
The Design Review Board will hold this meeting using a virtual, Zoom Webinar platform.
Members of the public will be able to call in to the Zoom Webinar.

Please click the link below to join the Webinar:

<https://bainbridgewa.zoom.us/j/85230368319>

Or One tap mobile:

US: +12532158782,,85230368319# or +17207072699,,85230368319#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 720 707 2699 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or
+1 646 558 8656

Webinar ID: 852 3036 8319

International numbers available: <https://bainbridgewa.zoom.us/j/85230368319>

AGENDA

- | | |
|---------|---|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes – April 18, 2022 |
| 2:10 PM | Hyla High School (<u>PLN52173 DRB-FRR</u>)
Project Manager: Kelly Tayara
#3 Final Review & Recommendation Meeting
<i>See digital file for materials</i> |
| 3:10 PM | Review DesignForBainbridge worksheet updates |
| 3:30 PM | New/Old Business <ul style="list-style-type: none">• Pre-app conference attendees• DesignForBainbridge Manual Update• General Project Update• Email• Board Member Issues/Concerns |
| 4:00 PM | Adjourn |

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – March 21, 2022
Sewer Capacity for New Development Proposals
Traffic Impact Analysis – General Scope
Housing Resources Bainbridge ([PLN52178 DRB-CON](#))
Hyla High School ([PLN52173 DRB-DG](#))
Review Design for Bainbridge worksheet updates
Review Code Update Letter to be sent to City Council
New/Old Business
 Pre-app conference attendees
 Design for Bainbridge Manual Update
 General Project Update
 Email
 Board Member Issues/Concerns

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Todd Thiel called the meeting to order at 2:01 PM. Committee Members in attendance were Vicki Clayton, Joe Dunstan, Bob Russell, and Michael Loverich. Anna Snyder-Kelly was absent and excused. City Staff present were Associate Planner Ellen Fairleigh, 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 – March 21, 2022

Motion: I move to approve the March 21st meeting minutes.
Dunstan/Russell: Passed Unanimously

Sewer Capacity for New Development Proposals

Traffic Impact Analysis – General Scope

Chris Wierzbicki, Public Works Director
Paul Nylund, Engineering Manager

Discussion only

Housing Resources Bainbridge ([PLN52178 DRB-CON](#))

#1 Conceptual Proposal Review Meeting

Discussion only

Hyla High School ([PLN52173 DRB-DG](#))

#2 Design Guidance Review Meeting

Discussion only

Review DesignforBainbridge worksheet updates

**Moved to next meeting*

Review Code Update Letter to be sent to City Council

Discussion only

New/Old Business

- Pre-app Conference Attendees
- Design for Bainbridge Manual Updates
- General Project Update
- Email
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 5:19 PM.

Approved by:

Todd Thiel, Chair

Marlene Schubert, Administrative Specialist

Attendee Report				
Report Generated:	4/25/2022 8:32			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers
Design Review Board Regular Meeting	859 6181 4248	4/18/2022 13:48	211	6
				Total Users
				17
Host Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	4/18/2022 13:48	4/18/2022 17:19	211
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Vicki	vicki.clayton@cobicommittee.email	4/18/2022 13:52	4/18/2022 13:53	1
Vicki	vicki.clayton@cobicommittee.email	4/18/2022 13:55	4/18/2022 17:19	205
Paul	pnylund@bainbridgewa.gov	4/18/2022 13:55	4/18/2022 14:51	57
charlie wenzlau		4/18/2022 14:52	4/18/2022 17:07	135
Ellen Fairleigh	efairleigh@bainbridgewa.gov	4/18/2022 13:58	4/18/2022 15:37	99
Chris	cwierzbicki@bainbridgewa.gov	4/18/2022 14:00	4/18/2022 14:51	52
Michael	michael.loverich@cobicommittee.email	4/18/2022 13:56	4/18/2022 17:19	203
Todd	todd.thiel@cobicommittee.email	4/18/2022 13:57	4/18/2022 17:19	202
Bob	bob.russell@cobicommittee.email	4/18/2022 13:54	4/18/2022 17:19	205
Phedra Elliott		4/18/2022 14:52	4/18/2022 15:36	44
Joseph	joseph.dunstan@cobicommittee.email	4/18/2022 13:50	4/18/2022 17:19	210
Kelly Tayara	ktayara@bainbridgewa.gov	4/18/2022 13:58	4/18/2022 17:04	186
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
charlie wenzlau		4/18/2022 14:01	4/18/2022 14:52	52
Norm Landry		4/18/2022 14:01	4/18/2022 17:03	183
Phedra Elliott		4/18/2022 14:13	4/18/2022 14:52	39
Jennifer Sutton	jsutton@bainbridgewa.gov	4/18/2022 14:03	4/18/2022 15:30	88

WEBVTT

1

00:00:03.990 --> 00:00:21.780

Todd: Excellent Good afternoon, welcome to the bainbridge island design review board two o'clock to a one actually on aching April 2021 and we have a quorum we've got Joe Michael Bob vicki myself.

2

00:00:23.070 --> 00:00:33.210

Todd: Here today and it will not be in attendance, we have a as we see a full of full of done a full agenda here that should take us right through till five.

3

00:00:35.130 --> 00:00:38.400

Todd: Oh there's even a second page second page of agendas never been thing.

4

00:00:40.860 --> 00:00:41.160

Todd: So.

5

00:00:42.480 --> 00:00:47.010

Todd: The first order of business would be to approve of meetings of our last meeting minutes of our last meeting.

6

00:00:48.780 --> 00:00:51.210

Todd: Any any motions there.

7

00:00:53.220 --> 00:00:54.660

Joseph: i'll second or second.

8

00:00:55.620 --> 00:00:56.820

Todd: i'm going to someone has to first say.

9

00:00:57.060 --> 00:01:03.960

Joseph: Oh, I thought that was the first oh i'll follow i'll move the we approve the march 21 2022.

10

00:01:05.010 --> 00:01:05.700

Joseph: minutes.

11

00:01:06.000 --> 00:01:06.420

Excellent.

12

00:01:08.850 --> 00:01:12.150

Todd: And Bob raise the standard bleep the second okay.

13

00:01:13.560 --> 00:01:14.160

Excellent.

14

00:01:16.920 --> 00:01:18.090

Todd: So we are heading.

15

00:01:20.010 --> 00:01:31.470

Todd: off to a good start ahead of schedule and we could turn this over time just for a kind of overview of this work, capacity and how new developer puzzles relate to that.

16

00:01:32.550 --> 00:01:42.150

Todd: And I will let people from the city introduce ourselves why don't since we have some new people here we can go around the Horn and introduce ourselves i'm taught deal.

17

00:01:43.260 --> 00:01:46.140

Todd: Chair of the design review board and i'll give it to vicki.

18

00:01:47.370 --> 00:01:49.080

Vicki: vicki clayton co chair.

19

00:01:50.250 --> 00:01:51.210

Todd: and Joe Joe.

20

00:01:51.900 --> 00:01:52.170

Joe.

21

00:01:53.220 --> 00:01:53.610

Joseph: yeah.

22

00:01:54.810 --> 00:01:55.950

Joseph: chair now remember.

23

00:01:56.670 --> 00:01:57.330

Michael.

24

00:01:59.100 --> 00:02:01.260

Michael: Michael leverage the rb.

25

00:02:02.010 --> 00:02:02.670

Todd: And Bob.

26

00:02:03.870 --> 00:02:04.170

Todd: yeah.

27

00:02:04.500 --> 00:02:07.800

Bob: Bob Russell remember the viewer be excellent.

28

00:02:11.340 --> 00:02:16.770

Chris: hello, my name is Christmas vicki i'm the city's public works director thanks for having me this afternoon.

29

00:02:17.820 --> 00:02:18.660

Todd: Thanks, for being here.

30

00:02:19.890 --> 00:02:27.840

Paul: hey good afternoon everybody, my name is Paul islands i'm an engineering manager for the water resources in development engineering group and public works and I work for Chris.

31

00:02:30.870 --> 00:02:31.410

Todd: Excellent.

32

00:02:34.350 --> 00:02:34.740

Todd: Did.

33

00:02:36.150 --> 00:02:43.980

Todd: Was there a some opening comments you wanted to make or or and i'll go up to them to the board if we have questions for.

34

00:02:44.040 --> 00:02:44.490

Chris: yeah I think.

35

00:02:44.760 --> 00:02:47.310

Chris: I think we have a little presentation, I can give you the treatment plan.

36

00:02:48.900 --> 00:02:59.580

Chris: So if you want to let me share my screen, I can walk you through that and then so we'll tackle the sewer stuff first and then I will do the address compact piece with paul's at work.

37

00:03:00.720 --> 00:03:03.420

Marlene Schubert: Yes, does should have access now to share.

38

00:03:05.970 --> 00:03:20.250

Chris: i'm going to warn you some of this stuff is pretty technical I tried to make it as lay person friendly as possible but go ahead and chime right in if you're having trouble following me.

39

00:03:20.760 --> 00:03:22.770

Joseph: As long as it doesn't smell world okay.

40

00:03:23.100 --> 00:03:23.370

Joseph: yeah.

41

00:03:23.430 --> 00:03:23.820

Todd: yeah I was.

42

00:03:24.120 --> 00:03:25.410

Todd: gonna say was too graphic.

43

00:03:25.500 --> 00:03:29.490

Chris: I think that's right here, right that would have been good good segue.

44

00:03:30.510 --> 00:03:32.250

Chris: let's see if I can Jesus.

45

00:03:33.810 --> 00:03:36.630

Chris: already seeing the main like presenter screen now.

46

00:03:36.780 --> 00:03:37.560

Todd: yeah very good.

47

00:03:37.770 --> 00:03:49.320

Chris: Okay alright so go back around the treatment plan and how it relates to kind of really want me to give you overview of is kind of what is the, how do we measure capacity.

48

00:03:49.800 --> 00:03:58.560

Chris: And how do we know that we have enough capacity to meet demand and what are we going to be doing in the future to ensure that we continue to have demand, and how does that relate to.

49

00:03:59.880 --> 00:04:01.080

Chris: land use in winslow.

50

00:04:02.190 --> 00:04:09.240

Chris: that's that's our overview, so this is the boundary of the city sewer service area in which.

51

00:04:10.320 --> 00:04:16.230

Chris: You can see the black line represents the boundary and you all have orange lines in there, represent all of the different sewer lines.

52

00:04:17.010 --> 00:04:26.700

Chris: who escaped just get area and, as you can see there's a piece of the i'm going to kind of focus a portion of this conversation really towards the winslow sub area.

53

00:04:27.000 --> 00:04:33.870

Chris: Because that's the piece of planning that the city is going to be doing that directly relates to what's going to be happening with the sewer.

54

00:04:34.590 --> 00:04:44.820

Chris: In the next couple of years because, but as you'll notice that the winslow masterplan area if you're familiar with that boundary includes a big portion of this area, here, that is not included in the sewer area.

55

00:04:45.090 --> 00:04:54.990

Chris: So they're not directly overlapping with each other, although there, they are close so So this is the sewer sewer service boundary down here this little.

56

00:04:56.160 --> 00:04:59.430

Chris: purple dots represents where the treatment plan is looking.

57

00:05:01.560 --> 00:05:10.740

Chris: Focusing a little closer this point neighborhood you can see the ferry terminal down here this circle here represents the location of the tree plant if you haven't been there.

58

00:05:11.400 --> 00:05:18.900

Chris: it's right across the street from the governor's House which is great plan place for a very smelly actually not often not smelly dream.

59

00:05:21.030 --> 00:05:30.630

Chris: here's a even more close up and how that plan looks just very high level of how this works is the sewage flows into the plant approximately here.

60

00:05:31.200 --> 00:05:41.190

Chris: and get screened so a lot of some more larger solid particles and things that will that are not organic get screened out.

61

00:05:41.670 --> 00:05:49.800

Chris: way they remove grid here in this grid Chamber so grapples and rocks and sand and things like that other things that won't break down organically get removed.

62

00:05:50.760 --> 00:05:58.980

Chris: Treatment there's treatment called aeration and all these basins here for the for the sewage, which basically prepares the sewage for.

63

00:05:59.280 --> 00:06:07.650

Chris: Settling because that's one of the main treatment train processes in the plant is this is settling of solids and that's what we do here in the classifier.

64

00:06:08.040 --> 00:06:10.860

Chris: So all they're rated to which goes into the clarify.

65

00:06:11.580 --> 00:06:23.760

Chris: It sits in that pool essentially for period of time until the cells that the solid sell at the bottom, then they get removed and they get the watered and removed from the site they get chopped off the site to landfill.

66

00:06:24.330 --> 00:06:37.380

Chris: and clean water cleaner water goes through a UV disinfection process here where it gets further disaffected then it goes out to puget sound and not fall but discharges on the other side of the way.

67

00:06:38.700 --> 00:06:41.940

Chris: So that's generally how the plan works and, as you can tell.

68

00:06:43.020 --> 00:06:49.320

Chris: From both of these slides, particularly this one there's not a whole lot of space to expand the plan.

69

00:06:50.160 --> 00:07:05.490

Chris: right because we're in the middle of a neighborhood and, as you can see that the plant area itself is pretty well built out, so we are not eager to want to try and expand the footprint of this plan, because there just isn't a whole lot of space, not that we couldn't but there's some difficult.

70

00:07:07.200 --> 00:07:15.600

Chris: So the way we measure capacity at the plan is the two factors we use we look at flow and we look at what's in flow is how much.

71

00:07:18.870 --> 00:07:24.090

Chris: Waste liquid solid waste is coming into the planet at any particular time and coming out.

72

00:07:24.480 --> 00:07:40.500

Chris: And loads are the concentration of that flow right how how many solids does it have how concentrated, is it or is it not so Those are the two factors for us and we're going to look a little bit about how we measure what the capacity of the plan is for both flows and for loads.

73

00:07:42.480 --> 00:07:49.350

Chris: So when we did our general sewer plan back in 2017 the Arkansas looked at land use projections.

74

00:07:49.920 --> 00:07:57.300

Chris: Looking out to 2035 so they looked at this sewer service boundary they looked at all the different land use types within that boundary.

75

00:07:57.600 --> 00:08:04.080

Chris: And they identified all the acreage associated with those different land use types right commercial low density Tara.

76

00:08:04.800 --> 00:08:15.330

Chris: Then they associated a waste of our flow with each of those land use types, you came up with a projection for how much flow they thought would be coming into the plant and how much concentration becoming.

77

00:08:16.680 --> 00:08:28.380

Chris: or load in 2035 and that's the basis in the sewer plan that we've been using to ensure that our land use plan is concurrent with the capacity of the plan.

78

00:08:29.580 --> 00:08:33.900

Chris: So i'll show you how those predictions are playing out so we're first we're going to look at flow.

79

00:08:35.010 --> 00:08:50.850

Chris: And it focus first on this little triangle here a little triangle tells us what the current treatment plant is rated that's when we did the last upgrade in 2007 they raided the plant at being able to treat 1.2 million gallons of flow per per day.

80

00:08:52.380 --> 00:08:54.150

Chris: And the sewer.

81

00:08:55.770 --> 00:09:03.810

Chris: Darrell sewer plant, as I just said predicted based on that land use planning, we just looked at that and 2035 that we'd be seeing almost one and a half.

82

00:09:05.070 --> 00:09:10.740

Chris: And that in 2022 right now we'd be seeing a little over 1.1 million per day.

83

00:09:12.450 --> 00:09:18.810

Chris: So we've been doing a lot of evaluation at the plant, because we know we are approaching capacity, so we have a lot of good looking like.

84

00:09:19.500 --> 00:09:26.820

Chris: Back at a lot of data, and so this is the flow pattern for the last five years to tell these shows us how much flow is coming into the plan.

85

00:09:27.390 --> 00:09:36.720

Chris: And as you can see there's a lot of peaks and valleys depending in the summer or the winter and here's that here's that little triangle right that's the 1.2 million gallons at the plant rated for.

86

00:09:37.290 --> 00:09:45.450

Chris: And you can see, the numbers for floor actually pretty low and the trend is up but it's very slowly and actually none of these days have you been approached one.

87

00:09:47.580 --> 00:09:58.800

Chris: So we go back to the chart, this is what the plan projected we would be adding 2022 what little over 1.1 million gallons but actually this year we're only seeing that 900,000.

88

00:09:59.250 --> 00:10:07.620

Chris: million gallons per day so flow wise we're actually seeing a lot less flow than we expected to see based on capacity analysis.

89

00:10:08.790 --> 00:10:27.570

Chris: So that's the flow so let's now let's talk about loads which is like the concentration flow right so unload prediction same thing little triangle shows us where the planet was rated when it was last upgrade in 2007 and, if you look over here is probably about 2600 or 2650.

90

00:10:29.370 --> 00:10:34.740

Chris: pounds per day that's how we measure load pounds per day of biologically dissolved oxygen biological oxygen.

91

00:10:36.180 --> 00:10:43.560

Chris: And they predicted in 2035 that we'd be seeing about 2050 pounds per day and then in 2022 we'd be seeing about 2300.

92

00:10:44.520 --> 00:10:59.880

Chris: So we're kind of right in the middle there now again we've been looking at a lot of data at loads and how the planets experiencing loads this purple line here, this time represents that little triangle right that's the rate of the plan 20 620.

93

00:11:01.110 --> 00:11:14.310

Chris: trigger finger there 20 642 pounds per day and this this red line represents

the VOD so that's what we're looking at in that previous chart and you can see, oh it's getting pretty close up to that.

94

00:11:14.910 --> 00:11:22.980

Chris: load limit line couple times now, in the last five years, right and the general trend does seem to be a little bit more up than the load was.

95

00:11:23.670 --> 00:11:32.910

Chris: This Green Line represents total suspended solids, which is another way to measure concentrations, basically, how many common, what are the solid material but we're just focusing today on the VOD.

96

00:11:34.290 --> 00:11:40.980

Chris: So if you project if you look at these numbers on the graph that we're looking at originally for loads you can see that the actual.

97

00:11:41.460 --> 00:11:50.670

Chris: we're at about 20 to 50 and we plan projected to be between 300 so we're right about at where the plan Doc we would be at this point in time.

98

00:11:51.390 --> 00:12:01.080

Chris: Related to wastewater treatment plant loads which is good and bad right it's better to be below and above, but it also means that we need to start doing some planning and that's what we're doing right now.

99

00:12:02.850 --> 00:12:12.840

Chris: And so, when we so just backing up to this one time, so now that we know kind of exactly where we're at on this chart we're trying to project the rest of this.

100

00:12:13.560 --> 00:12:23.850

Chris: rest of this trajectory here out to 2035 to recreate that trend line to see where we're going to be reaching this triangle point, which is the point that we're really concerned about.

101

00:12:24.570 --> 00:12:31.020

Chris: And that's what this graph represents this one was just created just a couple of days ago by our consultants who were working on our capacity.

102

00:12:31.620 --> 00:12:46.950

Chris: And these this is that same data that we looked at that was the red line on that pod moves like trending up and we saw a couple of points pretty close to our

limit We took that trend line and projected it out against our rating at the plan and it looks like.

103

00:12:48.090 --> 00:12:53.940

Chris: it's about the place where we would be at our Max capacity, based on our current based on that current news.

104

00:12:55.410 --> 00:12:59.610

Chris: Over the good news is that if you look at this purple line here 3200 pounds.

105

00:13:00.690 --> 00:13:08.040

Chris: Our consultant thinks that their current treatment plan is actually kind of within the confines of the infrastructure that we have today.

106

00:13:08.880 --> 00:13:18.810

Chris: is probably capable of treating up to 3200 pounds, but it with some tweaks now they may not be cheap to do those tweaks, but they are not super expensive.

107

00:13:19.260 --> 00:13:30.030

Chris: building new infrastructure expanding tree plant size etc they're replacing some equipment changing processes, making different types of investments or the next couple of years, so that we could.

108

00:13:30.660 --> 00:13:37.050

Chris: Get the plant up to this 3200 level and then have some extra time to think about larger and more and.

109

00:13:38.340 --> 00:13:39.480

Chris: More larger upgrades.

110

00:13:41.190 --> 00:13:51.270

Chris: And so, when just little breakdown of these the load, which is, I think, interesting is that this is the influence that we were looking at before in a single line.

111

00:13:51.900 --> 00:13:56.730

Chris: And then they are consultants broke that down into what they think is both residential and commercial.

112

00:13:57.690 --> 00:14:05.400

Chris: And if you look at the residential it's really not increasing very much over the last five years it's actually almost flat, but the commercial.

113

00:14:06.090 --> 00:14:15.510

Chris: is going up quite a bit so that's the place where we really need to focus on ensuring that we are understand what those loans are coming from.

114

00:14:15.750 --> 00:14:25.200

Chris: And that we understand what the impacts of additional commercial uses are going to be on the system because that's where we're going to have the most rapid increase in loads is a commercial.

115

00:14:27.180 --> 00:14:37.050

Chris: So conclusions next steps, the things we're doing so conclusions we can make from this, as I mentioned the flows are kind of below and the loads are about on track, where we thought the.

116

00:14:38.490 --> 00:14:49.200

Chris: Commercial loads are writing passive essential, so we need to ensure that we have really clear data about what is coming out of our commercial users and that's something we're doing now.

117

00:14:49.710 --> 00:14:55.950

Chris: But we also need to start looking at what's called pretreatment so things that these users or the city could do.

118

00:14:56.280 --> 00:15:06.330

Chris: At the locations where those restaurants or breweries or whatever they are those whatever those commercial users are ways to treat some of that effluent before it gets.

119

00:15:07.110 --> 00:15:13.890

Chris: which would be a lot cheaper potentially then upgrading the entire plan to deal with those individual uses.

120

00:15:14.310 --> 00:15:25.140

Chris: And that could be small investments, it could be larger but that's something that we're a lot of communities have these types of pre treatment programs they call them fall programs fats oils and greece's.

121

00:15:25.530 --> 00:15:31.170

Chris: So ways to deal with those on site before they get to the plan will be thinking about that over the next year.

122

00:15:32.520 --> 00:15:40.050

Chris: And then, based on that last chart we saw we know we're gonna have to make some minor improvements here in the next three to five range to get us to that purple line so that we can have.

123

00:15:41.310 --> 00:15:53.400

Chris: be treating up to about 3200 pounds per day, but we also know that there's a maximum there too, and so we're probably looking at about 15 years worth of time before we need to get to major upgrades to.

124

00:15:55.170 --> 00:15:59.160

Chris: So we need to start planning to those major updates, probably in the next 10 to 12 years.

125

00:16:00.840 --> 00:16:08.880

Chris: And then, lastly, we really need to be coordinating all this work with what's happening with winslow Sudbury because we know that, based on the land use, as we have today.

126

00:16:09.660 --> 00:16:14.070

Chris: You know we're we're in good shape and we're doing planning that's based on all those projections.

127

00:16:14.460 --> 00:16:21.540

Chris: But if we change decide to change the land use projections, or we tried to and we increase densities or increase the number of particularly commercial users.

128

00:16:22.290 --> 00:16:32.460

Chris: That we really need to compare that information closely with the assumptions that were made in our generals who are plan that have developed all this information you saw today, because if we see something that is.

129

00:16:34.470 --> 00:16:44.940

Chris: significantly increasing commercial uses, for example, will want to think about maybe we doing some of these calculations, to ensure what these impacts on the planet will be an hour ideal.

130

00:16:47.400 --> 00:16:52.530

Chris: So i'm going to stop sharing that point if anybody wants me to go back and show you something i'm happy to do that.

131

00:16:53.820 --> 00:16:54.570

Chris: Any questions.

132

00:16:56.880 --> 00:16:57.330

Just.

133

00:17:04.080 --> 00:17:04.380

Marlene Schubert: Joe.

134

00:17:06.150 --> 00:17:09.330

Joseph: yeah thanks for your update is very good.

135

00:17:11.250 --> 00:17:20.220

Joseph: I I talked last year to a I think a news corp Kate mulgrew I think she's a commercial real estate broker here on the island and she does allow her.

136

00:17:20.670 --> 00:17:40.590

Joseph: She was telling me that as of last year there were 60,000 square feet of commercial unleased on the island that's available to be released, but not being used so if that were to all of a sudden become least some reason, they will increase your capacity right.

137

00:17:41.040 --> 00:17:43.680

Chris: Now, increase the flow right, so it floats.

138

00:17:43.740 --> 00:17:59.760

Joseph: Okay sorry the flow right so i'm in I was using that figure in my mind to predict how much future commercial activity, we would review here on the deer be coming forward versus say.

139

00:18:00.300 --> 00:18:14.550

Joseph: residential we're looking at it, so I don't know what the market forces are that create that problem that this the 60,000 square feet of potential problem, I would say, looking at you, and I just wonder.

140

00:18:14.550 --> 00:18:15.750

Joseph: What that means to you.

141

00:18:17.160 --> 00:18:20.070

Chris: Well, I think what's really important is what type of commercial leases are.

142

00:18:21.180 --> 00:18:23.520

Chris: Because if we're talking about commercial office space.

143

00:18:23.790 --> 00:18:27.690

Chris: Commercial the flows from commercial office space are really, really right you're.

144

00:18:27.720 --> 00:18:41.640

Chris: Talking maybe two three toilets and i'm drinking fountain you know it's maybe a sneak so you can have commercial use that very low flows low concentrations and I suspect that's a lot of what the commercial development potential out there is.

145

00:18:41.910 --> 00:18:44.580

Chris: More you're talking about you're talking about breweries.

146

00:18:45.180 --> 00:18:51.690

Chris: Now we have all of a sudden 60,000 square feet of breweries, then we have a significant problem because we be having lots of.

147

00:18:52.260 --> 00:18:59.010

Chris: Not having lots of flow lots of nutrient concentration as well and that's something we don't want to look closely at, so I think.

148

00:18:59.760 --> 00:19:03.390

Chris: that's something we pay attention to when we see development applications coming in, is.

149

00:19:03.840 --> 00:19:11.160

Chris: Not just out what are they applying for in terms of use, but what do we think the concentrations of those associated with those pieces are.

150

00:19:11.430 --> 00:19:18.480

Chris: And is it a trend, and is it something is an anomaly, is it something different than what we've seen in the past, and if so that will need to find a way to plan.

151

00:19:20.400 --> 00:19:22.350

Joseph: Okay, thank you yeah.

152

00:19:22.890 --> 00:19:23.640

Chris: Bob sexton.

153

00:19:24.540 --> 00:19:33.150

Bob: yeah does the sewage treatment plant is that handle storm water at all I know the old designs, who I know my new ones.

154

00:19:33.720 --> 00:19:39.840

Chris: Well, it depends on what you mean so some cities have combined storm and sewer.

155

00:19:40.950 --> 00:19:51.210

Chris: systems like city older cities, usually like city Seattle, still have some combined sewers where they put storm water and they put the sewage in the same pipes that all those to the dream land and it's treated.

156

00:19:51.630 --> 00:19:59.820

Chris: and other places they have separate systems, now we have a separate system here and damaged technically, the only thing that should be going into a.

157

00:20:00.510 --> 00:20:14.250

Chris: Space sanitary sewer is sewage not stormer, however, all treatment plants have something called i&i which is infiltration and forget that forget the rest of the acronym but it's.

158

00:20:14.700 --> 00:20:25.830

Chris: How much info know much storm water seeps into the system, because the pipes are underground or just gets into the system because there's like water in the in the ground or get gets.

159

00:20:26.190 --> 00:20:31.470

Chris: into into the plan and we do have some of that going to the plan, but all treatment plants deal with that too, sir.

160

00:20:34.830 --> 00:20:35.340

Michael.

161

00:20:41.160 --> 00:20:43.470

Michael: Had a question about the residential count.

162

00:20:44.700 --> 00:20:57.630

Michael: I know there was a moratorium in Winslow for the last couple years, so I was just wondering if there was an analysis that was also paired with the number of units that are being added, and if that was.

163

00:20:59.160 --> 00:21:02.670

Michael: That was why it was kind of leveled off or um.

164

00:21:04.050 --> 00:21:06.210

Chris: Yeah that's a good question we didn't factor that in.

165

00:21:06.690 --> 00:21:15.450

Chris: To the thinking about this evaluation fact that there there wasn't it wasn't more during that is probably something to consider just looking back at that chart.

166

00:21:19.110 --> 00:21:28.200

Chris: It's probably not a huge change, I mean looking back from 2016 to 2019 even that increased before the more time as a place is still pretty low.

167

00:21:29.670 --> 00:21:34.590

Chris: And so there might be a slight decrease, as a result of more term but I don't think it's significant factor.

168

00:21:37.980 --> 00:21:38.340

Chris: Doing.

169

00:21:40.710 --> 00:22:00.690

Kelly Tayara: Christos great presentation, I had two questions one was would be for both you and unconditional Dunston five board members Dunstan is the 60,000 square feet of commercial is that for the entire island or within that Winslow's your service area.

170

00:22:02.460 --> 00:22:22.230

Joseph: That's a that's actually a good question I don't know that was just a figure that she threw out to me and I was looking at its time is sort of the demand on Dr be future projects coming from anywhere on the island, so yeah I would guess I'm guessing that the whole I would guess.

171

00:22:23.850 --> 00:22:29.160

Kelly Tayara: My second question was for Chris is there any plan to expand that area.

172

00:22:31.230 --> 00:22:36.660

Chris: Not right now there isn't certainly something that we should talk about as we get into the sub area plan.

173

00:22:38.580 --> 00:22:39.780

Chris: But nothing active.

174

00:22:45.420 --> 00:22:48.480

Chris: Right, should I turn it over to Paul Joseph more questions.

175

00:22:50.280 --> 00:22:54.510

Joseph: Sorry yeah I just have one more question Thank you um you know I go to my.

176

00:22:55.380 --> 00:23:10.650

Joseph: Wednesday morning geezer coffee meeting we have discussions about this to that thing in this all these rumors and discussion and I just wanted to clarify something, because I don't understand it, and apparently there's some kind of state review of the port orchard.

177

00:23:12.300 --> 00:23:18.930

Joseph: sewer system or something and there's talk of some more toward them down there I.

178

00:23:19.380 --> 00:23:20.160

Chris: don't know.

179

00:23:20.400 --> 00:23:20.700

Okay.

180

00:23:21.900 --> 00:23:32.190

Joseph: it's possible Okay, is that so i'm just curious is that something they but also looks at bainbridge island at some point and say that you're under review and is that what state does that's something.

181

00:23:32.520 --> 00:23:36.000

Chris: That happened oh there's a lot of different reasons why that could be happening.

182

00:23:36.090 --> 00:23:39.360

Chris: i'm not sure what's going on in port orchard, I mean city could.

183

00:23:41.040 --> 00:23:45.210

Chris: impose their own words, based on their information about you know the capacity plan.

184

00:23:46.260 --> 00:23:53.400

Chris: Currently, are because we are nearing the capacity limits of the plan we are conversations with the Department of ecology about.

185

00:23:53.760 --> 00:24:05.280

Chris: Ensuring that we don't we aren't getting close to a mandated moratorium based on that and I don't expect, we are there because they see us doing this work to understand how to make upgrades.

186

00:24:06.360 --> 00:24:09.600

Chris: And you know, making progress there, so I don't expect that will happen, but.

187

00:24:09.930 --> 00:24:21.900

Chris: If, for some reason you know those improvements were stalled or something or in the castle didn't want to fund them, maybe it is, it is possible to get to the point where the state says okay your plan is, at the point where you can allow connections, etc.

188

00:24:23.100 --> 00:24:28.590

Joseph: Because that's why I asked a question because it, you know I just hear rumors here and there, from people and just wondering what was going on and port or.

189

00:24:29.070 --> 00:24:29.580

Chris: not sure.

190

00:24:30.330 --> 00:24:32.130

Joseph: knows yeah Okay, thank you.

191

00:24:32.820 --> 00:24:40.620

Chris: yeah you're welcome all right i'll turn it over to Paul was going to talk about traffic sure hardly anybody has any questions or concerns.

192

00:24:41.910 --> 00:24:43.530

Todd: Thank you, Chris that was great presentation.

193

00:24:44.460 --> 00:24:44.970

Chris: hey well.

194

00:24:46.560 --> 00:24:52.140

Paul: done everybody, yes, this should be really boring it's in quick right nobody wants to talk about traffic at all.

195

00:24:53.370 --> 00:25:00.630

Paul: I don't have a presentation, I, like my boss man so i'm just going to talk for a few minutes and I think then i'll take questions and so.

196

00:25:01.020 --> 00:25:10.530

Paul: I will say that, as the D public works representative on most of the pre application conferences it's been nice to see members of the planning Commission and the Dr be.

197

00:25:10.980 --> 00:25:16.140

Paul: were allowed to attend those and ask questions and just get a sense of early on in a in a projected.

198

00:25:16.500 --> 00:25:26.490

Paul: or proposed project on what's happening, and I think also get a sense of how the city staff is receiving those and the kinds of concerns that we bring up sort of on a regular basis, and one of those for sure.

199

00:25:27.060 --> 00:25:45.180

Paul: Is traffic and there are lots of anecdotal hand-waving that happens around traffic and it can be difficult to to really project accurately or sift through those kind of chaff, for the week, so I just wanted to say a couple of things before start about that, but.

200

00:25:46.200 --> 00:25:55.950

Paul: What we're really doing in terms of traffic normally is what we call concurrency and the city is charged with essentially not approving a project.

201

00:25:56.520 --> 00:26:08.250

Paul: or at a development, whether it be residential or commercial that in and of itself outstrips the transportation networks capacity to handle.

202

00:26:08.760 --> 00:26:19.800

Paul: projected traffic, so we we and that doesn't include sort of background growth of the projected growth right if it says hey we're we shouldn't approve something by a developer.

203

00:26:20.340 --> 00:26:34.410

Paul: We shouldn't improve you know 102 storey skyscraper in downtown winslow because all that traffic would overwhelm our transportation network right that's that's the general premise that we're that we're working from in terms of.

204

00:26:35.400 --> 00:26:38.130

Paul: Traffic approval when it comes to a specific project.

205

00:26:38.430 --> 00:26:46.590

Paul: Which is different than clearly different than the hey i'm not gonna be able to get down Madison anymore, because all these all these people are showing up but I can't get to the fair.

206

00:26:46.860 --> 00:26:52.620

Paul: So that's anecdotal and that's tough to deal with a little bit so it's different this than that a bit.

207

00:26:53.310 --> 00:27:06.090

Paul: So how do we do that, how we do, that is, we work with something that the Institute of transportation engineers call and projected trip count right or trip generation there's a manual on how projected.

208

00:27:06.600 --> 00:27:17.940

Paul: uses of any given piece of property would create trips right create car vehicular trips most in fact primarily vehicular trips.

209

00:27:18.450 --> 00:27:24.330

Paul: And those could be for school, it could be based on how many students, there are, it could be based on the size of the staff for.

210

00:27:24.660 --> 00:27:30.060

Paul: Other uses because, generally based on the square footage of the size of the space that's being projected.

211

00:27:30.480 --> 00:27:44.160

Paul: For a single family residence sort of a standard out of the trip generation manual is is one peak our PM trips so that's sort of the peak hour in the evening that's kind of the unit of measurement that we use and.

212

00:27:45.180 --> 00:27:51.930

Paul: A single family residences residences is established or projected to have one of those per day essentially.

213

00:27:52.650 --> 00:28:07.740

Paul: The other the other reference method is annual average daily trips, which is all day sort of set of TRIPS back and forth between the projected use and other parts of the network and the standard for a single family residence in that case is 10.

214

00:28:09.660 --> 00:28:17.910

Paul: Not and I just use those as sort of reference items, because the others are all variable based on what you said isn't how much what how big it might be.

215

00:28:19.350 --> 00:28:38.190

Paul: So then, what we do is we, we have a set of thresholds and say Okay, if you are, if you proposed projects is going to have less than five projected peak PM trips or 50 average annual daily trips right so five times 10 is 50.

216

00:28:40.650 --> 00:28:50.790

Paul: Then, your that project is essentially below the threshold in which we require a transportation impact analysis and that's the technical term for a.

217

00:28:51.240 --> 00:29:03.600

Paul: licensed professional transportation engineer to do a full study of the project and the impact of the generated trips on the transportation network in the near vicinity.

218

00:29:04.290 --> 00:29:11.970

Paul: And that's a that's tia is described a shorthand for that So if you don't break that threshold with your proposed projects.

219

00:29:12.480 --> 00:29:18.030

Paul: Then there's no transportation node engineered require report required typically.

220

00:29:18.450 --> 00:29:28.950

Paul: that's that there is kind of a caveat that that if we believe that there might be some reason to have a tie and transmission, in fact, analysis, we could do that, but we don't really.

221

00:29:29.430 --> 00:29:37.860

Paul: Exercise every often because it seems sort of subjective and so we'll as an engineer, I like sort of hard line so if you break the threshold, then you all read a report.

222

00:29:38.190 --> 00:29:44.100

Paul: And if you don't, then you don't so a couple of other caveats just about about that threshold is that.

223

00:29:44.460 --> 00:29:53.070

Paul: You can the proposed project upon it does get some credit for the existing use of space that they're proposing so if they're.

224

00:29:53.460 --> 00:30:02.940

Paul: proposing something in an existing building or the or the site had an existing use prior to this, then we would evaluate how many trips that use created.

225

00:30:03.420 --> 00:30:19.260

Paul: And then look at the difference between not existing or previous years and and the future years it's a net difference, and we, we have a policy that says, you can go back about 10 years for that use and that's been.

226

00:30:20.610 --> 00:30:25.620

Paul: we've used that in in in the messenger house project with feel still memory care over on.

227

00:30:27.030 --> 00:30:32.310

Paul: The rolling bay and some various other places where we look at the previous years and and.

228

00:30:33.510 --> 00:30:40.470

Paul: And when you compare the previous to the proposed and that is not large enough to create a transportation impact analysis report.

229

00:30:41.880 --> 00:30:51.690

Paul: So there's that's one factor, or one thing that's worth sort of thinking about and plays into our our decision making process, the second one or the other, or a piece of that.

230

00:30:52.320 --> 00:31:05.340

Paul: would be that when when a treacherous impact analysis is required, the project proposed it is required to provide that for us, but the the city historically had done that, through a third party.

231

00:31:06.390 --> 00:31:14.100

Paul: contractor, we have a transformation engineers sort of on call and we did that ourselves and in charge the proponent the money that it costs to do that.

232

00:31:14.370 --> 00:31:23.910

Paul: But it's that in lieu of that now what what ends up happening is that the proponent basically writes the scope for the or the traffic engineer right the scope for the for the applicant.

233

00:31:24.360 --> 00:31:33.240

Paul: And then the city either I or the development engineers that work for me review that to make sure that the air sections and segments, and things that are.

234

00:31:34.230 --> 00:31:45.420

Paul: impacted by the traffic by this particular project are included in the scope of the transportation impact analysis and in that in that case, and when that happens, we often take the opportunity to then include.

235

00:31:46.170 --> 00:31:58.650

Paul: will call in pipeline projects and things that are have been approved, or about to be approved, or we have transitioning impact analysis for things that that are going to get built in fact amassing corridor is a pretty good example of that.

236

00:31:59.220 --> 00:32:11.070

Paul: And that we have a number of things sort of getting ready to come online so when there is a transportation impact analysis that impacts or is affected by those projects we provide those studies to the applicant so.

237

00:32:11.280 --> 00:32:12.780

Todd: it's not done in a vacuum I.

238

00:32:12.780 --> 00:32:13.380

Todd: guess what i'm.

239

00:32:13.680 --> 00:32:19.830

Paul: What I want to say that we we can't always know for sure that those projects those pipelines and projects are going to come to fruition.

240

00:32:20.160 --> 00:32:30.060

Paul: But we definitely take that into account and we asked the transmission engineers to take that into account as best they can write it again the end results, there are often projections.

241

00:32:31.110 --> 00:32:40.140

Paul: And and estimates, based on the best known engineer, so what so what happens in a in a transformation in fact analysis like what what is this.

242

00:32:40.470 --> 00:32:48.900

Paul: What they do is they take the TRIPS generated by the project and they essentially looking all the different ways that cars might go vehicles like go out of that particular thing and they.

243

00:32:49.380 --> 00:32:55.770

Paul: They do some traffic counts and some observations and they say Okay, well, we sat there for a week and we saw that X percent went.

244

00:32:56.130 --> 00:33:09.510

Paul: Right to Madison right and X percent went left to erickson and and you know why percent went straight down to whatever sheet that might be winslow i'm just picking I didn't have a problem just picking streets so.

245

00:33:10.500 --> 00:33:16.740

Paul: This and then they then with that trip generation distribution, then they look at the capacity.

246

00:33:17.280 --> 00:33:25.590

Paul: Of those intersections and segments that are impacted and that's where we end up with will call level of service right, you probably all have heard of the level of service lls.

247

00:33:26.070 --> 00:33:32.040

Paul: and whatever letter that might be in the level of services comes from the Federal highway manual high capacity now.

248

00:33:33.060 --> 00:33:43.770

Paul: And it's often based on either the delay at a at a stop sign in the intersection or maybe an average speed of a segments and.

249

00:33:44.250 --> 00:33:56.040

Paul: It depends on the base feed and the number of lanes and a bunch of other factors, but in essence if you're delayed at less than 10 seconds at a stop sign that's a level of service, a.

250

00:33:56.820 --> 00:34:06.060

Paul: Like like a school great hey that's really good that's a and if it's between 10 and I think 22 or something along those lines, then that's level service be and we can kind of go all the way down.

251

00:34:06.390 --> 00:34:12.210

Paul: That we get to the level of service, he or F as case may be, in which that intersection our segment is failing.

252

00:34:12.810 --> 00:34:24.390

Paul: And so the the result of a transmission impact analysis tells us what the the impact of this particular project, whatever it might be is on those intersections of interest.

253

00:34:24.750 --> 00:34:27.660

Paul: And what the level of service is without the project.

254

00:34:28.290 --> 00:34:35.880

Paul: And what the level of service would be with the project, both in the near future right at project build out right so in two or three years from now, when the project is done.

255

00:34:36.300 --> 00:34:43.470

Paul: and also for the long range horizon which is usually 20 years plus past the project build out and.

256

00:34:44.250 --> 00:34:56.790

Paul: As a result of that, if the level of service drops below the accepted level of

service by by municipal code which is level of service D essentially when the window sub area.

257

00:34:57.510 --> 00:35:10.140

Paul: Then, if that happens if this project causes ulcers to drop below D, then the applicant is required to explore and provide some sort of traffic mitigation to prevent that from happening.

258

00:35:11.400 --> 00:35:17.970

Paul: And that's the result and it might be an extra right turn lane could be a extra signage could be something and usually projected and.

259

00:35:18.420 --> 00:35:30.990

Paul: proposed by the the applicants transportation engineer, which again then gets reviewed by the city to for its feasibility and the way that it meshes with the rest of the of the transportation network.

260

00:35:33.150 --> 00:35:46.440

Paul: So, in essence, right that's not That is how that's how we do vehicular concurrency there are there are some holes in that system right and i'm sure some of them are pretty obvious one is that it's mostly vehicular.

261

00:35:47.190 --> 00:36:01.470

Paul: doesn't really talk a lot about bicycles or pedestrians that's that's not part of the concurrency as its structure down the city of bainbridge Sumerian john and the other hole that I, I often see is that it's a.

262

00:36:03.000 --> 00:36:08.760

Paul: Last in first out or first in last out, but basically the person who the straw that breaks the camel's back.

263

00:36:09.720 --> 00:36:17.550

Paul: is then responsible for all of the mitigation for everyone that came before that right that that is a known kind of issue.

264

00:36:18.390 --> 00:36:30.570

Paul: That we have a really good way to deal with at this point so we so we, and I think the The third thing is that it's not really parking.

265

00:36:31.230 --> 00:36:39.870

Paul: And this there's no none of this none of the traffic really translation

engines really talks about parking and parking capacity and where people are going to park and how they're going to get there.

266

00:36:40.470 --> 00:36:50.010

Paul: We probably in our development engineering reviews right we we look at circulation and roads, and we think about all those kinds of things, but there's not a.

267

00:36:50.640 --> 00:36:58.350

Paul: The planning committee developer, and, as you will know, right has some pretty set standards for parking requirements, but that doesn't really come from a.

268

00:36:58.950 --> 00:37:01.680

Paul: Traffic engineer usually other than.

269

00:37:02.400 --> 00:37:13.500

Paul: This parking lot design standards and some other things, so we do look at hair desert is there enough space for the cars, the back out Is it safe or they are, they are proposing angled parking on it right away in the back again to Atlanta traffic.

270

00:37:14.040 --> 00:37:25.620

Paul: So the lenses that we look through is the concurrency and projected and TRIPS and what that does to the overall transportation network, and then we try to look at clearly right look at public safety and and.

271

00:37:26.550 --> 00:37:35.820

Paul: convenience lesser so but mostly try to find conflicts between vehicular vehicles and pedestrians and other conflicts that might cause issues.

272

00:37:37.140 --> 00:37:44.820

Paul: Okay, so I didn't I don't think Marlene put up a timer for me so that's good, I have no idea how long i've been talking, but I think that's a pretty basic.

273

00:37:46.530 --> 00:37:51.180

Paul: sort of summary of the of how we would approach, a pre application.

274

00:37:51.750 --> 00:38:02.520

Paul: proposed project from the traffic perspective and what you can expect to hear either me or or develop to develop and engineers Nick razor and kenton Bruno talk about to.

275

00:38:02.940 --> 00:38:13.200

Paul: Applicants on their requirements when they're proposing something so having said all that i'm open to questions from Members of the design review board if I can answer them I would love to do that.

276

00:38:14.010 --> 00:38:16.020

Marlene Schubert: So we ran out of your 15 minute timer a long.

277

00:38:16.050 --> 00:38:16.770

Marlene Schubert: time ago, so I.

278

00:38:20.850 --> 00:38:22.590

Marlene Schubert: know not yours, I met overall between.

279

00:38:22.590 --> 00:38:23.310

Marlene Schubert: You and Chris.

280

00:38:23.400 --> 00:38:23.910

Marlene Schubert: So, like.

281

00:38:26.070 --> 00:38:29.910

Paul: Well, we were so we put you irrevocably behind schedule, as always, so.

282

00:38:30.810 --> 00:38:31.530

Marlene Schubert: No worries.

283

00:38:32.070 --> 00:38:34.050

Todd: Great information, so no worries about that at all.

284

00:38:34.110 --> 00:38:39.510

Paul: Okay i'm going to start if you don't mind Sir i'm just going to start in the upper left of my screen and i'll start with Joe.

285

00:38:40.200 --> 00:38:41.490

Paul: You have a question go ahead.

286

00:38:41.790 --> 00:38:44.940

Joseph: yeah Thank you Paul, I appreciate your discussion.

287

00:38:46.620 --> 00:39:00.300

Joseph: I was curious over the last say five years how many applicants have presented a plan that it did show a level D service failure or mean or you know.

288

00:39:00.900 --> 00:39:01.350

Joseph: How many have.

289

00:39:01.830 --> 00:39:05.250

Joseph: Actually, shown like 5% 10% know.

290

00:39:06.150 --> 00:39:15.690

Paul: Nearly none well, maybe one or two because often when we get to that point they find some way to minimum and change the project so let's not do that.

291

00:39:16.740 --> 00:39:24.060

Paul: that's typically where they reduce the size of the project, or maybe change the access so that access is on a different route, so that I.

292

00:39:24.900 --> 00:39:29.010

Paul: don't know how often that happens, probably less than 5% of the time honestly.

293

00:39:30.000 --> 00:39:39.780

Paul: The capacity and concurrency I made a capacity of a normal street is pretty large I mean something on the order of 5000 cars, I think, an hour.

294

00:39:40.440 --> 00:39:53.160

Paul: Maybe even more than that and it's intersections and then levels of concurrency intersections are also relatively generous and, though, even the worst one is that you are at a stop sign for 55 seconds so that's often.

295

00:39:53.670 --> 00:39:56.250

Paul: not generally the game on average across.

296

00:39:56.250 --> 00:40:01.800

Paul: The 24 hour sort of spectrum, which I guess is another point is that there's not really any.

297

00:40:02.490 --> 00:40:12.660

Paul: The transportation analysis doesn't spend a whole lot of time and energy on focusing on the sort of peak hours or what that might be that certainly talk about it.

298

00:40:12.990 --> 00:40:22.770

Paul: But the concurrency is sort of based on the broad capability and capacity of the intersection and not on the worst case scenario, most most common.

299

00:40:25.230 --> 00:40:34.650

Joseph: If I could just make a sort of philosophical comment because it's always i've been doing this for you know 25 years being in the site planning business whatnot.

300

00:40:35.100 --> 00:40:42.240

Joseph: And they're always thought that transportation engineers sort of black OPS, a little bit it's hard to understand how they really function, you know.

301

00:40:42.960 --> 00:40:49.050

Joseph: And it does disturb me just, broadly speaking, just in development in general anywhere.

302

00:40:49.530 --> 00:41:00.480

Joseph: that so few seem to actually come up with an answer that doesn't fly credulity sometimes you know I mean there are intersections.

303

00:41:01.050 --> 00:41:11.220

Joseph: That just don't work, you know and i'll just pick on to the wintergreen at high school road it's got the offset that doesn't work with you know as across the way.

304

00:41:11.610 --> 00:41:19.620

Joseph: you've got erickson and winslow there offset you know in he can only go right turn and not those are intersections that are sort of.

305

00:41:19.950 --> 00:41:28.170

Joseph: I guess, I would say, sick, you know they need help, whatever you know, and we all know, that's true, but then people come along and add you know.

306

00:41:28.740 --> 00:41:39.690

Joseph: How many trips per day and somehow they magically get approved and i've never understood the true value and i'm not speaking here on bainbridge i'm talking

in overall.

307

00:41:40.740 --> 00:41:46.260

Joseph: Traffic needs and there's a really bringing to the discussion because sometimes they don't seem to reflect reality.

308

00:41:48.600 --> 00:41:50.340

Joseph: that's my comment I guess.

309

00:41:50.490 --> 00:41:57.660

Paul: yeah well it's it's it's duly received, and I think there can be you know definitely some validity to that.

310

00:41:59.190 --> 00:42:13.380

Paul: Sometimes there's not a lot I don't know I haven't gradients to sometimes I mean there's not a lot, you can do them and those two intersections are are notable and but they don't always not work, and I think if we we don't necessarily look at it from a.

311

00:42:14.670 --> 00:42:25.860

Paul: I say we right I think there's there's not much I can there's the offset pieces difficult the width of high school road is interesting, we definitely wouldn't wintergreen was being resolved.

312

00:42:26.220 --> 00:42:35.640

Paul: There was that was one of those cases where they were approved for prior to my tenure here at the city, they were approved for certain amount of TRIPS, based on the on the.

313

00:42:36.630 --> 00:42:46.860

Paul: Retail that was proposed there at the viscosity master planned community, and then the proposed wintergreen for those two lots of wintergreen cause was actually proposing less traffic than was previously approved, therefore.

314

00:42:47.160 --> 00:42:59.880

Paul: We didn't ask them to do another transportation impact analysis right we had that that analysis that they had less than they did previously was done by a transformation impact or a transportation engineer, but we didn't ask for the fun analysis.

315

00:43:01.260 --> 00:43:08.640

Paul: Just internally, I think we have some ideas of what we might need to do there should that intersection become a problem more of a problem than it is now in terms of.

316

00:43:09.060 --> 00:43:14.640

Paul: backing up on the 305 which is kind of another wrinkle is that we don't really own the signals that 305.

317

00:43:15.150 --> 00:43:18.480

Paul: And, and because the limit access highway there are some limitations and.

318

00:43:18.780 --> 00:43:24.900

Paul: There are lots of standards that say hey you should put an access point you know this, many feet from an intersection.

319

00:43:25.140 --> 00:43:31.440

Paul: If pedestrians have a crosswalk within X number of feet that's great that's good enough right we don't need to put a crosswalk here.

320

00:43:31.770 --> 00:43:39.510

Paul: And if you did have a crosswalk and it's within so many feet of a driveway insurance that's dangerous, so there are lots of other competing agendas.

321

00:43:40.020 --> 00:43:48.720

Paul: That the tradition and engineers do help us look at, and there have been some develop standards, so I don't know that they're really contributing to this solution very much but.

322

00:43:49.200 --> 00:43:54.180

Paul: that's some friends that are transmission engineers, so I don't want to speak poorly about that we'll just go with that.

323

00:43:55.890 --> 00:43:56.670

Paul: you're on mute Joe.

324

00:43:58.530 --> 00:44:08.580

Joseph: Sorry sorry I didn't mean to dominate conversation here, but I mean just talk about the intersection the erickson in Madison.

325

00:44:09.570 --> 00:44:17.070

Joseph: x&y excuse me, that we know there's two projects today that we're reviewing right on erickson.

326

00:44:17.580 --> 00:44:26.460

Joseph: And there's the third one, so called Hager project that might go in there in the future so that's three projects that are going to put demand on that intersection.

327

00:44:27.090 --> 00:44:33.180

Joseph: And what I think is going to happen is people will start going the other way and you start putting demand on other intersections.

328

00:44:34.020 --> 00:44:42.360

Joseph: And I just don't I may feel for you, because I don't know how a city anticipates that you know I don't know how a city, would you know.

329

00:44:43.170 --> 00:44:53.790

Joseph: You know I don't know what you don't know what you would do to solve that problem before it happens, you know what I mean if it turns out that hagar is the third project that turns it into.

330

00:44:54.810 --> 00:45:02.400

Joseph: A failure or D, you know D level, then, how do they fixed then they're they're responsible for that whole intersection I mean that's a tough.

331

00:45:04.050 --> 00:45:05.070

Chris: pipeline projects.

332

00:45:06.540 --> 00:45:07.920

Joseph: Sorry, yes.

333

00:45:08.220 --> 00:45:11.820

Paul: We look at, we can look at pipeline projects as part of the analysis.

334

00:45:15.210 --> 00:45:22.020

Paul: We usually ones that are in ahead of them are not so much the ones after them, although that's sometimes the case.

335

00:45:22.260 --> 00:45:23.640

Paul: yeah typically.

336

00:45:25.590 --> 00:45:27.960

Paul: you're talking about again erickson and Wednesday.

337

00:45:28.680 --> 00:45:38.040

Paul: Yes, that is actually does on my radar and I understand that we've got projects above that and it's a wide intersection and slept on one side, that there are okay sightlines there.

338

00:45:38.550 --> 00:45:46.710

Paul: Lots of pedestrians is crosswalks I don't know what the mitigation is will be we all are probably aware right, this is the beers doesn't own a stoplight.

339

00:45:47.940 --> 00:45:52.170

Paul: mm hmm really other than the flashing one at bucknell and and.

340

00:45:53.580 --> 00:45:59.790

Paul: likely, I think, maybe one other flashy one, but then we don't own a real no kidding stop and that's a whole set of infrastructure that.

341

00:46:00.120 --> 00:46:11.910

Paul: We don't have the capacity to do so that's not really even civilized there's not something that I think we've really considered if I speak out of turn my boss will certainly tell me, but what i'm aware not aware of any.

342

00:46:13.980 --> 00:46:22.020

Chris: Think we're looking at a situation here where similar to the question before it's like you, what can be done to modify those proposals in the future to be able to meet.

343

00:46:22.920 --> 00:46:27.720

Chris: The constraints of the traffic plan and those engineers will have to figure out.

344

00:46:28.110 --> 00:46:34.170

Chris: What, that is, in some cases, who knows, we may be up against a situation where there isn't it will wireless solution other than.

345

00:46:34.530 --> 00:46:41.910

Chris: A different type of development or different use of me just because we

haven't had that situation in the past, as we could potentially happen in the future, depending on.

346

00:46:44.760 --> 00:46:51.270

Paul: to other questions, the last thing I wouldn't say that there are jurisdictions, there are jurisdictions, who have accepted.

347

00:46:51.750 --> 00:46:57.330

Paul: path as the level as the okay level of service they basically took this and they just said that their Council said.

348

00:46:58.140 --> 00:47:07.020

Paul: we're going to just we don't care right D is fine F is also fine and then that then there's no really concurrency issue for them so that is.

349

00:47:07.350 --> 00:47:17.580

Paul: Not that i'm part of that, but that is definitely a an example of other jurisdictions in the way they've handled these kinds of situations okay i'm gonna go back to the left screen Bob you're up Sir.

350

00:47:18.180 --> 00:47:18.630

yeah.

351

00:47:20.190 --> 00:47:27.210

Bob: I guess that was kind of my question is, you know, this is all this level of services based on the federal guidelines.

352

00:47:27.570 --> 00:47:34.770

Bob: You know I keep thinking about the hotel and I don't remember what the number of cars going through that intersection winslow way and.

353

00:47:35.580 --> 00:47:56.280

Bob: Madison were but I don't know 700 or 800 I don't know what it was, it was high, but is it I think you've touched on, is it possible to jurisdictions can say hey you know we don't level C is for our Community, we want to change, we want to men that level be is that something that happens.

354

00:47:58.590 --> 00:48:01.590

Paul: I don't know the answer that exact, I think that is possible within.

355

00:48:01.830 --> 00:48:12.990

Chris: Within the were with all those those are in the COMP plan right so they're part of the IOM transportation plan and as a part of the sustainable transportation plan project we're.

356

00:48:13.350 --> 00:48:26.340

Chris: Anticipating doing an update to our concurrency program sometime in the next biennium so that will be opportunity likely in the next few years for folks to weigh in on how we evaluate traffic related to development and what standards.

357

00:48:27.030 --> 00:48:30.180

Chris: Okay, because you're talking as it's in the complex to complicate things change.

358

00:48:31.080 --> 00:48:45.930

Bob: yeah because you talking about anecdotally and, of course, everyone get some pushing on says we've got a zillion cars section well, maybe you don't, but I just thought that well if that's the case, then the Community needs to amend some of those zones, perhaps great Thank you very much.

359

00:48:47.580 --> 00:48:49.350

Bob: Great presentation, thank you.

360

00:48:49.590 --> 00:48:50.160

vicki.

361

00:48:51.600 --> 00:48:59.730

Vicki: yeah just a quick one we had a presentation on the winslow plan update process which was really helpful and.

362

00:49:00.180 --> 00:49:07.620

Vicki: And it was Jennifer Sutton mentioned how important public works is going to be that planning effort in this kind of reinforces what she said.

363

00:49:08.190 --> 00:49:21.420

Vicki: And so, could we assume that, as you work through the winslow masterplan area you're going to be looking at kind of in a macro helicopter fashion, how traffic gets to the ferry.

364

00:49:22.320 --> 00:49:34.530

Vicki: And you know they they come up why they brought new brooklyn they're coming

down Madison and they do use Ericsson is clearly going to become with the.

365

00:49:35.220 --> 00:49:49.890

Vicki: With the two that are in the pipeline and the soon to be in the pipeline project, a problem so would you from that macro level be looking at, why is erickson still basically a dead end street.

366

00:49:50.310 --> 00:49:53.790

Vicki: And we all, and we all go through a private parking lot.

367

00:49:54.060 --> 00:50:04.830

Vicki: So just as a donut you don't need to answer this because it's gonna it's gonna be painful, but I would assume you're going to look at that, yes, yes.

368

00:50:05.100 --> 00:50:06.510

Vicki: Yes, okay.

369

00:50:06.720 --> 00:50:07.950

Chris: Thank you are looking at both.

370

00:50:08.010 --> 00:50:16.770

Chris: macro and micro level traffic devaluation as part of that winslow seminary plan, and this is kind of transportation plan in general.

371

00:50:17.220 --> 00:50:18.690

Vicki: Okay that's great Thank you.

372

00:50:21.180 --> 00:50:21.630

Paul: yeah.

373

00:50:21.690 --> 00:50:22.110

Todd: Very good.

374

00:50:22.170 --> 00:50:25.260

Paul: That was Chairman, I think our yield back to you.

375

00:50:25.830 --> 00:50:26.580

Todd: Very good.

376

00:50:26.970 --> 00:50:28.050

Todd: Thank you for another.

377

00:50:28.260 --> 00:50:32.250

Todd: Another great presentation and help us understand these issues.

378

00:50:33.810 --> 00:50:36.210

Todd: Thanks for being very responsive slowly.

379

00:50:39.540 --> 00:50:40.530

Todd: Come back anytime you want.

380

00:50:41.280 --> 00:50:42.990

Paul: All right, thank you appreciate the welcome.

381

00:50:43.620 --> 00:50:45.030

Paul: Look, with the rescue meeting Oh, thank you.

382

00:50:45.510 --> 00:50:45.870

Todd: Thank you.

383

00:50:51.660 --> 00:50:54.300

Todd: awesome very good, very good.

384

00:50:55.590 --> 00:50:56.220

Todd: So we did.

385

00:50:57.390 --> 00:50:59.880

Todd: kind of went a little little over schedule there now.

386

00:51:01.020 --> 00:51:03.240

Todd: Are we ready for housing resource bainbridge.

387

00:51:08.580 --> 00:51:13.320

Ellen Fairleigh: Yes, Marlene if you could promote, I think, Charlie is here.

388

00:51:14.700 --> 00:51:18.270

Ellen Fairleigh: Representing the applicant and then I can give a quick introduction.

389

00:51:28.200 --> 00:51:33.510

Marlene Schubert: I see phaedra and also in the audience I don't know if she wants to join the discussion or not.

390

00:51:34.590 --> 00:51:36.570

Ellen Fairleigh: Oh yeah you promote phaedra as well.

391

00:51:36.810 --> 00:51:37.800

Ellen Fairleigh: Okay, thank you.

392

00:51:38.370 --> 00:51:43.560

Marlene Schubert: And we have a norm landry I don't know if he's just attendee listening in or if he has any part in this.

393

00:51:48.450 --> 00:51:57.630

Ellen Fairleigh: Okay i'll start with a brief introduction, my name is Ellen fairly, I am a planner for the city of bainbridge island and the project manager assigned.

394

00:51:58.290 --> 00:52:11.190

Ellen Fairleigh: To this project, and this is the conceptual review the first meeting with a design review board for housing resources bainbridge project on Ericsson, the site is located on.

395

00:52:12.990 --> 00:52:33.120

Ellen Fairleigh: An Ericsson adjacent to 305 kind of at the East end of natural it's in the Ericsson Ave overlays zoning district, as part of the mixed use town Center, the proposal is for a 22 unit 100% affordable multifamily apartment building and this project has been following the new process.

396

00:52:34.260 --> 00:52:50.040

Ellen Fairleigh: There was a pre application conference held on march 1 where there were a couple of Members of the Dr B and the planning Commission or both in attendance at the meeting the project is considering to potential paths to achieve the.

397

00:52:51.210 --> 00:53:03.600

Ellen Fairleigh: The BONUS floor area ratio that's needed for the proposal, one of them is to go through the housing design demonstration project path and that one

will require some changes to.

398

00:53:03.900 --> 00:53:21.360

Ellen Fairleigh: The http program that City Council set back to planning Commission to consider and that those changes were first introduced at the findings Commission just last week on April 14 and we'll be going back to planning Commission for a study session to talk about.

399

00:53:22.440 --> 00:53:41.760

Ellen Fairleigh: A proposal to reduce parking requirements and also wave innovative site development points required for these types of projects, but they don't necessarily need to use http there's also also a path through the code through the optional affordable housing density.

400

00:53:43.980 --> 00:53:53.070

Ellen Fairleigh: allowances, which is in the IMC at 1203 he and both of those paths are described in the pre application letter that was included in your packets.

401

00:53:54.120 --> 00:54:04.770

Ellen Fairleigh: This project will require a major site plan review and the public participation meeting has not been scheduled yet, and with that I will hand it over to Charlie.

402

00:54:13.020 --> 00:54:18.420

charlie wenzlau: Hello everyone i'm Marlene are you able to get.

403

00:54:20.670 --> 00:54:24.510

charlie wenzlau: The application drawings opened up.

404

00:54:26.130 --> 00:54:32.610

Marlene Schubert: yeah I can let me see, let me share real quick, so you can guide me make sure i'm pulling up what you need.

405

00:54:34.500 --> 00:54:34.950

charlie wenzlau: So.

406

00:54:36.060 --> 00:54:39.600

charlie wenzlau: nice to see everyone I know we're running behind schedule, so.

407

00:54:41.190 --> 00:54:52.590

charlie wenzlau: i'm going to keep my overview brief, I hope that all of you have had a chance to look through the package already some of you have already seen it before at the pre APP, so it should be familiar.

408

00:54:54.540 --> 00:54:56.010

charlie wenzlau: Well we're getting it open.

409

00:54:57.390 --> 00:55:03.360

charlie wenzlau: The project site is up on eric's and Ave near knechtel.

410

00:55:04.800 --> 00:55:05.310

charlie wenzlau: and

411

00:55:07.020 --> 00:55:08.970

charlie wenzlau: The proposal is.

412

00:55:11.310 --> 00:55:17.940

charlie wenzlau: To do a unit hundred percent affordable rental housing.

413

00:55:19.710 --> 00:55:32.760

charlie wenzlau: We okay that's great so i'll just jump in and kind of walk you through these slides quickly, so we can get to your comments and questions so project site is dotted in in red.

414

00:55:34.110 --> 00:55:41.220

charlie wenzlau: Is between erickson avenue and S are 305 it's a fairly heavily wooded site.

415

00:55:42.540 --> 00:55:46.980

charlie wenzlau: And significantly, it also has a bit of unopened right of way.

416

00:55:48.180 --> 00:55:54.480

charlie wenzlau: Directly North between the site and I guess what is labeled as eagle harbor dental.

417

00:55:55.560 --> 00:55:56.340

charlie wenzlau: Next slide.

418

00:56:00.270 --> 00:56:09.690

charlie wenzlau: And then these are some of the views along, yes, are 305 with the buffer and then along erickson avenue.

419

00:56:10.740 --> 00:56:11.280

charlie wenzlau: and

420

00:56:13.350 --> 00:56:14.400

charlie wenzlau: Next slide please.

421

00:56:15.900 --> 00:56:21.570

charlie wenzlau: uh one thing if you can just go back one slide I just want to point something out because it may come up later in the discussion.

422

00:56:22.440 --> 00:56:30.030

charlie wenzlau: there's sidewalk existing on the West side of the street pretty much continuous all the way down to when slow way.

423

00:56:30.720 --> 00:56:43.260

charlie wenzlau: And there are no sidewalk facilities to speak of on the east side of the street until you get up further north on hildebrand quite a ways on erickson excuse me.

424

00:56:44.040 --> 00:56:55.380

charlie wenzlau: Where it turns into hildebrand, but there is that that portion of the right of way is used as a bike lane for the climbing cyclists next slide please.

425

00:56:58.470 --> 00:57:04.170

charlie wenzlau: Again project site and we're in the eric's and overlay district and.

426

00:57:06.270 --> 00:57:06.960

charlie wenzlau: Next slide.

427

00:57:09.600 --> 00:57:16.530

charlie wenzlau: And then, just to kind of highlight the centrality of the site in terms of walk distances.

428

00:57:17.910 --> 00:57:30.000

charlie wenzlau: it's a five minute walk basically almost down to downtown winslow and about a 10 minute walking shed to the ferry terminal and easily to.

429

00:57:31.050 --> 00:57:37.050

charlie wenzlau: High School road and other areas so it's very centrally located site next slide.

430

00:57:40.410 --> 00:57:45.480

charlie wenzlau: You can so i'm going to have you skip down a couple of slides Marlene.

431

00:57:48.570 --> 00:57:51.480

charlie wenzlau: Does yeah go to the next slide I guess i'm sorry that's.

432

00:57:53.910 --> 00:57:55.200

charlie wenzlau: One more if you.

433

00:57:57.930 --> 00:58:17.100

charlie wenzlau: Alright sorry go back one slide i'm sorry we're jumping around i'm just trying to find the easiest one okay so for this slide state route 305 is to the top of the sheet and erickson is to the bottom of the sheet and the site plan is quite quite simple.

434

00:58:18.810 --> 00:58:39.210

charlie wenzlau: The building, which is the yellow color volume is a simple two and a half storey double loaded corridor building with residential units, the entry to the building would be set up along erickson avenue with the front lobby kind of at the.

435

00:58:40.680 --> 00:58:52.950

charlie wenzlau: The North yeah that corner we're showing two separate parking facilities, right now, one to the immediately next to the lobby would be our accessible parking.

436

00:58:53.970 --> 00:58:56.280

charlie wenzlau: And then down.

437

00:58:57.600 --> 00:59:20.130

charlie wenzlau: underneath lower behind the building is where the main parking facility would be and currently we're showing total of 16 parking spaces, six of which are tucked under the building and then, if you scroll go back up a couple of sheets Marlene.

438

00:59:21.210 --> 00:59:21.510

Keep.

439

00:59:22.800 --> 00:59:28.830

charlie wenzlau: going up one more so, one thing that I think it's important for the dmv is.

440

00:59:30.120 --> 00:59:50.160

charlie wenzlau: We, the height limit and erickson avenue is 25 feet, however, if you have under building parking you're allowed to go one additional story so by us parking under the building, if we do the meet the full parking requirements, which is what this scheme does.

441

00:59:52.200 --> 01:00:01.440

charlie wenzlau: We would be able we'd be eligible for having a third floor on the building, which is what that red dashed line designates.

442

01:00:02.790 --> 01:00:08.430

charlie wenzlau: And then i'm going to have you just advance through the slides again just one by one.

443

01:00:10.260 --> 01:00:22.470

charlie wenzlau: keep going next one, and then another interesting fact whoops go back one excuse me another interesting factor, and this is relative to wintergreen for sure is the.

444

01:00:23.490 --> 01:00:30.720

charlie wenzlau: buffer along as our 305 the buffer is supposed to be 50 feet wide.

445

01:00:31.920 --> 01:00:39.420

charlie wenzlau: Which is shown by the dashed red line, you are allowed to do buffer averaging.

446

01:00:40.680 --> 01:00:50.850

charlie wenzlau: which would allow you to reduce that buffer at its narrowest to 35 feet, so you can see our strategy here is the parking lot NIPs in.

447

01:00:52.410 --> 01:01:03.420

charlie wenzlau: To that 35 foot dimension on the left hand side of the slide and then it it replaces and averages back the buffer on the right hand side of the

slide.

448

01:01:05.670 --> 01:01:16.650

charlie wenzlau: And then i'm going to just have you advance through the slides one by one and see if there's anything else, we want to talk about here go one yet just go one more slide.

449

01:01:18.030 --> 01:01:31.380

charlie wenzlau: And I did talk about this in the beginning, but these two colors sort of highlight the vehicular facilities which are set behind the building out of you from the public way.

450

01:01:32.280 --> 01:01:48.390

charlie wenzlau: And then in yellow or the pedestrian facilities, this does show a sidewalk along Ericsson, but as we've talked about in the pre APP that may or may not be something to city wants to pursue.

451

01:01:49.770 --> 01:01:53.610

charlie wenzlau: So I think i'll just leave it at that, so we can jump into your questions thanks.

452

01:01:58.380 --> 01:02:00.270

Todd: Charlie had one question right off the BAT.

453

01:02:02.250 --> 01:02:06.510

Todd: What can you talk about opening that right away, and what it looks like.

454

01:02:07.920 --> 01:02:09.810

charlie wenzlau: Okay let's go.

455

01:02:11.100 --> 01:02:35.850

charlie wenzlau: Up to the beginning of the presentation that slide to be great so Todd that is currently paved it's used to give access to eagle harbor dental to their parking areas, so what we anticipate doing is not widening it any further, but just using it at its current with.

456

01:02:36.960 --> 01:02:40.710

charlie wenzlau: To get access to our parking lot proposed parking lot.

457

01:02:42.720 --> 01:02:47.280

Todd: That was kind of I guess what are, what are the jurisdictions of that space.

458

01:02:48.030 --> 01:02:49.980

charlie wenzlau: it's owned by the city of bainbridge island.

459

01:02:51.060 --> 01:02:56.910

Todd: But it's kind of contiguous with that parking lot right now right there's no is there a differentiation.

460

01:02:57.390 --> 01:03:07.440

charlie wenzlau: Yes, if if you were to look and I don't have this drawing, but if you were looking at the bainbridge GIS mapping, it would show the boundaries of a right of way.

461

01:03:08.580 --> 01:03:11.250

charlie wenzlau: that separate the two properties from each other.

462

01:03:12.870 --> 01:03:21.390

Todd: Okay, but there's no there's no improvement that that that your project will be tasked with to change that or define that or.

463

01:03:22.260 --> 01:03:36.690

charlie wenzlau: Whatever that is remaining to be determined based on palm island and his group there may be some some improvements we're going to be doing, but in large part, the plan is to use that facility as it exists.

464

01:03:38.010 --> 01:03:38.670

Todd: Okay, great.

465

01:03:42.450 --> 01:03:43.290

Todd: Other questions.

466

01:03:44.580 --> 01:03:44.970

Todd: Bob.

467

01:03:47.790 --> 01:03:49.680

Bob: And I assume, then, that the.

468

01:03:50.880 --> 01:03:52.740

Bob: you're going to ask for permission to.

469

01:03:53.850 --> 01:04:02.310

Bob: park someplace else, so that you don't have that minimum requirement or is that with the planning Commission is going over I was the understanding that.

470

01:04:03.000 --> 01:04:14.430

Bob: Was someplace nearby that a drew was going to Arc the cars that you know, so it was one step one one car for you wouldn't vehicle per unit.

471

01:04:16.440 --> 01:04:16.920

charlie wenzlau: yeah.

472

01:04:17.970 --> 01:04:22.500

charlie wenzlau: I think I misspoke and I apologize about that.

473

01:04:25.260 --> 01:04:38.880

charlie wenzlau: Word this game that I showed you an L and correct me if i'm wrong, I think I it does meet the full one per unit parking requirements, so my apologies if we were able to.

474

01:04:40.380 --> 01:04:42.930

charlie wenzlau: Get the http modified.

475

01:04:44.010 --> 01:05:08.160

charlie wenzlau: That would allow us to eliminate the stalls underneath the building the six dolls those are expensive to build for hrp and, yes, we would lose the optional height increase, but when you go to http you get that increase as part of http so they're they're kind of intertwined a little bit.

476

01:05:09.690 --> 01:05:22.170

Bob: But is there still a is there still an option by HR be that they're going to have some parking off site, no matter what was that neglect is that not even part of it, this project.

477

01:05:22.710 --> 01:05:23.370

it's.

478

01:05:24.630 --> 01:05:36.150

charlie wenzlau: Bob right now it's not part of our proposal if it turns out that

they can be successful and that's advantageous to the Community and their review process, then we would explore that.

479

01:05:37.200 --> 01:05:38.760

Bob: Okay that's all I have.

480

01:05:41.250 --> 01:05:49.860

Todd: So if the spots and rate the building aren't required, but we will, but you want that height what what's better what's filled in back they're.

481

01:05:51.510 --> 01:06:02.610

charlie wenzlau: probably going to be storage, perhaps because based on the grading Todd that's going to be more or less available real estate.

482

01:06:03.510 --> 01:06:21.570

charlie wenzlau: anyways it, it does also, to some extent affect how we grade the parking lot we're trying to drive it down deeper so that we gain headroom under the building if we didn't have to get under the building Todd we might have a different strategy about how we grade the parking.

483

01:06:22.860 --> 01:06:29.460

Todd: Is there enough back there for a unit or a manatee space, or is it really more darker amenity space.

484

01:06:29.670 --> 01:06:36.870

charlie wenzlau: yeah it's you raise a good point I, I think it would it's it's expensive space to get to.

485

01:06:37.050 --> 01:06:43.260

charlie wenzlau: And I think we probably use it for bicycles and other other things storage.

486

01:06:43.770 --> 01:06:44.940

Todd: Short tool storage.

487

01:06:45.570 --> 01:06:47.010

charlie wenzlau: yeah yeah can tools.

488

01:06:52.140 --> 01:06:55.170

Todd: Other other questions observation so.

489

01:06:56.280 --> 01:06:57.450

Todd: i'm sorry Joe.

490

01:07:00.000 --> 01:07:10.260

Joseph: Thank you, thinking of weeks traveling for doing this over a couple of questions comments one let's start with the setback on three or five you mentioned.

491

01:07:11.520 --> 01:07:14.820

Joseph: that's obviously going on an issue on other projects.

492

01:07:16.110 --> 01:07:27.690

Joseph: However, in my opinion, the problem with the other project was good, it was a building that was encroaching upon the setback, and in this case it's.

493

01:07:28.740 --> 01:07:37.290

Joseph: Actually, just a parking spaces and i'm more concerned with the noise level and other things from a building, you know what have you to the highway.

494

01:07:37.770 --> 01:07:48.450

Joseph: And so I personally don't have any problem with this, you know with the work shown here and buffer air project I think that's a fine thing to do.

495

01:07:49.500 --> 01:08:00.480

Joseph: And it makes sense to put parking on that side, my opinion is in the building so i'm just would say that i'm a second comment about parking and it's just a general comment.

496

01:08:01.380 --> 01:08:15.270

Joseph: I guess we're building projects, these days, where we don't think anybody's ever going to have friends come and visit I don't know I mean I don't know how if I wanted to visit somebody in a project here, you know where would I park.

497

01:08:16.350 --> 01:08:22.590

charlie wenzlau: So it's a it's a great question and I would say a couple of things.

498

01:08:25.320 --> 01:08:35.730

charlie wenzlau: We haven't settled with staff, whether we will have a requirements for guest parking it's oftentimes a decision of the director so.

499

01:08:36.540 --> 01:08:44.940

charlie wenzlau: If, in fact, we do need guest parking then that rolls back to the comment earlier about maybe we will need some off site parking.

500

01:08:45.570 --> 01:08:53.940

charlie wenzlau: Okay that's sort of the extreme example if that becomes a requirement The other factor is that HR be has.

501

01:08:54.570 --> 01:09:11.010

charlie wenzlau: tenants, and the ability to know she negotiate leases where not all tenants will have cars, so that may very well mean that those guests stalls can occur within our parking capacity we have right here so it's.

502

01:09:11.790 --> 01:09:12.960

charlie wenzlau: it's somewhat fluid.

503

01:09:14.460 --> 01:09:31.410

charlie wenzlau: It doesn't help any project underserved the parking because we don't want to impact the neighborhood right but there's also a lively dialogue about maybe we're over parking projects and encouraging her us because of that, I mean that's not our topic today but.

504

01:09:34.470 --> 01:09:37.020

charlie wenzlau: you're gonna be hearing more about that in years to come, for sure.

505

01:09:37.050 --> 01:09:44.370

Joseph: Well, I I think it's a great point and we don't want to get off topic philosophically but I mean this is the perfect example.

506

01:09:44.700 --> 01:09:58.590

Joseph: you're going to go back to the grill project, where they tried to have people without cars that didn't really work this project, and this location, would be a place where it might really work because it's such easy access to facilities dental town thanks.

507

01:09:58.620 --> 01:10:08.250

Joseph: yeah and if you've had people that didn't really drive, but the problem is a lot of people that need affordable housing have multiple jobs, and you know, they need a car different things.

508

01:10:08.880 --> 01:10:15.300

Joseph: But this would be an example where we could go with that second option, I think that you did you mentioned, you know.

509

01:10:18.660 --> 01:10:31.680

Joseph: The philosophical coming the one other quick question that is i'm i'm kind of in the middle on the sidewalk issue and the bike path on erickson.

510

01:10:32.910 --> 01:10:42.180

Joseph: I personally like Ericsson, the way it is now with sidewalks on one side, one side left the way it is I would love to see that continue.

511

01:10:43.560 --> 01:10:55.770

Joseph: I don't know what the public works and city would say I don't know what else do you have any feeling of what they might be thinking really on on based on other projects.

512

01:10:57.600 --> 01:11:05.580

Ellen Fairleigh: I did include the development engineers comments in the packet pull that up to see here dress that.

513

01:11:05.760 --> 01:11:08.010

Joseph: I don't remember if they send me think about that yeah.

514

01:11:10.560 --> 01:11:13.530

Ellen Fairleigh: It does say it may be proposed.

515

01:11:14.730 --> 01:11:20.100

Ellen Fairleigh: See additional frontage in Provence, maybe proposed that applicant discretion.

516

01:11:22.170 --> 01:11:32.820

Ellen Fairleigh: So I don't know for sure what will be required, I know that there were some comments about bicyclists using Ericsson at the pre application conference that one of the planning Commissioners brought up.

517

01:11:34.440 --> 01:11:38.700

Ellen Fairleigh: But I don't know it's not specific what will be required, yet at this point.

518

01:11:40.110 --> 01:11:51.900

Joseph: I actually think i'm going to talk to this was chair, whether the Dr Richard actually way on weigh in on this going forward on this project but but I, I would like to support.

519

01:11:52.410 --> 01:12:01.080

Joseph: What I think is charlie's view here i'm not speaking for Charlie but that we leave that we keep the bike path, there may not have not have.

520

01:12:02.730 --> 01:12:07.470

Joseph: You know another carbon gutter and more urban I just like.

521

01:12:08.520 --> 01:12:20.130

Joseph: That just make raising that question whether that's an important thing for DOB to think about but it's I like the way our system works now on one side of the street, so thank you, Charlie think of.

522

01:12:21.690 --> 01:12:24.390

charlie wenzlau: Just one one quick comment in response if.

523

01:12:24.600 --> 01:12:39.060

charlie wenzlau: And I agree we're not we're not advocating for a sidewalk, but I think something called island brought up, which I think is a good good suggestion is it me in likely be appropriate to have a striped crossing to get you.

524

01:12:39.690 --> 01:12:41.580

charlie wenzlau: want facility, yes, you are corner.

525

01:12:42.180 --> 01:12:44.100

Joseph: yeah absolutely.

526

01:12:47.460 --> 01:12:48.480

Todd: Right, no, and I think.

527

01:12:49.110 --> 01:12:51.450

Todd: Both to Joe I think all you know.

528

01:12:52.560 --> 01:12:57.120

Todd: All opinions we can express having to do with sidewalk and I think it also.

529

01:12:58.380 --> 01:13:00.900

Todd: is going to fit in with a lot of other non motorized.

530

01:13:02.250 --> 01:13:10.740

Todd: Transportation plans, I think that fits in there, especially with the kind of central city and and.

531

01:13:12.270 --> 01:13:19.530

Todd: route that erickson takes it's a very convenient and direct route to many places, but also Charlie I want to thank you for that.

532

01:13:20.370 --> 01:13:28.290

Todd: radius plan walking distance plan, which I think needs to be included in more and more documentation.

533

01:13:29.100 --> 01:13:41.460

Todd: Because that really puts it in perspective, you could come and visit future residents here in park and winslow or park somewhere else you know even not dry take the ferry over and walk from the very.

534

01:13:42.360 --> 01:13:48.300

Todd: I think that's the kind of mentality that people are trying to get into more and more, is that you know, providing one.

535

01:13:50.010 --> 01:13:58.590

Todd: One spot per unit kind of is dated there's a lot of places that don't you know that are fractions of spots and i'm glad to see that we are starting to think of that.

536

01:13:59.160 --> 01:14:03.450

Todd: That is changed, though, and change management is not easy, especially.

537

01:14:03.930 --> 01:14:17.340

Todd: When people think about the number of cars that that are on the island and what they need so education on all fronts is is central and diagrams like that really, really drive that point home on on how far a 10 minute walk is.

538

01:14:19.020 --> 01:14:21.630

Todd: i'll go i'll turn to Michael.

539

01:14:24.600 --> 01:14:33.360

Michael: yeah well just on that last comment, I thought that that the only problem with that circular diagram is that the highway actually make some of those walks much longer.

540

01:14:33.750 --> 01:14:46.920

Michael: So it doesn't work out as beautifully as that diagram would suggest, so it can be misleading and went, but I think being able to understand how our something is it's very important though.

541

01:14:48.780 --> 01:14:53.220

Michael: But I had a bunch of questions about that right away, which have been answered.

542

01:14:54.900 --> 01:15:04.410

Michael: I do think it needs to be on any feature drawing, so I think it's kind of important for understanding how the approach to the building.

543

01:15:05.430 --> 01:15:06.540

Michael: and marketing works.

544

01:15:07.740 --> 01:15:12.270

Michael: Then I had a question about what your vision was for the.

545

01:15:13.890 --> 01:15:17.190

Michael: The way that the units opening onto Ericsson.

546

01:15:18.210 --> 01:15:24.660

Michael: would be it looks like they are lower than the sidewalk or whatever the road level.

547

01:15:26.730 --> 01:15:27.150

Michael: and

548

01:15:28.440 --> 01:15:37.620

Michael: If they would have their own individual entrances looks like you have a lobby so are these units that everyone goes through the main lobby or.

549

01:15:38.760 --> 01:15:42.600

Michael: Does it have a street front edge that's similar to some of the other places on erickson.

550

01:15:44.040 --> 01:15:44.430

charlie wenzlau: No.

551

01:15:45.480 --> 01:15:59.010

charlie wenzlau: Michael everyone would enter through the lobby and if if the first floor is said at 168 the grade falls about three feet, so it it actually.

552

01:16:01.050 --> 01:16:04.770

charlie wenzlau: places the unit slightly higher than grade on Ericsson.

553

01:16:14.490 --> 01:16:16.770

Todd: buddy i'm vicki.

554

01:16:21.480 --> 01:16:28.860

Vicki: I agree with Michael showing the right away it's kind of important because it looks like those dental parking places they actually back out into the right away.

555

01:16:30.420 --> 01:16:31.650

Vicki: And then the other thing.

556

01:16:33.750 --> 01:16:45.420

Vicki: Looking at this drawing showing the averaging this is, I think the absolutely the most clear illustration of how averaging works per the code.

557

01:16:45.960 --> 01:17:02.730

Vicki: And maybe that that should be something that's in our sub middle requirements and the appendices that if, if you have a development and it's going to be on 305 we want to see a drawing that shows exactly how this works for the 50 foot buffer.

558

01:17:05.670 --> 01:17:07.440

Vicki: Thanks Charlie it's very clear.

559

01:17:11.040 --> 01:17:12.270

Todd: Excellent back to Joe.

560

01:17:13.620 --> 01:17:17.430

Joseph: Thank you yeah I just I just want to also say about the right of way.

561

01:17:18.780 --> 01:17:29.220

Joseph: The condition on the dental side me to be the north side of the right away reminds me of the the dental office right at high school and.

562

01:17:29.730 --> 01:17:39.300

Joseph: gosh is that the high school crossing there was that grow, I believe, for level I can't remember which street it is but there's a white dental office right there and there's some.

563

01:17:39.930 --> 01:17:44.130

Joseph: We reviewed that projects, one of the first projects i've reviewed on the Derby years ago.

564

01:17:44.670 --> 01:17:55.590

Joseph: And they didn't build it the way we thought and we got kind of bamboozled and you can't tell the difference between the parking spaces and the actual right of way where the drivers in it.

565

01:17:56.130 --> 01:18:08.070

Joseph: it's it's an area that has a lot of pedestrians and it's a it's not a good solution on that project that high school road in there, so we'd want to make sure that we had really good definition.

566

01:18:08.550 --> 01:18:18.540

Joseph: I know it's the city owns the right away, so you might you might have to put some improvements on the North side there I don't know but that I just agree that that's an issue to look at.

567

01:18:19.080 --> 01:18:27.630

Joseph: The other question I had, and this may be more for Ellen but Charlie can get him to unfortunately you're taking up a lot of threes.

568

01:18:28.170 --> 01:18:44.460

Joseph: which cannot be helped, I mean you know it's it's the nature of these info projects, what are you doing yeah what are you doing in terms of trying to bring some tree cover back, I mean there and what's the requirement for that Ellen.

569

01:18:45.570 --> 01:18:53.400

Joseph: I don't know how these infill projects work in terms of percentage canopy

retention and all that can you explain that.

570

01:18:55.050 --> 01:18:58.770

Ellen Fairleigh: Sure, since this project is located and.

571

01:18:59.790 --> 01:19:08.850

Ellen Fairleigh: Mixed use town Center it's subject to three units, so I believe the requirement is 42 units per acre and that has to be outside of.

572

01:19:09.960 --> 01:19:16.170

Ellen Fairleigh: required roadside and perimeter buffers, so there is a required road type offer that you can see here.

573

01:19:17.250 --> 01:19:27.540

Ellen Fairleigh: In this picture, but the trees will be planted elsewhere on the project to have either to have to meet the 40 unit 43 units per acre requirement.

574

01:19:29.100 --> 01:19:34.050

Joseph: Do they get T to include the roadside buffers part of that calculation or How does that.

575

01:19:34.050 --> 01:19:35.070

Ellen Fairleigh: No, no.

576

01:19:35.760 --> 01:19:36.150

Joseph: Okay.

577

01:19:36.480 --> 01:19:40.020

charlie wenzlau: All right, so we need we need 26.

578

01:19:41.190 --> 01:19:53.580

charlie wenzlau: and change tree units and we're going to be handling that through new tree plantings and Joe essentially you get one tree unit per tree for new tree.

579

01:19:53.670 --> 01:19:54.690

Joseph: it's two and a half inch.

580

01:19:54.690 --> 01:19:56.100

Joseph: caliper okay.

581

01:19:56.310 --> 01:20:04.350

charlie wenzlau: So you know, this is an interesting aspect of our urban sites and what we're trying to accomplish and it's.

582

01:20:05.430 --> 01:20:17.070

charlie wenzlau: You know it's it's it's a challenge, but we have least shown how we think we're going to meet that through street trees parking lot trees.

583

01:20:18.480 --> 01:20:25.500

charlie wenzlau: And then developing fairly robust screen along the south edge against a residential property.

584

01:20:27.570 --> 01:20:28.530

Joseph: yeah yeah.

585

01:20:30.000 --> 01:20:40.170

Joseph: Okay, thank you very much for the great presentation and I do agree with everybody about your walking circles, I think that's helpful i'm teacher projects thanks.

586

01:20:44.010 --> 01:20:47.820

Todd: Do we want to look at the oh look at that Marlene is right.

587

01:20:49.530 --> 01:20:50.280

Todd: I did have.

588

01:20:52.290 --> 01:20:54.120

Todd: Charlie if we just go through some of these.

589

01:20:55.290 --> 01:20:59.340

Todd: Like the first one just natural systems can you just.

590

01:21:00.450 --> 01:21:02.850

Todd: High Level describe the topography of the site.

591

01:21:03.060 --> 01:21:05.610

Todd: And where water wants to go.

592

01:21:07.320 --> 01:21:08.820

charlie wenzlau: yeah this site.

593

01:21:09.870 --> 01:21:28.440

charlie wenzlau: Does have about 15 to 20 foot of fall it it primarily drains to the winslow ravine doesn't directly during to the ravine and sort of runs along the edge of Snr 305 and a swell and then eventually we'll go into the ravine itself.

594

01:21:32.040 --> 01:21:40.380

Todd: Okay, and then, are there any wildlife quarters that have been identified, or we talked a little bit about trees that will be removed and.

595

01:21:42.090 --> 01:21:45.600

Todd: trees put back, but any other habitat impact.

596

01:21:47.070 --> 01:21:51.180

charlie wenzlau: I i'm not aware of a wildlife quarter.

597

01:21:52.260 --> 01:21:59.220

charlie wenzlau: On this site, I mean obviously asr 305 is a you know significant impact of that I suspect the ravine which is.

598

01:22:00.420 --> 01:22:18.840

charlie wenzlau: Some some distance away from our site may fit into that definition and, as far as habitat, otherwise I think it's just what would be associated with typical vacant and develop is a property songbirds you know, obviously deer in there every now and then.

599

01:22:19.890 --> 01:22:21.030

charlie wenzlau: Maybe people camping.

600

01:22:25.320 --> 01:22:39.000

Todd: And I guess how that was a That was the next one for the unique and prominent features, the ravine does not mince my own ignorance, but the ravine doesn't make it with way up all that far onto this.

601

01:22:40.560 --> 01:22:49.950

charlie wenzlau: that's correct, I mean if you wanted Ellen to show a GIS map, we could bet it's it's some distance away.

602

01:22:54.000 --> 01:22:55.080

Todd: And, are there any.

603

01:22:57.600 --> 01:23:10.320

Todd: getting down to see for any any parts of the you know existing built environment that you find notable or influential in either a positive or negative way that your cuts.

604

01:23:11.730 --> 01:23:23.940

charlie wenzlau: Well, I think all of us are aware that eric's and you know as our sort of pseudo historic district and There certainly are a few remnants of the older homes.

605

01:23:26.280 --> 01:23:35.730

charlie wenzlau: And, depending on the housing technologies you're working with like when we did erickson cottages we were able to respond very directly to reinforce that pattern.

606

01:23:37.320 --> 01:23:38.340

charlie wenzlau: Given.

607

01:23:39.390 --> 01:23:42.570

charlie wenzlau: The building type that we're working with here, I think we're.

608

01:23:44.250 --> 01:23:59.820

charlie wenzlau: Looking to be in scale with the other surrounding multifamily buildings and commercial buildings so we're not trying to emulate that finer grain single family fabric, because these are, this is not a single family building.

609

01:24:04.380 --> 01:24:05.190

Todd: hey vicki.

610

01:24:09.930 --> 01:24:18.270

Vicki: Is this the right away that if you Jay walk across 305 from then your lane that you end up at that right away.

611

01:24:19.980 --> 01:24:20.790

Vicki: Our men's office.

612

01:24:22.830 --> 01:24:23.460

Vicki: you end up where.

613

01:24:24.690 --> 01:24:27.480

charlie wenzlau: We were partners office okay.

614

01:24:28.170 --> 01:24:38.160

Vicki: Because I was looking at see five wondering, and you know, having jaywalked at that point i'd never paid attention to where I come out across on Ericsson.

615

01:24:38.490 --> 01:24:46.140

charlie wenzlau: yeah that's that's exactly where you would come out and obviously we're not trying to do anything to encourage.

616

01:24:46.140 --> 01:24:51.060

Vicki: them encourage that yes, it's pretty beaten path people do it a lot.

617

01:24:52.290 --> 01:24:52.800

Vicki: Okay.

618

01:24:53.160 --> 01:24:56.100

charlie wenzlau: But that I believe that's exactly where that crossing is.

619

01:24:56.460 --> 01:24:57.570

Vicki: yeah Thank you.

620

01:25:03.450 --> 01:25:04.410

Todd: Job Joe.

621

01:25:06.720 --> 01:25:18.630

Joseph: yeah Thank you yeah I wanted to tag along with Tom was talking about on the context analysis on I do think it would be under number four see for.

622

01:25:19.770 --> 01:25:36.210

Joseph: I think it would be helpful when you had your pictures in there, Charlie of the site itself if there were some more pictures that we could look at or maybe some sketches or something sections that shows some of the buildings adjacent on erickson that would be very helpful.

623

01:25:37.770 --> 01:25:45.540

Joseph: So we get a sense of that scale that you're talking about and kind of what you're looking at also, I think that would help the argument.

624

01:25:46.110 --> 01:26:04.380

Joseph: To stay away from sidewalks I think you know, showing adjacent buildings, so a little more robustness I think on the context analysis on see for would be helpful, I think, going forward to the next meeting, just so we could talk about those those elements.

625

01:26:04.980 --> 01:26:05.370

yeah.

626

01:26:06.840 --> 01:26:16.170

charlie wenzlau: Joe just just so i'm understanding our process, because you and I have had lots of conversations about submitted requirements being in the right order right place.

627

01:26:16.320 --> 01:26:29.280

charlie wenzlau: Right, I believe, those are set up for the next meeting, if i'm correct and if that's something that should be part of this meeting, maybe that should be thought about is being shuffled around a little bit.

628

01:26:29.700 --> 01:26:39.660

Joseph: On the list yeah yeah you and I talked about that, and there was some confusion as to whether we follow the admin manual again and all that and.

629

01:26:40.920 --> 01:26:45.570

Joseph: Just I guess i'll bring it up we're talking about here a little bit second great point Charlie.

630

01:26:45.870 --> 01:26:47.850

charlie wenzlau: But, but I agree, I agree, I.

631

01:26:48.060 --> 01:26:56.400

Joseph: agree, you want to do that yeah so so the next meeting, if we could have those that would be great i'm Ellen you mean, though this please if i'm.

632

01:26:57.060 --> 01:27:08.490

Joseph: speaking out of turn here I don't mean to, but the whole intend to what Dave greet them and we were doing with the different rebook you know all the changes the

last several months since last July.

633

01:27:08.850 --> 01:27:20.880

Joseph: or longer was to sort of get rid of the need for the admin manual in terms of the middle and the subtitles would be listed in the appendix of the D for be manual.

634

01:27:21.480 --> 01:27:34.140

Joseph: And there's been some confusion on some projects here that some planning staff are still saying you have to also meet the admin manual and they kind of conflict, and I think Charlie had some.

635

01:27:35.070 --> 01:27:45.810

Joseph: extremely valid you know complex or concerns as to what was on the list, so the intent, as I recall, and vicki and others, you may want to.

636

01:27:47.520 --> 01:28:03.540

Joseph: chime in on this that we that we were the intent was with Dave Britain was we were going to not rely on the admin manual going forward in the future on projects for this for some Middles so just let you know that.

637

01:28:05.100 --> 01:28:16.860

Joseph: That hasn't been worked out because they've left, of course, so we haven't we haven't finished that process, but I think we're leaving right now we're putting applicants like Charlie in the.

638

01:28:17.820 --> 01:28:24.810

Joseph: You know kind of a little bit of confusing state is to win things to do so it's something we need to work on, I guess yeah.

639

01:28:25.470 --> 01:28:35.850

Ellen Fairleigh: And I don't know that the admin manual was ever meant to go away, I wasn't involved in those conversations, but I can tell you that the administrative manual was updated as part of.

640

01:28:36.480 --> 01:28:43.860

Ellen Fairleigh: The process that you just went through with a brief them and so now the admin manual will be consistent with what is in the.

641

01:28:44.430 --> 01:28:52.830

Ellen Fairleigh: appendix of design for bainbridge so I did just find that

resolution last week and we're working on.

642

01:28:53.490 --> 01:28:58.920

Ellen Fairleigh: Getting a clean copy of the administrative manual to post on the city's website that will be consistent with.

643

01:28:59.400 --> 01:29:05.430

Ellen Fairleigh: The design for bainbridge changes to the appendix, so they they should be the same, but for right now.

644

01:29:06.180 --> 01:29:20.370

Ellen Fairleigh: What we have posted on our website right now designed for band bridges and most up to date for some middle requirements and and for this project Charlie did provide responses for see one through six as part of his narrative on page two.

645

01:29:23.040 --> 01:29:27.090

Joseph: So, excuse me i'm sorry oh yeah he did he did for yeah for.

646

01:29:27.420 --> 01:29:28.170

Joseph: His narrative.

647

01:29:28.500 --> 01:29:40.140

Joseph: But I do think that there was some confusion and I think at the next meeting, I think, Charlie agrees it'd be good to have some photographs of some of the Jason buildings, I think I think in the D for me.

648

01:29:40.740 --> 01:29:48.540

Joseph: To go to such 100 or 200 feet I can't remember vicki Do you remember what it says, I can't remember maybe Bob knows.

649

01:29:49.560 --> 01:29:56.820

Joseph: I can't remember Tony theater some some distance outside, so we have a sense of the flavor of the buildings around.

650

01:29:57.090 --> 01:29:58.350

Bob: Anyway, was 500.

651

01:29:58.920 --> 01:30:00.810

Joseph: Right my hundred feet yeah okay.

652

01:30:00.930 --> 01:30:01.650

Bob: i've heard yeah.

653

01:30:02.070 --> 01:30:02.850

Todd: And I think I.

654

01:30:04.380 --> 01:30:05.820

Todd: I have a little bit of a.

655

01:30:07.920 --> 01:30:20.460

Todd: Take on that too i'm not in some ways i'm less concerned with a survey of what the neighborhood looks like because we can all go and see that what i'd like to see is what is Charlie see or what does the designer see.

656

01:30:20.760 --> 01:30:27.240

Todd: Right, they want to either highlight in their design react to into their design or somehow.

657

01:30:28.560 --> 01:30:30.930

Todd: have their work going forward.

658

01:30:32.190 --> 01:30:35.520

Todd: Seen in the context, so, in some ways it is a little bit more of an academic.

659

01:30:36.720 --> 01:30:42.270

Todd: or design exercise then just kind of cataloging what the neighbors might be like.

660

01:30:42.570 --> 01:30:56.100

Joseph: Today I really appreciate the way you define that it's we want to make sure that the applicant how the applicant is viewing the whole neighborhood right I think that's excellent so and I know Charlie will do that so but.

661

01:30:57.330 --> 01:31:08.730

Joseph: I just think we need to keep working still through the process with Ellen and other people, you know going forward so that we have those two documents that match, so thank you very.

662

01:31:09.300 --> 01:31:11.070

Todd: bob's hands getting tired it's been up for a while.

663

01:31:13.290 --> 01:31:20.130

Bob: yeah I didn't want to distract I did I hear you Alan correctly, that you are going to match the.

664

01:31:21.180 --> 01:31:33.780

Bob: The admin manual to the dependencies in the design for bainbridge our idea was that the design for bainbridge we just had one location for the summer girls we don't want to.

665

01:31:36.060 --> 01:31:36.750

Bob: what's that mean.

666

01:31:37.950 --> 01:31:40.530

Bob: Did I hear you say you want them in both places.

667

01:31:41.640 --> 01:31:45.210

Ellen Fairleigh: I believe it was already updated to be in both places through.

668

01:31:45.240 --> 01:31:46.230

Bob: Also, what we had.

669

01:31:47.340 --> 01:31:52.050

Bob: That doesn't make sense that was the whole idea we wanted to get rid of that stuff and the admin manual.

670

01:31:53.700 --> 01:32:03.780

Bob: That was, and never where we going to duplicate that's part of the problem, then when you change one you got to change the other that's ridiculous.

671

01:32:05.280 --> 01:32:07.650

Todd: Well, we can talk about it, then ellen's i'm making now.

672

01:32:07.890 --> 01:32:10.290

Todd: that's, but I just wanted to clarify just was kind of.

673

01:32:10.620 --> 01:32:11.880

Bob: Concerned Okay, thank you.

674

01:32:17.040 --> 01:32:25.620

Todd: yeah it's This is something we can we can review goes back to Ancient spec writing right at one place, so if it changes the only have to change in one place.

675

01:32:28.680 --> 01:32:34.020

Todd: So do we, I guess, we can work on the on the our one pager here.

676

01:32:35.940 --> 01:32:43.290

Todd: Have has Charlie met the context context analysis with what he's given and what we understand it to be forthcoming.

677

01:32:46.350 --> 01:32:46.620

Todd: yeah.

678

01:32:47.250 --> 01:32:53.520

Joseph: Good with with what he what he is stated is forthcoming at the next meeting, I would agree.

679

01:32:54.030 --> 01:32:56.100

Todd: uh huh yes yeah.

680

01:32:58.620 --> 01:33:02.820

Todd: I don't know if we have no, we have a little note section, and this, or we could just write it below there.

681

01:33:04.950 --> 01:33:05.610

Todd: yeah I mean.

682

01:33:06.180 --> 01:33:06.570

Just.

683

01:33:07.890 --> 01:33:10.110

Todd: You know we're looking for that.

684

01:33:11.610 --> 01:33:18.240

Todd: A little more understand a little more with what see for to be part of our next presentation.

685

01:33:19.470 --> 01:33:19.680

yeah.

686

01:33:33.630 --> 01:33:37.710

Marlene Schubert: Okay, Charlie i'll send this to you later, just so you can take it run with it.

687

01:33:40.110 --> 01:33:52.530

Ellen Fairleigh: And I did just look up the resolution that updated the admin manual and What it does is the admin manual is updated so it refers you to design for bainbridge so sorry i'm sorry that I missed smoke.

688

01:33:52.890 --> 01:34:03.300

Ellen Fairleigh: misspoke that smell requirements are in both places, but the admin manual was updated to point applicants to design for bainbridge so sorry I didn't make that clear in my first.

689

01:34:04.710 --> 01:34:05.160

Todd: Thank you for.

690

01:34:05.610 --> 01:34:06.960

Todd: clarifying Madeline very good.

691

01:34:14.730 --> 01:34:17.190

Todd: Excellent any other comments or.

692

01:34:18.930 --> 01:34:19.470

Todd: Can we let.

693

01:34:20.520 --> 01:34:23.250

Todd: Currently, going this way or is he just coming right back.

694

01:34:23.640 --> 01:34:24.930

Marlene Schubert: To me, coming back he's got the.

695

01:34:24.930 --> 01:34:25.200

Next.

696

01:34:26.490 --> 01:34:28.620

Todd: doesn't he have to turn the camera off and on again there's.

697

01:34:29.610 --> 01:34:39.420

Joseph: photog I would just I was wondering if phaedra wanted to make any comments or concerns just before we go here.

698

01:34:41.580 --> 01:34:48.300

Phedra Elliott: I don't I don't really have anything to add Charlie represented what we're hoping to do really well at this point so thanks Charlie.

699

01:34:49.980 --> 01:34:50.730

Phedra Elliott: More here to listen.

700

01:34:51.960 --> 01:34:54.480

Joseph: No, I wasn't really rely on Charlie.

701

01:34:59.760 --> 01:35:01.950

Phedra Elliott: i've been relying on Charlie for years so i'll keep doing it.

702

01:35:05.640 --> 01:35:06.000

Phedra Elliott: Thank you.

703

01:35:13.530 --> 01:35:18.750

Todd: Excellent can we move on to the, we have to flash the agenda just so we know how far behind schedule, we are.

704

01:35:25.560 --> 01:35:26.010

Todd: awesome.

705

01:35:27.210 --> 01:35:29.730

Todd: Very good, and I will move to the high low high school.

706

01:35:31.560 --> 01:35:31.920

Todd: and

707

01:35:33.120 --> 01:35:34.380

Todd: give the floor to Kelly.

708

01:35:35.520 --> 01:35:40.980

Kelly Tayara: Thank you i'm Kelly tiara senior planner and project manager for the Highland high school project.

709

01:35:42.030 --> 01:35:50.040

Kelly Tayara: highlight, as you may have you know, is a middle school a private middle school and buckland hill road serving grades six to eight.

710

01:35:50.820 --> 01:36:00.840

Kelly Tayara: And they've operated for 29 years they'd like to expand their program through high school ultimately serving 160 students in grades nine through 12.

711

01:36:01.560 --> 01:36:08.100

Kelly Tayara: High School campuses proposed on an Ericsson avenue property which has for existing office buildings.

712

01:36:08.670 --> 01:36:21.240

Kelly Tayara: The project is proposed in three to four phases and Beijing goal is to have one building completed per year, with the addition of staff and students as building from immersion and programs success dictate.

713

01:36:22.320 --> 01:36:31.500

Kelly Tayara: The proposal involves construction permit for building remodeling and site plan and design review land use permit is required to allow.

714

01:36:31.500 --> 01:36:32.760

Kelly Tayara: For the change in US to.

715

01:36:32.760 --> 01:36:36.660

Kelly Tayara: an educational facility, which is a permitted use in the district.

716

01:36:37.680 --> 01:36:46.410

Kelly Tayara: and number of public meetings in addition to this design guidance meeting are required as part of site plan and design review permit process.

717

01:36:46.770 --> 01:36:51.750

Kelly Tayara: As far the highlight team has participated in a pre application conference was the new stop.

718

01:36:52.380 --> 01:37:07.980

Kelly Tayara: conceptual design review meeting with a design review board and a public participation meeting with the planning Commission subsequent to this meeting decide review board final review and recommendation is required prior to Liam use application submit all.

719

01:37:09.000 --> 01:37:20.640

Kelly Tayara: This design guidance review meeting is intended to provide input and guidance to an applicant at the proposed project is responding adequately to the design for bainbridge standards.

720

01:37:20.940 --> 01:37:28.380

Kelly Tayara: Including recommendations from the Dr be on how the project could be revised to achieve greater consistency.

721

01:37:28.920 --> 01:37:46.890

Kelly Tayara: And the applicant, as this meeting would also make known the potential need in rationale for any departure from the same standards or from the city of bainbridge island design and construction standards, the engineering standards, and that would conclude my introduction to have any questions.

722

01:38:03.720 --> 01:38:11.730

charlie wenzlau: Marlene again if if you are able to open up the drawings like you did for the prior project that'd be great.

723

01:38:18.240 --> 01:38:26.280

charlie wenzlau: And I just wanted to introduce Jeff Weiss, who is the project architect working with me.

724

01:38:27.690 --> 01:38:28.380

charlie wenzlau: On the project.

725

01:38:32.730 --> 01:38:33.240

charlie wenzlau: So.

726

01:38:34.830 --> 01:38:36.210

Marlene Schubert: Is this what you're looking for Charlie.

727

01:38:36.810 --> 01:38:39.750

charlie wenzlau: Yes, I believe it is there, we go.

728

01:38:41.790 --> 01:38:52.410

charlie wenzlau: So, again i'm going to keep the presentation brief because I think we can come back and ask questions specific to each of the drawings.

729

01:38:54.570 --> 01:38:55.050

charlie wenzlau: The.

730

01:38:56.670 --> 01:38:57.540

charlie wenzlau: Project site.

731

01:38:58.800 --> 01:39:07.440

charlie wenzlau: is just slightly down erickson from the prior project we were just looking at it's the site within the red red box.

732

01:39:09.300 --> 01:39:19.290

charlie wenzlau: These are the four existing commercial buildings on the West side of erickson the context of the project it's.

733

01:39:20.490 --> 01:39:47.550

charlie wenzlau: backs up to the West to islander mobile home park to the South is erickson cottages to the north is a commercial office complex and then to the east towards Sri 305 is kind of that context I was referring to earlier, that has a mixture of the older historic homes, as well as.

734

01:39:48.810 --> 01:40:07.800

charlie wenzlau: More detached kind of single family type infill but it's it's quite a mixed context for sure, so that is the site next slide again just a little bit closer in view of what I just described next place.

735

01:40:10.230 --> 01:40:18.300

charlie wenzlau: i'm sure all of you are familiar with these office buildings, I think they were built in the 1980s.

736

01:40:19.950 --> 01:40:27.180

charlie wenzlau: And you can see the context surrounding the buildings, one of the things you can see in the lower left hand photo.

737

01:40:28.320 --> 01:40:31.140

charlie wenzlau: Is the left hand building.

738

01:40:32.490 --> 01:40:38.850

charlie wenzlau: has undergone some remodeling work already and is sort of set.

739

01:40:39.930 --> 01:40:49.860

charlie wenzlau: The aesthetic direction that will be using on the remainder of the buildings, but you can just sort of see a piece of that in that one particular view next slide.

740

01:40:53.670 --> 01:41:07.410

charlie wenzlau: This shows the existing site conditions and it's it's kind of a classic sort of yin Yang with the green space on the eric's inside of the site that's basically just large lawn areas.

741

01:41:08.010 --> 01:41:17.460

charlie wenzlau: And then entirely to the rear of the site is parking and you'll be able to see in a second how our new site concept.

742

01:41:18.330 --> 01:41:36.000

charlie wenzlau: Slightly re re organizes the site work, I think one of the things it's probably apparent to everyone is that these are not we're not proposing new buildings we're proposing to remodel these for existing buildings within the same footprints.

743

01:41:37.620 --> 01:41:55.350

charlie wenzlau: Certainly, there will be significant changes inside to adapt the buildings to the school use, but I think one of the things Jeff and I are most excited about with the project is how we create more welcoming set of outdoor spaces for the students.

744

01:41:56.880 --> 01:41:57.660

charlie wenzlau: Next slide.

745

01:42:00.630 --> 01:42:07.320

charlie wenzlau: One and we may come back and talk about this more later, so I think i'll just give you a brief summary.

746

01:42:08.790 --> 01:42:20.730

charlie wenzlau: traffic and parking are the biggest concern with the neighbors and noise and we've had two different.

747

01:42:21.810 --> 01:42:29.760

charlie wenzlau: Public participation meetings which have been really helpful to get a gauge on what the neighbors concerns are.

748

01:42:30.540 --> 01:42:41.250

charlie wenzlau: One of the most significant aspects of the proposal is what hile has been calling this walk on walk off campus concept.

749

01:42:41.880 --> 01:42:50.130

charlie wenzlau: And I have to be a little careful about using that term because we're not meaning to state that there won't be vehicles coming and leaving the site, but.

750

01:42:50.790 --> 01:43:06.390

charlie wenzlau: Their goal is to not allow students to drive on to the site to encourage them to walk to bicycle to use highlight shuttle to use local transportation.

751

01:43:07.080 --> 01:43:16.590

charlie wenzlau: potentially have remote drop off, but we also recognize that there will be a need for pickup and drop off on the campus itself.

752

01:43:17.370 --> 01:43:27.540

charlie wenzlau: And the way that we're proposing to accomplish that is not to do it along the Ericsson frontage but to bring the vehicles off the streets.

753

01:43:28.230 --> 01:43:52.830

charlie wenzlau: And loop them through the site, so that that sort of stalking or queuing would not disrupt or block on eric's and so, in response to the neighbors one of the bigger changes we've made is we used to have the flow as come in at the lower part of the site and make a clockwise motion around.

754

01:43:54.000 --> 01:44:03.330

charlie wenzlau: Based on comments we got from the erickson neighbors we've now reverse the flow, so that the stalking occurs on the North part of the site.

755

01:44:04.530 --> 01:44:17.370

charlie wenzlau: farther away from the erickson cottages to mitigate noise and vehicle emission issues so i'll just leave it at that we can come back and talk about that more later next slide.

756

01:44:19.110 --> 01:44:28.350

charlie wenzlau: So this starts to give you a new look at what this campus might look like in terms of reorganizing outdoor spaces.

757

01:44:29.610 --> 01:44:41.100

charlie wenzlau: One of the things that we are going to be doing, working with planning staff is we believe we can make a strong case that we can remove some of the parking places.

758

01:44:41.820 --> 01:44:58.560

charlie wenzlau: Based on the actual parking demand analysis, resulting in about 3028 to 30 spaces for staff and visitors if we're able to do that, then we can recapture.

759

01:44:59.100 --> 01:45:12.690

charlie wenzlau: Some green space and outdoor spaces behind 375 and 365 so that those buildings feel like they sit in more of a campus environment, rather than just backing up to a parking lot.

760

01:45:15.600 --> 01:45:24.780

charlie wenzlau: And then the other, the other I guess big move that we're making and you'll see this in some of the sketches is to create a larger green space.

761

01:45:25.500 --> 01:45:34.770

charlie wenzlau: Where we could have more of the students gather and then trying to come up with specific programmatic uses throughout the site.

762

01:45:35.640 --> 01:45:50.760

charlie wenzlau: pea patch of play area lots of places for the students to hang out and gather as they go between buildings so that's in general, some of the strategies on that and then next slide.

763

01:45:52.770 --> 01:45:58.830

charlie wenzlau: This is the landscape architects plan so if we want to come back and talk in more detail, but very similar.

764

01:46:00.270 --> 01:46:11.730

charlie wenzlau: And then, as far as the floor plans we go to the next slide not going to go through these, but this color coded for your use that different.

765

01:46:13.590 --> 01:46:24.270

charlie wenzlau: floors floor level by floor level activities, probably the main distinction is the southerly most building is going to have administration functions on the first floor.

766

01:46:26.790 --> 01:46:46.110

charlie wenzlau: What we're reviewing with the SPR which I guess is important in your work is the three northerly buildings 365375 and 385 and for our purposes they're basically going to be identical in terms of exterior and interior Program.

767

01:46:47.370 --> 01:46:52.830

charlie wenzlau: Then you can just click through the next couple of slides because I think we don't need to go through these.

768

01:46:56.070 --> 01:46:57.030

charlie wenzlau: Next slide.

769

01:46:59.370 --> 01:47:04.980

charlie wenzlau: This is showing potential for photovoltaic on the South facing roof.

770

01:47:06.000 --> 01:47:06.780

charlie wenzlau: Next slide.

771

01:47:09.390 --> 01:47:10.290

charlie wenzlau: This is.

772

01:47:11.790 --> 01:47:28.260

charlie wenzlau: Again, Joe maybe what we're going to be working towards for Ericsson meeting this kind of context, I think, is probably one of the things that would do that so again, these are existing buildings we're not proposing new buildings, but at least you can see them in context.

773

01:47:31.320 --> 01:47:47.880

charlie wenzlau: And the upper view being looking along Ericsson, the site section shows the islander mobile home park to the left and we're going to be meeting with them this week to talk about screening potential along that property line.

774

01:47:50.130 --> 01:47:50.850

charlie wenzlau: Next line.

775

01:47:54.930 --> 01:47:57.330

charlie wenzlau: that's basically the site section.

776

01:47:58.920 --> 01:47:59.640

charlie wenzlau: Next line.

777

01:48:03.600 --> 01:48:15.630

charlie wenzlau: So this is just a quick not very sophisticated thumbnail of the kind of environment we're hoping to start to create in the front of the site.

778

01:48:16.440 --> 01:48:31.620

charlie wenzlau: And one of the things that's a really nice opportunity about this site is how the students going to interact with people in the Community walking along erickson and just how we make that edge protected but poor us.

779

01:48:32.880 --> 01:48:43.890

charlie wenzlau: So that's something we're trying to think about that edge condition specifically as a opportunity space to bring students in the Community together.

780

01:48:45.390 --> 01:48:46.140

charlie wenzlau: Next slide.

781

01:48:50.490 --> 01:48:59.760

charlie wenzlau: And then, this starts to give you sort of a three dimensional context, one of the things I think I pointed out in our earlier meeting is that.

782

01:49:00.180 --> 01:49:18.180

charlie wenzlau: There are pedestrian connections in the upper left hand corner that connect out to my own way and we are hoping that this sites that residents and Community Members feel comfortable using this as a mid block connection.

783

01:49:19.290 --> 01:49:31.950

charlie wenzlau: Without you know compromising student safety or security so that's something that we're looking to make this plan porous and not walled off and gated to the Community.

784

01:49:33.720 --> 01:49:34.530

charlie wenzlau: Next slide.

785

01:49:37.350 --> 01:49:49.050

charlie wenzlau: And then, again, the material palette is already sort of started on the building to the far left, and we will just be more or less continuing that palette and aesthetic.

786

01:49:50.130 --> 01:49:52.500

charlie wenzlau: On the three right hand buildings.

787

01:49:54.030 --> 01:49:58.350

charlie wenzlau: So I think i'll just leave it at that and we can start jumping into whatever you like talk about.

788

01:50:00.060 --> 01:50:07.230

Todd: Charlie I just have one quick question that and it's my own ignorance, like the gables on the building are those existing are those.

789

01:50:08.160 --> 01:50:09.240

charlie wenzlau: Oh great question.

790

01:50:09.480 --> 01:50:10.530

Todd: The pop ups.

791

01:50:11.340 --> 01:50:12.210

charlie wenzlau: pop ups are new.

792

01:50:12.990 --> 01:50:15.300

charlie wenzlau: Again, the reason, and they are.

793

01:50:16.380 --> 01:50:18.270

charlie wenzlau: In place already on.

794

01:50:19.500 --> 01:50:20.940

charlie wenzlau: The 365 building.

795

01:50:22.110 --> 01:50:29.220

charlie wenzlau: And that was part of the recent remodeling work that pattern, so you can go by and get a sense of the scale of that.

796

01:50:29.640 --> 01:50:38.970

charlie wenzlau: it's a little funny when you draw these in elevation because yes that's truly what you see, but in reality they're they're not going to look like.

797

01:50:39.480 --> 01:50:52.110

charlie wenzlau: kind of these dumbo years that it looks like in the drawings, right now, you know they tend to it tends to look like that's the main mass of the building, but they do, they do tend to lay back and diminish as dormers do.

798

01:50:52.710 --> 01:50:55.200

Todd: yeah the your slide 14 there has a.

799

01:50:57.480 --> 01:50:59.310

Todd: You know, it looks a little a little more.

800

01:51:01.170 --> 01:51:02.010

Todd: What it would look like.

801

01:51:02.460 --> 01:51:02.700

yeah.

802

01:51:04.680 --> 01:51:20.730

charlie wenzlau: What was the House I forgot The other thing I was Oh, that the reason for the mezzanine it or for the dormer is because we've added a third floor mezzanine in all of the buildings which you may have seen in some of the pictures that have been in the newspaper.

803

01:51:22.890 --> 01:51:32.880

charlie wenzlau: But we're just not quite there yet, with our you'll you'll be seeing that in our next iteration to Dr B, but that's functionally why those doors are there.

804

01:51:36.900 --> 01:51:38.010

Todd: I think Kelly Kelly.

805

01:51:40.800 --> 01:51:46.830

Kelly Tayara: Yes, I just had a question about bicycle interaction and by parking it was best shown on like sick.

806

01:51:52.380 --> 01:52:04.230

Kelly Tayara: So there's big parking there be behind the 385 building and I saw that

you have changed that traffic circulation pattern in response to the public comment, I think that.

807

01:52:05.700 --> 01:52:28.200

Kelly Tayara: that's really responsive to the to the to the public participation meeting comments so what's your intended reliance on encouraging students to bike what, what are the facilities for bicycles and what is, what is the expectation for participation in in biking to school, for example.

808

01:52:29.370 --> 01:52:40.500

charlie wenzlau: I don't great question Kelly, I don't think we know numerically there, there are right now two areas there's also another area behind building 365 for bikes.

809

01:52:41.370 --> 01:52:50.040

charlie wenzlau: And this is one of the things that Jeff and I are going to be refining as we work on the plan more is to see what our bike capacity is.

810

01:52:52.110 --> 01:52:59.280

charlie wenzlau: If it turns out that the demand let's say we can get in i'm just going to throw out a number 20 bikes.

811

01:52:59.880 --> 01:53:17.220

charlie wenzlau: And if it turns out that the demand ends up being something more significant to achieve their non motorized goals, then I think Jeff and I are going to look for opportunities that we can have areas set aside they're not covered parking right now for the bikes.

812

01:53:18.300 --> 01:53:25.770

charlie wenzlau: that's a possibility, but right now they're not covered they're just outdoor secure you know bike racks essentially.

813

01:53:28.410 --> 01:53:32.250

Kelly Tayara: They do I remember correctly, I did see a lot coverage right now.

814

01:53:33.480 --> 01:53:35.160

Kelly Tayara: we're part of that floor area.

815

01:53:35.220 --> 01:53:36.810

charlie wenzlau: The city.

816

01:53:37.920 --> 01:53:39.060

charlie wenzlau: floor area because no.

817

01:53:39.240 --> 01:53:40.590

charlie wenzlau: overages 100%.

818

01:53:41.130 --> 01:53:46.110

Kelly Tayara: So a covered bike facilities wouldn't be a problem in terms of.

819

01:53:47.370 --> 01:53:48.540

Kelly Tayara: Not coverage or anything.

820

01:53:50.100 --> 01:53:50.880

charlie wenzlau: All right, thank you.

821

01:53:52.530 --> 01:53:52.830

Todd: Joe.

822

01:53:55.830 --> 01:53:59.760

Joseph: Thanks Todd a couple questions, one is.

823

01:54:01.020 --> 01:54:17.520

Joseph: The pea patch in the front there 375 is that is that i'm not for not for the neighborhood it's for the students there who's going to manage that, and how does that How does that work, I mean what.

824

01:54:18.540 --> 01:54:21.360

charlie wenzlau: it's funny it's it's for the students.

825

01:54:21.570 --> 01:54:25.020

Joseph: Is it is that part of the program that the school wanted.

826

01:54:25.980 --> 01:54:29.700

charlie wenzlau: Oh yeah no This is in response to all of their programming.

827

01:54:30.030 --> 01:54:42.270

Joseph: Okay, so that's for that okay all right Okay, the second question I have is on the drop off It just seems to me if you're coming South on.

828

01:54:43.380 --> 01:54:52.890

Joseph: The top of the sheet going down erickson and you can pull in and then line up and queue up and do the pickup and drop off air and all that.

829

01:54:53.400 --> 01:55:11.520

Joseph: Some people are going to just want to go to the front force for slip for parking spaces along Ericsson I just know you know this human behavior you know let's let's do it easier we'll just drop them off that could cause a bottleneck potentially i'm just wondering, is there.

830

01:55:14.880 --> 01:55:17.130

Joseph: do about it, but it seems like it's a problem to me.

831

01:55:17.880 --> 01:55:33.780

charlie wenzlau: Okay, so one thing i'd like to say about highlight and again this is anecdotal but it's I think it's also accurate they're extremely proactive and serious about managing their parking at their middle school campus.

832

01:55:35.310 --> 01:55:43.050

charlie wenzlau: they're out doors every single day managing the traffic as people come and leave to make sure they don't impact the Community.

833

01:55:43.560 --> 01:55:54.510

charlie wenzlau: This is not a code requirement but it's the practices that they employ so My guess would be Joe is one they tell people clearly you're not to pick up and drop off.

834

01:55:55.500 --> 01:56:00.900

charlie wenzlau: In that area, and I think if they saw people doing it, they would be told not to do it.

835

01:56:01.740 --> 01:56:08.970

charlie wenzlau: This is one of these interesting things about approving a project based on how it performs under the code.

836

01:56:09.660 --> 01:56:27.690

charlie wenzlau: But when a user has a more ambitious program to monitor it, you can condition the project that way, but I think that's very much how they want to manage it is to not let that problem happen because they don't want to be seen as a bad neighbor in that regard right.

837

01:56:28.560 --> 01:56:48.330

Joseph: Okay, thank you um the last question I have is we haven't really talked about setbacks and what's going on there can we have a little discussion about setback requirements and whether we're meeting them on the three sides northwestern south.

838

01:56:49.110 --> 01:56:56.880

charlie wenzlau: Well, these are great question, these are all existing buildings, so I I maybe naively assumed where.

839

01:56:58.380 --> 01:57:01.860

charlie wenzlau: we're completely within the core.

840

01:57:03.390 --> 01:57:20.790

charlie wenzlau: zoning and we're not well I guess the dormer would be the only envelope change that we're proposing, and we are proposing an elevator behind 365 those are the only two I guess modifications Joe to the envelope itself mm hmm.

841

01:57:22.170 --> 01:57:34.650

Joseph: So, so, but on the North side there's just is there still a setback for Kelly, I guess is there still a setback that's required and the code or the grammar of the dinner How does that working.

842

01:57:39.630 --> 01:57:43.110

Kelly Tayara: Okay step back from from which element.

843

01:57:43.380 --> 01:57:46.080

Joseph: On the stick on the North side versus seaborne building.

844

01:57:48.000 --> 01:57:56.580

Joseph: So i'm just i'm just wondering, I mean on these infill projects we ever have a lot of insult projects, you know so far and.

845

01:57:56.940 --> 01:57:58.830

Joseph: How, how are we treating.

846

01:57:59.910 --> 01:58:03.570

Joseph: setbacks or setbacks still required from infill projects.

847

01:58:03.930 --> 01:58:04.320

Joseph: Why.

848

01:58:04.470 --> 01:58:10.470

Kelly Tayara: I think that that setback in that core is zero.

849

01:58:12.900 --> 01:58:16.410

charlie wenzlau: Le I I misspoke I were erickson right.

850

01:58:17.580 --> 01:58:18.780

Kelly Tayara: erickson yes all right.

851

01:58:18.840 --> 01:58:22.680

charlie wenzlau: And I think I have in my zoning summary Joe at that it's five feet.

852

01:58:23.250 --> 01:58:24.150

Joseph: Five feet okay.

853

01:58:26.280 --> 01:58:33.810

Kelly Tayara: Thanks Charlie yeah so um and in the event that something is non conforming generally.

854

01:58:35.250 --> 01:58:52.470

Kelly Tayara: Generally, if it was legally constructed which know this was if it was legally constructed there is some provisions for non conforming status, depending on the extent of a remodel or the extent of a demolition things like that so, for example.

855

01:58:53.730 --> 01:59:01.410

Kelly Tayara: It often comes up it comes up more in that outlying areas like with the police court building and there.

856

01:59:03.150 --> 01:59:13.620

Kelly Tayara: A requirement for a landscape buffer when the parking lot was already there so unless you want to make somebody tear up a parking lot just to put it back again, you know, to move it.

857

01:59:15.180 --> 01:59:27.090

Kelly Tayara: So far, we don't do a lot of that if they're modifying it we make them

bring it into compliance, but if it's not being modified, we often adopt provisions in.

858

01:59:28.530 --> 01:59:32.430

Kelly Tayara: Non conforming structure building so.

859

01:59:32.490 --> 01:59:41.160

Joseph: So essentially they're just paraphrasing kind of what you're saying Kelly is that because they're not changing the building envelope they don't have to have.

860

01:59:43.170 --> 01:59:51.780

Joseph: More setbacks, or the or the current setbacks on the North, side by seaborne building on the South, side by Ericsson cottages.

861

01:59:52.560 --> 01:59:55.230

Kelly Tayara: They are they conform to their required that.

862

01:59:56.610 --> 02:00:08.940

Kelly Tayara: there's there's no there's no need to consider that perhaps the if the trash for example is the trash is covered that would constitute a building and it would be setbacks, but.

863

02:00:09.690 --> 02:00:18.780

Kelly Tayara: Under certain circumstances that trash facility could, for example, be there, there are certain things that are allowed in setbacks and.

864

02:00:20.160 --> 02:00:23.490

Kelly Tayara: And a structure, like a trash and pleasure is.

865

02:00:24.570 --> 02:00:27.720

Kelly Tayara: likely one of them, depending on how the high repented better.

866

02:00:29.520 --> 02:00:47.520

Joseph: Okay, the last quick question I have i'm just i'm just curious on the by the ev charging on the South side of the building you doubt four or five four spaces there what the use of those four spaces just meeting the requirements or who do you see parking in those spaces generally.

867

02:00:48.750 --> 02:00:54.510

charlie wenzlau: Those those spaces, I think, are designated as visitors stalls.

868

02:00:54.600 --> 02:00:55.050

Joseph: OK.

869

02:00:55.680 --> 02:00:58.560

charlie wenzlau: OK, so if somebody.

870

02:01:00.930 --> 02:01:15.030

charlie wenzlau: I mean, I think likely what we may end up doing Joe is is having a charger potentially in a space that would be a staffs area parking area, but there is some flexibility on where we put those.

871

02:01:16.140 --> 02:01:25.950

Joseph: Okay, so but So the question is i'm just thinking if I come in and i'm a visitor, and I really don't know what i'm doing i'm just coming into visit for the day or something i'm not familiar with the place.

872

02:01:26.280 --> 02:01:40.530

Joseph: i'd come in and going to eat grass on the North and if there was a space available back i've had parked there, otherwise it well, how would I know to go around to those revisit or spaces, maybe they'd be told ahead of time or.

873

02:01:41.040 --> 02:01:45.900

charlie wenzlau: I think we would have the stalls signed a staff and visitor.

874

02:01:46.350 --> 02:01:59.550

charlie wenzlau: Okay, and you know if the ev charger was on the way out if you're in a you know electric car you're pretty savvy at looking for those charger so you'd probably just keep going until you found it if you knew it was there.

875

02:02:00.030 --> 02:02:11.310

Joseph: yeah Okay, but the last quick comment to make just since I like the Green, I like I like the buffer alone erickson think that it works really well I like the entry.

876

02:02:12.180 --> 02:02:25.020

Joseph: I like what you said about I can't remember what the word was something about making it private but making it porous to the street and made some comment, I thought that kind of achieved your goal there, I thought that was little.

877

02:02:26.460 --> 02:02:28.290

Joseph: But it was good all right, thank you.

878

02:02:29.970 --> 02:02:30.630

Todd: But ready.

879

02:02:33.990 --> 02:02:35.670

Vicki: Just for clarity sake.

880

02:02:36.810 --> 02:02:41.280

Vicki: hylas saying the school population will be 180 not 160.

881

02:02:43.260 --> 02:02:44.610

Vicki: that's in there that's.

882

02:02:44.970 --> 02:02:45.570

Kelly Tayara: Where I.

883

02:02:46.200 --> 02:02:48.600

charlie wenzlau: Okay it's 160.

884

02:02:48.600 --> 02:02:51.480

charlie wenzlau: So we'll we'll get them to clarify that yeah.

885

02:02:51.510 --> 02:03:04.500

Vicki: Okay yeah then if if we could go to slide I think it's slide three might show this best and maybe maybe Kelly, you can help explain this.

886

02:03:05.520 --> 02:03:16.920

Vicki: If we're looking at we're looking at the four buildings on the on the West border, we have the walk which touches.

887

02:03:18.720 --> 02:03:30.660

Vicki: The project on that North side, then we have islander mobile park and on the pre ap letter, it says 20 feet full screen from single family residential.

888

02:03:31.830 --> 02:03:39.450

Vicki: And then, it says parental table air so just trying to understand the walk is single family residences.

889

02:03:39.990 --> 02:03:41.430

Kelly Tayara: I don't know that.

890

02:03:41.760 --> 02:03:42.780

Vicki: Okay, mobile.

891

02:03:44.760 --> 02:03:51.330

Vicki: The mobile home park that the whole part of the mobile home park is.

892

02:03:52.770 --> 02:04:04.500

Vicki: Is a single piece of property and basically a condominium organization and the same thing goes for Ericsson now when you go to the parcel viewer.

893

02:04:06.870 --> 02:04:17.640

Vicki: You see, the walk as as individual units, but it was also it's kind of in flux, because it's a new project, and so I wasn't sure if the county thing was accurate so.

894

02:04:18.240 --> 02:04:32.250

Vicki: You know, take this with a grain of salt, but I do need to understand this 20 feet full screen buffer from single family residential so a is any of it single family residential and.

895

02:04:33.390 --> 02:04:44.490

Vicki: Be is is a 20 foot full screen required and then, how do we deal, how is this dealt with in an existing condition I guess.

896

02:04:44.940 --> 02:04:52.200

Kelly Tayara: Okay, so did I say from single family residential zoning or district.

897

02:04:52.200 --> 02:04:52.650

Vicki: or.

898

02:04:52.950 --> 02:05:01.710

Vicki: It says parameter buffing and screening, you know banshee 1815 dot 0 D and then it goes on table 1815 dot one oh.

899

02:05:03.090 --> 02:05:10.830

Vicki: dash 320 feet full screen from single family residential parental air brand.

900

02:05:12.300 --> 02:05:15.630

Vicki: So i'm wondering if, on this side.

901

02:05:17.400 --> 02:05:20.220

Vicki: Is is there, supposed to be a 20 foot.

902

02:05:21.660 --> 02:05:22.740

Vicki: Full screen buffer.

903

02:05:23.340 --> 02:05:26.370

Vicki: Well, I know, against what.

904

02:05:27.270 --> 02:05:46.200

Kelly Tayara: I don't know whether a buffer is required, so we just identify the potential requirements it's the applicants owners to put together a proposal or she researched that those two the stuff doesn't research that will verify it when it comes in, under the land use application when we get.

905

02:05:46.740 --> 02:05:52.500

Kelly Tayara: You know \$6,000 50 250 bucks.

906

02:05:52.860 --> 02:05:53.940

Kelly Tayara: This is what you get.

907

02:05:57.300 --> 02:06:15.810

Kelly Tayara: So the answer is, I I I don't know because I don't i'm positive desert island and mobile home park is the multifamily development, and so there wouldn't be a buck or a farm required, but i'm not familiar at all with that that developments of the North, I can't remember what it's called.

908

02:06:16.260 --> 02:06:16.590

Vicki: The walk.

909

02:06:17.460 --> 02:06:19.410

Kelly Tayara: The walk and.

910

02:06:19.440 --> 02:06:20.820

Vicki: Vicky haha.

911

02:06:21.360 --> 02:06:35.400

charlie wenzlau: My my understanding is it's not required and for the based on the table, you just referred to, for the mixed use town Center it only refers to, I think, bi.

912

02:06:36.780 --> 02:06:53.220

charlie wenzlau: It says non bi uses require a 35 to 50 foot buffer which clearly is incorrect, because that would mean every single use in the winslow town Center would require at 35 to 50 foot buffer so i'm that's.

913

02:06:53.520 --> 02:06:57.420

charlie wenzlau: The position i'm taking and I haven't been told, otherwise by stone.

914

02:06:58.440 --> 02:07:10.530

Vicki: Okay, so Charlie you're saying that I think would Kelly put in here preventable error she's saying yes, the buffer should not be 35 feet, but it is 20 feet.

915

02:07:11.820 --> 02:07:15.090

Vicki: And i'm just all i'm reading off of page three of the preamp letter.

916

02:07:16.140 --> 02:07:20.880

Vicki: Just because that's a lot of a lot of space it's a lot of landscaping.

917

02:07:21.390 --> 02:07:33.150

charlie wenzlau: I I disagree with that and vicki there isn't room for that buffer existing and I just failed to see how that could be placed as a new requirement when there isn't room for it.

918

02:07:34.950 --> 02:07:36.360

Vicki: So I don't I don't know.

919

02:07:37.590 --> 02:07:44.160

charlie wenzlau: So, I guess, I disagree with i'm not even sure what Kelly, are you stating it's a 20 foot requirement.

920

02:07:44.940 --> 02:07:58.560

Kelly Tayara: Now i'm saying that if it borders Monica yes and some circumstance if it borders single family residential and I don't know whether district or as constructed.

921

02:08:00.270 --> 02:08:05.460

Kelly Tayara: The way I put it, it would have been as construction, so single family residential use it should say.

922

02:08:06.120 --> 02:08:11.580

Kelly Tayara: That there's a 20 foot buffer requirement as they said they don't know what the walk is.

923

02:08:12.120 --> 02:08:19.110

Kelly Tayara: So we would start with if the walk is single family, because nothing else around their single family if the walk is.

924

02:08:19.590 --> 02:08:39.090

Kelly Tayara: And there's a 20 foot buffer requirement that said, unless you modify the you know there, so the existing Therefore, we would call that non conforming wherever ordered the walk say, then it would be existing would be non conforming to the buffer requirements.

925

02:08:40.680 --> 02:08:52.260

Kelly Tayara: And if if there's existing development, such as the driveway or the access lane and you're not modifying that or there's existing parking.

926

02:08:52.680 --> 02:09:12.360

Kelly Tayara: That Steve and you're not modifying that and it would be considered an existing legally constructed non conforming structure and you would not have to provide the buffer because of that reason the additional complication of course is that there is a table error, and so I don't know.

927

02:09:13.920 --> 02:09:26.490

Kelly Tayara: You know, maybe the the design review board it hadn't been pointed out to them before to this sport before, because as Charlie says what the table says is, if you.

928

02:09:27.720 --> 02:09:33.600

Kelly Tayara: The buffer requirement from a non business industrial property is 50 feet.

929

02:09:34.920 --> 02:09:49.320

Kelly Tayara: it's just it's an error in the code and it is an hour from I think 2018 and it was supposed to be corrected, with these housekeeping ordinances that long range planning.

930

02:09:50.670 --> 02:09:56.370

Kelly Tayara: tips thinking are going to be presented to counsel, but it keeps getting bombed and.

931

02:09:58.500 --> 02:09:59.040

Kelly Tayara: So.

932

02:09:59.070 --> 02:10:00.210

charlie wenzlau: You know I just I.

933

02:10:00.330 --> 02:10:00.870

You know.

934

02:10:02.070 --> 02:10:15.930

charlie wenzlau: I just don't want to get tangled up in a code that isn't clear vicki and if the Dr B feels that this is important that you want to see 20 feet, then you can tell us, but right now, it doesn't exist.

935

02:10:16.470 --> 02:10:21.750

charlie wenzlau: And i'd certainly like to understand why you think we'd be obligated to put it in if that's how you feel.

936

02:10:24.990 --> 02:10:34.380

Vicki: Well, I have a feeling about it, but I wouldn't focus on single family residence and i'm not sure this is the project of focus on, I would not disadvantage.

937

02:10:34.710 --> 02:10:42.810

Vicki: Multi family or I wouldn't preference single family with a buffer versus it being applied to multiple family also that's just my feeling about.

938

02:10:43.380 --> 02:10:54.300

Vicki: Quality living communities you don't disadvantage a multi family like that so that's a different conversation that can be done someplace else.

939

02:10:54.960 --> 02:11:06.780

Vicki: I don't know this just jumped jumped out at me because we're interested in getting the code straightened out and here comes this thing on here and then i'm looking at the drawing and there's there's clearly.

940

02:11:07.830 --> 02:11:17.100

Vicki: It appears that the walk is is single family but i'm not positive because it's so brand new we'd have to find that out and that's this is.

941

02:11:17.670 --> 02:11:27.480

Vicki: A this kind of a mishmash so i'm not saying I want 20 feet there i'm not i'm not saying that i'm just pointing this out is wow because it's in these notes.

942

02:11:28.260 --> 02:11:38.190

charlie wenzlau: Well, in doesn't it kind of begs the question why that project was allowed to build with no buffer and it becomes an obligation to the next property owner to create the buffer.

943

02:11:39.420 --> 02:11:40.200

Vicki: that's to to.

944

02:11:45.000 --> 02:11:45.750

Todd: yeah I don't.

945

02:11:46.290 --> 02:11:49.560

Todd: It doesn't stand to reason that a 20 foot buffer would be.

946

02:11:50.250 --> 02:11:59.790

Todd: In in put upon an existing proposal is, by and large and interior renovation, with some exterior you know skin work.

947

02:12:03.000 --> 02:12:03.540

Todd: So I think.

948

02:12:04.050 --> 02:12:07.500

Vicki: it's a it's a major site plan review change.

949

02:12:09.690 --> 02:12:10.560

Vicki: That nothing.

950

02:12:11.970 --> 02:12:16.170

Vicki: it's so it's kind of a it's it's both an apple and an orange.

951

02:12:16.260 --> 02:12:17.280

Vicki: But no, this 20.

952

02:12:17.520 --> 02:12:21.900

Vicki: feet thing was was just kind of a real curiosity, for me, like wow.

953

02:12:23.160 --> 02:12:24.300

Vicki: yeah Okay, thank you.

954

02:12:27.420 --> 02:12:29.220

Todd: Well you're right, something that should be cleared up.

955

02:12:31.200 --> 02:12:32.130

charlie wenzlau: vicki I.

956

02:12:32.220 --> 02:12:34.530

charlie wenzlau: And I i'm sorry I sometimes I.

957

02:12:35.820 --> 02:12:47.010

charlie wenzlau: I think I react, a little more strongly than I should so respectfully, thank you for bringing that up and we can just look for a second at the site plan, because I just love to look at what our opportunity is.

958

02:12:47.850 --> 02:13:00.000

charlie wenzlau: and see what we can do here, so if we scroll down because i'm going to be meeting with an left join in a couple of days so let's go to the landscape plan marlena if you can find it it's probably.

959

02:13:01.170 --> 02:13:07.380

charlie wenzlau: 10 or nine one of those keep going up there, we go.

960

02:13:07.740 --> 02:13:14.730

Vicki: see it looks like there's more trees two or more landscaping to the north, when you when you think about opportunities.

961

02:13:15.090 --> 02:13:15.330
charlie wenzlau: yeah.

962
02:13:15.510 --> 02:13:16.950
Vicki: There, and there is to the south.

963
02:13:17.640 --> 02:13:33.960
charlie wenzlau: yeah yeah so here's our challenge and and again it's it's hard, because we want to make everyone happy there's zero rum, to the south, and believe me erickson cottages would love to make that better so that's.

964
02:13:33.990 --> 02:13:34.410
Vicki: that's a.

965
02:13:35.160 --> 02:13:49.470
charlie wenzlau: that's something we're working on along this Western flank yes, we have some narrow areas and that's what we're going to be meeting with and to talk about how we can augment those.

966
02:13:50.490 --> 02:14:00.060
charlie wenzlau: I will tell you some of those mobile homes are over their property line so again we're kind of disadvantaged to fix a problem we didn't create.

967
02:14:00.330 --> 02:14:01.920
Vicki: Right so.

968
02:14:02.100 --> 02:14:08.010
charlie wenzlau: just see you know we're going to be working on this issue, but we're very constrained what we can do.

969
02:14:09.090 --> 02:14:12.300
Vicki: Right right now it's understandable.

970
02:14:15.450 --> 02:14:15.960
Vicki: Thank you.

971
02:14:18.240 --> 02:14:18.750
Joseph: well.

972

02:14:22.080 --> 02:14:23.700

Todd: Joe is this on the same subject, or.

973

02:14:23.880 --> 02:14:24.690

Joseph: yeah sorry.

974

02:14:26.220 --> 02:14:26.610

Joseph: I just.

975

02:14:28.140 --> 02:14:33.960

Joseph: I don't really have a strong opinion on this either way, except that it needs to get resolved.

976

02:14:34.440 --> 02:14:47.160

Joseph: How do we resolve that so that everybody gets something sort of in writing so that we don't have anything going forward, I mean if someone's to say that that was really required, then we're looking at the site plan that can't function.

977

02:14:48.570 --> 02:14:59.700

Joseph: Right, so that you know I just I mean we're just going to delay this and kick the can down the road or can we resolve this somehow so that we know going forward that is no problem or.

978

02:15:00.120 --> 02:15:01.260

Bob: Can I make a comment.

979

02:15:02.010 --> 02:15:03.240

Joseph: Sure go ahead, but.

980

02:15:03.600 --> 02:15:15.450

Bob: um yeah I understand what vicki's talk about, but the the issue that Charlie brought up earlier was that you know we don't have 20 foot buffers all over winslow it's it's it's a non conforming.

981

02:15:15.930 --> 02:15:20.730

Bob: lot I mean that's how I look at it it's, just like the Venice lots up here, where I live, it's.

982

02:15:21.240 --> 02:15:27.420

Bob: Their non conforming they were they were set up a long time ago and as Charlie

says this is infill stuff.

983

02:15:27.660 --> 02:15:35.190

Bob: What are we going to do we're going to turn around now we're going to put 20 foot buffers and if the Community wants that that's fine, a city council can change the code, but.

984

02:15:35.490 --> 02:15:49.380

Bob: Right now, I mean I look at the number one the walk is a zero a lot line residential project that I know for sure i've researched it completely and then secondly it's a non conforming lot and I don't see an issue with that.

985

02:15:50.490 --> 02:15:51.690

Bob: that's that's what I see.

986

02:15:53.880 --> 02:16:06.180

Joseph: I just don't want I don't disagree, but I think that's you're probably correct um I just don't want to see these infill projects coming in with the same problem, every time.

987

02:16:07.230 --> 02:16:17.910

Joseph: I think we need to not kick the can down the road somehow and fix this as soon as we can, so that it's clear for the applicant and it's clear to us.

988

02:16:18.870 --> 02:16:31.500

Joseph: So, as we have the same what ends up happening constantly over the years is, we have the same discussion all the time, each time and i'd like to you know, put it to bed, if possible, so.

989

02:16:31.560 --> 02:16:36.810

Bob: that's probably part of what vicki's going to probably talk about later on in the media, if she has time today.

990

02:16:37.380 --> 02:16:38.340

Joseph: Okay that's fine.

991

02:16:38.430 --> 02:16:44.310

Bob: that's a very valid ish yeah totally agree that's totally valid okay yeah.

992

02:16:45.060 --> 02:16:47.460

Todd: I think part of that is we're not the people that put it to bed.

993

02:16:50.040 --> 02:16:52.920

Joseph: Well, you know it no we're not the people to put a bit.

994

02:16:52.980 --> 02:16:54.960

Joseph: Too bad, but I would hate have.

995

02:16:56.160 --> 02:17:06.840

Joseph: Charlie be told another meeting you got to have a 20 foot buffer I mean he doesn't want that we want to review it, you know what I mean I you know what there's.

996

02:17:08.400 --> 02:17:12.450

Joseph: Some clarity here would be good that's all i'm asking, so thank you.

997

02:17:12.900 --> 02:17:22.440

Vicki: yeah well the put it in perspective say HR be up the street was building single family residences versus multifamily.

998

02:17:23.850 --> 02:17:27.210

Vicki: I believe this regulation would require on the.

999

02:17:28.290 --> 02:17:36.780

Vicki: At least the south property line 20 foot buffer that's why it's important this get fixed because that property that would take.

1000

02:17:37.920 --> 02:17:42.090

Vicki: would take a big wedge out of the project on the South side.

1001

02:17:44.130 --> 02:17:48.150

Kelly Tayara: To be clear, it's not if they're building single family residential.

1002

02:17:49.440 --> 02:17:54.600

Kelly Tayara: They are not the ones that have to provide the buffer the people on the Jason property do.

1003

02:17:55.440 --> 02:17:59.460

Vicki: Well then, we're back to the existing conditions question well.

1004

02:17:59.490 --> 02:18:23.250

Kelly Tayara: The existing conditions are that it, it is largely a moot point, because if unless highlight is modifying that existing parking lot by more than 50%, it is a legally non conforming structure and they don't have to comply with current Code if they have a legally non conforming structure.

1005

02:18:26.250 --> 02:18:29.880

Vicki: So Charlie just needs to make sure he doesn't mess, with the person what.

1006

02:18:31.320 --> 02:18:31.650

charlie wenzlau: well.

1007

02:18:33.330 --> 02:18:41.550

Kelly Tayara: Or the walk is not single family I I don't I just don't know, and that is not tasked with researching that.

1008

02:18:42.780 --> 02:18:44.310

Kelly Tayara: it's it's the applicants.

1009

02:18:45.420 --> 02:18:57.750

Kelly Tayara: You know it's the applicants onus to put together an application, and you know we're just we're just providing all the regulations that we think they need in order to do that.

1010

02:19:01.290 --> 02:19:01.620

Okay.

1011

02:19:06.810 --> 02:19:07.200

charlie wenzlau: So I.

1012

02:19:07.290 --> 02:19:22.800

charlie wenzlau: I just like it on the record that you know the applicant acknowledges that this is a concern and we're going to be working proactively to with the neighbors to do the best we can, within the constraints, we have and.

1013

02:19:24.780 --> 02:19:31.590

charlie wenzlau: I think any perspective, you guys offer is certainly given strong consideration by planning Commission as well, so it's it's a.

1014

02:19:33.630 --> 02:19:35.070

charlie wenzlau: Useful conversation.

1015

02:19:36.120 --> 02:19:42.030

Vicki: But maybe Todd this is false and i'm going to call it the bill Chester red flag thing.

1016

02:19:42.720 --> 02:19:57.720

Vicki: We have that the traffic red flagged on this is just something we want to follow along and we're interested in seeing the traffic study when it when it's finished, etc, and just so we don't forget, we need to.

1017

02:19:59.700 --> 02:20:00.600

Vicki: figure this out.

1018

02:20:01.680 --> 02:20:02.250

Vicki: Somehow.

1019

02:20:04.050 --> 02:20:06.210

charlie wenzlau: vicki I like checkered flags better.

1020

02:20:06.360 --> 02:20:07.680

Vicki: you'll okay yeah.

1021

02:20:07.740 --> 02:20:08.460

charlie wenzlau: Like the 10.

1022

02:20:08.610 --> 02:20:09.960

Vicki: points at the finish.

1023

02:20:10.260 --> 02:20:10.680

charlie wenzlau: Is there.

1024

02:20:11.130 --> 02:20:12.060

Vicki: Okay, the finished.

1025

02:20:12.450 --> 02:20:12.630

charlie wenzlau: When I.

1026

02:20:12.990 --> 02:20:14.880

Vicki: Was 500 yeah.

1027

02:20:15.030 --> 02:20:16.920

charlie wenzlau: Okay, I want a flag, when all the.

1028

02:20:16.920 --> 02:20:17.940

charlie wenzlau: Cars spin out.

1029

02:20:18.600 --> 02:20:21.450

charlie wenzlau: I tried to blame you for red flags last time remember.

1030

02:20:22.470 --> 02:20:22.920

Vicki: Okay.

1031

02:20:26.460 --> 02:20:30.360

Todd: awesome So is there a form we can bring up there vicki.

1032

02:20:38.670 --> 02:20:40.860

Marlene Schubert: Or you want me to bring something else up toddlers this.

1033

02:20:40.920 --> 02:20:42.480

Todd: No, this is it just me.

1034

02:20:43.560 --> 02:20:43.920

Todd: Just.

1035

02:20:45.300 --> 02:20:48.420

Marlene Schubert: Would it be possible take a quick break before we jump into this is.

1036

02:20:48.450 --> 02:20:49.020

Todd: True or.

1037

02:20:49.590 --> 02:20:50.640

Marlene Schubert: Three minutes even.

1038

02:20:53.610 --> 02:20:55.800

Todd: Anything Marlene for you three minutes, we can have that.

1039

02:20:55.800 --> 02:20:57.120

Joseph: Three minutes okay.

1040

02:20:57.480 --> 02:20:59.100

Joseph: Go no.

1041

02:21:19.980 --> 02:21:20.160

hey.

1042

02:23:24.720 --> 02:23:26.370

Marlene Schubert: Thank you i'm back so everyone else.

1043

02:23:30.000 --> 02:23:30.480

charlie wenzlau: we're here.

1044

02:23:36.150 --> 02:23:41.430

charlie wenzlau: Todd i'm trying to read what all those things say behind your head, but my eyesight isn't good enough.

1045

02:23:48.870 --> 02:23:51.510

Marlene Schubert: you're muted Todd if you were trying to tell them what it said.

1046

02:23:52.680 --> 02:23:55.440

Todd: that one is a work hard and be nice to people.

1047

02:23:57.510 --> 02:24:02.100

Todd: The Middle one is I like it, what is it, which is generally my mantra.

1048

02:24:03.480 --> 02:24:04.980

Todd: And then you know more than you think you do.

1049

02:24:06.900 --> 02:24:08.310

charlie wenzlau: they're awesome yeah.

1050

02:24:09.660 --> 02:24:11.940

Todd: it's Anthony bell he's a great.

1051

02:24:13.290 --> 02:24:19.620

Todd: printed art artists graphic designer originally they were huge and someday i'll i'll get an original one.

1052

02:24:22.590 --> 02:24:23.580

charlie wenzlau: what's the guy's name.

1053

02:24:24.600 --> 02:24:27.960

Todd: burrell br E ll I think.

1054

02:24:30.090 --> 02:24:34.680

Todd: yep actually be you rr I ll Anthony.

1055

02:24:38.370 --> 02:24:46.860

Joseph: cool so, so I would like to suggest the thing together, starting with this, but we need to find a place in the in the worksheet here to.

1056

02:24:48.030 --> 02:24:52.260

Joseph: This identify that this is an issue we want to think about and maintain.

1057

02:24:53.550 --> 02:24:56.160

Joseph: You know, watch over going forward.

1058

02:24:58.140 --> 02:25:05.970

Joseph: and did nothing i'd like to say, if I could is is respectfully kind of disagree with Kelly, a little bit here um.

1059

02:25:06.600 --> 02:25:12.810

Joseph: I the whole point that we've been working, the last two years to get the pre up meeting and everything.

1060

02:25:13.770 --> 02:25:29.610

Joseph: moved forward was so that we got issues that were potentially problems out of the way before we had to deal with them in before they can lock positions in the design review board review, you know, like whether it's you know.

1061

02:25:30.930 --> 02:25:38.730

Joseph: I just feel like we're kicking the can down, and I know Kelly you saying well because they haven't paid their fee well gosh.

1062

02:25:39.420 --> 02:25:40.830

If I would be okay.

1063

02:25:44.010 --> 02:25:48.480

Kelly Tayara: If you don't understand on a daily or disagreeing with me about the code error.

1064

02:25:49.230 --> 02:26:00.840

Kelly Tayara: And I can't fix that and the City Council decided not to go forward with the housekeeping more minutes so i'm not sure what what you're disagreeing with me about I don't have any control.

1065

02:26:00.840 --> 02:26:06.450

Joseph: Over well Okay, you stated, you stated that they hadn't paid the fee yet, and so you couldn't do more research.

1066

02:26:06.990 --> 02:26:08.580

Kelly Tayara: Well, they haven't paid integrals.

1067

02:26:08.580 --> 02:26:11.700

Kelly Tayara: Be they've paid for a pre application conference.

1068

02:26:12.060 --> 02:26:13.260

Kelly Tayara: And in that we are to.

1069

02:26:13.260 --> 02:26:22.500

Kelly Tayara: identify regulations identify the permit and identify whether or not it's subject to see, and that is the end of our responsibility.

1070

02:26:23.010 --> 02:26:35.910

Kelly Tayara: And we have I have 36 other projects, so I get you know we get a certain amount of money as a city to look at free Apps and the development engineer, and the fire marshals.

1071

02:26:36.510 --> 02:26:46.050

Kelly Tayara: And then that's it when they come in for land use permit that's when

we verify, but we are not clearly not to do research when it comes to free up.

1072

02:26:47.820 --> 02:26:51.180

Kelly Tayara: And you, you can disagree with the planning manager and.

1073

02:26:52.350 --> 02:26:54.150

Joseph: I can actually it and I probably.

1074

02:26:55.290 --> 02:26:56.280

Joseph: Will going forward.

1075

02:26:56.640 --> 02:27:08.700

Joseph: But I just think it's we're having a discussion, and I know it's taking time here but it's damn important that an applicant know what's going on in this or not put it, and i'm.

1076

02:27:09.780 --> 02:27:17.250

Joseph: not put undue risk going forward Charlie is basing his whole flight plan on a concept that we can't guarantee is true.

1077

02:27:19.020 --> 02:27:19.320

Joseph: and

1078

02:27:19.350 --> 02:27:20.640

Kelly Tayara: Then he.

1079

02:27:20.910 --> 02:27:32.580

Kelly Tayara: said he has non conforming legally Nice and forming status, if I were especially concerned about it, we would have talked about it, and we have talked about some other things so.

1080

02:27:34.650 --> 02:27:45.840

Kelly Tayara: Unless the you know the City Council tomorrow can change it, they they do it all the time they change the affordable housing they changed the storage they put a moratorium on.

1081

02:27:46.410 --> 02:27:55.530

Kelly Tayara: I have no control over it, that and the applicants have no assurance when it comes down to it, and the pre application conference provides no assuredly.

1082

02:27:57.810 --> 02:28:06.810

Joseph: Well, why don't we just put in the in the worksheet why don't we just put in 14 point type good luck Charlie.

1083

02:28:08.760 --> 02:28:20.580

Joseph: that's our response, I mean I don't know i'm done talking about it, like I think it's a problem and I and i'm embarrassed that we have to go over this in this situation that's all I have to say.

1084

02:28:20.850 --> 02:28:21.900

Kelly Tayara: I can appreciate that.

1085

02:28:28.320 --> 02:28:29.760

Todd: Right, and you know.

1086

02:28:31.290 --> 02:28:39.840

Todd: Resolving these things as they come up in the projects is one way to get to resolution of these unfortunately they don't keep up if they kept popping up and every project.

1087

02:28:40.410 --> 02:28:49.740

Todd: It would probably be a faster resolution, but it is something that we can highlight in here and and kind of bring the ground to see what if it's where it fits.

1088

02:28:52.020 --> 02:28:54.690

Todd: and part of the you know the review.

1089

02:28:56.070 --> 02:29:01.530

Todd: Should we jump into the the sheets see if we can power through this.

1090

02:29:07.050 --> 02:29:24.720

Marlene Schubert: So Charlie I did have one question, though I had taken your PDF and put your comments, word for word in the word document so we could affect it today and I just see that you're saying so, to see comment as to and I don't know what was intended there but it doesn't sound right to me.

1091

02:29:25.710 --> 02:29:27.150

charlie wenzlau: i'm assuming you met one.

1092

02:29:27.510 --> 02:29:31.200

charlie wenzlau: But I thought you were gonna correct all my typos.

1093

02:29:32.430 --> 02:29:32.910

Todd: I tried to.

1094

02:29:33.510 --> 02:29:37.470

Marlene Schubert: Actually, like you put it in because I don't you know don't want to mess with anybody's words.

1095

02:29:37.860 --> 02:29:43.590

charlie wenzlau: I think I think that would meant to be s one i'm gonna that's my final answer.

1096

02:29:43.890 --> 02:29:46.290

Marlene Schubert: All right, I will make that quick change, thank you for that.

1097

02:29:50.940 --> 02:29:59.370

Todd: i'm hoping everyone's gone through these before do we want to go right down to the the Dr B findings, the met does not meet checklist.

1098

02:30:02.100 --> 02:30:06.360

Todd: Or do we want to put a note, or we do have our discussion.

1099

02:30:07.380 --> 02:30:15.720

Todd: topics is this where we want to highlight the unclear direction of the setbacks for existing sites or.

1100

02:30:17.520 --> 02:30:24.840

Joseph: I would agree with that Todd I would be this to place to put it, we don't have to have discussion, if there is no discussion.

1101

02:30:25.260 --> 02:30:37.590

Joseph: We can just say yes, yes, yes or no, or whatever, but I would read this word I like that, as a as a as a question, but you don't necessarily have to in the interest of time we don't have to have a.

1102

02:30:38.850 --> 02:30:41.760

Joseph: complete answer for each of those categories, you know to me.

1103

02:30:42.390 --> 02:30:47.820

Joseph: We turn, we can say it means test one or two or whatever yeah okay.

1104

02:30:50.340 --> 02:30:53.970

Vicki: Todd I have one thing to add about the bicycles, I forgot about.

1105

02:30:54.390 --> 02:30:54.690

Todd: uh huh.

1106

02:30:55.110 --> 02:30:57.840

Vicki: I see all these kids zooming around on e bikes.

1107

02:30:58.980 --> 02:30:59.730

Vicki: And so.

1108

02:31:00.780 --> 02:31:07.950

Vicki: I don't know where that fits in your bike storage issue having having a bike charging.

1109

02:31:09.420 --> 02:31:12.120

Vicki: Just as an fyi.

1110

02:31:13.980 --> 02:31:17.280

charlie wenzlau: that's I, we should have mentioned that that's something we're hoping to do.

1111

02:31:18.000 --> 02:31:18.900

Vicki: Okay, thanks.

1112

02:31:24.390 --> 02:31:25.230

Todd: Excellent so.

1113

02:31:27.660 --> 02:31:29.070

Marlene Schubert: How would you like to work, this time.

1114

02:31:29.430 --> 02:31:31.650

Todd: I was just gonna ask that is there an eloquent way to.

1115

02:31:32.970 --> 02:31:34.170

Todd: express our.

1116

02:31:35.880 --> 02:31:37.200

Todd: desire to resolve.

1117

02:31:38.400 --> 02:31:39.720

Todd: setback requirements.

1118

02:31:41.670 --> 02:31:50.070

charlie wenzlau: I think the question is were unclear on what whether there is a perimeter setback required.

1119

02:31:51.660 --> 02:31:57.780

charlie wenzlau: adjacent to single family residential is that is that the question we're trying to clarify.

1120

02:31:58.950 --> 02:32:01.260

Kelly Tayara: For inner landscape buffer not.

1121

02:32:03.330 --> 02:32:03.930

charlie wenzlau: Thank you billy.

1122

02:32:04.110 --> 02:32:05.460

Joseph: that's good that's good.

1123

02:32:06.600 --> 02:32:10.440

Marlene Schubert: To hold on that now so exactly what do we want to say here and cliff there's a perimeter requirement.

1124

02:32:13.560 --> 02:32:15.540

Kelly Tayara: In the upper requirement.

1125

02:32:15.900 --> 02:32:16.290

Marlene Schubert: Thank you.

1126

02:32:17.880 --> 02:32:25.620

Todd: and I are is it are we concerned about this, because this is gonna this project kicks in a site plan review.

1127

02:32:34.920 --> 02:32:35.700

Todd: I guess that's my.

1128

02:32:36.780 --> 02:32:38.220

Todd: Like what what's.

1129

02:32:39.780 --> 02:32:41.250

Todd: what's triggering the concern.

1130

02:32:43.980 --> 02:32:45.870

charlie wenzlau: Because we're the landscape code.

1131

02:32:47.820 --> 02:32:50.910

charlie wenzlau: I think it's just the development standards under landscape.

1132

02:32:53.670 --> 02:33:01.170

Kelly Tayara: So that said, there is one error in the municipal code currently that's been there for pop up.

1133

02:33:02.550 --> 02:33:03.450

Kelly Tayara: and

1134

02:33:04.680 --> 02:33:07.350

Kelly Tayara: I think the other concern was the.

1135

02:33:11.310 --> 02:33:16.140

Kelly Tayara: That well as Mr Dunstan expressed he disagrees with.

1136

02:33:17.190 --> 02:33:33.150

Kelly Tayara: The fact that stopped doesn't do extensive research at the pre application stage, and so, whether or not the adjacent property is single family is something and Mr Dunstan the opinion that a planner should know, for example.

1137

02:33:37.650 --> 02:33:46.050

Todd: Right now, I was thinking more along the lines like if this if this were just a interior fit out or a different most of the work is interior, to the building.

1138

02:33:47.940 --> 02:33:49.170

Vicki: There aren't majors or.

1139

02:33:49.530 --> 02:33:51.900

Todd: Like site plan changes.

1140

02:33:53.010 --> 02:33:59.130

Todd: That ordinarily wouldn't wouldn't trigger upgrades to buffers will, where do we think it's it's being triggered.

1141

02:34:00.990 --> 02:34:01.290

Vicki: I.

1142

02:34:01.680 --> 02:34:12.120

Vicki: left there you go Todd I don't think i'd want to burden this project, I mean, I think we have to say, unclear if there's premier landscape, but required.

1143

02:34:12.720 --> 02:34:30.510

Vicki: Also, lack of clarity in the code regarding this matter, as well as lack of clarity regarding the existing conditions, not you know non conforming whatever but let's not burden the project with our issues with the code not getting done or.

1144

02:34:33.840 --> 02:34:37.740

Vicki: expanded responsibility on the part of staff for research and preamp.

1145

02:34:37.890 --> 02:34:39.270

Vicki: We don't want to bring this project.

1146

02:34:39.420 --> 02:34:40.290

Joseph: That I do that.

1147

02:34:41.250 --> 02:34:42.060

Todd: Okay, great.

1148

02:34:43.320 --> 02:34:44.850

Marlene Schubert: So is this captured what you said.

1149

02:34:46.050 --> 02:34:51.540

Vicki: Yes, lack of clarity and code regarding this buffer and just leave it at that.

1150

02:34:55.020 --> 02:34:55.680

Joseph: I take for.

1151

02:34:55.710 --> 02:34:58.020

Vicki: infill projects yeah.

1152

02:34:59.460 --> 02:35:01.710

Todd: infill infill projects aren't defined.

1153

02:35:02.430 --> 02:35:04.470

Joseph: Right well let's do this one yeah.

1154

02:35:04.770 --> 02:35:15.990

Bob: Right, you can always reference the table, they 1815 dot 010 hyphen three I mean the landscaping buffer that's where the question comes in that reference that.

1155

02:35:17.940 --> 02:35:20.790

charlie wenzlau: Marlene I liked it when you wrote bugger.

1156

02:35:20.820 --> 02:35:21.510

Instead of I.

1157

02:35:23.580 --> 02:35:25.020

Todd: think we all smiled on that one.

1158

02:35:25.290 --> 02:35:25.980

yeah.

1159

02:35:27.840 --> 02:35:28.560

Marlene Schubert: Oh.

1160

02:35:28.620 --> 02:35:30.000

Marlene Schubert: subconsciously right i'm.

1161

02:35:30.240 --> 02:35:33.510

Marlene Schubert: Thinking for ya so consciously love it.

1162

02:35:34.980 --> 02:35:37.740

Todd: So, if we look at our s one through six.

1163

02:35:38.490 --> 02:35:39.030

Todd: Do we.

1164

02:35:39.930 --> 02:35:45.600

Todd: You know our own individual reviews agree that it meets those are there some, we need to talk about.

1165

02:35:47.880 --> 02:35:49.140

Todd: I like for good work.

1166

02:35:50.160 --> 02:35:51.960

Joseph: They meet all of them actually.

1167

02:35:53.010 --> 02:35:53.970

Joseph: Given what's happened.

1168

02:35:58.260 --> 02:36:11.550

Bob: I guess, I just have one one question earlier is that so that the storm drainage, and all that taken care of I don't know those underground tanks or that they've dumped into the storm sewer is that all.

1169

02:36:13.200 --> 02:36:22.110

charlie wenzlau: So we were working this careful balancing act to not get over 10,000 square feet of previous.

1170

02:36:23.340 --> 02:36:30.180

charlie wenzlau: If we are not able to keep under 10,000 then we'll have to do, new underground.

1171

02:36:31.380 --> 02:36:32.400

charlie wenzlau: storage tanks.

1172

02:36:34.560 --> 02:36:52.980

charlie wenzlau: Water quality and the the rate of discharge, will you know all be be controlled, to the drainage system that does charges directly to eagle harbor along erickson avenue infrastructure.

1173

02:36:53.700 --> 02:37:01.380

Bob: was worse case with the with the underground holding tank speaker needs a parking lot or yeah yeah okay.

1174

02:37:05.520 --> 02:37:15.330

Todd: awesome, I guess, while we're still on this one I just think that this project does a lot of positive for this site, you know existing it's just kind of.

1175

02:37:16.710 --> 02:37:17.760

Todd: Blank plaques of.

1176

02:37:18.870 --> 02:37:35.220

Todd: Of lawn but the way you program the site with different uses the permeability at different levels, and I think just the activation is very appropriate, and I think it will be grow to be an asset for for Ericsson so good job there.

1177

02:37:38.520 --> 02:37:41.670

Todd: And our public and that kind of goes into our public realm.

1178

02:37:44.130 --> 02:37:47.670

Todd: Are there any concerns on P one through P six.

1179

02:37:49.260 --> 02:38:01.230

Todd: I think again they're doing you're doing a really great job on a lot of these especially responding to the public, comments and reversing the order and allowing all that stack internal to the site.

1180

02:38:02.760 --> 02:38:05.670

Todd: That combined with, as you said, the.

1181

02:38:07.440 --> 02:38:13.320

Todd: The hands on approach that the school takes these issues, I think, are are really great developments.

1182

02:38:14.910 --> 02:38:23.970

Joseph: The only question, I would have I do with all of that except people to

vehicles on the public realm and just remembered lying on Charlie to.

1183

02:38:24.930 --> 02:38:33.960

Joseph: his client is an active, you know manager of the parking and i'm sure that's true, but I just that's the only one that.

1184

02:38:34.560 --> 02:38:49.260

Joseph: gives me a little bit of heartburn somehow I like the walking and cycling part of it he's done that really well Harkin public spaces, I think works really well he's put some spaces in that he didn't the project didn't have before I think those are great.

1185

02:38:50.850 --> 02:38:53.040

Joseph: And the connections to the neighborhood maybe thing.

1186

02:38:55.230 --> 02:39:00.870

Joseph: But I just don't know what to say about the vehicles in the public realm just not 100% convinced, but.

1187

02:39:00.900 --> 02:39:04.830

Todd: That the the three the three streets spots.

1188

02:39:06.210 --> 02:39:18.150

Joseph: yeah yeah i'm just i'm just wondering how it's actually going to behaviorally how it's actually going to work That was all I just have a little reservation, but if everybody else agrees that needs met these, I have no problem with that.

1189

02:39:24.300 --> 02:39:25.650

Todd: Okay vicki.

1190

02:39:28.830 --> 02:39:36.420

Vicki: I think it's a little disingenuous on the part of high school to think they can feed 160 kids at town and country or other places along winslow way.

1191

02:39:37.710 --> 02:39:40.590

Vicki: Not having a cafeteria of any kind and.

1192

02:39:41.970 --> 02:39:47.940

Vicki: Will that common area be big enough Charlie to accommodate you know, a sack

lunch program and stuff like that.

1193

02:39:50.580 --> 02:40:04.440

charlie wenzlau: yeah the kids I mean all the kids will stay on campus and lunchtime there's going to be we're trying to create within the site plan as many areas for kids to sit outside informally and eat.

1194

02:40:05.370 --> 02:40:22.020

charlie wenzlau: There will also be inside all of the buildings sitting areas for the students, so I think there's going to be a lot of small little pocket gathering spaces it isn't going to be like a traditional school where there is a big cafeteria.

1195

02:40:23.760 --> 02:40:24.090

Okay.

1196

02:40:26.970 --> 02:40:30.990

Todd: I can also go up to safeway and all the food options up that way to kind of right in the middle of that.

1197

02:40:31.890 --> 02:40:32.250

Right.

1198

02:40:34.770 --> 02:40:46.650

Bob: Well, is that something that we could put in there, as far as file having to manage that somehow to keep the is from overwhelming you know dnc and the other your users that not.

1199

02:40:47.880 --> 02:40:49.380

Todd: know I think that's beyond our.

1200

02:40:49.950 --> 02:40:51.120

Todd: realm of influence.

1201

02:40:52.350 --> 02:40:52.950

Joseph: That yeah.

1202

02:40:56.850 --> 02:41:02.010

Todd: P one P six Michael, what do you think, and I can see the year I can see the wheels grinding.

1203

02:41:05.580 --> 02:41:05.880

Todd: I must.

1204

02:41:06.300 --> 02:41:06.960

Todd: kill me now.

1205

02:41:07.020 --> 02:41:07.500

Michael: Now it all.

1206

02:41:08.160 --> 02:41:08.610

Michael: To me.

1207

02:41:09.390 --> 02:41:10.560

Michael: I agree, while they unmute.

1208

02:41:13.290 --> 02:41:13.650

Todd: All right.

1209

02:41:13.950 --> 02:41:15.360

Joseph: let's approve all of them.

1210

02:41:17.730 --> 02:41:19.620

Todd: done very well.

1211

02:41:23.520 --> 02:41:26.340

Todd: And I think building design standards, I think that's our next meeting.

1212

02:41:27.960 --> 02:41:28.200

Todd: But.

1213

02:41:29.160 --> 02:41:30.240

Todd: As a preview it looks.

1214

02:41:30.240 --> 02:41:30.600

Vicki: Like it's.

1215

02:41:30.630 --> 02:41:38.430

Todd: Going it's going well in that direction, we have seen some of that with your material pallets dealing with scale well.

1216

02:41:40.020 --> 02:41:45.750

Todd: very clear organization, both internally to the buildings and how that plays to the exterior space.

1217

02:41:48.780 --> 02:41:49.320

Todd: Is that.

1218

02:41:51.000 --> 02:41:58.890

Todd: To the Board is that our opinion that this is part of the next review, or is there any any advice or guidance to give.

1219

02:42:00.420 --> 02:42:01.350

Todd: As part of this.

1220

02:42:08.670 --> 02:42:09.630

Kelly Tayara: there's nothing.

1221

02:42:11.490 --> 02:42:17.640

Kelly Tayara: that this would be part of the next review the next review is final review and recommendation.

1222

02:42:19.740 --> 02:42:20.370

Kelly Tayara: So.

1223

02:42:21.540 --> 02:42:24.930

Kelly Tayara: This this design worksheet isn't piecemeal.

1224

02:42:30.180 --> 02:42:39.720

Joseph: it's kind of an unusual project because there's not a lot of exterior architectural design going on, you know I mean it's you know existing buildings and things.

1225

02:42:42.000 --> 02:42:44.940

Joseph: I feel like he's met all these categories.

1226

02:42:46.320 --> 02:42:53.460

Joseph: I think the composition scale, even with the dormers of them, those are Those are fine clothes fit.

1227

02:42:55.080 --> 02:43:04.680

Joseph: Sustainable design I don't know we can say about that, on the materials and detailing I personally actually like the colors he was showing the Charlie showed in the.

1228

02:43:06.270 --> 02:43:11.010

Joseph: Maybe we can talk about that more the next time we speak, but you're going to refine those a little bit Charlie.

1229

02:43:12.960 --> 02:43:14.370

Joseph: You think they might change.

1230

02:43:14.820 --> 02:43:26.430

charlie wenzlau: No, I don't think so Joe I think again if if we had a better shot and I will, at the next meeting will have a much better photo of the existing building that essentially is.

1231

02:43:27.150 --> 02:43:40.710

charlie wenzlau: Setting the palette for the other three and that we can show you and as an actually finished project what those colors will look like so i'll add those photos for the next meeting.

1232

02:43:42.540 --> 02:43:50.820

Joseph: So I would recommend that that we we give them some feedback for happening, but that we just hold off until our next meeting to.

1233

02:43:51.870 --> 02:43:56.100

Joseph: approve those be want to be five just because you level more.

1234

02:43:56.670 --> 02:43:57.900

Joseph: yeah yeah.

1235

02:43:58.140 --> 02:44:02.430

Todd: Well, even even with what i've seen I think you're well on the way to achieving all of these.

1236

02:44:03.420 --> 02:44:07.410

Todd: Great but I don't see any concern if anyone has any concern.

1237

02:44:08.820 --> 02:44:12.810

Todd: Please bring it up so that Charlie has some time to respond to those.

1238

02:44:15.420 --> 02:44:18.630

Michael: I think the only thing would just be seeing a little bit more about.

1239

02:44:20.040 --> 02:44:25.920

Michael: looks like there's the covered spaces and that trellis it's the cedar exposed feeder structure.

1240

02:44:27.960 --> 02:44:33.300

Michael: it's a little bit more about what you're thinking for those because those are really like the new structures.

1241

02:44:35.280 --> 02:44:45.120

Michael: And that and I couldn't tell them like multi use area I could play area are also covered with something or not, but if they are, and maybe just some concept, or what that is.

1242

02:44:45.780 --> 02:44:48.870

charlie wenzlau: yeah and what will be nice and Jeff is.

1243

02:44:48.900 --> 02:44:50.730

charlie wenzlau: Working on this right now is.

1244

02:44:50.880 --> 02:44:57.330

charlie wenzlau: Michael will have all of this fully does you know schematically designed in our revenue model.

1245

02:44:58.110 --> 02:45:14.430

charlie wenzlau: And will have this structure that's in the left hand side of the view show and we'll have these canopies understood and the purpose of the canopies is to help get you building to building covered without you know, in a fairly minimal way that that's the goal.

1246

02:45:15.870 --> 02:45:23.700

Joseph: So this may be off to something along those same lines what's the Multi use

area about program was.

1247

02:45:24.960 --> 02:45:25.770

charlie wenzlau: The big lawn.

1248

02:45:26.310 --> 02:45:29.010

Joseph: Now the little area to the side, I think it was you.

1249

02:45:30.090 --> 02:45:33.810

charlie wenzlau: If Joe if they wanted to have like a.

1250

02:45:33.870 --> 02:45:38.970

charlie wenzlau: multipurpose picnic or Barbecue or I mean.

1251

02:45:39.780 --> 02:45:45.990

charlie wenzlau: Okay, just a covered outdoor area could just simply be for picnicking to be out of the rain.

1252

02:45:46.590 --> 02:45:47.010

Joseph: Okay.

1253

02:45:47.400 --> 02:45:49.680

charlie wenzlau: So it's just kind of a multi use shelter.

1254

02:45:51.660 --> 02:45:52.350

Todd: I think it's.

1255

02:45:52.410 --> 02:46:00.840

Todd: it's not not to give Charlie ideas i'm sure he does, but that's a great support space for the Green, you know something that opens going on in the green.

1256

02:46:01.200 --> 02:46:07.230

Todd: There you know it's a good good relationship between how covered and open space to work together.

1257

02:46:10.050 --> 02:46:15.420

Bob: To really just out of curiosity, will the area of rain hold 160 students.

1258

02:46:17.010 --> 02:46:18.570

Bob: If you don't find.

1259

02:46:19.260 --> 02:46:35.820

charlie wenzlau: know and that's that's not the intent that you know if there's activities that involve the whole student population those likely will occur at hylas middle school campus where they have their big auditorium and all the large play fields, and you know, etc.

1260

02:46:36.180 --> 02:46:37.500

Bob: Okay, all right, thank you.

1261

02:46:49.620 --> 02:46:50.100

Todd: excellent one.

1262

02:46:53.520 --> 02:46:54.690

Todd: and move on to landscape.

1263

02:46:57.510 --> 02:46:59.040

Joseph: i'm i'm assuming that.

1264

02:47:00.150 --> 02:47:05.850

Joseph: The next meeting, you would have Axial landscape plans the plans cold out and things currently Is that correct.

1265

02:47:06.420 --> 02:47:07.320

charlie wenzlau: So we.

1266

02:47:07.770 --> 02:47:09.360

charlie wenzlau: We do have.

1267

02:47:11.370 --> 02:47:15.960

charlie wenzlau: A landscape plan Joe and it does have the plant palette identified.

1268

02:47:17.850 --> 02:47:27.000

charlie wenzlau: And again, this is another one of those well we won't get into level of detail, but when we come in for the next.

1269

02:47:28.020 --> 02:47:37.770

charlie wenzlau: presentation, the level of detail may go up but we've certainly given you the plant palette now for your comments.

1270

02:47:37.890 --> 02:47:41.280

charlie wenzlau: and refinement if you have thoughts on it.

1271

02:47:42.600 --> 02:47:45.900

charlie wenzlau: marlena I think it's towards the end of the package actually.

1272

02:47:46.140 --> 02:47:48.570

charlie wenzlau: yeah one more.

1273

02:47:50.070 --> 02:47:53.040

charlie wenzlau: of a few it's right next slide you were just on.

1274

02:47:53.160 --> 02:47:53.910

Marlene Schubert: Oh figures.

1275

02:47:54.960 --> 02:47:57.420

charlie wenzlau: I know right right there yeah.

1276

02:47:57.960 --> 02:47:58.650

Joseph: yeah that one.

1277

02:48:00.540 --> 02:48:01.560

Joseph: yeah right.

1278

02:48:03.090 --> 02:48:17.310

charlie wenzlau: And they've gotten you know Jeff still or landscape architect still has some consideration for where these all will go and how the layout and that's continue with conversations with Highland how they're going to use the outdoor space.

1279

02:48:19.080 --> 02:48:22.080

Joseph: Would that be available next meeting, do you think.

1280

02:48:22.590 --> 02:48:23.970

charlie wenzlau: That we so let's.

1281

02:48:24.030 --> 02:48:28.200

charlie wenzlau: In again I don't have the sub middle requirements in front of us.

1282

02:48:28.200 --> 02:48:28.410

But.

1283

02:48:29.460 --> 02:48:37.230

charlie wenzlau: I think what I find to be very successful graphically is if we identify the different planting zones.

1284

02:48:37.320 --> 02:48:49.320

charlie wenzlau: Where I say there's four zones and then what Jeff bauman has done in the past, is he will have photos of the plants that are reflective of each of those zones, so you can see visually.

1285

02:48:50.310 --> 02:49:05.070

charlie wenzlau: The mix of plant materials, I think, doing a planting plan, one I don't think it's a requirement i'm not clear if it is i'll have to check that if it is will do that, but certainly at this stage we wanted to be more conceptual.

1286

02:49:06.420 --> 02:49:19.380

Joseph: But yeah I think I think the conceptual stage is fine, I think the final one, it seemed to me that say under the shrubs you've got listed, you know I looked at that you have like 10 or 1213 plants there.

1287

02:49:20.040 --> 02:49:25.140

Joseph: you're in the music only five than just list those five do you think there's any refinement like that.

1288

02:49:25.680 --> 02:49:43.410

Joseph: Is all i'm thinking of if you're just getting a sense of what what you're trying to do here with these plants, I have, I think it's a good list of plants, you know so but I think in the final plan B, you know well, we decided actually go with these five of those 12 we hit okay.

1289

02:49:43.860 --> 02:49:44.550

Joseph: or whatever we'll.

1290

02:49:44.820 --> 02:49:45.630

charlie wenzlau: we'll do that.

1291

02:49:47.190 --> 02:49:48.630

Kelly Tayara: Just to be clear.

1292

02:49:50.400 --> 02:50:02.280

Kelly Tayara: All that requires is that they identify the plan, not that they have a final landscape plan per se, they need to identify the plants are going to use in the divine for bainbridge submit or requirements.

1293

02:50:03.600 --> 02:50:05.700

Joseph: For the second meeting yeah right.

1294

02:50:06.540 --> 02:50:09.420

Kelly Tayara: Now that's for final review and recommendation.

1295

02:50:10.650 --> 02:50:14.550

Vicki: But, but I think what Joe is saying is that reef.

1296

02:50:14.790 --> 02:50:19.200

Vicki: Narrowing this list down this looks like me going shopping at valley nursery.

1297

02:50:19.410 --> 02:50:22.770

Vicki: When I really only need five things so.

1298

02:50:24.150 --> 02:50:24.750

Vicki: I mean, these are.

1299

02:50:26.100 --> 02:50:33.780

Vicki: It would be it's really sad when we see a wonderful list like this and then the project actually only picked one plant from each section.

1300

02:50:33.990 --> 02:50:36.240

Vicki: that's what that's what we would like to avoid.

1301

02:50:36.810 --> 02:50:39.330

Kelly Tayara: right there one just I just want to clarify that.

1302

02:50:39.570 --> 02:50:40.110

Vicki: All right.

1303

02:50:40.140 --> 02:50:42.150

Kelly Tayara: All that's required for the final.

1304

02:50:43.290 --> 02:50:50.280

Kelly Tayara: review and recommendation is the final selection of existing trees and plants incorporated into the landscape design.

1305

02:50:50.820 --> 02:50:52.320

Vicki: write that down.

1306

02:50:55.530 --> 02:51:03.870

Joseph: It i've got it right here in the book under the number for final review final landscapes and planting plants that's what it says.

1307

02:51:05.940 --> 02:51:08.070

Kelly Tayara: i'm i'm looking right at.

1308

02:51:08.340 --> 02:51:11.400

Joseph: Okay i'm looking at i'm looking at the book some jelly so.

1309

02:51:12.510 --> 02:51:13.470

Joseph: I don't know what to say.

1310

02:51:14.820 --> 02:51:24.030

Joseph: I think it should be a final landscape plan at the end that shows where the planets are in the two we've always required that and we've never changed that so.

1311

02:51:25.920 --> 02:51:30.180

Kelly Tayara: I am really great i'm sorry, Mr Dunstan i'm reading.

1312

02:51:30.270 --> 02:51:30.600

Okay.

1313

02:51:32.910 --> 02:51:33.990

Todd: Kelly, but does it have.

1314

02:51:34.560 --> 02:51:36.330

Todd: Together, is it a different.

1315

02:51:37.980 --> 02:51:38.850

Todd: Different version.

1316

02:51:38.940 --> 02:51:43.050

Joseph: Oh well, you don't have the same book, because you don't have the same book, no.

1317

02:51:43.950 --> 02:51:47.070

Todd: Well, I well, I think we just have to settle down a little bit and.

1318

02:51:48.180 --> 02:51:50.280

Todd: That everyone's looking at the same book.

1319

02:51:52.890 --> 02:52:04.560

Kelly Tayara: You know I feel like to put it bluntly Dave great them was really, really, really busy and tried his best, but he didn't get everything done and we have what we have.

1320

02:52:05.700 --> 02:52:29.550

Kelly Tayara: So I I all my role is is to try my best with identifying for the applicant clearly what's required, and if the design review board is asking for something in excess of risk what's required I just feel like it's my responsibility to to point that out, you can do it all you want, but.

1321

02:52:30.990 --> 02:52:32.910

Kelly Tayara: It may end up you know.

1322

02:52:34.200 --> 02:52:35.970

Kelly Tayara: and not a good place for anybody.

1323

02:52:36.210 --> 02:52:36.960

it's not a good.

1324

02:52:38.190 --> 02:52:42.840

Vicki: Reading from the appendix of a Panda sees i'm for.

1325

02:52:44.070 --> 02:52:57.030

Vicki: For meeting number three design review and recommendation under landscape plan that says final selection of existing trees and plants incorporated into the landscape design, so the only thing Joe is asking for is that.

1326

02:52:57.690 --> 02:52:57.990

Vicki: You know.

1327

02:52:58.020 --> 02:52:59.940

Joseph: That unless one of the shows that.

1328

02:53:00.480 --> 02:53:00.720

But.

1329

02:53:02.070 --> 02:53:06.210

Kelly Tayara: But it says existing it's not new, you don't ask.

1330

02:53:06.330 --> 02:53:11.550

Kelly Tayara: don't you don't ask anywhere, for what new plan what plants are you going to plant all you ask for.

1331

02:53:15.000 --> 02:53:16.380

Marlene Schubert: Being so you.

1332

02:53:17.040 --> 02:53:19.620

Todd: Know go quiet please.

1333

02:53:21.240 --> 02:53:22.230

Todd: That is.

1334

02:53:23.520 --> 02:53:26.040

Todd: That is something that probably does need to be but.

1335

02:53:27.210 --> 02:53:31.020

Todd: If you're making a selection you can't select something that's already there.

1336

02:53:32.280 --> 02:53:32.790

Todd: So.

1337

02:53:34.140 --> 02:53:43.680

Todd: The finals It stands to reason that the plant planting plan is needed for what is what is to go forward.

1338

02:53:43.800 --> 02:53:50.700

Kelly Tayara: Right, I just want to be careful with how extensive of a plan you're asking for, so if it comes to.

1339

02:53:51.060 --> 02:54:01.770

Kelly Tayara: Once they apply they change this plant or they change that plan you know, and then the dmV says well that wasn't what they showed us before they applied, you know.

1340

02:54:03.600 --> 02:54:04.050

Joseph: Okay.

1341

02:54:05.580 --> 02:54:10.710

Joseph: Kelly required to landscape plans for five years, yes.

1342

02:54:10.830 --> 02:54:11.640

Kelly Tayara: I know, yes.

1343

02:54:11.970 --> 02:54:13.560

Joseph: And we have not gone back.

1344

02:54:14.070 --> 02:54:15.000

Joseph: With Joe.

1345

02:54:15.060 --> 02:54:26.070

Todd: Joe, the only way that a designer will present their final suggest final selections for plants is a planting plan.

1346

02:54:26.640 --> 02:54:27.450

Joseph: Right right.

1347

02:54:27.480 --> 02:54:28.650

Todd: there's no other alternative.

1348

02:54:28.890 --> 02:54:30.600

Joseph: Right till he doesn't understand that.

1349

02:54:30.600 --> 02:54:35.970

Todd: though that is what that is what is requested in that statement.

1350

02:54:38.640 --> 02:54:52.620

Todd: Existing is weird why that word existing is there, but what's the final selection I don't I don't think there's that we're not asked in and asked me for a planting plan we're not asking for anything more than what stated here.

1351

02:54:53.100 --> 02:54:56.070

Kelly Tayara: A planting plan is different than a landscape plan.

1352

02:54:57.750 --> 02:55:00.690

Joseph: Going please, please.

1353

02:55:01.410 --> 02:55:04.470

Kelly Tayara: That is, you know I wish you had Dave but you don't have Dave.

1354

02:55:04.530 --> 02:55:11.610

Kelly Tayara: We have no manager, we have an animal director we're doing the best we can, and I don't appreciate being talked to.

1355

02:55:12.750 --> 02:55:18.540

Joseph: appreciate you trying to distinguish between a landscape plan on the planting through kind of the same thing.

1356

02:55:20.070 --> 02:55:22.680

Joseph: I don't see the different i'd like to move on.

1357

02:55:26.790 --> 02:55:46.350

Vicki: So Todd we're going to come back at our next meeting, to have a little bit more information on the on the coverings that the entries or the trellis is or whatever they are and for sure to run down the landscape section, then we should be good to go.

1358

02:55:47.730 --> 02:56:00.570

Vicki: Is that was a tip if that's the last section, these are the last two sections biennale right oh right do you now because we don't have to do anything regarding

the street that those categories don't apply.

1359

02:56:03.870 --> 02:56:04.650

Vicki: or do they.

1360

02:56:05.250 --> 02:56:06.990

Marlene Schubert: Well there's comments I don't know if.

1361

02:56:06.990 --> 02:56:08.220

Vicki: there's comments right.

1362

02:56:11.520 --> 02:56:13.710

Vicki: So we should review those two for sure.

1363

02:56:14.850 --> 02:56:15.870

charlie wenzlau: yeah and and.

1364

02:56:15.930 --> 02:56:34.380

charlie wenzlau: Not not to beat a dead horse Joe but we we will update and refine the landscape plan and will fine tune our plantings, so I think will will bring in a good package to help help let you all know what we're planning to do it'll certainly be much more detailed and you saw it today.

1365

02:56:44.940 --> 02:56:48.120

Marlene Schubert: So we feel uncomfortable marketing these as matt for landscape.

1366

02:56:50.430 --> 02:56:53.250

Vicki: Where are we going to do that, the next time what's our preference.

1367

02:56:54.180 --> 02:56:54.960

Marlene Schubert: Well, I oh.

1368

02:56:55.470 --> 02:56:56.880

Vicki: I just thought that this meeting was.

1369

02:56:56.910 --> 02:57:02.220

Marlene Schubert: For us to go through all of this and market accordingly, but maybe I don't understand.

1370

02:57:03.840 --> 02:57:15.690

charlie wenzlau: that's my understanding, we we feel like every one of these should be addressed as either met or not met because we're going to be then putting a lot more time into finalize things based on these findings.

1371

02:57:17.310 --> 02:57:24.540

Todd: yeah and I don't see any any areas of concern any other board members have anything they would like Charlie and his team to focus on.

1372

02:57:27.090 --> 02:57:29.220

Todd: So we could check matt and.

1373

02:57:30.480 --> 02:57:37.350

Todd: With the note, I think we want to add a note that would like more detail on the exterior cedar structures.

1374

02:57:41.880 --> 02:57:42.960

Todd: and keep the.

1375

02:57:44.580 --> 02:57:52.020

Todd: You know we'll we'll have we'll have a complete understanding of the landscape planting plans and and an approach.

1376

02:58:12.630 --> 02:58:13.770

Marlene Schubert: i'm sorry I missed what you said.

1377

02:58:19.110 --> 02:58:20.850

Marlene Schubert: minute Todd if you're trying to talk.

1378

02:58:22.410 --> 02:58:34.830

Todd: Sorry, I think there's a great concern that there's a large diversity as presented today and we want to maintain that diversity going forward I don't think there's a risk there, but if we want to.

1379

02:58:35.880 --> 02:58:39.150

Todd: put that in that follow suit, that makes sense.

1380

02:58:41.580 --> 02:58:42.840

Vicki: yeah what i've heard, is that we.

1381

02:58:42.840 --> 02:58:48.600

charlie wenzlau: want to refine the plant list and just make sure you know we're focusing on the plants.

1382

02:58:54.630 --> 02:58:55.470

Marlene Schubert: That sound okay.

1383

02:58:57.570 --> 02:58:58.350

Todd: Yes.

1384

02:59:17.880 --> 02:59:18.990

Vicki: It has a sidewalk.

1385

02:59:20.520 --> 02:59:20.940

Todd: yay.

1386

02:59:21.450 --> 02:59:21.870

yay.

1387

02:59:27.060 --> 02:59:34.590

Todd: And I think that, again, I think the frontage is is very not only apropos but an improvement to the public realm and the neighborhood.

1388

02:59:42.390 --> 02:59:43.050

Todd: And it was there.

1389

02:59:44.280 --> 02:59:45.330

Todd: I don't know if this is.

1390

02:59:46.770 --> 02:59:49.170

Todd: We do have a response for historic places but.

1391

02:59:50.850 --> 02:59:52.500

Todd: I don't know that that's applicable.

1392

03:00:04.230 --> 03:00:05.880

Todd: I think that's fine do we.

1393

03:00:08.850 --> 03:00:11.760

Todd: Have any comments for historic places I don't know that we need to.

1394

03:00:12.900 --> 03:00:19.860

Todd: Because this isn't officially designated a historic place so I don't want to drag it into something where it doesn't need to be.

1395

03:00:20.760 --> 03:00:22.410

Bob: it's a it's not a hold on.

1396

03:00:23.580 --> 03:00:23.910

Todd: yeah.

1397

03:00:25.890 --> 03:00:30.600

Marlene Schubert: charger site historic places and civic uses all is not applicable in this.

1398

03:00:31.020 --> 03:00:31.560

Todd: Right right.

1399

03:00:32.010 --> 03:00:32.280

Vicki: Right.

1400

03:00:33.240 --> 03:00:40.770

Marlene Schubert: in writing, I think we finished the workbook and I will give it to Charlie either later today or first thing in the morning to take forward I guess.

1401

03:00:42.450 --> 03:00:43.050

Marlene Schubert: And will.

1402

03:00:43.110 --> 03:00:45.990

Marlene Schubert: Market either approved or not approved in our final review meeting.

1403

03:00:48.450 --> 03:00:50.520

charlie wenzlau: Great well, thank you and.

1404

03:00:52.050 --> 03:00:57.000

charlie wenzlau: I think we are scheduled to come back to see you for our third meeting.

1405

03:00:58.200 --> 03:01:07.050

charlie wenzlau: The first week in May, so we've got a lot of work to do, but will be responding to all of your comments from today.

1406

03:01:08.730 --> 03:01:11.730

Kelly Tayara: I haven't scheduled that but you want me to.

1407

03:01:11.940 --> 03:01:13.380

pencil that in with Marlene.

1408

03:01:15.030 --> 03:01:19.860

charlie wenzlau: Yes, please, I thought we were scheduled maybe it's just on my yellow posted it scheduled.

1409

03:01:20.250 --> 03:01:21.480

Kelly Tayara: You didn't have a lot of projects.

1410

03:01:22.620 --> 03:01:23.370

Todd: It doesn't yeah.

1411

03:01:24.060 --> 03:01:27.540

Marlene Schubert: I do have it already on the the may 2.

1412

03:01:27.630 --> 03:01:31.500

Marlene Schubert: Kelly, so you might have already given me a heads up, so I do have it on the calendar for that.

1413

03:01:31.500 --> 03:01:32.370

Kelly Tayara: Daily yes.

1414

03:01:32.910 --> 03:01:33.390

Marlene Schubert: Good.

1415

03:01:33.480 --> 03:01:37.380

charlie wenzlau: you're just telling me she schedules meetings, she doesn't even

know she's done a.

1416

03:01:41.010 --> 03:01:42.630

Marlene Schubert: placeholder it great.

1417

03:01:44.910 --> 03:01:47.250

Todd: Very good, thank you, Charlie Thank you Kelly.

1418

03:01:52.020 --> 03:01:53.610

Todd: We did up.

1419

03:01:54.780 --> 03:02:10.500

charlie wenzlau: I just wanted to say i'm going to listen, as Joe I think we could end to speak my interest if you guys keep going on the worksheet updates because i've been communicating with him quite a bit about that so i'll just be listening in the wings.

1420

03:02:10.950 --> 03:02:14.010

Todd: Okay, I don't know why we're all here at our five o'clock.

1421

03:02:14.520 --> 03:02:16.200

Todd: Thank you, Charlie as always.

1422

03:02:16.710 --> 03:02:17.760

charlie wenzlau: Alright, thanks vicki.

1423

03:02:18.420 --> 03:02:19.470

Vicki: Okay, thanks.

1424

03:02:20.820 --> 03:02:21.780

Marlene Schubert: So yeah just to.

1425

03:02:22.230 --> 03:02:26.130

Marlene Schubert: Point the time it's 503 and, according to this, we have a good.

1426

03:02:26.160 --> 03:02:27.750

hour left on the agenda.

1427

03:02:29.190 --> 03:02:30.000

Marlene Schubert: So.

1428

03:02:31.740 --> 03:02:35.490

Vicki: We can do one thing that will take like 30 seconds.

1429

03:02:35.670 --> 03:02:48.780

Vicki: Okay mark mark Hoffman called me about one o'clock and couldn't attend today because he was double scheduled, however, he has promised to take the D for be manual to legal on Monday.

1430

03:02:49.920 --> 03:02:56.820

Vicki: And then he's going to take it to frameworks so that's the update on where the manual sits at this point.

1431

03:02:58.410 --> 03:03:06.150

Vicki: I volunteered again just strictly to try to be helpful and get it done if you'd like me to proofread frameworks.

1432

03:03:06.690 --> 03:03:16.260

Vicki: materials, I would be glad to do that, and he also has an excel spreadsheet that shows absolutely every single thing that is supposed to be fixed.

1433

03:03:16.710 --> 03:03:30.180

Vicki: Most of it's very redundant, like the footers but it highlights in yellow the things that are questions for legal and it highlights in bright red where it refers solely to the admin manual so that's the end of that one.

1434

03:03:31.680 --> 03:03:35.580

Marlene Schubert: I did get an email, believe it or not, from David greet them right before the meeting.

1435

03:03:36.690 --> 03:03:38.520

Marlene Schubert: And he said that.

1436

03:03:39.120 --> 03:03:49.350

Marlene Schubert: Framework is working with mark right now to extend their contract and then they will then be able to then manage the website and any updates that are needed to all this good stuff.

1437

03:03:51.450 --> 03:03:51.840

Vicki: Okay.

1438

03:03:53.340 --> 03:03:53.910

Todd: Very good.

1439

03:03:55.680 --> 03:04:00.720

Vicki: Another simple one Todd is there was, I noticed in the paper.

1440

03:04:02.220 --> 03:04:03.690

Vicki: The 29th of this month.

1441

03:04:04.950 --> 03:04:12.510

Vicki: You and Michael have got to be sure that you send in your applications for reappearing for the design review board I don't want you to miss the deadline.

1442

03:04:13.320 --> 03:04:14.850

Todd: Thank you for reminding us yes.

1443

03:04:15.120 --> 03:04:16.560

Marlene Schubert: Okay, yes, the deadline.

1444

03:04:16.740 --> 03:04:17.940

Vicki: don't miss the devil.

1445

03:04:19.080 --> 03:04:20.040

Michael: Thank you, thank you.

1446

03:04:20.070 --> 03:04:21.270

Marlene Schubert: will come find you.

1447

03:04:22.920 --> 03:04:32.580

Vicki: And then I did right I just a short little email to the young woman that Sean had recommended and pointed her in that same direction.

1448

03:04:32.970 --> 03:04:34.410

Vicki: Excellent okay.

1449

03:04:35.280 --> 03:04:39.570

Joseph: I think vicki will actually write your application, if you don't want to.

1450

03:04:39.900 --> 03:04:40.260

know.

1451

03:04:43.410 --> 03:04:44.730

Todd: I might take her up on that.

1452

03:04:45.090 --> 03:04:45.660

Vicki: No, no.

1453

03:04:47.940 --> 03:04:51.180

Marlene Schubert: I can't tell your electronic writing so they don't know who wrote it right.

1454

03:04:52.770 --> 03:04:53.730

Todd: So don't in there.

1455

03:04:55.770 --> 03:05:04.110

Marlene Schubert: Oh, I think what this means thought is quite a few of these things right now the next meeting on may 2 I guess it would be just has high load the final review.

1456

03:05:04.830 --> 03:05:13.140

Marlene Schubert: So, if nothing else pops up between now and then we probably should be able to definitely get through the rest of this agenda if you'd like me to move some of this forward.

1457

03:05:13.350 --> 03:05:16.830

Todd: yeah I think we move it forward and put preference on it.

1458

03:05:18.570 --> 03:05:26.670

Todd: So if we have another project to review we can put it, after so that would contain our discussion and make sure we get to that okay.

1459

03:05:26.970 --> 03:05:31.860

Marlene Schubert: And then vicki real quick was there any pre op conferences coming up that you needed to make note of.

1460

03:05:32.610 --> 03:05:35.940

Vicki: problem with the pre ap conferences it's like herding cats.

1461

03:05:36.150 --> 03:05:36.900

Todd: yeah they can't.

1462

03:05:37.710 --> 03:05:49.500

Vicki: They get canceled and then, if if i'm not sitting on my computer all day long, and so, then you know it doesn't work I think what's really important for all of us, is when the project ends up.

1463

03:05:49.920 --> 03:06:05.850

Vicki: At the concept meeting that Marlene made sure that the preamp conference notes from the staff are in the very clearly, you can find them on the portal that we read those because that captures.

1464

03:06:06.690 --> 03:06:19.140

Vicki: Basically, everything you know i'll continue to send out the pre up things and try to get people to go but it's kind of it is really it just bounces all over the place.

1465

03:06:20.190 --> 03:06:20.670

Vicki: So.

1466

03:06:21.240 --> 03:06:28.860

Todd: And I would encourage people that do attend from the Dr be you know I don't know if it's before or after the.

1467

03:06:30.120 --> 03:06:46.110

Todd: The city manager, the city project manager gives their introduction of the project that whoever's at the meeting can speak to what What did you see what you know highs and lows as an as an introduction to the design review Board of what the preamp was like.

1468

03:06:47.370 --> 03:06:53.340

Todd: taught in garden cards that I won't make it a requirement depending on who can go and how much time to prepare but.

1469

03:06:54.450 --> 03:06:58.020

Todd: It will be good to get that insight burden board member board members.

1470

03:06:58.020 --> 03:07:04.530

Vicki: That were there, well, one of the ones I attended I you know I thank the applicant for.

1471

03:07:05.700 --> 03:07:17.940

Vicki: Being there with us and said, this is a new process for us and we're looking for feedback on how they feel about the productivity of the pre up in the order in which it is and so.

1472

03:07:20.460 --> 03:07:22.380

Vicki: And everybody nodded their head, so I don't know.

1473

03:07:24.360 --> 03:07:26.520

Marlene Schubert: And i'm a note of the pre ap summary letter.

1474

03:07:27.960 --> 03:07:39.300

Marlene Schubert: I went ahead and made sure those were there I haven't had a chance, yet to talk with the team to see what like if there's a requirement for them to have that pre op letter done within a certain period of time after the free APP.

1475

03:07:39.450 --> 03:07:40.710

Vicki: It says 10 days.

1476

03:07:41.490 --> 03:07:42.060

Vicki: So.

1477

03:07:42.480 --> 03:07:50.430

Marlene Schubert: The careful thing then is we wouldn't want to have our conceptual review any sooner than more than 10 days after so that that is available to you guys so.

1478

03:07:50.460 --> 03:07:50.850

Vicki: Right.

1479

03:07:50.910 --> 03:07:55.860

Marlene Schubert: i'm not quite sure how we make that happen, but I think it's pretty critical that that cadence.

1480

03:07:56.520 --> 03:08:07.680

Vicki: The prehaps i've attended the staff person the planner has said to the applicant, I will get you your The pre ap letter to follow up to this meeting within 10 days.

1481

03:08:08.430 --> 03:08:09.360

Marlene Schubert: So that's two.

1482

03:08:09.960 --> 03:08:13.200

Vicki: Business days kind of a two week business yeah.

1483

03:08:14.340 --> 03:08:14.640

Vicki: yeah.

1484

03:08:15.750 --> 03:08:16.200

Vicki: Okay.

1485

03:08:19.890 --> 03:08:21.360

Vicki: Well, the big thing that was on the.

1486

03:08:22.560 --> 03:08:23.130

Joseph: bottom of.

1487

03:08:23.340 --> 03:08:24.000

Joseph: something he was.

1488

03:08:25.140 --> 03:08:25.470

Joseph: Sorry.

1489

03:08:25.530 --> 03:08:30.240

Bob: I was on mute I was just saying that odd The pre activities are excellent.

1490

03:08:30.510 --> 03:08:31.140

Joseph: You really are.

1491

03:08:31.320 --> 03:08:35.970

Bob: At one that was, though, so but i'll tell you a very professional i'm very.

1492

03:08:37.320 --> 03:08:38.640

Todd: Great good to hear.

1493

03:08:38.820 --> 03:08:39.480

Bob: I don't try to.

1494

03:08:39.960 --> 03:08:49.650

Bob: throw some outlines i've got several of my attended I jotted down some summary notes afterwards, can I take pretty cool but i'll bang out something sometime next week.

1495

03:08:50.970 --> 03:08:54.360

Vicki: That there's one weird thing we have to straighten out, and that is.

1496

03:08:56.370 --> 03:09:01.260

Vicki: Potentially some of the pre Apps for getting invited to the design review board has nothing to do with.

1497

03:09:02.790 --> 03:09:09.420

Vicki: And so we don't review adjusted to lot short plat right.

1498

03:09:11.100 --> 03:09:14.640

Vicki: Well, we got invited to one that was.

1499

03:09:15.750 --> 03:09:29.490

Vicki: A way old to to to lock short plat that they were working on access to the second lot and we there we sit Bob and I are sitting there with thinking, what is this, it was very interesting, but why were you there.

1500

03:09:30.480 --> 03:09:37.740

Marlene Schubert: I would suggest, because I believe it's our permit specialists who put those meetings together and they may not know that you should or should.

1501

03:09:37.740 --> 03:09:38.160

Marlene Schubert: Right.

1502

03:09:38.190 --> 03:09:39.060

Joseph: There I think that's.

1503

03:09:39.330 --> 03:09:41.190

Marlene Schubert: A suggestion baby is if it's not.

1504

03:09:41.190 --> 03:09:50.580

Marlene Schubert: Something that I don't know if you can tell by the invite if it's something that you need to be there for or not, but I would just suggest declining if if it doesn't need your guys's attention.

1505

03:09:51.240 --> 03:09:52.950

Vicki: Right just decline.

1506

03:09:54.720 --> 03:10:00.510

Joseph: it's a new process in the city and the people in the permit group don't really know what to do, he doesn't doesn't do.

1507

03:10:00.630 --> 03:10:01.890

Marlene Schubert: Right right.

1508

03:10:03.510 --> 03:10:07.410

Bob: Like a permit special need a lot of things they need training, but hey.

1509

03:10:08.490 --> 03:10:18.630

Bob: Free Apps are fine, I agree with vicki I asked her why are we attending this meeting was very formative for vicki and I but beyond that I said I don't think anyone else is going to be interested.

1510

03:10:19.920 --> 03:10:20.190

Bob: yeah.

1511

03:10:20.220 --> 03:10:21.390

Marlene Schubert: So just decline those.

1512

03:10:25.290 --> 03:10:40.140

Vicki: So then Todd, the last thing was what to do about there's the draft letter to the Council asking them to hire an outside attorney to fix the code and after today, I think we need to send it in bold and bright red.

1513

03:10:42.030 --> 03:10:43.380

Vicki: And the example.

1514

03:10:44.640 --> 03:10:58.650

Vicki: i'm writing examples at Joe suggestion I put that little note at the top of the one that I sent out yesterday basically saying if you're finding this confusing, that is why we are asking you to fix this because the examples are confusing.

1515

03:10:59.520 --> 03:11:18.570

Vicki: And the example today of is it is it 20 feet, is it 35 feet and I remember David greet them promising that they do, they do housekeeping details well I don't think the Council, it sounds like new housekeeping details, so this just needs to get fixed, so we can wait again and.

1516

03:11:19.680 --> 03:11:33.210

Vicki: and talk about this in person, I mean I honestly I worked on the on the examples again yesterday took out all editorial questions or comments cleaned it up as best as I could I don't think I can.

1517

03:11:34.410 --> 03:11:38.700

Vicki: Make it be any different than what it is because it's very hard to explain.

1518

03:11:39.750 --> 03:11:40.170

Vicki: and

1519

03:11:41.670 --> 03:11:42.840

Vicki: I don't know what to do about it.

1520

03:11:43.230 --> 03:11:54.630

Joseph: Can I just say vicki I think that we underestimate the Council people I think they deal with a lot of things and I think that they would understand the first part of the letter for sure.

1521

03:11:55.260 --> 03:11:56.190

Vicki: They make a letter.

1522

03:11:56.340 --> 03:12:05.430

Joseph: They would understand the level totally understand the letter and that's the main point, and the fact that they might not understand the second page is actually.

1523

03:12:06.840 --> 03:12:17.490

Joseph: You know, reinforces the point of doing it, I will also make sure that you send it to the Council and the blocking as well as to Sarah Ross on the PC chair I

just think we.

1524

03:12:17.550 --> 03:12:18.810

Joseph: don't copy.

1525

03:12:19.650 --> 03:12:20.580

Joseph: copy here, I think.

1526

03:12:20.850 --> 03:12:24.030

Joseph: I think it should be sent out as soon as we can.

1527

03:12:25.800 --> 03:12:27.690

Joseph: So if we all agree with it.

1528

03:12:29.250 --> 03:12:40.020

Bob: I changed the word conflict in consistencies and then a lot of claim work and it's just a lot better to have the word in consistencies I don't want someone that's going to court, here in the next few months.

1529

03:12:40.920 --> 03:12:51.870

Bob: Think there's a conflict and then that comes up in court, I typically have always used the word in consistencies and it's worked just fine a little bit softer but it's not a conflict was.

1530

03:12:51.900 --> 03:12:58.200

Vicki: inconsistent i'm inclined disinclined to be really soft right now, Bob, can you tell i'm a little humorless about this.

1531

03:12:58.800 --> 03:13:00.660

Bob: consistencies is just as good.

1532

03:13:01.920 --> 03:13:04.530

Bob: Because in the letter you use the word consistency.

1533

03:13:05.460 --> 03:13:06.240

Consistency.

1534

03:13:07.440 --> 03:13:07.890

Todd: story.

1535

03:13:09.360 --> 03:13:10.440

Vicki: I tried that too.

1536

03:13:11.460 --> 03:13:14.580

Todd: And then the last the last sentence there before our line.

1537

03:13:16.320 --> 03:13:22.290

Todd: I don't know if we can be a desire review board that seems a little a little beyond our scope look.

1538

03:13:23.070 --> 03:13:27.210

Vicki: particularly since we don't have Anna here i'm.

1539

03:13:30.240 --> 03:13:30.420

Todd: Just.

1540

03:13:30.930 --> 03:13:31.980

Joseph: telling you.

1541

03:13:32.160 --> 03:13:33.810

Marlene Schubert: It was jarring a little bit becky.

1542

03:13:33.990 --> 03:13:36.030

Marlene Schubert: We have the word design design.

1543

03:13:36.540 --> 03:13:47.940

Joseph: direction, I think that the Chair and co chair by sending it, they are sending it on behalf of the design review board right we don't have Anna here, but if we vote, and you know it's overwhelming.

1544

03:13:49.080 --> 03:13:52.050

Joseph: Then I think it's implying we don't have to say it.

1545

03:13:52.560 --> 03:13:54.780

Todd: yeah I was just it was a typo that's it, I was commenting.

1546

03:13:54.780 --> 03:13:55.170

Joseph: On oh.

1547

03:13:55.230 --> 03:13:56.970

Vicki: not be effective Oh, they desire.

1548

03:14:03.420 --> 03:14:06.990

Vicki: I think that goes with by the rules for that kind of review.

1549

03:14:07.020 --> 03:14:08.100

Todd: Just cure working on.

1550

03:14:08.100 --> 03:14:08.190

Todd: It.

1551

03:14:08.520 --> 03:14:09.420

Marlene Schubert: that's actually what they.

1552

03:14:09.450 --> 03:14:10.740

Todd: greet them went to do.

1553

03:14:11.880 --> 03:14:12.180

Vicki: You know.

1554

03:14:12.270 --> 03:14:17.040

Todd: The disease D for be wasn't wasn't wasn't challenging enough won't go for that one.

1555

03:14:20.340 --> 03:14:22.350

Todd: yeah I just did I haven't that little.

1556

03:14:24.540 --> 03:14:25.830

Todd: The examples are.

1557

03:14:27.930 --> 03:14:31.740

Todd: They are difficult, and I think that that header might be good.

1558

03:14:33.510 --> 03:14:41.040

Todd: But I think starting up by way of introduction there it's weird because you've

already it's it's not an introduction, so I was just thinking that might need some.

1559

03:14:41.580 --> 03:14:49.230

Todd: crafting like just say you may find these examples confusing and that's and that's the point and that's what we're trying to drive across.

1560

03:14:49.680 --> 03:14:50.070

Joseph: Is that.

1561

03:14:50.910 --> 03:14:53.970

Todd: Is that they've been rewritten too many times.

1562

03:14:54.300 --> 03:14:55.530

Todd: yeah not looked at look.

1563

03:14:55.710 --> 03:14:58.290

Todd: Looked at holistically from a legal standpoint.

1564

03:14:59.220 --> 03:15:01.560

Vicki: Why don't you draft that little intro pod.

1565

03:15:03.330 --> 03:15:04.710

Todd: Is this thing still recording.

1566

03:15:06.210 --> 03:15:06.690

Marlene Schubert: Yes.

1567

03:15:07.140 --> 03:15:09.780

Marlene Schubert: You can listen to it later and get your words written down from what you.

1568

03:15:09.780 --> 03:15:10.320

Vicki: See yeah.

1569

03:15:12.390 --> 03:15:12.810

Todd: Okay.

1570

03:15:15.000 --> 03:15:17.970

Todd: Is that what what is the what is the board feel about.

1571

03:15:20.130 --> 03:15:22.140

Todd: Going forward with the letter and the example.

1572

03:15:24.030 --> 03:15:25.200

Bob: let's push it out Todd.

1573

03:15:26.100 --> 03:15:27.690

Joseph: yeah but I agree.

1574

03:15:28.290 --> 03:15:28.500

Bob: it's.

1575

03:15:28.980 --> 03:15:32.970

Bob: going to be follow up questions, I mean you know, this is just an intro.

1576

03:15:34.260 --> 03:15:37.410

Bob: That is coming from the design review more we work with these projects.

1577

03:15:38.970 --> 03:15:46.290

Bob: And the applicants most important I don't want these applicants to be screwing around wasting time trying to figure out these consistencies.

1578

03:15:46.710 --> 03:15:47.040

Right.

1579

03:15:49.200 --> 03:15:53.910

Vicki: So Marlene you have this as a word document don't you, you can fix that word desire.

1580

03:15:56.190 --> 03:15:56.760

Marlene Schubert: I don't like.

1581

03:15:59.850 --> 03:16:00.630

Joseph: To change it.

1582

03:16:00.780 --> 03:16:02.160

Joseph: Do we deserve to change it.

1583

03:16:05.010 --> 03:16:05.700

Oh shoot.

1584

03:16:07.650 --> 03:16:08.370

Marlene Schubert: What I just said.

1585

03:16:08.430 --> 03:16:09.720

Marlene Schubert: I was in the wrong spot I guess.

1586

03:16:10.800 --> 03:16:12.900

Todd: Okay well i'll try and.

1587

03:16:13.440 --> 03:16:16.050

Todd: little word craft on that intro.

1588

03:16:17.130 --> 03:16:18.300

Vicki: Great Thank you.

1589

03:16:19.830 --> 03:16:26.820

Bob: about important recommendation, instead of just the word recommendation at the end there where it's very important to us, I think we had a.

1590

03:16:28.560 --> 03:16:30.270

Bob: Recommendation it's important or.

1591

03:16:30.270 --> 03:16:30.750

Joseph: summer I.

1592

03:16:31.980 --> 03:16:32.310

Vicki: Am.

1593

03:16:32.820 --> 03:16:38.790

Vicki: Bible and Marlene can you put CC Sarah blossom chair planning Commission.

1594

03:16:39.870 --> 03:16:40.020

Marlene Schubert: Oh.

1595

03:16:40.830 --> 03:16:41.220

yeah.

1596

03:16:44.340 --> 03:16:47.250

Joseph: And then, and then we just send it to the bainbridge review.

1597

03:16:57.480 --> 03:16:57.960

Todd: One thing.

1598

03:17:01.230 --> 03:17:02.520

Todd: nevermind I forgot what it was.

1599

03:17:06.870 --> 03:17:08.340

Todd: Now, there were 18 minutes over time.

1600

03:17:08.880 --> 03:17:10.770

Joseph: yeah so to bed.

1601

03:17:14.190 --> 03:17:14.700

Joseph: Okay.

1602

03:17:15.060 --> 03:17:15.330

Bob: We have.

1603

03:17:15.420 --> 03:17:19.020

Marlene Schubert: anyone else you said Blair and Sarah and was there a third.

1604

03:17:19.500 --> 03:17:20.820

Vicki: No, that was, I think the.

1605

03:17:20.820 --> 03:17:21.840

Vicki: Only two.

1606

03:17:22.080 --> 03:17:24.150

Bob: Well, what about the interim planning director.

1607

03:17:25.980 --> 03:17:27.960

Joseph: he'll be gone, but the tongue is published.

1608

03:17:28.800 --> 03:17:32.190

Bob: Well let's kind of go to somebody and planning, whoever whoever is the leader.

1609

03:17:32.310 --> 03:17:32.610

Bob: sort of.

1610

03:17:32.640 --> 03:17:35.130

Marlene Schubert: I guess right now it's mark and you don't have anywhere else.

1611

03:17:35.580 --> 03:17:39.300

Joseph: I guess we'll just say intent, I would just say intern planning.

1612

03:17:39.330 --> 03:17:41.850

Vicki: Planning director yeah I think that's his title.

1613

03:17:42.030 --> 03:17:42.390

yeah.

1614

03:17:47.070 --> 03:17:48.240

Bob: someone's attempting.

1615

03:17:49.470 --> 03:17:49.950

Vicki: Right.

1616

03:17:50.910 --> 03:17:51.420

Maybe.

1617

03:17:52.770 --> 03:17:54.000

Marlene Schubert: All right, I can send this back.

1618

03:17:54.240 --> 03:17:56.940

Marlene Schubert: To the key and Todd.

1619

03:17:58.380 --> 03:18:00.000

Joseph: Thank you good.

1620

03:18:00.090 --> 03:18:01.020

Joseph: Job guys.

1621

03:18:01.500 --> 03:18:03.300

Todd: Very good Thank you everyone.

1622

03:18:03.810 --> 03:18:04.860

Todd: Thank you very much.

1623

03:18:05.250 --> 03:18:06.150

Todd: wet evening.

1624

03:18:06.630 --> 03:18:08.760

Joseph: Yes, okay yeah see y'all later.

1625

03:18:09.600 --> 03:18:10.950

Vicki: Okay bye bye.

1626

03:18:11.340 --> 03:18:11.760

Todd: bye now.