

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – July 5, 2022
New Member Onboarding
New Brooklyn ([PLN52007 DRB-DG](#))
New/Old Business
 Pre-app conference attendees
 Design for Bainbridge Manual Update
 General Project Update
 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, Bob Russell, Anna Snyder-Kelly, Marc Aubin, and Elaine Liffgens. Joe Dunstan was absent and excused. City Council member Clarence Moriwaki was present. City Staff present were Planning Manager HB Harper, 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 – July 5, 2022

Motion: I make a motion to approve the July 5th meeting minutes.
Russell/Clayton: Passed Unanimously

New Brooklyn ([PLN52007 DRB-DG](#))
#2 Design Guidance Review Meeting
Discussion only

New/Old Business

- Pre-app Conference Attendees
- Design for Bainbridge Manual Updates
 - Marlene has committed to creating binders containing the Design for Bainbridge manual for board members
- General Project Update
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 3:58 PM.

Approved by:



Todd Thiel, Chair



Marlene Schubert, Administrative Specialist

Attendee Report				
Report Generated:	7/26/2022 7:23			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers
Design Review Board Special Meeting	813 4486 0881	7/25/2022 13:45	133	9
			Total Users	Max Concurrent Views
			21	0
Host Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	7/25/2022 13:45	7/25/2022 15:58	133
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Shauna Decker		7/25/2022 14:07	7/25/2022 15:57	110
Steph Fisher		7/25/2022 15:30	7/25/2022 15:32	2
Amy Fowler		7/25/2022 15:27	7/25/2022 15:30	4
Amy Fowler		7/25/2022 15:51	7/25/2022 15:53	3
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jackie Finckler		7/25/2022 14:03	7/25/2022 14:06	3
Jackie Finckler		7/25/2022 14:07	7/25/2022 14:24	18
Jackie Finckler		7/25/2022 14:45	7/25/2022 15:37	52
Jackie Finckler		7/25/2022 14:24	7/25/2022 14:40	17
Sarah Blossom		7/25/2022 15:05	7/25/2022 15:56	51
Shauna Decker		7/25/2022 14:01	7/25/2022 14:07	6
Steph Fisher		7/25/2022 14:16	7/25/2022 15:30	75
Steph Fisher		7/25/2022 15:32	7/25/2022 15:34	2
Ashley Mathews		7/25/2022 14:46	7/25/2022 15:54	68
Brent Haley		7/25/2022 14:01	7/25/2022 15:07	67
Amy Fowler		7/25/2022 15:15	7/25/2022 15:27	12
Amy Fowler		7/25/2022 15:30	7/25/2022 15:51	21
Amy Fowler		7/25/2022 15:53	7/25/2022 15:58	5
12145576219		7/25/2022 14:09	7/25/2022 14:15	7
Terri Beckett		7/25/2022 14:01	7/25/2022 14:58	58
Dianne		7/25/2022 14:08	7/25/2022 15:58	110



PLEASE PRINT

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WEBVTT

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there is the

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You ready? Okay. Awesome. Thank you. Everyone for coming. This is a special meeting July.

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20 fifth, 2022 this is the Board meeting.

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We didn't reach a quorum last week so we reschedule today.

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We do have 4 we're also welcome marked in his first meeting, and the late second meeting.

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Because we have new members and this members of the public and everyone here.

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I thought we just go around and introduce ourselves. Well, who we are where was where we're sitting.

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I'll start again Todd deal Chairman. of them to that review board, and that will give it to the co-chair, or particularly I'm Vicky Clayton.

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Okay, Mark Markov in the 30 years.

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So I got a by joining this board. so here I am.

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Thank you. Yeah. Bob Russell and member of the Design Review Board

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Just in time, i'm anna cider Kelly i'm a member of the

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So far I walk in deputy Mayor and the city council layers on Marlin Schubert city of Beach Island staff.

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I'm sorry bye bye excellent and we do have the new weapons.

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On the on the agenda that's pretty much the only agenda topic we have today's. We do have a kind of hard stop at 3 45 for buck adjourned, and father will be leaving a

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little bit earlier than that. to get a pretty engagement.

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But the first thing we have to do is approve.

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Minutes from July Fifth which we're not extensive but we did have a meeting, so can I get a motion to improve.

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I'll approve the July fifth minutes and second second we go to approve all in all favor, excellent.

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Can I make sure everyone signs in that's here as well, please, thank you.

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Okay, So can I turn it over to Kelly for a intro Thank you.

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So they said, I'm. the senior planner it's intended to provide inventory guidance and then the proposed product, and then the proposed product, and then the proposed product.

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and the design designed to be rich standards and guidelines, including recommendations for how the project could be revised to achieve greater consistency, and the applicant would also ask if this meeting or make No the potential You

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didn't watch now for any departure from living time standards or guidelines,

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Professional services. artist studios in your patients.

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Yeah. land manufacturing and accessory uses solar panel.

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Your proposal requires some kind of design review, along with the conditional experiment to exceed the allowable hype.

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Following this

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I don't I don't think there are any questions do we wanna go into the presentation that was submitted.

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I love to do with zoom if that's easiest for me to present through that you should be able to share.

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Let me. I don't think I let me stop sharing because I think it prevents you from doing so.

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Oops. Okay, I think you're probably can go ahead what happens here?

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Do the option to share should be this a big green button at the bottom, And I think I've allowed everyone Yeah, we can share

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With my hands. There, you go. Oh, you know what I'm Sorry I have to shift you.

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I apologize shawn with you in the room i'm just having a dickens of a time keeping up with the new.

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No problem. and we do have a race hand. You want to wait till after the presentation but they start.

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Video: Okay.

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If it's a document that me earlier you're having trouble maybe I can pull it up.

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Screen

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Hi!

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It's worse than a little bit of a live and just for my zoom.

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How much time do we have for this section of the meeting?

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Welcome presentation 15 min and we didn't define any of the time and I don't know.

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So I'm showing a doctor without this development. I'm an architect and with developer also in Highland revenue for 15 years, and I have taken my own turn and see how the 4

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years so very similar, process and appreciate the process.

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And I think that's what we're planning here is very much in line with the goals and vision of what Cambridge is, and what we want to become so thank you for your time.

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And thank you public members, for coming and lending your thoughts as well.

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There's a lot of content in this that I'm not gonna read. but I hope that everybody's got a chance, and we can certainly go back to anything that needs to be the vision of the development That point of view.

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I think that we're coming to it from in the to create a sense of place that has it and start local individuality.

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This is our zone on new Brooklyn.

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We're business industrial and this is just out of the land use code.

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What that zone it's all about previously description of like manufacturing.

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This is just reference images of other business industrial projects around Bandwidth Island.

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Well recognize and kind of we are attempting to do something that is much more.

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I guess, pedestrian engaging and and best friendly than what we find in other business.

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Industrial zones. This is a darn map of the site here, which is about 4 acres.

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Surrounding properties of the Woodward and Sakai and Cambridge High School.

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Just to the South. There we also have the other larger business industrial developments, including storage in the bar and copper top.

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Hereby. and then, of course, there's the fire station, in the bus barn, the drawing house Bathist church, and then north of the property.

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Little larger view of the site some of it said we're a little over 4 acres.

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This is just some sorry it's a little small here but i'll walk through there's the land use for restrictions on this particular parcel.

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There's no F. They are governing However, there's a lot coverage of 35%.

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The press set back off of New Brooklyn.

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According to the short cloud is and according to the design for baby's guidelines.

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It's 10 to 20 feet. The side set back to the west is 50 beats with the blue landscape screen minimum of 35 feet.

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To be East side, which is ordering another business. industrial parcel is 10 feet set back, and the rear setback, which is the north.

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The property is also 50 feet with full landscape screen.

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35 paid minimum and it's kelly said we're looking at a conditional major condition here permit for an 45 foot

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The list of uses. These are again, are kind of full.

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From what the allowable uses and the intent here for this project is to absolutely curate kind of the best of beamorge local food and beverage, health and wellness businesses that have an engaging aspect to them

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and that the kind of secretivity of uses together create something greater than the sum of the parts.

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And i'll talk about this is looking West and east down New Brooklyn road which is designated by a design, and the transit map of the option serving that area which again is a little small

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slave here as well. service from transit stuff across the street i'm gonna go through these kind of kinda quickly.

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But statement I found out againsttler's design forecast looking at that we're really interested in creating a project that allows people to reconnect with each other and with the community with Angers that are Communal and

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healthy entertainment, venues, elevated craft and beverage, fitness, studio, wellness.

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Co. working outdoor social spaces so we're really looking at this project as a place where people can come together in all times of the year.

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Not just this lovely weather that we're having now but provide some options for

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The less desirable rainy parts of the year that's still a very communal welcoming environment, and

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This is the project concept statement I don't know if everybody

has had familiarity with this since it's valuable for me to read through the real quickly that this i'll i'll try and just go quickly so

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we're 3 store next year's contemporary venue plan around local culture, community values and sustainability, utilizing place, making design strategies that will serve to make Cambridge island and need even better place to

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live. A unique combination of curated businesses will provide a range of engaging retailment options, featuring local craft.

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Green beverage, including a Washington Line team and collective alongside recreational entertainment programming special exhibits, music and art events creating a celebrated sense of place for the community. Facebook Health and wellness companies and other professional service tenants will be

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located on the upper doors with one level of structured parking below grade.

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Reframing the office of the destination. Well, any of the companies to attract and retain the best talent, the project will prioritize pedestrians over vehicles with the large self-facing public

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plaza and expansive interior Winter Garden that will serve as your own community living room.

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Yes, through your courtyard we'll feature a variety areas for people to hang out vision for New York gardens to become like the place where neighbors keep them friends, and where memories are made highlighting that's

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the favorite. The architecture will endeavor to elevate the typical business industrial development and find contemporary materials such as standing, see metal, roofing, architectural concrete environment, siding trying to

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local island aesthetic building. The sauce will be layer to provide visual interests and bring them to scale need to drop resistant landscape.

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We will find your existing natural landscaping providing full screen vegetation to the cell west of north space space will be dedicated to where the farm stands around it's for the connection between the farmers and

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community. So i'm not gonna read through these But I I did want to just highlight that we went through the call plan goals and picked out the money that really resonated that built most people to our project and and really we're

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aligned with what we're trying to accomplish here, and and that includes sustainability.

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Looking at my my pro modal transcription.

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Certainly diversifying our economy here on the island and making it all sustainable.

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And again we did the same thing with the design, for bandwidth, went through the guidelines and pulled out the values.

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And points that we felt were most important and aligned with with our project here.

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And this is the list of them, and happen to revisit that.

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We need to, but save your time keep moving here.

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This is just some concept imagery of what favorite kind of the special part of Cambridge.

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That we're trying to capture and build on it's a beautiful place that we all live and attention is to really capture that in this project and celebrate it.

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I guess. So it definitely wants to be about the community gathering indoor and outdoor, and and again kind of organizing these businesses around, and they shared space indoor and out more I think it's going to

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be a 58 exciting project in place to go some concept images of potential use of users tenants that will and look to fill the space

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Again, looking to be quite authentic and engaging with the mix of activities and experiences target the diverse group of people that call universal.

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We certainly want to make it adaptable through the season.

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So the building available to open up in the spring and summer to the outdoors, and really engage the outdoors and create a cozy lawn environment in the winter time that still feels very welcoming looking at what feels to be kind of

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a vernacular architecture, or or the island here in the other project and material.

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So we're drawing inspiration from

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Again, looking at really timeless, natural, sustainable materials.

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And the project we're looking at this project as a mass tinder.

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You know what we are familiar with. some exciting new not new, but In the construction industry sustainable building material as well as the carbons cluster and creates really beautiful interior environments Well.

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this is about the byefilic design, and the importance of bophilia and your your own physiological state.

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I'm not gonna breathe through this but you're welcome to browsing the top of our again.

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This is about mass timber, and how it's really pardon sequester structural material.

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And this project is very appropriate for representing me again, I think what we value

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As an so i'm excited about this prospects and now we're going to the site plan here.

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So Obviously there's not a lot of structure parking on damage, and it's another step of the expense that we're proposing to have some surface parking and the majority of the parking is all

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below grade under a point here. the building since the top

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It is only exposed on the so sorry North is to the page left here.

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So the parking garage will be partially exposed to the East, which is based in the other business industrial.

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Ams to the north, although this is kind of slumped down to the west end of the south.

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It's all on great or below grade so really no sense of vehicle ice.

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Or no notion that there's a parking brush really there!

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At all. we are clothing a reduction in the buffer to the west.

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To there's a vicki put with a minimum of 35 ports landscape buffer in the Hello and on the adjacent parcels there's an additional 35

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to 135 feet to the property lines. there on top of the buffer.

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That will be providing which will be a dense landscape screen.

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But in order to do the below great parking and compromise the land in that area so we'd like to propose a 35 foot dense landscape screen and also wanted to talk about what

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that means the balance of preserving a lot of the existing tall trees, like being able to plan some.

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Dancer shrumps and things below, that because, as we all know the tall trees blocks light that's not really blocking any visual view.

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Underneath that that tall community. So we want to find a nice mix to be able to block create the dense landscape screen that is intended here.

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So we'll be looking at heavily planting that, and then likewise to the north.

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There's also an additional 50 to 100 feet buffer

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The building is set back 110 feet off the North property line.

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Here. so this makes a very substantial buffer and I know there's some sensitivity with adjacent residential neighbors here. Do you have dissimilar zoning lots next to each other and I

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went, and and just to kind of test what it looks like.

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35 would just to see what that is and you and we can just some illustrated examples, but really can't see anything through it.

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It's well planting so the idea here we've got a entry off of new brooklyn that will be aligned with the bus bar.

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Entry on the opposite side of the road there'll be a drop off area here that we're proposing to have a feature tree as the past Christmas tree lot.

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We thought. it will find to keep a Christmas tree here that maybe community just decorates through up here.

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It's always sort of a celebrated tree again, parking This is

sloping down the low point of the site on the north corner.

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Here at High Point and you can access the below grade parking here.

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There'll be some some hidden garbage and recycle in the back here.

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This is about 7 feet or so below grade here so it's already kind of sunk in and then this is all of pedestrian plaza that the building is structured to kind of wrap around this

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outdoor area. All of these little arrows indicate entries into the building from the individual tents, so it will feel like a lot of diversity and interest in terms of the storefront too many going

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on we're proposing outdoor furniture and putting some people on tables.

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We've got a an outdoor fire feature area, some veggie garden areas

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And we think that, you know we really want to be able to attract people.

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And kind of all times of the day and and in that There'll be a diversity of uses here.

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It might be, you know, the yoga crossfit folks in the morning, and the mind chasing people in the evening.

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So it's not going to be a 100% of the facility used to 100% of the time.

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I'll keep going here, and we'll go together

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This is the elevation of the south facade again.

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So parking is, you can start seeing the parking pushing up here.

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Northtown was it's way off the page here to the left.

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But you can see how everything is below grade in that regard.

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A couple of layers of building materials here. setbacks.

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And I apologize another last day, got into some of these issues. Our render was running a little short of time, but this is facing the East, which is the other business industrial launch, and

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you'll see the parking below right here. that has some green green area kind of growing up with a a screaming on the outside that and again kind of layering the the size of materials and and in

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Break breakdown. scale some interests. this is rather small that in section here showing the great parking, we've got 3 levels space about right oops.

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Okay, This is the first floor showing that exterior courtyard, this kind of great living room here.

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That is open, all of the tenants say is kind of wrap around it gonna see shape again.

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They have also entries from the extra directly as well as the interior and kind of the the walkway and the second floor that wraps around the space as well.

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And that's what that looks like let me start. See some jack eras is the building kind of starts modulating as we get taller, and the third floor again pulls back from the outside modulating even more kind of

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breaking down into 2 cable groups on either bar here in the boat.

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This is just showing some of the site, features, that we're looking to incorporate that are somewhat playful multi-purpose

spiritual.

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And I think palm tree in it not being rich.

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But I thought it would be kind of cool. Sit on a swing and and have your coffee in the morning, or what so?

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Oops plant material. looking at again, pulling in a lot of native planning, said that. do a variety of things.

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Have good expressions, certainly throughout the year, looking at drought tolerant plantings.

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To be sensitive to water use. Certainly native plantings.

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And we'll have more 28 months to plan next the flavor of what we are looking to integrate into the site here, and this is probably a little early for this meeting.

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But I just wanted to bring this up, because I think this is an important part of this particular project, and that the lighting really wants to.

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We wanna keep it warm sexy lighting nothing glaring. I mean this wants to be a place that you want to go.

00:28:14.000 --> 00:28:19.000

How about one in the evening at once to feel warm and cozy and welcoming?

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And So hang special attention to how to do that and that's really staying in this warmer color zone here for lighting, looking at some overhead lighting in those public spaces and just well

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industrial Farmhouse, Wisconsin and life Standards, and some landscape feature fighting as well.

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And the code's got some pretty defined text in their regard to what's allowed, and what's desired.

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So certainly looking to that and it's just a little like lighting plan, which probably better look at and

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But essentially we've got this landscape our overhead, the string lighting here over this this piece, some landscape lighting around the bitch landscaping monument, lighting at the entry a couple of

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downlights just eliminating a smoking area, and in the back, kind of delinating around building.

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And what that all looks like. This is a view from New Brooklyn.

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Entering in I't touch actually i'm just reminding them that site plan there's a proposed new side, a lot coming down New Brooklyn of 6 feet and then a pathway pedestrian

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and bike path coming off with that which would be over over here.

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Really, and turning into this really looking at making the project welcoming, inviting for can come here, not on their in their car.

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Excellent!

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Looking from the east. back towards the project. This again

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The east side will be the sort of the visually, the tallest the west side.

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This is actually looking in the in the port yard here.

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And piece of this wall might be able to open up kind of further learning that line to your an extra space.

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And then this is the West side, so the billing probably feels the shortest and the smallest, and that are

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And this is our final image. This, again, is that other half

mentioned fire feature, for issues.

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And what on the thought on this this monument signed here?

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Is kind of is how much quotes inspiration, or that maybe is rotating weekly or monthly.

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And it can be used as, or backdrop, or interesting guitar in the evening, or art something whatever.

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Since we have in there. so I think i'll keep quiet

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Listen to your comments and questions. And Thank you. Thank you.

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Yeah, yeah, probably. I just wanted to first. give the designer View Board off training for questions before we come into the the kind of the kind of worksheet work.

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And I guess my my first question is that you know aspirationally. a lot of the images that you're showing are nice.

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They're aspirational, though heavily reliant on real real materials, real planting a lot of that.

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And that's always great to start up on the project but how?

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How? What kind of assurances can you give us that?

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You know those things that really we the products rely on don't get cut or downgraded as instruction and project and budget.

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Yeah. Well, I think that's the I mean Everything makes it embedded into the firmware.

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Drawing since really what's approved and anything that gets changed down the lines through the process of modification.

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So. certainly our our I mean this is not just showing you today

right? So it's the best intentions.

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But yeah, when reality is become a you know again, I guess that's the point.

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Any questions for you out and cost. realities. show up. Where is there any move?

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Room to I mean the best question project can exactly answer something that's not squaring up.

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I I do believe that damage is we're out of China being able to support a project like this.

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This is certainly not financially. Somebody would make a whole lot more money to throw that another.

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Simple box warehouse building. that's a lot on the side, and no question that that is financially much more attractive return for an investor.

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That's not the driving goal for this project while it still needs to pencil out because you have to be able to attract capital.

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Nothing's gonna get built here just throwing money in whole but

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But I think That's to me this is what we're about on February.

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These are the things that we value and I think that's gotta translate into community supporting businesses supporting that to bring the businesses.

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Let's talk about. so i'm not I mean this This is what we're presenting.

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This is what we will be detailing, and and like any project, you know. you back it up with the performance to make sure that that it's gonna work and keep moving forward.

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Hope, another

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Other questions. I can say this is a very beautiful project there's no

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For sure. So if I understand, this is like a 90 boss that would be on the road rented by a vendor.

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So far. yeah. So so is the issue of the worms shell.

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And then the individual tenants. The idea is to really carry attendance, being, you know, Washington.

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Businesses that are already love on the island, and want to grow their book friends or need a second venue.

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So those are just already have some potential penets some talk with tennis early, but it's still very early, and I think it really does.

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I mean I I keep using the word cure because I leave.

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That is so crucial, having the right mix in the right sense that that really are, you know, buy into the same concept, and you know it wants to be not looking to plug in it's not Big Bill. man it's just remembering the

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you know what center So they have this concept of the market it's too empty for all time.

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There was a recession on time to finance phase it's supposed to be all those little vendors like the kind of thing one or 2 now.

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It's very successful now, is It kind of evolved from what are we supposed to do?

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So our question would be if it's empty assistant before a long time or possibility create a well, well, that definitely, I I think There has to be a certain number of tenners that are Okay, forward.

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Make it go. you know. Yeah, that that clearly is not a successful project.

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It's not a bill that and wait for them to come it's kind of more in unison of Here's what we're planning and and preparing let's start working with potential tenants

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now, because of any project he's he's out of the board of door open, anyway.

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So. you really have some good time to be able to coordinate that.

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And it's a I mean that to compare this to the copper top, which is similar and the idea, but it's separate buildings.

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The field that's very cool so was a very busy place, and so this is more like a one building to try to do the same thing.

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We're coming here that's in the center I think It's a great vision, I think it's just like my concern would be that, you know if it's hard to get sure to turn into a okay goes up there

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sorry to tell at this point, so I think for me for the design point standpoint.

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I think it's it's beautiful obviously there's the high concern, and there's also a proxy to the west to the north.

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And also the the site, which is okay, So rather than this, I can say, Yeah, thank you.

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So critical. Project

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Shawn, could you take us back to the and sexual site plan?

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And just so I can quick destinating. Sure Am I still sharing screen here?

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What is the length and the width of the 2 buildings?

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That's good a I was guessing that the length is somewhere around 320.

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Yeah, I mean I don't know with this somewhere. i'm guessing again 125 so that that is part and parcel of about concern you know Kelly said but

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This is the meeting where we can make recommendations to help you Meet the standards, and you mentioned that you're proposing a reduction of the buffer on the west from 40 the 50 page.

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So they kind of what I would call in non legal terms. The governing documents for this property are not only the municipal code, but also the legally documented call to short platform and that short plapped

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the city can't be a departure change anything that's a whole to change the short block. it's a whole different process outside all of this. and we were looking to do that as well, that that would So that.

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Is and it has to be over for the whole lot.

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And so the Coltis short cloud is It stands today.

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Requires and it isn't negotiable 50 foot buffers, and it also calls out very specifically the front. So the issue of that 40 versus 50 would be something that you know the drv doesn't

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have probably just sign off on that that's okay with us and so that doesn't work and has to be fully landscape.

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So It's really Can't have them skills and they can't be concrete, you know it's fully And then along New Brooklyn.

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And this was also called out in the public works cover letter.

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They want to have that has to have a 6 foot.

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This has got to be on New Brooklyn, and this covers the entire length of the plaque.

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So when the other properties in the plot get built out they're going to pick up where you're gonna leave off, they want a 6 foot wide bike plane with either curve gutter and a sidewalk or 3 foot gravel

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shoulder, and a separated path, trail or sidewalk.

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So right now you have a sidewalk called out and without a dimension I can't tell under Brooklyn we would be those that if you've got a fifty-foot

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setback, which means that your circle turnaround and everything that can't be in that.

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So i'm i'm concerned about the new brooklyn setback buffer.

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It's a buffer. it's not a setback It's a buffer, and i'm concerned about the offered on the west, because that very much changes the sky side of the building I mean something scattering

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happens gonna move somewhere. then. So that's to be successful that's not to be dealt with.

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But also for the Dr. B. to do its work at which Then i'll be presumptuous and say the planning commission very much then realized from the work that we've done and

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For this meeting. we're supposed to be able to look at the parking, but we'll also need to see what are the parking requirements for the uses you're proposing because you know parking is highly sensitive

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on building on damage is enough nope there's too much Nope.

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We've got incurring too much concrete We've got this we've got

that so i'm being.

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I've been asked questions for while all this wonderful underground parking?

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But why the surface parking and couldn't there be a big green belt and couldn't the building move over, and I mean people are, you know they're not saying No, no, no, no, but they're puzzled, so I

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guess my 2 questions are: What about those buffers and how to deal with that?

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And we can't really join our work without those inner source, because that drives what the building looks like.

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My are saying that parking it is certainly an issue but it's the issue, and it is handle with but it's those calculations dramatic for those are part of the required sample for design

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values per appendix set You have, like a

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See? shut up this chart. let me just and then you could find those spaces within commercial spaces.

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There's a there's a number yeah, certainly familiar with that relying on the traffic different uses. So, for example, the industry, and like manufacturing

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and

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The prior to that is one space for something like that would be one space for employee plus one stupid is not There are also provisions isn't covered

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by this by the municipal code, the director was saying.

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For considered things like the the requirements. no jurisdiction for sure island requirements for similar uses, but something like this.

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So there are various ways to get to the parking.

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And what is sensible? Yeah, And there are also complementary uses that are permitted.

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So, for example, that you have a that's open until 2 Pm.

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And then 80 it doesn't. know until 6 those kind of complementary, So that's sort of a traffic engineer would provide Yeah. yeah. it's such a complex calculation for this

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to illustrate what's yeah.

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What's it often? what's not too much have an idea what the full grounding is

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I I have a number of questions I Don't wanna rattle them off all at one time, Mr.

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You know high level. There's not enough submittals for me to make a decision on

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I don't know this is this middle up here I haven't seen it all.

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It must be something recent and the rend rings. But let me deal with that later.

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The first comedy shawn and I don't think it's a surprise.

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I I had a real issue with Isn't that is the building overpowering the North Woods development.

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I haven't got a a rendering looking like from the corner or over towards the building.

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I mean I see these rendings and i'm thinking gas with a camera.

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I can make a lot of things happen because I don't show some other stuff that I don't want anyone to see.

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It seems like Number One. we don't have a render inner depiction perspective from the what thing on himself.

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Yeah, the southwest corner of New brooklyn we're supposed to have renderings looking for Brooklyn on the site, and you know, i'm not opposed to the what the use is I like

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that idea personally, but I have a real problem with it's almost like the buildings overpowering show me that it's not.

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And then I guess. Secondly, you know I I hear you going in for a you know a deviation on the in the buffer. the North would side.

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No no wrong point that that's where i'm at and There's a lot of samples here that aren't complete, I mean.

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I I certainly taught Cap, make any students today. We went through this on a recent project called Winter Grain, and I kind of since.

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She's shawn. as being a lot more open and I respect that a great deal. but we're still going through the same issue that we had before.

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We're not getting enough submittals I don't know who's supposed to screen these. But we're not getting enough submittals.

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We can make a decision. We need 80% of our submittals. i'm happy to plan, And when you say it's the middle Well, the the site plan is supposed to have landscape, and that I don't want

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you can. you can read it in the design with new we we spend about a year and a half going through the for the design for payments to make it easier.

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We want to provide customer service to the app really do.

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If we can get like, I said, 80% of our submittals.

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These projects would move promptly. Generally speaking.

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Well, oh, I I just look at the design design for day.

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We're just pretty clear I spent a lot of time looking at that.

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The last couple of days, and something called the administrative manual making sure they're in same and and because I was very involved in making all these changes.

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There's it's just an it's an issue if you go in, I mean right now you're supposed to have dimensions on the plans like Vicki was talking about when she said I mean a

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simple thing is like, How long is the billing? How long does it?

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They they were Yeah, and no it's not a complete list. but landscape plan part of the oval building sessions that go 100 feet beyond each side of the building to have a the height based buildings and then I

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believe it was an axon, or some type of 3 dimensional overview to kind of see the the bulk of whatever project with what's around it and i'm having sections a couple of

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sections. sure, sure, the whole property. And again, this is really important stuff.

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I mean if 80% doesn't include the critical stuff which I guess the vicinity map, I I guess you could call this a vicinity map. it's a little more. then we're used to looking at

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our agency color other ones like we have a sample zoom like assigned for payments.

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And Yeah, I guess it's really right the setbacks and the buffers, of course, are really critical.

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I don't recall if you got the buffer along New Brooklyn there.

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I don't I wasn't sure advice

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You can sit my guess. Okay, 50 feet is 55 feet coming right to the edge of where the driving circle starts, and and since she don't have anything on the drawing other than that sidewalk, there's no vip and by count etc. so the whole thing's got a march to

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the towards the north, to be able to have all those to get the 50 quick buffer from your brooklyn in which can't start until after the bike path and the sidewalk.

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I think so. Now you've marched out 60 feet for a client that way.

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It's gotta go that way to get those buffers in which then I don't know what happens.

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Then I mean again let's just go back to the high level so show us that it's not overpowering. I mean, I think you're aware of that.

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How can you show us and show the neighbors that it's not overpowering?

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Because if you look at the renderings it looks over foreign because I haven't got any perspective without a reference point, I saw the one from the other end looking within North West I don't see it in north downtown

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woods side, and that's the side i'm concerned there'll be no visual connection whatsoever.

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Well, we have to show

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Do you have other points, Bob? Well, we can go back ,

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So the the things you're just driving up like I mean, etc.

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It's an unusual condition that with the shortcut Those improvements in the right way had to take place.

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One of the features development came in. but those are all taking pretty sooner There is an article so i'm trying to show I'm.

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Shannon showing here as a property mine is, this is the online with the right way.

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And all those ,

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I was like 2 of the things that I really appreciate about this project.

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Are the he the public states this is my public public safe that's providing.

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And Yeah, we'll see that one Oh, the the use of underground parking.

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I think that's a really smart use of the safe My infections are related to those things.

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The underground parking does that contribute? Is that fully undergraduate, or is that contributing to the increased heightened costs?

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It is firstly undergraduate so on the South and West Side.

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It's fully integrated as the site drops off here to the low point.

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It starts to be and yes, that does absolutely overall scale.

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And One of my one of my concerns with this, that you call it private living room.

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Space. is often when let's say that's that's viewed as public.

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Is actually owned privately. there can be public issues involved with that.

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And where people see see the space of public. how do you have an idea of how you might respond to those those sorts of moments?

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And do you have an idea of how of what what the space might do to help people.

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A wide variety. People feel welcome, not just the people who can spend money in your space.

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Not sure So when spaces appear to be public or kind of feel like that public living room. sometimes people will want to use that space for for free speech. or like you're looking for but it's

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not always the necessarily the clientele. like, if somebody wants to create their protests right there.

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For example, thank you guys for that. I think that's a element have the same example. But if there's an activity that is not really in

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I that's good question I don't know they I don't know how to respond to that right yet.

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And the green is private, like that.

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Yeah, that has asked, looking forward I mean that's interesting that I didn't know that.

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Yeah, private, but can do this all the time so sometimes you have to put it pence people to be able to walk through.

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Then there's 6 issues in this case ring. so I think it's a discussion of your own to decide if you don't know if they're users.

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Or not. if somebody comes into I can

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Okay, and I think a less like sticky well that I could imagine happening is, we're right by coming and wanting to think now we are which would be a great a great state for people to deal to do that and I would

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slender how how you respond. Respond to that ,

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Whatever it might be, that is assault, safe kind of welcoming safe.

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So yeah, yeah, the other issues yeah I think the more operational and i'm wondering since Bob has to leave at 3 30. we probably would like to hear the public comments it's.

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3 in the long as It's just no stomach what do you want to do?

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I had one more questions I want to make sure I didn't have it, but some of the Oh, it's just It's a minor one. the the outdoor parking is that a I that's

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a good question

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Yeah, ,

01:00:15.000 --> 01:00:24.000

Question I have on the 35% that's all coverage area.

01:00:24.000 --> 01:00:37.000

And it's, you know all obviously you know we were heard of successful.

01:00:37.000 --> 01:00:56.000

I say we have to become a Okay so I think we'll be describing this

01:00:56.000 --> 01:01:09.000

,

01:01:09.000 --> 01:01:28.000

So as a follow-on to that kelly with that right Now, with that that website's got a 10 foot covered and but wide is that counted

in the lot coverage. The concrete patio up a lot coverage is

01:01:28.000 --> 01:01:41.000

limited to the area covered by those strictly up to Tv and Eve, for example, some other little things.

01:01:41.000 --> 01:02:00.000

How does it? doesn't so underground so we'll enable the underground parking that would not be so that parking, in other words, the packing garage could go well, beyond but i'm i'm used

01:02:00.000 --> 01:02:15.000

to that when when It's fully undergrad but on this site, it's at least 2 sides, and i'm not clear what's happening on the west side If that's fully under great it's emerging on it looks

01:02:15.000 --> 01:02:28.000

like 3 sides. right. so I guess is the portion that's underground.

01:02:28.000 --> 01:02:33.000

That's under the surface of the first does not count for block coverage.

01:02:33.000 --> 01:02:50.000

It's only from the ground up I understand that but in that plan along the West Side that's not covered the Yeah. and I I don't have it here.

01:02:50.000 --> 01:03:02.000

But if there is a poly line that has been drawn around it, and it's where the where the parking garage actually starts poking out the phone coming, a little bit of a plan that's where it starts counting So

01:03:02.000 --> 01:03:08.000

this counts over here to to wherever it is actually on grade.

01:03:08.000 --> 01:03:14.000

And then this does not count, and then it starts counting again where it pokes up so it's it's

01:03:14.000 --> 01:03:30.000

You know, the natural photography makes it a awkward shape, but essentially anything that is below. So I would say it would be helpful if we could have the Maca, because Coltis once again, says 61,447

01:03:30.000 --> 01:03:39.000

square feet, and I think that's in your your letter to So how how do you get to 71 And is it?

01:03:39.000 --> 01:03:55.000

Okay, yeah, because can't be bigger? than no, just a one more question on the do you ask me a docker reduction?

01:03:55.000 --> 01:04:01.000

Or is that So what's the reason by that I know the ?

01:04:01.000 --> 01:04:06.000

What are the layers Push well it's trying to get to capture the parking below?

01:04:06.000 --> 01:04:16.000

That is for the project really see we'll need to if we're not going to get into the setback.

01:04:16.000 --> 01:04:31.000

Remember those solves. Okay, yeah cause that's a that's a tough one to I mean, those are.

01:04:31.000 --> 01:04:40.000

So it's like to challenge those dimensions okay, John, I mean I have other questions.

01:04:40.000 --> 01:04:49.000

But I mean we're gonna have more meetings on this project. Anyway, I I mean, I certainly can't pass any any I'm not ready for the checklist if can be here from the public.

01:04:49.000 --> 01:04:55.000

I'd like to really get an idea I have other questions but I can do them next time.

01:04:55.000 --> 01:05:06.000

Listen to the public without just We will listen to the questions but I want to stressed it you're we're the design review board. There's other There's other places for the public to express their opinion and stuff.

01:05:06.000 --> 01:05:24.000

That's a separate issue. We do want to hear about it we're looking at the design of the project kind of in a different light than the Don't got rock move forward with them to sign recordings to testify us in the

01:05:24.000 --> 01:05:31.000

public when I was sitting in those chairs I don't understand oh, just wanna hear from the public!

01:05:31.000 --> 01:05:37.000

Oh, I understand that. But we also are. We have some questions that I want to get through first.

01:05:37.000 --> 01:05:50.000

Oh, okay, Just another observation is that the you know the trash and recycle is also pushing into that buffer less than on the West.

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You guys, so no other issue but and I think that's what why we're so concerned about the the parking counts.

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If there's room there, if we don't need that lane on the page north.

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We don't need the stalls the building can shift East and then also the X.

01:06:17.000 --> 01:06:22.000

It will the fire department access we have to be there it that's you know.

01:06:22.000 --> 01:06:26.000

That's all it had to be. it could be crossstone It could be something else.

01:06:26.000 --> 01:06:32.000

And you could even have a smaller parking lot in the back that was access through the parking garage.

01:06:32.000 --> 01:06:40.000

I don't different different thinking is gonna have to happen that question about the fireline.

01:06:40.000 --> 01:06:47.000

Cause there's some like woodward, school had to have fireline all the way around it.

01:06:47.000 --> 01:06:51.000

Okay, and it has to do with distances, etc.

01:06:51.000 --> 01:06:57.000

So that was called out in the Pre app letter from the fire department, following all the way around.

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And then there's definitely a change in that if we could just have that documentation that why, Why, now, it's the fire department.

01:07:07.000 --> 01:07:14.000

Okay, without having yeah, We had met with the fire department.

01:07:14.000 --> 01:07:20.000

About that specifically, because clearly we don't have the access all around.

01:07:20.000 --> 01:07:24.000

The the requirement States anything within the developers of the building.

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And she had said, Yes, but if you have then that is no longer a requirement.

01:07:36.000 --> 01:07:48.000

You still need to have the turnaround access if you have a road that goes ahead and good to feed, in which we have but they felt confident to be able to right any fire issue.

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With with that instead, and asked if that note could be revised.

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The free application letter, I think, because it set up any thing in crash.

01:08:01.000 --> 01:08:20.000

And and she said, Well, just the pre Application Yeah, absolutely I mean and that seems to be like And even I understand what you're saying and that's too bad they won't just send an email that still could be

01:08:20.000 --> 01:08:26.000

posted by the planner, but we could put that as a condition so at least it's there we've done our job.

01:08:26.000 --> 01:08:35.000

Our concern. Yes, if you have voice just seems to know that it's been approver, though over them.

01:08:35.000 --> 01:08:40.000

And so we're not good so just kind of the doping height.

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That's kind of where we have this free like config over the maximum right?

01:08:45.000 --> 01:08:53.000

Usually this is not granted George Clinton.

01:08:53.000 --> 01:09:04.000

So where are we with the 10 that's an extra 10 feet that's not going back to have the neighborhood around our Thursday back on everything on the street?

01:09:04.000 --> 01:09:11.000

What do we where we would attend for this? So how does that get measured?

01:09:11.000 --> 01:09:30.000

Yeah, yeah, in the middle of the building. from where to where understanding is it's the average grade, or that's fair at the top of the So if we could go to one of those drawings, And then

01:09:30.000 --> 01:09:39.000

maybe you could. There was a height there, was an elevation You can point that out so visually.

01:09:39.000 --> 01:09:46.000

Maybe we'll have a better understanding

01:09:46.000 --> 01:10:06.000

Yeah, The The average grade is calculated from see it's great around the building average south Oh, no,

01:10:06.000 --> 01:10:29.000

So if this isn't great and you average those 2, and from there, that's Denver.

01:10:29.000 --> 01:10:45.000

It's 35 feet to the midpoint of the table and they're asking for 45, so which is the How does that work, Kelly?

01:10:45.000 --> 01:10:48.000

How does? if i'm an applicant and I come in?

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And I will go to say 45 feet in the codes.

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35. Is that a decision that who makes the decision that Yeah, it's okay to go from 35 to 45.

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I guess that's kind of a vertical question i've always had

01:11:06.000 --> 01:11:11.000

So we always get the decision maker from the underlying land experiment in this case.

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That's the directory so directly and set said that this is okay to go for 45 to add another 10 feet.

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They have to need all the conditional use. criteria plus 3

additional reward.

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That additional criteria like it can't or impact soldier on another property.

01:11:39.000 --> 01:11:49.000

There were like 4 different additional

01:11:49.000 --> 01:12:06.000

Get the approval of the director. Yes, it would be likely that, and all that would be likely that they would come in with Consolidated that location. So it would be said, plan, and design review and condition

01:12:06.000 --> 01:12:26.000

And i'm sorry for a major I'm so sorry for just historically on beamer or conditional to use permits, when they're put in by the director history on that

01:12:26.000 --> 01:12:33.000

if once the condition we use permit is put in this bambers, typically just, you know, go through.

01:12:33.000 --> 01:12:39.000

There's no pushback or anything Well, that's probably a bad.

01:12:39.000 --> 01:12:50.000

I I don't know if that's answerable certainly not by Kelly

01:12:50.000 --> 01:13:01.000

Different kind of animal they're a little harder to understand it's a permitted thing if you need all these missions, and being rejoined, I know it's conditions.

01:13:01.000 --> 01:13:11.000

On so many things that if that's a hard distinction for the citizens of the community to understand basically 45, permitted.

01:13:11.000 --> 01:13:19.000

If all these conditions are met. Yeah, no. I understand now. So what is not what up there?

01:13:19.000 --> 01:13:26.000

Yeah, oh, no, this we're we're they haven't applied for the land use firm yet.

01:13:26.000 --> 01:13:34.000

So there's this meeting another meeting with the designer new board, and then they can apply as part of that application process.

01:13:34.000 --> 01:13:42.000

The planning permission reviews and makes recommendations. The director director that makes recommendations.

01:13:42.000 --> 01:13:48.000

Yeah, my experience going back is something that you need to get extra very well.

01:13:48.000 --> 01:14:11.000

So the reason is that if the building doesn't get fully part of that stuff yeah, I mean again, I think the there's to your question business industrial zones, there's a lot of money being put

01:14:11.000 --> 01:14:19.000

into. they experience the materials. the design, structure. parking costs money.

01:14:19.000 --> 01:14:26.000

All of these things are: yeah, heavily burned, the financial format.

01:14:26.000 --> 01:14:41.000

And I think the way that that can be successful as if there's enough critical mass make that work, and if it starts getting chopped up and shrunk.

01:14:41.000 --> 01:14:53.000

Then we start moving back to really not having the dollars to put into the architecture, into the design, and start sliding closer to what we normally see.

01:14:53.000 --> 01:14:57.000

I think so. It is kind of a delicate balance.

01:14:57.000 --> 01:15:07.000

You have a little bit more leverage should be able to utilize when you have more more critical mouse.

01:15:07.000 --> 01:15:12.000

So, but we gotta put a value on the neighbor but also we just can't look.

01:15:12.000 --> 01:15:36.000

I understand what you're saying about the pro format we all get it that's one thing I guess it's on my Okay, let me back to where it's gonna be greater than what they're

01:15:36.000 --> 01:15:42.000

proposing. so I think what they're proposing is

01:15:42.000 --> 01:15:51.000

Of course they're going to be. so why, it's accept acceptable, and overall with all the things that they're gonna bring in.

01:15:51.000 --> 01:16:03.000

But I think it is not to forget it. the zoom name is something that's really more than those. And I think that's every point mark.

01:16:03.000 --> 01:16:21.000

And and Bobby, where's where zoning groups come together, and that's always Oh, yeah, the curiosity and the aspirational parts of the the program.

01:16:21.000 --> 01:16:29.000

There was a comment when I saw the elevations there again that I just wanted when we'll go through the list of things we're recommending at the end.

01:16:29.000 --> 01:16:35.000

But just those elevations are allowed, and they need some scale.

01:16:35.000 --> 01:16:45.000

Break it down to the human scale. and it might be there. but it's not being conveyed in the drawings that were being shown.

01:16:45.000 --> 01:16:55.000

And I think part of that issue there is no I would question the use of the big white volumes from the center.

01:16:55.000 --> 01:17:02.000

And then also on the east facade and wherever the parking lot is exposed.

01:17:02.000 --> 01:17:10.000

There's a huge reliance on those green screens and those don't come in years.

01:17:10.000 --> 01:17:17.000

So what other alternatives are there to, You know, soft on that that platform?

01:17:17.000 --> 01:17:23.000

So probably to have a successful organized next design guidance.

01:17:23.000 --> 01:17:32.000

Meeting this appendix a so design guidance on page 2 of it.

01:17:32.000 --> 01:17:39.000

It could service up as a checklist you can see where there's like the comments about the parking and things like that.

01:17:39.000 --> 01:17:47.000

The things that you can whip through here. and say Okay, i've got to get this from this. These are things that they're asking for that are missing.

01:17:47.000 --> 01:17:56.000

And But I love Christopher that's that's in here under building elevations, so that could be really helpful for the next meeting.

01:17:56.000 --> 01:18:03.000

Yeah, those things. No, go ahead. I got a question. you know.

01:18:03.000 --> 01:18:16.000

I I certainly like my life mass timber i'm i'm really into that I I sit on a lot of podcasts architectural record, and we'll see you about that really like it.

01:18:16.000 --> 01:18:20.000

I got a buddy to spill in the mass Timber House now crash on the island.

01:18:20.000 --> 01:18:28.000

Cool along that line, solar there's no solar on the road.

01:18:28.000 --> 01:18:36.000

I was just wondering. Is that week we have allocated scenarios?

01:18:36.000 --> 01:18:45.000

It's kind of between the 2 bars it's between the 2 bar buildings on the flat group.

01:18:45.000 --> 01:19:00.000

Sorry, yeah,

01:19:00.000 --> 01:19:08.000

We can open up to comments doesn't have yeah please.

01:19:08.000 --> 01:19:12.000

I have to cut out. Okay, hi i'm bill Slonker.

01:19:12.000 --> 01:19:22.000

I'm with So so basically I live about where the the Cep.

01:19:22.000 --> 01:19:29.000

With the conceptual site. And one of the things that I noticed about this going is that it does not show.

01:19:29.000 --> 01:19:50.000

The houses are in the streets. if you go to the northwest corner of the property, there is actually a house there that the kids baseball

01:19:50.000 --> 01:19:57.000

This building matter what side will be visible from my house?

01:19:57.000 --> 01:20:06.000

Excuse me, because right now I can see

01:20:06.000 --> 01:20:14.000

I think this is happening all the way down the woods are thin. They're not getting bigger unless you wanna get out and actually water the woods.

01:20:14.000 --> 01:20:20.000

These vegetative blocks, shrinking in size

01:20:20.000 --> 01:20:26.000

And to give up 10 seats to make it more convenient to get a few more parking.

01:20:26.000 --> 01:20:33.000

I think that's that's especially since there are I don't go parking stocks the other side of the tooling.

01:20:33.000 --> 01:20:50.000

Those could be the just sweet ability over so that's That's one that's just just in terms of the foot in terms of scale I just did some rough numbers just dimensions on any of

01:20:50.000 --> 01:21:03.000

this material, but it's gonna be a functionally the size of the park in my bag that's big.

01:21:03.000 --> 01:21:10.000

The walkway on the building. it's gonna be like on the upper deck, looking down in my yard.

01:21:10.000 --> 01:21:17.000

So i've lost all sense of price so those are my first 2 big things.

01:21:17.000 --> 01:21:29.000

The other thing would be. We already live, and probably the most congested part of the end between schools.

01:21:29.000 --> 01:21:50.000

People picking up their kids buses So this is just gonna make that much some little bit.

01:21:50.000 --> 01:22:00.000

These are 2 very big and I don't think Okay, I mean, there's only 3 of us here, but guarantee they are very cheap there.

01:22:00.000 --> 01:22:06.000

Aren't many people in your kind of exciting they're excited about

head was clothing to go through.

01:22:06.000 --> 01:22:33.000

I think everyone sort of envisioned something like. maybe another
It's all going like the bar and this kind of was mine squares
safe way. So I just think that this is something really needs to

01:22:33.000 --> 01:22:42.000

be Consider it's not mathematics isn't like sitting out. Figure
out how many parking spots you need.

01:22:42.000 --> 01:22:49.000

This is the this: what's the visual impact it still looks like a
4 story building .

01:22:49.000 --> 01:22:59.000

So that can i'll I'll show them oh, it's Tom Capado.

01:22:59.000 --> 01:23:10.000

I've been there in the long time my father the oldest, and I've
been through many dissertation property development.

01:23:10.000 --> 01:23:21.000

Hi represented our the problems, but it's a sufi property, which
still 5 is a 1 million dollars for discussion, and that nothing
happened here.

01:23:21.000 --> 01:23:29.000

But we represent, and a rated developments surrounded by all this
stuff already right.

01:23:29.000 --> 01:23:46.000

So far it hasn't been unbearable but what you'll do is say that
people can here what people is saying, and then a rated
development that was an award within development at its time in
the country right mentioned what period

01:23:46.000 --> 01:23:57.000

is I quality of life all of this, hey? it's up to 80 billion
dollars, and probably value 80 billion dollars.

01:23:57.000 --> 01:24:06.000

How much taxes. I think that pay right. Do you think they have a
voice to say, We don't want something 10 feet on my property.

01:24:06.000 --> 01:24:15.000

I think we have to say that you know and what i'm hearing now is
over scale overdone.

01:24:15.000 --> 01:24:27.000

We're not against the concept. No, from all that you could eat a
voice in the barn comes about an apparent.

01:24:27.000 --> 01:24:35.000
Some of our houses come close, cannot have to go happy to look like this gentleman.

01:24:35.000 --> 01:24:40.000
Unfair, you know. so I haven't heard one person.

01:24:40.000 --> 01:24:52.000
Thank you. see, you got to represent are investing Oh, I have time in this I don't think it's fair.

01:24:52.000 --> 01:24:59.000
I think we did better concern for the people who live here right, and there are many problems with this area.

01:24:59.000 --> 01:25:06.000
At 3 o'clock you play that interception because everybody's picking up the kids with their cars.

01:25:06.000 --> 01:25:22.000
You know if this traffic has there's a hit that comes down it's it hides cause so you can't even see a company we get pulled out a lot of time you can't even see that there's

01:25:22.000 --> 01:25:26.000
a there's many things that are wrong site.

01:25:26.000 --> 01:25:33.000
However, you know we're not against you idea of having fun so keep that in mind.

01:25:33.000 --> 01:25:40.000
It's way too big, and keep in line the people who live there.

01:25:40.000 --> 01:25:45.000
They have their life earnings in the house. right respected.

01:25:45.000 --> 01:25:55.000
Thank you. and any other comments from people here.

01:25:55.000 --> 01:26:01.000
Okay, and there is a hand in the audience, maybe 2 just love her talk.

01:26:01.000 --> 01:26:08.000
I can't even know

01:26:08.000 --> 01:26:12.000
I just promoted Amy to panelists Amy.

01:26:12.000 --> 01:26:19.000

Do you have a question then, you're muted right now I'm.

01:26:19.000 --> 01:26:27.000

Well unmute and start my video. I just want to thank the members of the planning Commission for having this additional meeting.

01:26:27.000 --> 01:26:33.000

Excuse me, and I wanna thank my neighbors for speaking up on behalf of other neighbors, and expressing their own concerns.

01:26:33.000 --> 01:26:38.000

I echoed the concerns by Mr. Slonicer and Mr. Kevadana.

01:26:38.000 --> 01:26:46.000

This is an incredibly large building, a very tall building, taller than quite a few of the trees.

01:26:46.000 --> 01:26:54.000

Around us, and definitely with the with the trees thinning as they have been for for many years.

01:26:54.000 --> 01:26:58.000

And the continued heat that we are going to be experiencing.

01:26:58.000 --> 01:27:10.000

Those trees are going to continue to thin Our cedars are dying and we are gonna have a clearer and clearer sightline to a very, very large building.

01:27:10.000 --> 01:27:25.000

Those in the building will have a clearer and clearer sightline to us if it is built, as designed, I think, in addition, as Richard Kavanaugh pointed out, there's already an incredible traffic load in that area and this

01:27:25.000 --> 01:27:37.000

would only add to that I am not at all opposed to a structure that contains the amenities that have been described in this proposal by husband, and I are Fans of mass timber.

01:27:37.000 --> 01:27:41.000

Design. I think there's a lot of benefits that could be accrued here.

01:27:41.000 --> 01:27:52.000

The scale and size is simply out of line with the neighborhood. that is right next to it, and would be clearly impacted.

01:27:52.000 --> 01:27:59.000

And I say clearly, for a reason. it it's clear clear sight line right into my backyard.

01:27:59.000 --> 01:28:07.000

As well. So I would. I would urge a re-examination of the size and scale of this structure.

01:28:07.000 --> 01:28:26.000

In addition to the setbacks and examining whether something that is more modest in in scope and more in line with other properties around the region, we we enjoy having copper top nearby, we enjoy having the the barn structure and

01:28:26.000 --> 01:28:30.000

the the businesses that are there. We patronize those businesses regularly.

01:28:30.000 --> 01:28:34.000

And if their business is here, we would likely pay patronize them as well.

01:28:34.000 --> 01:28:39.000

If it's a monstrosity overlooking our backyard.

01:28:39.000 --> 01:28:43.000

No, we would not be patronizing them because we vote with our dollars.

01:28:43.000 --> 01:28:47.000

I want to say you again for having this opportunity to speak.

01:28:47.000 --> 01:29:09.000

Thank you. hear Meremember how to move back i'm sorry

01:29:09.000 --> 01:29:14.000

Move it back. Okay, Was there another question in the .

01:29:14.000 --> 01:29:27.000

Hmm! Thought it was too Staff put his hand down. Mr.

01:29:27.000 --> 01:29:31.000

Fisher, have his hand up long time but it's no longer.

01:29:31.000 --> 01:29:41.000

Oh, there we are. Okay, Thanks. Well.

01:29:41.000 --> 01:29:46.000

Sorry. Can you? Can you all hear me? Okay, cool.

01:29:46.000 --> 01:29:51.000

I just wanna echoment the or sorry echo the sentiment of the other.

01:29:51.000 --> 01:30:02.000

Nor neighbors that have provided commentary i'm also a resident

in Morton Woods, and i'm just primarily concerned about one like the woods, are not in a healthy state that are surrounding our neighborhood we're trying to

01:30:02.000 --> 01:30:09.000

have conversations about how to make them healthier but it's sad to see that they are diminishing each year.

01:30:09.000 --> 01:30:22.000

And then the second part is just like the safety of both pedestrians, and if they are promoting this as a place that, like kids can come hang out after school, I would just highly recommend some type of traffic study to kind

01:30:22.000 --> 01:30:31.000

of understand what would be the impact of increasing traffic and an already bad intersection.

01:30:31.000 --> 01:30:37.000

It's really difficult to get out of the neighborhood or just even anywhere to the schools or whatever when the schools let out.

01:30:37.000 --> 01:30:41.000

So I just highly recommend that someone take the time to do a traffic study to understand that impact. So

01:30:41.000 --> 01:30:59.000

That's all I have to say Thank you Okay, thank you step, and I believe, of traffic studies under way, or part of very good.

01:30:59.000 --> 01:31:07.000

Yes, one more question. So I understand there's gonna be a small amount of cellular.

01:31:07.000 --> 01:31:15.000

So are you gonna use traditional hbs and systems up on the route to?

01:31:15.000 --> 01:31:24.000

I'm not sure what I mean by traditional air handlers with refrigeration system.

01:31:24.000 --> 01:31:29.000

We got some error

01:31:29.000 --> 01:31:35.000

The area out allocated at the lower roots here.

01:31:35.000 --> 01:31:50.000

So this is one level below is that the second floor that would be screened for Hdac, And then some kind of wells getting into the Google room for additional

01:31:50.000 --> 01:31:54.000

They're having units that would service the chance could have been that zone.

01:31:54.000 --> 01:32:01.000

So is there a Is there a noise, level requirement for new buildings of this type?

01:32:01.000 --> 01:32:09.000

So now, like if you go to Comedia apartments or any of the places there along Hilda Branch saweway, I mean.

01:32:09.000 --> 01:32:13.000

It sounds like a like a tanker going by all the time.

01:32:13.000 --> 01:32:22.000

So that that's another impact on our neighborhood the amount of noise put out by it by the systems not with this

01:32:22.000 --> 01:32:30.000

Also whether it be a 24 h lighting the lighting, I mean, i'll be in emergency riding.

01:32:30.000 --> 01:32:51.000

Of course, we need to have that again. wedding. would all. there'd be a requirement to have a very or nothing glaring but kind of what you find in that So so that would that would provide disability to this building

01:32:51.000 --> 01:33:09.000

at night. I guess it's gonna mess Well, frankly I don't think you're gonna be seeing it at all, and I want to illustrate some drawings. to show the existing trees are are much smaller than the

01:33:09.000 --> 01:33:15.000

building, and we wanna provide some desk screening below that that provides that whole landscape screen.

01:33:15.000 --> 01:33:27.000

That I think is it's intended that that you want so I don't think there will be any visual connection.

01:33:27.000 --> 01:33:31.000

I mean right now, I think yeah there's there's some trees there.

01:33:31.000 --> 01:33:46.000

But there's no landscape screen that's just so i'm sure that there's some some view corridors that are probably not desirable, and spend time with each of close that off so you have a green screen

01:33:46.000 --> 01:33:59.000

Okay, I I guess I question how like how do you do that, cause I've gone to the nursery and purchase some trees that I'm never put into author just to get a head startup.

01:33:59.000 --> 01:34:02.000

But we can have the biggest treat you can get in.

01:34:02.000 --> 01:34:09.000

There are. Yeah. Oh, how are you gonna find a bunch of points at all?

01:34:09.000 --> 01:34:16.000

Well, I think it I mean it's a combination of scale some taller things that fill in.

01:34:16.000 --> 01:34:19.000

I mean i've i've planted my own I don't have a sense of their property.

01:34:19.000 --> 01:34:25.000

But I plan to be a green wall, but in 2 years and it's Oh, and

01:34:25.000 --> 01:34:35.000

People walk by and I can't see them at all so Well, right now it's that's a different animal.

01:34:35.000 --> 01:34:42.000

But I don't know I mean so right now.

01:34:42.000 --> 01:34:46.000

I guess, is the at high level i'm not really seeing anything.

01:34:46.000 --> 01:34:51.000

So I think that is a it to your concern. I I do hear you.

01:34:51.000 --> 01:35:03.000

I think that is important. as is, you know, any building next to residential another level of of sensitivity to it.

01:35:03.000 --> 01:35:23.000

And I just wanna say that we are super cognizant of that, and wants us to be a project that you know is welcomed, and and any new development is always difficult, because it's something new and typically that's not

01:35:23.000 --> 01:35:31.000

desired but I, you know, paying attention to light, noise, traffic, all of those things.

01:35:31.000 --> 01:35:38.000

To be able to see a good neighbor. I guess

01:35:38.000 --> 01:35:43.000

So we're in the process right now all the questions Aren't answered.

01:35:43.000 --> 01:35:57.000

But I do appreciate the sure So when I was reading through required to give a conditional use from them.

01:35:57.000 --> 01:36:05.000

One of the things that seemed to jump out of me was that you know it to get the lessons.

01:36:05.000 --> 01:36:20.000

The impact of the building. then therefore you can go higher okay whereas what I've seen with this is that it looks like the conditional .

01:36:20.000 --> 01:36:30.000

I don't I don't I don't see any mitigating factors to them, as far as you know, my wife

01:36:30.000 --> 01:36:36.000

So I you know. I mean I I could see like if it's a hospital to go ahead.

01:36:36.000 --> 01:36:40.000

Sure. Now you need more space to make that work. Bye, bye,

01:36:40.000 --> 01:36:57.000

I just it'll be interesting to see how that how that plays out because I I just I don't know why you would give an extra 10 feet to a large bill that'd be bigger

01:36:57.000 --> 01:37:16.000

Very on this, on the site plan requirements we need to have an estimate of the landscape area that's provided and required. but it also has in here, upon specifies location and description of the mechanical equipment.

01:37:16.000 --> 01:37:22.000

So I'm, hearing this question, cooling tower what is so so.

01:37:22.000 --> 01:37:28.000

Having that information could be helpful because i'm sure that question will advise again, and You're right.

01:37:28.000 --> 01:37:31.000

Cambridge does have a pretty strict lighting code.

01:37:31.000 --> 01:37:47.000

I guess i'd like to hear from the owner say the project was conditioned with operating hours because of concern about cars leaving like the like the wine and brewery downtown.

01:37:47.000 --> 01:37:53.000

They seem to button up. Is that harder like the license?

01:37:53.000 --> 01:37:59.000

And I think, taking from those a different generation.

01:37:59.000 --> 01:38:17.000

I think that having having things close down really early isn't necessarily attractive to everyone, I think as part of what's hard living on fun payments, is everything's closed by 6 yeah and that's a general sentiment that

01:38:17.000 --> 01:38:29.000

i've heard from from a lot of people so I think that's one reason i'm asking the question is because here here this could be right next to and and they look like they're having so much fun down

01:38:29.000 --> 01:38:39.000

on Winslow way outside. So picture the wine bar and brewery outside next to North pound woods at midnight that wouldn't be pretty yeah well.

01:38:39.000 --> 01:38:45.000

I I don't think we're gonna make it till midnight, so.

01:38:45.000 --> 01:38:56.000

Hours of operation into a question, just a question. It could be a use for quarter,

01:38:56.000 --> 01:39:00.000

So we did not hit our worksheet today.

01:39:00.000 --> 01:39:04.000

Partially. There were some documents that we didn't get as well as some additional ones.

01:39:04.000 --> 01:39:08.000

We talked about, but I wanted to go just through a list to be clear

01:39:08.000 --> 01:39:15.000

And i'll read what I have so it'll be on the recording.

01:39:15.000 --> 01:39:20.000

And please add anything I forget or hit it. My notes.

01:39:20.000 --> 01:39:24.000

The first is kind of clarity of impact of the cold.

01:39:24.000 --> 01:39:32.000

Dis short pla. How is this project addressing their restrictions, put on the site and the flip plot?

01:39:32.000 --> 01:39:45.000

Hear you I guess the just some reviewing on the on the buffers.

01:39:45.000 --> 01:39:51.000

The 50 foot setback has the turnaround in which I don't think can be in that setback.

01:39:51.000 --> 01:40:00.000

And then also set back to the west. what

01:40:00.000 --> 01:40:15.000

What can and can't be in that the dumpster was in there. it's it's shown shorter smaller now, but that's still unclear let's see the sections there's one section but i'm not sure I

01:40:15.000 --> 01:40:21.000

think in the and the guidelines go 100 feet, on which direction?

01:40:21.000 --> 01:40:25.000

So both longitudinal and crosswise, we got one. We can get the crosswise one.

01:40:25.000 --> 01:40:29.000

Yeah, the neighborhood, and then over to the other part of the plot.

01:40:29.000 --> 01:40:41.000

The landscapes like that I I have to irrigation plan. I don't know if we have that. but there are some specifics about what's being planted. and how it's maintained and one thing we talked about

01:40:41.000 --> 01:40:47.000

was a comparison of the building emerging from the national graded site.

01:40:47.000 --> 01:41:06.000

Where is the There is a built edge of that parking visible compared to what the existing grade or the phone greed is and also just refer to the Appendix A for for things that are in there and a request

01:41:06.000 --> 01:41:11.000

on the on the property line or the site plan that we have the property lines of

01:41:11.000 --> 01:41:20.000

Northtown woods and any structures that fall in that that plan

01:41:20.000 --> 01:41:30.000

Did I get at all? I think it was also. Was there a need for a perspective image from the cell west quarter?

01:41:30.000 --> 01:41:39.000

The property showing the impact from those 10 ones. Yes, yes. or yeah, yeah, that was one.

01:41:39.000 --> 01:41:56.000

And then also in that isn't there an axe in a metric that's item air phones.

01:41:56.000 --> 01:42:11.000

Then, so that would include the It should pick

01:42:11.000 --> 01:42:31.000

It's really is the closest was the northwest which curves around, and that is very very close to that property line. So, having a section of like when I'm. section 3 or a few so global shore of contacts

01:42:31.000 --> 01:42:41.000

right, and this is quite close That's on that's the north side right.

01:42:41.000 --> 01:42:46.000

This is the most side. It goes like this: on the north side, very close.

01:42:46.000 --> 01:43:05.000

We have a shadow setting in that kind last one Let's just show the sun the projector shut up the building around so we could see the effect of the building room.

01:43:05.000 --> 01:43:13.000

Perhaps sure, and it might be far enough, but i'm not sure to see that this way.

01:43:13.000 --> 01:43:34.000

Now tell us how much. of those will be in the shade, because of the yeah, you have her typically, you know 4 through a year.

01:43:34.000 --> 01:43:41.000

So i'll do that winter and sometimes training hello like noon 3.

01:43:41.000 --> 01:43:52.000

There's a program that does this they have already

01:43:52.000 --> 01:43:56.000

And that is Todd said. if you catch everything that's in this

pixel.

01:43:56.000 --> 01:44:04.000

Pick up on them the math for the parking and landscape areas, and there's a couple other things spelled out in here.

01:44:04.000 --> 01:44:12.000

I think maybe I understand the parking. We probably see better. I know.

01:44:12.000 --> 01:44:20.000

They can be reduced so or if they don't need to parking requirements at this point.

01:44:20.000 --> 01:44:32.000

And also extending the bike at what I have here

01:44:32.000 --> 01:44:46.000

Reservations on the code. we've been running up against in the code somewhere somewhere in the code is about bicycle parking.

01:44:46.000 --> 01:45:03.000

But is it not about ebikes and plugins and there's something that's the kelly like she didn't notice right off the top of the brigad there's something about so there are v

01:45:03.000 --> 01:45:11.000

requirements, and there are bicycle space requirements whom it's one for every one.

01:45:11.000 --> 01:45:20.000

Medical space for every 5 vehicles the city is.

01:45:20.000 --> 01:45:50.000

It's right trying to address out there about dimensions, safe or parking space they are

01:45:58.000 --> 01:46:04.000

Couple of people talking the same time. here. It's gonna be hard on the recording understand?

01:46:04.000 --> 01:46:14.000

Who's saying what sorry guys good cause that that that the ebay thing is a question you are going to get asked, How many, How many spaces?

01:46:14.000 --> 01:46:27.000

And are you the garage? Can How many electric you haven't got that quote that mark just says in that work to stay confident vehicles and parking garage?

01:46:27.000 --> 01:46:44.000

Is there, Controller I never heard of bicycle, what I what I was saying

01:46:44.000 --> 01:46:51.000

While we were all talking very indicated place for charging bikes.

01:46:51.000 --> 01:46:57.000

In one of the drawings, I notice, and you offered some good information about that covered by parking.

01:46:57.000 --> 01:47:07.000

And please. sure i'm with anna that I can tell you.

01:47:07.000 --> 01:47:08.000

My my colleagues on the dash with them.

01:47:08.000 --> 01:47:15.000

We can adjourn by like age, so we can actually build a by your it's hard to find you right.

01:47:15.000 --> 01:47:19.000

So I just went to the electrified expo yesterday at University of Washington.

01:47:19.000 --> 01:47:22.000

About half of the ebs that are available on the Us.

01:47:22.000 --> 01:47:30.000

Over there. I have no damn idea how many bike manufacturers it must have been A. and they vary so much.

01:47:30.000 --> 01:47:38.000

You know some of the big, fat comfy. It looked like they got the tires out of a army truck or something, and some of them are really bulky.

01:47:38.000 --> 01:47:41.000

And so I you know, parking is usually it's not going to be.

01:47:41.000 --> 01:47:46.000

It's a little nice thin thing that you know you can stick your road back in, so I don't mean that i'm just.

01:47:46.000 --> 01:47:53.000

I was thinking about that myself as a council member. how would we do these things right.

01:47:53.000 --> 01:47:57.000

I mean it's a good thought, and finally I was talking about buffers, you know.

01:47:57.000 --> 01:48:03.000
The Japanese American exclusion on this room. we have a You want to talk about Eyes Source.

01:48:03.000 --> 01:48:29.000
You know the marina next door is a depository. Let's not until our wall is facing that way, and having and our our clockers are like 5 feet 86 and no short pines I planted a couple of them and

01:48:29.000 --> 01:48:43.000
they're only about 5 feet or feet tall and plattering and it's been 12 years and they're 30 teams, and if we go to the wall we're still doing some I wish we had 30 more feet, but there's

01:48:43.000 --> 01:48:52.000
parts of the wall where you go through and look through. and but naturally, right, it does work.

01:48:52.000 --> 01:48:57.000
And And one thing about the I is you know human ice drawn, the more beautiful things then.

01:48:57.000 --> 01:49:01.000
Oh, so you've walked here to kind of focus on the plan you know. See this stuff?

01:49:01.000 --> 01:49:10.000
But I understand how important visual buffers are and especially for that place, because it's supposed to be contemplative and junkyard behind.

01:49:10.000 --> 01:49:20.000
It. It kinda takes away the bye right so but I can't. I think it can be done, and we would the help of blow down.

01:49:20.000 --> 01:49:25.000
We had a great start, because I just had this super through in one place with a lot of water.

01:49:25.000 --> 01:49:36.000
We only irrigated for our first 4 or 5 years, and then we stopped. and you know we have severe those storefinders thriving.

01:49:36.000 --> 01:49:54.000
So right, I think they're correctly treated for about 5 years, is right. You mean we've just multiple plans something grow only so high and others are bushy. it's it's you have to

01:49:54.000 --> 01:49:58.000
have a strategy. There is actually one question in the audience.

01:49:58.000 --> 01:50:11.000

Then we didn't catch so we'll let amy talk to you, Amy, which is being promoted. Hello, Amy Sorry I missed your hand up.

01:50:11.000 --> 01:50:14.000

It's all right. it's one of the the dis benefits of being remote.

01:50:14.000 --> 01:50:31.000

But I appreciate you. recognizing me to speak again, I actually had had a couple of questions related to some of the images that were in the presentation. and in the online packet there were multiple images of wood burning wood burning

01:50:31.000 --> 01:50:35.000

fireplaces, a wood burning fire. Pit and I would.

01:50:35.000 --> 01:50:49.000

It strongly encouraged the design standards to prohibit wood burning for multiple reasons, but either for wood, burning fires just for recreation or wood burning pizza ovens, There are multiple wood, burning

01:50:49.000 --> 01:51:01.000

pizza facilities in downtown Winslow, and there are days during which I cannot go to downtown Winslow, because I can't get out of my car without having an asthma attack I have

01:51:01.000 --> 01:51:04.000

been in a garn store in downtown Winslow when such existed.

01:51:04.000 --> 01:51:13.000

Before they had to close, and had to ask them to close the doors, because the smoke was coming in from an adjacent wood fire pizza oven.

01:51:13.000 --> 01:51:31.000

And so, if there are wood fires behind my house, I will not be able to enjoy my property, and I will be calling the fire department and filing a complaint under wack 173 every day, that those are being used behind

01:51:31.000 --> 01:51:46.000

my house, and so, if the design guidelines can prohibit any kind of fires, the outdoor burning in in a fire pit used to use a propane fire pit use a gas appliance for

01:51:46.000 --> 01:51:54.000

your lovely fireplace that people can gather around and do not allow wood burning pizza events, if they have some sort of a craft.

01:51:54.000 --> 01:52:11.000

Pizza. place that that would be fine but I saw multiple images in

the presentation of wood burning, and that that bothered me a lot, because if there's wood burning facilities going up behind my house that's

01:52:11.000 --> 01:52:16.000

That's a obnoxious that is just an obnoxious use of that of that property.

01:52:16.000 --> 01:52:25.000

Thank you. Thank you.

01:52:25.000 --> 01:52:35.000

You need to leave right. There was I had 1 one question so that we all can be on the same page.

01:52:35.000 --> 01:52:44.000

We don't. need to I was talking to Marlene This is the book that we got, and this has the comp plan and everything in it.

01:52:44.000 --> 01:52:49.000

Personally, I can always look up the comp plan and look at the codes center online.

01:52:49.000 --> 01:52:57.000

The single thing that I have to have paper copy for is is the V for being so.

01:52:57.000 --> 01:53:10.000

If Marlene was to make us all just a spinning little folder that had the new D for B is that selfable cause we're flipping back and forth, and looking at this at the same time

01:53:10.000 --> 01:53:18.000

So if we could have this as a little

01:53:18.000 --> 01:53:28.000

Okay, that would be wonderful, and that would be really helpful and not have such a big binder. yeah, back in the day it was all need to be a parent. Give it a down size.

01:53:28.000 --> 01:53:35.000

And you can see the pop plan takes up this whole look at this We don't need that number.

01:53:35.000 --> 01:53:53.000

That would be great. Thanks, Martha. very good Oh, okay, What's that a stretcher asking the

01:53:53.000 --> 01:54:03.000

Let's start. I think we need another design, guidance. There is enough open questions and enough discussion, and and the way this is the way I normally work is.

01:54:03.000 --> 01:54:15.000

We get a 100% of the materials for going to be shown in a meeting Thursday before, so we can count on having, you know, sometime on that weekend to review it.

01:54:15.000 --> 01:54:23.000

But but it can't be any later than what time on Thursday the deadline for the planner is 10 Am.

01:54:23.000 --> 01:54:33.000

On Thursday prior to the But what time for the packet, She has everything uploaded smart up by tennis Now this was a special meeting, and a kind of guy.

01:54:33.000 --> 01:54:38.000

So it really went off with. So I apologize for that just so are on the same page.

01:54:38.000 --> 01:54:43.000

That would be Bill, and I try very hard to get the agenda to all of you by Thursday evening.

01:54:43.000 --> 01:54:47.000

I don't. I mean my deadline is friday at 2 but I don't want to leave you guys.

01:54:47.000 --> 01:54:52.000

I want to give you as much time as possible to review you know, because I know it's a volunteer position.

01:54:52.000 --> 01:54:54.000

So I worked really, really hard to try to get it off like Thursday evening.

01:54:54.000 --> 01:55:02.000

Thank you, I appreciate it. I don't know I have no control.

01:55:02.000 --> 01:55:11.000

When you get the agenda I don't know whether You're gonna be Jennifer said you'll get it on Friday for sure.

01:55:11.000 --> 01:55:23.000

So that's, not acceptable then right so the thing I need to get the agenda is to have everything uploading this markup, and if that's done by 10 Am. thursday then you're it's off your plate if it comes

01:55:23.000 --> 01:55:36.000

mine Oh, i'm sorry all the materials because she gives us in the agenda there's the plan number. and when we click on that plan number, when we get that agenda on Thursday afternoon say 100

01:55:36.000 --> 01:55:48.000

percent of the submittals need to be in there they can't arrive on Monday morning because then we're not gonna look at, because we we do get in in the past.

01:55:48.000 --> 01:55:57.000

We things show up literally at 5Â min to 2 and i'm not saying It's your projects, but we we really can't do that.

01:55:57.000 --> 01:56:11.000

So at time, so our time is the apple can we submit the digital material, and ask if I will, if I will put it into the file and i'll i'll agree I upload it, but I

01:56:11.000 --> 01:56:19.000

don't. No, i'm not going to refuse to touch on training that they've asked me for that you better.

01:56:19.000 --> 01:56:28.000

Well, I think you know I additional materials you know can come in for Fyi, but it's the the middle requirements that are required.

01:56:28.000 --> 01:56:38.000

Those have to be in there for the packet and anything additional It's really more on the applicant or screen share in the moment and talk through .

01:56:38.000 --> 01:56:41.000

It's on for agree that the the middle requirements that are required. Have to be in a packet.

01:56:41.000 --> 01:56:51.000

Then I think we're all I agree. Okay, great Thanks Yeah, great, very good.

01:56:51.000 --> 01:57:02.000

Thank you. adjourned good to see.