

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – September 7, 2021
Fort Ward Stable Renovation ([PLN51760 SPR/CUP](#))
Summary of DRB findings for Wintergreen Townhome project
New/Old Business
 Sub-committee Code Changes Update
 General Project Update
 Board Member Issues/Concerns
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joe Dunstan called the meeting to order at 2:00 PM. Committee Members in attendance were Vicki Clayton, Michael Loverich, Todd Thiel, Shawn Parks and Bob Russell. City Council member Leslie Schneider was present. Planning Commissioner Ashley Matthews was present. City Staff present were Planning Manager David Greetham, Associate Planner Ellen Fairleigh and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – September 7, 2021

Motion: I make a motion to approve the minutes of the 7th of September.
Russell/Loverich: Passed Unanimously

Fort Ward Stable Renovation ([PLN51760 SPR/CUP](#))

#3 Final Design Review Meeting

51760 SPR CUP Design for Bainbridge Worksheet FINAL 09202021

Summary of DRB findings for Wintergreen Townhome project

Discussion only

New/Old Business

- Discuss joint Planning Commission and Design Review Board Committee to review BIMC & Comprehensive Plan
 - Council Member Schneider has committed to get clarification from Council Member Carr on purpose and goal for joint committee
- Update: Sub-committee "code changes" for project review process-David Greetham
- Update: General Project Update-David Greetham
- Board Member Issues/Concerns

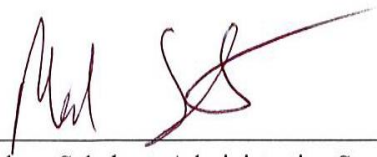
Adjourn

The meeting was adjourned at 4:40 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

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

#1 Conceptual Proposal Review Meeting

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

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

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

Applicant Submittal Requirements

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



DESIGN for BAINBRIDGE WORKSHEET

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#3 Final Design Review Meeting

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

Applicant Submittal Requirements

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

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



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

PROJECT: Phase 1: Fort Ward Stables Renovation – Building 15
PROJECT ADDRESS or PARCEL: 11240230042003
DATE: 09/20X/2021
PROJECT PLANNER: Ellen Fairleigh
Design Review Board Meeting Dates: 06/15/2020 ; 09/20/2021

CONTEXT ANALYSIS

- C1** ANALYZE NATURAL SYSTEMS
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
- C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
- C6** STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

Yes: ☒ No: ☐

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET

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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:

The Fort Ward Stables Renovation Project is the first phase of two phases of work in the proposed site masterplan. The first phase of work would provide for the rehabilitation of the existing Stables Building (Building 15) with only minimal site work in the existing open courtyard space, including a temporary parking area as shown in the drawing package. The second phase of work would provide for the full rehabilitation of the existing Enlisted Barracks Building (Building 16) and a full site design to modify the open courtyard space, relocating the temporary parking to a completed parking lot in the right-of-way to the east of the project site, and completing the remaining site gardens, landscaping and park areas. The two site phases are represented in the illustrated site plans submitted in this package. The project team is looking for approval to begin the first phase scope of work for rehabilitation of the existing Stables Building. The following Discussion comments are provided to clarify the initial intent with the first phase of the work, and the final resolution with the full site design under the second phase of work.

S1) The project team is fully committed to the protection of the natural systems existing in the Fort Ward Historic District. No existing trees are being disturbed and there will be very minimal topsoil disturbance with no new building excavation required in the first phase. With the completion of the second phase of the work, the design will incorporate restoration of the natural systems on the project site through regenerative design strategies that are integrated into the overall project masterplan and site building design. This will include removing invasive vegetation (blackberries) and installing native vegetation in the landscape areas called out on the site plan. Preservation of the



DESIGN for BAINBRIDGE WORKSHEET

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existing trees will be a primary consideration in the site design although the site has very few trees.

S2) The project team is fully committed to the protection of the existing wildlife habitat on the site. A preliminary ecological site analysis was developed by our biologist Juan Rovalo as the project masterplan was being considered. In the first phase certain native plantings and a pollinator garden are being integrated into the site scope of work. The development of site concepts to promote community gardens and orchards for potential food production will be a strong part of the second phase of the development. The development will be balanced with evaluating more opportunity to create wildlife habitat and introduce more ecological diversity into the project site. The proposed landscaped site areas will be connected and open across the entire project site with no perimeter barriers.

S3) The project team has completed a comprehensive site analysis to determine the unique aspects of the site, and the context of this project location in the Fort Ward Historic District. For the first phase, the intent is to rebuild the historic Stables Building into a functioning building and provide minor work in the existing courtyard open space. In the second phase, the long-term goal is to restore and honor the character of the existing Enlisted Barracks Building while retaining the character of the courtyard and site features. The team has met with the DAHP office and discussed the requirements for rehabilitation of the existing structures. The design plan is to preserve these historical buildings and greatly honor the unique characteristics of this place.

S4) The identity of the Fort Ward Historic District is a significant element of the project design process. The project team will remain committed to the historical significance of the building rehabilitation as well as preserving the local identity of the Fort Ward neighborhood. The existing buildings have already defined the patterns on the project site, including existing setbacks, open spaces between the buildings, and existing scale. The existing patterns and character will be preserved and enhanced. The building frontage for the Stables Building will be rehabilitated in the first phase, and visual barriers to the site will not be created. The building frontage for the Enlisted Barracks Building will be rehabilitated in the second phase. It is to the benefit of the entire Fort Ward Community that these buildings be restored and brought back to life.



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S5) The project team is committed to make the project easily accessible from the local bus transit stops and pedestrian sidewalks on Fort Ward Hill Road and to work within the existing fabric of the community. Pedestrians will have easy access into the project site from the sidewalks along the primary streets. In the first phase, the site planning will include bicycle parking near the Stables Building to promote bicycling to the project site. Access for people of all abilities will be provided. In the second phase, the courtyard between the buildings will become a pedestrian-oriented public space to complete the proposed project site masterplan. As a community asset, our goal is to enrich the quality of life for Fort Ward residents and to provide a place for people to walk and bike in the neighborhood. Cars will be accommodated in the project site masterplan but will have a secondary role to pedestrians and bicycles. It is also the intent to host a car share program on site to even further reduce vehicle use.

S6) This Site Design Standard is not represented on this form, but it is included in the Design for Bainbridge Design Review Manual. The site includes an existing rammed earth entry portal element on the Fort Ward Hill Road frontage that is an invitation to the public to enter the courtyard between the historic buildings. This portal has an existing vehicular drive that will be used for car access to the temporary parking area included in the first phase. In the second phase, this entry is intended to become a primary pedestrian and bicycle entry, with limited vehicle access. In the second phase, the final public parking access will be from Evergreen Street into a right-of-way directly east of the parcel. The Fort Ward Hill Road entrance to the project site will be reinforced as an extension of the public realm into the project site.



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DRB Discussion:

S1)

S2)

S3)

S4)

S5)

S6) DRB agrees with applicant's vision for a courtyard that contributes to the public realm and the outdoor courtyard to be the center of this project.

DRB Findings:

DRB agrees with S1-S6; This project is a good example of the definition of public realm.



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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 LEDGIBLE HEIRARCHY OF PUBLIC SPACES
- P4** STRENGHTEN PUBLIC SPACE CONNECTIONS
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response:

P1) The project team is committed to encouraging pedestrian and bicycling circulation on the project site, and to extend the network of pedestrian circulation in the Fort Ward Historic District. Pedestrians and cyclists will have easy access into the project site from Fort Ward Hill Road, and all circulation routes will be safe and comfortable. Access will be provided for people of all abilities into the project site. For the first phase, bicycle parking will be provided adjacent to the Stables Building on the project site. Additional bicycle parking will be provided in the second phase with the rehabilitation of the Enlisted Barracks Building.

P2) In the first phase, a temporary parking area will be provided for the Stables Building as shown on the drawings. In the second phase, this temporary parking area will be removed and a permanent parking lot is intended to be constructed in the right of-way on the east side of the parcel. This parking lot has been discussed as shared parking with the Community Center Building and a final agreement will be implemented to replace the temporary on-site parking into this parking lot. Fire lane access, delivery and service to the buildings will be maintained through the courtyard and drive entrance from Fort Ward Hill Road. Car share and van pool options will be promoted to reduce car traffic.



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P3) The existing historic buildings currently define a large courtyard space between the structures to be rehabilitated. In the first phase, this existing courtyard will be maintained with minimal work to level the existing surface and provide a crushed gravel level surface for the temporary parking. In the second phase, this courtyard will be designed as an extension of the public realm and will be activated as an open space for pedestrians and as a path to access landscaped open spaces on the parcel. All of the existing open spaces will be enhanced and all view corridors will be preserved in the final project site design.

P4) The entry portal fronted on Fort Ward Hill Road will provide access into the project site with the first phase scope of work, and will provide a pedestrian-scale connector to the Community Center building directly east of the project site, with the completion of the second phase. These public spaces are connected through the project site and the public will be encouraged to use the site as a through-route. The gardens and park-like spaces planned for the final phase of the site masterplan will be designed for access and direct engagement by the public.

P5) The first phase will only develop minimal site design work. The project team will be developing the primary site design in the final phase of the site masterplan, and the design will encourage a porous site with pedestrian routes through the project site.

P6) The west edge of the two building structures is located adjacent to Fort Ward Hill Road which is a residential street, but includes these two buildings that are part of the historic Fort Ward era. The project team will restore the west edge of the Stables Building in the first phase. In the second phase, the west edge of the Enlisted Barracks Building will be restored with landscape and a beautifully restored building front. The intent is to provide an entry portal to the site from this primary street. The proposed uses within the rehabilitated historic buildings will also provide a destination for local residents and pedestrians and will increase the activity along the west edge. Potential for art installations will be explored.



DESIGN for BAINBRIDGE WORKSHEET

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DRB Discussion:

P1)

P2)

P3)

P4)

P5)

P6)

DRB Findings:

DRB agrees with P1-P6



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

BUILDING DESIGN STANDARDS

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

Applicant Response:

B1) The existing project site includes vacant structures defined as buildings of historical significance in the Fort Ward Historic District. The new project site masterplan intends to rehabilitate these existing historical buildings in two separate phases, respecting the architectural concept of the two buildings flanking a courtyard open space. The Stables Building on the south edge will be rehabilitated in the first phase. The Enlisted Barracks Building along the north edge will be rehabilitated in the second phase. The open courtyard will be preserved as an important element of the historical site. The rehabilitated building uses within the renovated buildings will be designed to consider the relationships between the buildings and the access to the open courtyard and public spaces. The historic buildings will be renovated with sustainable design principles fully integrated into the building and site design, including strategies for renewable energy, water conservation, rainwater collection, and stormwater management. These principles will be expressed in the buildings and in the overall site design.

B2) The project design for the Stables Building in the first phase will include selection of materials and systems that will be consistent with the architectural vernacular of the Fort Ward Historic District and Bainbridge Island. Because the building rehabilitation is for a structure of historical interest, the design is careful to provide reference to the historic nature of the original building. The architectural language is consistent with this historic context. Any new building additions will clearly be distinguished from historic elements utilizing best practice historic renovation work.



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B3) In the first phase, the composition of the facades of the existing Stables Building is a reference to the existing historic building, including the selection of materials and the geometry of the glazing and horizontal wood siding elements. The building facades are composed to closely represent the historical façades of the original building structures. The building scale is existing. Mechanical equipment and trash/recycling elements will be screened with similar building materials.

B4) The project team is fully committed to the principles of sustainable design. For the first phase, the existing Stables Building will be fully rehabilitated for reuse and building materials will be vetted for non-toxic components. Renewable energy sources are a primary consideration for the project design and will be supplemented with natural light and ventilation strategies to minimize energy use and consumption. The project will be evaluated for petal certification under the Living Building Challenge. The design for the Stables Building will include renewable energy with solar panels on the building roof, and rainwater collection into cisterns. In the second phase, additional sustainable design principles will be integrated into the rehabilitation of the Enlisted Barracks Building, and the site strategies will include rainwater gardens and regenerative stormwater management principles. These features will be included as opportunities to inform and educate the public with the completion of the project site masterplan.

B5) The project team is committed to utilizing durable, locally sourced materials, in accordance with the Living Building Challenge. In the first phase, the Stables Building project will be designed and detailed to be appropriate for the local climate, and to be an appropriate renovation of the historic buildings in the Fort Ward Historic District. This commitment will continue in the second phase for the final design of the Enlisted Barracks Building.



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DRB Discussion:

B1)

B2)

B3)

B4)

B5)

DRB Findings:

This project hits all of the building design standards which is exemplary for a historic building and also updating it to modern times.



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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) There will be minimal landscaping design implemented in the first phase. In the first phase certain native plantings and a pollinator garden is being integrated into the site scope of work. In the second phase, the primary landscaping elements will be designed to encourage the extension of the public realm into the project site. Pedestrian circulation as a through-route in addition to developing the courtyard open space for specific activity zones between the buildings. Landscaping elements will be placed to create appropriate human scale and texture within the open courtyard space, including the outdoor decking, seating areas and pedestrian circulation paths along the building edges. The second phase of work would provide for a full site design to modify the open courtyard space, and completion of the remaining site gardens and orchards for potential on-site food production, and open park areas.

L2) In the first phase public access to the project site and the Stables Building will be provided and maintained. For the second phase and completion of the final project site masterplan, the landscape design will continue to support public access to the project site and the connection of public spaces within the Fort Ward Historic District. The project design will include elements of Biophilia with a strong connection of the building occupants to the exterior natural areas. People will be encouraged to spend time outdoors and the landscape design will support outdoor spaces. Art installations can be explored.



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L3) The project site design will include principles of sustainable design and restoration of the hydrological functions of the project site. The first phase will have minimal site and landscape work, but the second phase will include extensive landscape design and sustainable site initiatives. Invasive plantings (blackberries) will be removed and replaced with native species that will provide sustainable solutions to restore the project site. Existing trees will be preserved and new plantings will be selected and placed to provide opportunities for food production, to increase habitat, and to provide a beautiful park-like setting in the final phase of the project masterplan development.

L4) For the second phase and the final project site masterplan, the project site design will include principles of best practice for green infrastructure, including rainwater gardens and bioswales to handle all stormwater. Paved surfaces will be minimized and will include permeable surfaces. The existing building roof area for the Enlisted Barracks Building will be utilized for rainwater collection into an integrated cistern design, similar to the rainwater collection for the roof area of the Stables Building completed in the first phase. The first phase scope of site work does not provide any increase for the amount of existing impervious surface area. The rainwater collection from the existing Stables Building roof will reduce the impact of storm water run-off and the rainwater will be used for landscaping on the north edge of the existing building.

L5) In the second phase, the development of the site concepts to promote community gardens and orchards for potential food production will be balanced with evaluating more opportunity to create wildlife habitat and introduce more ecological diversity into the project site.

L6) With the second phase and the final completion of the project site masterplan, the proposed Enlisted Barracks Building rehabilitation and overall site design will preserve all of the existing views and view corridors into the project site, and from the site to adjacent historic properties and public spaces. The landscape design will complement these existing view corridors.



DESIGN for BAINBRIDGE WORKSHEET

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DRB Discussion:

L1)

L2)

L3)

L4)

L5)

L6)

DRB Findings:

Applicants request for departure for development standards for roadside buffer, perimeter buffers and parking lot planting is supported by the DRB.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

STREET TYPES AND FRONTAGES

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

Applicant Response:

The project team recognizes that the primary street and two building frontages for the project is Fort Ward Hill Road. The frontage for the first phase will be the west façade of the Stables Building. The frontage for the second phase will be the west façade of the Enlisted Barracks Building. In general, the residential street will likely be considered a Green Street Type for an urban residential district. The project design for both phases of work in the project site masterplan, will support low traffic speeds and continue to emphasize pedestrians and open spaces with the extension of the public realm into the project site. It is anticipated that this street might be considered a Neighborhood Mixed Street Type with lower traffic volume, walkable and bikeable routes, with varied building frontage types. The primary building types are private residences on both sides of the street. The project design will enhance the pedestrian and bike connections and the character of the street frontage.

DRB Discussion:

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

The frontage along Fort Ward Hill Road is primarily as a landscape frontage along the residential green street. The existing historical buildings have an existing frontage on the west property line and the setback is existing and this will remain unchanged.

DRB Discussion:

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET

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SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

DRB Discussion:



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

Applicant Response:

DRB Discussion:

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:



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COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

DRB Discussion:



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

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:



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

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:

DRB Findings:



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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)

The scope of the first phase of the project site masterplan is to rehabilitate the existing Stables Building with access into the courtyard space between the two historic buildings. For the second phase, including the rehabilitation of the Enlisted Barracks Building and the completion of the proposed site masterplan, it is the intent of the site design to provide enhanced access to the courtyard space, in addition to developing more landscaped open spaces, orchards, gardens and park space to provide additional amenities for the public to access. The final site design will encourage the residents in the neighborhood to venture into the site as an extension of the public realm.

Standard 2)

For the first phase, the initial parking spaces will be temporary and will be located in the courtyard space between the historic buildings as indicated. This will not require any permanent paved surfaces or lot striping and the existing rammed earth walls will help minimize the visual impact from the public realm. In the second phase of the proposed site masterplan the temporary parking will be removed from the courtyard and permanent parking will be located in the shared parking spaces with the Community Center project, in the lot directly east of the project site. Fire lane access, delivery and service to the buildings will be maintained through the courtyard and drive entrance from Fort Ward Hill Road.



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DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:



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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)

The Owner of tax parcel, 112402-3-004-200, Green Warrior Holdings LLC, is committed to working to preserve both of the historic structures located on the project site and to remain compatible with the historic buildings located in the Fort Ward Historic District. Historic structures have been renovated into private residences on the parcel directly to the north and directly to the south of this parcel, maintaining the exterior brick facades and other materials. A local non-profit in combination with the City Parks Department and the Sewer District is currently renovating the historical building structure to the east into a community center. For the first phase, the rehabilitation of the Stables Building will include historical references to the existing exterior materials, and will provide some new elements, including new window systems, glass awnings, standing seam roofing, and alternate wood finishes. The rehabilitation of the Enlisted Barracks Building will be included in the second phase of the proposed site masterplan, and will be restored in compliance with the historic guidelines for a project listed on the National Register of Historic Places, and in review with the DAHP.

Standard 2)

The Stables Building will be rehabilitated in the first phase. The building is an historic structure that was believed to be originally constructed in 1911 to house horses and horse-drawn carriages and coal carts. The structure was modified to become a twelve-car garage to support the Enlisted Personnel Barracks and Dispensary Building added to the existing district in 1942. The Enlisted Barracks Building will be rehabilitated in the second phase. The building is listed in the National Register of Historic Places and has been defined as a building of historical interest in the Bainbridge Island Municipal Code, Chapter 18.24 Historic Preservation Program. The Stables Building is a deteriorated wood-framed structure with painted wood siding and remnants of a metal shingle roofing material. This structure is not listed in the National Register of Historic Places but is defined as a contributing resource to the Fort Ward Historic District. This building



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

is not on the local register and not listed as a building of historical interest. The Owner is fully committed to preserving both of the historic structures located on the project site. McLennan Design Inc will design the renovation of Stables Building as an initial phase of a master plan to develop both structures and the entire project site. In this initial phase, the Stables Building will be preserved and saved from potential demolition. The existing building will be renovated to maintain the historic integrity of the building structure, including maintaining the existing structure and salvage of materials for reuse.

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:

Project meets Standard 1 & Standard 2.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

CIVIC USES

STANDARD1 DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY IDENTIFIABLE AS A CIVIC USE.

STANDARD2 DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PUBLIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

Applicant Response:

Standard 1)

Standard 2)

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:



**DESIGN for BAINBRIDGE
WORKSHEET**
Bainbridge Island, Washington

This project is recommended for:

Approval ☒

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE: _____

A handwritten signature in blue ink, appearing to read 'Dunstan', written over a horizontal line.

Chair, Design Review Board

DATE:10/18/2021

WEBVTT

1

00:00:04.290 --> 00:00:06.390

Joseph: Okay, thank you mmm.

2

00:00:07.560 --> 00:00:08.309

Joseph: yum.

3

00:00:09.389 --> 00:00:27.960

Joseph: There you go, thank you very much okay good afternoon everybody, my name is Joe dunston with the design review board and really welcome you to the Sep tember 20th which I believe is the last day of summer i'm to the Dr be meeting today.

4

00:00:29.070 --> 00:00:36.600

Joseph: Thank you for all attending we have a project on the agenda, the forward stable renovation.

5

00:00:37.650 --> 00:00:46.770

Joseph: project, and then we have a discussion of some Dr be findings on the winning green town home project, and then we have new and old business.

6

00:00:47.760 --> 00:01:03.090

Joseph: And i'd like to start the meeting by saying that we have an we have a quorum here, and I believe we have Todd feel here we have vicki clayton we have Bob Russell Michael leverage.

7

00:01:05.070 --> 00:01:06.600

Joseph: don't think Sean is here.

8

00:01:07.740 --> 00:01:19.470

Joseph: And then from here, Joe Dunstan and I believe Ashley Matthews, is the liaison to the planning Commission then Dave greet them as here, somewhere, and we have Ellen.

9

00:01:20.250 --> 00:01:39.510

Joseph: Ellen with the planning department so Okay, thank you all for coming today um I would give them the agenda, I would like to ask if there's any conflicts of interest or any relationships anybody wants to disclose that are meaningful to today's proceedings.

10

00:01:41.550 --> 00:01:46.170

Joseph: I don't hear anybody raising the hand Saul said that there is none okay.

11

00:01:47.400 --> 00:02:02.520

Joseph: We have the minutes of the September 7 2021 meeting anybody has any questions comments, if not, I would like to entertain a motion to approve those minutes.

12

00:02:04.740 --> 00:02:05.370

Bob: To approve.

13

00:02:06.450 --> 00:02:07.140

Bob: biography.

14

00:02:07.350 --> 00:02:07.830

Okay.

15

00:02:09.060 --> 00:02:09.600

Michael: i'll send them.

16

00:02:10.440 --> 00:02:17.880

Joseph: A microsecond Thank you all in favor Aye raise your hands Okay, thank you okay great um.

17

00:02:18.990 --> 00:02:33.330

Joseph: There is a couple items on the new and old business, I see the david's got already on there, the subcommittee for the code changes for project review process.

18

00:02:34.860 --> 00:02:47.910

Joseph: And I would like to add, also, I think this is different than that but David can help me here if this isn't the same item, I would like to discuss.

19

00:02:48.330 --> 00:03:08.820

Joseph: The joint add to the new business, the joint planning Commission and Dr B committee to review the bi MC in the comprehensive plan like to put that on the new business for today, so is David here.

20

00:03:08.880 --> 00:03:09.870

David: Right yes hi Joe.

21

00:03:10.170 --> 00:03:13.200

David: yeah that's a slightly different item and so.

22

00:03:13.200 --> 00:03:14.130

David: Thank you for adding that.

23

00:03:14.520 --> 00:03:19.350

Joseph: So that's so you're going to be talking about the code changes before the city right now.

24

00:03:19.560 --> 00:03:22.710

Joseph: yeah okay great super Thank you David.

25

00:03:23.190 --> 00:03:23.580

David: You bet.

26

00:03:24.060 --> 00:03:25.890

Joseph: Okay, all right.

27

00:03:27.690 --> 00:03:41.280

Joseph: Barring that I think we're ready to talk about the four word stable renovation, we might be a minute or two ahead is there anybody in the audience that needs to be brought forward to discuss this other than Hello.

28

00:03:42.180 --> 00:03:50.910

Marlene Schubert: I am promoting Jason mclennan right now I see out three others in the audience and Jason can I guess can let me know if any of those folks need to be promoted as well.

29

00:03:58.740 --> 00:04:00.510

Jason McLennan: hi can you can you hear me.

30

00:04:00.930 --> 00:04:01.470

Marlene Schubert: hey Jason.

31

00:04:03.120 --> 00:04:07.260

Jason McLennan: Either one and I just turn my camera on Can you see me as well.

32

00:04:07.560 --> 00:04:10.290

Jason McLennan: Yes, okay good technology is working.

33

00:04:11.610 --> 00:04:18.810

Jason McLennan: nicely, and I think it'll just be me today, it could be that my colleague bailed Duncan.

34

00:04:20.040 --> 00:04:20.640

Jason McLennan: Will.

35

00:04:20.850 --> 00:04:22.080

Joseph: address certain questions.

36

00:04:22.830 --> 00:04:24.060

So he should be on.

37

00:04:25.080 --> 00:04:27.780

Jason McLennan: Some I don't know if you want to make him a panelist as well.

38

00:04:28.230 --> 00:04:30.060

Marlene Schubert: i've just promoted him, it takes a minute.

39

00:04:30.840 --> 00:04:31.470

Jason McLennan: yeah Thank you.

40

00:04:31.920 --> 00:04:35.490

Joseph: Sure okay well, thank you Jason.

41

00:04:36.990 --> 00:04:48.360

Joseph: Ellen perhaps you'd like to introduce the project and tell us, I think we all have looked at the information, but you can tell us and the audience where we're at in this review.

42

00:04:49.020 --> 00:04:51.270

Ellen: And yes, thanks, thank you.

43

00:04:52.680 --> 00:05:02.760

Ellen: As Joe said, my name is Ellen fairly i'm a planner with the city and the project manager for this project it's located at 1584 for Ward hill road.

44

00:05:03.360 --> 00:05:09.840

Ellen: This is a two phase project and the design for bainbridge worksheet does address both phases, but I just.

45

00:05:10.200 --> 00:05:21.630

Ellen: want to emphasize that the land use review that we have right now is only for phase one which is building 15 and the temporary parking in the courtyard and then the second part phase two will.

46

00:05:23.040 --> 00:05:32.880

Ellen: apply for land use permits again when they're ready to move forward with that right now we have a application in for a major site plan review and a minor conditional use permit.

47

00:05:34.110 --> 00:05:50.070

Ellen: Under consolidated review the conceptual darby meeting for this project was waived the design review board did see this as a as a design guidance meeting that was held in June of 2020 so over a year ago now.

48

00:05:51.090 --> 00:06:00.630

Ellen: The project had a public parties public participation meeting that was held in front of the planning Commission and October of 2020 during the pre application phase of the project.

49

00:06:01.800 --> 00:06:11.550

Ellen: then went to several meetings with the historic preservation Commission and then it was officially the property, including building 15 and 16 was listed on the.

50

00:06:12.120 --> 00:06:23.580

Ellen: bainbridge island local register of historic places in January of 2021 and it was already listed as contributed resources on the national register prior to that local listing on bainbridge island.

51

00:06:25.380 --> 00:06:42.630

Ellen: Some changes we're now on the application review stage the CAFE that was originally part of the projects has been eliminated, so the use is now proposed as an educational facility for this architecture school with an accessory use of an architecture office for mclennan design.

52

00:06:44.220 --> 00:06:53.070

Ellen: Their firm it did go back to the historic preservation Commission just this month on September 2 and the htc did recommend approval.

53

00:06:53.490 --> 00:07:04.680

Ellen: Of the requested modification to development standards, there was a memo in the file addressing what was requested, which is part of an incentive for a property to be listed on the local register applicants can.

54

00:07:05.220 --> 00:07:11.160

Ellen: Request these modifications to development standards so next steps, just as a.

55

00:07:11.910 --> 00:07:24.120

Ellen: heads up the applicant has already applied for building permits next month in August, the project is slated to go back to the htc with their building permit to get a certificate of appropriateness.

56

00:07:24.900 --> 00:07:33.600

Ellen: And then the land use permit the site plan review and the minor conditional use permit will be reviewed by the planning Commission and this is a director decision.

57

00:07:34.740 --> 00:07:38.550

Ellen: So that's all I have, and I can hand it over to Jason.

58

00:07:40.710 --> 00:07:47.670

Jason McLennan: yeah thanks Ellen again i'm hoping, everyone can hear me i'm going to share my screen, if I have access to do so.

59

00:07:51.270 --> 00:08:07.320

Marlene Schubert: Jason we've had some issues with allowing folks to share their screen and we've had zoom freezes we think it's fixed but i'm a little bit gun shy Is there something I can bring up and share and have you speak to or otherwise, I can turn it over to you and we'll see what happens.

60

00:08:08.340 --> 00:08:09.420

Jason McLennan: yeah I think i'm.

61

00:08:10.440 --> 00:08:16.980

Jason McLennan: I would have to show the screen I have with let's give it a shot if you stop sharing Oh, I might be able to share.

62

00:08:17.130 --> 00:08:19.440

Marlene Schubert: Okay i'm gonna have to give you permission one moment oh.

63

00:08:19.530 --> 00:08:19.860

Okay.

64

00:08:23.100 --> 00:08:30.210

Jason McLennan: i'm trying i'm looking at the faces I recognized several of you has their also been some new members at it, since 2020.

65

00:08:31.560 --> 00:08:35.970

Joseph: I don't believe somebody on the Dr B, are all the same people.

66

00:08:37.020 --> 00:08:37.740

Joseph: Remember.

67

00:08:38.490 --> 00:08:39.210

When actually.

68

00:08:40.290 --> 00:08:42.660

Shawn: vicki and Barbara new since to since last time.

69

00:08:43.770 --> 00:08:46.170

Joseph: Or have you not seen this project pickier Bob.

70

00:08:46.620 --> 00:08:47.310

Bob: No i've seen it.

71

00:08:47.610 --> 00:08:49.440

Shawn: Or you have, I have the worst memory.

72

00:08:51.390 --> 00:08:59.250

Joseph: I think we're all yeah so before we turn it over to Jason if you wouldn't mind, we are, this is the final meeting that we should have with you.

73

00:08:59.550 --> 00:09:18.720

Joseph: Yes, then we, we do need to see you know, a quick review of the project and

the changes you're proposing, but it has to be fairly brief is, we have to get to the worksheet and fill the worksheet out as we need as the parts that we need to so we can be done within an hour so yeah.

74

00:09:18.780 --> 00:09:19.350

Jason McLennan: I hear you.

75

00:09:19.440 --> 00:09:24.720

Jason McLennan: I can't Thank you very much yeah I thought i'd show visuals, since this is a review board.

76

00:09:25.950 --> 00:09:34.260

Jason McLennan: Absolutely, the design, which is good but it's good that it was essentially the same group, so I don't have to do a big preamble.

77

00:09:35.400 --> 00:09:44.250

Jason McLennan: So, again, I think I know most of you i'm Jason mclennan CEO of mclennan design and my firm works across the country on.

78

00:09:45.150 --> 00:09:58.410

Jason McLennan: Green building projects primarily on the walls of all shapes and sizes and we do a lot of educational work, of which this project is part of, so I think it's working I just shared my screen.

79

00:10:00.360 --> 00:10:01.500

Jason McLennan: Can you see.

80

00:10:02.580 --> 00:10:03.750

Jason McLennan: The presentation right now.

81

00:10:04.350 --> 00:10:07.320

Joseph: Yes, can you make it do pretty good.

82

00:10:08.130 --> 00:10:22.410

Jason McLennan: Good all right we're lucky now with technology so just a reminder yeah I did present to the Dr B and I want to thank you again, you guys were very positive and supportive of the project, when we met last and as Alan mentioned.

83

00:10:23.580 --> 00:10:37.110

Jason McLennan: Since then, what we've done this we've gotten the the project listed

as a historic building which we're very excited about that was asked wanting that designation, so we went forward and push for it.

84

00:10:37.890 --> 00:10:45.120

Jason McLennan: And that was successful the project architecturally is not really any different than when you saw it last.

85

00:10:46.230 --> 00:11:01.770

Jason McLennan: The one of the uses as Alan mentioned has changed, we inside the structure we were proposing a small CAFE as an accessory use and we've moved away from that, but the formal design is essentially the same.

86

00:11:02.790 --> 00:11:12.090

Jason McLennan: And just as a reminder, the barracks and the stables, and for award this is the extent of the property that we own and sexy to lots.

87

00:11:13.470 --> 00:11:22.470

Jason McLennan: And again, you guys are longtime residents, I believe, so you know the the building, probably as part of this amazing piece of island history.

88

00:11:23.220 --> 00:11:29.640

Jason McLennan: Building the building is incredible building and there's two buildings on the property and as Alan mentioned.

89

00:11:30.120 --> 00:11:50.610

Jason McLennan: we're really moving forward with the first phase, which is actually for the smaller you know shed building or stables building right here, if you can see my cursor, and that is an order to facilitate the eventual restoration of the more prominent building 16 after that.

90

00:11:51.720 --> 00:11:52.830

Jason McLennan: This is an image.

91

00:11:54.420 --> 00:12:06.390

Jason McLennan: Back in 2015 and you can see how beautiful The relationship is between the historic buildings and the view to the water that exists so just again just these are just.

92

00:12:07.410 --> 00:12:18.180

Jason McLennan: To get you oriented oriented to the project, the barracks is a is a wonderful wonderful building and we are trying to raise money to be able to restore

it to its former glory.

93

00:12:18.690 --> 00:12:28.320

Jason McLennan: It does need a lot of work for this round, we are looking at restoring and bringing back to life the stables, as the first part of this.

94

00:12:28.830 --> 00:12:38.280

Jason McLennan: Preservation project and giving it a new use but keeping within the historic character of the of the area as well.

95

00:12:39.090 --> 00:12:50.190

Jason McLennan: So the again this building is in pretty rough shape but we're actually hoping to save the structure reuse as much of the existing structural elements as possible and.

96

00:12:50.880 --> 00:13:09.300

Jason McLennan: and bring it back to life I can't remember if we showed you this exact image, but this is the the project now in terms of massing there is no real change to the massing it's the same building shape no change to the building height no change to the extent of the building.

97

00:13:10.470 --> 00:13:22.260

Jason McLennan: It is essentially bringing it back to life reworking the interior completely and then introducing windows, where there were openings before.

98

00:13:22.920 --> 00:13:33.960

Jason McLennan: For horses and carriages now we have openings for light and daylight, but a very respectful and I would say conservative design approach actually.

99

00:13:34.890 --> 00:13:45.720

Jason McLennan: But also integrating a lot of sustainability elements, it will be a net zero energy project with 100% of our energy generated on site with with solar.

100

00:13:46.200 --> 00:14:08.670

Jason McLennan: And it will be demonstrated in fact a variety of new green materials inside and out this rendering does do a good job of showing the overall extent of the of the project as we start to zoom in to the site itself this diagram here shows you very clearly what the phase one work is.

101

00:14:09.720 --> 00:14:18.150

Jason McLennan: demarcated with the red dashes and so it's we're only touching a small portion of our site in this phase.

102

00:14:19.230 --> 00:14:31.110

Jason McLennan: In order to handle the parking we need for this phase alone renovating the stable building itself and doing some landscape improvements immediately adjacent to the building as well.

103

00:14:31.920 --> 00:14:42.780

Jason McLennan: So that's what this is referring to inside the building, we have again as Alan mentioned submitted for building permit it's a very simple.

104

00:14:43.800 --> 00:14:45.180

Jason McLennan: Permit simple project.

105

00:14:46.500 --> 00:15:02.370

Jason McLennan: Again, because we're essentially working within the footprint that we have and we inside are keeping the space very open we're not adding a lot of internal subdivisions, but we have sort of big open areas for teaching and learning and working.

106

00:15:03.810 --> 00:15:07.530

Jason McLennan: And you can basically see it here.

107

00:15:08.760 --> 00:15:18.780

Jason McLennan: The the south facade of the building is is basically a blank wall and will remain the blank wall and and that's this facade here the.

108

00:15:19.350 --> 00:15:32.580

Jason McLennan: The west of the West facade is also a blank wall and will remain a blank wall, so the real facade intervention is on the South and the East and we've included some.

109

00:15:33.330 --> 00:15:42.720

Jason McLennan: of our drawings, again we you know we do a lot of historic preservation work and so we're trying to do a very well mannered respectful.

110

00:15:43.350 --> 00:15:53.370

Jason McLennan: intervention, and so you can see the sort of clarity and simplicity of the facade, this is the the north facade of the building.

111

00:15:54.030 --> 00:16:03.960

Jason McLennan: Excuse me, and then here, as I mentioned, is the south facade, which is essentially just restoring the the historic wood siding and adding new paint to it.

112

00:16:04.410 --> 00:16:24.090

Jason McLennan: And it will look from that side very much like it did many, many decades ago, which is kind of cool and then the two short ends the two elevations, this is the street side elevation which always was a blank facade have never had any openings and we're keeping it that way.

113

00:16:25.560 --> 00:16:33.720

Jason McLennan: And then the interior elevation which is on the east side has just big sliding glass doors, if you will.

114

00:16:34.770 --> 00:16:45.480

Jason McLennan: And we're being very careful around things like site lighting, so that we're promoting dark sky efforts fixtures that we're using are very.

115

00:16:46.410 --> 00:17:02.940

Jason McLennan: Much designed to just simply light downward on the path and not be lighting the sky so we'll actually have less of a nighttime intervention than any of the houses around it, because we don't even have a porch light on the street side West facade.

116

00:17:04.260 --> 00:17:09.420

Jason McLennan: All of our lights are on that North facade internal to the courtyard and there's just a few of them.

117

00:17:10.500 --> 00:17:16.230

Jason McLennan: we've been studying the project for a long time since this has been a long drawn out process, thanks to the pandemic.

118

00:17:17.220 --> 00:17:23.520

Jason McLennan: But we've been even building we had one of our students, we work with a lot of architecture, students and we had this young lady.

119

00:17:24.270 --> 00:17:37.500

Jason McLennan: build this study model for us is one of our assignments, and this is a little animation that you can see, and showcases how the project will be put together and again the simplicity of the project.

120

00:17:39.960 --> 00:17:48.570

Jason McLennan: Pretty neat little model and then inside the model, you can go inside and see again we're just restoring the.

121

00:17:49.350 --> 00:17:57.870

Jason McLennan: The nature of the building, even those trusses that you saw in the photo we're going to actually be just repairing and replacing rotted out components, but we're going to.

122

00:17:58.410 --> 00:18:08.100

Jason McLennan: highlight the the trusses inside the building, as it would have been way back in the day as well, so these are just shots of the inside of the model.

123

00:18:08.880 --> 00:18:23.280

Jason McLennan: As we've done our our study and then, if you could shrink yourself down and look outside the model eventually we want this to be part of you know, the overall restoration of the much more significant building 16.

124

00:18:24.510 --> 00:18:37.530

Jason McLennan: And, and this is the kind of thing that will happen inside the building, which is probably of interest to a design review committee that people will be thinking about good design so that's I tried to be quick Joseph.

125

00:18:39.270 --> 00:18:41.550

Jason McLennan: That does give you a sense of the project, at the same time.

126

00:18:42.720 --> 00:18:44.190

Joseph: Okay, thank you very much.

127

00:18:44.250 --> 00:18:51.690

Joseph: Welcome um so I just want to clarify for the anybody in the audience and and others.

128

00:18:53.100 --> 00:18:56.910

Joseph: Because Ellen said I think we're just looking at building 15 in the parking lot.

129

00:18:57.360 --> 00:19:00.780

Joseph: we're not looking at building 16 but I guess, we will someday.

130

00:19:01.770 --> 00:19:09.090

Joseph: Is i'm going back to us at some point okay yeah okay can can you go back to the site plan.

131

00:19:11.010 --> 00:19:14.280

Joseph: let's we'll start with some questions things there.

132

00:19:15.750 --> 00:19:16.800

Jason McLennan: i'll go back to the.

133

00:19:17.970 --> 00:19:24.270

Jason McLennan: site plan can hopefully, you can see it again Okay, this is the best one because it has some color.

134

00:19:25.890 --> 00:19:28.410

Jason McLennan: And you see that okay or Do I need to make it here i'll make it bigger.

135

00:19:29.130 --> 00:19:30.330

Joseph: We don't see anything yet.

136

00:19:31.530 --> 00:19:32.280

Jason McLennan: You see, it now.

137

00:19:32.670 --> 00:19:37.140

Jason McLennan: No oh I haven't press share I gotta press share.

138

00:19:42.870 --> 00:19:48.600

Jason McLennan: Oh, it said Sharon has failed to start a lot of SEC, let me try that again maybe that's the problems to.

139

00:19:48.600 --> 00:19:53.940

Joseph: hadn't really Jason is like me, maybe he's an only child he doesn't like to share yeah that's a deal.

140

00:19:56.940 --> 00:19:57.870

Jason McLennan: I like to share.

141

00:19:59.160 --> 00:20:01.590

Jason McLennan: A lot of sex and you see it now.

142

00:20:02.100 --> 00:20:03.180

Joseph: We see the floor plan.

143

00:20:03.510 --> 00:20:04.980

Jason McLennan: Okay yeah let me go back there we.

144

00:20:05.220 --> 00:20:17.370

Joseph: Go that's it good Thank you yep so i'm open open up the dmv for just a couple of minutes of any questions or clarifications and then I do want to get to the to the worksheet but.

145

00:20:18.090 --> 00:20:26.370

Joseph: A couple comments, I just have to make an editorial comment i'm sorry the cafes not there, I would have liked to have been able to use it, but that's how it goes.

146

00:20:26.670 --> 00:20:26.970

yeah.

147

00:20:28.020 --> 00:20:32.280

Joseph: yeah um are you interested at all.

148

00:20:34.230 --> 00:20:36.240

Joseph: In doing any interpretation.

149

00:20:37.440 --> 00:20:52.860

Joseph: Of the kinds of things you're talking about a net zero building and and the solar and stuff and all the good things from historical to modern things opportunity to really teach people prisoners there is any interpretation going on with that.

150

00:20:53.310 --> 00:21:04.890

Jason McLennan: Oh definitely that's part of the ethos of the of the project, so we will be teaching people about rainwater collection and we will energy, energy efficiency and sustainable landscaping.

151

00:21:05.490 --> 00:21:21.630

Jason McLennan: And also, we want to celebrate the history of the of the district, and these buildings, and so we will, to the extent that we have access to a store photos were of the building and in the area we're going to be putting those on display as well, so very much so.

152

00:21:23.430 --> 00:21:31.290

Joseph: I did have a question about from a bigger perspective I realized that it's looking at building 15 and parking lot and everything but.

153

00:21:31.680 --> 00:21:41.280

Joseph: Are there any trends in the area that we can connect to to this project and to people come here, they have to walk off the forward hill road, so I think it's evergreen revenue.

154

00:21:42.570 --> 00:21:50.970

Jason McLennan: Well, I will, I would point out, and it shows in this map that the Community Center is right next door, which is, I think a lovely juxtaposition for the Community.

155

00:21:52.200 --> 00:21:57.300

Jason McLennan: And certainly we would welcome a trail connection from our buildings to the Community Center.

156

00:21:58.470 --> 00:22:10.770

Jason McLennan: So that's something in phase two that we could integrate and we've always loved the fact that you know the the big part that that I think all of us enjoy a fourth Ward park is just down the street.

157

00:22:11.730 --> 00:22:20.370

Jason McLennan: There is no trail connecting the last block and a half, but there is a trail head like just you know block and a half.

158

00:22:21.780 --> 00:22:30.990

Jason McLennan: To the to the north, that then leads people into the trail system and then down the hill to the wonderful waterfront park that we all enjoy there so.

159

00:22:33.180 --> 00:22:36.270

Jason McLennan: I don't know if that answers your question but that's something we thought about.

160

00:22:36.750 --> 00:22:50.160

Joseph: i'm just more curious on the bigger picture, but people walking come through parking like he and come down that way would they come down forward Hill and into that.

161

00:22:52.350 --> 00:23:01.560

Jason McLennan: Well, in phases phase one people will be welcome to use this to come up the sidewalk, which is already existing sidewalk and enter our courtyard.

162

00:23:03.090 --> 00:23:06.720

Jason McLennan: Here i'll put my cursor so right now, people would come up the sidewalk.

163

00:23:06.810 --> 00:23:07.710

Joseph: And look there okay.

164

00:23:07.830 --> 00:23:16.590

Jason McLennan: To the property so in Phase one this won't be fully landscape, but eventually there could be access off of evergreen as well as part of phase two.

165

00:23:18.150 --> 00:23:24.030

Joseph: Okay, the last quick question i'm sure everybody else, accessibility and parking.

166

00:23:25.140 --> 00:23:33.030

Joseph: The buildings obviously pretty accessible that's pretty flat and everything have a courtyard temporary parking.

167

00:23:33.600 --> 00:23:33.870

Joseph: yeah.

168

00:23:33.990 --> 00:23:35.730

Joseph: Accessible spot there.

169

00:23:35.970 --> 00:23:39.840

Jason McLennan: yep you got it, you can see it at the drawing it's a little faded, but we have.

170

00:23:39.840 --> 00:23:40.140

Joseph: It.

171

00:23:40.260 --> 00:23:44.940

Jason McLennan: Will parking and we're meeting all the Ada requirements of a building of its type.

172

00:23:45.840 --> 00:23:52.860

Joseph: And then, what did what do you mean by temporary parking like and when this is all built out, it would still be parking.

173

00:23:53.580 --> 00:24:03.510

Jason McLennan: know when it's all built out, we hope to put some of the parking in the back, half of our property instead of reading the courtyard so that the courtyard can have more of a civic use.

174

00:24:03.870 --> 00:24:13.440

Jason McLennan: any more of a nice public space and so we're calling a temporary because it is in fact hopefully temporary and and not a permanent surface there.

175

00:24:13.980 --> 00:24:16.500

Joseph: hey so eventually they have no court can.

176

00:24:17.010 --> 00:24:23.400

Jason McLennan: Be more of a well if we could we could have some parking but we wanted to feel more like a gathering place.

177

00:24:23.460 --> 00:24:27.420

Jason McLennan: Right landscape space that's their primary yeah.

178

00:24:28.320 --> 00:24:34.350

Joseph: Okay, great any any questions from the Dr P, people will be clarifying questions comments.

179

00:24:36.780 --> 00:24:37.320

Anybody.

180

00:24:40.440 --> 00:24:41.220

Joseph: Yes, Bob.

181

00:24:43.350 --> 00:24:43.800

Bob: In the.

182

00:24:45.300 --> 00:24:48.990

Bob: Past you know the CAFE owner and parking was a real issue and.

183

00:24:50.370 --> 00:24:56.400

Bob: So you're talking about eventually putting parking behind the building 15 is that what I understood.

184

00:24:59.100 --> 00:25:01.260

Jason McLennan: yeah we again we're we're not.

185

00:25:02.280 --> 00:25:03.810

Jason McLennan: Bringing forward phase two yet.

186

00:25:05.160 --> 00:25:19.020

Jason McLennan: Because we need to raise money for that still but the idea is that we have a lot more site to work with and there's also some potential use of the right away back you know back here as well, for additional Park Area so.

187

00:25:21.000 --> 00:25:32.280

Bob: Okay, I mean there really isn't much parking around there, except for the existing parking lot in the upper right hand there, and of course I know there's a city right away down the basement to the project.

188

00:25:34.320 --> 00:25:47.220

Bob: Because second thing I know, there was some neighbors concerned about the broken clay pipe underground possible flooding the basement of that of the lyrics is flooded before is that going to be an issue at all.

189

00:25:48.510 --> 00:25:50.820

Jason McLennan: So I think that's i'm.

190

00:25:52.320 --> 00:25:59.610

Jason McLennan: Not i'm not unreal fact the building, since we have owned it as never flooded in the basement is in fact remarkably dry.

191

00:26:00.300 --> 00:26:11.820

Jason McLennan: So I don't know where people are getting that information, whether a previous owner addressed or fixed, something I don't know but it's no longer that is not a flood issue on our property we don't have an issue.

192

00:26:12.930 --> 00:26:13.350

Bob: Okay.

193

00:26:14.520 --> 00:26:17.640

Bob: that's very nice very nice presentation, you gave that some.

194

00:26:18.090 --> 00:26:18.420

Joseph: yeah.

195

00:26:18.570 --> 00:26:19.680

Bob: You should have file, thank you.

196

00:26:20.430 --> 00:26:21.360

Jason McLennan: you're welcome Thank you.

197

00:26:23.070 --> 00:26:26.700

Joseph: Okay, any other questions from the.

198

00:26:29.550 --> 00:26:31.320

Joseph: From the dmv know.

199

00:26:32.400 --> 00:26:34.530

Joseph: Okay um can.

200

00:26:36.030 --> 00:26:38.850

Joseph: See Marlene can you bring up the worksheet.

201

00:26:40.350 --> 00:26:41.220

Joseph: If possible.

202

00:26:42.990 --> 00:26:43.920

Marlene Schubert: Sure thing.

203

00:26:44.130 --> 00:26:48.780

Joseph: Is you need to go back to the project that can I think we've all seen the project.

204

00:26:50.640 --> 00:26:54.000

Joseph: On paper, we all have copies of it, I believe so.

205

00:26:55.110 --> 00:26:58.590

Jason McLennan: yeah and Dale I believe you're on I don't know they all can be.

206

00:26:59.130 --> 00:27:00.000

Joseph: Somewhere yes.

207

00:27:01.980 --> 00:27:03.810

Dale.Duncan: I am on Hello everyone.

208

00:27:04.320 --> 00:27:04.590

Joseph: Hello.

209

00:27:04.680 --> 00:27:06.060

Dale.Duncan: Nice to meet you this.

210

00:27:08.280 --> 00:27:18.150

Joseph: I might just ask is there anybody in the audience that might have a comment so anybody want to raise their hand, you can bring you forward and ask for comments.

211

00:27:21.300 --> 00:27:21.870

Joseph: No.

212

00:27:23.130 --> 00:27:24.600

Joseph: I don't see anybody, do you.

213

00:27:25.620 --> 00:27:26.910

Marlene Schubert: Know hands raised at the moment.

214

00:27:27.300 --> 00:27:37.980

Joseph: Okay everybody's quiet right now okay good okay well let's go ahead and go through this and I would, I would remind everybody that the purpose really have this.

215

00:27:39.210 --> 00:27:52.680

Joseph: document this worksheet is to really document our concerns and or

recommendations or thoughts moving forward, that would go to the planning Commission.

216

00:27:53.490 --> 00:28:05.640

Joseph: So and or to the applicant, so we are not really required to answer all of all of the question, I mean if if we don't have a concern on a certain standard.

217

00:28:06.150 --> 00:28:13.890

Joseph: we're not required to fill in anything we can just go on, if we should only fill in where we have concerns or comments so.

218

00:28:14.310 --> 00:28:33.150

Joseph: I think I think this is a pretty good project it's not real complicated, I think we can go through this relatively quickly, and that would be my goal that's possible i'm under context analysis have have they provided enough context analysis, so that we understand the entire project.

219

00:28:35.970 --> 00:28:44.820

Joseph: Does anybody have concerns with that, I would say that they've done a good job and we would say yes, there will be asked disagree with that.

220

00:28:46.800 --> 00:29:01.410

Joseph: see any comments so okay sounds good so under under safe design let's go back to that a little bit more Lisa would get this one, there we go, so the five or six concerns here um.

221

00:29:03.000 --> 00:29:14.760

Joseph: Any any comments on any of these six categories that we think this project needs comments or could be improved, or do you have any questions of the applicants from any of those subjects.

222

00:29:20.130 --> 00:29:29.430

Joseph: Is there a landscape plan you know the word I mean what natural systems were there it's hard to know I know there's that.

223

00:29:30.180 --> 00:29:40.440

Joseph: there's that ravine and some things in in what i'd call phase two that did you want to look at, but in this part here I don't see anything where you could improve on that.

224

00:29:42.060 --> 00:29:47.190

Jason McLennan: The ravine is off our property as well it's in the right away at the end of the right away and.

225

00:29:47.340 --> 00:29:48.150

Joseph: Oh, it is OK.

226

00:29:48.360 --> 00:29:50.700

Jason McLennan: there's nothing in either are.

227

00:29:51.780 --> 00:29:53.610

Jason McLennan: You know, part one, part two.

228

00:29:54.240 --> 00:29:55.140

Joseph: Part two okay.

229

00:29:55.710 --> 00:30:04.230

Jason McLennan: Just it was all previously developed, as you know, this was a working yard for the for the for the base yeah and.

230

00:30:04.950 --> 00:30:22.170

Jason McLennan: And right now, it has the courtyards already developed so it's you know really is almost nothing you know it's we're not cutting out any trees we're not tearing out Netscape except for except for invasive Blackberry bushes coming back every month and a half.

231

00:30:24.240 --> 00:30:32.370

Joseph: Okay i'm good i'm good down to six would you Marlene please there they're coming it's six right there yeah Thank you um.

232

00:30:34.560 --> 00:30:43.860

Joseph: I do think that this is an area where I think we're concerned always concerned about the public realm and I liked a dizzy you talk about about courtyard.

233

00:30:44.820 --> 00:30:57.030

Joseph: I think it's sort of an incomplete deal right now, because you got the parking in there as a temporary you know kind of situation, but maybe as this project goes forward into the phase two.

234

00:30:58.140 --> 00:31:00.480

Joseph: I would like to see a concentrate on.

235

00:31:01.620 --> 00:31:06.840

Joseph: The public ground part of this and making that really a Center of the outdoor and bar almost.

236

00:31:07.080 --> 00:31:07.500

Jason McLennan: yeah we.

237

00:31:08.580 --> 00:31:09.120

Joseph: yeah that's.

238

00:31:09.150 --> 00:31:11.010

Jason McLennan: Where we share the same vision, as you.

239

00:31:11.460 --> 00:31:15.930

Dale.Duncan: Know we're really we're really hoping to activate the courtyard and kid a part of the Community.

240

00:31:16.470 --> 00:31:17.190

Dale.Duncan: And allow.

241

00:31:17.250 --> 00:31:23.580

Dale.Duncan: The Community to come into that space enjoy that space and ultimately in phase to.

242

00:31:24.870 --> 00:31:31.710

Dale.Duncan: The land that's being developed, you know we were hoping to provide you know opportunities for additional landscapes, maybe.

243

00:31:31.710 --> 00:31:39.150

Dale.Duncan: Or maybe food production just different opportunities for the Community to come into that space and really enjoy the property.

244

00:31:40.170 --> 00:31:49.140

Joseph: Okay anybody have anybody else have any comments on those first six standards from the site any comments from anybody.

245

00:31:50.370 --> 00:32:06.750

Todd: i'm just to me this is Todd just say that I appreciate kind of the setup for

phase two you know and the ideal the ideal of that courtyard that will be you know it'll still be useful space, even when there aren't cars parked in it now, but to see its eventual.

246

00:32:08.100 --> 00:32:10.260

Todd: You know rebirth as a place of.

247

00:32:11.760 --> 00:32:12.900

Todd: activity and sustaining.

248

00:32:15.240 --> 00:32:15.750

Okay.

249

00:32:17.100 --> 00:32:33.630

Joseph: Okay um does anybody feel we need to say anything about the public realm there and number six the answers we want to put in there, I might just want to put them under six under to be under their right to say that the we agree with applicants vision for courtyard.

250

00:32:36.630 --> 00:32:37.830

Joseph: Applicants vision.

251

00:32:41.700 --> 00:32:44.280

Joseph: Sorry Jason this does get a little tedious but.

252

00:32:46.110 --> 00:32:59.790

Joseph: yeah that one's vision for a courtyard that that contributes to the public realm in the future Center outdoor Center of this project would say yeah.

253

00:33:03.030 --> 00:33:06.990

Joseph: Which i'll say one more time food always helps but.

254

00:33:10.080 --> 00:33:12.030

Joseph: But that's how it goes.

255

00:33:12.120 --> 00:33:16.740

Joseph: yeah okay any yes please.

256

00:33:17.400 --> 00:33:30.210

Todd: No just supportive of all the S categories here and it's an especially good example I think of you know, sometimes we have a hard time defining what public realm is or how we define it or what it is.

257

00:33:30.960 --> 00:33:34.920

Todd: But this is a great example of showing you know how to invite the public in.

258

00:33:35.460 --> 00:33:47.520

Todd: To this space which isn't you know, in a residential neighborhood essentially so it's it's it's expanding that public realm in a neighborhood which doesn't happen, a lot it's nice to see and it's a great example of that.

259

00:33:50.400 --> 00:34:03.750

Joseph: whole week so i'm see so after the next the open s one one for this one say that to do be agrees with the off all six of these standards.

260

00:34:05.610 --> 00:34:06.930

Joseph: Okay, hear you you're on mute.

261

00:34:06.930 --> 00:34:08.820

Marlene Schubert: Sorry shy put that down in the findings and.

262

00:34:09.240 --> 00:34:11.580

Joseph: You should put that in the finals put that in the final just.

263

00:34:11.790 --> 00:34:16.230

Joseph: make a blanket statement that we agree with s one through six.

264

00:34:17.730 --> 00:34:19.470

Joseph: Being court in.

265

00:34:25.020 --> 00:34:27.060

Marlene Schubert: my fingers don't want to work today i'm so sorry.

266

00:34:30.510 --> 00:34:34.740

Joseph: Okay, and then add todd's comments, this is a good example of public realm.

267

00:34:35.250 --> 00:34:37.470

Marlene Schubert: Okay, so i'm at work you're agreeing with.

268

00:34:37.740 --> 00:34:39.390

Joseph: With s one through six.

269

00:34:39.480 --> 00:34:41.760

Joseph: Okay, say that this project.

270

00:34:42.900 --> 00:34:47.040

Joseph: Is a is a good example of the definition of public room.

271

00:34:55.980 --> 00:35:05.220

Joseph: Okay, very good um let's go to let's go to the next category, which of course is public run yeah I believe it is isn't it yes.

272

00:35:05.280 --> 00:35:06.540

Joseph: yeah okay.

273

00:35:07.800 --> 00:35:12.690

Joseph: So so good question any questions of these six.

274

00:35:14.610 --> 00:35:15.420

comments.

275

00:35:19.500 --> 00:35:31.350

Joseph: So the quick question, I would have is a three piece six foster interest in activity along commercial streets we're not really doing that this project isn't really doing that, but.

276

00:35:31.980 --> 00:35:46.620

Joseph: Is there something that the entry into that courtyard awful forward way it's going to indicate that this is a place to go is there an entrance is there a monument sign, or is there, what do you have plans for that in the future.

277

00:35:47.580 --> 00:35:49.980

Jason McLennan: yeah we have a modest sign on the building.

278

00:35:51.120 --> 00:35:56.520

Jason McLennan: So you know it's not a commercial street is the thing you know it's a street.

279

00:35:57.690 --> 00:36:04.740

Jason McLennan: So we're trying to be respectful that and we don't want to have anything that would be in your face on that street, but there will be.

280

00:36:05.310 --> 00:36:18.210

Jason McLennan: You know, there will be an address clearly and there will be a sign for the school and the office, so people know that they've arrived and and we want to make you know the entry landscaping really inviting.

281

00:36:18.990 --> 00:36:25.980

Dale.Duncan: and beautiful and certainly it's visual I mean, as your as you're walking on the street biking on the street.

282

00:36:26.460 --> 00:36:37.500

Dale.Duncan: Now you'll be able to look through the portal into the courtyard and be able to see the activity there and and the landscaping and you know I think that'll that'll draw people into the space.

283

00:36:38.880 --> 00:36:55.050

Joseph: And I believe somewhere, I read in your in your language there's somewhere that even when the project has no parking in the future and it's more of a public setting and walk in space it's going to be flexible, so it allows for fire and for emergency access.

284

00:36:55.230 --> 00:37:00.240

Jason McLennan: Yes, we have had it reviewed by the fire department already they were quite quick so.

285

00:37:00.870 --> 00:37:10.170

Joseph: No problem with them going in and backing up okay good all right any comments about P one through six any particular comments they want to make about that.

286

00:37:13.980 --> 00:37:27.780

Joseph: There is none i'm not hurting anybody, but a throwing on let's move on to the next categories, again I don't think we have to wait to see what the oh yeah exactly that's fine.

287

00:37:30.990 --> 00:37:41.880

Joseph: I one thing I would like to say is a lot of people don't take these

checklists really very seriously and I felt like whoever wrote these up put up your response you actually.

288

00:37:42.510 --> 00:37:51.720

Joseph: attempted to understand what the question was and try to answer it so you know, instead of just cutting and pasting from other projects we appreciate that.

289

00:37:53.460 --> 00:37:54.900

Joseph: Whoever wrote that up that.

290

00:37:55.200 --> 00:37:56.370

Jason McLennan: email yeah.

291

00:37:56.400 --> 00:37:57.930

Dale.Duncan: Thank you, thank you, Joseph we're really.

292

00:37:57.930 --> 00:38:01.470

Dale.Duncan: Trying to take it seriously and answer the questions so.

293

00:38:01.980 --> 00:38:08.610

Joseph: Well yeah I mean I used to work on your side of the table and we oftentimes don't take it seriously, you know yeah.

294

00:38:09.780 --> 00:38:20.130

Joseph: Okay, building design standards um do you want to be five anything there, we want to discuss um.

295

00:38:24.810 --> 00:38:27.720

Joseph: I think the I think the clear organizing.

296

00:38:28.920 --> 00:38:37.380

Joseph: pretty easy it's a pretty simple building, we know the entrances I like the way they treated the facade on the wall there with the glass and everything I think that's really nice.

297

00:38:39.360 --> 00:38:51.930

Joseph: I personally always have always have had a problem on the story buildings, how to make a modern and keep them historic and how do you do, that this project is actually pretty good at that I think they've done a good job of.

298

00:38:53.730 --> 00:39:03.090

Joseph: You know the glass and everything and making it modern but still maintaining its its shape and it's you know kind of historical feeling.

299

00:39:04.410 --> 00:39:08.730

Joseph: spatially anyway um is there any.

300

00:39:10.230 --> 00:39:13.230

Joseph: used to be, I think I said before, I can't remember.

301

00:39:14.760 --> 00:39:18.480

Joseph: There are stable, there were stables there originally yeah.

302

00:39:19.350 --> 00:39:29.580

Jason McLennan: yeah so the the House next door I believe was stables, and this was where they buy not mistaken, stored carriages for the horses.

303

00:39:30.900 --> 00:39:39.990

Jason McLennan: So this was about horses, but it was the horses weren't necessarily in this building, it was their equipment that was for the horses.

304

00:39:40.260 --> 00:39:51.810

Joseph: Okay, so in the staples building, you know, I think it was an essay thing would be to find a way to replicate those shapes inside to harken back to the stable stable, you know that.

305

00:39:52.110 --> 00:39:59.670

Joseph: yeah kind of kind of the the the unique feeling of each unit in this case, probably not yeah.

306

00:40:00.390 --> 00:40:06.450

Jason McLennan: yeah would have been pretty much a big open space, I think, and that's kind of what it is now again it's big party.

307

00:40:08.220 --> 00:40:10.290

Joseph: Okay i'm.

308

00:40:10.860 --> 00:40:11.520

Marlene Schubert: tamp raced.

309

00:40:11.610 --> 00:40:12.540

Joseph: Bob yes, sir.

310

00:40:14.820 --> 00:40:24.450

Bob: yeah I just want to go back to the public realm for a moment, I guess, one of the one of the topics than when I was you know down there is that.

311

00:40:25.260 --> 00:40:30.690

Bob: You know there's just no there's also neighborhood with grass up to the curb I mean there's no sidewalks per se.

312

00:40:31.620 --> 00:40:42.240

Bob: I mean, I guess you know the silence in the parking keep coming to mind and I realized this isn't a huge project as far as walking there, I mean people just going to walk down the grass.

313

00:40:43.860 --> 00:40:44.070

Bob: Like.

314

00:40:44.760 --> 00:40:50.400

Jason McLennan: Sarah we do have we actually have a sidewalk on our on our side of Fort lauderdale Dr road.

315

00:40:50.850 --> 00:41:00.420

Jason McLennan: Okay, so it's yeah and it was part of the existing fabric and it leads to the the old historic stairs so we do have the benefit of a sidewalk.

316

00:41:00.660 --> 00:41:03.420

Bob: Okay, I am the number for a while okay.

317

00:41:04.260 --> 00:41:16.980

Bob: um yeah a question I had on the was on sustainability, I notice, you now, are you folks using the the living building challenge, some of the criteria in the design of the structure.

318

00:41:17.460 --> 00:41:18.180

Jason McLennan: Yes, we are.

319

00:41:23.160 --> 00:41:27.540

Bob: Okay that's good I mean that's great that's a tough that's a tough code.

320

00:41:28.470 --> 00:41:31.080

Joseph: You are you collecting rainwater.

321

00:41:32.280 --> 00:41:34.140

Jason McLennan: We are yes and.

322

00:41:34.170 --> 00:41:39.060

Joseph: I will have to look at the drawing but can you briefly explain where you're collecting it, how you doing.

323

00:41:40.140 --> 00:41:45.030

Jason McLennan: yeah so we're going actually small linear cisterns that.

324

00:41:46.050 --> 00:42:03.720

Jason McLennan: are actually along the fence row they're not instead of in lieu of a giant big tank with which we're not having so you can get these slimline tanks and they can basically fit alongside your fence inside your fence and we can show them to people, but they don't have a visual.

325

00:42:05.280 --> 00:42:07.170

Jason McLennan: Impact that's very large basically.

326

00:42:08.070 --> 00:42:22.890

Dale.Duncan: they're actually encased in the screen wall in there on the east side of the of the building next to that outdoor courtyard so the real will drain into this long as Jason said kind of linear system that's encased in a screen.

327

00:42:24.990 --> 00:42:31.440

Jason McLennan: I can show, I mean I don't have a good picture in this presentation of the system, but I can show you where it is.

328

00:42:35.850 --> 00:42:36.750

Jason McLennan: If it will let me.

329

00:42:39.810 --> 00:42:51.180

Bob: See you're actually going to have, I think, when they call them I think they call panels on living building building challenges that what they call them the

different criteria they call them petals I think are my mixed up with another.

330

00:42:51.540 --> 00:42:53.940

Jason McLennan: Know you've got it right, and which is great.

331

00:42:55.980 --> 00:42:59.550

Jason McLennan: We at a minimum yeah I think we're going to go for.

332

00:43:00.660 --> 00:43:07.080

Jason McLennan: Most of the pedals we haven't decided for sure we're going to do the full water pedal, but we are going to be net zero energy.

333

00:43:08.550 --> 00:43:10.260

Jason McLennan: So, can you see the screen here.

334

00:43:10.560 --> 00:43:16.710

Jason McLennan: Yes, so the cistern i'm trying to find my arrow here.

335

00:43:18.120 --> 00:43:18.300

Dale.Duncan: The.

336

00:43:18.570 --> 00:43:19.170

Dale.Duncan: Black wall.

337

00:43:19.560 --> 00:43:21.270

Jason McLennan: yeah is basically embedded in.

338

00:43:21.270 --> 00:43:22.440

Jason McLennan: This black wall here.

339

00:43:23.460 --> 00:43:30.810

Jason McLennan: So we're collecting water in a gutter it will come down and be hidden in the wall, the fence basically.

340

00:43:32.490 --> 00:43:35.010

Joseph: A very, very nice thing to actually interpret.

341

00:43:35.910 --> 00:43:36.780

Jason McLennan: Oh absolutely.

342

00:43:37.200 --> 00:43:38.310

Joseph: Absolutely have there yeah.

343

00:43:41.160 --> 00:43:58.350

Dale.Duncan: jason's being humble Jason is the author and creator of the living building challenge mm hmm, and so our firm is kind of built around projects that are reaching that level of green sustainability so just about everything that we do is living building challenge related.

344

00:43:58.710 --> 00:43:59.460

Dale.Duncan: Okay yeah.

345

00:44:00.660 --> 00:44:03.930

Bob: I thought I know I was thinking, I thought there was.

346

00:44:05.550 --> 00:44:07.350

Bob: Already there, but I wasn't sure.

347

00:44:08.580 --> 00:44:09.360

Bob: explains it.

348

00:44:10.500 --> 00:44:17.340

Joseph: Since we have this image up can they jump ahead to landscaping just real quickly I assume you're going to do rain, we have.

349

00:44:17.400 --> 00:44:19.230

Marlene Schubert: Ashley has her hand up I don't know if it.

350

00:44:19.350 --> 00:44:21.030

Marlene Schubert: She wanted to talk to this section.

351

00:44:21.030 --> 00:44:21.510

Marlene Schubert: or.

352

00:44:22.200 --> 00:44:23.940

Joseph: Well, actually you want this question.

353

00:44:24.150 --> 00:44:24.390

Thanks.

354

00:44:25.980 --> 00:44:27.300

Ashley: Jason hi Dave.

355

00:44:28.620 --> 00:44:31.680

Ashley: I just had one little quick thing on the stable.

356

00:44:32.790 --> 00:44:41.460

Ashley: area because part of the bainbridge island equestrian Community that is really vibrant and loud and there are many of us, and so I was just thinking, if you are.

357

00:44:42.150 --> 00:44:48.930

Ashley: You might want to reach out to the bainbridge saddle club, so they could send out something to their members, because I know we all have lots of old tack and.

358

00:44:49.110 --> 00:44:50.160

Ashley: supplies and.

359

00:44:50.250 --> 00:44:58.140

Ashley: Unbridled bridles around that you could really use to bring some of the historic bainbridge island horse community and horse sense.

360

00:44:58.470 --> 00:44:59.430

Ashley: To life there so.

361

00:45:00.090 --> 00:45:06.630

Jason McLennan: that's really, really great, thank you for that so yeah sure yeah no we'd love to do that that's really cool.

362

00:45:08.580 --> 00:45:17.730

Joseph: Thank you um so just want to jump into landscape, just because i'm looking at this image here or you're going to be doing really good yeah.

363

00:45:19.050 --> 00:45:23.070

Jason McLennan: yeah you can again the property right now.

364

00:45:24.480 --> 00:45:28.020

Jason McLennan: doesn't flood in this area is.

365

00:45:29.160 --> 00:45:37.590

Jason McLennan: Well, you know drains really well, but we are putting alongside the building, as you can see here essentially rain gardens landscaping.

366

00:45:38.670 --> 00:45:53.070

Jason McLennan: We are collecting water off the roof, and then you know, using that water so so we're actually reducing the site runoff from what it was before, because we're taking all that roof area we're actually using the water rather than sending it away.

367

00:45:54.390 --> 00:46:08.790

Jason McLennan: And we try to do as much porous previous pavement as we can, wherever we do have something like that, but you can see from the design that this phase one is pretty minimal landscape area but.

368

00:46:09.270 --> 00:46:22.830

Jason McLennan: we're going to be also using combination of two things for landscaping it's either going to be, you know native landscaping that's appropriate to this climate or it's going to be food production.

369

00:46:24.120 --> 00:46:29.910

Jason McLennan: And edibles for for people, so those are the two either or there, or sometimes it's both depending.

370

00:46:30.510 --> 00:46:32.460

Joseph: What evil yeah yeah yeah.

371

00:46:33.510 --> 00:46:34.440

Joseph: Great okay.

372

00:46:35.460 --> 00:46:38.340

Joseph: Thank you um well let's go back to the worksheet.

373

00:46:43.110 --> 00:46:49.290

Joseph: Any other comments from the Dr be on the building aspects of the building.

374

00:46:52.740 --> 00:47:02.550

Joseph: I would say that, under be a for they've done school backups or still bit under before they've done an excellent job, this is a fabulous.

375

00:47:03.630 --> 00:47:05.640

Joseph: example of before.

376

00:47:06.690 --> 00:47:19.950

Todd: yeah I think again, this is a poster child for the building design standards in the books, you know not just that, but all of them really when sometimes can be a challenge and reusing an existing structure.

377

00:47:21.150 --> 00:47:31.290

Todd: Trying to overdo it or make it overly contemporary I think it's a great job and being faithful to the spirit but also bring it up to our day.

378

00:47:33.930 --> 00:47:38.250

Joseph: Can we capture that in the comment down below modeling that's a great comment yep.

379

00:47:39.690 --> 00:47:41.550

Joseph: So now Todd you have to restate it.

380

00:47:41.550 --> 00:47:42.660

Todd: I have no idea and I.

381

00:47:42.660 --> 00:47:45.450

Todd: said, I have, I have no short term memory.

382

00:47:46.740 --> 00:47:47.250

Todd: Where Am I.

383

00:47:48.180 --> 00:47:48.660

going.

384

00:47:50.040 --> 00:47:50.970

Todd: up just that.

385

00:47:52.770 --> 00:47:57.750

Todd: He this project hits all of the design, how all the building design standards.

386

00:48:00.510 --> 00:48:04.830

Todd: Which is exemplary, especially when dealing with an historic building.

387

00:48:07.740 --> 00:48:11.730

Todd: To be faithful to its origins yeah.

388

00:48:12.990 --> 00:48:14.430

Marlene Schubert: Okay, which is exemplary.

389

00:48:16.560 --> 00:48:17.010

Todd: store.

390

00:48:17.040 --> 00:48:18.600

Todd: loris for historic building.

391

00:48:25.770 --> 00:48:26.280

Todd: and

392

00:48:29.790 --> 00:48:33.300

Todd: But also updating it to modern.

393

00:48:34.560 --> 00:48:38.130

Todd: use modern times are our time yeah.

394

00:48:38.160 --> 00:48:44.280

Joseph: You know I find that interesting because I can't figure out what it is a lot of times I don't think it works.

395

00:48:45.210 --> 00:48:54.030

Joseph: Right in in in the stork renovation I don't know what it is that doesn't work for some logical Dave worked on the park service for 25 years I.

396

00:48:54.360 --> 00:49:06.150

Joseph: Work with historic structures and I don't think it works in many, many, many cases and some of this works and I i've been thinking about this all day trying to figure out what it is that makes it work but.

397

00:49:07.230 --> 00:49:08.250

Joseph: It works quite well.

398

00:49:10.200 --> 00:49:10.680

Joseph: Sorry.

399

00:49:10.980 --> 00:49:12.360

Todd: thoughtful design good.

400

00:49:12.480 --> 00:49:15.420

Joseph: morning yeah Michael you have a question, yes comment.

401

00:49:16.230 --> 00:49:16.620

yeah.

402

00:49:17.640 --> 00:49:21.330

Michael: I might be the one person that disagrees a little bit with that.

403

00:49:21.900 --> 00:49:30.540

Michael: Okay, I guess i'm wondering, a little bit about the choice in colors of the black and white, as well as the storefront windows that are going in there.

404

00:49:30.930 --> 00:49:43.260

Michael: My fear is that it's going to look a little bit too commercialized, and that is going to make it feel less historic and maybe too brand new, and so I guess i'm wondering.

405

00:49:43.980 --> 00:49:56.790

Michael: yeah just about that, so I think there's there's so many different ways that you can do windows and there's so many different window types, that you can choose, I guess, are we looking at your final design for that and final coloration.

406

00:49:58.650 --> 00:50:09.540

Jason McLennan: yeah so Michael the building was white and will be white again, and they would have been historic times put fresh coats of paint on their building all the time as well you know so.

407

00:50:11.520 --> 00:50:20.430

Jason McLennan: That that's what we're doing to so we're going to it, will it will start out the same color and then I would say that to you know the south facade and the West facade.

408

00:50:20.970 --> 00:50:30.660

Jason McLennan: will look indistinguishable from how it was, and you know 1950 if you know, because the facades aren't changed, and in this case the building.

409

00:50:31.980 --> 00:50:39.240

Jason McLennan: Never had windows, it was not a condition space and we're turning it into a condition space so obviously we need to have.

410

00:50:40.380 --> 00:50:52.380

Jason McLennan: thoroughly performing windows, the size of the openings I think why it does work, of course, you know based based on what Joseph was saying is that we tried to stick to the proportions of the openings.

411

00:50:53.700 --> 00:51:09.390

Jason McLennan: to respect the character and they were larger openings because they had they had to get carriages and horses into it and so we're you know and as it turns out that's also good for getting lots of daylight into the space for you know the the classroom etc.

412

00:51:10.590 --> 00:51:14.100

Jason McLennan: So you know that's our response we we are.

413

00:51:15.150 --> 00:51:32.100

Jason McLennan: Looking to use metal five would windows so would windows, which would be in keeping with the way they would have built windows, back then, but we don't want our windows to rock and so we use the metal cladding which will be a dark dark colors but we're looking at that.

414

00:51:33.480 --> 00:51:33.870

Joseph: So.

415

00:51:34.560 --> 00:51:48.690

Michael: Well i'm not opposed to that large open eats glass that's you're dividing them transom as well as with the vertical thing there's ways that you can also use like a larger pane of glass I think there's ways of dealing with the shadow lines as well.

416

00:51:49.800 --> 00:51:57.960

Michael: So that it feels less commercial and maybe the windows are set back, I think the glass canopy also gives it a very colorful feel.

417

00:51:59.310 --> 00:51:59.670

Michael: and

418

00:52:01.080 --> 00:52:05.700

Michael: Be just Google contemporary farmhouse you're going to get a lot of white and black.

419

00:52:07.110 --> 00:52:08.430

Michael: or white buildings with black.

420

00:52:09.600 --> 00:52:18.630

Michael: window frames, so I guess i'm trying to figure out like how, how does the choice of the black window pane necessarily relate to the.

421

00:52:19.110 --> 00:52:34.470

Michael: historical nature of it, as well as since a weren't glass there wasn't glass planes pains in there begin with like best when I think you can be happy to have fun with the way that you deal with the windows and kind of relationship, the facade.

422

00:52:36.690 --> 00:52:45.120

Michael: I don't know I think they're like in general I think it's a great project so i'm being a little bit nit picky on this and i'm not gonna like disapprove of it because of this, but.

423

00:52:45.480 --> 00:52:55.170

Michael: I think that this is kind of when the fun of design really comes in, is when you actually are like you're doing a really cool project, and I guess.

424

00:52:56.520 --> 00:53:05.880

Michael: This the windows, the glazing, this is the thing that's kind of driving me a little bit and saying about the project that this is when it could be really cool and.

425

00:53:06.930 --> 00:53:10.680

Michael: It just seems a little bit more standard in the Internet.

426

00:53:11.490 --> 00:53:22.530

Jason McLennan: Well i'm happy to share my screen again and show you the windows I can't have the screens up but there's a real rationale for for why why the windows, are the way they are.

427

00:53:24.090 --> 00:53:27.270

Jason McLennan: So if you can see the screen.

428

00:53:30.270 --> 00:53:32.850

Jason McLennan: And I should be able to see the elevations.

429

00:53:33.420 --> 00:53:45.180

Jason McLennan: So these these windows here are all awning operable windows, so the building is a naturally ventilated building we don't want to have any air conditioning, so we need to have windows, that we can open.

430

00:53:45.720 --> 00:53:53.910

Jason McLennan: That flush air out and that sometimes we can leave open for what's called night flush without having a security risk, so we have most of our windows up high.

431

00:53:54.360 --> 00:54:01.470

Jason McLennan: And they can open and and the other issue to be aware of is that this is a 10 foot tall span.

432

00:54:02.040 --> 00:54:07.080

Jason McLennan: And our doorways are normal doorway heights, and so it makes a perfect place to have a datum line.

433

00:54:07.650 --> 00:54:15.990

Jason McLennan: Which is creating the the the transom window size and that's that is a very historic normal thing to see on buildings of this era.

434

00:54:16.410 --> 00:54:26.640

Jason McLennan: is to have transom higher transom windows that set off, you know above the tops of the doors, and so it is, it is really driven by the function of the building.

435

00:54:27.360 --> 00:54:35.100

Jason McLennan: This this transom line here by the height of the doorways that you

can see, so these are, these are the opening doorways.

436

00:54:35.940 --> 00:54:44.970

Jason McLennan: Which are normal you know French doors and then these are the on indoors awning windows that allow us to properly ventilate while keeping rain out.

437

00:54:45.540 --> 00:54:53.250

Jason McLennan: Of the Interior and in terms of the canopy and the elevation you can see how minimal, it is the idea is we didn't want to build.

438

00:54:54.120 --> 00:55:01.380

Jason McLennan: That that building didn't have a big canopy before so we wanted to do something that is lightweight that is transparent in this climate.

439

00:55:02.100 --> 00:55:08.880

Jason McLennan: We don't want any more shade than necessary on the North facade so it's glass, so that we don't limit the amount of daylight.

440

00:55:09.510 --> 00:55:23.190

Jason McLennan: Inside the space, if you put a solid canopy you'd get a darker Interior on the North side and we don't want that we need that light inside so, hence the reason for the transparent lightweight canopy.

441

00:55:24.720 --> 00:55:34.230

Jason McLennan: And there is, I mean I we do a lot of preservation work and i've done work for both heritage, Canada, as well as the National Park service standards around sustainability.

442

00:55:34.710 --> 00:55:38.850

Jason McLennan: And, in general, when you are adding something new to a start building.

443

00:55:39.270 --> 00:55:50.700

Jason McLennan: They generally want you to make sure that it that it that it looks new that it looks of the ERA that's being added so there's no blurring or distinction between was that ever historic or is that a new an intervention.

444

00:55:51.090 --> 00:56:01.620

Jason McLennan: there'll be no mistaking that are canopy is a new intervention is not part of the original structure and that actually would meet with support from from preservationist.

445

00:56:02.580 --> 00:56:07.440

Michael: yeah and i'm not arguing against that I think you could still have a contemporary contemporary.

446

00:56:07.950 --> 00:56:19.950

Michael: insertion in there and I think Herzog in the Iran, for example, as is great at doing that sort of thing so i'm not arguing against that I guess it's just that's the area where I think is the most.

447

00:56:21.300 --> 00:56:26.490

Michael: Potentially interesting zone and I guess i'm just disappointed that it feels awful that.

448

00:56:29.550 --> 00:56:31.260

Jason McLennan: Note taking okay.

449

00:56:33.480 --> 00:56:38.280

Joseph: Thank you um any other comments let's go back to the worksheet if we can real quick.

450

00:56:43.980 --> 00:56:46.710

Joseph: Concerns within the buildings or any.

451

00:56:48.030 --> 00:56:57.330

Joseph: Things on that let's go back to the standards just go back up one whirling see so okay um.

452

00:57:00.660 --> 00:57:02.010

Joseph: Any other questions on this.

453

00:57:06.090 --> 00:57:08.760

Joseph: Okay let's move on, then.

454

00:57:09.900 --> 00:57:12.750

Joseph: Go to the landscape pictures okay um.

455

00:57:15.300 --> 00:57:16.260

Joseph: Okay, so.

456

00:57:20.340 --> 00:57:22.950

Joseph: I would, I would say response to these.

457

00:57:24.150 --> 00:57:33.480

Joseph: I I appreciate them trying to collect the water even off the ground, you put it in the rain gardens you don't go back into the ground but still collected.

458

00:57:33.960 --> 00:57:48.000

Joseph: So now, you have to pump and do something with it, that might you know, be an issue I like the idea of an edible landscape, even though that might not have been what they did historically.

459

00:57:50.280 --> 00:57:53.820

Joseph: I like that I do myself still i'm.

460

00:57:57.360 --> 00:58:01.020

Joseph: We are there other highlighting the green infrastructure really well.

461

00:58:04.050 --> 00:58:14.640

Joseph: Number six there's not really much to say there any comments on this at all, are you having a landscape architect look at this some point or what is what's the plan there.

462

00:58:15.810 --> 00:58:18.510

Jason McLennan: My team does landscape design as well, so.

463

00:58:18.750 --> 00:58:29.880

Jason McLennan: Again this, this is really just a small piece when we get to when we get into phase two of them will involve more landscaping we might collaborate with a distinct landscape designer for that, but.

464

00:58:30.360 --> 00:58:33.720

Joseph: yeah I think there's more opportunity there to do that.

465

00:58:33.750 --> 00:58:34.710

Jason McLennan: yeah absolutely.

466

00:58:34.770 --> 00:58:37.410

Joseph: yeah okay one.

467

00:58:37.590 --> 00:58:39.360

Joseph: As your handwriting oh yes please.

468

00:58:41.760 --> 00:58:45.000

Ellen: Thank you, I just wanted to just related to landscaping.

469

00:58:46.110 --> 00:58:59.520

Ellen: Make sure I don't know if the design review board had a chance to read the memo but the applicant did request relief from zoning standards for the perimeter and roadside buffer requirements, as well as parking lot landscaping.

470

00:59:00.690 --> 00:59:07.680

Ellen: Some of that has to do with the building's proximity to the property line, but I did just want to bring that to your attention.

471

00:59:09.450 --> 00:59:11.610

Jason McLennan: And Okay, in fact, that it's temporary parking.

472

00:59:13.140 --> 00:59:23.760

Joseph: that that is the way I when I read that I mean I read it too quickly, but I read it is one that was a temporary the park is temporary, with the other one was the building already exists within the.

473

00:59:25.740 --> 00:59:28.830

Joseph: You know, and rather than ask them to move the building.

474

00:59:30.480 --> 00:59:32.790

Joseph: which we would not do right.

475

00:59:34.260 --> 00:59:41.370

Joseph: that's the way I read that read that to read that same way Ellen do you think that's a fair assessment.

476

00:59:43.050 --> 00:59:47.070

Ellen: Yes, that's a fair assessment, but that request is part of the application and I wanted to.

477

00:59:47.220 --> 00:59:47.610

Joseph: Show.

478

00:59:47.670 --> 00:59:48.690

Ellen: Make sure it was.

479

00:59:48.870 --> 00:59:49.890

Joseph: Something where you are where.

480

00:59:50.220 --> 00:59:55.740

Joseph: Do we need to they need to have to do before departure on that it's not one of the standards.

481

00:59:56.340 --> 01:00:15.300

Ellen: No, I don't think so um that historic preservation reviews it to ensure that it's compatible with the historic nature of the buildings and decide, and then it is a director decision I don't know that the IRB needs to approve it, but I just wanted to bring it to you.

482

01:00:15.510 --> 01:00:28.080

Joseph: What why don't we under findings I think it's a fair point from the findings marley one shred up that applicants request for departure for parking.

483

01:00:31.290 --> 01:00:34.680

Joseph: Was the parking setback What was it Parker what was the exact.

484

01:00:34.920 --> 01:00:36.420

Ellen: That was released.

485

01:00:37.980 --> 01:00:44.100

Ellen: Development standards or modification to development standards for the roadside buffer perimeter muster.

486

01:00:45.210 --> 01:00:48.180

Ellen: and also the parking lot landscaping.

487

01:00:56.070 --> 01:00:57.330

Marlene Schubert: that's all I got helping.

488

01:00:57.570 --> 01:00:59.310

Joseph: Okay, at the end of that say.

489

01:01:00.330 --> 01:01:06.030

Joseph: It didn't see this, is that this applicants request that it is supported.

490

01:01:07.320 --> 01:01:07.980

Joseph: By.

491

01:01:09.180 --> 01:01:15.060

Joseph: The dmV to the dmV agreed to that any problems that anybody.

492

01:01:17.280 --> 01:01:22.740

Joseph: Okay, so just so heather knows that we discussed it.

493

01:01:24.030 --> 01:01:25.800

Joseph: Was, thank you for bringing that up.

494

01:01:26.310 --> 01:01:30.660

Todd: Right, and I think we need to add play anything after parking in there in that sentence right.

495

01:01:31.230 --> 01:01:33.930

Joseph: Well, it said buffer parking plenty yeah.

496

01:01:36.330 --> 01:01:37.320

Todd: Was there a third.

497

01:01:37.920 --> 01:01:38.820

Todd: Or is that setback.

498

01:01:39.330 --> 01:01:40.110

Ellen: A parameter.

499

01:01:40.140 --> 01:01:41.220

Ellen: parameter my first.

500

01:01:52.350 --> 01:01:56.850

Marlene Schubert: Sam what what you wanted roadside buffer parking permit or buffers and planting.

501

01:01:57.120 --> 01:01:57.510

hmm.

502

01:01:58.530 --> 01:02:00.600

Todd: Take out know you can take out in parking.

503

01:02:00.960 --> 01:02:01.650

Marlene Schubert: Oh okay.

504

01:02:02.370 --> 01:02:05.040

Todd: It should be roadside buffer perimeter buffers and.

505

01:02:06.930 --> 01:02:08.340

Todd: Then parking planting.

506

01:02:09.180 --> 01:02:10.860

Ellen: At parking lot land, so I.

507

01:02:12.150 --> 01:02:13.890

Joseph: look forward to yeah yeah.

508

01:02:17.100 --> 01:02:20.280

Joseph: I think we support that I mean, obviously I guess both.

509

01:02:22.050 --> 01:02:25.620

Bob: yeah we've just outlined, could just clarify very simply.

510

01:02:27.870 --> 01:02:41.550

Bob: If there's no roadside now that you got a perimeter buffer So if you have a roadside there you've got a roadside buffer plus a perimeter buffer or as it whichever is the most restrictive buffers placed.

511

01:02:42.660 --> 01:02:56.370

Ellen: On the roadside buffer is required, along city right of way, so it would be required, along for word hill road and technically along the East side of the parcel as well, because it is bordered by an open right away on that side.

512

01:02:56.850 --> 01:02:58.140

Ellen: And then the perimeter buffer.

513

01:02:58.140 --> 01:03:01.110

Ellen: requirement would be on the north and south side.

514

01:03:02.760 --> 01:03:12.810

Ellen: But I think building 15 the stables is something like two feet from the south property lines so there's really not an opportunity to do a perimeter buffer in that area.

515

01:03:13.470 --> 01:03:15.450

Bob: Okay, that answers the question, thank you.

516

01:03:18.240 --> 01:03:25.770

Joseph: Okay let's be okay on street frontage I don't believe we have a question the street from teacher do we.

517

01:03:28.590 --> 01:03:31.260

Joseph: mean is the primary street, but I don't think that's on the map.

518

01:03:33.270 --> 01:03:34.680

Ellen: I don't see it on the map either.

519

01:03:35.850 --> 01:03:44.910

Joseph: Either, so I would just put I read the applicants response we can all really here, if you want, but I kind of agree with it, so does anybody have any questions.

520

01:03:46.050 --> 01:03:47.070

Joseph: or comments.

521

01:03:52.380 --> 01:03:56.910

Joseph: Okay, I think we just leave it alone and go ahead yeah.

522

01:04:01.470 --> 01:04:07.260

Joseph: We just go ahead, I think the response was fine any questions about that there's no subdivision.

523

01:04:09.210 --> 01:04:10.410

Joseph: We can skip all that.

524

01:04:11.880 --> 01:04:16.350

Joseph: And there's no larger site at this term I guess that would be alert your site in the next phase.

525

01:04:17.490 --> 01:04:24.270

Ellen: But this subject parts that self is less than an acre, but if you combine both of the properties of the applicant owns that will be.

526

01:04:24.750 --> 01:04:25.920

Ellen: A lot quicker.

527

01:04:26.010 --> 01:04:30.300

Joseph: yeah so this point, I would just let it go yeah right.

528

01:04:31.500 --> 01:04:33.030

Joseph: story places okay.

529

01:04:38.910 --> 01:04:42.660

Joseph: I think it meets standard one, I think that there what what.

530

01:04:43.800 --> 01:04:59.700

Joseph: Jason said is true, particularly Stuart Mill is you always want to highlight the new stuff is being not not the same as old so you don't confuse people that something there is old, so I think it means standard one does anybody disagree with that.

531

01:05:02.640 --> 01:05:06.990

Joseph: And number two, I think we both agree that those are.

532

01:05:08.250 --> 01:05:12.630

Joseph: And they've gone through the story ah ah PC so.

533

01:05:16.020 --> 01:05:18.360

Ellen: They have a nail go back to their building permits.

534

01:05:18.600 --> 01:05:19.620

Ellen: review as well.

535

01:05:19.950 --> 01:05:20.370

Okay.

536

01:05:22.080 --> 01:05:33.720

Joseph: Okay, so if they if they came back to the building for review and they had substantial changes they would come back to the Ob I don't I don't think that will happen, but is that what would happen if that was the case.

537

01:05:36.600 --> 01:05:46.980

Ellen: I think if they had significant changes they would have to go back to the IRB yes they've already submitted their building permit and it's consistent with the land use permit.

538

01:05:48.660 --> 01:05:55.530

Ellen: But they do need to go to the historic preservation Commission for a certificate of appropriateness, with their building permit.

539

01:05:56.130 --> 01:06:02.880

Ellen: which they are slated to do that for the October on each PC meeting.

540

01:06:03.330 --> 01:06:05.310

Joseph: So, after the HP see meeting, then.

541

01:06:05.310 --> 01:06:06.720

They would go to the PC.

542

01:06:08.040 --> 01:06:09.090

Joseph: To the planning Commission.

543

01:06:11.070 --> 01:06:17.490

Ellen: Right, they will go to the planning Commission for the land biggest review the building permit yeah yeah.

544

01:06:17.670 --> 01:06:34.950

Joseph: Okay, all right, thank you alright was no civic use, but it is sort of what this the missing thing i'm speaking of trauma it's not a civic project but potentially as a civic use that public run thing to use down in that area, you know

it was interesting but.

545

01:06:36.300 --> 01:06:44.040

Joseph: you're talking civic us here as government buildings so Okay, I think that's it does anybody have any oh yes Sean yes.

546

01:06:48.420 --> 01:06:48.930

Joseph: Yes.

547

01:06:51.510 --> 01:06:59.190

Shawn: First, I I mean, I want to say that I agree with everyone that I really like this project and everything that you're trying to accomplish with it.

548

01:06:59.730 --> 01:07:08.790

Shawn: And I particularly like the communal phase one will be face to but kind of reminds me of Occidental Square and partners in Occidental square in pioneer Square.

549

01:07:09.360 --> 01:07:20.640

Shawn: And just what that Community space could be whether there's parking always allowed there or not, and I was thinking about what Michael was saying, and I, I was trying to.

550

01:07:22.110 --> 01:07:32.400

Shawn: Although it's white historically, and I think there's something where like I think Michael is kind of hitting on something that is worth exploring where.

551

01:07:33.060 --> 01:07:42.360

Shawn: The there is sort of this kind of like it, it does feel like it's getting a little dated but that kind of white farmhouse with that, like harsh white farmhouse with that.

552

01:07:43.140 --> 01:07:56.580

Shawn: kind of pure black or that basic black kind of trim and I I think i'm not sure if that's what he was saying that there's something to the historic greatness of it being a stable and of what it was that I.

553

01:07:57.060 --> 01:08:11.790

Shawn: I think, as you move towards selecting your color of white I feel like the color of why and the quality of dark trim could shift it into something that actually triggers more of a historical like this town.

554

01:08:12.900 --> 01:08:25.020

Shawn: For me, that would be something with a little bit more of a cream or yellow but not like that that basic harsh retail white with that black I just think when you get into that space really honing in on.

555

01:08:25.830 --> 01:08:38.340

Shawn: On on the color and that subtle material shifts could give it a more timeless feel, because I, I do agree with Michael it unfortunately so many people have done it at the retail level that it.

556

01:08:39.690 --> 01:08:46.830

Shawn: Will basic so just something that there's something to think about, but overall it's a it's a nice project, thank you, thank you.

557

01:08:47.940 --> 01:08:56.130

Joseph: Well, just just to carry that on for a moment, you know i'm kind of a fan of Robert irwin's painting and.

558

01:08:56.730 --> 01:09:05.070

Joseph: His attempt over his lifetime as an artist to get rid of the edge of edge of a canvas for his painting, you know, probably get rid of the.

559

01:09:05.550 --> 01:09:22.710

Joseph: Where you locate where you look at a canvas in a room and color and light and different things, and I do agree with you and Michael that it's it's if all of the glazing and the metal was actually quite.

560

01:09:23.910 --> 01:09:24.780

Joseph: It would all go away.

561

01:09:25.950 --> 01:09:41.040

Joseph: It would all just received and go away and there's something to be said for that, which I think is really interesting, on the other hand, all of the characters that are inside the building historically we're not white people black or dark so.

562

01:09:41.580 --> 01:09:43.590

Shawn: I cannot close to the contrast for.

563

01:09:43.590 --> 01:09:43.860

Shawn: A guy.

564

01:09:44.010 --> 01:09:45.660

Shawn: And I understand and.

565

01:09:45.780 --> 01:09:50.010

Shawn: In the end, you put so much thought into it and I really.

566

01:09:51.360 --> 01:10:00.450

Shawn: appreciate, I definitely see and acknowledge that I just said i'm just saying, as you had down that path, I think, really, considering that.

567

01:10:01.740 --> 01:10:10.740

Shawn: The color and the material of the white and the dark is to could elevate it or give it a little bit less of a bike.

568

01:10:12.120 --> 01:10:15.570

Shawn: You know what's currently been done in retail that's all.

569

01:10:16.440 --> 01:10:18.750

Jason McLennan: I know I hear you well we'll give it some thought.

570

01:10:19.470 --> 01:10:20.130

Thanks.

571

01:10:22.290 --> 01:10:32.130

Joseph: Okay, thank you for coming um any final comments on this project so before we before we decide to not approve it for me know before we decide.

572

01:10:33.870 --> 01:10:36.570

Joseph: You know, whatever we're going to do here yeah right.

573

01:10:36.900 --> 01:10:39.960

Joseph: um any final comments on anything.

574

01:10:41.700 --> 01:10:50.280

Joseph: Does everybody then agree that there are there any if we are approved this project which i'm kind of hearing we're going to do, are there any conditions.

575

01:10:50.820 --> 01:11:01.260

Joseph: That we would like to attach to this project, and then I guess the condition, I would have is that when they go to phase two that they'd get rid of the market, but I, but I assume that's that's a given.

576

01:11:02.460 --> 01:11:03.330

Joseph: Going forward.

577

01:11:04.470 --> 01:11:17.670

Joseph: But you know I guess they're going to have you're going to have you're going to have an agreement going forward with someone for that market, so the person will go away, but I don't know if we need a condition to that because i'm assuming you're going to do that anyway.

578

01:11:18.450 --> 01:11:23.640

Jason McLennan: yeah and we have to come back to you guys when we do face to i'd rather that we just come back to you guys.

579

01:11:24.510 --> 01:11:25.350

Joseph: can do them.

580

01:11:25.710 --> 01:11:26.340

Jason McLennan: Do it then.

581

01:11:28.080 --> 01:11:37.530

Joseph: it's everybody okay for that so any conditions or anything that we're concerned about that we've talked about the glazing in the windows in the medical terminology any.

582

01:11:38.640 --> 01:11:39.690

Joseph: Any conditions.

583

01:11:42.630 --> 01:11:47.520

Joseph: So I would, I would say we're approving the project we don't have anything that says, without conditions do we.

584

01:11:48.420 --> 01:11:49.320

Marlene Schubert: Now just approval.

585

01:11:49.830 --> 01:11:51.240

Marlene Schubert: Straight generic approval.

586

01:11:51.780 --> 01:11:53.640

Joseph: Okay we'll just leave it at that.

587

01:11:55.200 --> 01:11:59.550

Joseph: Everybody last chance going going gone any last comments from the dmV on that.

588

01:12:00.780 --> 01:12:03.630

Joseph: Okay, I think we're good we'll um.

589

01:12:04.860 --> 01:12:06.330

Joseph: that's good we'll sign this.

590

01:12:07.590 --> 01:12:14.370

Joseph: Will date this today merlin you'll have some send me the page and all just sign it and send it back to you, whatever.

591

01:12:14.790 --> 01:12:19.350

Marlene Schubert: Well, I have your electronic signature, but I usually wait until the Minutes for this meeting, are approved.

592

01:12:19.500 --> 01:12:21.270

Marlene Schubert: Before I kind of you know.

593

01:12:22.050 --> 01:12:25.740

Marlene Schubert: finalize the document itself just because it's part of this meeting.

594

01:12:26.040 --> 01:12:27.270

Joseph: Today, Bob you ever.

595

01:12:29.130 --> 01:12:43.590

Bob: Just kind of a quick question what what kind of a timeframe you looking at as far as ideal as to when you might be able to actually open this project to you know to educating people on site.

596

01:12:44.580 --> 01:12:46.020

Jason McLennan: Well we're hoping to.

597

01:12:47.790 --> 01:12:50.310

Jason McLennan: secure our loan as soon as we get building permit.

598

01:12:51.630 --> 01:13:05.790

Jason McLennan: So we were hoping to start this summer, but the process has been a long drawn out process, so now we're hoping to start this little trick, and you know we got to factor in winter as well, but it's you know it's not too bad here, the winner.

599

01:13:07.620 --> 01:13:10.830

Bob: He wanted to get I mean, so the bank loans shouldn't be a problem.

600

01:13:12.450 --> 01:13:13.560

Jason McLennan: It should not be a problem.

601

01:13:14.100 --> 01:13:14.850

Bob: Good okay.

602

01:13:16.410 --> 01:13:21.450

Joseph: This is in his face to you're going to do some fundraising and that's probably out there, a couple years.

603

01:13:22.710 --> 01:13:28.200

Jason McLennan: yeah now the bank loans, not a problem, but you can't get a bank loan unless you have a permit so.

604

01:13:28.920 --> 01:13:41.100

Jason McLennan: They they're not going to give you money unless they know you're allowed to build what they're lending you money for so that's been the hang up there and yeah the the other building, you know there's some sizable costs to bring it back online so.

605

01:13:42.420 --> 01:13:44.190

Jason McLennan: we'll we'll get there, trying to get there.

606

01:13:44.730 --> 01:13:48.180

Bob: you're trying to get this place built to see, as you can then some open out.

607

01:13:48.870 --> 01:13:55.800

Jason McLennan: yeah yeah i've been just making payments and for years now just trying i'm trying to get this off the ground so.

608

01:13:55.890 --> 01:13:56.730

Bob: Okay, all right.

609

01:13:56.940 --> 01:13:57.360

Bob: good enough.

610

01:13:57.930 --> 01:14:06.060

Joseph: How do we, how do me a Jason, how do we coordinate with Ashley for those i'm equestrian stuff do you do.

611

01:14:06.150 --> 01:14:11.310

Jason McLennan: If I could get just get an email connection maybe from Ashley that would be great with.

612

01:14:13.380 --> 01:14:15.780

Jason McLennan: That yeah we'd love to talk to folks.

613

01:14:17.730 --> 01:14:33.330

Ashley: Actually, yes, sounds like a plan um I can give you my email offline but it's on the city website it's Ashley dot Matthews, with one T at coby co bi committee dot email.

614

01:14:34.440 --> 01:14:37.470

Jason McLennan: Okay yeah maybe maybe if it will not be in any minutes.

615

01:14:39.360 --> 01:14:40.080

Ashley: i'll give it to you.

616

01:14:41.220 --> 01:14:42.570

Marlene Schubert: I can get it to him today.

617

01:14:42.930 --> 01:14:44.040

Marlene Schubert: Actually, if you'd like.

618

01:14:44.310 --> 01:14:45.240

Ashley: Okay, thanks.

619

01:14:46.290 --> 01:14:51.840

Joseph: Okay, thank you very much appreciate you doing the very good job Jason good presentation.

620

01:14:52.260 --> 01:14:54.180

Joseph: Thank you very organized We appreciate it.

621

01:14:55.170 --> 01:15:16.500

Jason McLennan: Our pleasure and we'll take a look at the shape of white and black as well we just want it to be timeless and and this building's not the star star building the other one is this building is meant to be I think kind of a solid supporting you know, supporting character in the development.

622

01:15:17.520 --> 01:15:21.630

Shawn: yeah no I mean but don't undersell it like it's a great project I just think.

623

01:15:22.170 --> 01:15:34.410

Jason McLennan: yeah yeah no I hear you it's always interesting the historic, I think the historic preservation committee liked you know it's there's a lot of lot of people's opinions so we're trying to wait at all.

624

01:15:34.530 --> 01:15:34.980

Joseph: Oh yeah.

625

01:15:35.340 --> 01:15:36.450

Jason McLennan: yeah so.

626

01:15:38.070 --> 01:15:39.660

Shawn: Design exactly.

627

01:15:41.670 --> 01:15:42.180

Joseph: Okay.

628

01:15:42.390 --> 01:15:42.630

Jason McLennan: All right.

629

01:15:42.660 --> 01:15:43.950

Joseph: Thank you very much Jason.

630

01:15:44.040 --> 01:15:46.230

Joseph: Thank you Dale We appreciate this.

631

01:15:46.620 --> 01:15:47.160

Dale.Duncan: Thank you.

632

01:15:48.540 --> 01:15:50.100

Jason McLennan: Alright, have a good day everyone bye bye.

633

01:15:50.880 --> 01:15:52.050

Joseph: bye okay.

634

01:15:53.460 --> 01:16:02.460

Joseph: Great okay let's um let's go do when you take a break, you want to go on to the next we'll go on to the next piece right now we can go on unless somebody wants to break.

635

01:16:03.480 --> 01:16:07.260

Joseph: raise your hand will go on to the next piece here.

636

01:16:07.650 --> 01:16:10.470

Shawn: i'm gonna i'll be back in two minutes i'm gonna let my puppy up.

637

01:16:10.830 --> 01:16:11.340

Okay.

638

01:16:14.040 --> 01:16:17.160

Joseph: Take a two minute break here Okay, in the meantime.

639

01:16:19.230 --> 01:16:21.300

Joseph: Marlene you can bring up the.

640

01:16:22.770 --> 01:16:24.420

Joseph: document there you go Thank you.

641

01:18:06.240 --> 01:18:08.490
Joseph: everybody's back, but shown.

642
01:18:55.980 --> 01:18:56.580
Bob: Can very.

643
01:18:57.990 --> 01:19:01.410
Joseph: Well, you know it's really a puppy maybe it's a big dog.

644
01:19:02.850 --> 01:19:07.110
Bob: dog behavior can vary you're talking to the expert here.

645
01:19:11.340 --> 01:19:13.500
Shawn: All right now she's a puppy she's 10 weeks old.

646
01:19:14.970 --> 01:19:15.450
Joseph: Okay.

647
01:19:15.540 --> 01:19:17.520
Shawn: figure out every two and a half hour.

648
01:19:18.870 --> 01:19:19.320
Shawn: She likes.

649
01:19:20.790 --> 01:19:22.470
Ashley: What kind of puppy is she.

650
01:19:23.160 --> 01:19:26.520
Shawn: She is an Australian multi gen labradoodle.

651
01:19:26.580 --> 01:19:31.800
Joseph: Oh whoa cool yeah okay.

652
01:19:31.920 --> 01:19:32.220
Joseph: well.

653
01:19:32.940 --> 01:19:35.160
Joseph: yeah you bet so everybody's back.

654

01:19:36.240 --> 01:19:41.280

Joseph: So vicki do you mind if I explain this do you want to explain that I can.

655

01:19:45.210 --> 01:19:46.740

Vicki: Why don't you go ahead and explain it.

656

01:19:47.130 --> 01:19:48.870

Joseph: And then you can correct me.

657

01:19:49.980 --> 01:19:51.270

Vicki: Okay, good.

658

01:19:51.330 --> 01:20:05.370

Joseph: yeah so um, as we all know, the wintergreen townhome project is before the planning Commission and the winner green town project is not a simple project.

659

01:20:05.910 --> 01:20:21.930

Joseph: Its head a lot of we've met with the applicant several times, and what they've met several times with the planning Commission and some of the planning Commissioners, particularly yes, I cannot say his last name, yes we're super handy and i'm not sure how to say his last name.

660

01:20:23.550 --> 01:20:34.500

Joseph: Anyway, he had indicated, he has an interest in how the planning Commission goes about making decisions, how you categorize things and how you.

661

01:20:35.010 --> 01:20:44.820

Joseph: Work into a way that you can categorize issues together, so you can look at them in the system of thinking, rather than just being ideologically.

662

01:20:45.240 --> 01:20:55.470

Joseph: For something or against something or whatever, but you can actually break things down and he had suggested some categories that are planning the recent complaining Commission meeting.

663

01:20:57.420 --> 01:21:05.400

Joseph: And I think I can't remember them with their safety noise carriers so as a result of that meeting.

664

01:21:06.600 --> 01:21:11.190

Joseph: put together a committee of a couple of us as Bob and Vicki and I.

665

01:21:12.900 --> 01:21:25.740

Joseph: To try to see if we could make it easier for the planning commission to understand what the issues were that they needed to look at to make a decision.

666

01:21:26.160 --> 01:21:37.740

Joseph: By category going off of the issues planning, Commissioner, is his concept and what we did was we used his categories and headed a couple of our own.

667

01:21:38.940 --> 01:21:43.170

Joseph: To say, these are the ways in which we go over things to think about.

668

01:21:44.220 --> 01:21:47.430

Joseph: And then we tied we went back through.

669

01:21:48.870 --> 01:21:51.120

Joseph: All of the comments in the worksheet.

670

01:21:52.170 --> 01:22:05.100

Joseph: We did not add new comments or additional comments we went back over the existing comments and tried to use word for word, those comments that we made.

671

01:22:05.790 --> 01:22:17.250

Joseph: During the review meetings to design guidance and final meeting and we categorize them according to these categories that yes, recommended and we looked at.

672

01:22:18.480 --> 01:22:20.790

Joseph: And then we tried to put in.

673

01:22:21.870 --> 01:22:34.260

Joseph: which were those comments came from, so if you go through this worksheet on this page one here we're listing all the categories that are in the D for be book.

674

01:22:35.580 --> 01:22:43.560

Joseph: The free book has the context analysis for for see best for the site design public realm.

675

01:22:43.890 --> 01:22:46.260

Joseph: building design sorry.

676

01:22:47.280 --> 01:22:58.560

Joseph: Oh i'm landscape landscape, or the street type montages and then all the SG which are subdivision guidelines all those categories and then larger sites.

677

01:22:59.820 --> 01:23:07.140

Joseph: So if you go down, so what are sorry let's go back one of our goals for this was to identify any item.

678

01:23:07.830 --> 01:23:23.100

Joseph: In the positives that cannot be remediated by project redesign departure variance or a guarantee of some agreement will adjoining commercial properties, we also want to look at the big MC the compensation plan, etc, and this can see plan.

679

01:23:24.750 --> 01:23:36.690

Joseph: And lap let's go to page two if you would Marlene Okay, so what we did was we went through this and undercarriage in just in this category.

680

01:23:37.110 --> 01:23:56.430

Joseph: We have safety that was just one of the categories and we said any comments that we had that we thought were related to safety they're all on the right and the words are virtually if not actually word for word from what we wrote down in the worksheet okay.

681

01:23:56.520 --> 01:23:58.350

Vicki: Joe can I interject one thing.

682

01:23:58.830 --> 01:24:13.560

Vicki: Because i'm part of yeses comments, if I remember correctly, was that he said, you know at the at the last meeting they focused on two specific items one was affordable housing.

683

01:24:13.650 --> 01:24:15.390

Vicki: What does that mean, and how does that.

684

01:24:15.450 --> 01:24:28.470

Vicki: need to shape up and also they focused on the buffers so Those are two

categories they've set aside so when he was saying he wanted to create these categories, he was trying to figure out because.

685

01:24:28.980 --> 01:24:36.300

Vicki: Kim Osman had said that the next meeting our primary focus is going to be on working our way through the the.

686

01:24:36.990 --> 01:24:44.850

Vicki: The DOB worksheet and he was trying to organize in advance of their meeting this Thursday how to have that conversation.

687

01:24:45.360 --> 01:24:53.490

Vicki: So when we organize these things, since they've already done buffers and affordable housing, we put those clear to the bottom, because they've done that.

688

01:24:54.150 --> 01:25:07.860

Vicki: And we kind of put these in order thinking well this might be an order in which they'd want to start their next conversation on Thursday we were a little presumptuous and saying that but that's kind of the thought when you see page to.

689

01:25:08.550 --> 01:25:13.980

Vicki: Learning the safety because they've already thrown the other two categories to the bottom.

690

01:25:14.370 --> 01:25:17.610

Joseph: yeah well that's a great explanation so.

691

01:25:18.720 --> 01:25:34.500

Joseph: Another way of saying that in 30 seconds is that we gave him 44 pages of comments it very hard for them to read all the Commissioners to read all the 44 pages i'm not sure how many did read all the 44 pages, and this is a summary of the comments.

692

01:25:36.540 --> 01:25:46.140

Joseph: categorized according to categories that makes it easier to understand and so what we have here is the comment on the right.

693

01:25:47.490 --> 01:25:59.790

Joseph: The actual work she page four pages with a comment can be found and then word says see one and P one those are the standards.

694

01:26:01.080 --> 01:26:23.640

Joseph: under which that comment was made so that comment was made under under the context, analysis and thunder P one, the second one is the context number six and as five it's found on page seven, and page 11 and 12 of the worksheet the next one is be five the building five and.

695

01:26:25.200 --> 01:26:36.660

Joseph: public realm one page 21 page 15 so we try to give them away to say that all the safety issues that we identified we listed all in this one, they can talk about safe.

696

01:26:37.290 --> 01:26:45.870

Joseph: As one subject and look at the project, and then they can go back and they want to read the exact comment and in the worksheet they can go to those pages.

697

01:26:46.470 --> 01:27:05.040

Joseph: And if they want to know which design standard we felt was met or not met, they can look at design standards there on that left hand column Okay, so what we've got i'll just go through real brief let's go to the next picture we have safety score, the next page morning, if you could please.

698

01:27:10.380 --> 01:27:26.040

Joseph: So here we have noise same thing is the comments were related to noise, the next category next page is environmental natural areas more diversity and green and that was actually one of yeses I think categories or thoughts.

699

01:27:28.080 --> 01:27:34.170

Joseph: Okay next page quality of life, it was also, I think one of these categories, I believe.

700

01:27:34.200 --> 01:27:35.670

Vicki: I think that was bill Chester.

701

01:27:35.940 --> 01:27:37.200

Joseph: or build chester's okay.

702

01:27:37.260 --> 01:27:42.390

Joseph: yeah Thank you and scanning general design comments we had.

703

01:27:44.340 --> 01:27:57.600

Joseph: On muscle both things, and then we had access accessibility and access issues we had or concerns we had with access accessibility and then next category is where.

704

01:27:58.410 --> 01:28:14.670

Joseph: The process problems concerns lack of specificity specificity clarity, mostly related to the drawings and the presentations and whatnot and then the next ones where I believe the buffers and the housing affordable housing.

705

01:28:15.960 --> 01:28:26.220

Joseph: So um I the committee sent this out to everybody else everybody's got a copy it got a copy of this to the dareus today.

706

01:28:26.580 --> 01:28:34.800

Joseph: got a copy of this hopefully you've looked at it and understand it, and think about it, and the question before us.

707

01:28:35.790 --> 01:28:49.710

Joseph: i'll pose is number one, are there any concerns with what we've written any things that people don't agree with it's hard to change or add things because we were trying to be faithful to the original worksheet.

708

01:28:50.670 --> 01:28:59.220

Joseph: But if there's any concerns there, we want to talk about and we can look at any one of these that we might want, and the question is.

709

01:29:00.330 --> 01:29:04.950

Joseph: Does the Dr be think that this is a useful document that should be included.

710

01:29:06.000 --> 01:29:29.370

Joseph: In the package of information that is going to the planning Commission tomorrow morning, it can be inserted into their package of information and the Chairman Kim osmond McCormick can use it as a way of thinking about these issues at thursday's meeting so.

711

01:29:30.780 --> 01:29:42.900

Joseph: I guess i'm looking for whether the dmv generally agrees with this approach and approves of this so that we can say that it came from the Dr be with you know with their knowledge that.

712

01:29:43.320 --> 01:29:50.010

Joseph: This was done just posted to the committee, people who put it together and we didn't review it in a public.

713

01:29:51.000 --> 01:30:06.330

Joseph: opportunity like we have right now, so the first question would be, are there any questions or as you read through this, are there any things that weren't understood or not clear or any comments or any comments anybody have any comments on that.

714

01:30:08.880 --> 01:30:13.290

Todd: I have a comment about on page under process problems concerns.

715

01:30:13.530 --> 01:30:19.620

Todd: Yes, there's no citation on those so are those added comments.

716

01:30:23.460 --> 01:30:28.290

Joseph: I think those are things that we said we're questions we had at the time.

717

01:30:30.690 --> 01:30:34.350

Joseph: Like like, for example, just go to some um.

718

01:30:36.750 --> 01:30:37.290

Joseph: well.

719

01:30:40.650 --> 01:30:55.230

Joseph: So, like, for instance i'll just i'll just pick up the majority drawing submitted through view or undated know revision dates no authorship know scale difficult to understand what the final submit what's That was a common problem that we had every meeting.

720

01:30:56.850 --> 01:31:11.820

Joseph: If you recall that the applicant never gave us a real full presentation of a complete set of drawings kept updating the drawings without telling us, the new dates without telling us you know.

721

01:31:12.930 --> 01:31:13.950

Joseph: What revision right.

722

01:31:15.270 --> 01:31:26.940

Joseph: I don't I don't know that it that there's a we don't have a standard in the

book for that, although it does fall into the front end of the book, because under i'm looking at page.

723

01:31:30.180 --> 01:31:33.540

Joseph: So the middle requirements in these will be.

724

01:31:34.620 --> 01:31:36.840

Joseph: On page 12 and 13.

725

01:31:39.510 --> 01:31:46.350

Joseph: You know that's a very good point Todd under page 12 1314 and 15.

726

01:31:47.670 --> 01:31:49.260

Joseph: We outline.

727

01:31:50.370 --> 01:31:55.080

Joseph: Precisely the kinds of drawings and the completeness, that we want.

728

01:31:56.580 --> 01:32:00.420

Joseph: So under several of these categories, we could at least fight.

729

01:32:03.030 --> 01:32:03.360

Joseph: You know.

730

01:32:03.660 --> 01:32:04.620

Vicki: Where we came up with.

731

01:32:06.690 --> 01:32:16.050

Vicki: The other thing Joe The other thing Joe is sprinkled throughout the worksheet there are little notes in our comment saying.

732

01:32:17.760 --> 01:32:29.370

Vicki: Really candle and analyze this because we don't have the site plan, all we have is a utility plan there's a little comments sprinkled all over the worksheet that.

733

01:32:31.800 --> 01:32:44.190

Vicki: I mean we could go back through the worksheet and put page numbers that capture all of these that these comments are in the worksheet in different

places.

734

01:32:46.380 --> 01:32:48.060

Todd: Why, I think that's my question is I.

735

01:32:48.060 --> 01:32:48.570

Vicki: yeah.

736

01:32:48.660 --> 01:32:49.710

Vicki: I learned that it's.

737

01:32:49.800 --> 01:32:57.390

Todd: That it's you know cited where it comes from, so this is a report, but I think there are also.

738

01:32:58.650 --> 01:33:08.460

Todd: You know I don't know if there are additional kind of comments that we should make you know, having gone through all of this and, and these are kind of what this says, you know.

739

01:33:09.030 --> 01:33:09.750

Todd: One thing that.

740

01:33:09.810 --> 01:33:14.190

Todd: You know I never really brought up but that section that they keep showing.

741

01:33:15.390 --> 01:33:22.050

Todd: Is one section through a long site that varies so that hill isn't consistent through the whole site.

742

01:33:22.740 --> 01:33:23.310

Joseph: right but.

743

01:33:23.550 --> 01:33:25.020

Todd: You know, to me it wasn't a.

744

01:33:26.220 --> 01:33:32.640

Todd: They didn't make their point with me, so I didn't think it was going to be convincing for others, but apparently it has been.

745

01:33:35.430 --> 01:33:43.290

Todd: So I don't know if this is an opportunity, are we not we're not using this as an opportunity to clarify anything we're just kind of collecting past comments.

746

01:33:44.040 --> 01:33:49.560

Vicki: Or maybe the way to look at this is, this is the single category that is.

747

01:33:50.850 --> 01:33:58.980

Vicki: We could put a title out here is comments below are are meant to be.

748

01:34:03.210 --> 01:34:08.220

Vicki: retrospective is not the right word, but some words saying, for purposes of.

749

01:34:09.390 --> 01:34:10.800

Vicki: process improvement.

750

01:34:11.850 --> 01:34:15.180

Vicki: we'd like this sort of thing not to happen again, or something.

751

01:34:17.250 --> 01:34:19.410

Vicki: Right so for ongoing learners aren't we.

752

01:34:20.250 --> 01:34:20.430

I.

753

01:34:22.170 --> 01:34:24.660

Joseph: understand what you're saying, and I agree with Todd.

754

01:34:25.740 --> 01:34:33.810

Joseph: I think we didn't want to put ourselves in the position of continuing to review this project after the.

755

01:34:34.230 --> 01:34:37.110

Todd: War no and I completely agree with that.

756

01:34:37.260 --> 01:34:41.670

Todd: Right, but we stopped they haven't and I think.

757

01:34:42.060 --> 01:34:43.260

Joseph: that's absolutely true.

758

01:34:43.440 --> 01:34:46.950

Todd: That needs to be clear um you know what they've been presented.

759

01:34:48.420 --> 01:34:57.750

Todd: To the to the planning Commission is different in tone and content than what we were presented and how we were presented things.

760

01:34:59.280 --> 01:35:03.060

Todd: But I don't think that's The purpose of this document so i'm just trying to see if that's.

761

01:35:03.300 --> 01:35:10.260

Todd: If that if we make it make a clean separation, that this is this is just a summary of the documents that we've provided.

762

01:35:10.920 --> 01:35:14.520

Joseph: Well tonight it's a good point let's flush that out a little more um.

763

01:35:15.330 --> 01:35:28.320

Shawn: Do you feel like they're gonna read this I mean I think it's great and I understand what you're what we're trying to do, I just part of I mean something about and I think todd's hinting at it it's like everyone feels it seems like everyone's moving forward.

764

01:35:30.300 --> 01:35:33.630

Vicki: It Sean I actually think they're going to I want to hope.

765

01:35:34.710 --> 01:35:42.510

Vicki: because their conversation Thursday is going to be very difficult, if they do not have a process document like yesh was recommending.

766

01:35:43.140 --> 01:35:55.170

Vicki: So we were listening listening pretty carefully to how he might want to see the meeting organized, so I want to think that they're going to actually maybe use this as their work Program.

767

01:35:55.470 --> 01:36:11.880

Vicki: I mean i'm cautiously optimistic that's the way they'll use it and they may not have read you know every single line item but they're going to look at safety and say oh Okay, the key six key safety things appear to be well traffic's a problem.

768

01:36:13.290 --> 01:36:23.640

Vicki: semi trucks are a problem you know I don't know what points they'll pick out, but I want to think they'll use it as their as their guide for Thursday night, maybe that's up to Kim or.

769

01:36:24.120 --> 01:36:34.470

Joseph: So Kim had expressed to me that she was looking for a framework for thinking about and discussing the items.

770

01:36:35.970 --> 01:36:36.840

Joseph: And that's why.

771

01:36:36.900 --> 01:36:37.680

Yes.

772

01:36:39.360 --> 01:36:47.610

Joseph: Yes, has a background apparently it and I guess he one of the things when they hired him when they hired him when he was appointed to the.

773

01:36:48.210 --> 01:37:02.910

Joseph: PC was his organizational skills and his ability to categorize things and how you make decisions and to still complicated questions and complicated issues into more manageable discussion points.

774

01:37:03.510 --> 01:37:21.630

Joseph: So he brought that up, and so we were responding to that, so I think they they see a need for that at least I think tenders and, yes, does and so we're just trying to respond to that and say well here's a way to do that, you know.

775

01:37:22.950 --> 01:37:27.360

Joseph: I also agree with todd's point that.

776

01:37:29.370 --> 01:37:36.720

Joseph: Like the last one here, the first step design process to be referred to the

drawings don't reflect subdivision details and calculations.

777

01:37:37.050 --> 01:37:48.840

Joseph: purpose of the four step process is proprietary natural systems for building site plan was developed with buildings first to the maximum without consideration of natural says terms and instruments or protection.

778

01:37:50.340 --> 01:37:59.190

Joseph: I would, I would say that that was the conclusion we came up with in our discussions that the four step process didn't seem to really work.

779

01:38:00.510 --> 01:38:01.170

Joseph: Well, it wasn't.

780

01:38:02.610 --> 01:38:08.790

Todd: It wasn't it wasn't given it's time to review and when.

781

01:38:10.320 --> 01:38:13.290

Todd: We backed into it, it wasn't front and Center no but.

782

01:38:13.980 --> 01:38:14.340

Todd: I mean.

783

01:38:14.550 --> 01:38:18.660

Todd: I think this is important document I just think on page eight.

784

01:38:20.040 --> 01:38:25.380

Todd: That ongoing contradictory statements by applicants example that could be 12 pages long.

785

01:38:26.850 --> 01:38:32.760

Todd: And we don't have the research to do it, so, in some ways I wouldn't put it here because we it wasn't it wasn't.

786

01:38:33.150 --> 01:38:34.140

Todd: Hard you know.

787

01:38:35.040 --> 01:38:36.510

Joseph: I think it's a first name.

788

01:38:37.110 --> 01:38:40.710

Shawn: I do think it's a really important document I I I.

789

01:38:42.120 --> 01:38:47.340

Shawn: I think i'm frustrated that we're even where we're at that is even gone as far as it has because.

790

01:38:49.080 --> 01:39:04.470

Shawn: It like it shouldn't be it's like should not be allowed, they this page eight is bringing up so many reasons but it's just like a huge document that's consolidating why it should not even have moved to the next step, like it's it's.

791

01:39:06.630 --> 01:39:07.860

Joseph: Part of the part of the issue.

792

01:39:09.330 --> 01:39:22.950

Joseph: And we have to remember, we have a planning Commission Member in our audience here to witness but part of the The issue here is that a lot of time has been spent on affordability and issues that the public is concerned about.

793

01:39:23.850 --> 01:39:25.830

Joseph: um but as a market.

794

01:39:26.520 --> 01:39:35.310

Joseph: But as as Kim the Chair has said, or at least two occasions at the meetings that the role of the planning Commission.

795

01:39:36.210 --> 01:39:49.770

Joseph: And the role of the dmv is not to be ID log about for or against affordability, or it log about something, but to interpret this design standards and interpret.

796

01:39:50.430 --> 01:40:02.220

Joseph: The comprehensive plan and the bi MC and what's what I think's interesting is that if you go through the bi MC it doesn't discuss affordability at all.

797

01:40:03.720 --> 01:40:17.550

Joseph: For the ability it's, not even in the Bay Magellan municipal code if people wanted if people want affordability, which I think a lot of public does the darn

City Council has to put it in there.

798

01:40:18.870 --> 01:40:23.910

Joseph: The deal, we cannot cannot respond to that because it's not in there.

799

01:40:25.170 --> 01:40:35.640

Joseph: You know that's the problem, the public has indicated in the first meeting or two that this is their primary primary thing and even one planning Commission Member actually said.

800

01:40:36.420 --> 01:40:48.450

Joseph: If we agree to this portability, we can forget the design stand well that's not a legal statement that's not a legal legally let's incorrect the hearings examiner.

801

01:40:49.620 --> 01:40:52.860

Joseph: You know, Kim has made this really clear at the planning Commission.

802

01:40:53.940 --> 01:40:58.290

Joseph: If they vote against that they don't take they have to.

803

01:40:59.310 --> 01:41:17.250

Joseph: take seriously our comments and they have to explain where they don't agree, and then it can go forward so we were just talking about that part of it, I see a couple hands up okay let's go Bob first and then Leslie.

804

01:41:18.330 --> 01:41:19.290

Bob: Leslie go first.

805

01:41:19.410 --> 01:41:20.400

Joseph: let's go first.

806

01:41:21.690 --> 01:41:34.740

Leslie: Sorry, I just have to object to that statement that you made Joe about Oh well, we can overlook blah blah blah because it's affordable housing I watched that planning Commission meeting and that's not what was said and I just think that that's.

807

01:41:35.970 --> 01:41:39.720

Leslie: it's it's unfortunate to represent it that way.

808

01:41:40.050 --> 01:41:48.420

Joseph: Okay, can can I would like to say, must be i'll be right in this meeting
Joel Parker said that because it's on tape and it's there.

809

01:41:48.660 --> 01:41:49.890

Joseph: He said he asked.

810

01:41:49.980 --> 01:41:58.500

Joseph: The developer, he did he has to evolve, so, if you agree to do the
affordable housing that I think we can overlook these comments good i'm.

811

01:41:59.550 --> 01:42:08.190

Joseph: I don't anybody else to listen to the tape it was on there i'm not saying
something that wasn't true that was a particular person's opinion.

812

01:42:08.850 --> 01:42:11.520

Leslie: Can I tell you what I remember him saying and then.

813

01:42:14.070 --> 01:42:22.980

Leslie: He was saying that there is obvious Gray area between what staff has said,
the interpretation of code is versus what.

814

01:42:24.720 --> 01:42:40.860

Leslie: The planning Commission and whatnot has is saying is part of code and he's
saying, if we have a Gray area, then, and we also have this benefit of affordable
housing, then.

815

01:42:42.330 --> 01:42:42.840

Leslie: You know.

816

01:42:44.220 --> 01:43:01.200

Leslie: he's pointing out his coming down in that balance but his staff is not it is
not staffs intent to represent the code in a way that is absolutely wrong and
illegal staff wouldn't do that.

817

01:43:01.830 --> 01:43:16.500

Leslie: There is, there is a real interpretation here and he's using that
interpretation as a way of saying and there's this big benefit so i'm only trying
to.

818

01:43:17.520 --> 01:43:26.130

Leslie: Make sure that his comments are taken with the intent that I heard and not in the intent that I heard you say so it's.

819

01:43:26.130 --> 01:43:26.520

Joseph: Good.

820

01:43:26.610 --> 01:43:29.160

Leslie: it's flustered me a little to hear that I just have to.

821

01:43:30.270 --> 01:43:36.090

Joseph: Thank you i'll take your word for it and I will go back and I will watch the tape myself, and I will transcribe it.

822

01:43:36.570 --> 01:43:54.600

Joseph: And, and because I would like to know if i'm mistaken, I will own up to be mistaken, but that was the way I heard it so there anything I just you know I can go back and transcribe it let's see yeah I mean, thank you for the comment I appreciate it um.

823

01:43:56.250 --> 01:44:03.120

Bob: Well, Joe I just wonder if Leslie could just not take a lot of time to just unpack that slightly when you say Gray area.

824

01:44:04.350 --> 01:44:10.920

Bob: you give us an example, I mean I heard what Joe heard, I thought and.

825

01:44:12.690 --> 01:44:21.000

Bob: This Gray area and staff interpretation can you give a specific on that i'm i'm really Gray on that as to what you're talking about.

826

01:44:22.230 --> 01:44:24.870

Leslie: I can try, I mean this is not my.

827

01:44:25.890 --> 01:44:27.150

Leslie: This is not where I live.

828

01:44:28.800 --> 01:44:29.670

Bob: I get it.

829

01:44:29.730 --> 01:44:39.180

Leslie: No, no, no, but I am going to respond so i've had a lot of conversations with the city manager and with other people now, because this is a hugely important.

830

01:44:39.930 --> 01:44:54.090

Leslie: relevant topic so you know the buffer issue is kind of what is front and Center for everyone and the buffer issue rides on whether or not you agree that the universal building code.

831

01:44:55.290 --> 01:45:11.280

Leslie: Is the, it is true, for you know single family multi family or you interpret the code that the the coby code for what is multi family or single family and.

832

01:45:11.940 --> 01:45:25.980

Leslie: i'm not coming down on either side i'm just saying that I read the staff report and the staff report, you know staff is doing their best and we can disagree with them and we can clean up, we can clean up ambiguous stuff later as counsel.

833

01:45:28.200 --> 01:45:36.510

Leslie: But there is a big disagreement in the room, and so he is referencing that big disagreement in the room and saying acknowledging it.

834

01:45:38.760 --> 01:45:39.510

Leslie: And then.

835

01:45:40.980 --> 01:45:46.260

Leslie: saying why should we use sort of a quote unquote technicality to.

836

01:45:47.430 --> 01:46:01.020

Leslie: decide whether or not we want affordable housing there i'm not coming down on one side of the other i'm just saying that it felt like an unfair projection of his understanding of the situation.

837

01:46:03.330 --> 01:46:03.600

Bob: Okay.

838

01:46:04.320 --> 01:46:07.650

Joseph: So there's Ashley Todd in vicki.

839

01:46:08.130 --> 01:46:10.500

Bob: Well yeah i'm and ask a question job.

840

01:46:10.860 --> 01:46:11.430

Joseph: yeah but.

841

01:46:12.030 --> 01:46:19.170

Bob: I just want to clarify a couple things number one Todd had talked about contradict contradict directory statements.

842

01:46:20.130 --> 01:46:27.990

Bob: And the package, I sent you and vicki today is is my findings and conclusions on many contradictory.

843

01:46:28.950 --> 01:46:37.620

Bob: documents in the package, I took those documents that are not posted since June 15 they're only posted.

844

01:46:38.430 --> 01:46:51.180

Bob: On the planning Commission site and I did a deep dive on all of them and found huge contradictions, of which I tried to put in a very simple format with those various graphic clips that I sent you and.

845

01:46:52.260 --> 01:47:00.750

Bob: You and vicki this morning I did a hell of a lot of work because it's very difficult story and through that stuff but I sorted through it.

846

01:47:02.370 --> 01:47:03.750

Bob: I contradiction, so that.

847

01:47:03.810 --> 01:47:05.850

Bob: I really validate that.

848

01:47:06.450 --> 01:47:16.080

Joseph: So, so let me, let me, let me break this down a little bit here we have a couple of questions going on here okay and and I do want to get back to this document but.

849

01:47:16.890 --> 01:47:29.610

Joseph: let's on your point Bob yes, there is concern that a number of drawings have been turned into the planning Commission for review that the Dr B has never seen.

850

01:47:30.660 --> 01:47:38.010

Joseph: does at least \$7 like that, and yes, your information will be sent forward to the planning chair.

851

01:47:39.090 --> 01:47:49.110

Joseph: Alright, so let's leave that alone that will go forward in the planning Chair can decide she and heather and decide what they want to do with that.

852

01:47:49.230 --> 01:47:49.950

it's up to them.

853

01:47:51.750 --> 01:47:54.600

Joseph: Okay that's up to them so let's let's leave that.

854

01:47:56.310 --> 01:48:03.960

Bob: i'm fine with that I just have some clarifications on this chart you'd ask people that just make a couple comments if we saw anything.

855

01:48:04.530 --> 01:48:14.040

Joseph: Okay, can we wake up, I think other people will just come back to that okay so let's go Ashley Ashley has a comment I assume.

856

01:48:15.480 --> 01:48:21.480

Ashley: So I was just gonna bring it back to this document, from my point of view I can't speak for the entire planning Commission.

857

01:48:22.140 --> 01:48:40.920

Ashley: But in speaking to what I think, yes, was trying to get to this matrix does look really helpful, I think I would just caution you to stick to just the facts, and I would probably the last four items which are not cited I might just take those out because it complicates the issue here.

858

01:48:41.160 --> 01:48:43.140

Ashley: I understand what your intent is.

859

01:48:44.250 --> 01:48:54.240

Ashley: And I don't want this to sound the wrong way, and so I just I worry that it's starting to look like more of a battle of personalities or.

860

01:48:55.350 --> 01:49:02.880

Ashley: Something like that I think the last grb meeting one of the board members, made a statement or something it was like something to the effect of.

861

01:49:03.270 --> 01:49:09.420

Ashley: that the applicant is bullied their way through the process and they don't have the best interest of the Community at heart.

862

01:49:09.780 --> 01:49:16.470

Ashley: And I just think that statements like that are so dangerous as we go through this process because what it does, is it dilutes.

863

01:49:17.190 --> 01:49:28.260

Ashley: All of this really good work that you've done and that's backed up, it makes it makes me think you know, maybe I should look at their findings with with a little less weight because.

864

01:49:28.710 --> 01:49:43.110

Ashley: They don't like the person, you know or think something's wrong in the process, so I think just sticking to the facts at this point, I mean I know where you're getting into that they have submitted stuff after and it's just going to be a back and forth, you know.

865

01:49:44.160 --> 01:49:54.390

Ashley: PP contest at this point if we don't stop it so so that's my that's my main take and then My other point was there was a really helpful email, I thought.

866

01:49:55.470 --> 01:50:01.320

Ashley: On the show you sent out based on equitable housing that had some really great points.

867

01:50:02.520 --> 01:50:13.230

Ashley: And so I think it is important for us to think of those things, but it also again I don't know I think that's making us philosophize the issue a little too much again and.

868

01:50:14.070 --> 01:50:23.910

Ashley: And then you ask some questions in there of you know what we would do or

find acceptable for our children to live in like would you like a home with where your children lived you placed.

869

01:50:24.240 --> 01:50:27.690

Ashley: inside a development would you like to live in a House it's only 12 feet wide.

870

01:50:27.990 --> 01:50:39.270

Ashley: Well, I had my daughter at 21 years old and I raised a very happy and healthy kid in New York standard real department that does not have windows, in the middle and are they are at the most 12 feet wide.

871

01:50:39.600 --> 01:50:45.450

Ashley: So I think we just need to be really careful in bringing up those sort of things as well, when we talk about this.

872

01:50:46.860 --> 01:50:47.370

Ashley: that's it.

873

01:50:47.940 --> 01:50:49.020

Joseph: Okay Todd yeah.

874

01:50:49.380 --> 01:50:53.610

Todd: I mean actually i'd love to stick to the facts and that's part of the problem that we have here.

875

01:50:53.790 --> 01:51:02.010

Todd: Yes, we've never had an establishment of fact the ground is shifting the drawings, we look at are shifting the stories were told, are shifting.

876

01:51:02.670 --> 01:51:12.840

Todd: So when people say stick to the facts it worries me because it's usually a smokescreen, the facts of this case we can't nail down because they didn't follow a process.

877

01:51:13.800 --> 01:51:25.410

Todd: And that's that's the concern that that I see we all want affordable House we housing, we all know, it's a crisis here and there are projects that we have looked at that do it responsibly.

878

01:51:27.270 --> 01:51:35.190

Todd: But if you look at our back at our first meeting and letters that we got after that there's been a sense of you know.

879

01:51:36.450 --> 01:51:49.650

Todd: entitlement is an understatement that i'm just we're just going to do, how we're going to do this, and if we have to be aggressive and just only deal with the planning Commission then we're going to go through these hoops to get there.

880

01:51:51.930 --> 01:52:04.680

Todd: And I think that's what i'm really reacting to that we put a lot of thought and a lot of patience and a lot of hand holding and a lot of guiding to this applicant, that has not been appreciated we've been demonized.

881

01:52:05.550 --> 01:52:14.370

Todd: And it's a process we we would love to see the city and work with the city to make this a reality and make it really great, and I think.

882

01:52:14.760 --> 01:52:23.640

Todd: You know, hopefully with some funding that we're getting and the attention that's been garnered we can really work, the city in the city can establish that position that will make this a reality.

883

01:52:24.900 --> 01:52:32.220

Todd: But there are so many questions that have been unanswered, or you know purposely averted.

884

01:52:32.760 --> 01:52:43.380

Todd: On this process that you know we couldn't make a lot of judgments because there's contradictory information and a belligerent applicant when we asked for clarity.

885

01:52:44.310 --> 01:52:51.780

Todd: So that's really what what I want to do, and I agree, actually, this should be document that cited, you know it's essentially.

886

01:52:52.680 --> 01:53:02.970

Todd: A map through the 45 page document that you could do, and so things like on this page eight that that kind of get off that.

887

01:53:03.570 --> 01:53:16.830

Todd: topic we probably should remove but some of these in completing consists of drawings, we can keep We just need to cite back to what the process is supposed to be when drawings are supposed to be submitted and and that sort of thing.

888

01:53:20.700 --> 01:53:20.910

Ashley: and

889

01:53:22.710 --> 01:53:24.930

Ashley: And I get the applicant, you know it's not.

890

01:53:24.960 --> 01:53:39.090

Ashley: A really warm and fuzzy or likable maybe like well I don't know him personally person, so I mean I get some of the personality things that might have happened, where you say that he's belligerent or or things like that, so I just think.

891

01:53:39.810 --> 01:53:45.720

Todd: we've had plenty of that aren't warm and fuzzy you know, because a lot of times we're asking people to do things they don't.

892

01:53:45.960 --> 01:53:46.740

Todd: They don't want to do.

893

01:53:47.070 --> 01:53:54.150

Todd: They don't want to put the effort in and that's why we're here to raise that level and a lot of the stuff we're talking about.

894

01:53:54.870 --> 01:54:05.070

Todd: and actually most of the stuff we talked about had nothing to do with cost we weren't increasing any costs there's no, you know there's no cost of proportions and good detailing.

895

01:54:06.900 --> 01:54:12.360

Todd: And those were the discussions we really never got to, but I know vic big his hands got to be tired from being up in the air, so long.

896

01:54:14.130 --> 01:54:15.270

Joseph: Okay vicki yeah.

897

01:54:17.130 --> 01:54:26.010

Vicki: Okay, two things number one this bucket yes call them buckets, this is one of his buckets so i'm for leaving it in number two.

898

01:54:27.480 --> 01:54:39.150

Vicki: i'm going to go to see one the very first page in the workbook and it says, we have not seen accurate drawings that show the context help people navigate the site, the drawings are lacking.

899

01:54:39.570 --> 01:54:52.080

Vicki: I can very easily and 30 minutes go through this packet and I can put citations down here and page numbers, so that I mean and that's why under ongoing contradictory.

900

01:54:52.830 --> 01:55:11.910

Vicki: Statements by applicant I put example and I just put down on on the 10th of February in the same document, they say, these three things that's just solely an example, and I mean there's not enough pieces of paper to write down all of the.

901

01:55:12.990 --> 01:55:19.770

Vicki: contradictory statements, so if you want to strike that one, I can see striking that one, but I can very easily.

902

01:55:21.030 --> 01:55:39.510

Vicki: Put go to see one page three the very first thing we looked at, we were saying what is this and we need help here your drawings are incomplete they're confusing and we never got much better than that.

903

01:55:40.980 --> 01:55:50.760

Vicki: We could put an appendix of page 10 and do what Joe said, and then do a really brief synopsis of.

904

01:55:52.770 --> 01:56:02.670

Vicki: Out of the sub middle requirements context requires this design guidance requires this I mean the list is pretty big so it's.

905

01:56:03.570 --> 01:56:08.970

Vicki: You know I hesitate, because just as soon as for wintergreen if you if you do a little tiny list.

906

01:56:09.900 --> 01:56:21.810

Vicki: If you say, for example, then they're going to take that little tiny list

well that's all I have to do and it's just so that I kind of hesitate doing that because I think we could back ourselves into a hole on that one.

907

01:56:22.500 --> 01:56:24.150

Vicki: This is what I I for sure.

908

01:56:24.180 --> 01:56:31.200

Vicki: can fix and put the citations down here Todd because you're completely right I don't know why I didn't do it probably because I was tired.

909

01:56:33.840 --> 01:56:39.510

Marlene Schubert: I think it's important because it doesn't you don't want it to look like you added these after applicant.

910

01:56:39.540 --> 01:56:43.170

Marlene Schubert: was meeting with you guys, I mean, because we cannot add anything when they're not here.

911

01:56:43.500 --> 01:56:44.370

Marlene Schubert: So this is to me.

912

01:56:44.640 --> 01:56:51.930

Marlene Schubert: looks like a synopsis of exactly what they were given out of the Dr B, and so, if you don't have references it kind of.

913

01:56:52.350 --> 01:56:52.710

Vicki: gives you.

914

01:56:53.280 --> 01:56:59.310

Marlene Schubert: The impression that maybe it was just an addition, or you know there's nothing, nothing to back it up, and I think it's important that you have that.

915

01:56:59.520 --> 01:57:09.690

Vicki: That so So the question in front of the D or B, would you like to strike the first one ongoing contradictory statements, but then I will put all the side all them.

916

01:57:10.380 --> 01:57:19.710

Vicki: Where did we see this and what's the page number, just like everything else

on the rest of it, but I do believe the category needs to stay, it was one of the ashes pockets.

917

01:57:19.980 --> 01:57:33.810

Ashley: hmm i'm just saying I thought the ongoing contract contradictory statements, I understand your point but i'm just saying it just it adds to that layer of some of the things that that many of us are thinking going on, when we see them.

918

01:57:34.500 --> 01:57:37.020

Joseph: Okay, so what word would be more accurate.

919

01:57:40.080 --> 01:57:41.010

Vicki: versus.

920

01:57:41.220 --> 01:57:45.150

Joseph: What we can going on an ongoing continuity statements I mean.

921

01:57:46.230 --> 01:57:48.540

Todd: Just be is a contradictory statements but.

922

01:57:48.810 --> 01:57:52.470

Joseph: With these payments would be yeah I mean I don't know yeah.

923

01:57:53.400 --> 01:57:54.870

Todd: or or statements.

924

01:57:56.130 --> 01:57:56.220

Vicki: I.

925

01:57:56.610 --> 01:57:59.280

Todd: was wondering, the way it was presented there vicki.

926

01:57:59.430 --> 01:57:59.940

Vicki: Because there's.

927

01:57:59.970 --> 01:58:01.470

Todd: Three individual lines.

928

01:58:02.340 --> 01:58:06.030

Todd: I would, I grew up, it was all one thing or it was a bunch of things.

929

01:58:06.030 --> 01:58:08.280

Vicki: Well that's when I went to put a box around it and.

930

01:58:08.280 --> 01:58:14.550

Vicki: It didn't work, I mean we'd be really hard, I mean are working worksheet.

931

01:58:16.410 --> 01:58:20.520

Vicki: I don't I don't believe in the worksheet.

932

01:58:21.870 --> 01:58:31.620

Vicki: I mean if you were to read, if you were to listen to the meetings and look at the Minutes they're going to say where you're going to see comments saying Well, this is very different than the last time or.

933

01:58:32.100 --> 01:58:39.540

Vicki: we've got five site plans now we don't know which one is which those are comments that are sprinkled throughout but they're not in the.

934

01:58:39.540 --> 01:58:51.390

Vicki: World those are not in the worksheet I would be very comfortable just striking that first thing, but for sure incomplete and inconsistent drawings, if you want to be that title up.

935

01:58:56.430 --> 01:58:58.470

Vicki: At this point, the drawings are total confusion.

936

01:58:59.280 --> 01:58:59.640

yeah.

937

01:59:02.040 --> 01:59:03.240

Vicki: Totally confusing.

938

01:59:05.670 --> 01:59:11.130

Joseph: With your Bob and then Michael and then we'll decide what to do good above.

939

01:59:12.450 --> 01:59:13.560

Bob: You know, first of all.

940

01:59:16.500 --> 01:59:18.870

Bob: If we need to clear the air Ashley just.

941

01:59:20.190 --> 01:59:21.270

Bob: professionals.

942

01:59:23.700 --> 01:59:27.060

Bob: We we have our heart and what we do, we read code.

943

01:59:30.780 --> 01:59:32.700

Bob: What we've done with the with the.

944

01:59:34.080 --> 01:59:35.730

Bob: The dmv comments.

945

01:59:36.750 --> 01:59:39.210

Bob: are strictly professional there's no.

946

01:59:41.100 --> 01:59:49.500

Bob: I don't really care, who the applicant is all I look at is the Code and the process that we have to follow and that's what we've done others have.

947

01:59:50.760 --> 01:59:56.280

Bob: obscured that unfortunately we follow the code and.

948

01:59:57.570 --> 02:00:11.730

Bob: I would, I here's a suggestion Joe or Ashley whoever yeah contradictory that can be kind of a hair raising term, but what about unclear or undefined I mean.

949

02:00:13.080 --> 02:00:26.040

Bob: i've been buried in this wintergreen the last week totally and yeah it's very unclear and very undefined between various drawings, that is a fact it's not false, it is a fact.

950

02:00:27.210 --> 02:00:39.480

Bob: Where people got up and forth with documents, putting down different dimensions which which one is it is constantly changing, but I would suggest unclear or

undefined instead of.

951

02:00:41.250 --> 02:00:43.500

Bob: Contradictory that's all I have.

952

02:00:45.120 --> 02:00:47.310

Joseph: Okay, thank you, Michael.

953

02:00:49.320 --> 02:00:49.590

Michael: yeah.

954

02:00:51.150 --> 02:01:02.640

Michael: I might have missed something, but can we moved as comments from the ongoing contradictory statements by applicant into section for incomplete and inconsistent drawings.

955

02:01:02.940 --> 02:01:04.500

Joseph: that's a great idea, yes.

956

02:01:04.560 --> 02:01:12.180

Michael: Because it's part of the confusion is that there's drawings are inconsistent, but also even the statements are inconsistent.

957

02:01:14.160 --> 02:01:17.250

Joseph: I based on what Bob just said and what.

958

02:01:17.250 --> 02:01:17.760

Joseph: Todd said.

959

02:01:18.180 --> 02:01:29.760

Joseph: And what Ashley said, and everybody I would I was going to suggest that myself that we take out the ongoing contradictory statements by African examples and just put those statements.

960

02:01:30.810 --> 02:01:37.230

Joseph: Under incomplete system brian's incomplete inconsistent financial drawings in statements.

961

02:01:38.310 --> 02:01:39.840

Joseph: Could we add statements for that.

962

02:01:42.090 --> 02:01:44.580

Vicki: incomplete you're saying incomplete and income.

963

02:01:44.880 --> 02:01:46.680

Vicki: inconsistent drawings.

964

02:01:46.740 --> 02:01:48.780

Vicki: And statements okay.

965

02:01:49.200 --> 02:01:50.250

Bob: or documents.

966

02:01:51.810 --> 02:01:52.170

Joseph: either.

967

02:01:54.180 --> 02:01:55.860

Vicki: statements and documents.

968

02:01:57.480 --> 02:02:00.720

Bob: All the documents or statements or drawings, or whatever, I mean.

969

02:02:01.530 --> 02:02:07.200

Joseph: And then take those three things and then move them into that category and take that first category out okay.

970

02:02:08.790 --> 02:02:09.030

Vicki: Okay.

971

02:02:09.450 --> 02:02:13.530

Joseph: What kind of water it down i'm not trying to make it, you know more from this.

972

02:02:14.220 --> 02:02:18.150

Vicki: And then I would I would add the legend and I would add the worksheet page.

973

02:02:20.670 --> 02:02:28.290

Joseph: yeah yeah sure yeah at the legend in the worksheet page, and I want to add, I would like to add 100 pages.

974

02:02:28.770 --> 02:02:32.490

Joseph: two pages I just mentioned, page 16.

975

02:02:34.290 --> 02:02:38.820

Joseph: underpaid 12 1314.

976

02:02:40.680 --> 02:02:42.150

Joseph: For all through.

977

02:02:45.270 --> 02:02:45.630

Vicki: yeah.

978

02:02:46.020 --> 02:02:53.700

Joseph: it's very clear in the book they just wanted 15 what what we need to have good presentations.

979

02:02:55.110 --> 02:03:05.400

Joseph: And while those are not standards they are in the book to give people a way of understanding what's needed and.

980

02:03:06.600 --> 02:03:17.700

Joseph: It seemed like that that those weren't built within those four pages, a lot of information was definitely incomplete inconsistent and not clear, I mean yeah.

981

02:03:17.730 --> 02:03:18.120

Okay.

982

02:03:19.980 --> 02:03:22.890

Vicki: i'm going to say something like see page 12 to 15.

983

02:03:22.920 --> 02:03:24.780

Vicki: But the definitely for me.

984

02:03:25.170 --> 02:03:26.640

Joseph: On the reach of those statements.

985

02:03:27.900 --> 02:03:29.460

Vicki: OK OK.

986

02:03:31.740 --> 02:03:32.130

Vicki: OK.

987

02:03:33.120 --> 02:03:37.740

Joseph: OK any other any other comments or questions about the party of sideways again.

988

02:03:38.880 --> 02:03:39.150

Todd: Oh.

989

02:03:42.030 --> 02:03:43.710

Joseph: And Bob off plan yeah.

990

02:03:46.200 --> 02:03:48.420

Joseph: Okay, so any other any other comments.

991

02:03:51.300 --> 02:04:07.680

Joseph: Concerns does anybody you want to go through any of these things are, I mean the people I mean they're just they are taken, word for word, we tried to be extremely to ashley's point which I think isn't very good one and and to Leslie think about trying to be accurate when we.

992

02:04:07.800 --> 02:04:08.880

Vicki: When we say things.

993

02:04:09.180 --> 02:04:12.960

Joseph: I think that's an important it's very important to.

994

02:04:14.070 --> 02:04:30.930

Joseph: I we we try not to add words some of the sentences are incomplete, because they were incomplete in the worksheet I mean we didn't try to even add let edwards into so wouldn't look like you're changing tone or changing you know context or anything.

995

02:04:30.960 --> 02:04:38.160

Todd: Is there is there a paragraph or something at the beginning of this that says

that that says, these are taking verbatim from.

996

02:04:38.730 --> 02:04:44.130

Joseph: know we could add that's a great point we could add that, what do you think.

997

02:04:46.200 --> 02:04:50.340

Vicki: should have a cover letter from you, Joe maybe just a very.

998

02:04:50.880 --> 02:04:52.650

Joseph: Every every mouthful the letter.

999

02:04:52.740 --> 02:04:54.450

Vicki: A cover note saying that.

1000

02:04:54.570 --> 02:04:58.110

Vicki: This was reviewed by the entire board.

1001

02:04:58.290 --> 02:05:01.440

Vicki: We can, today, and we are in.

1002

02:05:02.820 --> 02:05:08.610

Vicki: concurrence that we hope this we agree with this document hope it will be helpful Thursday night.

1003

02:05:10.530 --> 02:05:15.420

Vicki: And the and the LV the design review board.

1004

02:05:16.740 --> 02:05:19.500

Vicki: observations slash suggestions.

1005

02:05:21.570 --> 02:05:22.620

Joseph: Will word for word.

1006

02:05:29.310 --> 02:05:32.880

Vicki: I mean we may have added the verb once in a while when there wasn't a verb.

1007

02:05:34.140 --> 02:05:34.980

Joseph: Right yeah but.

1008

02:05:35.490 --> 02:05:41.550

Vicki: That time, other than that, no, they are as close as possible to exactly.

1009

02:05:42.870 --> 02:05:44.610

Vicki: I think I added some periods.

1010

02:05:49.080 --> 02:05:51.360

Joseph: Okay, I can do that yeah hoping that.

1011

02:05:52.290 --> 02:05:52.620

yeah.

1012

02:05:54.990 --> 02:06:00.090

Joseph: So you're free to do those comments those changes.

1013

02:06:01.980 --> 02:06:05.070

Joseph: That does everyone agree or any any comments about that.

1014

02:06:06.150 --> 02:06:12.480

Joseph: people think it's useful, I mean that we should do this will all stand by it, as a group.

1015

02:06:13.530 --> 02:06:14.130

Joseph: i'm.

1016

02:06:16.710 --> 02:06:18.300

Joseph: Good okay.

1017

02:06:19.350 --> 02:06:26.760

Marlene Schubert: hey Joe Is this something will be expecting to do on some of the larger projects in the future, just do a summary like this.

1018

02:06:26.790 --> 02:06:32.940

Joseph: But everything, everything is in flux, as part of these things, I mean we created the worksheet.

1019

02:06:33.600 --> 02:06:44.790

Joseph: Because we needed a way to communicate, you know, several last year because we needed a way to communicate to the PC what we were thinking, because we did not a project I don't four years ago.

1020

02:06:45.990 --> 02:07:00.240

Joseph: If everybody remembers the project puppet Madison it's under construction at Madison Madison avenue there that's under construction right now that was originally denied by the dmV and it was overruled, because.

1021

02:07:00.270 --> 02:07:01.290

We didn't write anything.

1022

02:07:02.430 --> 02:07:11.220

Joseph: In the old days we didn't write down comments and that's totally legit we didn't we didn't do our job i've just joined the deer be at the time.

1023

02:07:11.700 --> 02:07:17.310

Joseph: And we didn't have a different chair and different people and we didn't write down comments and that's so the worksheet.

1024

02:07:17.790 --> 02:07:30.750

Joseph: was brought forth to try to you know document what we said to the planning Commission what we're finding now, and I think it's reasonable is that it's not reasonable for the planning Commission to have to read 44 pages.

1025

02:07:32.130 --> 02:07:44.100

Joseph: I think that's very difficult, I mean I totally I don't envy Ashley or anybody else being every one of those patrons so was the way that we can synthesize the down that's why.

1026

02:07:44.580 --> 02:07:58.830

Joseph: I think we thought the ashes buckets as he called them categories was was a good idea and that's why we tried to respond to it, so it, this could be something we can do again and we.

1027

02:07:58.890 --> 02:08:00.930

Vicki: can picture the buckets changing.

1028

02:08:01.020 --> 02:08:14.730

Joseph: dependent upon the project right but somehow make it easier because I mean, I think the planning Commission gets a I don't know a couple hundred pages of stuff

at each of these meetings and that's kind of yes, David, yes, you have a question.

1029

02:08:15.180 --> 02:08:27.960

David: hey hi Joe, I just wanted to weigh in on procedure, we as a staff are also responding to a lot of the questions the planning Commission raised and our goal is to finish that responsive memo tomorrow, Tuesday and then upload.

1030

02:08:29.070 --> 02:08:41.430

David: To what we call granted kiss, which is where where we can share the information with the planning Commission, so I don't know if the timing of this will go with that, but one is try to stay in communication, so we can include your information, with ours, if possible.

1031

02:08:42.720 --> 02:08:43.140

Joseph: Okay.

1032

02:08:44.250 --> 02:08:45.270

Joseph: And that up tomorrow.

1033

02:08:45.810 --> 02:08:56.880

David: yeah so we're shooting for tomorrow to other responsive staff members so if if you think is very term we'd be happy to include it with with that information so they get everything at once, just want to suggest that.

1034

02:08:57.810 --> 02:09:01.980

Joseph: The changes that these are the changes that the deer be likes.

1035

02:09:02.310 --> 02:09:03.930

Joseph: That would make this Thank you David.

1036

02:09:04.260 --> 02:09:11.340

Joseph: If these are the changes that the Derby likes and feels makes it a better document, and we all agree on that.

1037

02:09:12.540 --> 02:09:20.970

Joseph: I believe we can make these changes, the end of today and tonight, and you can write a memo and have it out 8am in the morning.

1038

02:09:22.140 --> 02:09:23.670

Joseph: Could we do that vicki do you think.

1039

02:09:25.290 --> 02:09:25.530

Joseph: yeah.

1040

02:09:25.560 --> 02:09:26.130

Vicki: sure.

1041

02:09:26.640 --> 02:09:31.110

Joseph: You can have it between between eight and nine in the morning, David how's that.

1042

02:09:31.770 --> 02:09:36.360

David: yeah and we don't anticipate setting or unfinished until the afternoon, so that that would be just fine yeah.

1043

02:09:36.780 --> 02:09:37.980

Joseph: So lots of will have.

1044

02:09:38.190 --> 02:09:49.530

Joseph: And I will copy everybody with the final obvious the final document Commission you see that it was actually done and i'll send the memo cover.

1045

02:09:50.670 --> 02:09:51.870

Joseph: That I have that all right up.

1046

02:09:52.980 --> 02:10:01.260

Joseph: There just basically says the dmv is an agreement on this endeavor to make observations and suggestions that we're taking.

1047

02:10:02.760 --> 02:10:05.880

Joseph: Exactly word for word from the worksheet.

1048

02:10:06.540 --> 02:10:08.760

David: These copy gene race Leon, that if you don't mind.

1049

02:10:10.260 --> 02:10:10.560

Joseph: That.

1050

02:10:10.830 --> 02:10:13.800

David: You can address it to whomever, but please copy Jane so she.

1051

02:10:13.830 --> 02:10:15.240

Joseph: Was gonna actually.

1052

02:10:15.270 --> 02:10:18.570

Joseph: So I talked to heather about it.

1053

02:10:18.870 --> 02:10:23.760

Joseph: And she said, I should copy Jane her and Kelly.

1054

02:10:24.000 --> 02:10:25.410

David: Excellent you're one step ahead, thank you.

1055

02:10:25.800 --> 02:10:27.270

Joseph: Okay, and then okay so.

1056

02:10:28.500 --> 02:10:31.950

Joseph: it's kelly's to keep all that stuff yeah okay.

1057

02:10:33.510 --> 02:10:34.920

Joseph: Okay um.

1058

02:10:36.600 --> 02:10:45.600

Joseph: Any other discussion points anybody would like to bring up about this, they appreciate the conversation very much I appreciate everybody's comments.

1059

02:10:46.680 --> 02:10:46.860

Joseph: I.

1060

02:10:47.070 --> 02:10:51.450

Todd: did have one and fear of going into uncharted territory again but.

1061

02:10:51.810 --> 02:10:52.260

Joseph: Go ahead.

1062

02:10:52.560 --> 02:11:02.490

Todd: i'm just a Gray area, if I recall that discussion, they were saying it's a Gray area between the you know, this is only 25 to 50 feet yeah.

1063

02:11:03.990 --> 02:11:16.500

Todd: And that, why did, why did we go with the and that that was spent spelt to be subjective, for some reason or or punishing or you know some way.

1064

02:11:17.220 --> 02:11:28.920

Todd: You know, to kill the project it's consistent with what we've said before on other projects and with the violin project, and if you just look at Google map from the area where where the 50 foot line is.

1065

02:11:30.210 --> 02:11:35.130

Todd: So I think that's the the concept that that's a Gray area is fabricated.

1066

02:11:36.300 --> 02:11:41.520

Todd: But I don't know that's true and I think you know I think our comments will stand on that.

1067

02:11:42.660 --> 02:11:43.740

Todd: But I just wanted to.

1068

02:11:44.790 --> 02:11:54.480

Todd: Because that that in that one section that keeps getting pulled out if you're going to do a section study you need to do it, you know every 10 feet or 15 feet, or something along that.

1069

02:11:55.560 --> 02:11:56.550

Todd: three to five border.

1070

02:11:57.570 --> 02:11:58.710

Todd: To be a valid study.

1071

02:11:59.550 --> 02:11:59.790

Right.

1072

02:12:01.050 --> 02:12:01.320

Vicki: Okay.

1073

02:12:01.380 --> 02:12:14.880

Joseph: I agree with that, yes, okay any other comments about that learning then i'll have this copied to everybody i'll send it to Marlene Marlene you can send it out to all of the dmv people and everyone.

1074

02:12:16.200 --> 02:12:18.450

Joseph: Tomorrow combi every end up.

1075

02:12:19.470 --> 02:12:33.810

Bob: Well, again, you can tell me if i'm going too far in the weeds but the 75 foot buffer is from the pavement as Joe the right away, is 100 feet from the Center line it's 75 feet from the edge.

1076

02:12:35.160 --> 02:12:41.310

Bob: I would suggest clarifying that because, again it's not correct.

1077

02:12:43.470 --> 02:12:44.520

Joseph: If you so.

1078

02:12:44.610 --> 02:12:49.050

Bob: The Center line or take 75 feet from the edge of the shoulder either way.

1079

02:12:51.030 --> 02:12:55.140

Vicki: But, are you talking about about the applicants.

1080

02:12:55.560 --> 02:12:56.910

Vicki: verbiage on.

1081

02:12:56.970 --> 02:13:00.270

Vicki: The public page eight that's straight from the applicant.

1082

02:13:02.010 --> 02:13:02.760

Bob: On page eight.

1083

02:13:03.420 --> 02:13:09.540

Vicki: On page eight townhome project adjacent to the 75 foot wide mature tree canopy.

1084

02:13:10.320 --> 02:13:10.590

well.

1085

02:13:11.670 --> 02:13:13.350

Bob: i'll just say it's incorrect.

1086

02:13:14.610 --> 02:13:14.880

Bob: And if.

1087

02:13:15.150 --> 02:13:24.330

Bob: that's gonna win okay that's fine if it's 75 feet from the pavement so 100 foot from the Center.

1088

02:13:25.380 --> 02:13:28.860

Vicki: Well that's what's made this also difficult the language thing.

1089

02:13:29.460 --> 02:13:29.850

Okay.

1090

02:13:33.600 --> 02:13:34.050

Bob: arrows.

1091

02:13:34.290 --> 02:13:37.620

Joseph: that's what made it difficult, is in the bi MC.

1092

02:13:38.640 --> 02:13:40.380

Joseph: code, I think we need better.

1093

02:13:41.520 --> 02:14:01.740

Joseph: discussion and better definition of buffer of a setback, and where the buffer and what the subject start and where the end because everybody seems to have a different thought about that and that's what when you get confusion, then you get anger and all these problems so.

1094

02:14:02.820 --> 02:14:05.310

Bob: I just agree, I I for me it's clear.

1095

02:14:05.820 --> 02:14:07.170

Joseph: Okay well okay.

1096

02:14:08.760 --> 02:14:10.170

Bob: No there's no Gray area.

1097

02:14:10.470 --> 02:14:19.860

Bob: people saying that it's perfectly clear, I can show you the other thing is on page three under noise.

1098

02:14:20.580 --> 02:14:22.080

Joseph: Yes, Okay, yes.

1099

02:14:23.820 --> 02:14:38.790

Bob: You know the noise study that we got is is non compliant though it was accepted for the project, because the applicants consultant did not fall the BMI see and whack code for noise.

1100

02:14:39.840 --> 02:14:50.880

Bob: The BMI the bi MC code is much more restrictive I don't understand why we're working with a code or right now we've got a code that isn't part of the code.

1101

02:14:51.930 --> 02:14:53.190

Bob: It makes no sense to me.

1102

02:14:53.460 --> 02:15:02.130

Joseph: Okay, so So this was a question and I did not know the answer to this, and they would be willing to hear from other people who higher.

1103

02:15:02.700 --> 02:15:23.790

Joseph: Pay grade than me Bob brought this up since since 621 since our review you brought this up last week or so and i've sort of ignored it because I didn't want to respond to things I wanted to stay within what was this document and what was done in June.

1104

02:15:25.110 --> 02:15:26.940

Joseph: So, if this is an issue.

1105

02:15:28.230 --> 02:15:37.440

Joseph: Bob we can write a letter to heather into Kim stating what you're stating as a comment.

1106

02:15:38.580 --> 02:15:47.970

Joseph: But I didn't want it to be in this document because, like we will talk about I want this document to be as as clean as possible and as accurate.

1107

02:15:48.600 --> 02:15:59.040

Joseph: The definitive thing came up later, so if you think there's a if you think there's a problem or an inconsistency in the zone in the noise study.

1108

02:15:59.460 --> 02:16:08.970

Joseph: And you want to call in question, the consultant in how he followed the didn't follow or whatever, I have no problem with that that's just isn't that a public comment.

1109

02:16:10.080 --> 02:16:10.950

Joseph: At this point.

1110

02:16:11.280 --> 02:16:14.490

Bob: I don't make public comments Joe i'm on the Dr B, I prefer.

1111

02:16:16.800 --> 02:16:17.580

Bob: You how that.

1112

02:16:18.120 --> 02:16:23.970

Bob: is how we stated is clearly stated Joe in that package, you said you were going forward to Kim it's a.

1113

02:16:25.260 --> 02:16:25.830

Vicki: Yes.

1114

02:16:26.160 --> 02:16:27.120

Bob: This address.

1115

02:16:27.540 --> 02:16:30.750

Joseph: or when i'm forwarding that to her next one.

1116

02:16:30.750 --> 02:16:32.850

Bob: Okay, that it's in there, then that's good care.

1117

02:16:32.850 --> 02:16:33.810

Of that that's all I had.

1118

02:16:34.860 --> 02:16:42.120

Joseph: i'm letting her importing it to her and she can do with it, if she feels is the correct way to to communicate it.

1119

02:16:42.840 --> 02:16:50.190

Bob: Okay, yes, all the questions I have, I think it's a great list it certainly condenses 48 pages down is just a few pages.

1120

02:16:51.390 --> 02:16:51.930

Bob: job.

1121

02:16:53.370 --> 02:16:59.520

Joseph: Okay, well, thank you very much okay um can we go on to the next subject in.

1122

02:17:00.480 --> 02:17:11.670

Ashley: And just one quick thing i'm very appreciative of all the work that hard work that you do I didn't want that to be the takeaway and i'm sorry for that um but I was just just bringing up some concerns that was it I.

1123

02:17:12.180 --> 02:17:15.840

Joseph: know we appreciate your comments from you know that's fine I mean.

1124

02:17:16.950 --> 02:17:27.330

Joseph: You know, and I appreciate leslie's comments man I don't you know I talk a lot and sometimes i'm on you know I tell people don't listen to what I say, listen to what I mean but but.

1125

02:17:27.870 --> 02:17:37.800

Joseph: be accurate, so I don't want to be inaccurate either, but yeah so no I think it's fair fair enough i'm Leslie are you still on.

1126

02:17:39.090 --> 02:17:39.450

here.

1127

02:17:41.340 --> 02:17:42.510

Joseph: Hope she's still here.

1128

02:17:44.460 --> 02:17:45.630

Joseph: Leslie leave.

1129

02:17:47.580 --> 02:17:47.850

Marlene Schubert: Her.

1130

02:17:48.450 --> 02:17:58.320

Joseph: Okay, great okay great good well we're going to go to another subject and I just wanted you to be make sure you were here for the next 10 minutes okay.

1131

02:17:58.350 --> 02:18:07.710

Joseph: Sure Okay, thank you i'm David do you mind if I start before you do David we come before you talk about this opportunity code changes.

1132

02:18:07.740 --> 02:18:09.360

David: Would you absolutely and I don't have much.

1133

02:18:09.510 --> 02:18:11.940

David: To report on that except the dates go ahead jump right in.

1134

02:18:12.690 --> 02:18:18.300

Joseph: Okay, so um let's let's talk about the new business new business is.

1135

02:18:19.860 --> 02:18:28.530

Joseph: It unless you can correct me if i'm wrong, maybe gave it to him um I believe it was Christie car at a recent Council meeting.

1136

02:18:29.040 --> 02:18:36.990

Joseph: put forth on the Council agreed that there would be a subcommittee of three Dr be members and three planning Commission members.

1137

02:18:37.740 --> 02:19:03.870

Joseph: To do to look at the bi MC and the comprehensive plan and to make changes and look at consistency and what I think was called a consistency analysis I believe was the phrase, and I believe at the next planning Commission meeting they are going to appoint three people to this and.

1138

02:19:05.130 --> 02:19:06.120

Joseph: I believe.

1139

02:19:07.260 --> 02:19:17.730

Joseph: That we've been asked heather talk to me this morning and asked if we would what we were going to do, and I said, we will talk about today vicki did you want to add something to this, or do you have in or.

1140

02:19:19.590 --> 02:19:20.430

Vicki: When you're done Joe.

1141

02:19:20.700 --> 02:19:22.710

Joseph: Okay, so um.

1142

02:19:24.150 --> 02:19:29.790

Joseph: I just, I just wanted to talk about this for one for a minute, so this would be a.

1143

02:19:31.710 --> 02:19:47.940

Joseph: Something that the city council's asked for, and this is a big job it's a lot of work and i've talked to a couple people on the Dr B to see who would be interested.

1144

02:19:48.480 --> 02:19:59.160

Joseph: In putting in this extra amount of time and i'll just state, and then I want to have a discussion so anybody can make any comments that you like, but.

1145

02:20:01.590 --> 02:20:09.660

Joseph: This this to to go through the big coby code and then rewrite or find out.

1146

02:20:10.830 --> 02:20:18.030

Joseph: In consistencies in the code like between buffers and some of the issues that have come up under wintergreen some of the contradictions in the code.

1147

02:20:18.660 --> 02:20:32.160

Joseph: And then also look at the comprehensive plan and that that is a huge undertaking it requires this i'm getting from several people and DOB i'm summarizing now not just my opinion.

1148

02:20:34.380 --> 02:20:37.560

Joseph: There is a huge undertaking.

1149

02:20:38.880 --> 02:20:43.410

Joseph: And it's not clear, that is the best approach for volunteers.

1150

02:20:44.850 --> 02:20:50.250

Joseph: To look at the city and look at code and recommend changes to the city code.

1151

02:20:51.750 --> 02:20:59.340

Joseph: Why volunteers would be asked to do that if this is a legitimate question in my mind.

1152

02:21:01.260 --> 02:21:05.640

Joseph: We are volunteers we're not accountable, you know, in that way.

1153

02:21:07.350 --> 02:21:11.010

Joseph: And the other thing is of concern to me is that.

1154

02:21:12.030 --> 02:21:15.900

Joseph: christy put that together, and the Council agreed to it.

1155

02:21:18.000 --> 02:21:32.250

Joseph: Nobody has been identified, yet as to who would be the lead for this and whether it be you know, a city staff person, whether it be heather David create them or planner.

1156

02:21:32.790 --> 02:21:52.530

Joseph: or who would lead this effort, this is multi month kind of discussion and who would keep this committee on track, who would keep it organized and keep that lines going and blah blah blah, and it, it does look like a recipe for a little bit of a disaster here.

1157

02:21:53.610 --> 02:21:54.120

Joseph: and

1158

02:21:55.980 --> 02:22:00.120

Joseph: People on the Derby did say to me that the city should pay a consultant.

1159

02:22:01.140 --> 02:22:13.890

Joseph: Legal ladies attorney or an urban design professional or consultant to take this on and take responsibility for the comments that they make so.

1160

02:22:16.020 --> 02:22:26.250

Joseph: Given that I don't know how how who wants to be on this committee and I wanted to talk about it, and I see a lot of hands up so.

1161

02:22:27.660 --> 02:22:35.730

Joseph: First, before we go to the hands, I just wanted Leslie did I say that right, I mean is that your understanding of what that committee was going to do.

1162

02:22:38.040 --> 02:22:38.610

Leslie: um.

1163

02:22:40.440 --> 02:22:52.230

Leslie: I think this is christie's idea I don't really think it's been um I don't know the background of it, I shouldn't I shouldn't say that this is christie's idea.

1164

02:22:53.760 --> 02:22:59.070

Leslie: I remember it coming up and and I would agree with you that this feels.

1165

02:23:01.140 --> 02:23:15.240

Leslie: Huge onerous and and i'm not sure I mean maybe one way to look at it, and of course we would need to go back to Christie, for this is that are there sort of pet peeves that that the dmV and the.

1166

02:23:15.720 --> 02:23:25.320

Leslie: Planning Commission together would agree, need to be addressed first and so maybe it's just you know kind of making a pet peeve list.

1167

02:23:27.150 --> 02:23:41.070

Leslie: That, then, could be forwarded to a consultant, I mean I totally agree with you this is, this should not be about making the darby and the and the planning Commission accountable for our inconsistency is in the code.

1168

02:23:42.300 --> 02:23:57.270

Leslie: But if christie's thinking is that you all have a list in mind that would be a great place to start, so I have to agree with you, it feels pretty undefined.

1169

02:23:58.290 --> 02:24:06.030

Leslie: And I can't disagree with anything you just said, and a lot of times these things come before Council and.

1170

02:24:06.930 --> 02:24:24.360

Leslie: we're we're not quite sure what the context of them is either you know, I guess, I felt like there was sort of a thought that it was a continuity from like the triage and things like that that had come before, so I didn't feel.

1171

02:24:25.590 --> 02:24:27.390

Leslie: Like I understood the issue well enough.

1172

02:24:28.560 --> 02:24:28.890

Leslie: To.

1173

02:24:29.400 --> 02:24:29.850

Joseph: um.

1174

02:24:30.120 --> 02:24:42.570

Leslie: You know, to say no, this is not a good idea or or whatnot I guess what I could do is I could offer to go back to christy and get more clarification and reach back out to all of you, I could certainly do that, but that might be.

1175

02:24:43.860 --> 02:24:45.660

Leslie: The most direct way to deal with it.

1176

02:24:45.840 --> 02:24:59.280

Joseph: yeah I did talk to heather this morning and it's similar concerns and she said that it might that she said, there was a consultant report, I never even heard of this, three years ago, like Burke.

1177

02:24:59.910 --> 02:25:10.080

Joseph: Somebody Burke, or something that did some work on this and if that's the case I don't know where that is that's on the shelf or was useful and not used.

1178

02:25:10.680 --> 02:25:24.870

Joseph: What happened, but I told us that it would be better for consultants to do that and have the consultant reach out during the process to the dmv and get the deal become into the planning Commission and get the planning commission's comments.

1179

02:25:25.170 --> 02:25:33.780

Joseph: And then working backwards into a some kind of document that that was would you know go forward somehow so heather was.

1180

02:25:34.230 --> 02:25:34.680

Leslie: Good to me.

1181

02:25:35.190 --> 02:25:38.010

Joseph: yeah have you thought that was a good way, so I don't know.

1182

02:25:38.520 --> 02:25:46.500

Joseph: yeah but maybe we could clarify with what christie's intent was or what the council's and tesla's on there.

1183

02:25:47.130 --> 02:25:52.290

Joseph: Okay, thank you, so I see everybody's hands up let's let's go.

1184

02:25:53.340 --> 02:25:59.040

Joseph: let's go to vicki agenda first and then Todd and Bob and see what good vicki.

1185

02:26:01.680 --> 02:26:05.340

Vicki: um well I happen to listen to that city council meeting and.

1186

02:26:06.510 --> 02:26:16.920

Vicki: There was a prior committee a triage community that was supposed to be 3D or be three planning Commission and a couple Council people and.

1187

02:26:17.730 --> 02:26:31.770

Vicki: And they were quote unquote going to do this work, and then the Council was in charge of putting that together and they they just were never able to get to it so christie's recommendation was since quote unquote the Dr B and.

1188

02:26:32.730 --> 02:26:46.320

Vicki: Thank his Commission has the bandwidth to deal with this, they should do it and the Council pretty much agreed with that and so i'm bye bye way of history, being an old timer.

1189

02:26:49.050 --> 02:26:50.640

Vicki: When we became a city.

1190

02:26:52.650 --> 02:27:02.550

Vicki: I happened to be on the school board and we had a really, really outstanding

land use attorney that helped us pass the impact the ordinance and.

1191

02:27:03.450 --> 02:27:12.780

Vicki: His name was Peter egg like and Peter worked for a lot of municipalities and it's just when bainbridge was becoming a city and he said, if you can recommend to somebody to make a decision.

1192

02:27:13.170 --> 02:27:26.340

Vicki: Because bainbridge basically started out with the kids up codes and then they kind of more fat going along into a little of this a little about a little about.

1193

02:27:26.820 --> 02:27:45.570

Vicki: And peter's recommendation was before you get yourself into trouble, which is, we are in trouble now, you need to to fix your code once and for all deal with the inconsistency is have correct definitions, you know, have a correct index fix it so.

1194

02:27:46.710 --> 02:27:54.210

Vicki: You know, when this topic came up, I said to Joy Joe point blank I won't touch this, this is not a volunteer job.

1195

02:27:55.350 --> 02:28:01.200

Vicki: And the city needs to to gain an understanding about the entire code.

1196

02:28:02.340 --> 02:28:12.840

Vicki: Is kind of a cross purposes and contradicts itself, even in its own definition sections it contradicts itself, and then there are.

1197

02:28:13.620 --> 02:28:19.230

Vicki: practices, you know, like the interpretation of what's allowed in a setback, and how.

1198

02:28:19.620 --> 02:28:30.060

Vicki: The Gray area comment and that that happens to be an issue with setbacks, what can and cannot be in a setback, and how How does that get determined and that's not.

1199

02:28:30.480 --> 02:28:41.460

Vicki: it's not fair to the applicants and it's not fair to the city and it just runs up legal bills, so my strong recommendation is that.

1200

02:28:41.970 --> 02:28:47.130

Vicki: They need to say the whole code needs to have a really hard look at it.

1201

02:28:47.730 --> 02:28:56.880

Vicki: And it probably needs to be for sure, a land use attorney to deal and Christine was talking about for sure sections sections 17 and 18 in the code.

1202

02:28:57.330 --> 02:29:15.810

Vicki: Which are probably the ones that we deal with the most but there's sections sprinkle and other places with definitions that affects 17 and 18 so they need to they need to do an rfp they need to get the very best team in here to fix this once and for all.

1203

02:29:17.250 --> 02:29:20.850

Vicki: It is not a volunteer job and I pretty emphatic about that.

1204

02:29:22.050 --> 02:29:22.530

Vicki: Thanks.

1205

02:29:23.430 --> 02:29:25.350

Joseph: Okay Todd and then bomb record.

1206

02:29:29.820 --> 02:29:38.730

Todd: I guess i'll just second one vicki said because that's what I was going to say this is, you know, this is something that's a professional consultant job.

1207

02:29:39.570 --> 02:29:53.250

Todd: to compare and there will be calls that need to be made, and I think if there's interpretation or calls that can be made we're certainly willing to get together a group of I would think design dmV Members and Commissioners.

1208

02:29:54.480 --> 02:30:03.480

Todd: But to undertake this with any level of seriousness to get it done is a is a project for consultant team.

1209

02:30:05.130 --> 02:30:05.400

Todd: yep.

1210

02:30:05.610 --> 02:30:06.120

Joseph: Good Thank you.

1211

02:30:06.900 --> 02:30:07.410

Joseph: yeah but.

1212

02:30:12.570 --> 02:30:14.340

Joseph: you're you're muted.

1213

02:30:18.690 --> 02:30:26.760

Bob: yeah I think that I think it's important to appoint a committee that would work I I agree we need a consultant we're not a bunch of.

1214

02:30:28.200 --> 02:30:31.530

Bob: You know I hear people saying that well the code doesn't match.

1215

02:30:32.880 --> 02:30:42.420

Bob: The COMP plan when get someone to do it, I mean to me that's a pretty simple thing to do, and the dumping on a bunch of volunteers, though we.

1216

02:30:43.050 --> 02:31:00.300

Bob: You know, we do a little bit, but that's too much, I think, having a committee of the three from each and then having a consultant and led by the city's got skin in the game it's their game I want them leading it, they can work with a consultant, but I want them to lead it.

1217

02:31:01.530 --> 02:31:01.980

Bob: and

1218

02:31:03.210 --> 02:31:10.800

Bob: When I hear people say there's all kinds of inconsistency in the code yeah hey listen every code contract.

1219

02:31:11.310 --> 02:31:20.250

Bob: Has in consistencies I not sure that the inconsistent level is as great as people seem to think it is just based on the last year of.

1220

02:31:20.700 --> 02:31:28.350

Bob: Constantly reading code and tracking it down I don't think it's that complicated there's a lot of definitions missing that's for sure, but.

1221

02:31:28.770 --> 02:31:40.020

Bob: I think that you know, having a consultant, otherwise, if the volunteers do it, then what emphasis it what desire is there to have pay someone a hey it's a committee will people will do it.

1222

02:31:40.530 --> 02:31:48.750

Bob: You know, we don't want you know somebody do it no that's wrong and I totally agree, you know I second with Todd and vicki, but I think that.

1223

02:31:49.260 --> 02:32:03.240

Bob: That committee should be put together in this city leave it and then this consultant or consultant team, you know run various things by the committee, the consultant would do the hardcore work they're the experts.

1224

02:32:05.430 --> 02:32:19.350

Joseph: Okay, thank you um well then, based on that I think what i'll do is i'll write a note to heather and to Kim and let them know that the.

1225

02:32:20.670 --> 02:32:27.900

Joseph: moment we would decline to put a committee together and and explain the reasons the reasons why, and this is what we think should go forward.

1226

02:32:29.160 --> 02:32:43.020

Joseph: To leslie's Is this something that the the City Council discussing the future with Christie or or what coming it's coming down now from the Council, I believe was a.

1227

02:32:44.340 --> 02:32:49.350

Joseph: task, so I don't know what happens now, and how that works.

1228

02:32:51.690 --> 02:33:03.660

Leslie: So I mean I think two straightforward things I can do is when I can talk to Christie just to make sure I understand her intent on this and then you know i'm also very happy to talk to the city manager.

1229

02:33:04.950 --> 02:33:18.690

Leslie: Because I can't disagree with anything any of you have said on on that, but, that being said, you know, maybe we're all misinterpreting something you know, whatever so i'll be happy to talk to Christie.

1230

02:33:19.080 --> 02:33:35.550

Joseph: In the end, would it isn't my assumption would be that the city manager, he would be ultimately the responsible person for this one's given from the Council, where the city manager is sort of the buck stops there, and he has to decide who within staff or what committee would work on something.

1231

02:33:36.810 --> 02:33:49.860

Joseph: So yeah okay all right that sounds great Thank you Okay, thank you, thank you for that everybody okay David you've been patiently waiting to give us some updates so.

1232

02:33:49.980 --> 02:33:52.920

Joseph: Okay, please go forward.

1233

02:33:53.130 --> 02:33:57.360

David: All right, well what I just a couple I told you last time that the.

1234

02:33:57.870 --> 02:34:02.490

David: leads to triage is going to change all the order of the pre op meetings was going to former 14 we had to do a.

1235

02:34:02.790 --> 02:34:11.730

David: Another little shuffle it's actually going a week from tomorrow night the 28th so I believe that's the last time, and we shall we just had such a busy agenda this summer that we've had to.

1236

02:34:12.000 --> 02:34:21.240

David: shift around the Council agenda was a bit here and there, so we hope for Council action or it will be before the Council on the 28th and.

1237

02:34:22.530 --> 02:34:31.680

David: In and typically if the Council does concur they'll move it to consent for a couple weeks later, of course, we don't know what will happen till the good chance to discuss it, but.

1238

02:34:32.460 --> 02:34:40.200

David: Joe we're using your i'm still using your great visual you put together that shows the order of the meetings in that flow chart it's really a great visual for presenting.

1239

02:34:40.500 --> 02:34:46.980

David: And i'm going to use that as sort of my guide for the Council just to orient them to what's going on, as well as describing the design for bainbridge changes.

1240

02:34:48.000 --> 02:34:56.880

David: Other updates designed for bainbridge framework consulting is to over here on the website and they would like to join you for their second check in on hey how's the website going.

1241

02:34:57.150 --> 02:35:06.630

David: For the first meeting in October, if there's room for it on that agenda and so they've set aside that date, to come back and say here's our improvements to the website, since we introduced you to the topic.

1242

02:35:07.080 --> 02:35:12.840

David: And as you recall, everybody that they there's a design for image website being created to supplement.

1243

02:35:14.100 --> 02:35:18.180

David: Provide submit materials and guidance for applicants to go along with designed for bainbridge.

1244

02:35:20.250 --> 02:35:28.350

David: Any questions about that, if not, I will update you on projects coming your way, which is a very short list right now I think pretty short list.

1245

02:35:28.650 --> 02:35:29.790

David: David yeah.

1246

02:35:29.880 --> 02:35:39.450

Marlene Schubert: On the October 4 meeting right now the only thing on it is designed for bainbridge if there are no other projects to review would we want to meet just to discuss that or would we want to push that out.

1247

02:35:40.410 --> 02:35:42.330

David: i'll defer to the Chair and.

1248

02:35:42.690 --> 02:35:44.400

Joseph: I would prefer to go ahead.

1249

02:35:44.880 --> 02:35:49.140

Joseph: Okay, I mean I think it's worthwhile and I think we should go ahead.

1250

02:35:49.680 --> 02:35:50.250

David: Okay, so.

1251

02:35:50.340 --> 02:35:51.720

Vicki: So, Joe I have one question.

1252

02:35:53.340 --> 02:35:55.920

Vicki: Correct me if i'm wrong David but, at the last meeting.

1253

02:35:57.570 --> 02:36:03.330

Vicki: The deeper be manual you sent it to Bob he was going to look at it, the red line.

1254

02:36:03.960 --> 02:36:20.730

Vicki: And so now what's the status of the actual manual because i'm what i'm worried about is okay by days after the consent agenda, if all goes well, this thing is effective and now the applicant is wondering what where's the appendices where where do I look.

1255

02:36:21.120 --> 02:36:30.600

David: So the The great question the actions that the planning Commission approved are summarized in an appendix or exhibit a.

1256

02:36:30.990 --> 02:36:33.570

David: That will be shared with the Council because that's sort of at a glance.

1257

02:36:34.020 --> 02:36:37.980

David: And then there's the whole now designed for bainbridge document strikeout and clean versions.

1258

02:36:38.310 --> 02:36:40.530

David: We can't make changes to those.

1259

02:36:41.580 --> 02:36:52.290

David: From what the planning Commission approved, but they can be recommended at the Council there's something significant with regard to the dependencies that document goes, in effect, with the.

1260

02:36:53.340 --> 02:37:05.670

David: Whenever the ordinance goes into effect so typically an ordinance cause and effect like you said five days only Council action, that means the document becomes effective that day as well because design from a, which is part of the code it's cross reference directly into code.

1261

02:37:06.300 --> 02:37:07.500

David: Okay, great yeah.

1262

02:37:07.560 --> 02:37:10.470

David: Great on the same timeline great question.

1263

02:37:10.740 --> 02:37:12.000

Vicki: Nikki thanks.

1264

02:37:12.300 --> 02:37:12.630

yeah.

1265

02:37:13.740 --> 02:37:22.410

David: The only other thing I have for you is upcoming projects that are on the near term horizon i've been mentioning that the Wyatt and Madison project up at the Northeast corner.

1266

02:37:22.800 --> 02:37:29.340

David: Of the round about that you've seen previously is in but they're actually still going through a completeness review had a couple rounds, with the applicant.

1267

02:37:30.960 --> 02:37:39.630

David: On complete application materials so we're we're still working with them to get a fully complete application then we'll schedule it for you to do final design review.

1268

02:37:40.680 --> 02:37:45.450

David: So that's the larger projects, some of the smaller short platt projects we're seeing more of.

1269

02:37:45.870 --> 02:37:53.850

David: But you've also taken the option recently to if you are satisfied with some of them are moderate projects to not require them to come back for final designer view.

1270

02:37:54.210 --> 02:38:08.070

David: If you were comfortable at design guidance so some of those parts you won't see anymore, it depends, whether you specify the recommendation or not, but that's what we have in the near term horizon so stay tuned for Wyatt and Madison coming your way Thank you all right.

1271

02:38:08.580 --> 02:38:10.530

Joseph: David, I do have a question.

1272

02:38:13.380 --> 02:38:23.160

Joseph: Sean parks has found somebody who a woman who has a background in urban design and is interested in being on the dmv.

1273

02:38:23.700 --> 02:38:33.750

Joseph: And I believe we have an open application process going right now and I took my talk to her, I emailed her and we met online and.

1274

02:38:34.290 --> 02:38:45.810

Joseph: Interesting very qualified anyway said, please send your information to rise and have Ross tell you the process for time applying blah blah blah, and we haven't heard anything.

1275

02:38:45.990 --> 02:38:49.410

Joseph: Okay, is there is a way to go and.

1276

02:38:50.130 --> 02:38:52.260

Joseph: You bet vertical her somehow.

1277

02:38:52.380 --> 02:38:57.000

David: I mean I bet i'm on bottom floor I go to top floor and and talk to her tomorrow and.

1278

02:38:57.120 --> 02:38:57.450

Joseph: see what.

1279

02:38:57.810 --> 02:39:00.690

Joseph: just happened just as long as I think.

1280

02:39:02.430 --> 02:39:05.250

Joseph: In our show and I can't think of her name Kelly learning.

1281

02:39:06.270 --> 02:39:07.290

Joseph: Sean Do you remember.

1282

02:39:08.430 --> 02:39:08.850

Shawn: Anna.

1283

02:39:09.120 --> 02:39:09.450

Joseph: Anna.

1284

02:39:09.540 --> 02:39:18.660

Joseph: And okay Kelly yeah she sounds you know some like she's pretty talented background and sounds like a good applicant and so yeah just.

1285

02:39:18.750 --> 02:39:24.960

Joseph: I just want to want rise to to respond to her so she can submit don't lose it if it's a possibility.

1286

02:39:25.140 --> 02:39:28.320

David: That sounds good yeah i'll check with her tomorrow and then i'll circle back with you directly.

1287

02:39:28.710 --> 02:39:29.040

Joseph: Okay.

1288

02:39:29.070 --> 02:39:29.640

David: Thank you.

1289

02:39:29.850 --> 02:39:37.650

Joseph: You bet Thank you Sean for for reaching out and finding somebody people that's good yep okay any anything else, for the good of the order.

1290

02:39:38.790 --> 02:39:40.410

Joseph: Day, yes, but.

1291

02:39:41.550 --> 02:39:49.650

Bob: yeah I was like vicki and day just to answer you i've been really kind of tied

up with wintergreen the last two weeks, the next my next.

1292

02:39:50.310 --> 02:39:59.340

Bob: My next task is to type up the quiet time review of the of the D for be I mean it's an excellent I just love the new book.

1293

02:39:59.760 --> 02:40:06.930

Bob: But i've got some comments out, you know I don't know if there's anything harsh, but I just got some comments, who would help clean it up a little bit of thing.

1294

02:40:07.470 --> 02:40:18.990

Bob: And people think it's not worthwhile fine but i'll type that up and I went over it, a couple several weeks ago, but I just haven't had time to type up i'll get that done i'll get it out next week.

1295

02:40:20.640 --> 02:40:37.110

Joseph: Okay Okay, thank you anything else, for the good of the order okay all right, well, thank you very much, great conversation appreciate it will be sharing your thoughts and have a good evening and we'll see everybody near future.

1296

02:40:37.590 --> 02:40:39.330

Marlene Schubert: And we're a journey on time.

1297

02:40:39.660 --> 02:40:40.500

Joseph: we're journeying.

1298

02:40:40.710 --> 02:40:41.370

Joseph: Time we're not.

1299

02:40:41.670 --> 02:40:43.050

Joseph: too far off that's good.

1300

02:40:43.260 --> 02:40:46.680

Joseph: yeah Okay, thank you it's.

Attendee Report

Report Generated:

9/21/2021 8:11

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Design Review Board Regular Meeting	950 0883 4776		9/20/2021 13:44	177
		Unique Viewers	Total Users	Max Concurrent Views
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Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
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