CITY OF
BAINBRIDGE ISLAND

Design Review Board
Regular Meeting
Monday, August 1, 2022
2:00 – 5:00 PM
Zoom Webinar +
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110

The Design Review Board will hold this meeting in person and using a virtual, Zoom Webinar platform. Members of the public will be able to attend at city hall or call in to the Zoom Webinar.

Please click the link below to join the Webinar:
https://bainbridgewa.zoom.us/j/81380604657
Or One tap mobile:
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Webinar ID: 813 8060 4657
International numbers available: https://bainbridgewa.zoom.us/u/kbERZp8Vb

Agenda

2:00 PM	Call to Order (Attendance, Agenda, Ethics)
2:02 PM	Approval of Minutes – July 25, 2022
2:05 PM	Baker Hill 7 (PLN52091 DRB-DG) Project Manager: Kelly Tayara #2 Design Guidance Review Meeting *See digital file for materials*
3:05 PM	Design for Bainbridge Worksheets Commercial – Multi-Family Worksheet Subdivision Worksheet
3:30 PM	General Expectations of Board Members
3:40 PM	New/Old Business • Pre-app conference attendees • Design for Bainbridge Manual Update • General Project Update • Board Member Issues/Concerns
4:10 PM	Adjourn

For special accommodations, please contact Planning & Community Development 206-780-3750 or at pcd@bainbridgewa.gov

CITY OF
BAINBRIDGE ISLAND

Design Review Board
Special Meeting Minutes
Monday, July 25, 2022

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.

DRAFT

Approved by:

_____	_____
Todd Thiel, Chair	Marlene Schubert, Administrative Specialist

DRAFT

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

CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – SPECIAL MEETING
July 25, 2022

PLEASE PRINT

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
Bob Russell	DRB Member	206.409.5560	Yes
SHAUNA DECKER	ALCHEMIST - PRESENTER	206.979.0726	Yes.
Clarence Moriwaki	City Council	206.491.~~23~~6131	
TODD THIEL	DRB MEMBER		
ELAINE LIFFGENS	DRB MEMBER	312-415-7078	Y
BILL SLONAKER	NORTH TOWN WOODS	206-842-0328	Y
TOM + DORIS CAPPADONA	NORTH TOWN WOODS	206-780-5720	
BILL CHESTER	9050 NE BECKRD	206 715-2135	
Anna Snyder Kelly	DRB Member		
HB HARPER	COB		

WEBVTT

00:00:03.000 --> 00:00:10.000
there is the

00:00:10.000 --> 00:00:17.000
You ready? Okay. Awesome. Thank you. Everyone for coming. This is a special meeting July.

00:00:17.000 --> 00:00:23.000
20 fifth, 2022 this is the Board meeting.

00:00:23.000 --> 00:00:27.000
We didn't reach a quorum last week so we reschedule today.

00:00:27.000 --> 00:00:34.000
We do have 4 we're also welcome marked in his first meeting, and the late second meeting.

00:00:34.000 --> 00:00:37.000
Because we have new members and this members of the public and everyone here.

00:00:37.000 --> 00:00:43.000
I thought we just go around and introduce ourselves. Well, who we are where was where we're sitting.

00:00:43.000 --> 00:00:54.000
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.

00:00:54.000 --> 00:01:05.000
Okay, Mark Markov in the 30 years.

00:01:05.000 --> 00:01:11.000
So I got a by joining this board. so here I am.

00:01:11.000 --> 00:01:22.000
Thank you. Yeah. Bob Russell and member of the Design Review Board

00:01:22.000 --> 00:01:30.000
Just in time, i'm anna cider Kelly i'm a member of the

00:01:30.000 --> 00:01:42.000
So far I walk in deputy Mayor and the city council layers on Marlin Schubert city of Beach Island staff.

00:01:42.000 --> 00:01:54.000
I'm sorry bye bye excellent and we do have the new weapons.

00:01:54.000 --> 00:02:08.000
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

00:02:08.000 --> 00:02:13.000
little bit earlier than that. to get a pretty engagement.

00:02:13.000 --> 00:02:17.000
But the first thing we have to do is approve.

00:02:17.000 --> 00:02:23.000
Minutes from July Fifth which we're not extensive but we did have a meeting, so can I get a motion to improve.

00:02:23.000 --> 00:02:34.000
I'll approve the July fifth minutes and second second we go to approve all in all favor, excellent.

00:02:34.000 --> 00:02:42.000
Can I make sure everyone signs in that's here as well, please, thank you.

00:02:42.000 --> 00:02:49.000
Okay, So can I turn it over to Kelly for a intro Thank you.

00:02:49.000 --> 00:03:12.000
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.

00:03:12.000 --> 00:03:27.000
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

00:03:27.000 --> 00:03:40.000
didn't watch now for any departure from living time standards or guidelines,

00:03:40.000 --> 00:03:59.000
Professional services. artist studios in your patients.

00:03:59.000 --> 00:04:05.000
Yeah. land manufacturing and accessory uses solar panel.

00:04:05.000 --> 00:04:15.000
Your proposal requires some kind of design review, along with the conditional experiment to exceed the allowable hype.

00:04:15.000 --> 00:04:45.000

Following this

00:04:48.000 --> 00:04:59.000
I don't I don't think there are any questions do we wanna go into the presentation that was submitted.

00:04:59.000 --> 00:05:05.000
I love to do with zoom if that's easiest for me to present through that you should be able to share.

00:05:05.000 --> 00:05:11.000
Let me. I don't think I let me stop sharing because I think it prevents you from doing so.

00:05:11.000 --> 00:05:21.000
Oops. Okay, I think you're probably can go ahead what happens here?

00:05:21.000 --> 00:05:43.000
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

00:05:43.000 --> 00:05:48.000
With my hands. There, you go. Oh, you know what I'm Sorry I have to shift you.

00:05:48.000 --> 00:05:54.000
I apologize shawn with you in the room i'm just having a dickens of a time keeping up with the new.

00:05:54.000 --> 00:06:16.000
No problem. and we do have a race hand. You want to wait till after the presentation but they start.

00:06:16.000 --> 00:06:31.000
Video: Okay.

00:06:31.000 --> 00:06:36.000
If it's a document that me earlier you're having trouble maybe I can pull it up.

00:06:36.000 --> 00:06:46.000
Screen

00:06:46.000 --> 00:06:53.000
Hi!

00:06:53.000 --> 00:07:07.000
It's worse than a little bit of a live and just for my zoom.

00:07:07.000 --> 00:07:10.000
How much time do we have for this section of the meeting?

00:07:10.000 --> 00:07:21.000
Welcome presentation 15Â min and we didn't deline any of the time and I don't know.

00:07:21.000 --> 00:07:45.000
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 and see how the 4

00:07:45.000 --> 00:07:48.000
years so very similar, process and appreciate the process.

00:07:48.000 --> 00:08:05.000
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.

00:08:05.000 --> 00:08:09.000
And thank you public members, for coming and lending your thoughts as well.

00:08:09.000 --> 00:08:30.000
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.

00:08:30.000 --> 00:08:38.000
I think that we're coming to it from in the to create a sense of place that has it and start local individuality.

00:08:38.000 --> 00:08:48.000
This is our zone on new Brooklyn.

00:08:48.000 --> 00:08:53.000
We're business industrial and this is just out of the land use code.

00:08:53.000 --> 00:08:59.000
What that zone it's all about previously description of like manufacturing.

00:08:59.000 --> 00:09:09.000
This is just reference images of other business industrial projects around Bandwidth Island.

00:09:09.000 --> 00:09:18.000
Well recognize and kind of we are attempting to do something that is much more.

00:09:18.000 --> 00:09:26.000

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

00:09:26.000 --> 00:09:35.000
Industrial zones. This is a darn map of the site here, which is about 4 acres.

00:09:35.000 --> 00:09:40.000
Surrounding properties of the Woodward and Sakai and Cambridge High School.

00:09:40.000 --> 00:09:50.000
Just to the South. There we also have the other larger business industrial developments, including storage in the bar and copper top.

00:09:50.000 --> 00:10:05.000
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.

00:10:05.000 --> 00:10:11.000
Little larger view of the site some of it said we're a little over 4 acres.

00:10:11.000 --> 00:10:21.000
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.

00:10:21.000 --> 00:10:27.000
There's no F. They are governing However, there's a lot coverage of 35%.

00:10:27.000 --> 00:10:32.000
The press set back off of New Brooklyn.

00:10:32.000 --> 00:10:39.000
According to the short cloud is and according to the design for baby's guidelines.

00:10:39.000 --> 00:10:49.000
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.

00:10:49.000 --> 00:11:00.000
To be East side, which is ordering another business. industrial parcel is 10 feet set back, and the rear setback, which is the north.

00:11:00.000 --> 00:11:05.000
The property is also 50 feet with full landscape screen.

00:11:05.000 --> 00:11:14.000
35 paid minimum and it's kelly said we're looking at a conditional major condition here permit for an 45 foot

00:11:14.000 --> 00:11:19.000
The list of uses. These are again, are kind of full.

00:11:19.000 --> 00:11:39.000
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

00:11:39.000 --> 00:11:46.000
and that the kind of secretity of uses together create something greater than the sum of the parts.

00:11:46.000 --> 00:12:06.000
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

00:12:06.000 --> 00:12:19.000
slave here as well. service from transit stuff across the street i'm gonna go through these kind of kinda quickly.

00:12:19.000 --> 00:12:38.000
But statement I found out againstler'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

00:12:38.000 --> 00:12:43.000
healthy entertainment, venues, elevated craft and beverage, fitness, studio, wellness.

00:12:43.000 --> 00:12:52.000
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.

00:12:52.000 --> 00:12:58.000
Not just this lovely weather that we're having now but provide some options for

00:12:58.000 --> 00:13:10.000
The less desirable rainy parts of the year that's still a very communal welcoming environment, and

00:13:10.000 --> 00:13:25.000
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

00:13:25.000 --> 00:13:36.000
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

00:13:36.000 --> 00:13:43.000
live. A unique combination of curated businesses will provide a range of engaging retailment options, featuring local craft.

00:13:43.000 --> 00:13:59.000
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

00:13:59.000 --> 00:14:03.000
located on the upper doors with one level of structured parking below grade.

00:14:03.000 --> 00:14:14.000
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

00:14:14.000 --> 00:14:18.000
plaza and expansive interior Winter Garden that will serve as your own community living room.

00:14:18.000 --> 00:14:31.000
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

00:14:31.000 --> 00:14:41.000
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

00:14:41.000 --> 00:14:49.000
local island aesthetic building. The sauce will be layer to provide visual interests and bring them to scale need to drop resistant landscape.

00:14:49.000 --> 00:15:00.000
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

00:15:00.000 --> 00:15:13.000
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

00:15:13.000 --> 00:15:20.000
aligned with what we're trying to accomplish here, and and that includes sustainability.

00:15:20.000 --> 00:15:28.000
Looking at my my pro modal transcription.

00:15:28.000 --> 00:15:34.000
Certainly diversifying our economy here on the island and making it all sustainable.

00:15:34.000 --> 00:15:42.000
And again we did the same thing with the design, for bandwidth, went through the guidelines and pulled out the values.

00:15:42.000 --> 00:15:49.000
And points that we felt were most important and aligned with with our project here.

00:15:49.000 --> 00:15:53.000
And this is the list of them, and happen to revisit that.

00:15:53.000 --> 00:15:59.000
We need to, but save your time keep moving here.

00:15:59.000 --> 00:16:05.000
This is just some concept imagery of what favorite kind of the special part of Cambridge.

00:16:05.000 --> 00:16:19.000
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.

00:16:19.000 --> 00:16:36.000
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

00:16:36.000 --> 00:16:56.000
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

00:16:56.000 --> 00:17:10.000
Again, looking to be quite authentic and engaging with the mix of activities and experiences target the diverse group of people that call universal.

00:17:10.000 --> 00:17:12.000
We certainly want to make it adaptable through the season.

00:17:12.000 --> 00:17:32.000
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

00:17:32.000 --> 00:17:39.000
a vernacular architecture, or or the island here in the other project and material.

00:17:39.000 --> 00:17:49.000
So we're drawing inspiration from

00:17:49.000 --> 00:17:57.000
Again, looking at really timeless, natural, sustainable materials.

00:17:57.000 --> 00:18:06.000
And the project we're looking at this project as a mass tinder.

00:18:06.000 --> 00:18:27.000
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.

00:18:27.000 --> 00:18:39.000
this is about the byefilic design, and the importance of bophilia and your your own physiological state.

00:18:39.000 --> 00:18:48.000
I'm not gonna breathe through this but you're welcome to browsing the top of our again.

00:18:48.000 --> 00:18:57.000
This is about mass timber, and how it's really pardon sequester structural material.

00:18:57.000 --> 00:19:09.000

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

00:19:09.000 --> 00:19:22.000
As an so i'm excited about this prospects and now we're going to the site plan here.

00:19:22.000 --> 00:19:39.000
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

00:19:39.000 --> 00:19:45.000
below grade under a point here. the building since the top

00:19:45.000 --> 00:19:52.000
It is only exposed on the so sorry North is to the page left here.

00:19:52.000 --> 00:20:00.000
So the parking garage will be partially exposed to the East, which is based in the other business industrial.

00:20:00.000 --> 00:20:08.000
Ams to the north, although this is kind of slumped down to the west end of the south.

00:20:08.000 --> 00:20:15.000
It's all on great or below grade so really no sense of vehicle ice.

00:20:15.000 --> 00:20:21.000
Or no notion that there's a parking brush really there!

00:20:21.000 --> 00:20:30.000
At all. we are clothing a reduction in the buffer to the west.

00:20:30.000 --> 00:20:47.000
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

00:20:47.000 --> 00:20:53.000
to 135 feet to the property lines. there on top of the buffer.

00:20:53.000 --> 00:20:57.000
That will be providing which will be a dense landscape screen.

00:20:57.000 --> 00:21:10.000
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

00:21:10.000 --> 00:21:21.000
that means the balance of preserving a lot of the existing tall trees, like being able to plan some.

00:21:21.000 --> 00:21:33.000
Dancer shrumps and things below, that because, as we all know the tall trees blocks light that's not really blocking any visual view.

00:21:33.000 --> 00:21:44.000
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.

00:21:44.000 --> 00:21:51.000
So we'll be looking at heavily planting that, and then likewise to the north.

00:21:51.000 --> 00:21:56.000
There's also an additional 50 to 100 feet buffer

00:21:56.000 --> 00:22:00.000
The building is set back 110 feet off the North property line.

00:22:00.000 --> 00:22:18.000
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

00:22:18.000 --> 00:22:21.000
went, and and just to kind of test what it looks like.

00:22:21.000 --> 00:22:32.000
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.

00:22:32.000 --> 00:22:42.000
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.

00:22:42.000 --> 00:22:55.000
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.

00:22:55.000 --> 00:23:02.000
We thought. it will find to keep a Christmas tree here that maybe community just decorates through up here.

00:23:02.000 --> 00:23:12.000
It's always sort of a celebrated tree again, parking This is

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

00:23:12.000 --> 00:23:19.000
Here at High Point and you can access the below grade parking here.

00:23:19.000 --> 00:23:24.000
There'll be some some hidden garbage and recycle in the back here.

00:23:24.000 --> 00:23:38.000
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

00:23:38.000 --> 00:23:55.000
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

00:23:55.000 --> 00:24:00.000
on we're proposing outdoor furniture and putting some people on tables.

00:24:00.000 --> 00:24:08.000
We've got a an outdoor fire feature area, some veggie garden areas

00:24:08.000 --> 00:24:13.000
And we think that, you know we really want to be able to attract people.

00:24:13.000 --> 00:24:20.000
And kind of all times of the day and and in that There'll be a diversity of uses here.

00:24:20.000 --> 00:24:26.000
It might be, you know, the yoga crossfit folks in the morning, and the mind chasing people in the evening.

00:24:26.000 --> 00:24:31.000
So it's not going to be a 100% of the facility used to 100% of the time.

00:24:31.000 --> 00:24:37.000
I'll keep going here, and we'll go together

00:24:37.000 --> 00:24:41.000
This is the elevation of the south facade again.

00:24:41.000 --> 00:24:46.000

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

00:24:46.000 --> 00:24:52.000
Northtown was it's way off the page here to the left.

00:24:52.000 --> 00:24:58.000
But you can see how everything is below grade in that regard.

00:24:58.000 --> 00:25:02.000
A couple of layers of building materials here. setbacks.

00:25:02.000 --> 00:25:18.000
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

00:25:18.000 --> 00:25:36.000
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

00:25:36.000 --> 00:25:55.000
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.

00:25:55.000 --> 00:26:02.000
Okay, This is the first floor showing that exterior courtyard, this kind of great living room here.

00:26:02.000 --> 00:26:09.000
That is open, all of the tenants say is kind of wrap around it gonna see shape again.

00:26:09.000 --> 00:26:20.000
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.

00:26:20.000 --> 00:26:37.000
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

00:26:37.000 --> 00:26:45.000
breaking down into 2 cable groups on either bar here in the boat.

00:26:45.000 --> 00:26:58.000
This is just showing some of the site, features, that we're looking to incorporate that are somewhat playful multi-purpose

spiritual.

00:26:58.000 --> 00:27:07.000
And I think palm tree in it not being rich.

00:27:07.000 --> 00:27:15.000
But I thought it would be kind of cool. Sit on a swing and and have your coffee in the morning, or what so?

00:27:15.000 --> 00:27:25.000
Oops plant material. looking at again, pulling in a lot of native planning, said that. do a variety of things.

00:27:25.000 --> 00:27:33.000
Have good expressions, certainly throughout the year, looking at drought tolerant plantings.

00:27:33.000 --> 00:27:39.000
To be sensitive to water use. Certainly native plantings.

00:27:39.000 --> 00:27:56.000
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.

00:27:56.000 --> 00:28:05.000
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.

00:28:05.000 --> 00:28:14.000
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?

00:28:19.000 --> 00:28:36.000
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

00:28:36.000 --> 00:28:44.000
industrial Farmhouse, Wisconsin and life Standards, and some landscape feature fighting as well.

00:28:44.000 --> 00:28:53.000
And the code's got some pretty defined text in their regard to what's allowed, and what's desired.

00:28:53.000 --> 00:29:04.000

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

00:29:04.000 --> 00:29:19.000
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

00:29:19.000 --> 00:29:27.000
downlights just eliminating a smoking area, and in the back, kind of delinating around building.

00:29:27.000 --> 00:29:31.000
And what that all looks like. This is a view from New Brooklyn.

00:29:31.000 --> 00:29:44.000
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

00:29:44.000 --> 00:29:50.000
and bike path coming off with that which would be over over here.

00:29:50.000 --> 00:30:05.000
Really, and turning into this really looking at making the project welcoming, inviting for can come here, not on their in their car.

00:30:05.000 --> 00:30:11.000
Excellent!

00:30:11.000 --> 00:30:16.000
Looking from the east. back towards the project. This again

00:30:16.000 --> 00:30:22.000
The east side will be the sort of the visually, the tallest the west side.

00:30:22.000 --> 00:30:25.000
This is actually looking in the in the port yard here.

00:30:25.000 --> 00:30:38.000
And piece of this wall might be able to open up kind of further learning that line to your an extra space.

00:30:38.000 --> 00:30:56.000
And then this is the West side, so the billing probably feels the shortest and the smallest, and that are

00:30:56.000 --> 00:31:07.000
And this is our final image. This, again, is that other half

mentioned fire feature, for issues.

00:31:07.000 --> 00:31:11.000
And what on the thought on this this monument signed here?

00:31:11.000 --> 00:31:23.000
Is kind of is how much quotes inspiration, or that maybe is rotating weekly or monthly.

00:31:23.000 --> 00:31:34.000
And it can be used as, or backdrop, or interesting guitar in the evening, or art something whatever.

00:31:34.000 --> 00:31:39.000
Since we have in there. so I think i'll keep quiet

00:31:39.000 --> 00:31:47.000
Listen to your comments and questions. And Thank you. Thank you.

00:31:47.000 --> 00:32:01.000
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.

00:32:01.000 --> 00:32:11.000
And I guess my my first question is that you know aspirationally. a lot of the images that you're showing are nice.

00:32:11.000 --> 00:32:19.000
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?

00:32:24.000 --> 00:32:27.000
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.

00:32:49.000 --> 00:32:59.000
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.

00:33:15.000 --> 00:33:18.000
But yeah, when reality is become a you know again, I guess that's the point.

00:33:18.000 --> 00:33:23.000
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.

00:33:38.000 --> 00:33:46.000
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.

00:33:54.000 --> 00:34:08.000
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.

00:34:21.000 --> 00:34:26.000
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

00:35:19.000 --> 00:35:28.000
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.

00:35:50.000 --> 00:36:02.000
Businesses that are already love on the island, and want to grow their book friends or need a second venue.

00:36:02.000 --> 00:36:15.000
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.

00:36:18.000 --> 00:36:42.000
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

00:36:42.000 --> 00:36:52.000
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.

00:38:04.000 --> 00:38:11.000
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.

00:39:02.000 --> 00:39:08.000
So critical. Project

00:39:08.000 --> 00:39:13.000
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

00:42:05.000 --> 00:42:08.000
shoulder, and a separated path, trail or sidewalk.

00:42:08.000 --> 00:42:20.000
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

00:42:20.000 --> 00:42:26.000
setback, which means that your circle turnaround and everything that can't be in that.

00:42:26.000 --> 00:42:30.000
So i'm i'm concerned about the new brooklyn setback buffer.

00:42:30.000 --> 00:42:43.000
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.

00:42:51.000 --> 00:43:06.000
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

00:43:06.000 --> 00:43:20.000
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

00:43:20.000 --> 00:43:23.000
on building on damage is enough nope there's too much Nope.

00:43:23.000 --> 00:43:28.000
We've got incurring too much concrete We've got this we've got

that so i'm being.

00:43:28.000 --> 00:43:32.000
I've been asked questions for while all this wonderful underground parking?

00:43:32.000 --> 00:43:46.000
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

00:43:46.000 --> 00:43:53.000
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.

00:43:59.000 --> 00:44:21.000
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

00:44:21.000 --> 00:44:30.000
values per appendix set You have, like a

00:44:30.000 --> 00:44:38.000
See? shut up this chart. let me just and then you could find those spaces within commercial spaces.

00:44:38.000 --> 00:45:08.000
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

00:45:24.000 --> 00:45:54.000
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.

00:46:10.000 --> 00:46:21.000
For considered things like the the requirements. no jurisdiction for sure island requirements for similar uses, but something like this.

00:46:21.000 --> 00:46:30.000
So there are various ways to get to the parking.

00:46:30.000 --> 00:46:38.000
And what is sensible? Yeah, And there are also complementary uses that are permitted.

00:46:38.000 --> 00:46:45.000
So, for example, that you have a that's open until 2 Pm.

00:46:45.000 --> 00:47:05.000
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

00:47:05.000 --> 00:47:14.000
to illustrate what's yeah.

00:47:14.000 --> 00:47:39.000
What's it often? what's not too much have an idea what the full grounding is

00:47:39.000 --> 00:47:47.000
I I have a number of questions I Don't wanna rattle them off all at one time, Mr.

00:47:47.000 --> 00:47:53.000
You know high level. There's not enough submittals for me to make a decision on

00:47:53.000 --> 00:47:57.000
I don't know this is this middle up here I haven't seen it all.

00:47:57.000 --> 00:48:03.000
It must be something recent and the rend rings. But let me deal with that later.

00:48:03.000 --> 00:48:06.000
The first comedy shawn and I don't think it's a surprise.

00:48:06.000 --> 00:48:14.000
I I had a real issue with Isn't that is the building overpowering the North Woods development.

00:48:14.000 --> 00:48:22.000
I haven't got a a rendering looking like from the corner or over towards the building.

00:48:22.000 --> 00:48:26.000
I mean I see these rendings and i'm thinking gas with a camera.

00:48:26.000 --> 00:48:34.000
I can make a lot of things happen because I don't show some other stuff that I don't want anyone to see.

00:48:34.000 --> 00:48:41.000
It seems like Number One. we don't have a render inner depiction perspective from the what thing on himself.

00:48:41.000 --> 00:48:55.000
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

00:48:55.000 --> 00:49:03.000
that idea personally, but I have a real problem with it's almost like the buildings overpowering show me that it's not.

00:49:03.000 --> 00:49:14.000
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.

00:49:14.000 --> 00:49:24.000
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.

00:49:24.000 --> 00:49:32.000
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.

00:49:41.000 --> 00:49:47.000
We're not getting enough submitals I don't know who's supposed to screen these. But we're not getting enough submittals.

00:49:47.000 --> 00:50:00.000
We can make a decision. We need 80% of our submitals. 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

00:50:00.000 --> 00:50:12.000
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.

00:50:12.000 --> 00:50:15.000
We want to provide customer service to the app really do.

00:50:15.000 --> 00:50:20.000
If we can get like, I said, 80% of our submitals.

00:50:20.000 --> 00:50:26.000
These projects would move promptly. Generally speaking.

00:50:26.000 --> 00:50:33.000
Well, oh, I I just look at the design design for day.

00:50:33.000 --> 00:50:37.000
We're just pretty clear I spent a lot of time looking at that.

00:50:37.000 --> 00:50:49.000
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.

00:50:49.000 --> 00:51:01.000
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

00:51:01.000 --> 00:51:07.000
simple thing is like, How long is the billing? How long does it?

00:51:07.000 --> 00:51:22.000
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

00:51:22.000 --> 00:51:35.000
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

00:51:35.000 --> 00:51:40.000
sections. sure, sure, the whole property. And again, this is really important stuff.

00:51:40.000 --> 00:51:54.000
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

00:51:54.000 --> 00:52:00.000
our agency color other ones like we have a sample zoom like assigned for payments.

00:52:00.000 --> 00:52:08.000
And Yeah, I guess it's really right the setbacks and the buffers, of course, are really critical.

00:52:08.000 --> 00:52:12.000
I don't recall if you got the buffer along New Brooklyn there.

00:52:12.000 --> 00:52:30.000
I don't I wasn't sure advice

00:52:30.000 --> 00:52:47.000
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

00:52:47.000 --> 00:52:57.000
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.

00:52:57.000 --> 00:53:05.000
I think so. Now you've marched out 60 feet for a client that way.

00:53:05.000 --> 00:53:09.000
It's gotta go that way to get those buffers in which then I don't know what happens.

00:53:09.000 --> 00:53:20.000
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.

00:53:20.000 --> 00:53:24.000
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

00:53:38.000 --> 00:53:51.000
woods side, and that's the side i'm concerned there'll be no visual connection whatsoever.

00:53:51.000 --> 00:54:01.000
Well, we have to show

00:54:01.000 --> 00:54:12.000
Do you have other points, Bob? Well, we can go back ,

00:54:12.000 --> 00:54:24.000
So the the things you're just driving up like I mean, etc.

00:54:24.000 --> 00:54:30.000
It's an unusual condition that with the shortcut Those improvements in the right way had to take place.

00:54:30.000 --> 00:54:44.000
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.

00:54:44.000 --> 00:54:46.000
Shannon showing here as a property mine is, this is the online with the right way.

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And all those ,

00:54:54.000 --> 00:54:57.000
I was like 2 of the things that I really appreciate about this project.

00:54:57.000 --> 00:55:04.000
Are the he the public states this is my public public safe that's providing.

00:55:04.000 --> 00:55:15.000
And Yeah, we'll see that one Oh, the the use of underground parking.

00:55:15.000 --> 00:55:20.000
I think that's a really smart use of the safe My infections are related to those things.

00:55:20.000 --> 00:55:30.000
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.

00:55:38.000 --> 00:55:46.000
It's fully integrated as the site drops off here to the low point.

00:55:46.000 --> 00:56:01.000
It starts to be and yes, that does absolutely overall scale.

00:56:01.000 --> 00:56:09.000
And One of my one of my concerns with this, that you call it private living room.

00:56:09.000 --> 00:56:14.000

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

00:56:14.000 --> 00:56:20.000
Is actually owned privately. there can be public issues involved with that.

00:56:20.000 --> 00:56:30.000
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?

00:56:30.000 --> 00:56:37.000
And do you have an idea of how of what what the space might do to help people.

00:56:37.000 --> 00:56:41.000
A wide variety. People feel welcome, not just the people who can spend money in your space.

00:56:41.000 --> 00:57:06.000
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

00:57:06.000 --> 00:57:14.000
not always the necessarily the clientele. like, if somebody wants to create their protests right there.

00:57:14.000 --> 00:57:24.000
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

00:57:24.000 --> 00:57:33.000
I that's good question I don't know they I don't know how to respond to that right yet.

00:57:33.000 --> 00:57:48.000
And the green is private, like that.

00:57:48.000 --> 00:58:01.000
Yeah, that has asked, looking forward I mean that's interesting that I didn't know that.

00:58:01.000 --> 00:58:14.000
Yeah, private, but can do this all the time so sometimes you have to put it pence people to be able to walk through.

00:58:14.000 --> 00:58:23.000
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.

00:58:23.000 --> 00:58:33.000
Or not. if somebody comes into I can

00:58:33.000 --> 00:58:51.000
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

00:58:51.000 --> 00:59:01.000
slender how how you respond. Respond to that ,

00:59:01.000 --> 00:59:12.000
Whatever it might be, that is assault, safe kind of welcoming safe.

00:59:12.000 --> 00:59:36.000
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.

00:59:36.000 --> 00:59:40.000
3 in the long as It's just no stomach what do you want to do?

00:59:40.000 --> 00:59:57.000
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

00:59:57.000 --> 01:00:03.000
a good question

01:00:03.000 --> 01:00:15.000
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.

01:06:05.000 --> 01:06:09.000
If there's room there, if we don't need that lane on the page north.

01:06:09.000 --> 01:06:17.000
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.

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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.

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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.

01:07:56.000 --> 01:08:01.000
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?

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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.

01:10:51.000 --> 01:10:58.000
35. Is that a decision that who makes the decision that Yeah, it's okay to go from 35 to 45.

01:10:58.000 --> 01:11:06.000
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.

01:11:11.000 --> 01:11:23.000
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.

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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 beamber 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 earnies in the house. right respected.

01:25:45.000 --> 01:25:55.000
Thank you. and any other com 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 safeway, 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 24Â 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.