
The Design Review Board will hold this meeting using a virtual, Zoom Webinar platform.
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8656 or +1 301 715 8592

Webinar ID: 999 0386 1524

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AGENDA

- | | |
|---------|---|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes – February 7, 2022 |
| 2:10 PM | Hyla High School (PLN52173 DRB-CON)
Project Manager: Kelly Tayara
#1 Conceptual Proposal Review Meeting
<i>See digital file for materials</i> |
| 2:40 PM | New/Old Business <ul style="list-style-type: none">• DesignForBainbridge worksheet changes status• Update: DesignForBainbridge manual updates• Update: General Project Update-David Greetham• Board Member Issues/Concerns |
| 3:15 PM | Adjourn |

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – November 15, 2021
Appoint 2022 Design Review Board Chair and Co-Chair
Wyatt & Madison Apartments ([PLN51796 SPR](#))
Ravenswood Subdivision ([PLN51711A FRR](#))
Design for Bainbridge Website Preview
New/Old Business
Next Design Review Board Meeting-Holiday
Design Review Board Member Resource Manual
Review Design For Bainbridge manual updates
New project review process
General Project Update-David Greetham
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, Bob Russell, Anna Snyder-Kelly, and Shawn Parks. City Council member Clarence Moriwaki was present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – November 15, 2021

Motion: I move to approve the November 15th meeting minutes.
Russell/Loverich: Passed Unanimously

Appoint 2022 Design Review Board Chair and Co-Chair

Motion: I'd like to make a motion to appoint Todd Thiel as our Chair of the board and Vicki Clayton as the Co-Chair.
Dunstan/Loverich: Passed Unanimously

Wyatt & Madison Apartments ([PLN51796 SPR](#))

#3 Final Design Review Meeting

See attached 02072022 Design Standards Worksheet-Wyatt & Madison Multi-family FINAL

Motion: I move to approve the project without conditions.
Russell/Snyder-Kelly: Passed Unanimously

Ravenswood Subdivision ([PLN51711A FRR](#))

#3 Final Design Review Meeting

See attached Samson KBA Subdivision_Design for Bainbridge Worksheet_2-07-22 FINAL

Motion: I move to approve this project without conditions.

Parks/Thiel: Passed Unanimously

New/Old Business

- Actions:
 - David Greetham has committed to confirm if Design for Bainbridge updates will be available in time to schedule a Special Meeting as a replacement of the next meeting which falls on a holiday
 - Design Review Board members have provided their preference of receiving a hard copy vs. an electronic copy of the member resource manual
 - David Greetham has committed to review changes with Legal to determine if any require City Council action
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 5:15 PM.

Approved by:

Todd Thiel, Chair

Marlene Schubert, Administrative Specialist

Attendee Report				
Report Generated:	2/8/2022 19:13			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	
Design Review Board Regular Meeting	966 8786 6611	2/7/2022 13:40	215	
			Unique Viewers	Total Users
			8	21
Host Details	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	2/7/2022 13:40	2/7/2022 17:15	215
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Phedra Elliott	phedra@housingresourcesbi.org	2/7/2022 14:09	2/7/2022 15:08	59
Todd	todd.thiel@cobicommittee.email	2/7/2022 13:55	2/7/2022 17:15	200
Greg Van Patten	greg@gvpproperty.com	2/7/2022 14:10	2/7/2022 15:09	60
David	dgreetham@bainbridgewa.gov	2/7/2022 13:59	2/7/2022 17:15	196
Wenzlau Architects	jeff@wenzlauarchitects.com	2/7/2022 15:09	2/7/2022 17:15	126
Bruce Anderson	brucea@cutler-anderson.com	2/7/2022 14:09	2/7/2022 15:09	61
Bob	bob.russell@cobicommittee.email	2/7/2022 13:48	2/7/2022 17:15	207
Vicki	vicki.clayton@cobicommittee.email	2/7/2022 13:49	2/7/2022 17:15	206
Renee Argetsinger	rargetsinger@bainbridgewa.gov	2/7/2022 14:00	2/7/2022 17:15	195
Anna	anna.snyder-kelly@cobicommittee.email	2/7/2022 13:50	2/7/2022 17:15	205
12067180799		2/7/2022 14:09	2/7/2022 15:09	60
Jeff Bouma	jeff@fbpartnership.com	2/7/2022 14:09	2/7/2022 15:09	60
Clarence Moriwaki	cmoriwaki@bainbridgewa.gov	2/7/2022 14:03	2/7/2022 17:15	192
Joseph	joseph.dunstan@cobicommittee.email	2/7/2022 13:47	2/7/2022 17:15	208
Kelly Tayara	ktayara@bainbridgewa.gov	2/7/2022 13:55	2/7/2022 17:15	200
Michael	michael.loverich@cobicommittee.email	2/7/2022 13:57	2/7/2022 17:15	198
Shawn	shawn.parks@cobicommittee.email	2/7/2022 13:57	2/7/2022 17:15	198
Mike	mfburns@bluenorth.com	2/7/2022 14:10	2/7/2022 15:08	59
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jeff Bouma	jeff@fbpartnership.com	2/7/2022 14:01	2/7/2022 14:09	9
Clarence Moriwaki	cmoriwaki@bainbridgewa.gov	2/7/2022 14:00	2/7/2022 14:03	4
Phedra Elliott	phedra@housingresourcesbi.org	2/7/2022 14:00	2/7/2022 14:09	10
Greg Van Patten	greg@gvpproperty.com	2/7/2022 14:00	2/7/2022 14:10	10
kelly samson	kellysamson60@gmail.com	2/7/2022 15:01	2/7/2022 15:53	53
12067180799		2/7/2022 14:04	2/7/2022 14:09	6
Wenzlau Architects	jeff@wenzlauarchitects.com	2/7/2022 14:35	2/7/2022 15:09	35
Bruce Anderson	brucea@cutler-anderson.com	2/7/2022 14:00	2/7/2022 14:09	9
Mike	mfburns@bluenorth.com	2/7/2022 14:01	2/7/2022 14:10	9

WEBVTT

1

00:00:02.370 --> 00:00:11.550

Joseph: Oh okay dokey Thank you merlin okay well, thank you, everybody for taking time out of your day to come to the.

2

00:00:12.630 --> 00:00:16.920

Joseph: February 7 design, we view board regular meeting.

3

00:00:19.470 --> 00:00:24.660

Joseph: footsteps city of bainbridge island and i'd like to call the meeting to order here at two o'clock.

4

00:00:25.800 --> 00:00:34.230

Joseph: And I note that we have a full complement of the design review board members here so i'll go through.

5

00:00:35.340 --> 00:00:50.160

Joseph: and introduce them, but we have Kelly in Atlanta, I guess, so I say I say Kelly i'm sorry Anna M and N, is here vicki clayton is here, Bob.

6

00:00:51.270 --> 00:00:56.880

Joseph: Bob russell's here Marlene schubert is our administrative assistant.

7

00:00:58.200 --> 00:01:03.360

Joseph: Todd field is on on the team, as well as Joel.

8

00:01:04.470 --> 00:01:18.030

Joseph: locker and Joel Michael leverage and Sean parks think I got everybody right Kelly tires also here represented city is a city planner okay very good um.

9

00:01:19.230 --> 00:01:31.950

Joseph: i'd like to look at the agenda today we have a couple of projects final design review for Wyatt medicine apartments and a final design review for the ravens would subdivision.

10

00:01:32.430 --> 00:01:46.380

Joseph: And then we're going to discuss the D for me resource manual and a couple other things so given our agenda, are there any conflicts of interest that anybody would like to mention.

11

00:01:47.670 --> 00:01:48.660

Joseph: For the good of the order.

12

00:01:49.740 --> 00:01:53.400

Joseph: I don't care anything from anyone all assume there are not.

13

00:01:54.480 --> 00:01:55.050

Okay.

14

00:01:56.610 --> 00:02:05.220

Joseph: i'd like to call our attention to the Minutes of November 15, which was the last time we had a design review board meeting.

15

00:02:07.410 --> 00:02:10.710

Joseph: There is there any discussion of the of the Minutes of that meeting.

16

00:02:11.850 --> 00:02:15.090

Joseph: Or, can I ask someone to make a motion for approval.

17

00:02:18.390 --> 00:02:24.270

Bob: move to approve the on November 15 2021 brb minutes.

18

00:02:24.840 --> 00:02:25.680

Joseph: Okay, thank you.

19

00:02:26.040 --> 00:02:26.700

Michael: I second that.

20

00:02:28.080 --> 00:02:41.310

Joseph: Michael seconds up okay all in favor please raise your hands let's see hands up Okay, thank you very much okay great um so at the beginning of every year.

21

00:02:42.750 --> 00:02:54.210

Joseph: just go to the next slide with the beginning of every year, we should read we look at the Chair of the design review board, and I have been on.

22

00:02:54.690 --> 00:03:13.830

Joseph: Myself i've been on the design review board for five years and i've been the chair for at least three I think so it's time for me to kind of step town and give it to someone else who's more qualified than me to do that and for the 2022.

23

00:03:14.880 --> 00:03:22.890

Joseph: calendar year we'll go from you know January or February through December and we'll do it again next January so.

24

00:03:24.420 --> 00:03:29.970

Joseph: If anyone is interested in being the Chair i'd like to know that.

25

00:03:32.010 --> 00:03:37.380

Joseph: And in lieu of that raise your hand if you ever instead Todd yes.

26

00:03:39.270 --> 00:03:46.860

Joseph: he's interested in doing that is volunteering already in lieu of that i'd like to actually make a motion myself.

27

00:03:48.210 --> 00:03:58.050

Joseph: That, I think it's important that we move from a chair to a chair and a Co chair, there are occasions when the Chair can't make the meetings you know and.

28

00:03:58.470 --> 00:04:05.880

Joseph: there's quite a bit of work and not a lot of work involved, but just a lot of coordinating things so it's nice to 32 people they're.

29

00:04:06.690 --> 00:04:22.530

Joseph: handling the meetings and things, most of the other advisory committees seem to have a Co chairs chairs and vice chairs co chairs and i'd like to make a motion to appoint.

30

00:04:23.760 --> 00:04:31.890

Joseph: Todd feel is our chair the incoming chair of the Board and the co chair would be.

31

00:04:34.650 --> 00:04:37.530

Joseph: vicki clayton is the culture.

32

00:04:39.300 --> 00:04:42.240

Joseph: Is there any discussion of that.

33

00:04:48.720 --> 00:04:49.650

Joseph: Bob would you say.

34

00:04:50.850 --> 00:04:52.200

Bob: Oh, Michael I think you were starting to.

35

00:04:52.200 --> 00:04:53.490

Joseph: say so, Michael go ahead.

36

00:04:54.750 --> 00:04:55.890

Michael: Oh, I said i'll second.

37

00:04:55.920 --> 00:04:56.130

That.

38

00:04:57.450 --> 00:04:58.140

Michael: We need a second.

39

00:04:59.760 --> 00:05:03.120

Joseph: Here I thought you were stepping up to wanting to be the Chair oh.

40

00:05:05.580 --> 00:05:08.100

Joseph: Wait is there any is there any discussion.

41

00:05:09.750 --> 00:05:10.560

Joseph: Of this motion.

42

00:05:11.730 --> 00:05:12.540

Joseph: Any comments.

43

00:05:12.570 --> 00:05:15.690

Todd: I think vicki had something, but she was muted there.

44

00:05:16.530 --> 00:05:17.490

Joseph: But she was okay.

45

00:05:19.320 --> 00:05:31.890

Vicki: I was just going to chime in and say that Joe and Todd and I kind of tossed this idea around and the background, for it is this next year, we have this new process and.

46

00:05:33.030 --> 00:05:48.930

Vicki: Todd being an architect would be great at managing all of the meetings and guiding everybody through the worksheet and getting the right all the comments on the table, etc, etc, and I can be in the background.

47

00:05:50.130 --> 00:05:57.030

Vicki: kind of trying to coordinate calendars for who's going to go to the pre ap meetings with the new process.

48

00:05:57.930 --> 00:06:12.900

Vicki: Getting the working with David grief and getting the manual and the website kind of coordinated and push together, so you know, working on the back side of things, was what we were thinking, how we would split the responsibilities If that sounds okay to people.

49

00:06:14.340 --> 00:06:16.770

Todd: I don't know if I heard background talking but.

50

00:06:17.610 --> 00:06:19.170

Vicki: Yes, well that's my new.

51

00:06:20.640 --> 00:06:21.330

Vicki: yeah ground.

52

00:06:22.080 --> 00:06:22.470

Todd: A team.

53

00:06:23.010 --> 00:06:26.880

Bob: A team great idea I like it.

54

00:06:27.480 --> 00:06:34.500

Joseph: yeah yeah I like it, too, because I think there's a there's I think in the old days.

55

00:06:35.190 --> 00:06:43.980

Joseph: to design the Board was really just about looking at a building and now it's still looking at buildings and projects, but there is a lot of process going on we've been involved with the.

56

00:06:44.310 --> 00:06:52.920

Joseph: city with this whole new process and everything so it's good that we did were involved in both those items separate issues so okay.

57

00:06:54.960 --> 00:07:03.960

Joseph: So we have we have a motion on the floor, I think we, I think, Michael you a second to that that means someone had.

58

00:07:05.970 --> 00:07:09.390

Joseph: already put down a a on that.

59

00:07:10.530 --> 00:07:11.550

Joseph: or read the second.

60

00:07:13.380 --> 00:07:13.830

Michael: The second.

61

00:07:13.860 --> 00:07:15.270

Bob: Time Michael done.

62

00:07:15.810 --> 00:07:21.990

Joseph: Okay, so our next call a question any more discussion discussion.

63

00:07:23.790 --> 00:07:36.270

Joseph: All in favor of the motion to have Todd field, be the chair and vicki clayton to be the Co chair for 2022 to have the dmV raise your hand.

64

00:07:38.580 --> 00:07:43.170

Joseph: Oh, my goodness that's completely unanimous congratulations.

65

00:07:43.380 --> 00:07:48.840

Joseph: Congratulations and Todd and vicki yes excellent um.

66

00:07:49.980 --> 00:08:09.000

Joseph: As vicki said Todd and I and vicki had talked before and we also agreed that

that for today, I would continue to chair this meeting and move it through the adjournment at five o'clock and then the next meeting, we would go ahead and.

67

00:08:11.340 --> 00:08:31.200

Joseph: Have Todd and Vicki take over me so this will be my last meeting being Chair of the meetings Okay, thank you very much, everybody um I'd like to do in a interject one thing because I just thought it was it's out of order, but the next meeting Marlene is 21st.

68

00:08:32.220 --> 00:08:34.200

Marlene Schubert: I had that on my agenda for new and old.

69

00:08:34.200 --> 00:08:35.940

Joseph: Business so I knew okay.

70

00:08:36.000 --> 00:08:36.510

Joseph: Wait don't.

71

00:08:36.750 --> 00:08:42.300

Joseph: Know okay that's fine we'll talk about it, then it is a holiday yes.

72

00:08:42.330 --> 00:08:54.660

Joseph: Right good all right so um the next project on here is white Madison departments and Kelly's here representing the city and I assume.

73

00:08:56.550 --> 00:08:59.640

Joseph: Bruce Anderson is here representing the applicant.

74

00:09:02.430 --> 00:09:05.010

Joseph: You can bring them come forward formerly.

75

00:09:05.790 --> 00:09:06.660

Marlene Schubert: In process.

76

00:09:08.580 --> 00:09:09.300

Marlene Schubert: And process.

77

00:09:09.750 --> 00:09:10.650

Marlene Schubert: Paper scissors.

78

00:09:11.280 --> 00:09:14.580

Bruce Anderson: you're inviting others to you can see other names.

79

00:09:14.610 --> 00:09:18.030

Marlene Schubert: Correct yeah did you want phaedra Mike and Jeff all brought forward.

80

00:09:18.210 --> 00:09:18.960

Bruce Anderson: Yes, please.

81

00:09:19.080 --> 00:09:20.340

Marlene Schubert: Okay, one moment please.

82

00:09:32.280 --> 00:09:33.360

Bruce Anderson: Jeff Boma as well.

83

00:09:48.030 --> 00:09:51.720

Marlene Schubert: just waiting on the system to bring Greg in okay we're pretty much there.

84

00:09:56.310 --> 00:10:00.720

Joseph: So Kelly, do you want to make any opening remarks.

85

00:10:00.930 --> 00:10:02.040

Kelly Tayara: About yes please.

86

00:10:02.820 --> 00:10:03.570

Joseph: Please go ahead.

87

00:10:03.870 --> 00:10:21.090

Kelly Tayara: Okay, thank you i'll make a general remark first you'll see we have two projects on here whiten medicine apartments and ravenwood subdivision and as as Chair dustin just spoke to we recently adopted ordinance.

88

00:10:23.550 --> 00:10:39.180

Kelly Tayara: And that involved changes to the land use process and to design for being bridge, so this application, why it in medicine apartments is vested to regulations that existed at the time that ordinance.

89

00:10:41.010 --> 00:10:56.490

Kelly Tayara: went into effect, so what the Commission is being asked to do for this project is to make is to review and make recommendation on the land use application per se plan and design review, this is an ad unit.

90

00:10:57.420 --> 00:11:09.900

Kelly Tayara: Project major site plan and design review on three lots totaling 2.51 acres located on the Northwest corner of why Madison.

91

00:11:10.740 --> 00:11:22.560

Kelly Tayara: And it also includes a clubhouse and related infrastructure and parking facilities so unless they the Board has any questions I should say that that.

92

00:11:23.040 --> 00:11:33.750

Kelly Tayara: The design review board reviewed this numerous times during conceptual and they had for design guidance meetings about this before the application was submitted.

93

00:11:34.650 --> 00:11:40.110

David: Kelly, if I may jump in sorry to interrupt um I believe it's the Northeast corner of the intersection.

94

00:11:40.230 --> 00:11:42.900

David: Is the Northeast corner, just for the record, thanks.

95

00:11:43.320 --> 00:11:44.340

David: babe Ruth and planning manager.

96

00:11:45.990 --> 00:11:46.620

David: Yes.

97

00:11:46.710 --> 00:11:48.450

Kelly Tayara: So does anybody have any questions.

98

00:11:50.550 --> 00:12:08.940

Joseph: No, we can have the no it's great Thank you um i'd like Bruce to we have seen this project many times it's been several months and Bruce For your information, we do have one new Dr remember Anna who has not seen this project.

99

00:12:09.450 --> 00:12:14.310

Joseph: So maybe you could just do a very, very quick overview.

100

00:12:14.640 --> 00:12:21.120

Bruce Anderson: Well, I will, but I think Greg wanted to start off and say a couple words and then maybe phaedra before I do that.

101

00:12:21.690 --> 00:12:23.130

Joseph: that'd be fine too okay.

102

00:12:24.630 --> 00:12:28.170

Greg Van Patten: hey good afternoon everybody, this is Greg and patent can everyone hear me.

103

00:12:28.620 --> 00:12:31.290

Greg Van Patten: Yes, great nice to see you again.

104

00:12:33.060 --> 00:12:41.190

Greg Van Patten: Oh, it sounds like most of you were on the board when we last met with you as Kelly mentioned, we met with you a few times last year.

105

00:12:43.680 --> 00:13:03.600

Greg Van Patten: So we're we're excited to to move forward on this as a reminder, this is a mixed income Community whereby out of the total units 13 units are basically replacement housing for the old Madison building which we demolished earlier this year.

106

00:13:04.950 --> 00:13:11.460

Greg Van Patten: So that will be part of the new project going forward and I don't remember.

107

00:13:12.030 --> 00:13:22.080

Greg Van Patten: When we made the change but earlier on, this was 82 total units and based on feedback that we got and just feeling like we could use a little more elbow room on the site.

108

00:13:22.470 --> 00:13:35.490

Greg Van Patten: We reduce that by two units down to 80 and that's what you're looking at today, so I don't quite recall if we had done that the last time we saw

the Dr B, but we are two units fewer than we were before, although the.

109

00:13:36.030 --> 00:13:48.240

Greg Van Patten: The affordable housing piece is unchanged at 13 so and then other than that just kind of highlighting another change we did based on some feedback that we got from Madison cottages to the north.

110

00:13:48.630 --> 00:13:58.050

Greg Van Patten: We did widen the set back from the north property line and put a pedestrian access to the Madison tot lot.

111

00:13:58.470 --> 00:14:09.240

Greg Van Patten: At the northern edge of our site which separated it better from traffic in and out of our site and also created a better set back with Madison colleges so Bruce we'll get into that a little bit more, but.

112

00:14:10.830 --> 00:14:19.200

Greg Van Patten: phaedra us here as well, and phaedra if you want to maybe just say a couple words just to kind of refresh everyone's memory, a little bit more on HR bs and moment.

113

00:14:20.190 --> 00:14:28.800

Phedra Elliott: Sure yeah Thank you um i'm phaedra from housing resources bainbridge and we're very excited to be a part of this project.

114

00:14:30.210 --> 00:14:38.130

Phedra Elliott: As Greg said the 13 affordable units going into wide and Madison are replacing the 550 units that were there.

115

00:14:38.850 --> 00:14:58.620

Phedra Elliott: We are, as you may remember, we are really fortunate to have received \$2 million in arpa funding from the city late late last year October so of last year to put toward this project, so we have the money raised basically for our units \$4 million in total.

116

00:15:00.060 --> 00:15:14.310

Phedra Elliott: So we're excited to see it move forward and definitely want to see it progress quickly as possible so that our 4 million still still covers it um but yeah we're excited to get there and i'm we're appreciative to be a part of this thanks.

117

00:15:16.500 --> 00:15:17.160

Greg Van Patten: All right.

118

00:15:18.180 --> 00:15:33.570

Joseph: Before Bruce before you start, can I ask, I guess it's Greg I don't have to be your favorite um with the 13 units being operated by by HR be and the other units being apartments is there.

119

00:15:34.620 --> 00:15:43.470

Joseph: Like when it comes to landscaping and maintenance is there going to be who's going to be managing all of that How does that work.

120

00:15:43.560 --> 00:15:56.730

Phedra Elliott: Well, we so this is fader on Greg you can obviously put in your own thoughts here but HR be will own our units and own the ground under our units and we will do maintenance on our units.

121

00:15:57.480 --> 00:16:00.960

Phedra Elliott: We will have an agreement of course for the whole with with.

122

00:16:01.740 --> 00:16:13.920

Phedra Elliott: Madison avenue development as far as landscaping and the care of the Common Spaces so for the average person walking down the street, who doesn't know any better it'll all look like one development it'll all seem cohesive, but.

123

00:16:14.460 --> 00:16:22.050

Phedra Elliott: We will obviously know what's happening on the inside, and we will manage our units and they will manage their units does that correct Greg do you want to add.

124

00:16:22.170 --> 00:16:26.310

Greg Van Patten: That, I think that's that's perfect I don't really have anything to add, thank you.

125

00:16:27.690 --> 00:16:37.860

Joseph: So there's the long term, maintenance program that is covered by the rent she received from the University you're going to be renting and as part of your development.

126

00:16:39.060 --> 00:16:40.260

Phedra Elliott: Yes, correct correct.

127

00:16:41.190 --> 00:16:42.450

Joseph: yeah Okay, thank you.

128

00:16:42.780 --> 00:16:43.170

Phedra Elliott: For them to.

129

00:16:43.620 --> 00:16:49.980

Joseph: yeah okay thanks okay Bruce if you'd like to just kind of any changes beyond.

130

00:16:49.980 --> 00:16:55.290

Bruce Anderson: yeah i'll do a quick overview if Marlene could allow me to share screen.

131

00:17:05.370 --> 00:17:07.050

Bruce Anderson: I think she's in the process and doing.

132

00:17:10.830 --> 00:17:11.190

Bruce Anderson: There we go.

133

00:17:11.220 --> 00:17:13.860

Marlene Schubert: To be all set now Bruce I think that's ready yep.

134

00:17:13.890 --> 00:17:15.900

Bruce Anderson: So you should be seeing a site plan.

135

00:17:17.610 --> 00:17:25.980

Bruce Anderson: And and i'll we're certainly all here to answer more detailed questions, but just as an overview as Greg said it's at dwellings.

136

00:17:27.060 --> 00:17:38.520

Bruce Anderson: On the Northeast corner of Wyatt and Madison and it in in corporates the former low income housing parcel that was kind of in the middle of the the entire parcel.

137

00:17:39.840 --> 00:17:42.600

Bruce Anderson: That we're replacing with new dwellings for HR be.

138

00:17:43.740 --> 00:17:58.830

Bruce Anderson: The project is generally two stories in this zone, you can be two or three stories to be three stories, you have to have parking under the building and we have that at the extreme east.

139

00:18:00.150 --> 00:18:12.390

Bruce Anderson: edge of the of the parcel building eight those are townhouses and we grade down to parking under the building so they'll express a two story elevation to the park.

140

00:18:13.020 --> 00:18:28.230

Bruce Anderson: And then, otherwise we're organized around keeping the corner landscape there's a major tree that has one of all offs tags on it we're not going to ever piss off all off and so that tree stays and the city.

141

00:18:32.280 --> 00:18:37.530

Bruce Anderson: could have done a better job protecting it during construction, I will say that, but it doesn't seem to have been harmed.

142

00:18:38.670 --> 00:18:56.640

Bruce Anderson: At least in the short term and so we're organized around basically a landscape las diagonally through the site from the round about towards the projects clubhouse to the north and, and these are a mix of dwellings They range from small.

143

00:18:57.960 --> 00:19:18.120

Bruce Anderson: units that are 400 plus square feet to larger dwellings that are in the thousand square foot range parking is behind the buildings we have two separate lots one to the North or to the East that i'm kind of circling their access off of wide avenue, and a second one to the.

144

00:19:19.530 --> 00:19:29.370

Bruce Anderson: North and and on the West side of the parcel that's access for both parking for some of the dwellings on that side of the project, as well as.

145

00:19:29.970 --> 00:19:41.490

Bruce Anderson: vehicular access for the park where we're obligated to provide a couple of parking spaces for the park to replace parking that they have now, we also since last time.

146

00:19:42.120 --> 00:19:51.870

Bruce Anderson: created a pedestrian or will create a city has the language for it a

pedestrian easement along our North property line 10 feet wide that will.

147

00:19:53.430 --> 00:20:02.160

Bruce Anderson: serve as pedestrian access to the park that's doing a few things it's giving us more breathing room for some trees that are.

148

00:20:02.790 --> 00:20:15.720

Bruce Anderson: near the property line with our northerly neighbors and a little bit more breathing space between our northerly neighbors and ourselves so that's a long here, otherwise it's it's.

149

00:20:16.860 --> 00:20:35.070

Bruce Anderson: I think at three parking spaces for the at dwelling sets to for the park and at one for the residents and then an additional half a dozen spaces on Wyatt that will be created as part of the street improvements that will continue along our frontage.

150

00:20:37.140 --> 00:20:41.340

Bruce Anderson: that's the shorthand version of a description, and I can answer more.

151

00:20:43.050 --> 00:20:46.710

Joseph: Now need real quick questions from the dmv.

152

00:20:49.170 --> 00:21:00.210

Anna: question about lighting along the the new pedestrian access route to the to the park and how was lighting lighting being addressed for that path.

153

00:21:00.660 --> 00:21:08.970

Bruce Anderson: It will be shielded lighting low lighting, these are our private paths for the for the residents, but it's.

154

00:21:10.470 --> 00:21:21.480

Bruce Anderson: I mean 20 years ago I think I wrote the first language in our city code about about exterior lighting and that's since been expanded and and fine tuned.

155

00:21:22.440 --> 00:21:33.840

Bruce Anderson: to at least I don't know that we'll ever get to true night sky lighting on bainbridge island, maybe that ship has sailed, but it will be shielded and low so that it's lighting the pathway and not.

156

00:21:35.340 --> 00:21:41.040

Bruce Anderson: Putting light in you know into primarily our residents, that will be looking out on to that pathway.

157

00:21:42.270 --> 00:21:47.400

Bruce Anderson: but also from surrounding property and public rights away great Thank you.

158

00:21:48.150 --> 00:21:54.600

Vicki: So, Joe I have a quick question I see I see Bruce on the parking lots of ice da da places smart.

159

00:21:55.530 --> 00:22:09.240

Vicki: I get a lot of questions from people who are trying to downsize out of houses on bainbridge and they're older so they're wondering about ad accessibility going right straight in at ground floor units, can you speak to that a little bit.

160

00:22:09.870 --> 00:22:14.490

Bruce Anderson: yeah it's actually a code requirement, the ground floor floor units be accessible.

161

00:22:15.510 --> 00:22:17.700

Bruce Anderson: So ground four units are accessible.

162

00:22:18.810 --> 00:22:19.980

Vicki: mm hmm okay.

163

00:22:20.040 --> 00:22:21.750

Bruce Anderson: Oh that's that's a that's a function of.

164

00:22:22.890 --> 00:22:23.880

Bruce Anderson: Building code actually.

165

00:22:24.780 --> 00:22:25.650

Vicki: Okay, great.

166

00:22:26.820 --> 00:22:27.240

Vicki: Thank you.

167

00:22:27.810 --> 00:22:30.750

Joseph: I believe there's a question from Michael.

168

00:22:31.140 --> 00:22:32.850

Joseph: has his hand and raised.

169

00:22:34.590 --> 00:22:35.040

yeah.

170

00:22:37.230 --> 00:22:37.530

Joseph: Yes.

171

00:22:37.560 --> 00:22:39.330

Michael: Did you add car parts to this.

172

00:22:41.040 --> 00:22:45.420

Bruce Anderson: We have we've added and it's in the middle documents as well we've added.

173

00:22:47.040 --> 00:22:52.290

Bruce Anderson: About three dozen roughly car ports over existing parking.

174

00:22:53.640 --> 00:22:54.390

Bruce Anderson: and

175

00:22:55.830 --> 00:23:00.090

Bruce Anderson: I can, maybe pull up an image of that, let me see if I have.

176

00:23:04.590 --> 00:23:07.110

Bruce Anderson: That may be something that Marlene will have to pull up.

177

00:23:12.030 --> 00:23:13.530

Bruce Anderson: Their what they are is.

178

00:23:13.590 --> 00:23:15.300

Bruce Anderson: i'll describe a little bit verbally.

179

00:23:17.040 --> 00:23:27.480

Bruce Anderson: And then I can pull them up if Marlene can't find them in the in the files, I actually want to show you this first because I pulled this up this is fairly new, this is what we're thinking about as an idea.

180

00:23:27.990 --> 00:23:44.520

Bruce Anderson: For the end of the of the public walkway to the park that park has no street presence right we know it's there, because we know it's there and we're going to have buildings in front of it so we're starting to think about creating basically dragging that park out to the to Madison.

181

00:23:46.170 --> 00:23:53.940

Bruce Anderson: and doing it in kind of a fun way and recognizing that it's taught lot and it's really there it's used by certainly all ages, but it's designed for kids.

182

00:23:54.870 --> 00:24:03.690

Bruce Anderson: And so, this was a sketch literally that happened in the last day or so, so we can because we're starting to think about design again for that.

183

00:24:08.700 --> 00:24:17.430

Bruce Anderson: And then i'm going to stop stop sharing screen for a minute, so you don't get epileptic Caesar Caesars seizures as I look for the car ports.

184

00:24:19.530 --> 00:24:21.150

Michael: So the other question I had was.

185

00:24:21.540 --> 00:24:22.560

Michael: That site plan that we were.

186

00:24:22.560 --> 00:24:28.650

Michael: Looking at is that the most current site plan, because it looks like there might be some discrepancies between that.

187

00:24:28.710 --> 00:24:34.020

Bruce Anderson: and remove the the car ports from that site plan I just I just grabbed a site plan on my files.

188

00:24:35.250 --> 00:24:38.670

Bruce Anderson: But let me pull up let's see how did I send this.

189

00:24:44.190 --> 00:24:44.730

Bruce Anderson: Here we go.

190

00:24:59.370 --> 00:25:07.290

Bruce Anderson: So this is the more recent site plan and this actually is highlighting the car ports and that i'm gonna let me open this in different software.

191

00:25:08.730 --> 00:25:10.560

Bruce Anderson: Because that's not working so well.

192

00:25:16.440 --> 00:25:33.030

Bruce Anderson: This is kind of shaded but it's meant to show the the the carport locations, so we have them roughly evenly divided between the East and westerly northwesterly parking areas and they're covering spaces that were existing and the design of them.

193

00:25:36.000 --> 00:25:46.830

Bruce Anderson: Is kind of meant to be extraordinarily light and likely, or at least set up to be covered with PV panels, so this is the the butterfly to the.

194

00:25:48.270 --> 00:25:53.010

Bruce Anderson: East, and these are the the single loaded.

195

00:25:54.210 --> 00:26:10.260

Bruce Anderson: A cross section of the of the car ports to the West, so you can see they're not heavy structures there steel intentionally to make them very light structurally and then there's a couple different PV panels out there there's the conventional ones we all see.

196

00:26:11.310 --> 00:26:16.350

Bruce Anderson: And there's also a product out of Denver, that is a glass panel that's that's.

197

00:26:17.880 --> 00:26:24.240

Bruce Anderson: Partly transparent, so it reads more as a glass zeebo with PV arrays embedded in it.

198

00:26:27.570 --> 00:26:30.030

Bob: You know who the rest of us.

199

00:26:31.140 --> 00:26:31.740

Bruce Anderson: wish term.

200

00:26:32.460 --> 00:26:35.520

Bob: That you were talking about CD or CG animals.

201

00:26:36.600 --> 00:26:38.070

Bruce Anderson: PV i'm sorry was I.

202

00:26:39.090 --> 00:26:39.990

Bruce Anderson: A photovoltaic.

203

00:26:41.610 --> 00:26:42.030

Bob: it's one.

204

00:26:42.300 --> 00:26:58.410

Bruce Anderson: And so they're in so there's a couple products out there now I think there's the product probably all of us have seen the dark panels on roofs and there's another product out there that we're exploring that's a glass panel manufacturer in Colorado that embeds the.

205

00:27:01.380 --> 00:27:12.180

Bruce Anderson: photo photovoltaic are raised at gather energy within a glass panel, and it has so that means these black elements are surrounded by clear glass.

206

00:27:12.780 --> 00:27:23.280

Bruce Anderson: And so it reads more as a as a not transparent in the total sense but reads more like a semi transparent lid that's natural light through it, in other words.

207

00:27:25.530 --> 00:27:32.700

Bruce Anderson: So their solar panels yeah as a solar panel so they're not they're not kind of dark that you would expect, otherwise yeah.

208

00:27:33.150 --> 00:27:39.120

Joseph: I believe Bruce that Bob misunderstood you when you said PV so okay.

209

00:27:39.270 --> 00:27:40.740

Bob: Oh, oh that's the.

210

00:27:41.520 --> 00:27:42.810

Joseph: auto photovoltaic.

211

00:27:43.350 --> 00:27:46.140

Joseph: Okay yeah okay.

212

00:27:47.730 --> 00:27:49.380

Joseph: Good Todd you have your hand up.

213

00:27:51.600 --> 00:27:59.610

Todd: yeah I just have a really simple a softball question, right now, at the Rotary there's a you know cast wall a cast concrete wall.

214

00:28:00.180 --> 00:28:00.720

Todd: yeah that's.

215

00:28:01.470 --> 00:28:02.370

Bruce Anderson: that's gonna come down.

216

00:28:02.790 --> 00:28:03.210

Todd: OK.

217

00:28:03.810 --> 00:28:08.400

Bruce Anderson: OK, it was not in the construction documents that we had reviewed.

218

00:28:10.380 --> 00:28:19.770

Bruce Anderson: I won't tell you that we gave the city actually a little bit more land so that round about could have been larger, but all maybe keep that to myself but but that wall.

219

00:28:20.910 --> 00:28:26.820

Bruce Anderson: wasn't in the drawing so we didn't know about it until it arrives, and it it it doesn't need to be there.

220

00:28:27.210 --> 00:28:29.250

Todd: Okay well look at what the.

221

00:28:29.580 --> 00:28:30.690

Todd: rating might be, but it.

222

00:28:30.780 --> 00:28:31.260

didn't you know.

223

00:28:32.280 --> 00:28:36.420

Bruce Anderson: it's not necessary, will make that once again and inviting street edge.

224

00:28:36.720 --> 00:28:37.020

Todd: Green.

225

00:28:37.680 --> 00:28:41.100

Joseph: it's an unfortunate temporary costly.

226

00:28:41.550 --> 00:28:45.750

Joseph: yeah thing yeah right okay um.

227

00:28:47.370 --> 00:28:50.370

Joseph: Any other any other questions before we go since we're in.

228

00:28:50.370 --> 00:28:52.230

Marlene Schubert: The library got his hand up.

229

00:28:53.310 --> 00:28:53.760

Joseph: Oh man.

230

00:28:53.820 --> 00:28:57.330

Michael: Yes, good sorry just three quick questions so.

231

00:28:58.950 --> 00:29:06.810

Michael: far along that walkway to the top lot did you also remove two parking spots from.

232

00:29:07.350 --> 00:29:15.390

Bruce Anderson: know we we we shifted everything a little bit South kind of rework

the geometry, so we could create that easement without.

233

00:29:17.370 --> 00:29:18.240

Bruce Anderson: affecting parking.

234

00:29:18.960 --> 00:29:24.630

Michael: OK, so the path and planted waste is only 10 feet through that.

235

00:29:24.660 --> 00:29:25.110

Correct.

236

00:29:27.630 --> 00:29:31.410

Michael: Then you said you were removed two units that be.

237

00:29:32.430 --> 00:29:33.930

Michael: massing stay the same, and you.

238

00:29:33.990 --> 00:29:35.430

Michael: But other units got a little bit.

239

00:29:35.580 --> 00:29:36.480

Michael: Larger or.

240

00:29:36.780 --> 00:29:44.070

Bruce Anderson: The massing stayed the same, where the units, the unit counts left we're in the these diagonal buildings.

241

00:29:44.970 --> 00:29:45.240

Michael: Okay.

242

00:29:45.390 --> 00:29:48.150

Bruce Anderson: So we took out one of those teeth.

243

00:29:49.380 --> 00:29:51.150

Bruce Anderson: And then the square footage where.

244

00:29:51.180 --> 00:29:56.670

Bruce Anderson: we're going to bump up against intentionally the maximum floor area

ratio.

245

00:29:58.080 --> 00:29:59.880

Bruce Anderson: Our owner has.

246

00:30:01.050 --> 00:30:05.790

Bruce Anderson: credits available for this project that still comply with.

247

00:30:07.110 --> 00:30:08.070

Bruce Anderson: Land Use rules.

248

00:30:10.830 --> 00:30:22.920

Michael: And then the last one was just about that tree retention plan and it looks like it's showing that factory that you were just talking about the existing maple to remain the historic phrase with a loss.

249

00:30:23.580 --> 00:30:27.900

Michael: On the retention plan it looks like it's being down.

250

00:30:28.740 --> 00:30:31.290

Bruce Anderson: No it's not it's not on our parcel anymore.

251

00:30:31.530 --> 00:30:33.360

Michael: yeah correct so.

252

00:30:33.570 --> 00:30:34.020

Bruce Anderson: Now.

253

00:30:34.680 --> 00:30:42.960

Bruce Anderson: You know there's there's a couple major trees, now that are in the right of way, one is that maple it remains, and the other is the willow to the east.

254

00:30:43.380 --> 00:30:52.200

Bruce Anderson: yeah I have argued with public works over that it's no longer one I can argue, I suppose, but but we've certainly were designing around it.

255

00:30:53.370 --> 00:30:58.020

Bruce Anderson: So that it can stay as well willows are not favorites of Public Works yeah but.

256

00:30:59.370 --> 00:31:01.530

Bruce Anderson: That will be their decision ultimately.

257

00:31:02.970 --> 00:31:10.800

Bruce Anderson: Okay there's certainly room there you know if that tree it gets removed the trees that have some stature can be replanted there.

258

00:31:12.660 --> 00:31:15.660

hey Bruce can I add some clarification.

259

00:31:16.050 --> 00:31:16.290

yeah.

260

00:31:19.050 --> 00:31:25.860

Michael what one of the reasons that the tree retention plan may have looked confusing is that there was a little red X on that tree.

261

00:31:27.300 --> 00:31:36.210

In the legend is it simply indicates that the arborist to look up those trees, recently said they're in poor condition and should be removed.

262

00:31:36.840 --> 00:31:51.000

we're not going to remove them as the developer were like like Bruce said we're going to do everything we can to design around them and, hopefully, they can say we just don't want to promise that they will stay.

263

00:31:52.920 --> 00:32:04.140

In long term because they are in bad shape we'll do what we can, but the city, we basically wanted to bring it to the city's attention that hey when you built this roundabout you compromise this tree.

264

00:32:04.650 --> 00:32:17.550

it's in bad shape if you decide, you want to take it out, you probably would want to take it out during construction would be the least expensive time to do it, but if you think you can save it great we'd love to have it there as an amended day.

265

00:32:19.500 --> 00:32:20.550

Michael: Okay, thank you for that.

266

00:32:21.870 --> 00:32:25.470

Joseph: stuff okay Todd did you have a.

267

00:32:27.480 --> 00:32:31.680

Bob: bomb sorry Bob now let's talk go ahead i've got a long list of questions.

268

00:32:33.060 --> 00:32:35.160

Marlene Schubert: Todd didn't have his hands, race, so I think you're right Bob.

269

00:32:36.360 --> 00:32:36.930

Bob: Okay.

270

00:32:37.440 --> 00:32:39.180

Bruce Anderson: You want me to leave the site plan up on.

271

00:32:39.660 --> 00:32:49.050

Bob: yeah Oh, please yeah i've got kind of a long list of questions here, I always like to look at the neighbors letters and stuff I find that they're really.

272

00:32:49.650 --> 00:33:06.030

Bob: really helpful um I have some landscape questions, one of the questions that in a neighbor asked was about the in all in the north property line there you got trees, which will help take care of shading or screening the second floor.

273

00:33:07.290 --> 00:33:13.980

Bob: Is you're going to be any shrubs or anything for the first florida's try to screen that from the winslow cottages.

274

00:33:15.390 --> 00:33:25.440

Bruce Anderson: Well, that that is our pedestrian access now to the park, so I have let me see if I can find it here.

275

00:33:31.710 --> 00:33:36.210

Bruce Anderson: we've we've started to look at the design of that they have an existing.

276

00:33:38.910 --> 00:33:48.690

Bruce Anderson: kind of a hedge along the property line it's actually probably mostly on on our parcel if I say kind of a hedge because it's a mixed group of

different plants.

277

00:33:49.620 --> 00:34:01.950

Bruce Anderson: But it's good screening now so we would expect to maintain that and retain it and then within the 10 foot easement this path is not likely to be linear it's likely to.

278

00:34:02.490 --> 00:34:18.930

Bruce Anderson: wiggle a bit as it as it moves in sorry to the park is an experience and then the path itself will be more than, say five feet wide, so the balance of that in the 10 feet will be landscape and shrubs and then you can see we're thinking about.

279

00:34:21.390 --> 00:34:30.480

Bruce Anderson: vine maples in where it's shaded and coral bark where it's exposed to sunlight say where it's the path is adjacent parking.

280

00:34:30.900 --> 00:34:36.030

Bruce Anderson: Is the coral bark when it is exposed to sun the bark really will turn a shade of reddish orange.

281

00:34:36.930 --> 00:34:40.650

Bruce Anderson: But we found from personal experience when it's when that plant is in the shade.

282

00:34:41.190 --> 00:35:00.180

Bruce Anderson: You don't get the color on the bark so we want to take advantage of that change and color of the trunks between by maples and Karl barth, we need to do it we're respecting the amount of sunlight that those two plants get so is that that's a complicated answer to yes, it will be landscaped.

283

00:35:00.900 --> 00:35:16.410

Bob: yeah no that's that's good Bruce I figured you were doing something we just didn't have anything earlier i'm now the I guess there's a couple there's a couple couple arch trees there and I don't recall what what type they were I drove up there long time ago, but they was.

284

00:35:16.800 --> 00:35:19.980

Bruce Anderson: To larger traveling the property line, so the large.

285

00:35:19.980 --> 00:35:21.510

Bruce Anderson: trees that are doing that are staying.

286

00:35:22.890 --> 00:35:25.170

Bob: And there'll be protected during construction right.

287

00:35:25.530 --> 00:35:26.010

Yes.

288

00:35:27.330 --> 00:35:32.250

Bruce Anderson: We will do a good job of protecting the trees during construction.

289

00:35:32.520 --> 00:35:35.370

Bob: Okay, all right that's that's good i'm.

290

00:35:36.840 --> 00:35:42.600

Bob: i'm i'm assuming that i'm just checking a box, but i'm assuming that you're gonna have enough.

291

00:35:44.430 --> 00:35:50.370

Bob: Enough of the trees, the enough tree units at the end that are required it's just a high level question.

292

00:35:50.400 --> 00:35:52.140

Bruce Anderson: Yes, oh absolutely.

293

00:35:53.910 --> 00:36:03.570

Bob: Okay, now, is there any is there any landscaping on that East side, where that trail is, I know you got some I guess your trees um.

294

00:36:04.140 --> 00:36:05.670

Bruce Anderson: yeah that that there's there's.

295

00:36:06.870 --> 00:36:10.050

Bruce Anderson: If you walk it there's a range of.

296

00:36:11.460 --> 00:36:16.260

Bruce Anderson: Different trees some stress some you know it's a very narrow.

297

00:36:17.580 --> 00:36:19.620

Bruce Anderson: landscape right now right.

298

00:36:19.860 --> 00:36:25.380

Bruce Anderson: And so we're looking to carve out a little bit more space there so that we can plant that edge a little bit heavier.

299

00:36:26.850 --> 00:36:29.100

Bruce Anderson: So that that pathway isn't isn't going to.

300

00:36:30.210 --> 00:36:35.220

Bruce Anderson: it's going to be screen better than it is now and not feel like it's up against the driving line.

301

00:36:35.880 --> 00:36:45.240

Bob: Okay that's good i'm the sea and I hit on see now the last meeting we had.

302

00:36:46.980 --> 00:36:53.820

Bob: We talked about I don't know Joel if we're going to go through this on landscaping on the checklist but we talked about asking for.

303

00:36:55.470 --> 00:37:01.590

Bob: Getting some benches and tables on the under this project site that was one of the things that we asked.

304

00:37:03.390 --> 00:37:04.380

Bob: rooster cutler.

305

00:37:04.770 --> 00:37:15.480

Bruce Anderson: yeah and so we've we've at the clubhouse we've created a South facing terrorists so we're expecting that that will be furnished for.

306

00:37:17.040 --> 00:37:20.250

Bruce Anderson: Residents here so that they'll have tables and chairs and.

307

00:37:21.270 --> 00:37:33.300

Bruce Anderson: You know, good sunny spot to to be outside on the parcel and and have access to the clubhouse and some of the resources inside it I would expect that we may find locations.

308

00:37:36.240 --> 00:37:40.320

Bruce Anderson: Around the purse or you know at some of these pathways that we might add a bench.

309

00:37:41.610 --> 00:37:51.930

Bruce Anderson: I think the city is going to obligate us to put a bus stop in along at the north corner of our parcel on Madison.

310

00:37:54.810 --> 00:37:59.370

Bruce Anderson: that's that's been a condition in previous iterations of design on this parcel.

311

00:38:05.400 --> 00:38:05.820

Bob: The.

312

00:38:10.200 --> 00:38:16.470

Bob: See you know the parking in the taught lot i've been down there when there's probably been four or five cars.

313

00:38:17.280 --> 00:38:29.820

Bob: i'm just assuming you've got you've just got two spaces there but i'm assuming most of these talks are the parents are there during the day I believe I don't know how much Sarah night but i'm assuming during the day that.

314

00:38:30.570 --> 00:38:42.450

Bob: overflow can go into the existing parking lot i'm assuming that maybe 50% of the cars will be gone during the day and that the parents bring their kids to the top lock is to ours isn't it.

315

00:38:42.840 --> 00:38:48.480

Bruce Anderson: So they're going to hell yeah that's i'll say that's kind of a management issue that Greg won't let me answer affirmatively.

316

00:38:49.470 --> 00:38:59.160

Bruce Anderson: Probably but you know it's interesting when you see those cars there some of those are actually not because i've seen that too, you drive by and there's four or five cars there.

317

00:38:59.730 --> 00:39:06.030

Bruce Anderson: uh huh those are not necessarily park users, some of those people

are parking by arrangement there.

318

00:39:07.260 --> 00:39:08.580

Bruce Anderson: On a daily basis.

319

00:39:11.400 --> 00:39:12.990

Bob: or by range.

320

00:39:13.050 --> 00:39:16.830

Bruce Anderson: But it basically commuters or business people look I.

321

00:39:16.830 --> 00:39:17.100

Bruce Anderson: Just.

322

00:39:17.160 --> 00:39:20.580

Bob: I just say that now, I know what you're talking about.

323

00:39:20.760 --> 00:39:28.200

Bruce Anderson: yeah because it actually surprised me too, and then I drove in to kind of check it out and it's like well there's four or five cars here but there's no people.

324

00:39:29.760 --> 00:39:32.370

Bruce Anderson: And so that's that's what that turned out to be.

325

00:39:34.050 --> 00:39:45.090

Bob: But then I assume that of mom comes down with a few kids and there's they've got a car there's no parking there that Ray good alone, the park in the apartment area.

326

00:39:46.230 --> 00:39:46.620

Bob: rig.

327

00:39:50.880 --> 00:39:51.270

Greg Van Patten: Oh.

328

00:39:53.190 --> 00:40:02.040

Greg Van Patten: You know it's interesting we've been we've been in discussions with Terry landy in terms of you know, the number of stalls at the park and.

329

00:40:03.600 --> 00:40:13.500

Greg Van Patten: yeah you know it's it's Terry feels pretty strongly at least the last time we talked to him that two stalls is sufficient for this in terms of park parking.

330

00:40:15.540 --> 00:40:30.060

Greg Van Patten: You know I think as a practical reality, most of our stores, are going to be spoken for we will be doing assigned parking here, it just makes it easier to manage that way, so I wish I could promise you that we will have overflow parking for the park.

331

00:40:31.740 --> 00:40:36.210

Greg Van Patten: But we will also have a couple of stalls there at the clubhouse for prospective residents as well.

332

00:40:36.690 --> 00:40:38.700

Bob: i'm just asking the question Greg.

333

00:40:38.820 --> 00:40:39.900

Bob: yeah look up.

334

00:40:40.410 --> 00:40:43.050

Bruce Anderson: And we are creating the the.

335

00:40:43.260 --> 00:40:46.230

Bruce Anderson: half a dozen spaces we're creating on Wyatt are not.

336

00:40:47.880 --> 00:40:55.860

Bruce Anderson: limited in any way to residents, that will be living here they're they're meant to be guest spaces and they're essentially public spaces.

337

00:40:56.970 --> 00:41:00.990

Bruce Anderson: Time limited limited and regulated by the city, but certainly not by us.

338

00:41:01.830 --> 00:41:06.270

Bob: Also, they won't be parking numbered so I want to go to the ferry to Seattle, I could partner, then.

339

00:41:07.290 --> 00:41:12.450

Bruce Anderson: You could, as long as you're back within 20 minutes, not a problem yeah I know it's it's whatever the city.

340

00:41:13.560 --> 00:41:30.660

Bruce Anderson: I used to chair the parking Committee, the city has time limits on their parking that are generally way too long everywhere and winslow that i'll say is my personal opinion, with some experience, but these I would expect, are going to be couple hours spaces or or less during the day today.

341

00:41:31.200 --> 00:41:33.570

Bob: I don't want to find I don't want to.

342

00:41:33.570 --> 00:41:36.750

Bob: Go i'm The one thing you talked.

343

00:41:37.770 --> 00:41:46.410

Bob: I think, Tom talked about along as an admin I was looking at your site plan trying to figure out what was going to happen along Madison right now, it.

344

00:41:46.830 --> 00:41:56.670

Bob: goes up there and you've got a pathway is the city eventually is going to be putting a sidewalk along that side what's what's going on there and stuff I level where.

345

00:41:56.790 --> 00:41:58.770

Bruce Anderson: I met a medicine or on Wyatt i'm sorry.

346

00:41:59.550 --> 00:42:00.900

Bob: i'm sorry on Madison.

347

00:42:01.140 --> 00:42:03.720

Bruce Anderson: Okay, so on Madison there, there is a sidewalk now.

348

00:42:06.150 --> 00:42:17.910

Bruce Anderson: And we'll be making you know revisions and improvements to that sidewalk as part of the overall project, because you know we're decreasing the number of driveways from three to one.

349

00:42:19.470 --> 00:42:20.100

Bruce Anderson: and

350

00:42:21.420 --> 00:42:29.310

Bruce Anderson: I don't know if the city will require us to modify the existing sidewalk on why we're adding a sidewalk so there will be.

351

00:42:29.370 --> 00:42:29.670

Bruce Anderson: yeah.

352

00:42:30.000 --> 00:42:33.630

Bob: I understand that you just had a pathway on your site plan, I think that.

353

00:42:33.630 --> 00:42:37.710

Bruce Anderson: flow yeah i'm seeing that note that that's actually referring.

354

00:42:37.740 --> 00:42:38.700

Bruce Anderson: To there are.

355

00:42:39.780 --> 00:42:59.220

Bruce Anderson: The dwellings that front on Madison have doors out to garden space, and so there will be small informal pathways so those residents can go directly to Madison and not around the building to get to met so that's what that, where it says path that's what that means.

356

00:43:01.260 --> 00:43:01.680

Okay.

357

00:43:03.210 --> 00:43:11.820

Bob: Someone asked her, I think, was the bicycle charging and secure storage for bikes and someone else that was that vicki and someone we talked about that.

358

00:43:12.810 --> 00:43:18.780

Bruce Anderson: we're doing that in a few different ways we've we've likely have some space at the clubhouse and then where we are.

359

00:43:20.100 --> 00:43:25.320

Bruce Anderson: Putting trash enclosures they'll also incorporate covered.

360

00:43:26.670 --> 00:43:27.690

Bruce Anderson: bicycle storage.

361

00:43:29.730 --> 00:43:39.180

Bruce Anderson: Okay, and so, those are distributed there in both parking areas and then some dwellings have the ability to store bikes either adjacent to their entries or.

362

00:43:41.760 --> 00:43:47.970

Bruce Anderson: I probably shouldn't say might be over someone's shoulder and they walk it into their house we're not probably quite to where we have to do that here, but.

363

00:43:49.740 --> 00:43:59.010

Bruce Anderson: there's other opportunities for for secure bike storage within the project and will certainly meet or exceed the city's requirements for that.

364

00:44:00.210 --> 00:44:06.060

Bob: Joe are you going to go through the checklist real quick um I had some questions are really in the checklist that we.

365

00:44:07.200 --> 00:44:07.770

Joseph: yeah.

366

00:44:08.850 --> 00:44:18.600

Joseph: i'm gonna i'm gonna take a only be a dictator, with a heart care we have 25 minutes left, and I do want to get through the checklist.

367

00:44:19.320 --> 00:44:30.450

Joseph: and get to a final decision today, so they don't have to come back for another meeting so if Bob if you have your can we do that, is there any other questions that people have.

368

00:44:30.930 --> 00:44:32.220

Marlene Schubert: ellie has her hand raised.

369

00:44:32.550 --> 00:44:33.150

Joseph: Who does.

370

00:44:33.270 --> 00:44:33.720

Kelly.

371

00:44:35.490 --> 00:44:36.090

Joseph: Kelly.

372

00:44:38.130 --> 00:44:41.400

Kelly Tayara: I do, I have, I have a couple questions about parking if I could.

373

00:44:41.610 --> 00:44:52.560

Kelly Tayara: Okay, clarify and so I think Bruce said in the beginning, that there were 81 onsite parking spaces, plus the two for the park.

374

00:44:53.460 --> 00:44:54.510

Kelly Tayara: Is that correct.

375

00:44:54.570 --> 00:44:55.200

Bruce Anderson: that's correct.

376

00:44:55.680 --> 00:45:00.030

Kelly Tayara: So that's anyone surface or or at one, including.

377

00:45:01.530 --> 00:45:04.740

Bruce Anderson: including this three that are under the townhouses.

378

00:45:05.640 --> 00:45:15.480

Kelly Tayara: Okay, I then so then on the configuration I have questions about the two that are on the park property or appear to be on the park.

379

00:45:15.480 --> 00:45:15.990

Kelly Tayara: property.

380

00:45:16.050 --> 00:45:25.950

Kelly Tayara: That, indeed park property and do you have is that part of, say, the easement document that you sent that you can use that property for that.

381

00:45:26.550 --> 00:45:35.100

Bruce Anderson: The easement document will get the park they already have access to the park now through a different movement, so the new easement.

382

00:45:35.520 --> 00:45:48.240

Bruce Anderson: Both easements will replace the existing easement their parking right now is in the park, and so the spaces that we're showing that we're providing are still in the park.

383

00:45:48.960 --> 00:46:00.990

Bruce Anderson: they're not currently external to the park, so the executed easements will will cover access to the park and access to their two spaces within the park.

384

00:46:01.500 --> 00:46:03.690

Kelly Tayara: and construction on their property things like.

385

00:46:04.260 --> 00:46:06.330

Bruce Anderson: yeah any necessary construction to it to.

386

00:46:06.330 --> 00:46:08.160

Bruce Anderson: execute that that work yes.

387

00:46:08.460 --> 00:46:21.480

Kelly Tayara: Okay, so then it's just kind of how they work, how how a car pulling into those two spaces backs out the same question with the spaces on the North side of the property.

388

00:46:21.870 --> 00:46:36.750

Kelly Tayara: And on the Northern parking lot and then those two spaces immediately upon entry from Madison avenue just how these really function how a car can pull in pull out.

389

00:46:37.860 --> 00:46:40.800

Kelly Tayara: pull out without backing on to Madison avenue that kind of thing.

390

00:46:41.220 --> 00:46:49.740

Bruce Anderson: Well Okay, the two spaces, the closest to Madison these two spaces are parallel stalls and you'd be approaching them exiting.

391

00:46:51.540 --> 00:47:01.440

Bruce Anderson: To Madison to use them because that's the direction of travel, so they you would not need to enter Madison to parallel park and either of those two spaces.

392

00:47:02.460 --> 00:47:13.500

Bruce Anderson: The park spaces and the other lots are all double loaded parking lots that you pull back and then execute a a turn to to leave those parking lots.

393

00:47:15.420 --> 00:47:17.910

Bruce Anderson: were all designed to cities engineering standards.

394

00:47:18.330 --> 00:47:29.340

Kelly Tayara: Well i'm not understanding how if a person pulls into the furthest parking space, the easterly most parking space in the park how they back their vehicle out.

395

00:47:29.760 --> 00:47:33.810

Kelly Tayara: Without backing back all the way down to a turnaround.

396

00:47:33.900 --> 00:47:42.720

Bruce Anderson: know they would back out like anyone in a parallel perpendicular parking lot, they would back up and then make the turn to go exit forward.

397

00:47:48.810 --> 00:47:54.720

Kelly Tayara: Okay, it doesn't appear that there's enough space to do that, but i'll look more closely at the plan, as well as the plan for.

398

00:47:54.720 --> 00:47:55.290

Kelly Tayara: That mark.

399

00:47:55.680 --> 00:47:59.250

Joseph: I think we should be creating a hammerhead right essentially.

400

00:48:00.060 --> 00:48:03.720

Bruce Anderson: Well, but you don't see hammerheads typically and in double loaded.

401

00:48:05.790 --> 00:48:06.690

Bruce Anderson: parking lots.

402

00:48:08.850 --> 00:48:11.160

Joseph: w between the two in the park.

403

00:48:11.790 --> 00:48:18.480

Bruce Anderson: Oh, those well, those are they're really going to be simple simply sign they're going to be part of that larger group of parking so they aren't.

404

00:48:19.200 --> 00:48:29.370

Bruce Anderson: Maybe that's because we were showing the easement that they look isolated but they'll just be the two ends spaces in that Bay of parking that noses into the North.

405

00:48:30.690 --> 00:48:35.880

Bob: You got 22 or 25 foot drive while then between the double loaded spacious and right.

406

00:48:36.840 --> 00:48:39.750

Bruce Anderson: Yes, but yeah we have we have the the.

407

00:48:41.040 --> 00:48:44.280

Bruce Anderson: The width mandated by cities parking standards.

408

00:48:45.600 --> 00:48:45.900

Right.

409

00:48:47.310 --> 00:48:48.270

Joseph: I think it works.

410

00:48:48.840 --> 00:48:58.290

Bruce Anderson: yeah and that that with that with actually there is a little bit wider because when you have compact spaces and you double load with compact spaces you're driving i'll can be narrower.

411

00:48:58.740 --> 00:49:10.170

Bruce Anderson: That particular area, the park is both compact spaces and and standard spaces and when their standard spaces in the mix you then use the wider standard space i'll.

412

00:49:13.230 --> 00:49:13.560

Joseph: Okay.

413

00:49:14.820 --> 00:49:15.420

Joseph: So.

414

00:49:16.470 --> 00:49:24.570

Joseph: Is that it Kelly during the other question Okay, thank you um any other questions or can we go to the checklist so we can.

415

00:49:25.890 --> 00:49:30.600

Joseph: let's go to the checklist if that's possible, and then we can bring up drawings, if we have to.

416

00:49:34.620 --> 00:49:39.450

Joseph: So I don't remember exactly what section we ended on.

417

00:49:41.370 --> 00:49:41.670

Marlene Schubert: hold on.

418

00:49:41.730 --> 00:49:42.090

Go.

419

00:49:43.350 --> 00:49:54.600

Vicki: To Joe before we before we go to the checklist I noticed Council member milwaukee is our new liaison and I noticed him in the audience, maybe we should introduce him.

420

00:49:57.330 --> 00:49:57.810

Joseph: Yes.

421

00:50:03.810 --> 00:50:05.160

Joseph: I thought it was going to be.

422

00:50:06.330 --> 00:50:08.760

Joseph: There was going to be drawn question, but is it going to be you.

423

00:50:09.060 --> 00:50:11.400

Clarence Moriwaki: It was me the Minutes were incorrect on that.

424

00:50:11.850 --> 00:50:12.480

Clarence Moriwaki: Oh yeah.

425

00:50:12.720 --> 00:50:16.230

Clarence Moriwaki: And I wanted this one, this is one of the ones I wanted to be on because.

426

00:50:16.320 --> 00:50:16.770

Vicki: Oh good.

427

00:50:17.340 --> 00:50:29.940

Clarence Moriwaki: When I was on the city council in Tacoma I should have said when I was running that I was on a city council prior to this place even being a city, but go into design was really critical and tuck will it because there was none so.

428

00:50:31.410 --> 00:50:33.090

Clarence Moriwaki: design is really important to me.

429

00:50:34.050 --> 00:50:37.530

Joseph: Well that's good that's very good welcome aboard, thank you for coming yeah.

430

00:50:37.560 --> 00:50:38.130

Clarence Moriwaki: Thank you.

431

00:50:38.400 --> 00:50:40.230

Joseph: yeah great okay.

432

00:50:41.580 --> 00:50:45.570

Marlene Schubert: So john to answer your question, I believe, we made it through the whole checklist last.

433

00:50:46.050 --> 00:50:48.240

Joseph: week I thought we got to the end, yes.

434

00:50:48.300 --> 00:50:57.060

Bob: yeah so well there's some outstanding issues, though, if you go to the beach section B, as in boy I know they were some outstanding night I don't want to be an over but.

435

00:50:57.480 --> 00:50:59.790

Joseph: No, no, go ahead and Bob if there's some things.

436

00:51:00.930 --> 00:51:02.730

Joseph: that's that's that's correct.

437

00:51:02.820 --> 00:51:04.290

Bob: that's one of the beat let's go to the.

438

00:51:04.620 --> 00:51:07.590

Bob: beach the beach section B, as in boy on the bone yeah.

439

00:51:10.170 --> 00:51:12.390

Bob: And this isn't a PIC on your Bruce or anything.

440

00:51:12.630 --> 00:51:13.530

Bruce Anderson: so sure.

441

00:51:13.560 --> 00:51:14.040

you're.

442

00:51:16.980 --> 00:51:20.940

Bob: Just wanted, we want to just complete the process we want to check the boxes.

443

00:51:21.210 --> 00:51:24.120

Joseph: JEREMY what we want to go ahead and make sure we have yeah.

444

00:51:26.490 --> 00:51:28.140

Joseph: Follow me a questions Bob.

445

00:51:29.130 --> 00:51:41.460

Bob: let's see one of them I don't remember which, be it was but elevation details was required for buildings, four and six facing the around about area we didn't have much in the way of details at the time Bruce.

446

00:51:42.000 --> 00:51:42.870

Joseph: that's right.

447

00:51:43.020 --> 00:51:49.140

Bob: grinds and that was one of them I don't know which one it is here, but one of them were.

448

00:51:49.290 --> 00:51:55.740

Bruce Anderson: I think they both show up in elevations they don't show up together because they're right angles to each other.

449

00:51:59.670 --> 00:52:03.840

Bob: If everyone on the committee is fine with it, then I guess i'm fine I just bring it up.

450

00:52:05.130 --> 00:52:10.350

Bob: I didn't know if Michael or talk or shawn at a anything if not that's fine, we can move on.

451

00:52:10.830 --> 00:52:16.020

Bruce Anderson: I will say all the buildings are generally have the same architectural character.

452

00:52:18.780 --> 00:52:19.380

Bob: that's fine.

453

00:52:19.500 --> 00:52:22.350

Bob: yeah fine no one's getting comments i'm fine with that.

454

00:52:22.380 --> 00:52:25.830

Joseph: Okay, can I interrupt Bob Bob just along the same vein.

455

00:52:26.970 --> 00:52:31.950

Joseph: i'm a little concerned, do we have any elevations of the parking structure.

456

00:52:33.030 --> 00:52:34.410

Joseph: Other than what you showed us.

457

00:52:35.760 --> 00:52:40.650

Bruce Anderson: know, but that is we submitted those so you would see what the character of the.

458

00:52:42.870 --> 00:52:43.920

Bruce Anderson: Car ports would be.

459

00:52:46.080 --> 00:52:47.520

Bruce Anderson: So those are in the official record.

460

00:52:48.360 --> 00:52:49.380

Joseph: official record okay.

461

00:52:49.650 --> 00:52:49.890

yeah.

462

00:52:51.330 --> 00:52:55.770

Bob: They were uploaded today all they're uploaded today because they weren't there yesterday.

463

00:52:58.080 --> 00:53:02.640

Michael: that's why I asked earlier about them and then I did I just noticed that they were uploaded.

464

00:53:03.180 --> 00:53:04.080

Michael: So are there now.

465

00:53:04.440 --> 00:53:06.690

Joseph: yeah I didn't see him over the weekend yeah.

466

00:53:06.690 --> 00:53:10.260

Bruce Anderson: I looked Saturday and didn't see him, so I but I didn't like yesterday.

467

00:53:10.770 --> 00:53:18.360

Bob: that the strategy we wait till we just went through a project like this, where we got uploaded the day before, or the day of.

468

00:53:20.250 --> 00:53:24.360

Bruce Anderson: Well it's not a strategy i've ever used i'm trying to think why that would ever be effective.

469

00:53:24.900 --> 00:53:25.260

yeah.

470

00:53:26.400 --> 00:53:27.120

Bob: don't comment.

471

00:53:27.360 --> 00:53:30.630

Joseph: Does anybody want to see those elevations real quick or no.

472

00:53:32.400 --> 00:53:33.960

Joseph: Michael do you want to you can.

473

00:53:34.740 --> 00:53:35.070

bog.

474

00:53:36.090 --> 00:53:39.750

Michael: Bruce showed it to us earlier, and then I was looking at them so i'm fine.

475

00:53:40.080 --> 00:53:41.760

Michael: With what i've seen, but other people want to.

476

00:53:41.760 --> 00:53:43.050

Michael: see them before it.

477

00:53:43.500 --> 00:53:47.910

Joseph: got more detail than what he showed that's fine okay go ahead, Bob anything our.

478

00:53:47.910 --> 00:53:53.160

Bob: trash yeah we We also asked for details on the see what the trash area look like that's.

479

00:53:53.460 --> 00:53:53.850

Bob: All right.

480

00:53:54.030 --> 00:53:55.140

Bruce Anderson: Are in that that was in.

481

00:53:55.350 --> 00:53:56.250

Bob: The same be that.

482

00:53:56.460 --> 00:53:57.870

Bruce Anderson: That was in that same some middle.

483

00:53:59.280 --> 00:54:03.360

Bruce Anderson: And if you pull it up it's a similar riff structure to the.

484

00:54:04.410 --> 00:54:08.490

Bruce Anderson: carport so light steel structure and they're they're oriented to where they could.

485

00:54:08.550 --> 00:54:08.940

Okay.

486

00:54:10.770 --> 00:54:31.770

Bruce Anderson: And then they're the city requirements there's a couple things going on one is that their their concrete block internal because they have to put up with the abuse of the containers that are within but then we will skin them with the same sighting as the as the dwellings will be.

487

00:54:33.300 --> 00:54:44.250

Bruce Anderson: Okay, and then I will tell you that the city has requirements as to how many dumpsters and how many recycling bins you're required to have based on your unit count and these meet that requirement.

488

00:54:46.500 --> 00:54:49.110

Bob: I guess the last one that is Atlanta oh i'm sorry.

489

00:54:50.940 --> 00:54:52.890

Bob: i'm fine with that if michael's fine with it.

490

00:54:53.940 --> 00:54:59.700

Bob: No landscape design was the last thing on my notes, I had a final landscape design was required.

491

00:55:00.690 --> 00:55:04.500

Joseph: yeah I believe we hadn't seen the landscape play in the last time.

492

00:55:07.560 --> 00:55:13.200

Bruce Anderson: Jeff you can speak to that, I think I believe that's uploaded or was uploaded actually probably some time ago.

493

00:55:16.590 --> 00:55:21.540

Bruce Anderson: And I don't think we were necessarily missing it, the last time I think that was part of the middle package.

494

00:55:21.690 --> 00:55:22.230

Joseph: Was it.

495

00:55:27.660 --> 00:55:28.290

yeah we had.

496

00:55:29.100 --> 00:55:31.740

Bruce Anderson: Kelly was pretty rigorous Middles yeah.

497

00:55:32.160 --> 00:55:37.470

Bob: Okay, we haven't I guess we haven't gone through it then we've gone through everything except the.

498

00:55:38.610 --> 00:55:39.090

Bob: Time.

499

00:55:40.140 --> 00:55:41.100

Bob: Or the Dr B.

500

00:55:42.120 --> 00:55:44.610

Marlene Schubert: We have comments in the landscaping area, though don't we hear.

501

00:55:45.120 --> 00:55:46.260

Joseph: It was our discussion.

502

00:55:46.380 --> 00:55:48.030

Kelly Tayara: yeah so.

503

00:55:49.320 --> 00:55:49.800

Joseph: right there.

504

00:55:49.830 --> 00:55:50.940

Marlene Schubert: right there yeah right there.

505

00:55:51.150 --> 00:55:53.040

Joseph: yeah we have our discussions area.

506

00:55:53.730 --> 00:55:55.020

Kelly Tayara: It was so this was.

507

00:55:55.050 --> 00:56:03.600

Kelly Tayara: So the information that you're looking at is from the design guidance meeting and perhaps they hadn't turned into landscape plan, but they've since submitted application.

508

00:56:04.080 --> 00:56:11.670

Kelly Tayara: So, and they do have a landscape plan planting plan and some supplemental information submitted for land use application okay.

509

00:56:11.850 --> 00:56:21.630

Joseph: So go back to the page, we were just on their merlene right there so Jeff any any any questions or thoughts about those.

510

00:56:22.800 --> 00:56:24.720

Joseph: Five or six comments from the dmV.

511

00:56:30.870 --> 00:56:37.680

Joseph: i'm thinking in terms of like the native edibles things like that we're able to do anything like that.

512

00:56:38.760 --> 00:56:44.310

Just kind of scanning through these right now I mean that's been that's the intention, from the beginning, is that.

513

00:56:45.540 --> 00:56:51.240

Most of the site would be made over regionally adapted plants with key.

514

00:56:52.260 --> 00:57:09.870

areas within the site providing some interest destinations, whether it be edibles like blueberries or you know even two or three small fruit trees referencing and orchard, or something like that so we've been able to incorporate that in okay.

515

00:57:10.380 --> 00:57:10.770

Joseph: So you.

516

00:57:10.950 --> 00:57:12.510

Bob: Know six oh i'm sorry.

517

00:57:12.870 --> 00:57:13.110

well.

518

00:57:14.220 --> 00:57:25.560

Joseph: That was one of the main points, for you know you can have a temporary irrigation system but long term you're not having an irrigation system because you're using native plants set correct.

519

00:57:28.020 --> 00:57:41.490

I think the concept would be to install an irrigation system and then at some point when it's established, it can be turned off, but yeah essentially creating a temporary and permanent is pretty much the same thing.

520

00:57:41.730 --> 00:57:41.940

same.

521

00:57:43.200 --> 00:57:43.950

Joseph: Okay that's.

522

00:57:44.130 --> 00:57:51.180

Bruce Anderson: And we've done this on a number of projects where two or three years out if everything is healthy, you can turn off or dial way back the irrigation system.

523

00:57:51.780 --> 00:57:59.370

Bruce Anderson: right but Jeff is right it's the same money to put in it it's just the word temporary or permanent it's the same pipes in the same heads and.

524

00:57:59.400 --> 00:58:04.860

Joseph: same to the same system yeah well it's just better having native plants, so they get they have to dry summers.

525

00:58:04.920 --> 00:58:06.600

Bruce Anderson: he's right, you know yeah.

526

00:58:07.530 --> 00:58:09.180

Bob: Okay, go Elsa.

527

00:58:10.290 --> 00:58:13.980

Bob: Are you satisfied with the lands, the second sentence well sex.

528

00:58:15.210 --> 00:58:17.100

Bob: Again i'm sure they took care of it but.

529

00:58:17.160 --> 00:58:31.530

Joseph: Maybe you can show us the or be looks forward to seeing the finalists will see how privacy's created the access, I think that was one of the points that we did discuss was the corner there I know Bruce you want a very natural looking.

530

00:58:33.480 --> 00:58:33.810

Bruce Anderson: Like.

531

00:58:34.260 --> 00:58:40.440

Joseph: We were wondering how that was going to create privacy versus drawing people in.

532

00:58:41.640 --> 00:58:45.330

Joseph: to walk in you know that you know you know that will be.

533

00:58:45.360 --> 00:58:49.080

Joseph: viewed by the public as a public area or private.

534

00:58:49.590 --> 00:58:57.120

Bruce Anderson: yeah and I think it's I think the landscaping does so much of that and I think we will probably also have some discrete.

535

00:58:59.580 --> 00:59:02.130

Bruce Anderson: signage that says private.

536

00:59:02.730 --> 00:59:09.390

Bruce Anderson: Okay, and then that very last sentence assigned leading to the park access something iconic you can see where we're headed with that.

537

00:59:09.870 --> 00:59:10.920

Bruce Anderson: To create a gateway.

538

00:59:11.310 --> 00:59:20.340

Bruce Anderson: i'm presuming we can bring that out, this would be a discussion with the city, but I would assume we can bring that sign out to the edge of the sidewalk in the right of way.

539

00:59:21.390 --> 00:59:32.610

Bruce Anderson: we've done work like that in other cities so that it's highly visible and we want to drag the park out to Madison so that you know the public knows, they have this asset.

540

00:59:33.870 --> 00:59:34.320

Bruce Anderson: Okay.

541

00:59:36.420 --> 00:59:47.400

Joseph: um so Marlene can you just scroll on through the rest of this document, see what else is left here know subdivisions street types.

542

00:59:47.580 --> 00:59:55.650

Marlene Schubert: Right, so this is the rest of it, I believe, is not applicable once we get the subdivision section right, this is the old worksheet.

543

00:59:55.680 --> 00:59:57.150

Marlene Schubert: This is the word had everything.

544

00:59:57.180 --> 00:59:58.230

Joseph: yeah that's correct.

545

00:59:58.920 --> 01:00:04.260

Marlene Schubert: So I would probably suffer a lot for you to see some really pertinent information but going down is all not applicable.

546

01:00:05.280 --> 01:00:21.150

Joseph: So the question then is does anybody on the Dr B have any well, let me ask this question is there anybody in the audience that would like to make any comments about this project I don't know how many people are in the audience but.

547

01:00:21.360 --> 01:00:25.650

Marlene Schubert: Like Mr Winslow is the only person so far I don't know if he has comments.

548

01:00:26.940 --> 01:00:31.860

Joseph: Okay, do you do you have a comment Charlie you're just waiting for the next project.

549

01:00:33.930 --> 01:00:35.970

Marlene Schubert: He said he's probably can't speak so.

550

01:00:36.240 --> 01:00:39.510

Marlene Schubert: Okay I'll let him raise his hand if he wants to comment and leave it down if he's.

551

01:00:39.720 --> 01:00:59.490

Joseph: Just not there, so there's no other comments okay um okay so then does anybody have any comments after today's presentation that would we need to update checklist number one or if not, then number two.

552

01:01:00.660 --> 01:01:10.290

Joseph: Do we approve or not approve of this project and the free approval, do we have any conditions that we need to state to be specific about something that hasn't been.

553

01:01:11.580 --> 01:01:16.440

Joseph: To our satisfaction, yet any conditions anybody has.

554

01:01:18.810 --> 01:01:27.210

Bob: To this I guess, my question is Kelly, where the project is complying with the parking requirements.

555

01:01:28.410 --> 01:01:31.950

Bob: That 8083 plus the two in the park.

556

01:01:33.180 --> 01:01:34.920

Bob: As far as parking world okay.

557

01:01:35.850 --> 01:01:43.440

Kelly Tayara: I believe so I'm in the middle of drafting the staff report I don't

have all the reviewers and but i've been working on this and.

558

01:01:44.190 --> 01:01:58.620

Kelly Tayara: So, on the face of it, they would have to have a minimum of at on site i'd have to look a little closer you know how many are in those garages is at four in the garages, or is it only two so.

559

01:01:59.250 --> 01:02:07.800

Kelly Tayara: But it looks like it would meet the minimum and then i'd have to think a little bit more about guests parking.

560

01:02:08.790 --> 01:02:26.190

Kelly Tayara: And Mr Anderson mentioned the city and signage for that street parking and that's quite common the developer would submit a request to the public works department to ask for such signage with the intent of restricting access.

561

01:02:27.270 --> 01:02:47.310

Kelly Tayara: To from very computer so usually that's a to you know to our limitation on parking or something like that so that's quite common I mean it appears that they could also use those park spaces as guests spaces at night, because the top laps not going to be open at night so.

562

01:02:48.420 --> 01:03:00.810

Kelly Tayara: And, and if worse came to worse, they can also potentially enter into some kind of parking arrangement or complimentary parking arrangement with somebody else in the vicinity, but I think it's going to be okay.

563

01:03:01.890 --> 01:03:03.960

Kelly Tayara: They have the House your minimum so.

564

01:03:04.740 --> 01:03:15.900

Joseph: So does the does the parks department actually ever weigh in on projects on a regular basis, like other like public courses or no.

565

01:03:16.380 --> 01:03:28.800

Kelly Tayara: They would have been sent as a CPA agency, they would have been sent this application for comment I don't recall seeing their comment I know the fire district, I have their comment I don't have health yet.

566

01:03:29.280 --> 01:03:29.520

Kelly Tayara: I don't.

567

01:03:29.880 --> 01:03:33.540

Kelly Tayara: recall seeing comment from the parks district well.

568

01:03:33.630 --> 01:03:40.680

Joseph: I certainly take Bruce at his word when he had conversations with Terry I think landry I think it does yeah.

569

01:03:40.890 --> 01:03:49.110

Bruce Anderson: Tell me and Greg you could remind us Greg we've met with Terry twice or three times during the design process.

570

01:03:50.580 --> 01:03:53.970

Greg Van Patten: yeah one of those two i'm trying to remember, which, but I know it's at least twice.

571

01:03:54.180 --> 01:03:55.170

Bruce Anderson: yeah okay.

572

01:03:55.620 --> 01:04:04.380

Joseph: yeah well I don't want to cause a cog in the wheel here at all if if Terry thanks to his enough spaces, then i'm fine with that.

573

01:04:04.890 --> 01:04:14.670

Joseph: It doesn't seem like it would be enough to me, and then there would be a need to possibly use a couple other spaces once in a while during the day along that road.

574

01:04:15.690 --> 01:04:24.060

Joseph: But like like Greg said he didn't even seem is gonna sign party, but if Terry doesn't have a problem that i'm good with that.

575

01:04:25.860 --> 01:04:28.500

Joseph: You know that's fine, yes, yes, Bob.

576

01:04:32.040 --> 01:04:34.680

Bob: I guess i'm a little gun shy about parking right this moment.

577

01:04:35.100 --> 01:04:36.540

Bob: yeah I.

578

01:04:38.220 --> 01:04:50.280

Bob: You know the concern of the neighbors is that they don't people with private garages have parking problems because they don't Arc in the garage and I guess that's their problem, not ours, but.

579

01:04:51.750 --> 01:04:52.650

Bob: I don't I think.

580

01:04:55.410 --> 01:05:10.050

Bob: I mean for parking I guess the neighbors are concerned about people parking over there, but there's I don't know the fact that it's an apartment building with a manager there to me that's a huge bonus, so if there's issues at least there's a manager that can kind of step in.

581

01:05:11.340 --> 01:05:16.890

Bob: and hopefully mitigate some of that because we're always going to have problems with parking and winslow in the corner.

582

01:05:18.150 --> 01:05:32.370

Bob: I don't have any that's that seems to be a lot of the neighbors seem to be concerned about all what we can do about as long as we're meeting the code and important importantly apartment managed through there I think that's super important real bonus.

583

01:05:33.510 --> 01:05:35.940

Joseph: Okay, think about so.

584

01:05:37.230 --> 01:05:40.260

Joseph: i'd like to go back to my earlier question then.

585

01:05:42.570 --> 01:05:48.000

Joseph: I feel that most people seem to be in favor of this project, but I want to have a vote on that.

586

01:05:49.140 --> 01:05:56.790

Joseph: Are there any conditions that anybody wants to attach or feels needs to be attached to this project.

587

01:05:58.080 --> 01:06:03.720

Joseph: raise your hand, please, if there are none then does anybody have.

588

01:06:06.030 --> 01:06:09.480

Joseph: You want to speak to not approving this project.

589

01:06:12.000 --> 01:06:16.470

Joseph: Rather than having a vote does anybody not want to vote for this project.

590

01:06:18.180 --> 01:06:19.620

Joseph: don't see any hands up.

591

01:06:20.640 --> 01:06:27.660

Joseph: So I would go ahead and say that this project is approved the unanimous Lee but the dmV.

592

01:06:29.790 --> 01:06:30.180

Joseph: Okay.

593

01:06:30.540 --> 01:06:34.170

Kelly Tayara: Is it necessary to make a motion to approve and then have a boat.

594

01:06:34.320 --> 01:06:35.010

Joseph: Well, you know.

595

01:06:35.040 --> 01:06:35.550

Marlene Schubert: I don't think.

596

01:06:36.930 --> 01:06:40.260

Joseph: We can do that if someone yeah I mean.

597

01:06:40.410 --> 01:06:42.630

Kelly Tayara: That would be okay I just wasn't sure sorry.

598

01:06:42.900 --> 01:06:52.050

Joseph: No that's a good question um we can do different ways, every time they're not really good with robert's rules of order here um.

599

01:06:52.170 --> 01:06:54.570
Bob: i'll approve the project, the.

600
01:06:54.870 --> 01:06:56.070
Joseph: yeah Okay, thank you, Bob.

601
01:06:56.640 --> 01:06:57.090
Madison.

602
01:06:58.860 --> 01:07:00.210
Joseph: Anybody want a second dad.

603
01:07:02.460 --> 01:07:06.030
Joseph: Okay, was there any discussion when you discussion.

604
01:07:08.100 --> 01:07:13.620
Joseph: don't see anybody's hand okay i'll call a question all in favor of proving this project without.

605
01:07:13.620 --> 01:07:15.570
Joseph: Conditions raise your hands.

606
01:07:17.670 --> 01:07:22.920
Joseph: Okay pretty good Bruce you can drop off the bottle of Scotch the.

607
01:07:23.280 --> 01:07:24.240
Joseph: Word next week.

608
01:07:25.440 --> 01:07:26.250
Joseph: On Tuesday.

609
01:07:26.430 --> 01:07:29.010
Bruce Anderson: that's really an East coast thing I.

610
01:07:29.310 --> 01:07:29.490
Joseph: got.

611
01:07:30.450 --> 01:07:31.500

Joseph: It okay yeah.

612

01:07:31.680 --> 01:07:33.390

Bruce Anderson: But I probably shouldn't tell you that either.

613

01:07:33.570 --> 01:07:34.050

yeah.

614

01:07:37.920 --> 01:07:46.740

Joseph: that's right um so we'll we'll arrange all range with the with the Marlene to sign this and then we'll go from there great.

615

01:07:46.860 --> 01:07:47.670

Bruce Anderson: Thank you very much.

616

01:07:47.790 --> 01:07:48.180

Joseph: Thank you.

617

01:07:48.270 --> 01:07:53.040

Joseph: guys, so the project, we appreciate it Thank you Jeff and Greg everybody.

618

01:07:53.460 --> 01:07:54.420

Bruce Anderson: Thank you everyone.

619

01:07:54.570 --> 01:07:59.640

Vicki: Thank you so Joe I have a question I have a question for Marlene Joe.

620

01:07:59.940 --> 01:08:08.160

Vicki: Okay Marlene in the minutes you record actual minutes, I mean you record actual motions in the Minutes right.

621

01:08:09.720 --> 01:08:20.490

Vicki: Which which then means since we want to have this approval formalized it should be emotion, with a second in a vote to be sure it's in the Minutes as a document.

622

01:08:21.270 --> 01:08:24.360

Marlene Schubert: Well, it wouldn't be a document be in the minute saying emotion was my just.

623

01:08:24.360 --> 01:08:26.160

Marlene Schubert: Like writing approve the Minutes from the previous.

624

01:08:26.280 --> 01:08:29.760

Marlene Schubert: Meeting it's like emotion was made by so and so and it's second by this person and.

625

01:08:29.880 --> 01:08:30.150

Vicki: Right.

626

01:08:30.180 --> 01:08:37.170

Marlene Schubert: There was a unanimous kind of thing, this is the first time we've actually done as far as I can remember raising a hand and doing the motion for an.

627

01:08:37.170 --> 01:08:38.280

Marlene Schubert: Improvement project but.

628

01:08:38.490 --> 01:08:39.480

Marlene Schubert: hey i'm rolling with it.

629

01:08:39.540 --> 01:08:42.870

Joseph: So yeah we probably should continue this process okay.

630

01:08:42.930 --> 01:08:43.530

Joseph: that's fine.

631

01:08:43.920 --> 01:08:48.540

Joseph: We haven't been real good about it, we use just signing the document at the end is to find the.

632

01:08:48.540 --> 01:08:49.530

Joseph: Right yeah.

633

01:08:49.560 --> 01:08:54.000

Joseph: Exactly, but we probably should have recorded the emotion and.

634

01:08:54.990 --> 01:08:56.040

Vicki: Right right.

635

01:08:56.070 --> 01:09:06.930

Marlene Schubert: yeah right so it's not a technically a document I recorded motion document, but it is noted in the Minutes that and motion was made seconded Andy Nana muscles approved okay.

636

01:09:07.170 --> 01:09:07.950

Vicki: Thanks for laying.

637

01:09:08.010 --> 01:09:08.340

sure.

638

01:09:10.050 --> 01:09:22.020

Joseph: All right, thank you okay great well we're I think we're just about on time for the next project so let's bring Charlie in and I guess Kelly is still here.

639

01:09:23.790 --> 01:09:26.880

Marlene Schubert: So i'm bringing forward Charlie and Kelly Samson.

640

01:09:28.200 --> 01:09:31.260

Joseph: Samson okay see there that's fine okay.

641

01:09:32.940 --> 01:09:33.660

Joseph: and

642

01:09:35.520 --> 01:09:36.330

Joseph: we'll be here.

643

01:09:37.050 --> 01:09:38.370

Marlene Schubert: yeah there's Charlie.

644

01:09:39.480 --> 01:09:40.020

Joseph: Charlie.

645

01:09:41.160 --> 01:09:41.520

Did you.

646

01:09:44.550 --> 01:09:50.460

Joseph: Okay Kelly, did you want to make a statement again at the beginning of this project or.

647

01:09:50.850 --> 01:09:53.010

Joseph: Yes, please, yes, go ahead.

648

01:09:53.340 --> 01:10:06.930

Kelly Tayara: So this project, the design review board is also reviewed the conceptual meeting was wave they did have a design guidance meeting they had to actually First it was a review for a short plat.

649

01:10:07.590 --> 01:10:30.480

Kelly Tayara: And that took place in May of 2020 the applicant revised the APP via the applicant revise the proposal to be a subdivision, so this is a five lot subdivision and the design review board reviewed this at a design guidance meeting July 19 2021 now this.

650

01:10:32.160 --> 01:10:43.350

Kelly Tayara: So so subsequent to that the ordinance dash 12 was passed changing the land use process and the pre application process and D for be.

651

01:10:43.860 --> 01:11:01.110

Kelly Tayara: This project is is not vested to the regulations that existed beforehand, so this is the first project I think you're seeing that is subject to the new regulations that said, this is now those regulations instituted.

652

01:11:02.370 --> 01:11:15.750

Kelly Tayara: final design review and recommendation before the proponent is allowed to apply for the land use permit so that's what we're doing we're doing this final review and recommendation.

653

01:11:17.370 --> 01:11:18.060

Kelly Tayara: and

654

01:11:19.350 --> 01:11:20.790

Kelly Tayara: think that said.

655

01:11:21.990 --> 01:11:31.920

Joseph: Let me ask a question, and so, so that I don't be confused with the old process, putting the previous versus When did the application for ladies occur.

656

01:11:33.630 --> 01:11:34.290

Kelly Tayara: When.

657

01:11:36.450 --> 01:11:37.590

Kelly Tayara: They could apply.

658

01:11:37.650 --> 01:11:42.210

Kelly Tayara: after they had conceptual design guidance.

659

01:11:43.620 --> 01:11:48.060

Kelly Tayara: Public participation and then pre APP then they could buy.

660

01:11:48.390 --> 01:11:54.720

Kelly Tayara: You added another meeting final design review and recommendation before they can apply just.

661

01:11:54.930 --> 01:12:05.880

Joseph: We had the meeting there, but it was before right okay so that's the only substantial difference in in going to the new process in terms of design review board.

662

01:12:06.660 --> 01:12:15.630

Joseph: It doesn't change anything on the design guidance is the same design the final meeting is the same it's just the order of the land use.

663

01:12:16.200 --> 01:12:20.640

Joseph: Right yes okay so it's the same process as far as we're concerned.

664

01:12:22.170 --> 01:12:30.810

Joseph: Nothing changes in terms of our meetings so Okay, thank you yeah so Charlie can.

665

01:12:31.890 --> 01:12:49.620

Joseph: Again I don't know if you know that one introduce you to Anna she's our newest design review board member and she was not on the group last summer so she doesn't know too much about this project hopes that she looked at it online.

666

01:12:50.760 --> 01:12:54.420

Joseph: And whatnot, but could you spend just five minutes.

667

01:12:55.710 --> 01:13:01.860

Joseph: Do doing a summary and indicate anything that might have changed since last.

668

01:13:03.570 --> 01:13:08.010

Joseph: Was the July 21 or something the last meeting yeah.

669

01:13:08.190 --> 01:13:08.880

Wenzlau Architects: You happy to.

670

01:13:10.320 --> 01:13:11.250

Wenzlau Architects: If we can.

671

01:13:11.310 --> 01:13:13.470

Wenzlau Architects: If we can open up the.

672

01:13:14.820 --> 01:13:22.350

Wenzlau Architects: drawings and I believe it was revision to maybe that has the whole package in there.

673

01:13:23.070 --> 01:13:45.450

Kelly Tayara: Charlie so that's the land use application so so we all you have is this one thing for yeah, this is a separate permit so at the same time charlie's working through the final and use application, but this is the step that needs to occur before that so.

674

01:13:45.630 --> 01:13:47.610

Kelly Tayara: We didn't call it the revision two.

675

01:13:48.990 --> 01:13:50.100

Wenzlau Architects: Okay, so which.

676

01:13:51.180 --> 01:13:58.140

Wenzlau Architects: I guess so Kelly, if I understand you they're all split into separate files each of the drawings.

677

01:14:04.560 --> 01:14:04.950

Joseph: you're on.

678

01:14:05.310 --> 01:14:06.330

Marlene Schubert: you're on mute Kelly.

679

01:14:07.320 --> 01:14:18.720

Kelly Tayara: it's a quite extensive process now to tell when the application is complete, because or this information is complete so multiple things are uploaded.

680

01:14:20.160 --> 01:14:25.980

Kelly Tayara: So it probably the best thing to look at is sorry.

681

01:14:27.960 --> 01:14:28.560

See.

682

01:14:30.240 --> 01:14:34.140

Wenzlau Architects: Kelly, can I just throw a comment in here.

683

01:14:35.280 --> 01:14:44.910

Wenzlau Architects: Sure okay what we submitted for site plan review, I realize it says site plan review.

684

01:14:46.440 --> 01:14:52.620

Wenzlau Architects: My understanding was that material in its entirety was going to Dr B so.

685

01:14:52.980 --> 01:14:55.110

Wenzlau Architects: Now I have no problem, using that.

686

01:14:55.110 --> 01:14:55.830

package.

687

01:14:57.780 --> 01:14:59.940

Wenzlau Architects: If we're not allowed to use it.

688

01:15:00.960 --> 01:15:07.950

Wenzlau Architects: Hopefully, the other materials are all there but separated by drawing type so.

689

01:15:08.070 --> 01:15:08.730
Wenzlau Architects: we'll find out.

690
01:15:09.150 --> 01:15:19.290
Kelly Tayara: So that that material in its entirety, was not uploaded for this case and if Marlene if you look at.

691
01:15:21.390 --> 01:15:21.870
Joseph: So.

692
01:15:21.960 --> 01:15:32.430
Kelly Tayara: I think the best thing to go to is is the thing that says plan set and cover sheet, it does say revision to actually it was received on February 3.

693
01:15:34.920 --> 01:15:35.130
Marlene Schubert: So.

694
01:15:36.360 --> 01:15:40.200
Joseph: I think charlie's maybe showing a little confusion there but i'm.

695
01:15:40.200 --> 01:15:41.490
Joseph: Certainly confused.

696
01:15:44.280 --> 01:15:48.540
Joseph: I think, several other brb people are confused also over the weekend.

697
01:15:48.720 --> 01:15:49.620
Bob: So one.

698
01:15:51.030 --> 01:15:54.450
Joseph: Is this the final one then Charlie yeah.

699
01:15:54.930 --> 01:15:59.070
Wenzlau Architects: I believe so i'll be able to tell you, once we go through it, it looks to me like it is so let's.

700
01:15:59.970 --> 01:16:02.640
Vicki: So so Joe before Charlie starts.

701

01:16:02.790 --> 01:16:03.270

Bob: yeah.

702

01:16:03.420 --> 01:16:08.640

Vicki: The fundamental question is is we've done a checklist almost to completion on this.

703

01:16:09.000 --> 01:16:11.430

Vicki: So is that checklist applicable.

704

01:16:11.820 --> 01:16:16.320

Vicki: To this document that Charlie is going to show us right now is, we have an apple to an apple going.

705

01:16:16.410 --> 01:16:29.340

Joseph: If he hasn't, in my opinion, if Charlie has not made substantial changes since last whatever want to lie the July 21 meeting one of the data is on these, then they would still be applicable.

706

01:16:30.060 --> 01:16:39.480

Joseph: If he's made changes, where he moved the building or did something you know substantial then we do want to go back into design guidance, a little bit and.

707

01:16:39.960 --> 01:16:58.590

Joseph: and see that so i'm that's what i'm trying to that's what we had trouble Kelly, just so you know, over the weekend, we had trouble finding that document, to make sure, was the final document, and it was founded site plan and that it was not substantially different than last July.

708

01:16:59.730 --> 01:17:00.510

Joseph: that's what we.

709

01:17:00.930 --> 01:17:02.340

Joseph: have been trying to expand on.

710

01:17:02.700 --> 01:17:05.880

Wenzlau Architects: It absolutely it's substantially the same.

711

01:17:06.420 --> 01:17:10.410

Kelly Tayara: Okay, Charlie this i'm not sure if this document if.

712

01:17:11.070 --> 01:17:15.480

Kelly Tayara: This so the only revision, you made was to add sheets 10 and 11 I think that.

713

01:17:15.480 --> 01:17:19.230

Kelly Tayara: Were trance I forget what you call them.

714

01:17:19.320 --> 01:17:22.110

Wenzlau Architects: transfers in a longitudinal sections which.

715

01:17:22.110 --> 01:17:25.650

Wenzlau Architects: Are gonna have virtually no bearing on this meeting today.

716

01:17:25.710 --> 01:17:28.560

Kelly Tayara: yeah so The end does this have.

717

01:17:28.620 --> 01:17:29.190

Kelly Tayara: well.

718

01:17:29.460 --> 01:17:33.420

Bob: That way we've asked him to through we went through sheets, one day, this is.

719

01:17:33.450 --> 01:17:40.050

Bob: This is fine i've gotten through this sheets one through eight we went through in July 19 and we've done a checklist on it.

720

01:17:40.500 --> 01:17:43.800

Bob: Yes, on sheet aid but everything's the same.

721

01:17:43.860 --> 01:17:44.340

Bob: As far as.

722

01:17:44.370 --> 01:17:49.440

Joseph: If that's true, then i'm i'm totally good with of course I just.

723

01:17:49.470 --> 01:18:00.990

Joseph: else, then let let controlling maybe just summarize it very quickly for Anna so that she has a sense of what you did here if you don't mind.

724

01:18:01.590 --> 01:18:05.370

Joseph: And then we'll go to the end of the checklist I think we were on landscape.

725

01:18:06.000 --> 01:18:12.510

Joseph: I believe and we'll just finish the checklist and do the last subdivision part and would be good to go.

726

01:18:13.350 --> 01:18:13.920

Wenzlau Architects: sounds great.

727

01:18:14.370 --> 01:18:14.700

yeah.

728

01:18:15.810 --> 01:18:17.940

Joseph: with another bottle of Scotch somewhere.

729

01:18:20.370 --> 01:18:22.020

Wenzlau Architects: i'm more into my skull.

730

01:18:23.130 --> 01:18:26.970

Joseph: and make sure I probably shouldn't do this is probably the city manager here.

731

01:18:27.180 --> 01:18:28.710

Wenzlau Architects: totally illegal job but.

732

01:18:28.770 --> 01:18:28.920

Wenzlau Architects: You.

733

01:18:29.040 --> 01:18:29.520

know I know.

734

01:18:31.380 --> 01:18:31.590

Todd: it's.

735

01:18:33.360 --> 01:18:33.750

Joseph: Clear.

736

01:18:34.920 --> 01:18:35.550

Joseph: clients.

737

01:18:35.850 --> 01:18:39.750

Clarence Moriwaki: i'm just merely a liaison and i'm just observing so whatever you guys do on your own.

738

01:18:40.320 --> 01:18:40.830

Clarence Moriwaki: Your time.

739

01:18:42.990 --> 01:18:45.600

Wenzlau Architects: Just let me know when we're actually recording this and.

740

01:18:47.820 --> 01:18:48.780

Joseph: Oh yeah okay.

741

01:18:48.840 --> 01:18:49.350

Okay.

742

01:18:51.570 --> 01:19:01.290

Joseph: So just so everybody understands, we have the final set of drawings here, these are them and we're just going to review them for the final approval meeting.

743

01:19:01.710 --> 01:19:08.190

Joseph: And we're going to go from right now, just in our sakes, one more time and then finish the checklist and then we'll be done.

744

01:19:08.880 --> 01:19:18.960

Joseph: It was a little confusing over the weekend for several of us because part of the problem you know for clearances for that i'd like to make the point as long as we're here the.

745

01:19:20.460 --> 01:19:32.760

Joseph: portal doesn't really work for us if I think if the if the city is really honestly wanting public comment on projects, I think the portal.

746

01:19:33.420 --> 01:19:49.320

Joseph: so complicated it doesn't foster easy access of documents and information that the public who don't know that much about this kind of stuff you know if we're professionals, we have trouble all weekend parsing.

747

01:19:49.560 --> 01:19:51.060

Joseph: Through these documents.

748

01:19:51.390 --> 01:20:06.210

Joseph: And if you were a neighbor and wanted to make a comment or something and and you might be, you know, a lawyer or a doctor or something you don't know anything about design, how would you find the documents to know what you're commenting on so I really would like.

749

01:20:07.320 --> 01:20:18.750

Joseph: Some support on on the part of the city council regarding making the portal more user friendly for everybody that's just something I would say.

750

01:20:19.170 --> 01:20:21.780

Clarence Moriwaki: So what would be your recommendation.

751

01:20:22.590 --> 01:20:26.280

Joseph: Well i'm not really sure, because I don't know how the portal.

752

01:20:26.640 --> 01:20:34.200

Joseph: works I don't know that it's the planner that puts the drawings up there, but, for instance.

753

01:20:35.550 --> 01:20:47.250

Joseph: Like Charlie said, the package was put up here for the planning them to the p ln of the number 51769 whatever and then it said F F r.

754

01:20:47.760 --> 01:21:09.270

Joseph: As opposed to before it said SPR and then there's also a D D or B and so depending on which number you put up it searches different documents and it's extremely confusing and the documents that were brought up for this project we're all dated February 2 of this year.

755

01:21:10.350 --> 01:21:10.860

Anna: To remove.

756

01:21:11.640 --> 01:21:20.100

Anna: Joe to be a great thing for us to talk about in that last section of the meeting, and I just want to be aware of charlie's time.

757

01:21:20.310 --> 01:21:22.470

Joseph: Yes, very good, very good you're right okay.

758

01:21:22.740 --> 01:21:34.500

Joseph: great promise Thank you i'm that's true that's true um I think Charlie if you want to hang on even at the end during the other part, and i'm just saying that, because you are user of the portal.

759

01:21:35.220 --> 01:21:45.180

Joseph: All right, i'm Clarence we'll talk about that later, thank you, thank you, and that was good yeah okay let's go ahead and go to the to the project.

760

01:21:46.530 --> 01:21:46.770

Wenzlau Architects: Okay.

761

01:21:47.850 --> 01:21:52.530

Wenzlau Architects: let's so the let's scroll down one drawing.

762

01:21:53.640 --> 01:21:54.810

Wenzlau Architects: Okay, so.

763

01:21:56.070 --> 01:22:11.130

Wenzlau Architects: The project site is at the Center of the drawing shaded in green it's a small infill parcel within the core zone or most intensive zone and it's currently a single family house.

764

01:22:12.390 --> 01:22:16.530

Wenzlau Architects: That will be replaced as you'll see in a minute, with five.

765

01:22:18.120 --> 01:22:31.200

Wenzlau Architects: Individual let's call them townhouse style units, the project is proposed as a subdivision consistent with the new subdivision code.

766

01:22:32.550 --> 01:22:49.140

Wenzlau Architects: And all of its attendant features, one of the things you'll

notice on this drawing that's kind of the easiest one to understand is immediately to the south of our site is an existing parking lot.

767

01:22:50.580 --> 01:23:05.490

Wenzlau Architects: Our project has an access easement through that parking lot and what's really nice about this, is it enables us to put our parking at the rear of our projects.

768

01:23:07.080 --> 01:23:19.140

Wenzlau Architects: and reduce the amount of paving so our access will be coming from the south up into the site we've also created a pedestrian connection.

769

01:23:19.590 --> 01:23:36.090

Wenzlau Architects: coming in from why way into the site that you'll see in a minute so kind of gives you some context and this neighborhood lastly is changing from single family houses to a pattern of higher density townhouse homes.

770

01:23:37.380 --> 01:23:38.100

Wenzlau Architects: Next slide.

771

01:23:39.660 --> 01:23:50.130

Wenzlau Architects: So, very briefly, this is showing the four step subdivision process and, within that process.

772

01:23:51.810 --> 01:23:58.080

Wenzlau Architects: A percentage of the site has to be designated as a natural area, which is the dark green Square.

773

01:23:59.880 --> 01:24:07.260

Wenzlau Architects: Another portion has to be designated as Community space, which is the light green and then.

774

01:24:08.340 --> 01:24:10.500

Wenzlau Architects: If you scroll down one more drawing.

775

01:24:11.910 --> 01:24:14.070

Wenzlau Architects: you'll see a little bit more detailed plan.

776

01:24:15.720 --> 01:24:27.630

Wenzlau Architects: bigger scale and so now, you can see, the natural area Community

space, the ochre color is that access parking court to the south.

777

01:24:28.890 --> 01:24:36.870

Wenzlau Architects: And then the red lines indicate the five sub divided lots that we've the new lots that we've created.

778

01:24:38.640 --> 01:24:42.210

Wenzlau Architects: So i'll just pause any questions on that or, should I just keep going.

779

01:24:44.250 --> 01:24:45.090

Joseph: keep on going there.

780

01:24:45.630 --> 01:24:48.480

Wenzlau Architects: Okay, all right let's scroll down.

781

01:24:50.970 --> 01:24:57.000

Wenzlau Architects: So i'm not going to go into much detail on this This just shows the various floor plans.

782

01:24:58.050 --> 01:24:59.280

Wenzlau Architects: By floor level.

783

01:25:01.500 --> 01:25:02.970

Wenzlau Architects: And then next slide.

784

01:25:04.470 --> 01:25:13.590

Wenzlau Architects: These are showing the upper drawing is showing the Cross section through the Center of the site and Wyatt.

785

01:25:14.370 --> 01:25:35.670

Wenzlau Architects: way is to the far right in the drawing where the person is on the sidewalk and then you can see how the site terraces down and the parking area is off to the left in under those two units for the South is where the parking is so it tucks under those units off of the parking board.

786

01:25:37.920 --> 01:25:38.670

Wenzlau Architects: Next slide.

787

01:25:41.010 --> 01:25:49.830

Wenzlau Architects: These are showing a little bit pulled back view to put the buildings in context to some of the adjacent uses.

788

01:25:51.030 --> 01:26:05.340

Wenzlau Architects: The upper drawing is the view along Wyatt way looking towards our project in the middle and then the other one again is that same cross section through the north, south axis next slide.

789

01:26:07.860 --> 01:26:13.110

Wenzlau Architects: So, Joe these are two new renderings i'd put together.

790

01:26:14.430 --> 01:26:32.580

Wenzlau Architects: To illustrate the project basically the same design it's just a three dimensional view this is looking from the parking area parking lot off site into our new parking court and off in the distance, you can see the pedestrian connection up to Wyatt.

791

01:26:34.500 --> 01:26:36.090

Wenzlau Architects: And then the lower slide.

792

01:26:37.140 --> 01:26:38.250

Wenzlau Architects: Next slide down.

793

01:26:40.650 --> 01:26:41.820

Wenzlau Architects: You can scroll down.

794

01:26:43.440 --> 01:26:59.010

Wenzlau Architects: This shows the view along why at way, and one of the Nice features, is that you'll see there's no driveway or curb cuts it's a fully landscaped pedestrian oriented front frontage on to Wyatt.

795

01:27:00.600 --> 01:27:08.220

Wenzlau Architects: Then, last slide that i'll talk about is the conceptual landscape plan.

796

01:27:09.450 --> 01:27:25.350

Wenzlau Architects: we're able to save to mature for trees in the lower right hand corner of the drawing within our natural area and then we'll be introducing some other new trees to bring our tree unit count up to.

797

01:27:26.610 --> 01:27:29.040

Wenzlau Architects: I think it's roughly about a tree units.

798

01:27:30.240 --> 01:27:31.320

Wenzlau Architects: There are no.

799

01:27:33.030 --> 01:27:36.090

Wenzlau Architects: The landscaping is basically just.

800

01:27:37.890 --> 01:27:48.090

Wenzlau Architects: The there's no perimeter landscaping there's no roadway buffers etc there's no parking lot landscaping so essentially what we're doing is just filling in.

801

01:27:48.600 --> 01:28:01.140

Wenzlau Architects: conceptual landscape concept which would feature native plantings and then some more ornamentals closer to the units in the Center part of the site.

802

01:28:02.160 --> 01:28:05.730

Wenzlau Architects: And that's basically the overview so i'll just stop there.

803

01:28:06.990 --> 01:28:11.160

Joseph: Okay, great i'm trying to, can I ask a quick question I see.

804

01:28:12.270 --> 01:28:15.750

Joseph: you're showing the 10 foot landscape buffer there from right away.

805

01:28:16.860 --> 01:28:17.760

Wenzlau Architects: Yes.

806

01:28:17.850 --> 01:28:23.070

Joseph: Yes, Okay, so all right when we get to the subdivision regulations here's.

807

01:28:24.510 --> 01:28:27.570

Joseph: The chart they're paying.

808

01:28:28.770 --> 01:28:38.730

Joseph: See sorry building percentages, on page 52 it does say five to 15 so you you split right down the middle.

809

01:28:40.740 --> 01:28:44.040

Joseph: Third path by see Paris on the.

810

01:28:45.450 --> 01:28:59.910

Joseph: stoop or terrorists from the House on the on the neighborhood means the neighborhood mixed use three that's what I wanted to verify that you had the right set back there, and you do so that's good all right i'm.

811

01:29:00.330 --> 01:29:01.740

Todd: Just a question there Charlie.

812

01:29:03.840 --> 01:29:09.120

Todd: To the to the right there that Gray strip is that is that a new sidewalk or is that the street edge.

813

01:29:09.480 --> 01:29:10.770

Wenzlau Architects: that's a new sidewalk.

814

01:29:12.060 --> 01:29:12.480

Todd: Excellent.

815

01:29:14.730 --> 01:29:25.950

Joseph: yeah yeah yeah yeah I think this project from the street is fabulous I think it's you know to to walkable streets it doesn't have any car.

816

01:29:27.180 --> 01:29:35.640

Joseph: You know, cars in a way it's kind of like you know garages aren't, the first thing you see all that kind of stuff it's really nice So yes.

817

01:29:36.960 --> 01:29:41.790

Joseph: Okay um any other questions about this, or can we go on to the.

818

01:29:43.140 --> 01:29:44.430

Joseph: To the worksheet.

819

01:29:46.710 --> 01:29:49.050

Bob: Asking just a quick one with a slide Joe.

820

01:29:51.840 --> 01:30:02.520

Bob: What one of the neighbors had written in about wanting to connect between the Winslow core and enact those so I assume they can walk up through that path in the middle.

821

01:30:02.880 --> 01:30:18.930

Bob: There is no disconnect that that pathway, it was a map of the pathway that this neighbor included in a in his comment or comment, and I assume they can just walk up through that pathway there to get up to connect.

822

01:30:19.650 --> 01:30:24.060

Wenzlau Architects: there's no there's no barrier to somebody being able to walk through.

823

01:30:25.620 --> 01:30:29.880

Wenzlau Architects: it's not proposed as public but it's open.

824

01:30:30.330 --> 01:30:32.430

Bob: yeah no, I understand that okay.

825

01:30:36.000 --> 01:30:45.270

Joseph: And if you probably wouldn't want that, as a advertise a trail, but people who might live on the next street might know they could do it, or something.

826

01:30:45.420 --> 01:30:48.060

Bob: yeah the issue came up, I just wanted to ask.

827

01:30:48.720 --> 01:30:49.200

OK.

828

01:30:52.650 --> 01:30:53.100

Joseph: OK.

829

01:30:55.980 --> 01:30:59.010

Joseph: So we've answered everything through landscape.

830

01:31:02.820 --> 01:31:04.680

Joseph: Under the landscape section.

831

01:31:07.320 --> 01:31:10.020

Joseph: let's look at them in their entirety.

832

01:31:11.580 --> 01:31:14.190

Joseph: The 1 one for the 1 six.

833

01:31:16.350 --> 01:31:33.510

Joseph: Instead of hitting them individually, are there any questions, we can go back to the site plan and the lighting and the landscape plan that that Mr slow head on, there but are there any parts of this that anybody have any concerns with.

834

01:31:35.520 --> 01:31:36.840

Joseph: In terms of the landscape.

835

01:31:41.310 --> 01:31:43.890

Joseph: Any comments to Mayra anybody i'm.

836

01:31:46.290 --> 01:31:59.700

Joseph: Healthy habitat in the landscape, to me, includes using native plants for birds and for other things like that have you selected two plants, yet.

837

01:32:01.980 --> 01:32:03.510

Wenzlau Architects: we've indicated.

838

01:32:05.190 --> 01:32:08.250

Wenzlau Architects: Primarily natives on the site plan.

839

01:32:08.850 --> 01:32:09.360

Okay.

840

01:32:11.130 --> 01:32:13.890

Joseph: That you haven't actually called up your plant list yet.

841

01:32:14.910 --> 01:32:16.710

Wenzlau Architects: We did identify some plants.

842

01:32:16.800 --> 01:32:17.700

Joseph: Complex okay.

843

01:32:20.220 --> 01:32:20.340

You.

844

01:32:22.170 --> 01:32:27.840

Bob: know what are what are green infrastructure practices under 1 for.

845

01:32:30.270 --> 01:32:36.240

Joseph: That would be in my mind would be promotion of the bio swales.

846

01:32:37.740 --> 01:32:46.230

Joseph: Things like that and trying to interrupt the drainage patterns, so that they don't go directly into the street.

847

01:32:47.070 --> 01:33:04.560

Joseph: You know containment system into the Caribbean gutter system, so they go percolate and ground slow down have viral swells have rain gardens think that's when I think that the green infrastructure also having native plants that would not require watering in the summer.

848

01:33:05.820 --> 01:33:07.020

Joseph: Those would be in gardens.

849

01:33:07.020 --> 01:33:08.670

Bob: Here, Charlie I don't recall.

850

01:33:09.540 --> 01:33:16.290

Wenzlau Architects: No, we do not, and if you read our response, it says, due to the compact size of the site.

851

01:33:16.500 --> 01:33:20.550

Wenzlau Architects: Right onsite infiltration will be limited to landscape areas.

852

01:33:23.310 --> 01:33:32.160

Joseph: yeah, but you can you can still i'm a believer that you can still you don't need like a pond you know what I mean you can still have small.

853

01:33:32.490 --> 01:33:45.750

Joseph: Areas even in limited landscape areas, you can still have a higher swells and things like that we're not necessarily saying you have to have a you know, a pond or anything large can be very small yeah.

854

01:33:46.920 --> 01:33:48.270

Joseph: Small project like this.

855

01:33:49.830 --> 01:33:51.210

Bob: Are you satisfied Joe then.

856

01:33:51.690 --> 01:33:54.780

Joseph: I am satisfied myself anybody else have any.

857

01:33:55.230 --> 01:33:56.580

Bob: Your the landscaper.

858

01:33:57.690 --> 01:33:59.220

Joseph: yeah does anybody else have any.

859

01:33:59.220 --> 01:33:59.700

comments.

860

01:34:01.170 --> 01:34:03.270

Joseph: Then I would say that it meets it meets.

861

01:34:04.560 --> 01:34:06.330

Joseph: All of these comments.

862

01:34:07.410 --> 01:34:15.720

Todd: No, I think I think that's a great landscape approach like you highlighted before Joe with you know tucking the cars underneath hiding them and and.

863

01:34:16.320 --> 01:34:25.860

Todd: improve definitely improving the public realm on why it with a new sidewalk and planting there were kind of restoring that street edge and continuing the development on that side.

864

01:34:26.940 --> 01:34:35.100

Todd: You know these two projects right kitty corner from each other, really going to have a big impact on that street so i'm sure the comments people have is start building.

865

01:34:35.850 --> 01:34:48.000

Joseph: yeah no I mean, even though the public ground within the landscape does, and I just think I think I did find a public forum was the streetscape when you're walking by and you see a couple buildings that don't have.

866

01:34:49.260 --> 01:35:01.860

Joseph: Carson from Riga Carson street, but you have garages, you know you have the front, the front of the buildings, I think that's the way we should look in the future, towards those streets so.

867

01:35:02.910 --> 01:35:10.200

Joseph: I think it's great yeah any other comments okay all right let's go on to the subdivision.

868

01:35:11.820 --> 01:35:16.320

Joseph: Well, I guess the next section actually is the road.

869

01:35:18.750 --> 01:35:19.440

Joseph: On the.

870

01:35:21.480 --> 01:35:22.140

Marlene Schubert: street types.

871

01:35:22.410 --> 01:35:29.190

Joseph: yeah sorry street types, yes, and this project is a street type number four.

872

01:35:30.210 --> 01:35:32.340

Joseph: Which is the neighborhood mixed use.

873

01:35:36.000 --> 01:35:36.660

Joseph: So.

874

01:35:43.560 --> 01:35:50.850

Anna: A larger comment and mostly from the planning side of things, thinking about how these two projects will fit together yeah.

875

01:35:51.660 --> 01:36:05.460

Anna: The since there are there kitty corner from each other, the continue continuous nature of the sidewalks and there'll be two nice new sidewalks kind of across the street from each other, but i'm thinking about the pedestrian experience.

876

01:36:06.840 --> 01:36:11.880

Anna: Is that are they are they going to be connected to the rest of the sidewalk network.

877

01:36:13.260 --> 01:36:15.630

Anna: a thought for for planning world.

878

01:36:17.490 --> 01:36:21.360

Joseph: Well, I think that's always a problem right is that the way the city works.

879

01:36:22.290 --> 01:36:31.620

Joseph: We only improve the sidewalk in front of the project, because we build it right so you're going to sort of in the meantime, have a beginning, and an end and then nothing.

880

01:36:32.130 --> 01:36:45.000

Joseph: You know domain and then you begin to them right it'd be nice if we could take that whole street from erickson to Madison and do the whole street right, that would be the best way to go.

881

01:36:46.440 --> 01:36:50.550

Joseph: You know it's not how the city operates when we thought about that Charlie.

882

01:36:51.540 --> 01:36:57.660

Anna: Well it's not it's not necessarily yours to to worry about Charlie since you're doing what you need to do on this site so.

883

01:36:57.750 --> 01:36:58.920

Joseph: Right right.

884

01:36:59.100 --> 01:37:10.530

Wenzlau Architects: I would think that there's going to be increasing amount of pressure to complete this segment of Wyatt and i'd be surprised if there are already plans in the works to do it.

885

01:37:12.000 --> 01:37:21.930

Kelly Tayara: So just just to interject that the city could certainly put this on a capital improvements plan and install the connecting sidewalks that would be the public works department.

886

01:37:23.220 --> 01:37:28.500

Joseph: Never have to come from public pressure to get that on or capital improvements plan.

887

01:37:32.220 --> 01:37:37.380

Kelly Tayara: It would be done through the capital improvements plan and I don't know about public pressure, but.

888

01:37:37.500 --> 01:37:37.890

yeah.

889

01:37:39.360 --> 01:37:40.560

Kelly Tayara: that's one way to do it.

890

01:37:40.650 --> 01:37:46.620

Anna: Certainly not connectivity analysis for downtown so again i'll tell you the scope of this but.

891

01:37:48.600 --> 01:37:56.160

Joseph: it's an issue on all projects yeah, it is an issue um okay so um.

892

01:37:57.630 --> 01:38:00.720

Bob: You know, Joe Joe I just had a quick question for Charlie.

893

01:38:02.160 --> 01:38:05.370

Bob: You know, when you talk about a landscape buffer.

894

01:38:06.390 --> 01:38:17.130

Bob: So you can have a vertical structure within a landscape buffer higher than a sidewalk and it can be a buffer right up to the front door still be called a buffer your experience.

895

01:38:18.330 --> 01:38:20.430

Wenzlau Architects: um I don't know.

896

01:38:21.690 --> 01:38:24.180

Wenzlau Architects: i'm not sure I understand the question so.

897

01:38:24.600 --> 01:38:30.390

Bob: Well, I always thought up, I always thought a buffer buffer is a transition and I always thought that buffers.

898

01:38:31.200 --> 01:38:45.720

Bob: You know stopped at the property line, and then a set back goes from the property line into the front set back side yard, or whatever, and then know as you called it a landscape buffer went right up to the building i've seen another project recently with the same.

899

01:38:47.490 --> 01:38:51.180

Bob: same indication kind of surprised me I thought.

900

01:38:51.600 --> 01:38:55.800

Wenzlau Architects: it's it's a term that I think gets used pretty loosely.

901

01:38:57.120 --> 01:39:18.990

Wenzlau Architects: The most strict definition is well when you get into perimeter screens and oftentimes buffers serve the purpose of visual screening I don't think that's the objective along Wyatt we're not trying to create a big hedge and dance way to obscure the buildings we're trying to create.

902

01:39:20.280 --> 01:39:21.540

Wenzlau Architects: A landscaped.

903

01:39:22.800 --> 01:39:27.480

Wenzlau Architects: area between back of sidewalk and the buildings that's that's our goal here.

904

01:39:28.440 --> 01:39:29.520

Bob: Okay, nothing that.

905

01:39:30.000 --> 01:39:30.570

i'm fine.

906

01:39:31.950 --> 01:39:33.780

Vicki: Well i'm Joe.

907

01:39:33.900 --> 01:39:42.690

Vicki: Yes, when we get to the end of the meeting when we're discussing the the book page 62 David and I talked about what.

908

01:39:42.750 --> 01:39:58.500

Vicki: Charlie refers to is loosely used word setback and buffer and it does create confusion and there's confusion in that chart so we really should look at that page when we get to that place on the agenda because.

909

01:39:59.640 --> 01:40:11.430

Vicki: You know, like you can have a chimney in a setback, but as a buffer really supposed to be truly kind of inviolate you don't build things in it, we need to have that clarity of which doesn't exist right now.

910

01:40:11.940 --> 01:40:14.580

Joseph: Well, we can move we'll talk about that and we'll.

911

01:40:14.580 --> 01:40:15.570

Vicki: Talk about that yeah.

912

01:40:15.660 --> 01:40:18.570

Bob: But that I was really being political That was all I agree.

913

01:40:19.500 --> 01:40:19.830

Joseph: yeah.

914

01:40:20.010 --> 01:40:24.810

Joseph: I mean, actually, the issue is not just the D for be book it's the city code.

915

01:40:25.110 --> 01:40:28.980

Joseph: Yes, city Craig buffer and setbacks.

916

01:40:29.280 --> 01:40:31.140

Bob: it's a huge issue Charlie but we won't.

917

01:40:31.710 --> 01:40:32.250

Joseph: We won't get.

918

01:40:33.810 --> 01:40:36.180

Vicki: This entire thing and Clarence his lap now.

919

01:40:36.660 --> 01:40:37.320

Joseph: yeah that's right.

920

01:40:37.350 --> 01:40:39.240

Bob: clients is minus city council.

921

01:40:40.260 --> 01:40:40.500

Joseph: Right.

922

01:40:41.550 --> 01:40:50.910

Joseph: Okay, so um I think we made comments before that I still agree with on the island character so unless anybody has questions about that.

923

01:40:51.480 --> 01:41:01.080

Joseph: I think we can like to move on, I think the project meets the guideline very well it's dense but doesn't seem to have too much amassing skills, some of the others in the area.

924

01:41:01.530 --> 01:41:10.380

Joseph: fits in and does not stand out nice variation designed vertical horizontal siding is a place that that's That was really true so.

925

01:41:11.070 --> 01:41:20.700

Joseph: The neighborhood context sort of the same same comments it blends into the building next door and then, when you look at his sections trolley Sections I think they are very.

926

01:41:21.750 --> 01:41:25.860

Joseph: massing the very similar to the buildings are not out of scale at all so.

927

01:41:27.090 --> 01:41:27.480

Okay.

928

01:41:29.850 --> 01:41:31.260
Joseph: anybody has a comment.

929
01:41:41.580 --> 01:41:42.030
Joseph: So.

930
01:41:47.190 --> 01:41:54.480
Joseph: Oh yeah we had that question here which the city requires in this darn subdivision code about.

931
01:41:55.590 --> 01:41:57.270
Joseph: Helen kept reminding us.

932
01:41:58.560 --> 01:42:03.510
Joseph: That we prefer neither assign or a low impact fence.

933
01:42:06.000 --> 01:42:09.240
Joseph: If still record, we would encourage using science.

934
01:42:10.470 --> 01:42:24.720
Joseph: But in larger subdivisions, you have to identify the open area open space area, and I think Dr B is stated on a number of occasions we don't want either, but it is a code.

935
01:42:25.950 --> 01:42:35.700
Joseph: To kelly's question to Kelly, in a small project like this it's really an urban project can we eliminate that need.

936
01:42:38.100 --> 01:42:38.940
Joseph: requirement.

937
01:42:40.260 --> 01:42:51.270
Kelly Tayara: Not as far as I recall, and it's pretty specific in the code that it requires either signage or fencing generally fencing is required when there's protection of a critical area.

938
01:42:53.730 --> 01:42:54.180
Bob: So I think.

939

01:42:54.750 --> 01:43:11.850

Bob: we're gonna have to bring up because I totally agree with you it's so intrusive it's I understand what the city's trying to do, but I think that's something we need to talk separately about in our sub like subcommittee with the planning Commission and the plant and city council.

940

01:43:14.040 --> 01:43:15.420

Joseph: Okay yeah.

941

01:43:16.680 --> 01:43:21.450

Joseph: Okay um stormwater where I think we've talked about that that.

942

01:43:22.800 --> 01:43:26.340

Joseph: we're just going to go along with it it's a small project, and so we don't really.

943

01:43:27.720 --> 01:43:34.890

Joseph: go into the source fine yep water conservation from the clean water project does quite well yeah.

944

01:43:38.550 --> 01:43:39.720

Joseph: We agree that.

945

01:43:50.310 --> 01:43:53.190

Joseph: yeah someday you can put solar panels on there.

946

01:43:53.850 --> 01:43:54.240

Wenzlau Architects: mm hmm.

947

01:43:54.660 --> 01:43:59.460

Joseph: I mean, I think that would be something is he going to make it the head solar panel.

948

01:43:59.460 --> 01:44:00.600

Vicki: ready or.

949

01:44:01.440 --> 01:44:08.430

Wenzlau Architects: yeah the the client might be inclined, since he owns a solar panel company.

950

01:44:10.380 --> 01:44:11.790

Joseph: You might be inclined yeah.

951

01:44:12.750 --> 01:44:13.740

Wenzlau Architects: That would be my hope.

952

01:44:14.160 --> 01:44:14.910

Joseph: yeah that's.

953

01:44:15.120 --> 01:44:15.600

Wenzlau Architects: A bad job.

954

01:44:15.780 --> 01:44:20.220

Wenzlau Architects: Yes, that that is the plan to make them PV ready for panels.

955

01:44:22.020 --> 01:44:25.110

Kelly Tayara: Now i'm going to go back on something I just said.

956

01:44:26.220 --> 01:44:33.390

Kelly Tayara: Actually, for the design review board you could grant a departure from the requirement for fencing your signs that's.

957

01:44:37.500 --> 01:44:43.800

Kelly Tayara: A six and that section of the code is one of those that you can.

958

01:44:44.850 --> 01:44:58.590

Kelly Tayara: twist you can grant a departure, so he could do it that way, if you'd like maybe recommend suggested recommend approval and with their recommendation that this requirement, be waived.

959

01:44:59.010 --> 01:45:06.990

Joseph: Okay, thank you that's very, very, very helpful yeah Thank you Charlie do you do you see that as a concern on the project.

960

01:45:08.130 --> 01:45:21.420

Wenzlau Architects: No, I, I think, given that it's really a postage stamp size open base, I mean the fence would serve no purpose that I can see and.

961

01:45:22.440 --> 01:45:27.420

Wenzlau Architects: I don't think the signage does either, quite frankly, I think it just be sort of lost on anybody.

962

01:45:28.230 --> 01:45:31.470

Joseph: So why don't we do departure on this thing.

963

01:45:32.640 --> 01:45:39.540

Joseph: Just just to make sure that does anybody else agree with that I, my sense is everybody in the past on do that, please.

964

01:45:40.980 --> 01:45:52.830

Joseph: And you haven't been involved in those discussions, but in larger and larger subdivisions, they have you know when you get to the critical areas or the OPS pieces, you have to have either a sign or a fence that.

965

01:45:55.080 --> 01:45:57.360

Joseph: On this project and project.

966

01:45:59.400 --> 01:46:00.750

Joseph: I think departures.

967

01:46:03.360 --> 01:46:03.600

Joseph: or.

968

01:46:04.050 --> 01:46:06.030

Anna: I think a departure seems appropriate.

969

01:46:08.040 --> 01:46:11.760

Joseph: And no concerns from anybody else we could add that in the conditions.

970

01:46:13.980 --> 01:46:15.750

Marlene Schubert: lot of wait till we get down there would you like me to.

971

01:46:15.810 --> 01:46:17.280

Marlene Schubert: type that up but we're talking about it.

972

01:46:17.610 --> 01:46:22.440

Joseph: Well, why don't we put it in right here well actually go back so go back to

the section.

973

01:46:25.650 --> 01:46:26.130

Joseph: Where was.

974

01:46:26.280 --> 01:46:28.800

Marlene Schubert: Here, I think, right here yeah yeah.

975

01:46:28.860 --> 01:46:31.350

Todd: So the only one common I would have is.

976

01:46:32.430 --> 01:46:36.900

Todd: The signage requirement was like one sign every 50 feet, or something like that.

977

01:46:39.750 --> 01:46:45.600

Todd: And the purpose of the signage is really also for to remind Homeowners and people that may buy the property.

978

01:46:47.400 --> 01:46:51.180

Todd: So I don't know if we would be in supportive one side only somewhere.

979

01:46:52.380 --> 01:47:02.040

Todd: to drive the point home, you know that's why this is here, so it acknowledges the effort to maintain it and the expectation that it will be maintained.

980

01:47:04.410 --> 01:47:05.580

Wenzlau Architects: i'm fine with that.

981

01:47:09.630 --> 01:47:11.430

Joseph: When we did we record we.

982

01:47:12.120 --> 01:47:14.640

Joseph: recommend one sorry go ahead john what.

983

01:47:15.270 --> 01:47:20.790

Shawn: I just I agree with Todd miles to just feel like we should try and avoid departures much as possible.

984

01:47:22.320 --> 01:47:26.160

Joseph: Okay, why don't we just putting it, that we would like one sign.

985

01:47:27.900 --> 01:47:30.840

Marlene Schubert: You want me to put that down in the bottom, where the approval is or no.

986

01:47:30.840 --> 01:47:33.210

Joseph: right here is fine just put it right in there yeah.

987

01:47:34.650 --> 01:47:35.430

Wenzlau Architects: I agree Sean.

988

01:47:42.330 --> 01:47:46.920

Joseph: I never met a landscape architect liked in the sun so i'm just saying.

989

01:47:54.480 --> 01:47:55.500

Marlene Schubert: That I captured okay.

990

01:47:58.500 --> 01:47:59.490

Joseph: A single fun.

991

01:48:02.130 --> 01:48:03.780

Joseph: Go once and that's fine yeah sure.

992

01:48:05.940 --> 01:48:07.950

Joseph: Okay let's move on to the.

993

01:48:10.110 --> 01:48:11.670

Joseph: What are we on here let's see.

994

01:48:13.470 --> 01:48:15.720

Marlene Schubert: I think we're over Community space.

995

01:48:15.780 --> 01:48:16.320

yeah.

996

01:48:18.690 --> 01:48:19.200

Joseph: yeah.

997

01:48:21.870 --> 01:48:25.980

Marlene Schubert: Okay, we just stopped here i'm Sorry, I think we stopped talking when you're talking about solar that's where we're at.

998

01:48:26.790 --> 01:48:31.830

Joseph: yeah well we've got the we talked about that so let's go to access and circulation.

999

01:48:35.700 --> 01:48:37.380

Joseph: I think that's fine we like that.

1000

01:48:39.270 --> 01:48:40.770

Joseph: We like that yep.

1001

01:48:43.290 --> 01:48:45.930

Joseph: And then home site design.

1002

01:48:51.450 --> 01:48:53.310

Joseph: Like that I think we've done the soul yeah.

1003

01:48:56.670 --> 01:49:00.180

Marlene Schubert: The only thing I was outstanding was really landscape plan that you guys hadn't seen.

1004

01:49:00.210 --> 01:49:01.770

Joseph: I think that's all we hadn't done yeah.

1005

01:49:04.140 --> 01:49:04.560

Joseph: Okay.

1006

01:49:04.620 --> 01:49:05.700

let's move ahead.

1007

01:49:07.200 --> 01:49:16.920

Joseph: When we didn't have any here, something yeah and services we didn't have any animal believe no so any any.

1008

01:49:19.710 --> 01:49:33.180

Joseph: let's let's do it again here first off does anybody have any conditions any situations that they're concerned the Charlie hasn't met or that he's agreed to meet that we want to just notate here.

1009

01:49:34.200 --> 01:49:36.000

Joseph: Anything anybody yes picky.

1010

01:49:36.750 --> 01:49:42.630

Vicki: um i'll just ask my standard question, these are perfect downsizing homes so.

1011

01:49:47.400 --> 01:49:48.090

Vicki: This is.

1012

01:49:49.170 --> 01:49:59.640

Vicki: This is a subdivision so people are going to own these So it is that that's it Kelly it, this is a different code section than same multifamily is that right, am I reading, am I understanding that correctly.

1013

01:50:00.270 --> 01:50:07.620

Vicki: hands the no requirement for Ada parking or front end to entry at How does that work.

1014

01:50:08.370 --> 01:50:16.080

Kelly Tayara: For single family residential there is no accessibility requirement yeah their project was a multi family development.

1015

01:50:16.140 --> 01:50:20.370

Vicki: Exactly so that's the primary difference, and the same thing goes for accessible parking.

1016

01:50:21.510 --> 01:50:22.800

Vicki: Okay, thank you.

1017

01:50:24.570 --> 01:50:25.530

Vicki: Unfortunately.

1018

01:50:26.400 --> 01:50:27.090

Vicki: Well, thank you.

1019

01:50:27.390 --> 01:50:29.190

Joseph: yeah unfortunately right yeah.

1020

01:50:29.550 --> 01:50:30.990

Bob: that's gotta change, I think.

1021

01:50:32.550 --> 01:50:32.910

Vicki: well.

1022

01:50:33.360 --> 01:50:34.950

Joseph: So long term or.

1023

01:50:35.160 --> 01:50:35.670

Joseph: Long term.

1024

01:50:35.730 --> 01:50:36.360

Bob: For it is.

1025

01:50:36.450 --> 01:50:42.870

Joseph: yeah yeah yeah okay I don't hear any conditions that we want to put on this.

1026

01:50:44.670 --> 01:50:51.690

Joseph: So do I hear emotion to see will want to make a motion to approve this project, but not conditions.

1027

01:50:52.020 --> 01:50:53.550

Shawn: I moved to approve this project.

1028

01:50:54.150 --> 01:50:57.900

Joseph: That without conditions about condition okay Sean Thank you.

1029

01:50:58.230 --> 01:50:59.400

Todd: Second, oh.

1030

01:50:59.790 --> 01:51:04.020

Joseph: Good second Okay, you need this discussion more discussion.

1031

01:51:05.640 --> 01:51:06.870

Joseph: Oh no hands up.

1032

01:51:06.900 --> 01:51:08.400

Bob: A question for Kelly, Joe.

1033

01:51:08.520 --> 01:51:09.300

Joseph: what's that.

1034

01:51:10.050 --> 01:51:13.620

Bob: So we're approving a subdivision and a site plan review right.

1035

01:51:13.890 --> 01:51:15.210

Kelly Tayara: yeah yeah.

1036

01:51:15.270 --> 01:51:16.530

Joseph: No we're doing.

1037

01:51:17.370 --> 01:51:23.580

Bob: was introduced that under under million as a site plan review and subdivision so i'm a little confused.

1038

01:51:24.090 --> 01:51:30.030

Kelly Tayara: Yes, so so this this meeting is required prior to be applicant being.

1039

01:51:32.190 --> 01:51:38.550

Kelly Tayara: Technically, prior to us being able to deem the application, the land use application complete.

1040

01:51:39.060 --> 01:51:53.700

Kelly Tayara: So charlie's also submitted for the land use permit approval, but that's not what you're reviewing right now you're reviewing you're doing conducting final review and recommendation, which is required prior to land use application.

1041

01:51:54.300 --> 01:51:59.730

Bob: So charlie's got to go through another permit application for the same site under SPR.

1042

01:52:00.270 --> 01:52:10.800

Kelly Tayara: that's correct, this is not a permit application, this is just all pre application conceptual design guidance final review the recommendation public participation meeting and the.

1043

01:52:10.860 --> 01:52:13.080

Bob: interview has to go through this again then.

1044

01:52:13.200 --> 01:52:13.830

Kelly Tayara: No, no.

1045

01:52:13.860 --> 01:52:16.860

Kelly Tayara: No, this this project is subject to ordinance.

1046

01:52:18.750 --> 01:52:22.230

Kelly Tayara: This is the last meeting yell conduct on this proposal.

1047

01:52:23.940 --> 01:52:28.590

Joseph: Right we're done yeah Okay, so I I had to pro to.

1048

01:52:29.760 --> 01:52:31.950

Joseph: Motion and a second.

1049

01:52:33.120 --> 01:52:43.410

Joseph: No more discussion color question does everybody in favor of motion to approve this product to recommend this project going forward so raise your hand.

1050

01:52:44.700 --> 01:52:51.840

Joseph: Okay anybody opposed nope okay there we go we'll find this one too then Charlie.

1051

01:52:52.650 --> 01:52:53.550

Wenzlau Architects: Good well, thank you.

1052

01:52:53.880 --> 01:52:55.680

Joseph: Yes, and be there yeah.

1053

01:52:57.030 --> 01:52:57.570

Kelly Tayara: Thank you.

1054

01:52:58.110 --> 01:52:59.670

Joseph: Okay, thank you very much.

1055

01:53:00.000 --> 01:53:05.010

Wenzlau Architects: yeah I am interested listening for a minute to the rest of your discussion.

1056

01:53:05.850 --> 01:53:08.760

Joseph: you're welcome you're welcome to stay on yeah sure um.

1057

01:53:09.090 --> 01:53:11.760

Marlene Schubert: May I request, we take a two or three minute break.

1058

01:53:11.820 --> 01:53:12.870

Marlene Schubert: Before we get started.

1059

01:53:12.870 --> 01:53:14.010

Joseph: Please absolutely.

1060

01:53:14.520 --> 01:53:15.780

Marlene Schubert: Okay i'll be back.

1061

01:53:16.380 --> 01:53:21.060

Joseph: let's come back here we're about 10 minutes early anyway so let's just take a break yeah.

1062

01:53:22.350 --> 01:53:23.280

Wenzlau Architects: Okay, Joe.

1063

01:53:23.640 --> 01:53:24.210

Joseph: Yes, oh.

1064

01:53:24.660 --> 01:53:46.920

Wenzlau Architects: Yes, I greatly well into everyone Todd and the whole gang I really appreciate how smoothly, this is running now in your format of preparing your comments ahead of time is it's just great so good, it feels like you're hitting your stride on the process now.

1065

01:53:47.220 --> 01:53:56.610

Joseph: yeah Thank you, I appreciate that we're still trying to figure out a way to put the worksheet on a diet that needs to be a little shorter still.

1066

01:53:57.120 --> 01:54:02.040

Joseph: And I think we're gonna instead of going through like I did the landscape there, instead of doing.

1067

01:54:02.490 --> 01:54:11.850

Joseph: Comments for one comments for all two comments real quick i'm going to say any comments in general which of the six categories does that comment shit in.

1068

01:54:12.510 --> 01:54:23.670

Joseph: If none, and we just move on as opposed to sitting there and saying, well, we have to have a comment, for one, we have to ever come on for all too often not necessarily you know what I mean if if.

1069

01:54:24.150 --> 01:54:39.780

Joseph: things seem fine I think what i'd like to get better at actually is saying good things I mean right now we're still in the mode of you know nitpicking projects, you know i'd like to have comments in there, that it will positive to you know so.

1070

01:54:43.050 --> 01:54:53.940

Wenzlau Architects: Because I think you know, in the end that i'm sure this is both your joy and frustration is this process is intended to help applicants do better designs.

1071

01:54:54.480 --> 01:55:00.570

Joseph: It is well and the interesting thing interesting thing is that Bob has said this many times but.

1072

01:55:01.650 --> 01:55:05.700

Joseph: Everybody is impressed with your process your.

1073

01:55:05.760 --> 01:55:14.220

Joseph: Charlie your process on the four step process, the way you lay it out die grammatically the way you did it here in this project.

1074

01:55:14.640 --> 01:55:29.100

Joseph: You put that sheet in there, and you put in the four step process and it really shows a thought process that moves, you know you through a project and Jonathan Davis does that a little bit to.

1075

01:55:30.180 --> 01:55:42.270

Joseph: People of Ireland are not doing yeah you know they're not you know they're not they're not doing it, and I think we'd like to see them do that, but you are doing that, we do appreciate that.

1076

01:55:43.140 --> 01:55:47.250

Wenzlau Architects: Well, I probably helped the Jonathan and I wrote the subdivision code, maybe.

1077

01:55:47.280 --> 01:55:54.810

Joseph: Right exactly exactly yeah but, but when he comes but it's interesting because when you come from across the pond.

1078

01:55:55.230 --> 01:55:57.990

Joseph: yeah you can see that there, they have to.

1079

01:55:59.130 --> 01:56:03.060

Joseph: I don't know why it's a new thing to them, but you can see this.

1080

01:56:03.120 --> 01:56:05.430

Joseph: yeah yeah right.

1081

01:56:06.900 --> 01:56:08.610

Joseph: So yeah okay.

1082

01:56:08.880 --> 01:56:10.080

Wenzlau Architects: Well, thank you appreciate it.

1083

01:56:10.500 --> 01:56:11.400

Joseph: You bet yeah.

1084

01:56:12.720 --> 01:56:13.260

Joseph: So.

1085

01:56:15.570 --> 01:56:26.130

Bob: So yeah it'll Joe I sat in on one of the city of Seattle on lunch break meetings that I don't know a couple months ago I was really impressed.

1086

01:56:26.640 --> 01:56:29.430

Bob: I felt that on bainbridge here we've got a heck of a lot better.

1087

01:56:30.210 --> 01:56:48.210

Bob: designs that are designed for bankers in the city of Seattle, as in their eight different communities that they take care of I think we're far ahead of them and I think Todd and and and Sean are they trying to propose a consolidation of the of the checklist to.

1088

01:56:49.530 --> 01:57:06.180

Joseph: tide was turning Shannon working on that and Todd did report back a little bit that you know if you want to look at all those 23 design standards, you know you, you do have to address those things so unless we structurally take out some of those.

1089

01:57:07.590 --> 01:57:21.660

Joseph: You know standards, how do you put it on diet, because you have to address those things could run the code, you know, even though I think you all know, and I think Charlie particularly knows that some of them overlap, you know by.

1090

01:57:21.690 --> 01:57:23.010

Bob: clutter taken those out.

1091

01:57:24.060 --> 01:57:24.540

Joseph: Sorry.

1092

01:57:25.080 --> 01:57:30.870

Bob: We were taking those out that was a hall antenna that Mary was to drop it from 48 pages under.

1093

01:57:31.200 --> 01:57:42.300

Joseph: Well yeah, but we want to do that, but the problem is you can't take you can't take a standard number 21 and take it away because it's it's an code, but at.

1094

01:57:42.810 --> 01:57:43.680

Joseph: The city council.

1095

01:57:43.980 --> 01:57:46.770

Joseph: What we can do is the way we handle it.

1096

01:57:47.880 --> 01:58:05.280

Joseph: You know, by doing it by subject matter, looking at the buildings overall issues not be one P two P three before you know, try to measure conversation in a broader sense, but still covered the categories.

1097

01:58:06.180 --> 01:58:11.010

Bob: Well, we need to change your code to then it's too much you don't need all that prescriptive stuff.

1098

01:58:14.280 --> 01:58:14.850

Wenzlau Architects: Joe it.

1099

01:58:14.910 --> 01:58:20.400

Wenzlau Architects: I think, as interim solution, I like what you're proposing.

1100

01:58:22.770 --> 01:58:25.800

Joseph: Well we're going to try and see if it works, a little better.

1101

01:58:27.270 --> 01:58:28.170

Joseph: or not yeah.

1102

01:58:30.840 --> 01:58:35.250

Joseph: So um let's see Kelly still here.

1103

01:58:36.930 --> 01:58:38.340

Joseph: Is Dave here.

1104

01:58:39.810 --> 01:58:43.350

Joseph: Dave had to go to a meeting he was going to come back.

1105

01:58:46.830 --> 01:58:47.370

David: Here I am.

1106

01:58:48.120 --> 01:58:48.990

Joseph: Oh you're back.

1107

01:58:49.170 --> 01:58:50.220

David: Yes, here we go.

1108

01:58:50.340 --> 01:58:54.330

Joseph: good to see you good to see you on here okay.

1109

01:58:55.590 --> 01:58:57.120

Joseph: i'm good i'm glad you're back.

1110

01:58:59.070 --> 01:59:06.510

Joseph: Is Marlene Marlene you're back I think we're ready to go, then all right let's start with the new and old business.

1111

01:59:08.940 --> 01:59:15.690

Joseph: let's go ahead with the deer be resource manual or electronic or hardcopy that's you Dave I think.

1112

01:59:15.810 --> 01:59:17.220

Marlene Schubert: You, I think that might have been me.

1113

01:59:17.640 --> 01:59:18.360

Joseph: When I was you.

1114

01:59:18.420 --> 01:59:20.310

Marlene Schubert: Okay okay so before we jump into that I.

1115

01:59:20.310 --> 01:59:21.750

Joseph: didn't right right.

1116

01:59:21.870 --> 01:59:26.520

Marlene Schubert: I did fail to put down there the next meeting is a holiday.

1117

01:59:26.880 --> 01:59:34.170

Marlene Schubert: Yes, so David do you I don't know of any projects that might be ready for a February 21 ish look.

1118

01:59:35.460 --> 01:59:44.130

David: We have a couple of projects going to mention later, but they're now in his new process going to pre up first so that puts the dmV start a little bit later out so i'm not aware of any immediately.

1119

01:59:44.640 --> 01:59:51.360

David: And I mentioned a couple projects in the future, but again they'll go to prayer personnel and our new process so short answer is no.

1120

01:59:52.350 --> 02:00:00.750

Marlene Schubert: So with That said, do we know yet whether we want to just cancel or cancel and schedule a special meeting the very next day, which is Tuesday the 22nd.

1121

02:00:00.750 --> 02:00:08.580

Joseph: So let me, let me ask the deer be that I we we missed so many meetings from November through.

1122

02:00:09.990 --> 02:00:26.010

Joseph: And I don't think we need to meet for no reason, but should be at least meet for a few minutes to talk about issues that we have enough, we don't have a project, what do other people feel how other people feel about that the Derby.

1123

02:00:27.660 --> 02:00:29.580

Joseph: Any comments, yes vicki.

1124

02:00:30.480 --> 02:00:56.100

Vicki: i'm this kind of depends upon how you know david's conversation about the deeper be manual updates and if it turns out that frameworks, has a final complete corrected D for be manual for us to review, as well as a final complete website for us to review.

1125

02:00:57.330 --> 02:01:04.440

Vicki: Then we need to have a device to review that I mean we can each read them in the privacy of our homes and send.

1126

02:01:05.070 --> 02:01:17.460

Vicki: Send tada an email saying we've reviewed it we don't find any typos we agree, you know everything agrees in this in this clean copy with what we agreed to.

1127

02:01:18.300 --> 02:01:33.540

Vicki: Today, on February 7 but I don't want that to linger because the public is

now because of the code is in place it's in the code manual they're relying on this document, so I would hate to see that get pushed out like a month.

1128

02:01:36.810 --> 02:01:37.830

Joseph: Yes, yes, David.

1129

02:01:40.110 --> 02:01:48.690

David: yeah just to follow him to vicki's comments i've mentioned this to a few few that I met with individually, but i've received manage management support to.

1130

02:01:49.410 --> 02:01:55.560

David: extend the contract with framework to maintain the website for design for being rich that we've all been hearing about and participated in.

1131

02:01:56.100 --> 02:02:09.180

David: The development of actually so we're updating that contract right now and i'm more than happy to circle back at the next meeting for vicky's recommendation to describe what minor changes were able to make and others that might have to wait for counsel.

1132

02:02:10.290 --> 02:02:19.860

David: That we could talk about in a minute, but yeah just just wanted to let you know where things are at with framework but there they I do have support to keep them on long term to manage are designed for bainbridge website.

1133

02:02:21.660 --> 02:02:31.770

Bob: Or we see the website and the design for banners before it goes live that's my main concern and I don't want to see something go live that we haven't looked at.

1134

02:02:32.190 --> 02:02:43.530

David: yeah technically it is live now, in the sense that the version that Council, and this is sort of getting to our topic here, but the version, the Council approved in December.

1135

02:02:45.060 --> 02:02:56.010

David: Is the substance of it is, is now live as matter of fact, now that the code is up online it went up last week and and I apologize it's confusing it's always a lag between Council approval.

1136

02:02:56.520 --> 02:03:00.300

David: And then the advertising advertising that approval and then, when the actual

code or visor.

1137

02:03:00.570 --> 02:03:09.420

David: gets the updated code up online so now as of last week, the updated code is online and they designed for bainbridge document that exists the currently approved one.

1138

02:03:10.410 --> 02:03:18.600

David: is being swapped out on the city's website and the admin manual follow almost immediately, so what we're talking about is some things that you.

1139

02:03:19.380 --> 02:03:25.500

David: The Subcommittee have suggested to me that are some very simple changes, including the header.

1140

02:03:26.070 --> 02:03:31.650

David: date the footer some simple things that don't require any Council reviewer approval they're just implied, with the new document.

1141

02:03:31.980 --> 02:03:40.950

David: And then, a few things that are substantive that that would need to go in a bucket for future Council approval, because they changed with the Council just approved in December so The short answer.

1142

02:03:41.700 --> 02:03:50.400

David: Bob is that it is technically live, now it is this active now it just is going to get some tweaks shortly, including like I said the footers and some things we've all talked about.

1143

02:03:51.150 --> 02:03:52.170

Vicki: So today that.

1144

02:03:52.170 --> 02:03:57.690

Vicki: On the sorry Bob I interrupted so David on the tweaks page 10.

1145

02:03:58.770 --> 02:04:10.710

Vicki: Page 10 that really important comment about where it says for submitted requirements, see the dependencies but then it goes on and it mentions that admin manual is that gone.

1146

02:04:11.430 --> 02:04:12.510

Vicki: No, is it still there.

1147

02:04:12.600 --> 02:04:18.180

David: So I want to just get this right out there, I haven't made any of the changes I met with Bob.

1148

02:04:19.110 --> 02:04:29.040

David: Joe or vicki on yet and that's because i've putting them into different buckets, what are the simple ones, we can do now and what are the ones that have to wait for a future Council housekeeping cold call it.

1149

02:04:29.760 --> 02:04:43.800

David: I anticipate being able to do that in the next week vicki, but I want to be clear, no changes have occurred to the version that the Council approved in December, but you'll see those very shortly and that's why at their next meeting, you should have those those in place, hopefully so okay.

1150

02:04:45.030 --> 02:04:45.390

Bob: well.

1151

02:04:47.160 --> 02:04:48.930

Bob: What if he's talking about.

1152

02:04:50.040 --> 02:04:57.300

Bob: that's not a Council thing we can just do this illusion getting rid of those two men manual referrals.

1153

02:04:57.450 --> 02:05:05.400

David: Yes, yeah Bob absolute right there's a bucket of those and then the bucket things dandy but hansel I haven't had our please circle back with frameworks, since my last meeting.

1154

02:05:05.910 --> 02:05:12.330

David: To make those I was out part of last week, but the some of these changes are very simple, including the date the what you just mentioned.

1155

02:05:12.690 --> 02:05:28.410

David: And there's a whole list of very simple changes that are essentially applied with the updated document that don't change any substance, there are some things i'm still peeling out from that list that are substantive especially my meeting with

vicki included several pages of comments.

1156

02:05:28.800 --> 02:05:43.470

David: And some of those are substantive and with you as well, Bob that would need to go back to a Council blessing, because they change potentially change the standards just a bit not necessarily the standards, but the wording in the document in a way that's a little more substantive.

1157

02:05:45.300 --> 02:05:48.540

Vicki: So for everybody else to know.

1158

02:05:51.930 --> 02:05:52.860

Vicki: Bob and I we.

1159

02:05:52.920 --> 02:06:11.910

Vicki: Proof read the document we talked on the phone with David and he was kind enough and thorough and he took down all of our like typos things that should be capitalized things such as this statement on page 10 that merlin is showing us that that is contradictory that.

1160

02:06:13.020 --> 02:06:30.270

Vicki: Clearly, is not is up that needs to go away, but then there were so all of those things i'm understanding David to say that frameworks can, and he can just fix those end of subject, however, there were a couple things and they were.

1161

02:06:31.770 --> 02:06:37.410

Vicki: The one that I was bringing up was in the back under subdivision.

1162

02:06:38.550 --> 02:06:46.080

Vicki: In the history, my understanding of the history of that is that when this was being developed back in.

1163

02:06:48.090 --> 02:06:53.550

Vicki: That they the committee got that far and only had like.

1164

02:06:54.630 --> 02:06:57.330

Vicki: The Foundation and then.

1165

02:06:58.710 --> 02:06:59.070

Vicki: that's.

1166

02:07:00.600 --> 02:07:07.650

Vicki: Where was the place David where all of a sudden it went to they started using the word intent, instead of standard.

1167

02:07:09.330 --> 02:07:12.090

David: We can't need to go back to my notes from our meeting I don't have those ready.

1168

02:07:12.240 --> 02:07:12.720

Vicki: yeah.

1169

02:07:12.750 --> 02:07:28.650

Vicki: Well, there was a place where I was questioning, let me see if I can find my sticky note, where I was questioning well why, why did this change from the word standard oh it's on page let's see what pages is.

1170

02:07:28.650 --> 02:07:32.700

David: 6454 I just found under subdivision guidelines.

1171

02:07:33.360 --> 02:07:41.730

Vicki: It says topic and it says guideline and then under like island character, it says intent and it says guidelines.

1172

02:07:42.390 --> 02:07:56.010

Vicki: And we were really clear when we reproof reading this a standard is a standard and don't commingle it with the word guidelines guidelines are are are ways to achieve it was suggested ideas to achieve the standard.

1173

02:07:56.370 --> 02:07:58.500

Vicki: So where did this word intent.

1174

02:07:58.830 --> 02:08:04.170

Vicki: For consistency purposes, where did that word appear and so.

1175

02:08:05.310 --> 02:08:08.400

Vicki: David is this is this one, the ones who are you think well.

1176

02:08:09.510 --> 02:08:19.350

Vicki: Do we have it's just a it's a semantics thing, do we need counsel permission to change the word intent to standard for consistency.

1177

02:08:19.620 --> 02:08:27.150

David: So vicki I also found this from our notes here right page 64 and this falls in what I call the middle bucket which i'm going to run by our legal.

1178

02:08:27.690 --> 02:08:36.360

David: staff and the ones i'm not sure about I meet with our director and legal every week and that's it yeah that's something to have enough or no that's that's fair to call that semantics and.

1179

02:08:36.420 --> 02:08:46.890

David: Right so NBC in Tampa to be capital approval so there's a distinction there, and this is right in the middle, I think, but, but your underlying point is right on standards and guidelines are two different things.

1180

02:08:47.520 --> 02:08:58.860

Vicki: Right, and so we were trying to close or you're gonna that's when you're going to take the legal and maybe the Council, it seems like that's kind of wasting the council's time but that's my personal opinion.

1181

02:08:59.160 --> 02:09:01.500

David: vicki I agree, presumably, will be able to make this as part of.

1182

02:09:01.500 --> 02:09:01.890

Vicki: Right.

1183

02:09:02.160 --> 02:09:03.300

David: The tweaks that the buffer.

1184

02:09:03.990 --> 02:09:06.720

Vicki: And then, and this kind of came up today, David.

1185

02:09:07.920 --> 02:09:11.070

Vicki: We talked a lot, you and I talked about page 58.

1186

02:09:11.340 --> 02:09:12.510

Vicki: Which is this building.

1187

02:09:12.510 --> 02:09:15.150

Vicki: frontage is charts this chart.

1188

02:09:16.650 --> 02:09:25.200

Vicki: And how the term buffer and setback can be used and appears to be used interchangeably in many different places.

1189

02:09:25.890 --> 02:09:32.520

Vicki: And you and I talked about this chart and we were trying to figure out within the chart how to make it clear.

1190

02:09:33.210 --> 02:09:39.390

Vicki: And then we we went to the next page like where it says linear storefront we thought well, maybe here, we should.

1191

02:09:39.900 --> 02:09:58.740

Vicki: You know how to fix this and to avoid the confusion, should we put a code citation number here I mean how to make this clear for those guys that come from Seattle, maybe that aren't you know embedded in this, how do we, how do we avoid confusion.

1192

02:09:59.790 --> 02:10:05.280

Vicki: In this section with the way those words are used and we didn't we didn't achieve an answer.

1193

02:10:05.910 --> 02:10:06.120

Vicki: well.

1194

02:10:06.330 --> 02:10:20.070

David: Thank you, if I may interrupt or jump in one thing you suggested, which wouldn't change the substance, it would just enhance it is, and this goes for setback buffer frontage is just like you say either a code site, or just a link to the definition.

1195

02:10:20.850 --> 02:10:26.910

David: So people are clear, for example, that, if I may, may add this thought now, since it came up in a meeting today.

1196

02:10:27.510 --> 02:10:35.940

David: you're asking about the term buffer and what does it really mean well our

definition currently at 1836 over three hours as a buffer means space.

1197

02:10:36.570 --> 02:10:44.490

David: Either landscape or existing or natural vegetation intended to reduce the impact of undesirable sights sounds odors etc.

1198

02:10:44.940 --> 02:10:59.220

David: So there is a definition that we can link to, by the way, that does include either now native or non native vegetation, but it typically includes vegetation but that's an example of what you suggested, we could get that definition either right in that section or link to it directly.

1199

02:11:02.040 --> 02:11:08.970

Vicki: We were thinking definitions and we were thinking referring people to the code citations, I guess, those were the two.

1200

02:11:09.750 --> 02:11:12.240

Vicki: The two ideas we came up with to.

1201

02:11:12.240 --> 02:11:13.710

Vicki: Help gain some clarity.

1202

02:11:14.700 --> 02:11:25.740

Joseph: The problem I still have in the code between buffer and said was really a problem in the wintergreen project, because in the buffer in a buffer.

1203

02:11:26.160 --> 02:11:40.920

Joseph: You cannot have any landscape object, you cannot have a sidewalk you cannot have a bench a fence in a setback to the edge of a building, you can have.

1204

02:11:41.550 --> 02:11:56.490

Joseph: A sidewalk you can have a bench and and I think those are critical differences and I don't feel the chapters 17 and eating the code language is not that strong.

1205

02:11:56.940 --> 02:12:09.240

Joseph: And it needs to be fixed so that's a long term project, but that needs to be fixed So how do we just by making a go to the definition here I don't know that fixes the intent of what we're trying to get.

1206

02:12:10.920 --> 02:12:11.370

Todd: Joe.

1207

02:12:11.790 --> 02:12:17.400

Todd: Yes, where does it where where does it state what you just said is that in the code.

1208

02:12:18.030 --> 02:12:20.790

Joseph: Yes, i'd have to look it up, but.

1209

02:12:20.820 --> 02:12:31.890

Joseph: yeah yeah I think I run across some 18 something under buffers I think it says no sidewalks are lance it says no landscape elements.

1210

02:12:32.160 --> 02:12:32.550

Todd: uh huh.

1211

02:12:33.120 --> 02:12:35.040

Joseph: yo is that right.

1212

02:12:37.560 --> 02:12:38.160

Vicki: No, no.

1213

02:12:38.820 --> 02:12:42.870

Vicki: No structural elements, like you, can't put your front stoop stairs.

1214

02:12:42.990 --> 02:12:44.070

Joseph: And above you.

1215

02:12:44.220 --> 02:12:45.060

Vicki: put them in the second.

1216

02:12:45.600 --> 02:12:47.670

Joseph: Yes, surely, maybe you know where it is.

1217

02:12:48.570 --> 02:13:03.180

Wenzlau Architects: So the confusion for an applicant is starts with using the word buffer and I immediately will pull out the landscape code to understand if there are any required buffers.

1218

02:13:03.870 --> 02:13:16.230

Wenzlau Architects: If this is meant to simply reiterate that part of the code, then, that has to be made really clear if we're implying there's some additional standard.

1219

02:13:17.130 --> 02:13:28.470

Wenzlau Architects: than one we shouldn't use the word buffer at all because it's very confusing and it overlaps or it should just be eliminated here so that's the ambiguity that an applicant faces.

1220

02:13:29.790 --> 02:13:40.440

Wenzlau Architects: I think the intent here is to reiterate what's encode and if that's correct, then I think it just you know everyone has to understand that make sure it's clear.

1221

02:13:43.020 --> 02:13:44.190

Joseph: that's a great point.

1222

02:13:44.790 --> 02:13:46.410

Vicki: So if.

1223

02:13:47.190 --> 02:13:48.180

Vicki: This chart.

1224

02:13:49.770 --> 02:13:58.920

Vicki: is on the upper things you know linear storefront landscape Plaza for court is there a call a missing that should be the setback column.

1225

02:13:59.940 --> 02:14:01.590

Vicki: I mean is that the problem.

1226

02:14:02.730 --> 02:14:03.060

Wenzlau Architects: So.

1227

02:14:03.330 --> 02:14:14.250

Kelly Tayara: I just wanted to add sorry i'm on, especially with regard to wintergreen that vegetated buffers Davis saying there's a generic.

1228

02:14:14.910 --> 02:14:29.370

Kelly Tayara: kind of definition, but in the code we live to two things specifically a roadside landscape buffer and specifically a perimeter landscape buffer there are only two kinds of landscape buffers in the code.

1229

02:14:29.790 --> 02:14:30.210

Kelly Tayara: And I think.

1230

02:14:30.240 --> 02:14:31.830

Kelly Tayara: that's where the confusion is.

1231

02:14:32.760 --> 02:14:34.200

Kelly Tayara: In D for be.

1232

02:14:34.260 --> 02:14:43.860

Kelly Tayara: If you want some kind of vegetation area just put there should be a vegetation area, but if you specifically want a roadside lead.

1233

02:14:45.210 --> 02:14:50.190

Kelly Tayara: or a perimeter landscape buffer then perhaps use those specific terms.

1234

02:14:50.910 --> 02:15:00.600

Joseph: What code would you would we rely on to do a vegetative buffer on a project, where we didn't want landscape elements.

1235

02:15:02.670 --> 02:15:03.090

Joseph: You know.

1236

02:15:04.710 --> 02:15:26.010

Kelly Tayara: The way that ties in so roadside landscape buffer or perimeter landscape buffer also in the code has specific allowed uses and they're generally, there are no allowed uses no allowed structures or there are some limited allowed structures, like infrastructure supporting a.

1237

02:15:28.500 --> 02:15:29.700

David: Southern drawl field, or some.

1238

02:15:29.730 --> 02:15:30.900

Kelly Tayara: Tension pond or.

1239

02:15:31.260 --> 02:15:32.010

Joseph: Something yeah.

1240

02:15:32.070 --> 02:15:35.730

Kelly Tayara: Right now, so you would you could rely potentially on the code to.

1241

02:15:35.730 --> 02:15:44.340

Kelly Tayara: say this is supposed to be a roadside landscape buffer and the only uses are those permitted in that buffer in accordance with the code.

1242

02:15:45.030 --> 02:15:45.720

Joseph: Okay, but.

1243

02:15:45.840 --> 02:15:47.430

Bob: The question.

1244

02:15:48.570 --> 02:15:52.200

Bob: piggyback on that la I guess where our confusion is.

1245

02:15:53.670 --> 02:16:00.870

Bob: I typically think in terms of buffer and then I go to a front are rare yard setback side yard setbacks.

1246

02:16:02.370 --> 02:16:08.100

Bob: Like on wintergreen that they show a buffer go on ramp to the building to me there's like a five foot intrusion by.

1247

02:16:08.460 --> 02:16:19.710

Bob: offense I didn't think I thought that was part of a setback, not part of a buffer I thought the buffer riches go up to the home site and then from inside of that you would have setbacks.

1248

02:16:20.850 --> 02:16:29.010

Kelly Tayara: yeah and in that case it's it's it's vegetated area it's it's not really a buffer, so to speak.

1249

02:16:29.760 --> 02:16:31.020

Bob: So we did a definition.

1250

02:16:31.230 --> 02:16:32.400

Bob: that's all got a sink.

1251

02:16:33.330 --> 02:16:33.840

Kelly Tayara: yeah.

1252

02:16:33.960 --> 02:16:34.470

Wenzlau Architects: I think.

1253

02:16:34.650 --> 02:16:37.560

Kelly Tayara: I mean that one was kind of crazy but yeah.

1254

02:16:37.620 --> 02:16:52.590

Bob: Well, no, Nice to sit through that Joint Committee between the Dr planning Commission that's one thing i've always thought we had we had a distinct this stuff and then all the definitions, even in the dmV book you just have to all be in the code in one place.

1255

02:16:53.160 --> 02:16:53.730

Kelly Tayara: Right now.

1256

02:16:54.150 --> 02:16:56.910

Wenzlau Architects: That would be idea around, so I think.

1257

02:16:58.200 --> 02:17:05.760

Wenzlau Architects: What we have here this whole conversation just illustrates the point when we mix guidelines with.

1258

02:17:06.930 --> 02:17:17.400

Wenzlau Architects: Other elements of the code and if we're going to have setbacks here I think we're Kelly and correct me if i'm wrong or day we're trying to restate what's in the code.

1259

02:17:18.210 --> 02:17:28.110

Wenzlau Architects: If it's something different than we have to be really clear about that and which supersedes which and similarly if we're proposing a vegetated buffer.

1260

02:17:29.400 --> 02:17:40.470

Wenzlau Architects: Right now, the way it's written it just restates with the code state state route 305 has to have a buffer that's why that box is checked, you have to do that because it's in the code.

1261

02:17:41.820 --> 02:17:49.350

Wenzlau Architects: Rural by design I don't remember, but I think that is implying the subdivision standards.

1262

02:17:51.900 --> 02:18:00.330

Wenzlau Architects: And Kelly aren't there specific requirements for vegetated bug for buffers related to subdivisions isn't that correct.

1263

02:18:01.410 --> 02:18:14.880

Wenzlau Architects: So we're we're intertwining and it's always risky to intertwine the zoning code with guidelines, especially if you're duplicating standards it's really confusing for an applicant.

1264

02:18:15.810 --> 02:18:35.340

Joseph: Well, do the place, I agree totally with Charlie said that the other place that I found where it says set back by frontage, and this is zero 10 to 20 2010 to 20 05 to 15 when you have more than one five or 15 I mean everybody goes to the minimum.

1265

02:18:36.210 --> 02:18:37.860

Todd: yeah we should just have one number there.

1266

02:18:38.130 --> 02:18:43.980

Joseph: I think it should be one number so because, then you get into well as a 25 years that 50.

1267

02:18:44.910 --> 02:18:45.390

know.

1268

02:18:46.620 --> 02:18:56.010

Joseph: And I feel like that just sets every project up for a necessary a false to be but a unnecessary.

1269

02:18:56.550 --> 02:19:13.770

Joseph: to beat the city code and this book should define what it thinks is a quality, design, you know the 25 is enough or 50 years enough or whatever, and when you have a choice, there are a range I just feel like one number.

1270

02:19:16.050 --> 02:19:19.440

Bob: and have one size fits all they'll joey so you're looking.

1271

02:19:19.680 --> 02:19:21.180

Todd: For screen now, I think we can't hear.

1272

02:19:21.810 --> 02:19:22.140

Joseph: On this.

1273

02:19:22.830 --> 02:19:23.370

Because.

1274

02:19:25.620 --> 02:19:34.680

Joseph: we're are we telling when it says 25 to 50 we haven't listed, what with this project should be 25 and this one should be mean.

1275

02:19:35.340 --> 02:19:46.500

Todd: yeah we've got we've got to get it out of the subjective, yes, and that we don't have any guidelines that would say doesn't need to be five or 10 then we don't need them, we need to say this is.

1276

02:19:47.820 --> 02:19:52.470

Joseph: So, even on the one that Charlie just data with five to 15 and Charlie did one with 10.

1277

02:19:52.740 --> 02:19:59.460

Joseph: I mean, let me, for whatever you know it's just I mean it's but he had available, you know but it's kind of like well.

1278

02:19:59.730 --> 02:20:05.880

Bob: Well, the one thing I look at this noise and that's part of having a buffer is to is to mitigate the noise.

1279

02:20:07.080 --> 02:20:07.350

Joseph: yeah.

1280

02:20:07.560 --> 02:20:12.300

Bob: Just it's just not a vegetative screen or view it's also noise.

1281

02:20:12.570 --> 02:20:13.110

Joseph: mm hmm.

1282

02:20:13.230 --> 02:20:29.370

Anna: Oh so by giving a range there, then you allow the designer to choose, like in that context, if they need more sound buffer and then they have the ability to go for 50 feet as opposed to the 25 if they don't need as much sound buffer.

1283

02:20:30.000 --> 02:20:31.830

Bob: yeah I would agree with that on that.

1284

02:20:32.340 --> 02:20:33.240

Bob: Well, this is.

1285

02:20:33.360 --> 02:20:34.770

Bob: You really have to Todd.

1286

02:20:35.670 --> 02:20:43.740

Todd: But in order to have an effect on on sound, you need major differences five feet 10 feet even 25 feet.

1287

02:20:44.760 --> 02:20:45.840

Todd: make no difference.

1288

02:20:46.080 --> 02:20:46.920

I disagree.

1289

02:20:47.940 --> 02:20:48.210

Todd: well.

1290

02:20:48.300 --> 02:20:48.960

Todd: it's it's.

1291

02:20:49.470 --> 02:20:51.090

Todd: totally disagree science Bob.

1292

02:20:52.500 --> 02:20:54.270

Bob: Science that's my talking about.

1293

02:20:55.290 --> 02:20:55.740

Bob: respect.

1294

02:20:56.700 --> 02:21:02.430

Todd: I mean acoustics aren't something that we can handle with buffers unless they're enormous.

1295

02:21:02.910 --> 02:21:04.770

Todd: And also sound a subjective.

1296

02:21:05.220 --> 02:21:10.020

Todd: What I can what I tolerate for sound is different than what other people tolerate for sound.

1297

02:21:11.550 --> 02:21:15.870

Bob: whack on that you're saying that I i'm just all in the whack.

1298

02:21:17.130 --> 02:21:19.590

Joseph: Well, so I think we get into the weeds here but.

1299

02:21:20.610 --> 02:21:23.250

Joseph: I you know, I believe that.

1300

02:21:23.460 --> 02:21:24.840

Joseph: When you meet the.

1301

02:21:24.840 --> 02:21:25.560

Minimum.

1302

02:21:27.030 --> 02:21:30.660

Joseph: That well not really is is that that's the worst you can do.

1303

02:21:31.830 --> 02:21:37.590

Joseph: it's not the best you can do you know, and so, if it's 25 see.

1304

02:21:38.670 --> 02:21:41.370

Joseph: What is the incentive to make it 50.

1305

02:21:42.870 --> 02:21:51.870

Joseph: I think that's the discussion it's very difficult if the city says no, no matter what it's 50 or whatever, then they're saying that.

1306

02:21:53.220 --> 02:22:00.930

Joseph: And unfortunately I hate to say this, but most most people will always look to the minimum whenever they can.

1307

02:22:01.350 --> 02:22:02.010

Todd: Oh it's.

1308

02:22:02.040 --> 02:22:03.570

Todd: it's driven by economics.

1309

02:22:03.600 --> 02:22:04.680

Joseph: Economics okay what.

1310

02:22:04.770 --> 02:22:05.040

Todd: You know.

1311

02:22:05.400 --> 02:22:07.530

Todd: you're not going to get someone to pay extra.

1312

02:22:07.770 --> 02:22:10.350

Todd: The amount of money that would be extra for unit.

1313

02:22:10.800 --> 02:22:12.510

Todd: To be able to pull it that far off.

1314

02:22:12.510 --> 02:22:22.830

Todd: The road, and I think you know, there is a definite characteristic that we want to maintain and driving through the island on three or five you're driving through.

1315

02:22:23.160 --> 02:22:28.200

Todd: The green space and as soon you know if that gets down to 25 that's gone.

1316

02:22:28.650 --> 02:22:34.170

Wenzlau Architects: yeah So can I just i'm doing a project along 305.

1317

02:22:35.250 --> 02:22:45.360

Wenzlau Architects: it's clear to me as an applicant, because I know the rules that it's a 50 foot buffer it can be buffer average to 35 feet that's a rule.

1318

02:22:45.750 --> 02:22:48.000

Wenzlau Architects: that's not a standard you deviate.

1319

02:22:48.000 --> 02:23:02.910

Wenzlau Architects: From and i've seen in the http and other ordinances that it makes it very clear which standard you default to so, for instance, if we show 25 to 50 feet.

1320

02:23:04.320 --> 02:23:14.970

Wenzlau Architects: Clearly, in the case of something along 305, it has to be 50 feet and if you're implying that it can be reduced to 25 here you've created a big problem.

1321

02:23:16.620 --> 02:23:19.500

Bob: Well, unless you've got a concrete wall or something I swear.

1322

02:23:20.190 --> 02:23:22.860

Wenzlau Architects: No that's not my fault you can't.

1323

02:23:23.250 --> 02:23:23.520

either.

1324

02:23:25.110 --> 02:23:29.100

Bob: I don't want a concrete wall but i'm just saying it's like a city you got a.

1325

02:23:29.400 --> 02:23:31.650

Bob: concrete wall 25 feet.

1326

02:23:32.430 --> 02:23:33.930

Shawn: So not talking about that.

1327

02:23:33.990 --> 02:23:36.030

Shawn: At all so are you saying that.

1328

02:23:37.080 --> 02:23:38.070

Vicki: it's Charlie.

1329

02:23:38.160 --> 02:23:42.000

Vicki: Are you saying Charlie in the code for 305.

1330

02:23:43.170 --> 02:23:44.160

Vicki: It says.

1331

02:23:46.800 --> 02:23:56.190

Vicki: 50 feet 35 average, and if that is in the code, why does, why does this say 25 to 50 why doesn't it say 50 feet 35.

1332

02:23:56.850 --> 02:24:09.000

Vicki: Average right there in that thing versus the 25 to 50 does now that's fixes state route is there anything roll by design, other than state route 305.

1333

02:24:10.740 --> 02:24:11.670

that's the question.

1334

02:24:13.110 --> 02:24:13.770

Wenzlau Architects: But we're.

1335

02:24:18.060 --> 02:24:26.160

Wenzlau Architects: we're recognizing, we need to align this chart with what the code says and make just make sure we're not.

1336

02:24:26.190 --> 02:24:27.990

Wenzlau Architects: inadvertently creating conflicts.

1337

02:24:28.200 --> 02:24:31.980

Vicki: Right now that the State route thing is a conflict.

1338

02:24:33.690 --> 02:24:42.300

Joseph: Right, we spent to remind people who spent 14 months arguing this particular 20 pound 50 foot buffer.

1339

02:24:42.570 --> 02:24:52.830

Vicki: And there's a whole bunch of for sale signs, as you go towards the bridge on three or five right now, so this means clarity, because those are all development sites going along 305.

1340

02:24:53.310 --> 02:24:56.010

Vicki: yeah So what is this supposed to say.

1341

02:24:57.450 --> 02:25:02.610

Joseph: I think I think this is needs to be another discussion with the code people.

1342

02:25:02.790 --> 02:25:16.980

Vicki: Because so so going winding it back to David so David, this is not a Council issue, because this is all code for us, this is an editing clarification issue, and I am I am I miss overstating.

1343

02:25:17.310 --> 02:25:28.380

David: Well, I think a counterpoint that vicki is if if you're changing the numbers in design for bainbridge because this section was developed as part of this new document Georgia I don't know if you were on that original group Joe if you.

1344

02:25:28.380 --> 02:25:28.860

Joseph: Remember the.

1345

02:25:29.490 --> 02:25:38.850

David: question about this page, but this section is new it's it's I guess it's adopted through Cobra it's a supplement to the code in a way, I mean it's it's it's a new section.

1346

02:25:39.330 --> 02:25:46.020

David: And so, if we're changing the numbers that falls in the bucket of going back to substantive and would require Council approval.

1347

02:25:46.710 --> 02:25:55.050

Joseph: So so just to air dirty laundry here for a second I actually think it was christy car, who was the project manager on this project.

1348

02:25:55.530 --> 02:26:08.070

Joseph: Who instead of changing the code changed this and then made this supersede

the code and that was her way of getting at these numbers, without going back to change in the code.

1349

02:26:08.280 --> 02:26:13.920

David: Joe is correct that the code spit states explicitly that where there's a conflict zone for bainbridge rules.

1350

02:26:14.100 --> 02:26:26.250

Joseph: Right, and I think she cried I think she probably take you know what would be called the easy way out, you know, trying to get some changes made, and so, but what ends up happening, of course, was a lot large confusion.

1351

02:26:27.300 --> 02:26:27.690

Joseph: For me.

1352

02:26:28.290 --> 02:26:34.410

Vicki: So, Joe and I asked Clarence a question a Clarence by way of background.

1353

02:26:35.610 --> 02:26:36.780

Vicki: To get the new.

1354

02:26:38.190 --> 02:26:49.320

Vicki: ordinance passed and the new process past we started working on that in July of 2020 and it was finally adopted 18 months later, so.

1355

02:26:49.830 --> 02:26:51.600

Vicki: If this issue here of.

1356

02:26:51.690 --> 02:27:03.000

Vicki: Just basically clarifying this chart has to go to the Council and takes another 18 months we got 18 months of potential problems ahead of us.

1357

02:27:03.780 --> 02:27:25.350

Vicki: So is there a middle road in the Council process that doesn't get us tied up in something like this again if we have like just two or three, these are semantic issues and we're not changing the code we're just clarifying this language, how can we do that more expeditiously.

1358

02:27:26.970 --> 02:27:28.320

Vicki: i'm putting you on the spot.

1359

02:27:28.530 --> 02:27:29.670

Clarence Moriwaki: yeah yeah.

1360

02:27:30.690 --> 02:27:31.320

Vicki: Sorry.

1361

02:27:31.770 --> 02:27:33.060

Clarence Moriwaki: you're just looking at the calendar.

1362

02:27:33.930 --> 02:27:41.700

Clarence Moriwaki: My first meeting officially was January 11 so I haven't even been on the Council month yet so um.

1363

02:27:43.800 --> 02:27:49.260

Clarence Moriwaki: yeah that's you there's deep down, you took me on an ocean liner dumped me in the Pacific.

1364

02:27:49.260 --> 02:27:49.620

Vicki: ocean.

1365

02:27:50.340 --> 02:27:51.690

Sorry i'm sorry.

1366

02:27:52.800 --> 02:28:05.400

Clarence Moriwaki: No, no worries I mean that's why i'm here i'm the one I mean i'm hearing your discussion, it seems like you're not really clear whether that's necessary, so I think that has to be answered first.

1367

02:28:05.640 --> 02:28:12.870

Clarence Moriwaki: Right i'm your MC I think you're making a jump that it will be a Council decision, where, and in fact we may be able to just do an administrative Lee.

1368

02:28:14.160 --> 02:28:17.130

Vicki: So that puts it in David green thumbs hands with legal.

1369

02:28:17.910 --> 02:28:20.160

Clarence Moriwaki: Right yeah and yeah i'm planning, you know sure.

1370

02:28:20.190 --> 02:28:21.360

Vicki: and planning okay.

1371

02:28:21.690 --> 02:28:22.890

Bob: Okay that's where.

1372

02:28:23.190 --> 02:28:28.200

Bob: that's where it belongs, because keep in mind and i'm a box it all just fact we finish.

1373

02:28:29.310 --> 02:28:30.810

Bob: July of last year.

1374

02:28:31.530 --> 02:28:39.780

Bob: And it didn't get to the console until the on the on the call it the agenda you know, whatever it's called until December.

1375

02:28:40.080 --> 02:28:50.550

Bob: Right it's really not a Council issue it's really just an in house issue between the between the planning department between us, without even getting into the Council.

1376

02:28:50.730 --> 02:28:59.040

Todd: To me, if you look at that 25 to 50 foot range, I think the confusion comes in, when the world by design category gets intermingled there.

1377

02:29:00.030 --> 02:29:16.290

Todd: And if Charlie saying, and I think it's true that it's pretty clear that 50 feet, is the setback that buttresses that argument that 50 feet, is what should be there and the check for rural design should be removed, along with the 25 feet and then.

1378

02:29:16.500 --> 02:29:17.280

Todd: we're in agreement.

1379

02:29:17.850 --> 02:29:21.150

Todd: Yes, so that's you know.

1380

02:29:21.270 --> 02:29:23.640

Todd: That seems to be very direct and very clear.

1381

02:29:24.120 --> 02:29:27.810

Bob: vicki's question today was is that a code is that a is that a.

1382

02:29:33.450 --> 02:29:34.230

David: Well, so.

1383

02:29:34.530 --> 02:29:35.670

David: Go ahead go ahead, sorry.

1384

02:29:35.760 --> 02:29:43.650

Vicki: Well, I was gonna say so, David you're hearing this conversation and and our desire to to just.

1385

02:29:43.830 --> 02:29:45.690

Vicki: This is all clarification.

1386

02:29:45.840 --> 02:29:59.010

Vicki: it's all matching existing code, so if you check with legal can can we work with frameworks to just reformat this as we're discussing for clarity purposes.

1387

02:29:59.730 --> 02:30:05.490

David: Yes, if we if we do agree per clearances suggestion that it's not a substantive change.

1388

02:30:05.940 --> 02:30:11.310

David: But but somebody on the inside might argue will deceptive because I used to be able to go 25 and now you're saying after 50.

1389

02:30:11.760 --> 02:30:21.450

David: But i'm just getting that out there, but here's here's another solution, so the answer to your question vicki's yes and I meet with legal and my director every week so we'll get it in front of them quickly.

1390

02:30:22.350 --> 02:30:28.770

David: there's a lot of things vicki you and I covered that don't need to go to them they're very easy footers dates all that stuff seems like a no brainer.

1391

02:30:29.070 --> 02:30:32.460

David: But this is a good example, something i'm going to them and then a second solution would be.

1392

02:30:33.030 --> 02:30:41.850

David: And the Council will be briefed on this shortly by the city manager, but in House as a planning staff we try to gather our housekeeping edits.

1393

02:30:42.240 --> 02:30:48.600

David: An annual basis, and then, and when we get counsel approval we bring those for to the Council say hey these are some easy fixes in code.

1394

02:30:48.870 --> 02:31:01.710

David: And we're going to call this the housekeeping package and that could cover zoning code D for be so if by chance, some of these do need to get into the housekeeping bucket that would get them in a faster track.

1395

02:31:01.740 --> 02:31:06.780

David: vicki answer your question and started from scratch with just a deep Ruby code so.

1396

02:31:06.810 --> 02:31:18.780

David: Okay, two solutions area in house concurrence with legal or if worst case scenario, we can include it in the housekeeping updates when the Council is brief by the city manager and we get the nod to proceed with those so.

1397

02:31:18.870 --> 02:31:21.780

Bob: it's not just a consent agenda that the Council.

1398

02:31:22.530 --> 02:31:31.620

David: know the Council might want to study session I don't want to speak for the Council man here and but accounts may want to study session, just to hear about the code changes.

1399

02:31:31.920 --> 02:31:39.090

David: But we want to make it in our goal at staff is to make it an annual thing will exercise that muscle every year, where we get those housekeeping changes.

1400

02:31:39.360 --> 02:31:49.410

David: Just on a track and keep them going and so we're internally starting our next

batch of those and the Council will hear about those from the city manager in due time, whenever the time is appropriate so.

1401

02:31:50.550 --> 02:31:51.960

Wenzlau Architects: Todd and vicki.

1402

02:31:52.740 --> 02:32:06.840

Wenzlau Architects: I just wanted to make one more point here that's hopefully worthy of consideration, I want to be careful time to your point if we changed setback by front edge under vegetated buffers to 50 feet.

1403

02:32:07.860 --> 02:32:25.140

Wenzlau Architects: Data daybreak them if that supersedes code, I want to be very careful that doesn't be isn't perceived as wiping out what's in the landscape code is allowing buffer averaging so we have to be really careful when this chart supersedes.

1404

02:32:26.220 --> 02:32:28.200

Wenzlau Architects: A very thoughtful deliberative.

1405

02:32:28.590 --> 02:32:29.850

Wenzlau Architects: Land same code.

1406

02:32:30.600 --> 02:32:36.630

Wenzlau Architects: By just putting in a number that all of a sudden, you have an unintended consequence so.

1407

02:32:39.390 --> 02:32:41.160

Vicki: Yes, because there's this.

1408

02:32:41.250 --> 02:32:42.660

Vicki: Statement up here and that's.

1409

02:32:42.660 --> 02:32:47.250

Vicki: Starting paragraph that talks about this chart supersedes.

1410

02:32:48.360 --> 02:32:49.290

Vicki: what's in the code.

1411

02:32:50.520 --> 02:32:51.900

Vicki: To go to charlie's point.

1412

02:32:52.230 --> 02:32:52.650

Joseph: You know.

1413

02:32:54.330 --> 02:32:58.890

Vicki: So then kind of David to coalesce this.

1414

02:33:00.750 --> 02:33:13.890

Vicki: So for legal, this is clearly a question and for legal clearly the other question we already discussed that word intent, can we change that word intent to standard and is that okay.

1415

02:33:15.600 --> 02:33:19.800

Vicki: David, can you read those are two major kind of legal questions.

1416

02:33:20.130 --> 02:33:32.190

David: I think so vicki vicki and I have a rigorous four pages of comment of notes from our meeting, however, these do stand out in my mind is some of the there were a couple others that might fall in that bucket of going to legal and that's what i'm working on splitting right now.

1417

02:33:32.610 --> 02:33:35.730

David: But most of the things we talked about a very easy and on substantive.

1418

02:33:36.450 --> 02:33:51.630

David: So I will, so you know what the next steps are i'll present, for example, this example in my next weekly meeting with legal and my director and get that conversation started, and I can certainly update Joe or excuse me Todd as new chair.

1419

02:33:52.650 --> 02:33:58.860

David: Right after that, as to whether we can then have this ready for your next meeting, which I know you're deciding whether or not.

1420

02:33:59.310 --> 02:34:11.940

David: On the 22nd because it's usually the day after the holiday, if you do choose to hold the next meeting so Todd I would certainly circle back with you as Chair after I talked to legal and my director on next Monday, if that works for you.

1421

02:34:12.780 --> 02:34:13.380

Todd: That sounds great.

1422

02:34:13.680 --> 02:34:13.980

Okay.

1423

02:34:15.150 --> 02:34:28.080

Joseph: Okay, so um, can I just make a statement here that we got into the item on the reviewed the deeper be men, but we never answered the form Orleans question of what it.

1424

02:34:28.740 --> 02:34:30.090

Marlene Schubert: kind of sounds like.

1425

02:34:30.510 --> 02:34:34.230

Marlene Schubert: that's kind of put on hold until Monday from what David just said you'll.

1426

02:34:34.230 --> 02:34:35.850

Joseph: know more Monday, whether he would.

1427

02:34:35.850 --> 02:34:38.730

Marlene Schubert: have something to review did I understand that correctly David.

1428

02:34:39.060 --> 02:34:44.730

David: Yes, I will be checking with Todd either Monday afternoon or Tuesday morning probably Monday afternoon next week.

1429

02:34:45.630 --> 02:34:52.200

David: to let him know what kind of preliminary feedback I got from my director and legal and then we'll know whether some of these are things I can just come back.

1430

02:34:53.040 --> 02:35:01.530

David: Next week, and say yep okay here's the bucket of things we've we can do now and then here's the few things that need to hold off for a substantive Council review as part of the housekeeping code.

1431

02:35:02.070 --> 02:35:05.100

Joseph: Okay, then the other course Marlene was.

1432

02:35:06.180 --> 02:35:24.090

Joseph: The reference manual which is like a two inch round, you know when notebook right with you know conference, the plan, the different we book all the stuff you've worked in the past we've all gotten hard copies, can we move to digital.

1433

02:35:25.380 --> 02:35:31.920

Marlene Schubert: that's kind of my question some folks I think mentioned in previous meetings they like having the book where they can flip through it during the meeting.

1434

02:35:32.220 --> 02:35:43.500

Marlene Schubert: Others prefer to be able to just scroll online, so I can go keep it paper and doing electronic version, or one or the other, and i'm just looking for some guidance from the group on what your preferences are.

1435

02:35:44.430 --> 02:35:47.070

Bob: I prefer hardcopy Joe I use both.

1436

02:35:48.270 --> 02:35:48.810

Joseph: Okay.

1437

02:35:50.790 --> 02:35:51.600

Joseph: anybody else.

1438

02:35:53.190 --> 02:35:58.260

Vicki: Well, I happen to like a hard copy to or Either that, or I yeah.

1439

02:36:00.270 --> 02:36:01.260

Joseph: i'll go with digital.

1440

02:36:01.590 --> 02:36:02.670

Bob: A word searching.

1441

02:36:03.840 --> 02:36:04.200

Vicki: Right.

1442

02:36:05.280 --> 02:36:07.950

Todd: yeah I support the digital versions.

1443

02:36:08.280 --> 02:36:10.020

Vicki: yeah yeah I can do.

1444

02:36:10.110 --> 02:36:12.390

Vicki: I can do, we can have both yeah.

1445

02:36:15.750 --> 02:36:20.070

Todd: And the I guess the, the only other detail for.

1446

02:36:21.900 --> 02:36:36.540

Todd: Moving our meeting for Monday our next meeting from Monday to Tuesday is as as one of my first official moves as Chair i'll have to ask vicki to chair that meeting, because I won't be i'll be skiing.

1447

02:36:38.460 --> 02:36:44.130

Todd: But it sounds like it's exactly going to be top of the topic of what you've been working on.

1448

02:36:45.210 --> 02:36:45.540

Vicki: Okay.

1449

02:36:46.380 --> 02:36:49.950

Joseph: So see that see that's how the Co chairs work that's.

1450

02:36:51.060 --> 02:36:51.360

Joseph: Right.

1451

02:36:52.500 --> 02:36:52.920

Joseph: Okay.

1452

02:36:53.850 --> 02:37:07.920

Vicki: So so Joe going back to a topic we were where we said we would put it at this point in the meeting if Marlene could pull up page 11 in the D for be manual to answer clearances question.

1453

02:37:07.950 --> 02:37:10.530

Vicki: When we said how hard the portal is.

1454

02:37:10.710 --> 02:37:11.220

Joseph: Oh yeah.

1455

02:37:11.910 --> 02:37:16.590

Vicki: What got us very, very confused over the weekend was.

1456

02:37:19.950 --> 02:37:25.230

Vicki: For the ravens would project, all of a sudden here is, you know we click on the.

1457

02:37:25.710 --> 02:37:41.130

Vicki: On the peel and number, and all we see our documents that were dated February 2 where we knew there were other previous documents and so we're trying to find those to figure out where we left off, and so, if we look at this chart on the right hand side.

1458

02:37:45.030 --> 02:37:52.110

Vicki: You know the the numbering in the portal, with the initials behind it has kind of matched.

1459

02:37:53.220 --> 02:37:59.610

Vicki: Like it says, Dr B, or it says, Dr B dash D G for design guidance.

1460

02:38:00.810 --> 02:38:02.310

Vicki: I am wondering if.

1461

02:38:03.960 --> 02:38:16.170

Vicki: Two number one the acronyms are really hard if you're a novice at this the acronyms are like I didn't even know what F R was and Bob told me what that was.

1462

02:38:17.640 --> 02:38:18.270

Vicki: So.

1463

02:38:20.070 --> 02:38:39.480

Vicki: The portal, can the portal, the numbering and the titling can it somehow rather I mean I don't know what it should match, should it match this chart I don't know where to start, and I was thinking in answer to your question clearances is is.

1464

02:38:41.070 --> 02:38:46.020

Vicki: And then somehow rather like in the instance of this transitional thing for

ravens would.

1465

02:38:47.400 --> 02:38:51.540

Vicki: If if you're completely new to the project as a citizen.

1466

02:38:52.590 --> 02:39:02.250

Vicki: You would have had no idea that there was all of these months and months, six months previous all this hard work had been done, and there was no way you could find that.

1467

02:39:02.850 --> 02:39:12.990

Vicki: In the portal is it was a completely separate file completely it had the same number, but the portal will not just search that number, it has to have the initials to.

1468

02:39:14.520 --> 02:39:21.480

Vicki: And then the name appeared, which was kind of new because it hadn't been called that before.

1469

02:39:21.720 --> 02:39:26.700

Vicki: And so it just made everything confusing, so I don't know how to fix the portal.

1470

02:39:28.170 --> 02:39:32.850

Marlene Schubert: Well, one thing I can say about the portals we don't have control over it like you would like us to.

1471

02:39:33.420 --> 02:39:36.120

Joseph: whoo hoo into the projects early.

1472

02:39:36.270 --> 02:39:38.880

Marlene Schubert: who went well, I guess, I don't know if I know if that's.

1473

02:39:38.970 --> 02:39:42.960

Marlene Schubert: Kelly and company or if the permit specialist aid in that so i'll let her speak to.

1474

02:39:42.960 --> 02:39:54.180

Kelly Tayara: That, I have a suggestion, so one is the the the permitting texts are supposed to enter this is my understanding the permit tech.

1475

02:39:54.750 --> 02:40:04.230

Kelly Tayara: But that's far from my projects i've been entering the conceptual design guidance and now the final review and recommendation one suggestion I have that may be.

1476

02:40:05.400 --> 02:40:19.680

Kelly Tayara: helpful is on the project title we can put Raven word dash design guidance ravenwood dash conceptual ravenwood dash final review and recommendation.

1477

02:40:20.880 --> 02:40:22.710

Kelly Tayara: So that that may help.

1478

02:40:24.300 --> 02:40:41.970

Kelly Tayara: One should be able to search and maybe when when we enter I don't know Marlene if you did just a parental I mean a percent sign in the 51796 does that pull up everything we're just wondering.

1479

02:40:49.530 --> 02:40:51.570

Vicki: Is there an example of how hard.

1480

02:40:51.570 --> 02:40:52.680

Vicki: This hurdle is when we.

1481

02:40:52.890 --> 02:40:54.120

Bob: Look, in an address.

1482

02:40:54.210 --> 02:40:56.310

Bob: I I found out the.

1483

02:40:56.340 --> 02:40:57.690

Bob: Easy ways to do this is.

1484

02:40:57.750 --> 02:41:00.900

Bob: What the address in 167 why way.

1485

02:41:00.960 --> 02:41:04.080

Marlene Schubert: that's what I got to what I wanted to show by doing it this way, but.

1486

02:41:04.200 --> 02:41:14.940

Kelly Tayara: Anyway, say what Marlene just did the PL and 51796 brings up all of the applications related to this project, and we do.

1487

02:41:15.210 --> 02:41:29.490

Kelly Tayara: almost without exception, we do try to use that same project number of the 517961 would have to have a little bit of understanding, of course, that the Derby con is you know, going from the bottom, the con.

1488

02:41:30.000 --> 02:41:39.990

Kelly Tayara: happened first this plant utilities, the p us and associated the PR is the pre application conference, the Dr B D geez design guidance.

1489

02:41:41.010 --> 02:41:43.980

Kelly Tayara: The Fr is not showing up for some reason.

1490

02:41:45.150 --> 02:41:45.840

Joseph: And as well.

1491

02:41:46.110 --> 02:41:47.550

Kelly Tayara: As the new one, so.

1492

02:41:47.550 --> 02:41:49.110

Todd: How is, how is it sorting that.

1493

02:41:50.910 --> 02:41:52.860

Clarence Moriwaki: Is the most recent comes up on top.

1494

02:41:53.760 --> 02:42:02.280

Marlene Schubert: I don't know that there's any madness to this because, even when the upload into the notes you can't control what way it's going to show in the portal.

1495

02:42:03.000 --> 02:42:03.300

Marlene Schubert: I just.

1496

02:42:03.480 --> 02:42:05.130

Marlene Schubert: finished my comment about the portal, the.

1497

02:42:05.130 --> 02:42:14.400

Marlene Schubert: portal is not something we have a whole lot of control over because it's a global the settings in it are used by all the jurisdictions that you smart.

1498

02:42:15.450 --> 02:42:15.930

Bob: So.

1499

02:42:16.350 --> 02:42:17.100

Marlene Schubert: We want to just.

1500

02:42:18.570 --> 02:42:21.810

Marlene Schubert: Let me finish the jurors want to customize that we don't have that option.

1501

02:42:22.800 --> 02:42:28.140

Bob: jurisdictions have it, you know you can read but it's the same thing is here it's no different.

1502

02:42:28.560 --> 02:42:31.560

Todd: Right, I think, saying we can't make changes, specific and to.

1503

02:42:31.620 --> 02:42:40.080

Marlene Schubert: US that aren't going to affect other jurisdictions, so we can't just say we want it to look this way when the other jurisdiction may say no, no, no, we want it that way, so.

1504

02:42:40.950 --> 02:42:54.180

Marlene Schubert: If we, but what how they decide to make changes to anything is you put in an enhancement request requesting what you'd like and if they get enough folks saying we want this then they'll put move it up on their priority list to make it happen.

1505

02:42:54.510 --> 02:43:00.090

Todd: right but i'm wondering if we can make it organized itself by the file names that we use.

1506

02:43:00.750 --> 02:43:12.330

Todd: So if it if it's sorted by date or if it's sorted by alphabet, then the rigor

is on us to put you know, Dr B one or whatever number, the meeting is.

1507

02:43:13.050 --> 02:43:19.470

Todd: And then you follow that but I don't know my question was do we can you have folders in this structure or just.

1508

02:43:20.010 --> 02:43:27.360

Todd: Because that's, the problem is that it just turns into a dumping ground and that's what happened on wintergreen is all kinds of stuff was thrown in there.

1509

02:43:27.900 --> 02:43:41.430

Todd: And I think the only thing that should be posted is stuff that's presented and reviewed in a meeting if it's not if the applicant doesn't present it doesn't talk about it, if it doesn't belong there.

1510

02:43:42.060 --> 02:43:45.930

Kelly Tayara: Well, that that is a problem, I mean if.

1511

02:43:47.010 --> 02:43:52.740

Kelly Tayara: There are specific said middle requirements for you to these meetings and you've identified those.

1512

02:43:53.490 --> 02:44:11.250

Kelly Tayara: they're tied to the administrative manual so, for example with wintergreen I cannot argue that they submit about 100 things we didn't need or asked for we have very little control of that, because once submitted it's a public record.

1513

02:44:13.590 --> 02:44:28.380

Kelly Tayara: We can, there are a couple things we can do one, since you want to call these meeting 123 we can put Dr be con dash meeting one you know dash one.

1514

02:44:28.860 --> 02:44:44.310

Kelly Tayara: Dr B D G dash two, we can do that if you have multiple meetings like you did for why you had for design guidance meetings so i'm not sure whether you want to call those you know how you want to treat those.

1515

02:44:45.150 --> 02:44:55.620

Todd: yeah well it's just it's almost a file naming exercise, and you know if we follow the new order of the meetings which is agnostic to the group they're meeting with.

1516

02:44:56.910 --> 02:44:59.310

Todd: And then we have the UN and.

1517

02:45:01.410 --> 02:45:13.230

Todd: an abbreviation of the people that they're meeting with and then and then another number what's the first meeting the second meeting the third meeting whatever you know, I think it just needs to be some kind of logical file structure.

1518

02:45:13.590 --> 02:45:28.620

Vicki: Well, I think, to follow on to Todd it's that old adage garbage in garbage out and an example of that was messenger house, if you typed in the messenger house address, which is magneto park boulevard.

1519

02:45:29.640 --> 02:45:39.030

Vicki: And I can't remember if you if you spelled out boulevard it would pull it up, or if you put Bo vd it would pull it up, but it would only pull up one of those.

1520

02:45:39.540 --> 02:45:47.550

Vicki: And so it's like the it's like is there an instruction manual for the whoever data enters this.

1521

02:45:48.180 --> 02:45:57.540

Vicki: That addresses always have to if it says, if it can't be any for northeast hit the program only reads North he spelled out.

1522

02:45:58.080 --> 02:46:19.680

Vicki: Then it's imperative for search ability that the whoever starts this thing out has to put it in the way the data, the programmer has programmed this thing to read because it's very, very hard to search and if you don't know all the hidden secrets it doesn't work.

1523

02:46:20.010 --> 02:46:37.230

Vicki: And so it's it's gotta be at the at the front desk the very first step understanding how does this program actually read the data and then enter the data from day one, in that format and then maybe it will work better, I don't know.

1524

02:46:37.350 --> 02:46:37.620

well.

1525

02:46:38.700 --> 02:46:39.030

Joseph: Look.

1526

02:46:39.750 --> 02:46:40.590

Shawn: Thank you, Sir.

1527

02:46:40.950 --> 02:46:42.240

Joseph: So go ahead, no go ahead.

1528

02:46:43.290 --> 02:46:54.120

Shawn: I mean code and any of those things can be changed pickier right and pretty simply actually so but I agree there has to be some some kind of standard.

1529

02:46:55.650 --> 02:46:59.550

Shawn: there's something when Kelly, said that and wintergreen uploaded hundreds of documents.

1530

02:46:59.550 --> 02:47:04.260

Shawn: They didn't need to upload and it makes me wonder if actually.

1531

02:47:05.310 --> 02:47:07.650

Shawn: The client shouldn't or the applicant.

1532

02:47:08.730 --> 02:47:10.410

Shawn: Maybe you shouldn't be the person to upload.

1533

02:47:11.550 --> 02:47:18.750

Shawn: Right, there has to be some kind of filter right so so because that's a prime example of like is it.

1534

02:47:19.560 --> 02:47:29.220

Shawn: I know they need to submit a certain amount of things to get a certain amount or whatever, but i'm and i'm not trying to put more on planning trust me i'm not trying to me i'm just wondering if there's.

1535

02:47:32.250 --> 02:47:47.040

Shawn: I don't I don't have the answer, but it like you know for someone to upload 100 documents and not that are needed, like is a is a problem in a way, because to kelly's point it becomes legal record and then it's something we'll have to deal with, but.

1536

02:47:48.360 --> 02:47:52.680

Joseph: I think the problem is that we're just talking to ourselves, you know.

1537

02:47:53.070 --> 02:48:07.680

Joseph: Again, how does Mrs Jones who lives three doors down from a chart from charlie's project, how does she find information about that project in the portal she doesn't know anything about appeal and number.

1538

02:48:08.880 --> 02:48:09.090

Bob: Just.

1539

02:48:09.540 --> 02:48:18.510

Joseph: Have a clue she knows it's called maybe it's called ravens word or what's the address or whatever, but if the public can't get to it.

1540

02:48:20.250 --> 02:48:23.730

Joseph: is where you can't get to the public isn't going.

1541

02:48:24.060 --> 02:48:28.050

Joseph: And for god's sake, we talked about public involvement, all the time.

1542

02:48:29.160 --> 02:48:29.670

Joseph: You know.

1543

02:48:29.880 --> 02:48:44.790

Kelly Tayara: I have a question I know that the that the specific project number brings you to the public portal, the from the agenda, so, is it that you want it to look this up before you receive the agenda is that one of the.

1544

02:48:45.540 --> 02:48:48.540

Joseph: How does, how does Mrs Jones given the agenda.

1545

02:48:49.620 --> 02:48:53.070

Kelly Tayara: Well, usually the, the only way they.

1546

02:48:54.300 --> 02:48:59.460

Kelly Tayara: They either login to our website if they know there's a meeting, but a lot of times they don't know that.

1547

02:48:59.610 --> 02:49:04.590

Kelly Tayara: The deer is meeting or they contact the project planner or the general mailbox.

1548

02:49:04.590 --> 02:49:05.520

Kelly Tayara: That PC do.

1549

02:49:05.730 --> 02:49:15.060

Joseph: But I mean if you go back even you know, to the hotel or to this conceit wintergreen project some project gets referred to the new bethany Lutheran.

1550

02:49:15.900 --> 02:49:26.610

Joseph: Project it's coming up somebody hears about it from a neighbor coffee and then they want to find it what would they look under to try to find more information online.

1551

02:49:27.210 --> 02:49:34.260

Joseph: They certainly wouldn't do a pls number and they wouldn't know what it is definitely lupin doesn't even have repeal on them, probably, you know.

1552

02:49:34.680 --> 02:49:48.510

Joseph: i'm just i'm just thinking that in the end it's about it's us needing information but it's also the public, you know and how do we find something by address, something I don't know.

1553

02:49:49.320 --> 02:49:55.740

Bob: If you look at it, the easiest way that i've found lately because i've done so much of this searching.

1554

02:49:57.060 --> 02:50:07.890

Bob: I just I just do a search on the city main website, I cannot if I want to pull up the walk up medrano, as I said before, i'll go to the search engine on the city website.

1555

02:50:08.190 --> 02:50:16.920

Bob: And a lot of times documents will come up now I realized that i'm Joe Public so, but these documents, of course, they've got pls numbers.

1556

02:50:17.490 --> 02:50:27.630

Bob: That Joe Public doesn't know what that is so they, I guess, they just needed an instruction sheet, how to find it again, how do you find a walk up Madonna want to know something about it, what do I do.

1557

02:50:28.140 --> 02:50:32.910

Marlene Schubert: So I don't know if you can see my email after our last meeting November I had taken an action to reach out.

1558

02:50:33.330 --> 02:50:46.200

Marlene Schubert: To find out what is it looking at well you know it says in the in the enter a permit or license number address or name, what does that mean, so you can see, I asked a few questions about what they're actually meeting in that field define what we're looking for.

1559

02:50:48.120 --> 02:51:03.810

Marlene Schubert: They came back with searches on permit numbers and license numbers but not project name, you can also search on a contact name, so if you know that it's winslow architects or whatever you're able to find the projects, this is what they're telling me this is the portal owners right.

1560

02:51:04.980 --> 02:51:08.580

Marlene Schubert: Did I go back with any question Oh, they just came back with the same answer twice.

1561

02:51:08.610 --> 02:51:10.860

Bob: Because I never did you send that to us, I don't remember.

1562

02:51:10.860 --> 02:51:11.580

Marlene Schubert: I did not.

1563

02:51:11.610 --> 02:51:17.760

Marlene Schubert: Because it was like we hadn't met for months, and so I can definitely send it on to you, but I wanted to bring it up in the meeting to show that.

1564

02:51:18.060 --> 02:51:20.460

Marlene Schubert: followed up on the action, and this is the results.

1565

02:51:20.580 --> 02:51:25.560

Bob: Just an fyi I know from doing so much searching over the last year and a.

1566

02:51:25.560 --> 02:51:25.710

Bob: Half.

1567

02:51:26.520 --> 02:51:38.970

Bob: On tap tap change, it could be the same project, but the new land use permit number what's a different contact in there, and if you don't get the right name it won't pull it up.

1568

02:51:40.140 --> 02:51:40.350

Bob: i've.

1569

02:51:41.370 --> 02:51:44.040

Bob: Work sometimes many times it doesn't because I changed.

1570

02:51:45.780 --> 02:51:48.960

Bob: If you look at all I think they use the same name every time.

1571

02:51:49.620 --> 02:51:54.450

Vicki: So maybe Marlene could could could Marlene ask this question of this company.

1572

02:51:56.010 --> 02:52:01.320

Vicki: Like like you know there's a note section in a sub middle section.

1573

02:52:02.310 --> 02:52:16.320

Vicki: Could we have a miscellaneous section where like wintergreen with all of these documents that they were downloading if they are not very specific to what is in the sub Middles in the appendices.

1574

02:52:16.920 --> 02:52:32.070

Vicki: In the D for be book they go under miscellaneous I mean is that is that one way to to kind of clean this thing up a little bit it mean do we have an option in this program to have a miscellaneous section.

1575

02:52:32.460 --> 02:52:46.140

Marlene Schubert: The only way, you have the option to have something called miscellaneous is, if you have a sub middle item called miscellaneous documents and anything that doesn't fit any of the other categories would fall there again the portal is not something we can say we need a miscellaneous section.

1576

02:52:46.320 --> 02:52:47.370
Marlene Schubert: is going to happen.

1577
02:52:48.540 --> 02:52:48.960
Vicki: Okay.

1578
02:52:51.330 --> 02:52:51.810
Vicki: Well, I.

1579
02:52:52.860 --> 02:53:01.050
Vicki: mean this This highlights, you know, this is, this is about doing the public's business in public and it's allowing the public accessibility.

1580
02:53:01.740 --> 02:53:17.640
Vicki: And it sounds like right now the applicant actually kind of unfettered downloads to their their assigned number Kelly is that how it happens, I mean there's no there's no.

1581
02:53:18.840 --> 02:53:23.100
Vicki: filter at the front door, they can just download anything is that how it happens.

1582
02:53:23.970 --> 02:53:37.530
Kelly Tayara: i'm not especially familiar with the the how the permitting texts do it, but I think that what happens is the applicant and can just go in upload whatever they want and then the.

1583
02:53:37.980 --> 02:53:50.250
Kelly Tayara: Permitting tech that set and uploads it I don't know that they do a very complete view it's not as if they open everything I don't think I think the city is also working toward.

1584
02:53:51.540 --> 02:54:03.990
Kelly Tayara: requiring specific names for things so that people aren't calling it all different kinds of things like it's really it was really trying to tell for me on the Wyatt and Madison.

1585
02:54:05.250 --> 02:54:18.180
Kelly Tayara: I can't remember what they call their civil plan, but it wasn't called civil plan it was called something like SPR plan or something, but that was very different from the site plan so.

1586

02:54:18.990 --> 02:54:26.490

Bob: I can let me ask you this so that all these metals come in to the specialist, then, is that the first gateway.

1587

02:54:27.630 --> 02:54:35.730

Marlene Schubert: Well, it kind of depends because we're actually moving more towards the onus being on the applicant, I mean not necessarily for Dr B, but i'm just saying in general.

1588

02:54:36.810 --> 02:54:41.430

Marlene Schubert: And so what they have been doing now say you want to build into single family residence on your parcel.

1589

02:54:42.120 --> 02:54:53.040

Marlene Schubert: You will submit your project application and your site plan through email, the project special permit specialists will create the permit upload those two documents and then say here's your.

1590

02:54:53.550 --> 02:54:57.330

Marlene Schubert: here's your permit number go to the portal and give us the remaining items that are required.

1591

02:54:58.200 --> 02:55:11.550

Marlene Schubert: So we're trying to get the permit specialist out of the business of hand holding step by step by step, and trying to make the system as intuitive as impossible as possible what documents are required, and what they should be made.

1592

02:55:11.970 --> 02:55:24.090

Bob: But the thing is with the city needs to avoid receiving garbage that is garbage and call it a public record and be able to send it back to the applicant this isn't acceptable, this is totally incomplete.

1593

02:55:25.440 --> 02:55:26.550

Marlene Schubert: And that is part of the job.

1594

02:55:26.610 --> 02:55:27.780

Bob: Looking at saying is.

1595

02:55:27.870 --> 02:55:31.830

Bob: The garbage comes in and that piece of garbage is a public record.

1596

02:55:31.860 --> 02:55:33.210

Kelly Tayara: Yet you.

1597

02:55:33.270 --> 02:55:37.530

Bob: have the opportunity, the opportunity to say hold it this isn't this isn't right.

1598

02:55:38.220 --> 02:55:39.870

Marlene Schubert: We might just know the applicant can.

1599

02:55:39.870 --> 02:55:41.430

Marlene Schubert: Go and delete anything they've uploaded.

1600

02:55:41.430 --> 02:55:46.500

Bob: To is not right there's something there's something there that needs to be corrected.

1601

02:55:46.800 --> 02:55:48.210

Kelly Tayara: Well, and that is probably.

1602

02:55:48.300 --> 02:56:04.770

Kelly Tayara: The problem, so the legal requirements are that once somebody is submitted it's not as easy as one would think to just say no we're not accepting this that's that carries with it potentially some pretty happy legal.

1603

02:56:05.340 --> 02:56:07.620

Bob: about life in the best life in the.

1604

02:56:07.800 --> 02:56:09.390

Bob: fast lane We just have to accept it as.

1605

02:56:10.590 --> 02:56:17.370

Clarence Moriwaki: Well, if I can jump in here Bob there's a public records act which is federal and state and any piece of.

1606

02:56:18.930 --> 02:56:29.700

Clarence Moriwaki: thing that any public official whether a hired or elected is part

of the public record even even notes that you take, have to be somehow recorded.

1607

02:56:30.840 --> 02:56:37.800

Clarence Moriwaki: it's all part of the decision making process, because it tries to lead to transparency, you know there's a guy who used to live in the White House, who seems to like the shredder.

1608

02:56:41.160 --> 02:56:41.580

Clarence Moriwaki: should be.

1609

02:56:43.740 --> 02:56:48.330

Bob: Fine i'm Clarence i'm fine with that if I if I know that i'm going to get a bunch of garbage.

1610

02:56:48.570 --> 02:56:51.180

Bob: I just have to learn to sort through it, I don't have a problem with.

1611

02:56:52.350 --> 02:56:53.340

Bob: don yeah.

1612

02:56:53.730 --> 02:57:06.720

Vicki: Well, no, Bob the way to fix that is i'm hearing what Marlene is saying so, the permits specialist for trying to get all the hand holding so so here comes the site plan there's no address on it.

1613

02:57:07.350 --> 02:57:07.500

Joseph: and

1614

02:57:07.710 --> 02:57:09.390

Vicki: A no no date on it.

1615

02:57:10.140 --> 02:57:16.950

Vicki: And so that has to go in the record and then the file, but the permit specialist is going to tell the applicant.

1616

02:57:17.430 --> 02:57:23.970

Vicki: You need to resubmit that it's got to have a title and an address on it so then if they send it in with the correct thing on it.

1617

02:57:24.690 --> 02:57:44.190

Vicki: Then the permit smashes specialist should go to the first document and say superseded by this document with this date because it forces us we we look at this one, then we look at this one, and then we look at this one, and we have no idea actually which one it is.

1618

02:57:44.580 --> 02:57:45.810

Bob: Because they don't have to do this.

1619

02:57:46.050 --> 02:57:48.480

Bob: I don't know if you can do that, though it's a public record you.

1620

02:57:48.480 --> 02:57:49.350

Bob: can't change it.

1621

02:57:49.470 --> 02:57:59.250

Vicki: Well, no, you just you in the new one, and the new one that comes in, that is correct the permits specialist Anders it and say.

1622

02:58:00.450 --> 02:58:21.210

Vicki: This one corrects the one dated here, so we know we're looking at the correct copy so it's it's that at the front desk because the permit specialist is going to say to the applicant okay I filed it but it's wrong it's missing these things So how do we get to the right one.

1623

02:58:21.600 --> 02:58:23.160

Bob: Is there because that's the.

1624

02:58:23.190 --> 02:58:23.940

Vicki: front desk.

1625

02:58:24.090 --> 02:58:25.710

Bob: Right what's the date so you just look at.

1626

02:58:26.400 --> 02:58:27.540

Vicki: The Bob unless you.

1627

02:58:27.600 --> 02:58:30.360

Vicki: Open the document she can't find the dates.

1628

02:58:30.390 --> 02:58:31.260

Vicki: know the dead date.

1629

02:58:31.470 --> 02:58:34.650

Bob: Well, generally speaking, the files, most of them.

1630

02:58:35.460 --> 02:58:36.180

Bob: was different.

1631

02:58:36.240 --> 02:58:39.690

Bob: wintergreen is unique that was more of a road project.

1632

02:58:39.990 --> 02:58:49.020

Vicki: But sometimes if you read if you it's goes back to the issue of acronyms the way things get entered in here.

1633

02:58:51.810 --> 02:59:01.290

Vicki: I mean it's it's hard to decipher the dates from different things, I mean it just kind of like all runs together sometimes and Melissa submit.

1634

02:59:01.290 --> 02:59:07.470

Bob: Early go back to that page you had no go back just open a page whichever any of you just have one open it up.

1635

02:59:07.530 --> 02:59:07.890

yeah.

1636

02:59:09.330 --> 02:59:10.350

Bob: OK now go down.

1637

02:59:10.800 --> 02:59:13.050

Bob: Okay, oh that's not a while okay.

1638

02:59:13.200 --> 02:59:14.970

Joseph: Well, if they keep going yeah.

1639

02:59:15.180 --> 02:59:26.190

Bob: So if you could explain to us either Kelly or Marlene if I go to project

narrative and view notes now is that same document down here in the bottom also.

1640

02:59:27.270 --> 02:59:29.070

Bob: i've always been confused with that.

1641

02:59:30.000 --> 02:59:30.720

Kelly Tayara: So.

1642

02:59:31.200 --> 02:59:36.480

Kelly Tayara: yeah standalone yes that's that's there's another problem with.

1643

02:59:36.570 --> 02:59:37.500

Kelly Tayara: Well problem.

1644

02:59:37.560 --> 02:59:39.840

Kelly Tayara: I guess, there are two things one is.

1645

02:59:39.840 --> 02:59:42.150

Bob: Those problems were just wrong.

1646

02:59:42.210 --> 02:59:52.050

Kelly Tayara: way, but I have some solution ideas so when we upload something for review we actually upload it to some separate little.

1647

02:59:52.410 --> 03:00:02.640

Kelly Tayara: Little thing but unfortunate thing about that separate little thing is the public can't see it, so we have to duplicate our efforts, we have to upload it both to that little thing, so that we can.

1648

03:00:03.060 --> 03:00:11.280

Kelly Tayara: use our internal equipment to evaluate it and to comment on the plans, and then we also have to upload it to this thing called notes.

1649

03:00:12.240 --> 03:00:23.790

Kelly Tayara: One of the issues that we may want to consider and maybe David wants to talk to this is that we have limited resources, both in terms of personnel and in terms of.

1650

03:00:24.300 --> 03:00:30.750

Kelly Tayara: The amount of money that we can throw at these things, we only charge a specific amount of money for something so say for a.

1651

03:00:31.920 --> 03:00:38.160

Kelly Tayara: Conditional use permit amendment which can be a very, very time consuming thing we only charge \$900.

1652

03:00:39.540 --> 03:00:53.850

Kelly Tayara: So that another so for the permit technician to go in and do all these extra things that costs money, we might want to consider charging for revisions, which we don't currently do.

1653

03:00:55.140 --> 03:01:08.460

Kelly Tayara: or charging every time somebody needs to upload additional information because all that costs money to process our we might we might look at increasing the permit fees and.

1654

03:01:09.000 --> 03:01:26.430

Kelly Tayara: So the city tries to be pretty conscientious about that because we don't want to overburden applicants with the cost, but then again our staff, we only have a few people we don't have we don't have we have very complex.

1655

03:01:27.480 --> 03:01:33.450

Kelly Tayara: Requirements very complex code and we don't have a lot of people, so I don't know even.

1656

03:01:35.580 --> 03:01:36.060

Clarence Moriwaki: kelly's.

1657

03:01:36.180 --> 03:01:43.470

Clarence Moriwaki: Point I mean last year, you may have seen, I was, I was monitoring all the City Council races, I mean City Council meetings pretty carefully last year.

1658

03:01:44.040 --> 03:01:52.020

Clarence Moriwaki: um there was a proposal to raise rates and it was shocking to hear that they have not been adjusted, even for inflation and 15 years.

1659

03:01:52.770 --> 03:02:03.600

Clarence Moriwaki: of my God, I mean really so I mean, and it will be a sticker shock, if indeed some of those permit fees are because they don't reflect anywhere

near the cost of kelly's pointing out and that's that's not fair.

1660

03:02:04.050 --> 03:02:11.280

Clarence Moriwaki: And for major developers, you know they're doing complex projects you just went through a couple of them, the general fund subsidizing their work.

1661

03:02:11.760 --> 03:02:17.550

Clarence Moriwaki: Because the staff is working, all these very complex things versus just maybe a tree claim permit on someone's backyard.

1662

03:02:18.000 --> 03:02:27.420

Clarence Moriwaki: So you know the general fund shouldn't be, in my opinion, be used to subsidize something that they're asking for a city service from our employees, you know they're doing this for profit.

1663

03:02:27.900 --> 03:02:31.830

Clarence Moriwaki: So that's going to be a tough nut and I know you're over time, so I just want to make a couple things.

1664

03:02:32.520 --> 03:02:46.530

Clarence Moriwaki: vicki you're dead on if you watch my first two or three minutes when I first came on the Council, I said that we have to get rid of acronyms and jargon, just because I think it's good to have a public dialogue and when you're talking and code.

1665

03:02:48.330 --> 03:02:52.230

Clarence Moriwaki: you're saying so in the example I use I love.

1666

03:02:52.230 --> 03:02:56.670

Clarence Moriwaki: This one I was at sound transit actually that's what brought me to bainbridge island, I was one of their first spoke to people.

1667

03:02:57.150 --> 03:03:06.480

Clarence Moriwaki: And they at one of the meetings a smart engineer said this and i'm just pretty much going to turn out we're going to talk about alignments they can be cutting cover at grade or Ariel.

1668

03:03:07.380 --> 03:03:14.190

Clarence Moriwaki: And i'll translate that into English to not really talking about routes, they can either be in a tunnel street level or elevated.

1669

03:03:14.760 --> 03:03:33.180

Clarence Moriwaki: So you're in the jargon and so i've got the city just a staff and the city council members to pledge, not to use jargon and acronyms and speak openly I also thought about you know finding everybody to dollar for every tend to use it, but I didn't want to be a fundraiser.

1670

03:03:33.660 --> 03:03:38.250

Clarence Moriwaki: So we didn't do that either, so you know it's just common sense stuff and if.

1671

03:03:38.670 --> 03:03:44.910

Clarence Moriwaki: we're talking about notes, so I was keeping notes and here's here's some of my notes tonight I don't know if I really have to keep this.

1672

03:03:45.180 --> 03:03:55.260

Clarence Moriwaki: But, so there were some PL and D for bh ddp I have no idea I couldn't follow your conversation because I don't know what the I don't know the secret handshake was.

1673

03:03:55.530 --> 03:03:55.890

Clarence Moriwaki: You know.

1674

03:03:58.050 --> 03:03:58.950

Vicki: It helped bad.

1675

03:03:59.220 --> 03:03:59.460

yeah.

1676

03:04:00.540 --> 03:04:09.150

Clarence Moriwaki: If you spell it out people follow along the understand what you know I say I got design review board, but you say ddp a lot, you know.

1677

03:04:10.200 --> 03:04:12.960

Joseph: I don't know right you don't so that's just.

1678

03:04:13.350 --> 03:04:17.490

Clarence Moriwaki: that's just i'm glad you're doing it i'm glad you're doing it, and so on, keep it up.

1679

03:04:18.780 --> 03:04:23.940

Joseph: i'm surprised you even got D for be the true even heard that, but that is.

1680

03:04:24.090 --> 03:04:25.440

Joseph: The maximum we have.

1681

03:04:25.860 --> 03:04:34.980

Joseph: The neck, and then we have for our design for bainbridge manual yeah but we read and nobody right nobody knows what that means yeah.

1682

03:04:35.010 --> 03:04:35.400

Right.

1683

03:04:37.860 --> 03:04:40.500

Clarence Moriwaki: Well i'm a geek and I looked at it, so I kind of got clued in on.

1684

03:04:40.530 --> 03:04:41.370

Joseph: yeah yeah.

1685

03:04:41.790 --> 03:04:42.060

Clarence Moriwaki: All right.

1686

03:04:42.120 --> 03:04:45.750

Joseph: Okay, well, I you know actually just five or five.

1687

03:04:47.280 --> 03:04:55.890

Joseph: You know Dave you haven't had a chance to update about the new project review process did you.

1688

03:04:55.950 --> 03:04:57.960

David: I can do it in 30 seconds okay.

1689

03:04:58.080 --> 03:05:01.230

Joseph: Well, go ahead and do it in 30 seconds and then well yeah.

1690

03:05:01.590 --> 03:05:06.660

David: There is a chart attached to there it is and the three main changes, the Council approved.

1691

03:05:07.740 --> 03:05:24.120

David: Number one the preamp meeting goes back to the beginning of the process yeah number two the conceptual review meeting then follows excuse me, the main the main change is second changes number three actually the public participation meeting went from Sep four to step three.

1692

03:05:25.350 --> 03:05:35.160

David: And then the third change we talked about earlier today step five the final design review which you've just done one now happens before they apply for the land use permit.

1693

03:05:35.460 --> 03:05:43.050

David: So all these meetings are now happening at the prep phase, and then the APP can come forward and applies, which is the Gray box and about a half.

1694

03:05:43.410 --> 03:05:49.620

David: Those are the key changes and they're listed very clearly in this wonderful chart Joe that I that you've done that i've used in the whole process.

1695

03:05:50.640 --> 03:05:56.310

David: And I want to use this task, one question clarifying question for the chair and the co chair, as part of this new.

1696

03:05:57.150 --> 03:06:03.270

David: New old process with the perhaps a backup friend we've committed to sending an invite to the chairs of the planning Commission.

1697

03:06:03.720 --> 03:06:15.750

David: And the Dr be design review board to listen in so you can refer back to grip, you would put you in nestle participate or drag that you would listen in if you choose shall we send those links to the Chair and co chair.

1698

03:06:16.200 --> 03:06:27.120

David: or just the Chair what's your preference Todd and vicki so when we have an upcoming prep we send out an appointment to staff and those involved so weird include you in that appointment so you'd be alerted to it.

1699

03:06:28.140 --> 03:06:37.200

Vicki: Oh Todd were we thinking that we would like to rotate amongst all the Dr be members, the Reno design review board members.

1700

03:06:39.300 --> 03:06:52.560

Vicki: The listening in on these things is that where we were headed so it's a case of of getting the the email from David and then checking availability is that how we wanted to do it.

1701

03:06:53.820 --> 03:06:54.930

Vicki: Todd, what do you think.

1702

03:06:58.560 --> 03:06:59.640

Vicki: it's tied disappeared.

1703

03:07:00.330 --> 03:07:00.690

Todd: Yes.

1704

03:07:00.780 --> 03:07:04.440

Todd: No that's I was on mute button wasn't working.

1705

03:07:06.150 --> 03:07:10.080

Todd: Yes, that sounds that sounds great and David copy both vicki and I.

1706

03:07:10.590 --> 03:07:20.040

David: sounds good and you'll probably get it directly from our permit specialist because we're making it part of that step, they didn't take step, where it becomes automatic so stay tuned for a couple coming up great.

1707

03:07:20.220 --> 03:07:20.880

David: Thank you.

1708

03:07:21.630 --> 03:07:21.960

David: Thank you.

1709

03:07:22.890 --> 03:07:25.320

Joseph: All right, thank you, I think we covered everything.

1710

03:07:25.710 --> 03:07:28.890

Vicki: We five Joe I have, I have one more question for David.

1711

03:07:29.250 --> 03:07:31.680

Vicki: Okay, has it has to do with kind of doing the.

1712

03:07:31.680 --> 03:07:33.270

Vicki: public's business and public.

1713

03:07:34.590 --> 03:07:36.840

Vicki: I think most of us know that that.

1714

03:07:38.730 --> 03:08:02.250

Vicki: Virginia mason appealed the wintergreen project, and so, if the public wants to read that unless they have access through the back door at the Court you can't see it so should those documents are they normally put in the portal in the record how is that normally handled.

1715

03:08:02.850 --> 03:08:14.760

David: Sure, unlike unlike a hearings every decision which is goes right into the main file this happens outside of the cities review meaning it's going to the courts that the land use petition act process.

1716

03:08:15.150 --> 03:08:22.110

David: Under the law so so we essentially it's it's if somebody requested, then we just check with our legal staff or city clerk.

1717

03:08:22.380 --> 03:08:33.750

David: and provide a copy directly as a response to public records request, so the next day after the appeal we got to request from from a Dr remember one from a planning Christian Member and the city clerk I think he had me on the.

1718

03:08:35.130 --> 03:08:35.760

Vicki: yeah yeah.

1719

03:08:36.510 --> 03:08:39.000

Kelly Tayara: It is in the project file, though, just so you know.

1720

03:08:39.090 --> 03:08:39.780

David: Well, thanks Kelly.

1721

03:08:39.840 --> 03:08:41.340

Marlene Schubert: I see my screen, can you see my screen.

1722

03:08:41.580 --> 03:08:42.720

Marlene Schubert: I found it.

1723

03:08:45.180 --> 03:08:47.970

David: Thanks so vicki that answered your question.

1724

03:08:48.360 --> 03:08:49.530

Vicki: So you just put that.

1725

03:08:50.610 --> 03:08:50.970

Vicki: Great.

1726

03:08:51.780 --> 03:08:53.130

20th of January.

1727

03:08:54.390 --> 03:08:57.660

Kelly Tayara: Last I don't know when I came back I can't remember March.

1728

03:08:59.460 --> 03:09:11.040

Marlene Schubert: So how I got there just so you guys know a lot of things that are going on out there, right now, like if we're waiting waiting on public comment and things if you go to this proposal and use actions, which is the listserv I think you should all sign up for.

1729

03:09:11.790 --> 03:09:13.620

Marlene Schubert: Can I plug that again, one more time.

1730

03:09:14.820 --> 03:09:27.240

Marlene Schubert: But anyways you can kind of see what's going on and wintergreen is still showing here, and I believe that's because it's been appeal so all's I did was clicked on this and that got me right into the portal, and I was able to get down here and they had the.

1731

03:09:28.950 --> 03:09:30.570

Marlene Schubert: down in the notes, the first thing that appeal.

1732

03:09:30.810 --> 03:09:33.390

Vicki: From Virginia case so then.

1733

03:09:35.070 --> 03:09:48.270

Vicki: Like a hearing date has been set and there's going to be like filing documents related to that before the hearing date so Kelly, could we assume that, ultimately, that will pop up on the portal to for public or.

1734

03:09:48.870 --> 03:09:58.710

Vicki: You know, we don't want to burden for interested we don't want to burden the Court, the city clerk with the public records request can we just assume that ultimately will show up here.

1735

03:09:59.490 --> 03:10:01.470

Kelly Tayara: Hearing date has not been set.

1736

03:10:02.820 --> 03:10:07.500

Kelly Tayara: And this is a it's an actually an appeal to kids up county superior court.

1737

03:10:07.620 --> 03:10:11.190

Kelly Tayara: Right so David do you do you know.

1738

03:10:13.470 --> 03:10:15.060

Kelly Tayara: What happens from here.

1739

03:10:15.660 --> 03:10:17.700

David: So we have a our legal.

1740

03:10:18.930 --> 03:10:25.530

David: The city, the city attorney is working with outside counsel to defend the city's decision.

1741

03:10:26.460 --> 03:10:34.260

David: And i'll have to check with him my weekly meeting to see how, when when those documents are available so it's a great question vicki I don't know the answer and i'll have to get back to you on that.

1742

03:10:34.710 --> 03:10:36.210

Vicki: Great I don't know the answer either as a.

1743

03:10:36.210 --> 03:10:39.720

Bob: status meeting Dave on the 25th of worry.

1744

03:10:40.800 --> 03:10:54.000

Bob: We what we know about it that, through our own separate resources it bothers us that we're not able to get anything from the city it's like what is somebody trying to hide is, I know what the impression is.

1745

03:10:55.140 --> 03:11:05.520

David: So so Bob I don't think there's anything produced, yet I as far as documents or they're being worked on right now by legal counsel so i'm happy to take that feedback.

1746

03:11:05.940 --> 03:11:08.280

David: To our 25th is is.

1747

03:11:09.210 --> 03:11:13.380

Bob: Is a status report the judge I don't even know who the judges.

1748

03:11:13.770 --> 03:11:17.790

David: yeah so but certainly i'll share this feedback with our.

1749

03:11:18.960 --> 03:11:28.650

David: city attorney in my weekly meeting with them on Monday and asked what is the process this way he wants to follow the documentation as it's being produced, which is now in process so.

1750

03:11:28.830 --> 03:11:29.160

Vicki: Because.

1751

03:11:29.400 --> 03:11:41.460

Bob: of his Davis, we want to learn, if there was a mistake made it doesn't matter, who made the mistake I don't care sure we want to learn, so that it doesn't get repeated again that's all we're looking for.

1752

03:11:42.060 --> 03:11:56.550

David: yeah and to that involved i'm not sure if if the courts are doing remote hearings or if it's in person, but usually the public is allowed, of course, to attend court hearings as well, but i'll certainly share this feedback with legal and report back to you guys next meeting, if not sooner.

1753

03:11:57.360 --> 03:12:15.000

Kelly Tayara: You can always make a public records request to but really the only thing that we're aware of is the appeal itself, there may be some things going back and forth between the appellant and the kids up superior court but we're we're.

1754

03:12:16.140 --> 03:12:17.220

Kelly Tayara: I promise not aware.

1755

03:12:19.980 --> 03:12:20.430

Bob: understand that.

1756

03:12:21.090 --> 03:12:22.140

Kelly Tayara: we're looking for.

1757

03:12:22.200 --> 03:12:39.930

Bob: is something that your boss's boss wants her boss's boss is i'm told the customer service to something the new city manager is looking for, so I want to see it, I want to see some trends some more transparency, I want to see that customer service otherwise just not true.

1758

03:12:40.350 --> 03:12:50.190

Kelly Tayara: Well, I would, I would encourage you always file a public records request that is tracked by the city clerk they stay on them so even if.

1759

03:12:51.270 --> 03:12:55.260

Kelly Tayara: You know, and they have to respond within so many days I think it's seven days or something.

1760

03:12:55.260 --> 03:12:57.690

Bob: And I understand that I was just thinking.

1761

03:12:57.690 --> 03:13:01.920

Bob: That customer service could be a little easier on some of these documents was all.

1762

03:13:03.900 --> 03:13:04.380

Joseph: Okay.

1763

03:13:04.710 --> 03:13:10.050

Clarence Moriwaki: quickly jumping on that Bob I mean there's the public records is

is really she's a right saying the right thing.

1764

03:13:11.130 --> 03:13:21.150

Clarence Moriwaki: As you probably hear all the time I can't comment because there's ongoing litigation so sometimes that information really has to be held close to our chest, especially like in land acquisition, you know.

1765

03:13:21.480 --> 03:13:32.820

Clarence Moriwaki: executive session things, and those are public records, but you don't want the potential and order to get with of you know, oh, now we got deep pockets city so and acquisitions are also.

1766

03:13:34.260 --> 03:13:47.460

Clarence Moriwaki: not classified, but their executive there they're protected, because we're trying to be validators of your tax dollars and we don't want to that to be covered so some documents are for legitimate reasons not available.

1767

03:13:48.240 --> 03:13:48.690

Clarence Moriwaki: You know I don't.

1768

03:13:49.110 --> 03:13:54.990

Clarence Moriwaki: I don't know what's going on here between this applicant, and so my cat speak to that, but sometimes that's just.

1769

03:13:55.170 --> 03:13:56.280

Clarence Moriwaki: that's the real answer.

1770

03:13:56.460 --> 03:13:58.020

Bob: And I just we're just looking for.

1771

03:13:58.770 --> 03:14:05.550

Bob: yeah we're just looking for like a court date i'm not talking about getting in if there's a court a what's a day what's the time.

1772

03:14:05.580 --> 03:14:06.330

Clarence Moriwaki: that's all we're looking.

1773

03:14:07.200 --> 03:14:19.800

Clarence Moriwaki: No, no, you got it thanks and just yeah we'll have next Tuesday meeting, but you know, I just wanted to know the City Council meetings are also

Tuesday, so if you want to just make my day extra long share i'll be here for you okay.

1774

03:14:23.670 --> 03:14:24.120

Joseph: Okay.

1775

03:14:24.360 --> 03:14:26.370

Bob: customer service as well we're looking for.

1776

03:14:30.300 --> 03:14:33.180

Joseph: All right, everybody, thank you for the meeting, and thanks for.

1777

03:14:33.180 --> 03:14:38.610

Joseph: Staying a few extra minutes open it has a good night and we'll see you all later okay.

1778

03:14:39.030 --> 03:14:39.660

Joseph: Thank you.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

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

#1 Conceptual Proposal Review Meeting

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

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

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

Applicant Submittal Requirements

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



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

#3 Final Design Review Meeting

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

Applicant Submittal Requirements

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

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



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

PROJECT: Wyatt & Madison Apartments
PROJECT ADDRESS or PARCEL: 262502-2-129-2007, 262502-2-036-2009, 262502-2-104-2006
DATE: 02/07/2022
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 8/17/20 Conceptual; 10/19/20 & 03/15/21 & 04/05/21 Design Guidance; 02/07/22 DRB-FRR

CONTEXT ANALYSIS

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

Context Analysis Complete:

Yes: ☒ No: ☐

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SITE DESIGN STANDARDS

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

Applicant Response:

S1) Natural Systems

Use natural topography to inform project design, stepping up and down hillsides.

Project site has a very gentle slope downward from north to south. Buildings will be stepped to maintain ground floor level access to each dwelling.

Minimize soil disturbance and excavation and preserve natural soil.

Entire project site has been developed over time, disturbing topsoil. Remaining topsoil will be stockpiled during excavation. Buildings are contemplated to be slab on grade ground floors, minimizing building excavation.

Preserve the hydrological functions of the site and create opportunities for natural stormwater infiltration.

The ability of the existing soils for infiltration is problematic, but strategies to maximize infiltration as part of an overall strategy including water quality solutions.

Incorporate natural water features, habitat, and native plant communities on-site into project design so that they are ecologically functional.

Plant selections will emphasize native plants, selected to improve and create urban wildlife habitat.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

Minimize and disconnect impervious cover to reduce runoff.

Parking is designed as 90-degree layouts, the most efficient way to park cars. Pervious paving will be explored as part of the overall stormwater and water quality design. This site does not require holding stormwater.

S2) Wildlife Habitat

Incorporate existing natural habitat and landscape into site design.

Existing significant trees at the SW corner of the parcel are being retained, the vehicular entry on Wyatt is specifically located to retain the existing willow tree and care is being taken to not impact trees in the park. The balance of the site is field grass, or buildings and pavement.

Connect new landscaped areas and fragmented habitat to network of open space and larger habitat corridors wherever possible.

Overall site is organized around a central landscape feature to concentrate, rather than fragment, the landscaping and habitat.

Consider porous fencing, hedging and shrubs to define property edges, or gaps in fencing and reduce barriers to wildlife.

It is not the intention of the project to fence the perimeter of the site. There are some specific locations, related to parking, that should be screened from the neighbors.

Promote continuous habitat through private or communal landscaped areas and repair gaps in identified wildlife corridors wherever possible.

There are no identified or functional wildlife corridors nearby or on site at this location. That said, landscape design will include native plant selections to create urban wildlife habitat.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

S3) Unique Features

Work with the particular features of the site – shape, ecological value and characteristics, views, vegetation, hydrology and topography – to create a unique solution to the project.

Site design provides connections from the public rights of way to the existing park, maintains street edges with vegetated setbacks consistent with the surrounding neighborhood, maintains significant tree at SW corner.

Preserve and highlight public views of unique features that contribute to Bainbridge Island's character.

Primary public view is at the corner of Madison and Wyatt that is currently vegetation, site design recognizes and enhances this view.

Support visual connections to nearby landmarks.

There are no nearby landmarks that allow for visual connections.

S4) Built Environment

Site access and new structures to complement patterns in the built environment with attention to setbacks, spaces between buildings, scale and entries along the street.

Surrounding development patterns include vegetative setbacks along street frontages, entries at times on the street, and other times remote to the street, and buildings of a variety of scales. Site design continues this pattern, with multiple pedestrian entries from the sidewalk, dwelling entries at the street in some locations.

Create or reinforce a well-defined rhythm of intervals of built and open spaces, designed for the human scale.

Project breaks down the overall scale through the use of multiple buildings, significant breaks between buildings along street frontages, a strong landscape corridor connected to the street that gives open space depth visible from the street and a strong pattern of scale of individual dwelling units.

Develop frontages with quality, interest, and variety, using multiple smaller scale buildings if needed for to fit with neighborhood character.

Project breaks down the overall scale through the use of multiple buildings, significant breaks between buildings along street frontages and buildings of the same overall height and massing compared to similar projects along Madison and Wyatt.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

Avoid visually impermeable fencing, high fencing or other monolithic features along publicly visible edges of the site.

No visually impermeable fencing is proposed along any public right of way, or park edge.

S5) Systems of Movement

Locate and orient primary pedestrian and bicycle travel routes and transit facilities.

Flanking streets are primary pedestrian and bicycle travel routes, together with the public pathway that exists along the easterly project boundary. Project pedestrian pathways connect to these routes.

Incorporate dedicated pedestrian access that connects and aligns with existing public and private pedestrian infrastructure.

Pedestrian access connects to existing pedestrian infrastructure.

Integrate access for people of all abilities into the project design so that all visitors are welcome through primary entries and access points.

Visitors have a number of access points to individual dwellings. For new potential tenants for example, there is a primary access for pedestrians from Madison Avenue.

Locate at-grade parking and vehicular access away from active pedestrian areas wherever possible and screen at grade parking from public view.

All project parking, except for visitor parallel parking street spaces on Wyatt, are located behind the buildings that front on public streets. All parking is screened.

Provide bicycle parking near access points to and active areas to maximize visibility and convenience.

Bicycle parking has not been finalized. For residents, bicycle parking be located near blocks of apartments. Additional bicycle parking will be provided near the clubhouse.

Consider including pedestrian-oriented public spaces and spaces for informal community gathering in non-residential projects.

While this is a residential project, it will include a clubhouse with associated active open space that can serve as a gathering space for residents.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

S6) Public Realm

Arrange site elements to define a clear ‘public front’ facing toward the primary street.

Project fronts on two streets, and buildings front on both. Primary pedestrian access is on Madison, while both streets have pedestrian access points.

Minimize vehicular presence in the public realm, with driveways and garages de-emphasized in terms of location, width and design.

Parking is located behind buildings so as to not be a visual presence on the street.

Consider the hierarchy of uses in site design, with important uses or features emphasized.

Overall, project is a collection of attached dwellings broken up into a series of buildings maintaining the scale of surrounding development. The more important vehicular and pedestrian access is on Madison serving the project’s clubhouse and also provide access to the park.

Incorporate natural systems into public spaces where possible and appropriate.

Overall site design is focused on a central landscaped space connecting the Wyatt & Madison corner, to the project’s clubhouse and park beyond. That corridor is intended to be planted with native plants and trees, creating habitat and the remaining “forest” in the park.

Give prominence to pedestrian entrances over vehicle access.

Pedestrian access points are typically separate from vehicular access points.

Reinforce defined and active street edges and design public facing frontages to interact directly with the public realm as appropriate.

Building placement reinforces the street edges, consistent with surrounding development.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

S1) Landscaping Plan - try to keep as natural and have it blend in with the park as much as possible. Use plants to bring birds back.

S2) This standard was met and no additional comments.

S3) The DRB agrees with overall 2-story scale of the project with a natural landscaped corner rather than an architectural element.

S4) The DRB likes the low impact of the 2-story design. DRB supports the applicant's proposed increased walkway, ideally 10-foot wide, and landscape planting on the north property line to reduce impact to Madison Cottages, to provide better pedestrian access to the park and reduces any potential shade. Have primary entrance on parking side, small private garden for privacy on Madison and Wyatt.

S5) This standard was met and no additional comments.

S6) Moving the entry for Building 3 and the provision of the small private gardens increases the public realm experience.

DRB Summary: DRB supports applicants desire to provide on the north boundary the new proposed Tot Lot pedestrian access and landscaping. This also reduces the potential for shading north of the project on Madison Cottage owners.

DRB supports the proposal to have primary entrance on the parking side of the building.

DRB supports applicants desire to provide provisions for electric automobile and bicycle charging.

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

PUBLIC REALM STANDARDS

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

Applicant Response:

P1)

- a. All pedestrian access points connect to existing, or new sidewalks on streets project is fronting on.
- b. Accomplished at a more detail project level.
- c. This will be shown at a more detailed project level. Lighting will be designed to night sky standards.
- d. Primary vehicular access, and pedestrian access to dwellings, clubhouse and park, are located on Madison.
- e. & f. Bicycling parking has not been finalized. For residents, bicycle parking be located near blocks of apartments. Additional bicycle parking will be provided near the clubhouse.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

P2)

- a. Project location is ideal to encourage pedestrian use instead of cars to access services and stores. Parking count is designed for a one space per dwelling, with additional spaces devoted to visitor parking.
- b. Two curb cuts, one on each street. This is a reduction in overall curb cuts compared to existing.
- c. Parking is located behind buildings.
- d. See site plan, major pedestrian walkways are typically separate from vehicular circulation and parking, while still serving dwellings and their access to vehicles.
- e. All pedestrian pathways are clearly defined.

P3)

- a. Buildings are organized to define street edges, the park edges, and the central landscaped space.
- b. There are no identified views at this location, nor irregularities in the street network to exploit.
- c. Design recognizes the importance of the Wyatt & Madison intersection by providing a landscape solution to the corner.
- d. This will be done at a detailed project level, incorporating modest directional signage at key decision points.

P4)

- a. Primary entrance is located on Madison, with additional entrances on Madison and Wyatt.
- b. Project is surrounded on three sides by existing public pathways, though the north side of Wyatt is currently undeveloped for pedestrians. That frontage will be improved with this project.
- c. Project provides landscaped front yard setbacks mandated in this zone. The major open space of the project, the landscaped central space that leads to the clubhouse, starts at the corner of Wyatt & Madison.
- d. This would be defined at a detailed project level, where opportunities for art, and selection of artwork, will be made.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

P5)

- a. Prominent corner is designed as a significant landscape feature.
- b. Site has five pedestrian access points from the sidewalk into the project.
- c. Buildings are designed to reflect the overall pattern of development and rhythms of surrounding development.
- d. Elevations show the intention of façade detailing, with human scaled siding and focus on detailing of windows, doors and openings to provide scale.

P6)

- a. Project is all residential, semi-spaces within the project will have seating and potentially other activities.
- b. Elevations, show placement of windows to provide visual security along the street and park frontages, doors to some dwellings to provide additional activity, and private outdoor spaces that activate certain frontages.
- c. N/A
- d. Utilities will be underground, minimizing their visual characteristics, any above ground utilities will be screened with fencing and/or landscaping.

DRB Discussion:

- P1) This standard was met and no additional comments.
- P2) This standard was met and no additional comments.
- P3) This standard was met and no additional comments.
- P4) This standard was met and no additional comments.
- P5) This standard was met and no additional comments.
- P6) This standard was met and no additional comments.

DRB Summary: Please refer to S4, S5 & S6 comments.

DRB Findings:



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)

- a. Overall organization of the project site is to maintain landscaped street frontages in the scale of surrounding development, front the adjacent park in a way that improves its security and integration into the community and provide a strong landscaped street corner at the (future) roundabout.
- b. The project site plan shows the intention of every dwelling fronting on landscaped street edges or the internal landscaped central spine.
- c. The low massing, roof overhangs, and direct relationship to the landscape is appropriate and intentional.
- d. Building frontages include residential uses that can be designed in a way for privacy, together with some dwellings with front doors on the street, and access internally to the project, and adjacent park, clearly emphasized as primary elements.
- e. Facades will be organized around the rhythm of the dwellings.
- f. The site plan is designed to reinforce the residential nature of this project, and the architecture as it develops will reinforce it further.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

B2)

- a. The surrounding context is characterized by a diverse mix of different architectural expressions, but generally in low scale, pitched roof building forms. The project's massing is designed to do that as well.
- b. This is the intention of the project.
- c. Weather protection of entries is integrated into the design.
- d. The surrounding context is characterized by a diverse mix of different architectural expressions, but generally in low scale, pitched roof building forms. The project's massing is designed to do that as well.

B3)

- a. Facades are proportioned as shown, with materials of human scale and fine grain detailing around openings.
- b. Architecture is designed to be "quiet", with finely crafted detailing and an overall natural color palette.
- c. The site plan recognizes the importance of the Wyatt & Madison corner, and intends to provide a landscaped solution to that corner recognizing an emphasis on the environment over buildings on the island.
- d. The design of overall building forms, and expressing individual dwellings, down to façade detailing, creates an overall human scale.
- e. Entries are well defined, ground floor dwellings have private outdoor spaces, and placement of openings is intended to activate frontages while providing appropriate privacy to residents.
- f. See provided elevations and suggested detailing to see design intend, articulation and materials.
- g. The trash collection is screened from the street, neighbors, and future residents of the project. The utilities will receive similar attention is careful placement, screening and integration.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

B4)

There is one existing structures on site, the remaining building unoccupied and subject to demolition soon, years of deferred maintenance has brought it to the end of its economic life and not a candidate for repair.

- a. Material selection is being made in the context of the surroundings of the project, emphasizing a human scale, and natural colors. Materials with recycled or renewable content will be favored whenever feasible.
- b. South and west facing roofs will be designed to accommodate solar panels in the future. Building construction will be designed to meet or exceed energy consumption standards.
- c. All dwellings are designed with no less than two exterior exposures to maximize natural light and provide for cross-ventilation.
- d. Facades will be designed to reflect solar exposure.
- e. This will be considered in the design of the clubhouse.
- f. There is no structured parking, and it is likely that the dwellings will remain as dwellings long into the future. But, if parking demand reduces in the future, there is space to convert parking spaces to dwellings.

B5)

- a. Materials are being selected with long term durability and maintenance in mind too.
- b. By and large Bainbridge Island doesn't provide for many local materials, but where they do, they will be included in the project where applicable.
- c. See the design.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

- B1) This standard was met and no additional comments.
- B2) The applicant proposes a very good project with appropriate architectural language.
- B3) It is difficult to see elevation details for Buildings 4 & 6 facades facing the round-about. This will be more evident in future drawings.
- B4) DRB will comment at future meeting when more information is available.
- B5) DRB will comment at future meeting when more information is available.

DRB Summary:

DRB encourages applicant to further develop detail and fenestration on Buildings 4 & 6.
DRB would like to see more information on the dumpster areas.
DRB supports the enhancement of the outdoor area south of the community building as well as benches/picnic tables throughout the project.

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

LANDSCAPE STANDARDS

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

Applicant Response:

- L1)
- a. The landscape design and plantings is designed to support the overall concept of the site plan and include these features noted.
 - b. Street trees that are located on the western and southern boundaries of the project site will do exactly this.
 - c. This is the intention of the project see landscape design.
 - d. This is the intention of the project, using primarily native plants, see landscape plant selection palette.
 - e. This is the intention of the project, see landscape design.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

L2)

- a. The streetscape is designed to emphasize a landscaped edge to the streetscape, and all buildings front on landscaped street edges, the park, or the internal landscaped spine.
- b. See design with semi-public open spaces at the clubhouse, and private outdoor spaces associated with individual dwellings.
- c. See the proposed planting palette, using primarily native plants.
- d. The streetscape is intended to be a continuous landscaped element punctuated with primarily pedestrian access points, with an emphasis on the corner of Wyatt & Madison as providing a strong landscape dominant corner.
- e. This will be considered.

L3)

- a. The landscape design is consistent with water conservation as a project goal, using primarily native plants.
- b. Landscape design takes into consideration providing shade and wind protection, using primarily native plants.
- c. See landscape design for plantings associated with pavement.
- d. There is ample room in the rights of way and required building setback for space for street trees to be located unconstrained by the adjacent buildings or sidewalks/curbs.
- e. This is the intention of the project, and will be part of the landscape specifications for topsoil, mulch, etc.
- f. This will be considered at the clubhouse.
- g. This is the intention of the project, using primarily native plants, as well as limiting the paved surfaces to as little as possible.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

L4)

- a. This is the intention of the project, water quality treatment will start with rain gardens. This site has been tested for water infiltration and found to have poor soils in that regard.
- b. This is the intention of the project, using rain garden strategies.
- c. This will be considered at the clubhouse.
- d. This will be done as appropriate for irrigation and water quality treatment.

L5)

- a. The site plan reflects preserving significant trees.
- b. This site is a poor candidate for infiltration and recharge.
- c. See landscape plan as this is the intention of the project, using primarily native plants.
- d. See landscape plan as this is the intention of the project, using primarily native plants.

L6)

- a. There are minimal existing views either into the project location or from this location outward.
- b. OK, though this doesn't have strong application to this site.
- c. There are no identified territorial views associated with this project site.
- d. The access from Madison is designed to provide both significantly better physical access as well as visual access to the otherwise land-locked existing public park.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

L1) This standard has been met.

L2) The public realm and private gardens along Wyatt and along Madison need to provide texture and rhythm. Examine east property line for additional landscaping.

L3) The natural techniques of bioswales and rain gardens are the preferred methods of cleaning the water. Temporary irrigation is needed to get plants established. Native plants are preferred to reduce need for ongoing irrigation. The native plant list was a very strong list.

L4) See L3 for rain garden and bioswale discussion.

L5) The plant list showed native edibles, a good list for habitat. The location of the buildings creates ecological zones, different types of landscape areas have been called out in the plan. Breaking it up into zones was carried out nicely.

L6) The privacy of the residents should be maintained as best as can be. DRB looks forward to seeing the final landscape plan to see how privacy is created at the access from the roundabout and the park access. The treatment of the walkway is the opportunity to create a view corridor. A sign leading to the park access, something iconic.

DRB Findings:

The project met the intent of this standards section.



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:

Street frontages (Madison and Wyatt) are both designated “Neighborhood Mixed Use”.

Frontages will be improved to provide sidewalks where none now exist. Frontages extend existing street cross-sections.

Landscaped buffers to sidewalks are provided where rights of way allow it.

Character of street frontages continues the primarily residential nature of the neighborhood.

DRB Discussion:

The project has met the requirements of Neighborhood Mixed Use.

DRB Findings:

The project met the intent of this section.

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

Applicant Response:

Consistent with the designated street and features to be considered, this project includes landscaped frontages, buffers in front of some sidewalks, and entries to some dwellings for scale and activity.

Parking is all located behind buildings so as to be shielded from the street.

DRB Discussion:

See comments under Street Types section.

DRB Findings:

The project met the intent of this section.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

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

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

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

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

This is not a subdivision, but for clarity, the older former dwelling that has been removed did not qualify for historic listing as determined by the City's professional review completed a few years ago.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

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

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

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:

This is not a subdivision.

DRB Discussion:

N/A

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

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

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

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

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

This is not a subdivision. Though for clarity it does include the replacement of affordable housing that will be owned and managed by HRB.

DRB Discussion:

N/A

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

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

LARGER SITES

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

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

Applicant Response:

Standard 1)

- a. Site design intentionally breaks up the mass of development into buildings scaled to the neighborhood surroundings, while creating a central landscaped space to organize dwellings so that everyone faces either the street, the park or a landscaped open space.
- b. Parking is fully screened from the street, and designed to absolutely minimize the amount of space devoted to required parking. Allowed by code parking reductions are being utilized as well.
- c. Parking under the building allows for an additional floor, only being used at the townhouses where grade provides for reducing the resultant height of that building. Otherwise parking is not being provided under buildings, which maintains the lower scale of the design.
- d. On-street parking is proposed along Wyatt where the traffic, and right-of-way width, make it more practical.
- e. Parking is broken up into two, disconnected smaller parking areas, rather than one connected parking area.

Standard 2)

- a. Buildings front on the public street, and the park.
- b. This project is residential, so by and large all activities are residential. The few spaces that are, otherwise, front on the street or the park.
- c. Buildings that don't front on the streets or the park front on a continuous landscaped open space that serves the residents as a whole.

DRB Discussion:

Standard 1)

The project has met the requirements of Standard 1.

The project has met the requirements of Standard 2.

DRB Findings:

The project met the intent of Standard 1 & 2.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

HISTORIC PLACES

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

Applicant Response:

Standard 1)

- a. The project site is located across the street on Madison, or down the street again on Madison, from buildings over 50 years old. Those buildings are characterized by two story architecture and landscape that dominates their street frontages. This project's design mimics the building heights of the buildings, and the dominance of landscape between the buildings and the street.
- b. NA
- c. NA
- d. The nearby older buildings are really not characterized by historic landscapes.

Standard 2)

- a. NA
- b. NA

DRB Discussion:

Standard 1)

N/A

Standard 2)

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

CIVIC USES

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

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

Applicant Response:

Standard 1)

a. NA

Standard 2)

a. NA

b. NA

DRB Discussion:

Standard 1)

N/A

Standard 2)

N/A

DRB Findings:

N/A



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

This project is recommended for:

Approval ☒

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE: _____

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

Chair, Design Review Board

DATE: 02/07/2022



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

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

#1 Conceptual Proposal Review Meeting

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

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

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

Applicant Submittal Requirements

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



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

#3 Final Design Review Meeting

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

Applicant Submittal Requirements

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

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



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

PROJECT: KBA SUBDIVISION
PROJECT ADDRESS or PARCEL: 167 Wyatt Way
DATE: 2-7-2022
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: DRB-DG 07/19/2021 ; DRB-FRR 02/07/2022

CONTEXT ANALYSIS

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

Context Analysis Complete:

Yes: ☒ No: ☐

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SITE DESIGN STANDARDS

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

Applicant Response:

S1) The site is a small single-family lot within the downtown core. The natural features on the site include two larger Fir trees which will be preserved. The natural systems will be enhanced with native landscaping. Three of the homes will be located on existing building footprint.

S2) The site design will incorporate native planting to support urban wildlife.

S3) The site is located within in a changing context. The context includes older single-family homes, multi-story infill housing, commercial and mixed-use. The proposed buildings and site design recognize the shift in density-scale from single story to denser multistory with an emphasis on pedestrian movement.

S4) The proposed building designs are consistent with the emerging character of downtown, exemplified by a shift to more contemporary forms and materials. The building massing also reflects more tradition construction with varied roof slopes and forms.

S5) Site access and movement includes along Wyatt Way (new sidewalk proposed) and through center of site. Vehicle movement will be relocated from Wyatt frontage to new access from parking lot to the South (project site has access easement from Madrone Lane).



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

S6) The public areas include the natural space along Wyatt Way, the central walk and commons area, and the shared use court. Additional semipublic spaces include the roof terraces.

DRB Discussion:

S1) This is a tight site and not a lot of natural systems, this guideline is difficult to address and does not apply.

S2) This is a tight site and not a lot of natural systems, this guideline is difficult to address and does not apply.

S3) & S4) The project contributes to the scale of the street and the scale of the surrounding buildings.

S5) Appreciate that the walkway through the site accommodates people's ability to cut through the property.

S6) There is a nice view, improvements will make it nice to walk by. The people who live there will be walking and add activation to the street and to the public realm – vibrancy. By removing the existing driveway, this removes car access from Wyatt.

DRB Findings:

S1 & S2 not applicable in some ways. This project meets guidelines S3-S6.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

PUBLIC REALM STANDARDS

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

Applicant Response:

P1) The site design support pedestrian movement by providing residential access along the central walkway. Existing driveway will be removed from Wyatt Way thereby providing continuous pedestrian frontage.

P2) The parking of vehicle occurs at the rear of the site within a shared use courtyard. The current access is being removed from Wyatt frontage to the rear of the site and will use a shared access from an existing parking lot, reducing curb cuts and impervious surfaces.

P3) The central pathway provides access to all of the homes from the shared use court. This will allow interaction amongst residents as they come and go, while allowing local neighbors to use the site as a short cut to town.

P4) See comment P3

P5) See comment P3

P6) Three of homes will face onto Wyatt Way. Each home will have a semi-private recessed court with living spaces located above overlooking the street. The natural area along Wyatt will also support small seating area for residents and neighbors. No commercial is proposed.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

P1) Because of the site slope, they are not meeting universal design. The project has created a safe and comfortable walking and cycling environment.

P2) The project meets this standard very well by removing the access on Wyatt and proving access from Madrona.

P3) & P4) This project is quite clear with its internal logic and access to public realm.

P5) The project complies with this guideline (pg. 34 in DesignforBainbridge)

P6) This guideline does not apply, that portion of Wyatt is not a commercial street.

DRB Findings:

This project meets P1-P5, P6 is not applicable.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

BUILDING DESIGN STANDARDS

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

Applicant Response:

B1) The site design is a direct response to the compact site area, existing trees and proposed vehicle access from the South. Three of the homes will be located on existing building footprint. The organizing architectural concept is a grouping of townhouses organized around the parking court, commons, and central walkway. The units frame these public spaces as well as establish a simple rhythm of forms along Wyatt.

B2) The language is small footprint vertically organized homes with varied roof forms and projecting building volumes. This approach is consistent with local residential architectural patterns and helps reinforce a finer grain scale within the site.

B3) The facades are designed to respond to varied conditions which surround each home, by opening where views and light won't intrude on privacy and being more closed where privacy is paramount. The facades also express the internal functions by orienting living spaces towards the ends of the buildings and locating services within the more central portion. Large scale windows are located along the vertical circulation.

B4) The homes will use low maintenance, durable materials minimizing the need for paint. Each home will utilize airtight construction reducing energy use and allowing net zero capability with the addition of photovoltaic panels. The most prominent sustainable feature is the compact design and in-town location.

B5) In addition to the durable materials (metal, cement board, sho-sugi ban, Cedar) the details will be focused on the juncture of materials, rather than decorative trim. The use of natural materials will add detail in areas where it can be a focal element and protected from excessive weathering (soffits, etc).



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

- B1)
- B2)
- B3)
- B4)
- B5)

DRB Findings:

This project meets guidelines B1-B5.

LANDSCAPE STANDARDS

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

Applicant Response:

L1) The primary landscape areas are along Wyatt, along the narrow site perimeter, and adjacent to the central walkway. The planting will primarily utilize low scale native plantings and avoid creating a dense perimeter.

L2) Landscaping will support the Wyatt frontage and central pedestrian walk.

L3) Planting will rely on native plant materials which support local habitat and songbirds.

L4) Due to the compact size of the site-on-site infiltration will be limited to landscape areas.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

L5) Planting will rely on native plant materials which support local habitat and songbirds.

L6) The site concept will create a small view corridor through the site from Wyatt to Madrone.

DRB Discussion:

- L1)
- L2)
- L3)
- L4)
- L5)
- L6)

DRB Findings:

These guidelines will be reviewed / assessed during the Final Review and Recommendation Design Review Board meeting.

02/07/22: Project meets all the Landscape Standards



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

STREET TYPES AND FRONTAGES

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

Applicant Response:

The applicable street type is Neighborhood Mixed-Use.

- A) Sidewalk (provided)
- B) landscape setback (provided)
- C) varied building frontage (provided)

DRB Discussion:

Will add sidewalks, 10' landscape buffer is acceptable

DRB Findings:

This project meets the Neighborhood Mixed-Use guidelines.

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

Applicant Response:

LANDSCAPE: 10'-20' Setback Provided

DRB Discussion:

10' landscape buffer is acceptable

DRB Findings:

This project meets the Landscape Frontage guidelines.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

Winslow is recognized for its innovative residential infill projects, each of which is unique. The proposed project will continue this pattern of small-scale infill. The overall aesthetic is characterized by simple gable forms, which evoke the massing of traditional buildings, but with a modern expression.

DRB Discussion:

This project meets this guideline very well, dense but doesn't seem to have too much massing, scale is similar to others in the area, fits in and does not stand out. Nice variation of design (vertical and horizontal siding) is eye-pleasing.

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

Applicant Response:

Wyatt Way is a street which is slowly changing from a pattern of single-family homes into small infill projects. The surrounding neighborhood is a mixture of mixed-use, commercial, and multi-family uses. While there is no predominant architectural character, most sites have a residential scale. The proposal is consistent with the surrounding scale and anticipates the adjacent parcels may redevelop with either commercial or mixed-use.

DRB Discussion:

See Island Character comments above



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:

The site has no existing natural areas but does have the potential to re-establish a small native landscape to protect the existing mature Fir trees. The natural area will be integrated with the common areas to co-locate open spaces.

DRB Discussion:

Appreciate that the project will retain the significant trees on site. The 10' + of landscaping on the street contributes to a natural setting.

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

Applicant Response:

The proposed building homesites are located to avoid impacts to the existing mature trees.

DRB Discussion:

The project reflects and conforms to the natural sloping grade of the site and for people to navigate the change in grade.

The DRB would prefer neither a sign or low-impact fence. If still required, we would encourage using signs.

02/07/22: DRB would prefer a sign over a fence and a single sign should be sufficient.

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

There are no historic or cultural structures on the site.

DRB Discussion:

The project contributes to a culture of walkability and bicycling and vibrant street activity in the downtown urban area. Also, provides ease of access to public transit.



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



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Due to the small site area, the stormwater will be managed within an infiltration vault below the shared-use court. T shared-use court will be evaluated for infiltration potential based upon underlying soil types.

DRB Discussion:

The infiltration vault is a good idea and we agree with the project's stormwater management plan.

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

The project will connect to City sewer system.

DRB Discussion:

Connection to city sewer is fine.

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

Applicant Response:

The project will utilize water conserving strategies including low flow water fixtures and drought tolerant vegetation.

DRB Discussion:

From a clean water perspective, this project does quite well.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

The community space is located next to the natural area along the Wyatt Way frontage. The existing driveway will be relocated to the rear of the site to allow the creation of these open spaces. The main public entry will be adjacent to the community space and connect to the shared-use court. The shared use court will accommodate the new parking as well as its use as a multi-use courtyard like a “Woonerf”.

DRB Discussion:

No concerns with this guideline.

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:

Homesites are clustered along central pathway.

DRB Discussion:

No concerns with this guideline.

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

Primary building forms are oriented along a north-south axis, due in part to location of the existing home, restructured parking access and existing trees. Roof forms utilize steep gables to reduce overall scale of buildings. South facing shed roofs would enhance solar potential but increase shading of adjacent properties due to added height.

DRB Discussion:

Encourage leaving the roof line as is and doing something with the angle of solar panels.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Site will have internal pedestrian spline connecting Wyatt way to the shared-use court.

DRB Discussion:

Good to allow pedestrians access to Madrona from Wyatt.

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

Applicant Response:

Site design utilizes shared parking area within the middle of the block. The mid-block location will gain its access via an existing commercial parking lot to the south, allowing the existing curb cut (and driveway) along Wyatt to be eliminated.

DRB Discussion:

DRB agrees with eliminating Wyatt access. This project promotes pedestrian uses instead of motor vehicles.

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

Applicant Response:

The site design, due in large part to its small site area, places the homesites in direct proximity. The home sizes will be compact as well, less than 1100sf.

DRB Discussion:

The homesite has met the majority if not all of the design standards in Chapter 4. Good modulations and scale.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

The project will have two home designs and sizes ranging from 1100sf to 1600sf. The homes are staggered along Wyatt Way. While the building shares a common architectural style, each will have unique orientations and fenestration.

DRB Discussion:

Utilizing two housing types meets this guideline.

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

Applicant Response:

The homes will have their entries facing the internal pedestrian path. All the garages are located behind the buildings as viewed from Wyatt Way.

DRB Discussion:

The project meets this guideline very well. Sets a nice tone for future projects on this street.

DRB Findings:

This project meets most of these guidelines. No outstanding issues discovered.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

LARGER SITES

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

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

Applicant Response:

Standard 1)

Standard 2)

DRB Discussion:

Standard 1)

Not applicable

Standard 2)

Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

HISTORIC PLACES

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

Applicant Response:

Standard 1)

Standard 2)

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

CIVIC USES

STANDARD1 DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY 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)

Not applicable

Standard 2)

Not applicable

DRB Findings:

Not applicable



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

This project is recommended for:

Approval ☒

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE: _____

A handwritten signature in blue ink, appearing to read 'J. K. Starn', is written over a horizontal line.

Chair, Design Review Board

DATE: 02/08/2022