an original design intention for the clinic design. The level of detail at the pedestrian scale is provided with low height metal fences, dooryards, window fenestration and the entry canopies.

B4) With the 2 story townhome rows fronting on Wintergreen Ln. with the existing adjacent parking lots and spaces, it will minimize the auto-centric and minimal landscaping of the existing commercial buildings with their patio style entrances. The 2



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story rows of buildings all face either natural or landscape existing areas or ample landscaped common areas. The 2 story townhomes have both a front patio entrance and rear open patio area. The 3 story townhomes have a patio style front entrance and a balcony over the rear garage.

APPLICANT 06/14/2021: One of the key aspects of the project's sustainability is the integration of housing into a mixed-use setting, where residents can walk to shopping and transit. Secondly, the small efficient units will help add density without excessive material consumption and reduce energy usage. The project will be solar ready and be constructed to a more rigorous Built Green 4 Star standard. The north south orientation of the buildings will enhance daylighting to units from both east and west and minimize north facing orientations. Similarly, the north south orientation of the courtyards will minimize shading to public spaces.

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

APPLICANT 06/14/2021: The project will use durable materials typically found on residential projects within the adjacent area. These include horizontal cement board siding, cedar siding, metal roofing, and dark frame windows.

DRB Discussion:

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

B2) Building massing is overdone and needs to be broken into smaller units, preferably no more than 3-5 units grouped together. The units are narrow, and they have a staircase spanning three flights. We have only seen one layout, there is no horizontal plan to meet ADA requirements. Older residents want to down-size but may not be able to climb stairs. Bland facades, disproportionate scales of natural spaces do not work to reflect Bainbridge architecture, no variety. There is no discussion of locally



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sourced materials. No overhang noticed on buildings for rain protection or climate control. The project conforms to commercial, does not reflect residential qualities.

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

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

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

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

DRB Findings:

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



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LANDSCAPE STANDARDS

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

Applicant Response:

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

APPLICANT 06/14/2021: The landscape design will focus on defining the public realm: the streetscape and interior courtyards. Secondary landscape areas include pedestrian connections between these and dooryards separating the units from the public spaces. The dooryards also serve the function of providing screening buffer to public edges.

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



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APPLICANT 06/14/2021: As described above, the landscaping is focused along the public spaces throughout the project site. These include primarily building frontages, public gathering spaces (courtyard gazebo) and semi-private gardens at each unit. These landscaped areas will encourage interaction between pedestrians and residents along pathways, private gardens and courtyard gathering spaces.

The submittal has been revised to include a more urban approach to courtyard environment which will support a more diverse set of activities and higher intensity of use. Courtyard features include common area picnic BBQ, play areas, seating and pea patches.

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

APPLICANT 06/14/2021: The planting materials will emphasize native plantings. The project site will have minimal wind exposure due to adjacent forested areas. The proposed street trees and building forms will reduce heat gain to paved surfaces.

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

APPLICANT 06/14/2021: The primary site infrastructure was designed as part of the prior approvals. Stormwater will be recharged to adjacent wetlands areas as part of existing infrastructure improvements.

L5) The existing natural and landscaped areas are well maintained by the Wintergreen Owners Association. The project's landscaped areas will feature drought-resistant landscape common areas, except for the grass areas, which will require irrigation and a



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higher level of maintenance. The future Wintergreen HOA will provide the required maintenance to the project's landscaped areas.

APPLICANT 06/14/2021: As described above, the project will use native plantings which will in part provide food sources for local wildlife (songbirds, etc.). The original site approvals identified and preserved existing tree stands within critical areas (wetlands) and SR 305 buffer.

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

APPLICANT 06/14/2021: The proposed project will not alter adjacent tree stands or existing views. The siting of the buildings will fulfill goal to frame vista into the site looking towards VM clinic, as anticipated in prior site plan approvals.

DRB Discussion:

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

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

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

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

L5) Do not see a lot of groundcover, mostly grass. Landscape plan does not promote biodiversity and the attraction of birds, pollinators, and wildlife. More canopy is



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needed, more street trees to support wildlife and shade. Need to bring in some of the original forested ecology back into the site plan.

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

DRB Findings:

The project did not meet the intent of Landscape Design Standards L1-L6.
The landscape plan does not tell a story of including the natural features of the surrounding areas. The narrative, the worksheet responses and the plan need to make us love this project.



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STREET TYPES AND FRONTAGES

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

Applicant Response:

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

APPLICANT 06/14/2021: The project site is adjacent to SR305. Per the prior approvals, the existing buffer was retained. Secondly the pedestrian trail along SR305 is in the process of being relocated to serve as part of the STO trail. No additional access is proposed into the buffer. The applicable street type is **neighborhood mixed-use**. Consistent with the guidelines, a landscape buffer is provided. The residential uses will add to the varied character along the street.

The new internal access lane will be designed as a Green Street, using the Shared Alley Access concept. The street will have varied paving surfaces and plantings along frontage.

The submittal has been revised to include a more detailed streetscape to visually break up the expanse of paving at the west access lane. Proposed features include change in paving from pedestrian sidewalks to drive lane, small landscape areas (vine pockets and trellis), street trees, and lighting.

DRB Discussion:

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



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DRB Findings:

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

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

Applicant Response:

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

APPLICANT 06/14/2021: The associated building frontage is a **stoop/terrace** which meets the 5' minimum depth.

DRB Discussion:

None

DRB Findings:

The frontages cannot be determined based on drawings.



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SUBDIVISION GUIDELINES

APPLICANT NOTE 06/14/2021: Per BIMC 17.12.020.B, attached single-family residential development shall comply with Chapters 1, 2, 3, 4 and 5 of Design for Bainbridge 2019. Since our project is attached single-family residential, **Chapter 6 of Design for Bainbridge 2019 is not applicable to our project.**

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

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

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

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

APPLICANT 06/14/2021: The proposed project meets the objectives of the WMP and Comprehensive Plan by integrating compact infill close to transit and shopping. The low scale townhouse style design is consistent with multiple other infill projects within the town center, and supports the character associated with the project area.



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

1. **NATURAL AREAS:** The site preserves all existing significant trees (within SR 305 Buffer and critical areas).
2. **HOMESITES AND COMMUNITY SPACE:** The homesites are located to maximize access to community spaces.
3. **ACCESS:** The access uses existing site improvements and proposes one new lane to minimize new impervious surfaces.
4. **LOT LINES:** The west lot encompasses 43 townhome zero lot line lots, and the east lot has 30 zero lot line lots, for a grand total of 73 townhome zero lot line lots.

DRB Discussion:

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

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

Details are missing for zero-lot lines.

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

See DRB Discussion comments under B1-B5, above

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

Applicant Response:

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

APPLICANT 06/14/2021: The Wintergreen townhome project will create a neighborhood within the existing Wintergreen commercial center. Because it is surrounded by the commercial buildings and mature tree canopies on the east and west, it is isolated from the Stonecress neighborhood. The site design as described above will define public spaces including streetscape and outdoor spaces. The scale and character



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of the residential homes is consistent with adjacent Stonecress neighborhood. The transitions to surrounding uses and neighborhood was defined as part of the prior site approvals. These include SR305 buffer, screening to Stonecress neighborhood and preservation of tree stands within wetland areas. No additional screening is proposed within the overall master plan.

DRB Discussion:

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

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

Applicant Response:

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

APPLICANT 06/14/2021: The critical areas and mature trees including those within roadside buffer will be protected.

DRB Discussion:

DRB was tasked by COBI Planning Department to determine the appropriate Hwy 305 setback for this residential project. DRB determined in a public meeting that a 50' setback to the SR305 right of way was appropriate and required for a residential project. See



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02/01/2021 Design Review Board Meeting minutes for more details. Did not integrate ecological processes in the site design.

See DRB Discussion comments under L1-L5, above

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

Applicant Response:

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

APPLICANT 06/14/2021: The project site has been cleared and graded consistent with prior planning approvals. All existing vegetation will be preserved consistent with prior conditions of approval.

DRB Discussion:

See DRB Discussion comments under Natural Area, above.

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

Not applicable

DRB Discussion:

Not applicable



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

Applicant Response:

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

DRB Discussion:

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

See DRB Discussion comments under L1-L6, above

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

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

DRB Discussion:

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



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

Applicant Response:

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

DRB Discussion:

See DRB Discussion comments under L1-L6, above

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

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

APPLICANT 06/14/2021: The community/common areas with the Wintergreen townhome project are centrally located to allow all home to have direct access.

DRB Discussion:

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



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

Applicant Response:

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

APPLICANT 06/14/2021: Due to the urban nature of the site all homes are clustered.

DRB Discussion:

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



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SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

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

APPLICANT 06/14/2021: The Wintergreen project's town home rows are aligned north and south to allow sunlight to reach all the homes and landscaped areas the entire year. The units include future solar features to utilize solar access for energy, and the units are being built to meet Built Green level 4 standards.

DRB Discussion:

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

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

Applicant Response:

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

DRB Discussion:

HS I and HS II are suburban auto oriented zones. It is not conducive to a residential, pedestrian safe project. Industrial trucks and ambulances from Pro-Build and VMMC, respectively, use Wintergreen Lane and will impact the residential neighborhood with regard to noise and safety. Most of the comments from applicant above relate to off the



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site conditions, attention to on-site conditions is needed. Crosswalk or possible traffic signal/other facility at High School Road and Wintergreen Lane should be investigated. See DRB Discussion comments under C5 and S5, above.

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

Applicant Response:

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

APPLICANT 06/14/2021: The Wintergreen townhome project is required by the Wintergreen center CC+Rs to utilize the existing parking lots. However, by placing single car garages on the first floor of the 3-story townhomes in the interior rows of townhomes on both lots, the project has hidden from public view about two-thirds of the homeowners' cars. The project will retain existing site improvements include traffic calming, bike access and pedestrian facilities.

DRB Discussion:

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



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

Applicant Response:

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

APPLICANT 06/14/2021: The site is densely configured and utilizes small footprint attached housing. Housing is configured to define streetscape and interior open spaces.

DRB Discussion:

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

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

Applicant Response:

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

APPLICANT 06/14/2021: The project is not subject to this standard. It will however provide two housing types.

DRB Discussion:

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

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



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Minor home occupation allowed; Bainbridge code definition should be included in CC&R's to avoid future impact on parking and traffic.
See DRB Discussion comments under B1-B5, above.

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

Applicant Response:

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

APPLICANT 06/14/2021: The proposed design is consistent with street type guidelines. As noted previously, the rows of 2-story townhomes facing Wintergreen Ln. have their patio entrances facing the street with either a pedestrian path or sidewalk to serve pedestrian access to their homes. This feature will add a friendly neighborhood aspect to the commercial center.

The submittal has been revised to include a more detailed streetscape to visually break up the expanse of paving at the west access lane. Proposed features include change in paving from pedestrian sidewalks to drive lane, small landscape areas (vine pockets and trellis), street trees, and lighting.

DRB Discussion:

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

DRB Findings:

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



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LARGER SITES

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

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

Applicant Response:

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

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

APPLICANT 06/14/2021:

Standard 1) Proposed new parking shall be located to the rear of the site so it will not be visible from center access lane. All other parking is existing.

Standard 2) All buildings have been designed to face public streetscape and to define central outdoor spaces.

DRB Discussion:

Standard 1) No frontage on Wintergreen and not enough open space along Wintergreen. Planted buffer between patios, sidewalk and parking is needed, more design and study of this space.

Standard 2) Add more buffer and grading to hide or create barrier for parking areas.

DRB Findings:

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

See DRB Discussion comments above



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HISTORIC PLACES

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

Applicant Response:

Standard 1) Not applicable

Standard 2) Not Applicable

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not applicable



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CIVIC USES

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

Applicant Response:

Standard 1) Not applicable

Standard 2) Not applicable

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not Applicable



**DESIGN for BAINBRIDGE
WORKSHEET
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This project is recommended for:

Approval ☐

Approval with the following conditions: ☐

Denial with the following deficiencies: ☒

Does not meet the 23 Design Standards listed in the Design for Bainbridge book.

Other deficiencies include:

- 1) Does not meet 50' buffer from SR305 which was determined by the DRB at the request of the Director based on pg. 62 in the Design for Bainbridge book
- 2) Lack of updated landscaping plan
- 3) The unit floor plan should be on the landscape plan to assess exit and entrance questions.
- 4) Without substantial screening on both the north and south side of the development, this project lacks a sense of community and feels like it is existing in the middle of a parking lot
- 5) The articulation on all building ends remain incomplete
- 6) Materials and colors (colorboard and samples never presented)—final colors and materials never chosen. All drawings need to consistently reflect new color and material selections and will be the final plans they will use
- 7) Acknowledging the Visconsi plan, the DRB is still concerned with the traffic flow in and out of the development through commercial parking lots; it meets what has been approved with Visconsi plan for commercial use. This is not acceptable for a housing project.

Additional Comments:

- E-bike storage and charging system is required
- Charging abilities for autos is required
- Add bike lane working with other property owners to implement safe non-motorized uses
- Shingles should be made out of recycled materials
- Solar wiring; all buildings should be pre-wired to allow solar panels to be installed at later date
- More clarity and location on design of garbage/recycling bins
- The High School Rd and Wintergreen intersection remains a concern due to traffic use

SIGNATURE:

JOE DUNSTAN

Chair, Design Review Board

DATE: 06/21/2021