



CITY OF
BAINBRIDGE ISLAND

DESIGN REVIEW BOARD
REGULAR MEETING
MONDAY, JUNE 21, 2021
2:00 – 5:00 PM
ZOOM WEBINAR

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

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Webinar ID: 914 6788 6507

International Numbers Available: <https://bainbridgewa.zoom.us/u/acaojyngv>

AGENDA

- | | |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes-May 17, 2021 |
| 2:10 PM | Design for Bainbridge Website Preview
Jeff Arango, Framework |
| 2:25 PM | Wintergreen Townhome Subdivision (PLN51836 SPR)
Project Manager: Kelly Tayara
#3 Final Design Review Meeting
<i>See digital file for materials</i> |
| 3:25 PM | New/Old Business <ul style="list-style-type: none">• PCD-DRB-PC Communication–Chair Joe Dunstan• DRB Next Meeting July 5 - Holiday• DRB Meetings Feedback-Marlene Schubert• Update: Sub-committee "code changes" for project review process-David Greetham• Update: General Project Update-David Greetham• Board Member Issues/Concerns |
| 4:00 PM | Adjourn |

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

Call to Order (Attendance, Agenda, Ethics)

Review and Approval of Minutes – May 3, 2021

Vincent Road Transfer Station Employees Restroom and Break Room Building ([PLN51965 DRB-DG](#))

Bench Donation

New/Old Business

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:01 PM. Design Review Board members in attendance were Michael Loverich, Shawn Parks, Bob Russell, Todd Thiel, and Laurel Wilson. Vicki Clayton was absent and excused. Planning Commissioner Jon Quitslund was present. City Council member Leslie Schneider was present. City Staff present were Planning Manager David Greetham, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – May 3, 2021

Motion: I make a motion to accept the minutes

Loverich/Russell: Passed Unanimously

Vincent Road Transfer Station Employees Restroom and Break Room Building ([PLN51965 DRB-DG](#))

#2 Design Guidance Review Meeting

See attached 05-17-2021 PLN51965 FINAL Design for Bainbridge Worksheet

Bench Donation

Discussion only

New/Old Business

- Update-Subcommittee “code changes” for project review process – David Greetham
- General Project Update-David Greetham
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 3:50 PM.

Approved by:

Joseph Dunstan, Chair

Marlene Schubert, Administrative Specialist

Attendee Report					
Report Generated:	5/18/2021 8:03				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	919 6894 5681	5/17/2021 13:49	121	5	5
				Total Users	Max Concurrent Views
				19	0
Host Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	5/17/2021 13:49	5/17/2021 15:50	121	
Panelist Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jon Quitslund	jonquitslund@att.net	5/17/2021 14:02	5/17/2021 15:49	108	
Leslie	lschneider@bainbridgewa.gov	5/17/2021 13:59	5/17/2021 15:50	111	
Mark Epstein	mepstein@bainbridgewa.gov	5/17/2021 14:55	5/17/2021 15:11	16	
David	dgreetham@bainbridgewa.gov	5/17/2021 13:59	5/17/2021 15:50	112	
Shawn	shawn.parks@cobicommittee.email	5/17/2021 14:05	5/17/2021 15:50	106	
Joseph	joseph.dunstan@cobicommittee.email	5/17/2021 13:54	5/17/2021 15:50	117	
Michael	michael.loverich@cobicommittee.email	5/17/2021 13:58	5/17/2021 15:50	112	
Don Roberts	don@milesyanick.com	5/17/2021 14:04	5/17/2021 14:55	51	
Todd	todd.thiel@cobicommittee.email	5/17/2021 13:56	5/17/2021 15:50	114	
Miles Yanick	milesyanick@milesyanick.com	5/17/2021 14:03	5/17/2021 14:55	52	
Laurel	laurel.wilson@cobicommittee.email	5/17/2021 13:57	5/17/2021 15:50	113	
Bob	bob.russell@cobicommittee.email	5/17/2021 13:49	5/17/2021 15:50	121	
Attendee Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jon Quitslund	jonquitslund@att.net	5/17/2021 14:01	5/17/2021 14:02	1	
Mark Epstein	mepstein@bainbridgewa.gov	5/17/2021 14:37	5/17/2021 14:55	19	
Don Roberts	don@milesyanick.com	5/17/2021 14:02	5/17/2021 14:04	3	
Miles Yanick	milesyanick@milesyanick.com	5/17/2021 14:01	5/17/2021 14:03	3	
Heather Church	heatherchurch@comcast.net	5/17/2021 14:01	5/17/2021 14:55	54	
Other Attended					
User Name	Join Time	Leave Time	Time in Session (minutes)		
12067159987	5/17/2021 15:34	5/17/2021 15:50	16		

WEBVTT

1

00:00:01.800 --> 00:00:13.230

Joseph: So Hello everybody, my name is Joe dunston on the current chair of the design review board city of bainbridge island i'd like to welcome everybody to our monthly.

2

00:00:13.860 --> 00:00:33.900

Joseph: Bi weekly meeting today is may 17 and we have an agenda, including reviewing the Vincent road the transfer station employees with mastering project and we're going to look at the bench donation project, and we have new and old business.

3

00:00:35.130 --> 00:00:42.930

Joseph: Given that agenda does anybody have any any ethical questions or relationships, they would like to.

4

00:00:44.550 --> 00:00:49.890

Joseph: disclose if I don't hear from anybody, I will assume there is none.

5

00:00:51.450 --> 00:01:08.730

Joseph: Okay, very good all right great well so um first thing on the agenda is the approval of the Minutes for may 3 2021 summary minutes does anybody have any comments about them or do I hear a motion to accept them for the records.

6

00:01:13.320 --> 00:01:13.770

Joseph: Anybody.

7

00:01:16.050 --> 00:01:17.160

Joseph: Okay, Michael Thank you.

8

00:01:17.760 --> 00:01:18.150

Second.

9

00:01:19.230 --> 00:01:20.400

Joseph: Second okay.

10

00:01:22.020 --> 00:01:23.280

Marlene Schubert: who gave the second i'm sorry.

11

00:01:24.060 --> 00:01:24.900

Joseph: Bob did.

12

00:01:26.760 --> 00:01:27.120

Joseph: Good.

13

00:01:27.870 --> 00:01:38.310

Joseph: All right, all in favor Aye raise your hand okay cool great Thank you Okay, thank you, everybody for being here, we do have a requirement we do have Leslie here.

14

00:01:38.730 --> 00:01:50.130

Joseph: Leslie Snyder are constantly is on we have Bob Russell here from the Dr B, we have Todd Field from the DMV Michael Leverage from the DMV.

15

00:01:50.670 --> 00:02:10.740

Joseph: Laurel Wilson from the Dr B and that's it right now is that right anybody else, since it a couple of us may be coming on in a moment, we have some participants in the audience Marlene you want to bring forth Vincent road crew, so to speak.

16

00:02:11.400 --> 00:02:13.380

Marlene Schubert: yeah so i'm promoting Miles Yannick.

17

00:02:13.560 --> 00:02:17.040

Marlene Schubert: Miles once you get on you can let me know if there's anyone else, we need to pull.

18

00:02:17.040 --> 00:02:18.330

Marlene Schubert: forward or David, do you know.

19

00:02:19.770 --> 00:02:22.470

David: i'll leave it to Miles, but i'll be glad to do a short intro when we're ready.

20

00:02:22.980 --> 00:02:23.820

Marlene Schubert: Okay okay.

21

00:02:26.100 --> 00:02:43.440

Joseph: Okay, and I should I should announce also that John Queenslanders here is

liaison to the planning Commission and David greet them is usually here is our representative from the PC ED but today I think he's representing Kelly's that right.

22

00:02:43.830 --> 00:02:51.930

Joseph: Because I'm sound so welcome David double duty, you know okay and Miles Yannick are you.

23

00:02:52.950 --> 00:02:54.120

Joseph: On board with us.

24

00:02:55.200 --> 00:02:55.860

Miles Yannick: files.

25

00:02:56.340 --> 00:02:57.870

Joseph: yeah yes.

26

00:02:58.890 --> 00:03:02.250

Joseph: anybody else with your group today, or is it just you.

27

00:03:05.070 --> 00:03:06.750

Miles Yannick: Can you hear me dollar Roberts.

28

00:03:08.280 --> 00:03:09.390

Joseph: And Roberts.

29

00:03:09.750 --> 00:03:10.920

Marlene Schubert: Can I can promote him.

30

00:03:11.460 --> 00:03:12.930

Joseph: Okay let's put him.

31

00:03:17.370 --> 00:03:20.520

Joseph: In anybody else from your group.

32

00:03:24.540 --> 00:03:25.020

Miles Yannick: No.

33

00:03:25.860 --> 00:03:26.280

Okay.

34

00:03:28.830 --> 00:03:34.440

Joseph: David, would you like to introduce this project for miles and miles can take over and.

35

00:03:34.830 --> 00:03:42.450

David: Sure, thank you i'll just do a high level introduction here degrees and planning manager is chaired us and said sitting in for the project.

36

00:03:43.020 --> 00:03:48.690

David: manager Kelly tiara today, this is the Vincent road transfer station it's an employer restroom and break room.

37

00:03:49.320 --> 00:03:56.280

David: A little bit of background it's been before the Dr be some of you may have been here in fall of 19 I think was September of 19.

38

00:03:57.000 --> 00:04:02.490

David: A prior iteration of this came through so that's why working with the Chair, we decided to start back at design guidance.

39

00:04:02.940 --> 00:04:07.440

David: Rather than conceptual, even though the APP can has answered some of the conceptual questions in the checklist.

40

00:04:07.980 --> 00:04:14.340

David: We agreed that this is a an iteration of the prior review so we'll pick it up at design guidance and keep moving forward through the checklist.

41

00:04:15.150 --> 00:04:21.900

David: The checklist isn't The excuse me, the worksheet is new, since their last iteration so they've they've filled out their information in the worksheet for today.

42

00:04:22.650 --> 00:04:32.490

David: This is in the residential zone it's our 0.4 waste transfer is allowed as a conditional use in that zone, this is not a new US as most of you know, the.

43

00:04:32.820 --> 00:04:40.620

David: Famous disposal operates within a larger city on piece, they have a parcel contained within the city's larger parcel, and this is on that parcel.

44

00:04:41.310 --> 00:04:48.210

David: it's two stories and with that i'll step aside and leave it to the outcomes to present their project, unless you have any more questions for me right now.

45

00:04:49.980 --> 00:04:51.270

Joseph: Any questions for David.

46

00:04:52.380 --> 00:04:52.980

Okay.

47

00:04:54.420 --> 00:05:03.990

Joseph: four miles before you start i'll make to say that we'd like to have maybe 10 minutes or less presentation of what's changed from the last time.

48

00:05:04.500 --> 00:05:20.550

Joseph: You were here, and then we can go directly into the design guidance worksheet and review your comments that you've made previously, that are in there and we'll add our comments to it and we'll try to wrap that up today Ken.

49

00:05:22.020 --> 00:05:22.980

Joseph: So please.

50

00:05:24.420 --> 00:05:25.470

Joseph: Please do you are here.

51

00:05:25.860 --> 00:05:26.250

Okay.

52

00:05:27.300 --> 00:05:35.100

Miles Yanick: The whole thing is probably a little out of order little difficult for us little difficult for you also we originally applied for a.

53

00:05:36.210 --> 00:05:44.250

Miles Yanick: Building permit back in 2017 I believe went to the design review board at that time the board.

54

00:05:45.840 --> 00:06:04.230

Miles Yanick: That was in place that time felt it was a de minimis issue, and maybe not necessary to come back again in the meantime Sony gorgeous has changed a lot of things changed and we went to back to the design review board again with a project for development for the entire site.

55

00:06:05.280 --> 00:06:24.930

Miles Yanick: which included basically moving the babies disposal operations from its site adjacent the SEC high middle school up to the Vincent roadside that included their administrative offices their truck maintenance garage.

56

00:06:26.400 --> 00:06:29.970

Miles Yanick: The employee restroom facility break room sort of thing.

57

00:06:31.260 --> 00:06:41.430

Miles Yanick: landscaping of the entire site and drain each for the entire site clearing about 25,000 square feet of tree cover in the area.

58

00:06:41.910 --> 00:06:56.010

Miles Yanick: Anyway, that whole idea after after a public meeting, which was held before the planning Commission that idea was abandoned, there were some citizen objection to the whole site and.

59

00:06:56.610 --> 00:06:58.440

Miles Yanick: It was just so better that we just backed.

60

00:06:58.440 --> 00:07:03.870

Miles Yanick: away from the whole thing anyway, in the meantime, then probably our mistake.

61

00:07:05.130 --> 00:07:06.990

Miles Yanick: We applied for a building permit.

62

00:07:09.120 --> 00:07:15.900

Miles Yanick: And that's that's where we got hung up he said once you can apply for a building permit until you've been before the design review board.

63

00:07:16.590 --> 00:07:26.100

Miles Yanick: And of course we said we've been to before the design review board a couple of times but it didn't make any difference we were out of out of sync with

the process so.

64

00:07:27.150 --> 00:07:37.530

Miles Yanick: We are now back to the design review board, and we are proposing a small building of about 700 square feet two stories light wood frame.

65

00:07:39.330 --> 00:07:49.590

Miles Yanick: Excuse me metal siding and that's about it, the remainder of the site remains as is or were proposing no changes to the site at all.

66

00:07:51.120 --> 00:07:55.770

Miles Yanick: So we're asking for design review of the building of the site I guess.

67

00:07:56.820 --> 00:08:04.590

Joseph: Okay, can can Marlene can you share the Dr site plan a couple things made sure the drawings.

68

00:08:06.210 --> 00:08:08.880

Joseph: So you've scaled your project way back apparently.

69

00:08:09.270 --> 00:08:22.170

Miles Yanick: Yes, we have where's it we're just looking for the employees restroom and storage, right now, the employees are using the hose bib and a Santa can and we're replacing it with a bill.

70

00:08:25.770 --> 00:08:28.740

Marlene Schubert: What other documents, would you like to see this is the latest site plan.

71

00:08:31.440 --> 00:08:33.450

Miles Yanick: Maybe you can use the aerial.

72

00:08:34.560 --> 00:08:35.550

Miles Yanick: photograph of my.

73

00:08:37.230 --> 00:08:38.130

Miles Yanick: show a little more.

74

00:08:42.600 --> 00:08:44.010

Marlene Schubert: Do you know which one it is i'm not.

75

00:08:45.270 --> 00:08:45.600

David: Sorry.

76

00:08:45.630 --> 00:08:46.560

Marlene Schubert: I just found it.

77

00:08:48.360 --> 00:08:48.660

Joseph: Good.

78

00:08:50.790 --> 00:08:51.480

Joseph: Oh, there we go.

79

00:08:52.110 --> 00:08:53.640

Joseph: Okay, so there you go.

80

00:08:53.790 --> 00:09:11.820

Miles Yanick: Great and that's the site yes inside as David David mentioned it's surrounded entirely by the city of bainbridge property 100% around the around the property comes in, from Vincent road which comes in smiling Center road.

81

00:09:12.930 --> 00:09:16.650

Miles Yanick: Right now, the gate is there the toll booth is there the.

82

00:09:18.570 --> 00:09:28.710

Miles Yanick: The refuse collection bends are here and what happens is the the refuse collection trucks, the main trucks come in here.

83

00:09:29.280 --> 00:09:44.490

Miles Yanick: go around to here and go into the transfer shed where they're loaded into containers and then they kill up over here and every morning they take off and go back out here, going all the way to the.

84

00:09:46.050 --> 00:09:54.330

Miles Yanick: The South kits transfer facilities was a loaded on trains and taking the central Oregon and put in a landfill, though.

85

00:09:56.130 --> 00:09:59.100

Miles Yanick: Right now, our employees come in.

86

00:10:00.390 --> 00:10:01.170

Miles Yanick: From here.

87

00:10:02.940 --> 00:10:17.580

Miles Yanick: Dr cars getting their trucks then they're gone, but we had no facility right in this area, right here for them to change it close change your coveralls have a bite to lunch, perhaps even shower should they.

88

00:10:18.780 --> 00:10:23.070

Miles Yanick: get any oil and grease and nasty stuff on them that sort of thing miles.

89

00:10:23.250 --> 00:10:31.080

David: miles sorry to interrupt here since Marlene is sharing the screen feel free to ask her to call out anything with your cursor since we can't see your cursor where you.

90

00:10:31.140 --> 00:10:32.940

Miles Yanick: Are you can't see my cursor oh.

91

00:10:34.350 --> 00:10:34.710

Joseph: yeah.

92

00:10:34.740 --> 00:10:36.030

Miles Yanick: Sorry i'm sorry.

93

00:10:36.780 --> 00:10:37.710

Joseph: No that's fine but.

94

00:10:38.910 --> 00:10:40.500

Miles Yanick: Thank you do is looking great too.

95

00:10:43.770 --> 00:10:55.380

Miles Yanick: Well, as anyway okay take a look at the employees restroom and break room and then just north of that Thank you just north is that will be a building a thing field.

96

00:10:56.130 --> 00:11:13.170

Miles Yanick: And we're informed by the drain field design and that we can snake there the trees pretty well and there so remove very few trees, the only change that we will be removing or in the immediate vicinity of the break room itself.

97

00:11:16.020 --> 00:11:20.880

Miles Yanick: that's about it it's a pretty simple little building.

98

00:11:22.890 --> 00:11:30.540

Miles Yanick: The color of the building Maybe you can see, this on my screen the color of the building.

99

00:11:34.140 --> 00:11:53.250

Miles Yanick: There you go the color of the building is, although the name is called taco blue it's actually kind of a nondescript blue Gray, which we felt would be very appropriate in a nice foggy morning in November and we're kind of blend with the the background of the trees and whatnot.

100

00:11:53.610 --> 00:11:54.060

Joseph: So we're.

101

00:11:54.480 --> 00:11:58.020

Joseph: Not we're not seeing that she was still seeing the site plan.

102

00:11:58.860 --> 00:12:02.820

Miles Yanick: Oh couldn't you see if you look at, if you look at my picture on the screen.

103

00:12:02.880 --> 00:12:03.810

Joseph: Oh there oh.

104

00:12:03.840 --> 00:12:04.470

Miles Yanick: There it is.

105

00:12:04.800 --> 00:12:05.310

Okay.

106

00:12:07.470 --> 00:12:10.560

Joseph: So it's a medium medium to dark blue yeah.

107

00:12:10.620 --> 00:12:11.760

Miles Yanick: yep yep.

108

00:12:13.470 --> 00:12:20.880

Miles Yanick: kind of an Ambrose move the idea behind this is to try and actually disguise the building as much as possible.

109

00:12:23.250 --> 00:12:37.560

Miles Yanick: to let it blend in with the with a foggy days and the cloudy days up there on the Hill and I re emphasize that this is strictly for the use of the employees the onsite employees there no public access to this building at all.

110

00:12:39.090 --> 00:12:41.310

Joseph: Do you have any building elevations.

111

00:12:42.270 --> 00:12:45.720

Miles Yanick: Yes, we do Marlene that's you can go to that yeah.

112

00:12:50.640 --> 00:12:51.090

Miles Yanick: There we go.

113

00:12:51.570 --> 00:12:53.250

Miles Yanick: This is pretty simple little bell ring.

114

00:12:54.930 --> 00:13:10.020

Miles Yanick: You can see the box with metal siding in that tahoe blue collar on the lower right, where it says South elevation on the roof, you will see what looks like a bunch of rectangles they're actually solar power.

115

00:13:11.070 --> 00:13:12.480

Miles Yanick: solar panels fired me.

116

00:13:13.680 --> 00:13:17.370

Miles Yanick: The building is is essentially and that's their building.

117

00:13:18.090 --> 00:13:18.480

mm hmm.

118

00:13:21.120 --> 00:13:27.960

Joseph: Okay, and so, is it a we say it's 700 square feet, that the building footprints so it's 1400 square feet of user.

119

00:13:28.950 --> 00:13:31.650

Miles Yanick: That is correct it's 1400 usable space.

120

00:13:33.180 --> 00:13:34.890

Miles Yanick: Maybe we can go to a floor plan.

121

00:13:38.250 --> 00:13:39.810

Marlene Schubert: Did you say to go back to the site plan.

122

00:13:41.160 --> 00:13:43.620

Miles Yanick: should be an actual buildings floor plan in there.

123

00:13:43.680 --> 00:13:44.100

Marlene Schubert: got it.

124

00:13:44.760 --> 00:13:45.810

Marlene Schubert: got our plan.

125

00:13:45.930 --> 00:13:46.680

Marlene Schubert: yeah sure.

126

00:13:46.770 --> 00:13:47.340

Miles Yanick: All right.

127

00:13:52.800 --> 00:13:56.580

Miles Yanick: yeah in the upper right is the actual main floor plan.

128

00:13:57.660 --> 00:14:00.420

Miles Yanick: A small kitchen at restroom.

129

00:14:02.370 --> 00:14:09.690

Miles Yanick: handicap accessible, all the way through break room with bench in a few lockers and stairs to the second floor.

130

00:14:12.390 --> 00:14:15.330

Miles Yanick: We see the parking, by the way, as a.

131

00:14:16.920 --> 00:14:19.890

Miles Yanick: What I would call a casual parking arrangement.

132

00:14:20.910 --> 00:14:25.350

Miles Yanick: Right now it's gravel surface and people are.

133

00:14:27.480 --> 00:14:28.980

Miles Yanick: Out of the way i'll put this out.

134

00:14:30.540 --> 00:14:38.850

Miles Yanick: There no formal parking places they're just on site knowledge of stay out of the way as a big trucks, the big transport trucks.

135

00:14:39.360 --> 00:14:51.000

Miles Yanick: And everybody seems to know how to do that and rather than marketing a lot of marketing handicap space and regular parking spaces in front of the building, we thought we would.

136

00:14:52.080 --> 00:14:55.650

Miles Yanick: left as developed with just tire stops and.

137

00:14:57.030 --> 00:14:59.640

Miles Yanick: Just let the people park at the tire stops.

138

00:15:01.500 --> 00:15:03.480

Miles Yanick: just below the floor plan.

139

00:15:04.890 --> 00:15:11.760

Miles Yanick: Also on the right side you can slide that a little bit is an end undetermined space.

140

00:15:12.720 --> 00:15:24.690

Miles Yanick: The owner suggested we call it a future office space we don't really know whether that will be a future office space or general storage space or just the space above the locker rooms.

141

00:15:25.680 --> 00:15:32.910

Miles Yanick: We do have restroom up there, but there's no particular plans for that development that space as of right now.

142

00:15:34.860 --> 00:15:45.510

Joseph: So you don't have any future plans for how many people might work there or i'm not sure what the building code says about one access, depending on the number of people work up there.

143

00:15:47.370 --> 00:15:53.550

Miles Yanick: that's a very good question and just from experience, I would say occupant load is such that.

144

00:15:54.630 --> 00:16:02.460

Miles Yanick: policy do math in my head 200 square feet at the only be an occupant load of about three maybe four.

145

00:16:02.910 --> 00:16:03.660

And I think.

146

00:16:04.770 --> 00:16:07.620

Miles Yanick: One X guys is how to click OK.

147

00:16:09.210 --> 00:16:09.630

OK.

148

00:16:10.770 --> 00:16:20.010

Joseph: i'm just curious on the accessible Perkins stoller it's all going to be gravel is that one going to be possibly concrete or that gravel also.

149

00:16:21.240 --> 00:16:30.450

Miles Yanick: We had saw that space up there has been driven on for 70 or 80 years and it's it's pat pretty hard.

150

00:16:32.820 --> 00:16:38.640

Miles Yanick: We hadn't planned on it being concrete we'd like to leave it as it is.

151

00:16:39.870 --> 00:16:42.480

Miles Yanick: But maybe your wisdom can help us out a little bit.

152

00:16:44.160 --> 00:16:45.330

Joseph: um well normally.

153

00:16:45.390 --> 00:16:54.000

Joseph: You know, normally to to actually achieve them accessible space, it should be a concrete but, in reality, of course.

154

00:16:54.930 --> 00:17:07.470

Joseph: If it's a three quarter mine is DG fractured rock that's been you know driven over really tamped down with a lot of fine material it's almost like concrete, I mean it's pretty tough.

155

00:17:07.890 --> 00:17:12.870

Joseph: So practical point of view, it probably would work fine.

156

00:17:14.490 --> 00:17:20.550

Joseph: But if you want to fully achieve an accessible say you'd have to look at the Cross slow in you know.

157

00:17:21.240 --> 00:17:32.280

Joseph: in both directions to make sure it was 2% or less than it was concrete but it's not clear to me in this kind of thing and it's an employee parking space difference record Laurel do you have a question.

158

00:17:35.790 --> 00:17:41.700

Laurel: Just gonna ask if we could just go back to the site plan for one second for talking about the park is probably best to talk about it in terms of cycling.

159

00:17:41.940 --> 00:17:42.900

Joseph: cycling okay.

160

00:17:45.270 --> 00:17:59.760

Laurel: So let's check and zoom in but basically that basically you're not removing any trees for for the parking and parking in the existing compressed compacted gravel area or, including the parking into that that treat area.

161

00:18:01.380 --> 00:18:03.390

Miles Yanick: that's pretty close to yeah the way it is.

162

00:18:03.660 --> 00:18:06.990

Laurel: No right to your but you're not removing any trees for the parking.

163

00:18:07.710 --> 00:18:08.730

Miles Yanick: I doubt it.

164

00:18:09.810 --> 00:18:23.310

Laurel: Because i'm in my, I guess, my question is, is it possible, I mean if that if you were to pull the building South the the depth of a parking space, so that the parking you know could still happen in the area where people already park that's all.

165

00:18:24.030 --> 00:18:31.410

Miles Yanick: i'll put it this way, we could consider it I see where you're coming from yeah The thing that was will affect that yes, the.

166

00:18:31.980 --> 00:18:46.890

Miles Yanick: Circulation routes were the big transfer trucks if we get too far into the existing open space we might impede their circulation, but yeah, although we certainly take a look at I see what you're saying yeah.

167

00:18:46.920 --> 00:18:55.950

Laurel: yeah be nice enough to pull out a few trees as possible, I do remember the original proposal for this project, and I think the current one, is a huge improvement, so thank you.

168

00:18:56.310 --> 00:18:57.330

Joseph: Yes, I agree with that.

169

00:18:58.920 --> 00:19:01.620

Joseph: yeah okay anybody else.

170

00:19:02.820 --> 00:19:05.670

Joseph: Have any other comments or questions from other Dr be members.

171

00:19:08.220 --> 00:19:08.820

Marlene Schubert: up and.

172

00:19:11.850 --> 00:19:17.640

Bob: yeah just a couple more minor questions, I guess, I am i'm assuming that the

parking stalls or sloped in some fashion right.

173

00:19:18.630 --> 00:19:19.770

Miles Yanick: i'll say it again, please.

174

00:19:20.790 --> 00:19:26.100

Bob: I assume that the parking stalls are slopes of the water drains away from the building proposed.

175

00:19:26.520 --> 00:19:28.290

Miles Yanick: Yes, absolutely.

176

00:19:30.180 --> 00:19:47.580

Bob: um the solar on the roof, and is that what's the solar designed for I mean, is it designed for the lighting and everything or just the water or what just out of curiosity what's the solar there's six panels there, so I would assume there's you've got quite a bit of electricity there.

177

00:19:48.450 --> 00:19:51.810

Miles Yanick: we're not that far along, yet we just were at the.

178

00:19:52.950 --> 00:19:55.110

Miles Yanick: What is it conceptual design meeting.

179

00:19:56.610 --> 00:20:02.190

Miles Yanick: I can tell you from experience it will probably supply everything is this building needs.

180

00:20:02.880 --> 00:20:03.930

Bob: yeah that's.

181

00:20:03.990 --> 00:20:05.640

Miles Yanick: Not on personal experience yeah.

182

00:20:06.510 --> 00:20:08.100

Bob: yeah that's what it would appear to be.

183

00:20:08.130 --> 00:20:08.880

Bob: Too me too.

184

00:20:09.300 --> 00:20:20.760

Bob: i'm just the last question, this is more a city thing but you're covered as far as the arpa requirement, I mean that's 65% is that something you have to deal with at all, or do you know Dave.

185

00:20:21.930 --> 00:20:29.220

David: yeah we've had some discussions with miles on that going back miles feel free to jump in on where you're at with the plan around that, but that is a.

186

00:20:29.850 --> 00:20:41.160

David: consideration here because it's in the R 0.4 zone, and it does require our retention of that native vegetation up to 65% with an option of.

187

00:20:41.760 --> 00:20:49.410

David: Clearing some vegetation but showing that you can infiltrate the equivalent amount with an engineering report, so there are two ways to approach it either leave the trees.

188

00:20:49.740 --> 00:20:58.650

David: or demonstrate your infiltration capability miles, do you want to add anything to that I think you've been more directly involved with the plan around that but feel free to add anything to what i've just said.

189

00:20:59.130 --> 00:21:10.410

Miles Yanick: uh yes we looked at, we looked at clearing progress and we decided, are the cities that came back and said that's not required, and I believe that we are.

190

00:21:14.280 --> 00:21:18.810

Miles Yanick: Clearing below the the clearing below the men and.

191

00:21:19.920 --> 00:21:27.840

Miles Yanick: The men and I can't remember how the various folks, but I think we're exempt because we're clearing such a small area.

192

00:21:30.210 --> 00:21:35.730

David: miles hell continue to work with Kelly on that I know there's been some discussion back and forth, which will.

193

00:21:36.510 --> 00:21:44.310

David: Pardon me which will resolve through the pre ap and fight before you formally apply well I know you've applied for the building paint but it's on hold right now yeah.

194

00:21:45.120 --> 00:21:55.920

David: But we will need to resolve that question again, there are two options if the tree retention can't occur, then there's an engineering option to infiltrate the equivalent amount into the into the ground water.

195

00:21:58.140 --> 00:21:59.460

Marlene Schubert: floral and then Todd.

196

00:21:59.760 --> 00:22:01.500

Joseph: park yes Laurel.

197

00:22:01.890 --> 00:22:03.210

Laurel: I guess my only other comment.

198

00:22:04.530 --> 00:22:09.360

Laurel: From you know, I was going to ask you how many trees you're pulling out, but it seems to me, if the main entry.

199

00:22:09.870 --> 00:22:21.600

Laurel: is to the West, it would make more sense to have your accessible parking also to the West, because the parking to the east is to the private stair they go straight up straight up to the stairs.

200

00:22:21.900 --> 00:22:33.030

Laurel: With so I just I mean It just seems like there should as a relationship would be relationship between the mudroom entry and the accessible parking that would be closer rather than further it's just a sort of a thought.

201

00:22:33.600 --> 00:22:36.570

Miles Yanick: That would require removal a few more trees, though.

202

00:22:39.480 --> 00:22:39.930

Joseph: You would.

203

00:22:40.380 --> 00:22:48.210

Laurel: know and understand you've just slipping just flipping the successful putting the accessible parking here on the left, no, no, no, none of it, none over there.

204

00:22:48.480 --> 00:22:54.750

Laurel: So just to have a successful not accessible not accessible, so the accessible is closer to the entry.

205

00:22:55.470 --> 00:22:56.100

Miles Yanick: Oh, I see.

206

00:22:56.490 --> 00:22:57.870

Laurel: It also I mean, obviously.

207

00:22:57.870 --> 00:23:01.770

Laurel: flipping the door, so that you're not going around the door when you enter.

208

00:23:02.400 --> 00:23:04.410

Joseph: Right, you could come.

209

00:23:06.840 --> 00:23:08.340

Miles Yanick: mm hmm OK.

210

00:23:09.510 --> 00:23:18.960

Laurel: I see something that indicates that is the main entry obviously you know even i'm not sure how people know that which door they go in the butt that they're supposed to go in on the West side.

211

00:23:20.100 --> 00:23:20.880

Miles Yanick: Where we're taking.

212

00:23:21.510 --> 00:23:22.530

Laurel: Your experience but.

213

00:23:24.210 --> 00:23:26.520

Miles Yanick: Since the users, our employees, they would.

214

00:23:27.240 --> 00:23:27.600

Laurel: write.

215

00:23:27.690 --> 00:23:31.260

Miles Yanick: My they would know the public doesn't need to know we don't want the public to know.

216

00:23:32.670 --> 00:23:33.270

Laurel: That i'm.

217

00:23:33.570 --> 00:23:42.000

Laurel: Just connecting the accessible parking closer to the mudroom entry, you know just flipping that parking relationship and also flipping the door, so that you don't walk around to go in.

218

00:23:42.750 --> 00:23:46.230

Miles Yanick: The doors, a very good point looks like an error on our part.

219

00:23:48.900 --> 00:23:49.980

Joseph: Todd did you ever.

220

00:23:53.580 --> 00:24:05.700

Todd: yeah I only had one suggestion, maybe, and in the break room if it's possible to get windows above the lockers they're just this this good natural light over by the counter but the locker area might be a little.

221

00:24:06.270 --> 00:24:07.770

Todd: An opportunity for a little more like.

222

00:24:08.310 --> 00:24:09.420

Todd: what's going on and.

223

00:24:09.900 --> 00:24:17.160

Todd: And maybe the mud room as well just to get as much, you know as much like for the people, as we can, which.

224

00:24:17.280 --> 00:24:17.880

Actually.

225

00:24:21.900 --> 00:24:29.790

Joseph: Can we go back to the elevations just look unless we're have any more

questions about the plotline is everybody.

226

00:24:32.340 --> 00:24:32.790

Joseph: Okay.

227

00:24:36.990 --> 00:24:43.560

Joseph: I can't we know what I can't see what the pictures on that I can remember, was it a little 612.

228

00:24:44.460 --> 00:24:45.810

Marlene Schubert: I see 312 up here.

229

00:24:46.890 --> 00:24:48.900

Joseph: Okay yeah right okay.

230

00:24:54.180 --> 00:24:55.860

Joseph: you're not going to capture any water.

231

00:24:58.800 --> 00:25:00.270

Miles Yanick: We hadn't planned on.

232

00:25:01.890 --> 00:25:04.440

Miles Yanick: The roof areas so pretty tiny.

233

00:25:05.520 --> 00:25:06.840

Joseph: mm hmm it is.

234

00:25:08.790 --> 00:25:10.920

Joseph: And what color is going to be.

235

00:25:11.850 --> 00:25:14.190

Joseph: same same color okay out.

236

00:25:16.380 --> 00:25:17.820

Joseph: The standings team.

237

00:25:18.930 --> 00:25:20.910

Miles Yanick: Right now, yes, yes mm hmm.

238

00:25:21.150 --> 00:25:21.570

Okay.

239

00:25:23.580 --> 00:25:23.970

Okay.

240

00:25:26.280 --> 00:25:31.110

Joseph: um everybody comes to commit them Michael Gemini comments or.

241

00:25:33.210 --> 00:25:34.350

Marlene Schubert: Bob has his hand raised.

242

00:25:34.950 --> 00:25:35.970

Joseph: Well, go ahead.

243

00:25:38.430 --> 00:25:40.350

Bob: Oh, Michael had a comment you can go first.

244

00:25:41.520 --> 00:25:42.600

Marlene Schubert: yeah he shook his head, no.

245

00:25:43.080 --> 00:25:44.550

Joseph: Okay, so go ahead.

246

00:25:45.630 --> 00:25:47.760

Bob: yeah yeah is there is there.

247

00:25:49.590 --> 00:25:55.950

Bob: Is there any way that you can just kind of break the exterior there between the first and second floor or some kind of a.

248

00:25:57.900 --> 00:25:59.670

Bob: some kind of a break or something I mean.

249

00:26:01.080 --> 00:26:04.050

Bob: it's just yeah it's just kind of a flat flat looking.

250

00:26:05.370 --> 00:26:11.010

Bob: exterior just seems like it'd be kind of Nice I realized it's just a break room but i'm just looking for a little bit.

251

00:26:11.040 --> 00:26:13.410

Miles Yanick: yeah I see your point go go back.

252

00:26:13.620 --> 00:26:21.390

Miles Yanick: To take a lot of the south elevation now and go back to the comment about windows above the lockers and the restrooms.

253

00:26:22.530 --> 00:26:32.460

Miles Yanick: There would take a look at go straight up that's a West elevation and see those tiny windows just below the band.

254

00:26:33.600 --> 00:26:33.900

Bob: That.

255

00:26:34.110 --> 00:26:43.800

Miles Yanick: same group of windows or similar group of windows were added to the south elevation I think he gets to break you're looking for and the in that plane.

256

00:26:45.180 --> 00:26:45.930

Miles Yanick: makes sense.

257

00:26:46.920 --> 00:26:49.590

Bob: yeah i'm not opposed to adding light that's for sure yeah.

258

00:26:50.010 --> 00:26:52.230

Joseph: yeah that's a good that's a good option.

259

00:26:52.500 --> 00:26:57.720

Miles Yanick: It would, as as light as well as as a horizontal breaking that vertical plane.

260

00:26:58.380 --> 00:27:00.570

Bob: mm hmm yeah yeah.

261

00:27:01.980 --> 00:27:05.010

Miles Yanick: The belly band, but I think the public would know that.

262

00:27:06.150 --> 00:27:06.930

Joseph: They wouldn't know that.

263

00:27:07.740 --> 00:27:08.490

Miles Yanick: yeah just.

264

00:27:09.870 --> 00:27:11.490

Bob: yeah that sounds okay.

265

00:27:14.430 --> 00:27:17.160

Joseph: Okay, any any other comments.

266

00:27:18.420 --> 00:27:31.290

Laurel: I appreciate the simplicity of this in a corner of the more attention you take into the fenestration from the previous scheme, yes, and I actually liked the simplicity of the south elevation so that there's a kind of break between.

267

00:27:32.520 --> 00:27:39.150

Laurel: You know the there really is a break away from that the gritty area looking out into the woods and so that that.

268

00:27:41.100 --> 00:27:42.210

Laurel: it's all good Thank you.

269

00:27:43.560 --> 00:27:46.680

Joseph: What did you carry on that point Laurel I think you know.

270

00:27:48.630 --> 00:27:52.410

Joseph: Simple complexity versus complex than plus today I just think.

271

00:27:53.430 --> 00:28:05.460

Joseph: Always there's always a little nicer you know, and it is a simple project but that's what makes it more fun to do in some ways to make make a simple project like this is very nice, I agree.

272

00:28:06.090 --> 00:28:12.780

Marlene Schubert: So, Joe we do have one attendee in the audience I don't know if you want to see if they had any comments I don't know if they're here for this project or.

273

00:28:13.230 --> 00:28:20.880

Joseph: yeah sure if you have any comments from the audience we'd love to hear put your hands up if you could please.

274

00:28:22.920 --> 00:28:26.760

Joseph: Interested or john question, if you have any questions.

275

00:28:30.060 --> 00:28:36.270

Jon Quitslund: Well, I would just comment i'm glad to see going forward with this project, I remember the the.

276

00:28:37.290 --> 00:28:42.750

Jon Quitslund: Probably before the planning Commission and you got some flack there but.

277

00:28:44.130 --> 00:28:45.780

Jon Quitslund: This, this is a, this is a.

278

00:28:46.920 --> 00:28:48.120

Jon Quitslund: good step forward.

279

00:28:51.660 --> 00:28:59.640

Joseph: I was actually surprised at the clock, but that was interesting yeah now, this is the most simpler building and looks looks really good yeah.

280

00:29:01.320 --> 00:29:05.520

Joseph: Okay, any other comments from anybody in the audience or any Dr be members.

281

00:29:07.530 --> 00:29:07.890

Joseph: Okay.

282

00:29:10.770 --> 00:29:17.130

Joseph: Can we then go to the anything else you'd like to say miles before we go to the worksheet no.

283

00:29:17.160 --> 00:29:17.610

Miles Yanick: Thank you.

284

00:29:18.060 --> 00:29:32.790

Joseph: Okay okay okay um I guess I would look to the Dr be the worksheet is usually pretty exhaustive and we go through a lot of points and questions and they've done a good job here of.

285

00:29:34.170 --> 00:29:34.890

Joseph: going through.

286

00:29:35.940 --> 00:29:50.430

Joseph: The soils and the vegetation and some of the things I noticed and took a role they really attempted to answer the questions but it's a simple project do we still want to go through it, one by one, I can go through it, maybe I would suggest category by category.

287

00:29:51.450 --> 00:29:55.830

Joseph: And and look look at that does anybody have a suggestion as to how to do that.

288

00:29:59.910 --> 00:30:01.830

Joseph: In comments on that.

289

00:30:02.400 --> 00:30:05.340

Marlene Schubert: Well, I, personally, I did notice there's only like three or four sections.

290

00:30:05.340 --> 00:30:08.490

Marlene Schubert: That this project had to address according.

291

00:30:08.490 --> 00:30:12.960

Marlene Schubert: To what i'm seeing in the workbook so there's not a lot that we don't have hundred pages.

292

00:30:13.260 --> 00:30:13.650

Right.

293

00:30:15.150 --> 00:30:22.890

Joseph: yeah um I appreciate the context on those they really did write stuff up you

really have to do, but that was really good, and I have no.

294

00:30:23.640 --> 00:30:35.280

Joseph: no qualms, with what they said and does anybody have any questions about the context analysis or can we go ahead and save the day they completed that and did a good job over there, good they have.

295

00:30:36.720 --> 00:30:39.690

Joseph: Anybody disagrees, yes, both.

296

00:30:40.740 --> 00:30:48.600

Bob: ya know I think also that I like the fact that they're they're looking at you know, looking at solar to owner of a small building and.

297

00:30:49.050 --> 00:31:01.440

Bob: You know, some people would just for go it, but you know i'm really happy to see that they're you know, looking at solar there, and you know, like it seems like it would probably take care of everything, maybe, so that I mean it's a it's not a huge you know huge.

298

00:31:03.300 --> 00:31:09.180

Bob: amount of energy required, but hey it's the concepts there sets a tone nice tone for the Allen.

299

00:31:12.780 --> 00:31:25.770

Joseph: Okay, good good unless I hear any other words, I would say, we can say yes to that normally the context analysis okay let's move on down see down to s.

300

00:31:26.490 --> 00:31:41.910

Joseph: let's just look at so in its entirety let's look at the five categories, protect and repair natural systems and preserving ridgewell like all those so does anybody see anything that they are specifically not doing that they we think they should be doing.

301

00:31:43.590 --> 00:31:50.520

Joseph: I think miles, you know you're still early on the project you don't have a sense of how many trees you're taking up yet do you.

302

00:31:51.810 --> 00:31:53.730

Miles Yanick: have in terms of number.

303

00:31:57.450 --> 00:31:59.520

Miles Yanick: I doubt if it's more than 15.

304

00:32:01.830 --> 00:32:05.340

Joseph: any significant treason, if we had an herbalist report yet.

305

00:32:05.400 --> 00:32:06.510

Miles Yanick: done, yes, we do.

306

00:32:06.840 --> 00:32:10.500

Miles Yanick: Okay, I believe that was submitted you apparently just make it to your.

307

00:32:12.960 --> 00:32:15.660

Miles Yanick: We did have an airbrush look at it, the the.

308

00:32:18.600 --> 00:32:20.430

Miles Yanick: trees are very poor health.

309

00:32:21.840 --> 00:32:23.910

Miles Yanick: There are no significant trees in the site.

310

00:32:25.320 --> 00:32:41.730

Miles Yanick: By definition, that is all tracing factor significant, but what is there are pretty poor health and there's no merchantability timber value because of the health is attorneys obsess about it it's.

311

00:32:43.080 --> 00:32:44.790

Miles Yanick: Not a very good stand up to.

312

00:32:45.720 --> 00:32:47.670

Miles Yanick: him that I don't think much would be lost.

313

00:32:50.790 --> 00:32:58.560

Joseph: I think on s6 support and contribute to a vibrant public ground we usually think of that as being street frontage.

314

00:32:59.040 --> 00:33:06.300

Joseph: And all that but really it's the employee realm that's being enhanced here actually yeah so.

315

00:33:06.810 --> 00:33:18.000

Joseph: yeah I don't I don't really see there's not really public spaces inside I don't see the public really seen the building or interacting with the building, so I think we give them a pass on that I think that's fine.

316

00:33:19.200 --> 00:33:27.810

Miles Yanick: There was some Congress session a couple years ago with a design review Board of providing a small space in the trees for.

317

00:33:30.390 --> 00:33:39.540

Miles Yanick: For trail or something, and given the industrial activity of the site, it was felt that it would just be too dangerous.

318

00:33:41.460 --> 00:33:47.340

Miles Yanick: tells us the public more around there we actually want the public in and out of there as quickly as possible.

319

00:33:50.760 --> 00:34:03.810

Joseph: And it does seem if you do have a lot of light inside the building that you know you don't really need another lunch area when I guess you could consider a picnic table or something, but I don't know that you need that.

320

00:34:06.480 --> 00:34:19.350

Joseph: Any any comments positive or negative and negative, which is critical comments about the S one through six otherwise i'd say we, we approve that section.

321

00:34:21.150 --> 00:34:21.810

Joseph: Yes, Bob.

322

00:34:22.470 --> 00:34:38.910

Bob: hey I guess David, I guess, maybe more for you, but you know, again, not a big deal, but I mean for something like this, I mean I think they're going to have to delineate the the natural areas, etc, etc, like we do on big projects.

323

00:34:39.840 --> 00:34:47.250

David: Not likely wait for a subdivision but Bob your question about the arpa was was certainly spot on and that's something I know Kelly and miles have talked about before.

324

00:34:47.550 --> 00:34:49.320

David: And will be required before the building.

325

00:34:49.320 --> 00:34:50.220

David: permit is issued.

326

00:34:51.300 --> 00:34:56.190

David: But not the type of natural area like a subdivision without this doesn't fall under those standards.

327

00:34:56.190 --> 00:34:56.490

All.

328

00:35:03.150 --> 00:35:09.180

Joseph: I think we're good on this section don't hear any other comments it's gone to the next section whirling Thank you.

329

00:35:10.170 --> 00:35:21.930

Joseph: public realm I would give them a pass on this to public realm is generally they have a lot of comments during they try and her dance the question to the public realm is really what they're trying to not achieve in many ways.

330

00:35:23.130 --> 00:35:35.640

Joseph: it's not the face of the facility and they don't want any of you know, visitors there, so I would say, this is not applicable to anybody have heartburn with that he.

331

00:35:37.020 --> 00:35:37.710

Joseph: will reveal.

332

00:35:37.830 --> 00:35:43.980

Michael: What laurels comments go in this area, even though they're not regarding specifically the public at large.

333

00:35:45.000 --> 00:35:46.260

Joseph: Questions about the.

334

00:35:49.560 --> 00:35:50.430

Marlene Schubert: Building a parking.

335

00:35:50.730 --> 00:35:52.530

Michael: The heart, as well as.

336

00:35:53.220 --> 00:35:54.150

Michael: door, I mean.

337

00:35:55.290 --> 00:35:56.400

Joseph: yeah sure.

338

00:35:57.270 --> 00:36:03.300

Marlene Schubert: Okay, so where that BP to with the parking or guide me please.

339

00:36:03.480 --> 00:36:06.120

Joseph: yeah maybe I can minimize yeah yeah.

340

00:36:07.200 --> 00:36:11.850

Joseph: let's put it under Peter Lord, can you state that in a sentence, possibly or.

341

00:36:15.030 --> 00:36:15.870

Marlene Schubert: How you're on mute.

342

00:36:19.980 --> 00:36:25.590

Laurel: necessarily for on like on the record kind of thing it was just it kind of common sense thing is still.

343

00:36:25.650 --> 00:36:25.980

Laurel: live.

344

00:36:26.070 --> 00:36:32.700

Laurel: A parking so the handicapped space was closer to the entrance and to flip the door, so it was easier to get in.

345

00:36:35.850 --> 00:36:48.060

Laurel: It doesn't doesn't need to be like it doesn't doesn't award special words, this is a common sense thing I am concerned about the number of trees coming out, and so I was thinking that if you could pull the building South and keep.

346

00:36:48.690 --> 00:37:03.210

Laurel: The parking to pull the building as far south as possible to keep the parking in the area that's already compacted and clear without compromising safety, that is a That is something that I think is you know, should be spoken.

347

00:37:05.940 --> 00:37:07.980

Marlene Schubert: Okay, so I just added to pee to.

348

00:37:08.700 --> 00:37:09.540

Laurel: me to just to open.

349

00:37:09.840 --> 00:37:11.190

Laurel: So you can't, no, no, no.

350

00:37:13.980 --> 00:37:16.170

Laurel: worry about the door they'll take care of that is a good.

351

00:37:16.620 --> 00:37:17.100

Joseph: One yeah.

352

00:37:18.750 --> 00:37:27.720

Laurel: But I didn't but the one question, I do think is common I think it's impossible is important is to preserve as many trees as possible, so if it's as.

353

00:37:28.770 --> 00:37:31.470

Laurel: Far south as you can bring the building and it's a.

354

00:37:32.610 --> 00:37:46.500

Laurel: respected Jason parking South you know so that you're not clearing trees for parking without compromising the safety of that that gravel area they were trucks pulled through I mean people already Parker someplace so.

355

00:37:46.590 --> 00:37:48.630

Joseph: Oh, more lean let's go back one.

356

00:37:48.900 --> 00:37:50.130

Joseph: caption that comment.

357

00:37:50.580 --> 00:37:52.050

Marlene Schubert: was wondering where would belong as.

358

00:37:52.050 --> 00:37:52.980

Joseph: One as one.

359

00:37:53.310 --> 00:37:55.920

Joseph: Then it would be see.

360

00:37:56.940 --> 00:37:59.010

Marlene Schubert: minimize the amount of trees, is that what I heard.

361

00:38:00.090 --> 00:38:02.130

Joseph: yeah, but I want to get the right category there.

362

00:38:03.360 --> 00:38:04.560

Joseph: I can't remember the number.

363

00:38:05.130 --> 00:38:10.440

Laurel: yeah the treeless not the amount of trees, you want to minimize the loss of trees.

364

00:38:11.340 --> 00:38:13.620

Marlene Schubert: I was going to finish the sentence I wasn't sure how to word it.

365

00:38:14.940 --> 00:38:21.570

Laurel: One way, I mean one way to do that, I mean, I think you know as Michael said he said the you know they're they're not have good health and so maybe.

366

00:38:21.990 --> 00:38:34.530

Laurel: You know, pulling that pulling that parking back into the woods, is the best solution, but i'm just asking them to look at the best solution in terms of minimal tree loss and maximum say.

367

00:38:35.340 --> 00:38:39.390

Joseph: Is there's two or three would be a good place to protect comment but.

368

00:38:40.590 --> 00:38:43.260

Joseph: let's go with us to just pick of it.

369

00:38:44.280 --> 00:38:45.240

Joseph: kind of similar.

370

00:38:46.080 --> 00:38:50.910

Laurel: So just nice tree last without without compromising compromising safety.

371

00:38:51.300 --> 00:38:53.010

Joseph: will not come from in the end that.

372

00:38:54.090 --> 00:38:59.400

Joseph: looks by moving compromising safety that doesn't look right.

373

00:39:03.780 --> 00:39:14.400

Joseph: And then I would add, this would actually potentially add more light interior light possibility in the building as an end as long as it doesn't.

374

00:39:15.840 --> 00:39:22.560

Joseph: interfere with the engineering geometry of the trucks pulling into the.

375

00:39:24.540 --> 00:39:25.710

Joseph: into the spaces.

376

00:39:27.150 --> 00:39:30.420

Joseph: which I assume miles is probably has looked at it would look at.

377

00:39:31.470 --> 00:39:37.800

Laurel: And monsters trees there's windows on the north of the kitchen area, those are operable windows right, so you can get fresh air in there.

378

00:39:38.010 --> 00:39:39.450

Miles Yanick: that's great maybe.

379

00:39:40.080 --> 00:39:40.590

Okay.

380

00:39:41.760 --> 00:39:44.850

Joseph: Thank you Laurel have to do to refresh us on that.

381

00:39:45.270 --> 00:39:47.910

Marlene Schubert: Do I have this right it's not making sense to me, I think I missed.

382

00:39:47.910 --> 00:39:53.700

Joseph: Something conference of the shelf and natural light into the building and.

383

00:39:54.360 --> 00:40:03.780

Laurel: that's it that's it building is about that's right it's about the comments about the windows it's a different situation in a different location that account.

384

00:40:04.770 --> 00:40:05.580

Marlene Schubert: Okay, so.

385

00:40:07.770 --> 00:40:09.180

Marlene Schubert: So where do we would you like that.

386

00:40:10.320 --> 00:40:12.660

Joseph: will put the building area, possibly.

387

00:40:13.110 --> 00:40:17.130

Joseph: Okay, thank you let's go to the next section and.

388

00:40:20.640 --> 00:40:35.520

Joseph: So under here I mean that's a you know expresses a clear organizing concept, I think the colors are very nice, I think, building design is very simple and doesn't overwhelm the site, obviously, I think, besides are all pretty good.

389

00:40:37.470 --> 00:40:42.540

Joseph: Not too much you can do on sustainable design in terms of water and other things materials, but.

390

00:40:43.470 --> 00:40:44.880

Laurel: They do have panels.

391

00:40:45.750 --> 00:40:49.290

Joseph: But it does have the solar panels exactly yes right.

392

00:40:52.110 --> 00:40:53.100

Joseph: and actually.

393

00:40:54.540 --> 00:41:01.230

Joseph: Obviously, represent recycled materials, I mean you know it's the ultimate material to be recycled.

394

00:41:08.280 --> 00:41:14.250

Joseph: Okay um I think under this one too I I don't see any any problems with any of those categories.

395

00:41:15.450 --> 00:41:20.850

Joseph: just add windows help at natural legends the building and yeah.

396

00:41:22.620 --> 00:41:22.890

Okay.

397

00:41:24.180 --> 00:41:29.790

Joseph: We want to make a point of distance learning about the belly band the David the or excuse me that.

398

00:41:31.290 --> 00:41:40.170

Joseph: lost my train of thought that Bob said about the miles his comment about adding those those windows, to make it almost looks like a belly band around the middle of building.

399

00:41:40.830 --> 00:41:42.120

Laurel: Those kind of covered inv3.

400

00:41:42.660 --> 00:41:44.220

Joseph: yeah okay.

401

00:41:47.460 --> 00:41:50.490

Joseph: Any other comments over to this project meets those standards.

402

00:41:52.200 --> 00:41:52.650

Joseph: Okay.

403

00:41:55.950 --> 00:41:56.460

Joseph: let's go.

404

00:42:01.980 --> 00:42:09.300

Joseph: doing any landscaping and you're not doing any site work specific to this project, other than at the building on the parking Is that correct.

405

00:42:09.600 --> 00:42:17.670

Miles Yanick: That is correct yeah something that's something that hasn't been mentioned it wasn't on this section of the worksheet is that.

406

00:42:18.990 --> 00:42:22.320

Miles Yanick: we're don't propose any new lighting as a site at all.

407

00:42:22.740 --> 00:42:29.610

Miles Yanick: Okay, and the reason for that is that their side is kind of relatively remote and the.

408

00:42:31.020 --> 00:42:47.070

Miles Yanick: The more light if you put on the site in addition to polluting surrounding areas is encouraged encourages vandalism there are lots of trucks and lots of things to fool with up there, and if you if you get the vandals a little light they'll take care of it.

409

00:42:47.490 --> 00:42:48.510

Miles Yanick: So we're proposing.

410

00:42:48.630 --> 00:42:49.470

Miles Yanick: No light.

411

00:42:49.530 --> 00:42:49.950

Ladies.

412

00:42:53.400 --> 00:42:57.420

Joseph: So you're going to have the building right, so if someone had to enter the building at night, you would have to stay.

413

00:42:57.450 --> 00:42:59.520

Miles Yanick: We might have a little tiny bit of.

414

00:42:59.640 --> 00:43:01.230

Miles Yanick: light by the answer your best.

415

00:43:01.650 --> 00:43:02.610

Joseph: that's good.

416

00:43:03.060 --> 00:43:12.390

Joseph: that's Okay, I know just a side comment and landscape, or maybe unrelated, but do you have any damage or anything from wildlife to the coyotes.

417

00:43:13.110 --> 00:43:18.930

Miles Yanick: come in and not that we've been able to observe and I have observed the site at night, as well as in the day.

418

00:43:19.680 --> 00:43:21.120

Miles Yanick: Because there's quite a bit of.

419

00:43:21.660 --> 00:43:40.950

Miles Yanick: activity on this site and I haven't I haven't seen anything, as I say, especially at night, my night visits were primarily to observe surrounding area light, but I spent a fair amount of time at night up there and and they would have never seen anything outside of.

420

00:43:42.450 --> 00:43:43.530

Miles Yanick: Normal birdlife.

421

00:43:44.760 --> 00:43:46.290

Miles Yanick: hawks bagels whatnot.

422

00:43:47.160 --> 00:43:50.220

Joseph: Are you I went through your landscape section.

423

00:43:51.420 --> 00:44:02.940

Joseph: And and are you when you do your contract documents in the building, are you going to have a landscape plan are you just going to do that, like on a time and materials basis of the landscape, how do you plan to do that.

424

00:44:02.970 --> 00:44:05.040

Miles Yanick: i'll be at 10am with the landscape.

425

00:44:05.070 --> 00:44:06.120

Joseph: Guy because it'll just.

426

00:44:06.210 --> 00:44:07.470

Miles Yanick: Be foundation planning.

427

00:44:07.770 --> 00:44:13.260

Joseph: Right okay yeah, so I think those plants are probably fine which talking about you know.

428

00:44:15.990 --> 00:44:24.360

Joseph: Okay, again on these categories, they don't see it's such a simple project I don't see it really being a problem with the.

429

00:44:25.980 --> 00:44:26.580

Joseph: landscape.

430

00:44:27.810 --> 00:44:28.920

Joseph: Yes, sorry.

431

00:44:29.340 --> 00:44:36.000

Bob: It you know I just you know kind of gave me thought you know I you know miles, are you going to have any kind of.

432

00:44:37.110 --> 00:44:47.010

Bob: location where they can eat outside if they want on a picnic table for break area I was thinking of that landscape and that while there's I didn't really see any picnic area and maybe they want to sit.

433

00:44:47.430 --> 00:44:55.350

Bob: Sit outside and you know I know those sceneries not probably the most pleasant in the world, but it feels kind of in the world, and since it's out of the way.

434

00:44:55.710 --> 00:44:56.820

Joseph: We wait one second.

435

00:44:59.430 --> 00:44:59.820

Miles Yanick: The.

436

00:45:00.990 --> 00:45:12.750

Miles Yanick: Other didn't seal is that was necessarily a part of the program for the employees, it might be nice maybe they'll find a spot is there, anyway, on their own.

437

00:45:14.610 --> 00:45:15.120

Miles Yanick: I didn't.

438

00:45:15.150 --> 00:45:26.520

Bob: yeah I was, I was just thinking of a picnic picnic table or something that just if I were working there in the summertime at that place is awful hot, I know, but he want to sit outside a little bit, but.

439

00:45:28.770 --> 00:45:29.550

Bob: Just a thought.

440

00:45:38.340 --> 00:45:41.550

Joseph: Okay sorry I disappeared sorry, excuse me.

441

00:45:43.050 --> 00:45:44.340

Joseph: Okay um.

442

00:45:45.990 --> 00:45:54.450

Joseph: So this project does meet anybody have any questions with that no okay i'm street types I didn't see where this was.

443

00:45:55.920 --> 00:45:58.320

Joseph: Relevant, we can say it's not.

444

00:45:59.880 --> 00:46:04.410

Joseph: does not apply believe miss someone thinks of the reason why should.

445

00:46:07.500 --> 00:46:08.940

Joseph: street frontage and types.

446

00:46:10.830 --> 00:46:11.970

Joseph: yeah okay.

447

00:46:15.390 --> 00:46:16.350

Joseph: subdivision.

448

00:46:18.000 --> 00:46:19.320

Joseph: frontage is the same.

449

00:46:22.680 --> 00:46:23.910

Joseph: subdivision right.

450

00:46:27.300 --> 00:46:28.350

Joseph: To do any of those.

451

00:46:31.440 --> 00:46:32.940

David: Division involves involved it's a destiny.

452

00:46:33.660 --> 00:46:35.700

Joseph: So just keep going on down yeah.

453

00:46:45.240 --> 00:46:47.370

Joseph: probably going to address those issues anyway.

454

00:46:48.660 --> 00:46:48.930

Joseph: yeah.

455

00:46:51.090 --> 00:46:52.980

Marlene Schubert: Oh boy I can do this later sorry.

456

00:46:53.550 --> 00:46:53.760

What.

457

00:46:55.950 --> 00:47:01.620

Joseph: types of nexus circulations not part of it either so that's fine i'm okay.

458

00:47:16.560 --> 00:47:23.280

Joseph: There is a section on larger sites that I perceive that as being more for.

459

00:47:24.930 --> 00:47:27.600

Joseph: More URBAN projects than this so.

460

00:47:29.010 --> 00:47:33.960

Joseph: Unless anybody has other thoughts or interpretations ever said, this is not up come on.

461

00:47:41.790 --> 00:47:47.880

Joseph: that's obviously not historic place, although there's a lot of history there in the Dome I don't know.

462

00:47:50.550 --> 00:47:51.660

Joseph: A lot there you know.

463

00:47:52.200 --> 00:47:52.740

Sarah.

464

00:47:55.380 --> 00:47:57.660

Joseph: archaeologist spend a lifetime there.

465

00:47:59.190 --> 00:48:17.880

Joseph: Okay, no specific uses not there and I think that is it does anybody have a problem, then, are there any we can approve this project, I believe, unless i'm speaking out of turn does anybody have any conditions that they we've talked about do we just assume that.

466

00:48:18.900 --> 00:48:21.090

Joseph: The files in team will.

467

00:48:22.110 --> 00:48:24.330

Joseph: will take a look at the things that we talked about.

468

00:48:25.440 --> 00:48:30.900

Joseph: Laurel deep do you want some kind of condition regarding the trees and moving the buildings out.

469

00:48:33.660 --> 00:48:37.200

Laurel: I just you know help me that they make the best decisions possible for the site.

470

00:48:37.950 --> 00:48:40.020

Joseph: Yes, I agree so.

471

00:48:40.800 --> 00:48:43.290

Laurel: there's a you know there's no ultimatum anything.

472

00:48:43.620 --> 00:48:44.040

Right.

473

00:48:45.390 --> 00:48:51.750

Joseph: I think miles, you understand what we're thinking there, so you would give it a shot to think about moving it if you could.

474

00:48:55.890 --> 00:49:04.410

David: Go so, if I may interrupt to laurels point there's technically a final design review required, even though this doesn't go through the standard land you searing examiner.

475

00:49:04.830 --> 00:49:17.160

David: usual processes it's a building permit but there's technically still a final review opportunity with so we're happy to circle back to you and I think we would circle back to you before we issue the building just for that last check.

476

00:49:18.300 --> 00:49:18.630

David: yeah.

477

00:49:18.870 --> 00:49:28.470

Joseph: So yeah I mean normally on a more complex projects, we would have the final design review and they would updated wine with anything that might change.

478

00:49:29.520 --> 00:49:41.460

Joseph: Some such a simple project i'm wondering if it would help be economical on this and not cost them more money can we move ahead or does anybody feel.

479

00:49:43.650 --> 00:49:46.350

Joseph: This is any Dr V people feel differently about that.

480

00:49:48.180 --> 00:49:52.980

Joseph: We want them to come back with another plan to see if they can move that or

say why they couldn't.

481

00:49:57.150 --> 00:49:58.260

Joseph: come up for me to.

482

00:49:58.260 --> 00:50:02.940

Marlene Schubert: Have audience let's see heather church, would like to speak i'll bring her forward.

483

00:50:03.120 --> 00:50:03.600

Okay.

484

00:50:06.960 --> 00:50:07.680

Joseph: Hello Hello.

485

00:50:08.250 --> 00:50:27.390

Heather Church: hi Good afternoon, I am the owner of Amish disposal and i'm proposing that we move ahead with it we've been waiting this bathroom for several years and i'm expecting any changes at this point, except for the ones proposed and our drivers desperately need a restroom.

486

00:50:29.610 --> 00:50:30.990

Heather Church: At that's it and.

487

00:50:32.160 --> 00:50:40.860

Joseph: I think the weekend, I think that we could go to improve this project for two more alternatives that would be reviewed, next year, can we do that well i'm.

488

00:50:42.150 --> 00:50:56.400

Joseph: Just kidding yeah no pass on that yeah I mean I don't I don't suspect miles that you're going to make any major changes to the building is you know I think I think laurels comment about the door and the accessibility part was a good comment, and I think.

489

00:50:57.450 --> 00:51:03.420

Joseph: If you can move the building out, it would be fine, the question is, if you did that would we need to see it.

490

00:51:05.310 --> 00:51:07.170

Joseph: And I think if you did do that.

491

00:51:08.700 --> 00:51:23.880

Joseph: That moves the building outward a little bit say some trees if you're able to do that, that would be an improvement, if you were not able to do that would be approved this i'm asking the Derby would we approve this project anyway just john.

492

00:51:24.270 --> 00:51:25.590

Shawn: I think we would approve it.

493

00:51:26.970 --> 00:51:27.210

Joseph: We.

494

00:51:28.260 --> 00:51:31.410

Shawn: don't think you have to do and I don't think we need to see it again and I.

495

00:51:32.880 --> 00:51:34.860

Shawn: You know, given its current state.

496

00:51:36.450 --> 00:51:37.620

Marlene Schubert: john has this hand race.

497

00:51:38.040 --> 00:51:40.380

Jon Quitslund: justin yeah just very briefly.

498

00:51:41.580 --> 00:51:49.260

Jon Quitslund: David probably has this in mind, already, but it will be a step before the planning Commission, since this is a conditional use.

499

00:51:50.790 --> 00:51:51.300

Jon Quitslund: matter.

500

00:51:52.890 --> 00:51:56.910

Jon Quitslund: I don't know that rates as a major conditional use up that's.

501

00:51:57.510 --> 00:51:58.530

Miles Yanick: A minor conditionally.

502

00:51:59.010 --> 00:52:03.660

Jon Quitslund: Minor okay yeah Okay, well then, then it doesn't it's it's it's administrative that's not.

503

00:52:05.070 --> 00:52:07.350

David: that's good yeah good.

504

00:52:08.550 --> 00:52:08.910

Okay.

505

00:52:09.960 --> 00:52:12.150

Joseph: Well, I think you could just touch the slides the building.

506

00:52:12.150 --> 00:52:18.390

Miles Yanick: forward because it's economically in our favor as far as we can sign up for it anyway we're moving to our trees.

507

00:52:18.690 --> 00:52:27.930

Joseph: Wait if you can do that yeah yeah I think we'll go with it with that that is our preference, I think, but that that would not be a condition.

508

00:52:29.730 --> 00:52:30.180

So.

509

00:52:31.590 --> 00:52:33.690

Joseph: Seven everybody yes.

510

00:52:34.650 --> 00:52:39.090

Bob: i'd like to i'd like to see him get restrooms and a break robot you know these people work hard.

511

00:52:39.090 --> 00:52:39.870

Bob: Out there and.

512

00:52:40.650 --> 00:52:48.930

Bob: That gets awful hot in the summertime again and i'd sure like this, the sooner the better they can get in for the employees and more respect, I think the employees will feel.

513

00:52:49.410 --> 00:52:49.830

Okay.

514

00:52:51.240 --> 00:52:57.300

Joseph: Okay, I don't hear any people that have any concerns that we can't approve this project, so we would approve it without.

515

00:52:58.830 --> 00:52:59.460

Joseph: Conditions.

516

00:53:00.600 --> 00:53:01.740

Joseph: Right okay.

517

00:53:02.820 --> 00:53:06.540

Joseph: All right, any other questions or comments final comments from anybody.

518

00:53:09.600 --> 00:53:15.210

Joseph: Okay hey miles, thank you for, thank you for coming with three times and.

519

00:53:18.330 --> 00:53:25.920

Joseph: i'm just curious i'm not trying to make more word David or actually john I guess they did change the plan, but they don't have to go.

520

00:53:25.920 --> 00:53:26.160

Jon Quitslund: Back to.

521

00:53:26.700 --> 00:53:30.900

Joseph: him again do they know yeah okay good.

522

00:53:32.040 --> 00:53:33.450

Joseph: Okay miles, thank you.

523

00:53:33.750 --> 00:53:33.900

I.

524

00:53:35.460 --> 00:53:36.480

Joseph: appreciate it very much.

525

00:53:39.480 --> 00:53:43.380

Joseph: I don't know what time it is Boomer a little bit ahead of schedule, I think, almost here.

526

00:53:44.970 --> 00:53:50.640

Joseph: Oh yes, we are rule ahead of schedule is i'm work Epstein outside.

527

00:53:50.730 --> 00:54:02.220

Marlene Schubert: By chance, I can't change here but i'm not sure that his i'll come bring them forward i'm not sure whether his architect is going to be here until 310 but we'll let him speak to that maybe.

528

00:54:10.680 --> 00:54:11.220

Mark Epstein: No.

529

00:54:12.690 --> 00:54:13.140

Joseph: More.

530

00:54:13.800 --> 00:54:15.300

Mark Epstein: hi thanks for letting me.

531

00:54:16.620 --> 00:54:23.340

Mark Epstein: yep so it's like the architect is incumbency just have me today, and if you're ready, I can get started.

532

00:54:24.480 --> 00:54:24.930

Joseph: Okay.

533

00:54:25.350 --> 00:54:37.740

Mark Epstein: Alright sounds good, well Lola Dr B members, one of my favorite city committees thanks for for having me here I don't take it to come visit you too often anymore.

534

00:54:39.210 --> 00:54:47.880

Mark Epstein: But, especially for our bench donation, which we turn praying for you today and typically the installations that we get our.

535

00:54:49.620 --> 00:54:57.600

Mark Epstein: We use for the standard ventures that are on the list of approved benches and those don't come before the Dr be in this case, we have a.

536

00:54:58.230 --> 00:55:12.210

Mark Epstein: donation, that is not on the approved list it's a custom bench, so it is here for your review and Just to give you a setup for those that haven't done these before.

537

00:55:13.170 --> 00:55:24.090

Mark Epstein: The procedure for the donations are they first come to the public works department, we review them for suitability and acceptability and then, if it's a custom events like this and.

538

00:55:24.870 --> 00:55:44.250

Mark Epstein: It comes before the Dr B for review is all our policy says, and then it goes on to Council for approval so we're just going to review step and so i'm prepared to take any suggestions you might have, and for them to the architect, and then we'll we'll go from there into at conferences.

539

00:55:44.850 --> 00:55:47.880

Mark Epstein: So any any questions about that, though.

540

00:55:50.610 --> 00:56:01.080

Mark Epstein: Okay, moving on to the plan and then i'll share my screen after we look at this plan for for a minute Thank you Marlene I guess is is.

541

00:56:02.130 --> 00:56:08.640

Mark Epstein: yeah it's going forward so yeah there's the area, and this is at three at winslow the old Virginia mason clinic.

542

00:56:08.820 --> 00:56:10.380

Mark Epstein: that's been converted.

543

00:56:10.440 --> 00:56:29.010

Mark Epstein: And the owner is wish to i'm assuming everyone's clear on where that is, if not just interrupt me and the owners wish to place to eight foot lying glue lamb pinches and there is a photo of one I guess that's ready to be installed.

544

00:56:30.270 --> 00:56:36.870

Mark Epstein: And i've got other photos to that I can I can share with you, and if you can go back to the plan Marlene.

545

00:56:38.040 --> 00:56:40.170

Mark Epstein: So the the two benches.

546

00:56:41.220 --> 00:56:57.240

Mark Epstein: One proposed right up against the retaining wall that's along their property line and the other one across from sidewalk in the space that is the former driveway maybe if you'll bear with me else, or if you let me share my screen.

547

00:56:57.450 --> 00:56:57.720

Marlene Schubert: yeah.

548

00:56:57.780 --> 00:56:59.940

Marlene Schubert: Let me, let me go ahead and give you that hold on one moment.

549

00:57:00.270 --> 00:57:00.720

Okay.

550

00:57:01.980 --> 00:57:02.790

Marlene Schubert: All right, go ahead mark.

551

00:57:03.270 --> 00:57:04.200

Mark Epstein: Okay, thank you.

552

00:57:07.980 --> 00:57:08.610

Mark Epstein: So.

553

00:57:09.720 --> 00:57:20.670

Mark Epstein: This isn't fair the old Google maps for you, before the new edition took place, but I have it appears to show you that, where the driveway premieres and where the benches would occur so.

554

00:57:21.180 --> 00:57:31.170

Mark Epstein: The one would occur, you know, like the new wall here, the second one they're proposing to put sort of right in this location Jason to where the landscape area juts out a little bit.

555

00:57:31.890 --> 00:57:39.060

Mark Epstein: And then public works, we want to preserve the driveway because there's very few places for city vehicles to.

556

00:57:39.930 --> 00:57:51.360

Mark Epstein: To to park we don't want to take up a regular parking space for doing some the maintenance london's low way so it's been reviewed internally and felt like it could fit there and still be still be compatible.

557

00:57:53.190 --> 00:57:57.450

Mark Epstein: i'm going to change my share here for a minute and.

558

00:58:00.090 --> 00:58:04.500

Joseph: Some more question i'm just curious it's kind of a funny question but.

559

00:58:06.270 --> 00:58:16.200

Joseph: The people that are proposing the benches what they are proposing them, why do they see them as being related to a potential outdoor area in the future.

560

00:58:16.410 --> 00:58:26.940

Mark Epstein: yeah let me, let me go to some of the photos So this was the photo you've already seen go forward here there's a little detail and i'll get to the context here in a minute oh.

561

00:58:27.630 --> 00:58:28.290

Mark Epstein: yeah i'm just.

562

00:58:28.350 --> 00:58:29.340

Mark Epstein: Trying to put together.

563

00:58:29.400 --> 00:58:30.360

Mark Epstein: So I think this is.

564

00:58:30.840 --> 00:58:35.670

Mark Epstein: yeah This is the context, so this is a picture of one of the benches already installed.

565

00:58:35.850 --> 00:58:36.510

Joseph: up there.

566

00:58:36.870 --> 00:58:44.130

Mark Epstein: At the at the entry way, so I think they see these two is being complementary to that out in print.

567

00:58:47.910 --> 00:58:54.390

Joseph: Do they see they see an outdoor environment happening because of who might come into the building.

568

00:58:55.770 --> 00:59:01.200

Joseph: Central renters like I mean like maybe a restaurant or I don't know what coffee house or something.

569

00:59:01.470 --> 00:59:10.410

Mark Epstein: yeah i'm not sure if their intentions, but this is an open air patio and yeah I have seen that that promoted so i'm not sure what that the US is going to be.

570

00:59:10.980 --> 00:59:20.340

Mark Epstein: But I think they did want to offer the benches just to create a seating area waiting area that's you know, in the sun out front of in front of their building.

571

00:59:21.330 --> 00:59:21.600

Okay.

572

00:59:22.950 --> 00:59:23.190

Joseph: Good.

573

00:59:23.790 --> 00:59:28.590

Mark Epstein: So I think that's it that's all I have to share yeah.

574

00:59:29.880 --> 00:59:34.680

Mark Epstein: And i'm happy to answer any questions about it take your comments.

575

00:59:36.570 --> 00:59:38.550

Marlene Schubert: Any comments i'd have this hand raised.

576

00:59:38.940 --> 00:59:39.270

Oh.

577

00:59:40.800 --> 00:59:41.160

Joseph: So.

578

00:59:41.910 --> 00:59:44.070

Todd: I can go back to the site plan.

579

00:59:44.370 --> 00:59:44.910

Todd: Yes, the.

580

00:59:45.240 --> 00:59:46.620

Marlene Schubert: location, I want to share mark.

581

00:59:46.710 --> 00:59:48.150

Mark Epstein: Okay sure yeah I can do it.

582

00:59:54.300 --> 01:00:00.540

Todd: I just am concerned about the one that's on the opposite side of the sidewalk that it narrows the.

583

01:00:01.290 --> 01:00:01.830

Mark Epstein: I don't hear.

584

01:00:01.980 --> 01:00:03.180

Todd: The width of the sidewalk.

585

01:00:03.540 --> 01:00:11.790

Mark Epstein: yeah that that was our concern to in fact they had proposed in in a little bit different configuration prior to this one settled on.

586

01:00:12.660 --> 01:00:26.610

Mark Epstein: They had first proposed having the bench I think right right out here, and another one right across it which kept it from kept have been about six feet wide or less than six feet wide so it's a seminarian here a little bit.

587

01:00:28.110 --> 01:00:36.780

Mark Epstein: So they can see the dimensions, they have now from from bench face to bench faces a little bit over nine nine feet two inches ethics with that says here.

588

01:00:37.350 --> 01:00:45.300

Mark Epstein: And the trash receptacle that's existing here with you know is narrower than the than the distance it had between the two benches now.

589

01:00:45.810 --> 01:00:46.110

Todd: uh huh.

590

01:00:50.670 --> 01:01:03.900

Joseph: i'm going on the top commenter I always, I think we don't give give enough attention to, why do we put benches, where we put them in the just put a bench down and someone's going to like it or something and.

591

01:01:04.440 --> 01:01:15.300

Joseph: My concern is not the bench design something so much as the locations, because a lot of people will be walking by when the fairies unload and will be a lot of traffic going by there.

592

01:01:15.690 --> 01:01:17.610

Joseph: And it's not going to be the best place to be.

593

01:01:17.610 --> 01:01:26.580

Joseph: Sitting people are going by with strollers and different things and I tend to like benches that are more perpendicular to.

594

01:01:27.960 --> 01:01:44.490

Joseph: The street and the walkway you know they create a little space here the two benches are sort of entering into the public right of way and that they're not creating a public space for themselves and intimate sort of an intimate little you know environment.

595

01:01:46.200 --> 01:02:01.230

Joseph: So that's that's the concern I have in terms of the bench itself, I actually like the black the dark black dark bench up against the white wall I think that's kind of a little bit slow start but I kind of like that.

596

01:02:02.730 --> 01:02:03.750

Joseph: Look that.

597

01:02:04.740 --> 01:02:12.150

Todd: Mike my concern with the bench along the wall is that the benches one thickness but if there's someone sitting there you double or triple the width of that bench.

598

01:02:12.180 --> 01:02:13.320

Todd: They have their legs out.

599

01:02:13.800 --> 01:02:20.160

Todd: Alright, have bags, so I would prefer to see if you could put the two benches perpendicular to the road.

600

01:02:20.640 --> 01:02:21.210

Todd: In then.

601

01:02:22.200 --> 01:02:24.780

Todd: You know, in that curb cut or something we.

602

01:02:24.960 --> 01:02:25.140

say.

603

01:02:26.280 --> 01:02:26.880

Mark Epstein: again here.

604

01:02:27.540 --> 01:02:29.310

Joseph: yeah space for itself.

605

01:02:29.580 --> 01:02:31.020

Joseph: Instead yeah.

606

01:02:31.470 --> 01:02:40.230

Todd: yeah they didn't turn perpendicular if they were just offset you know because there's that skirt area, you could have people sitting in opposite directions and so upon your room.

607

01:02:43.020 --> 01:02:44.880

Joseph: Sorry, I lost you on that marker.

608

01:02:45.420 --> 01:02:55.080

Mark Epstein: yeah I was gonna say just the one concern we had is if we start to use this as a sitting area, then it does take away that potential parking for for maintenance.

609

01:02:55.650 --> 01:02:56.580

Joseph: mm hmm yeah.

610

01:02:58.170 --> 01:03:00.060

Joseph: Okay Laurel your hand up.

611

01:03:00.390 --> 01:03:08.400

Laurel: yeah I mean it makes more sense to me actually because I guess really it's obvious you look at that anything oh my God it's just by the time you actually take the like.

612

01:03:08.910 --> 01:03:18.720

Laurel: Six foot diameter, the personal space around that bench is definitely compromising the entire sidewalk So if you were to bring the you could actually just make the two benches parallel.

613

01:03:19.290 --> 01:03:31.530

Laurel: Along you know just a parallel line creates a kind of this courtyard space when the service vehicles and parking there, but without compromising the service vehicle area, you know it's just.

614

01:03:31.560 --> 01:03:38.280

Laurel: Like right exactly like that, just to have the two benches parallel like that, and then he can create it doesn't compromise the walkway.

615

01:03:38.820 --> 01:03:50.910

Laurel: When service vehicles are not parks, you know, to the south, there you know kind of creates a kind of space where people can have their dogs and hang out and all of that, but it doesn't interfere with the trucks or whatever it's using that space.

616

01:03:52.200 --> 01:04:03.510

Mark Epstein: yeah I think the other thing they want they did in putting the bench up against the wall, there is, you know I had mentioned when they first proposed it, since they are aren't there on barmes your backs.

617

01:04:03.930 --> 01:04:10.980

Mark Epstein: And that we sort of encourage that because it's a little more universally acceptable for for a wider range of users.

618

01:04:11.370 --> 01:04:14.970

Mark Epstein: So they thought that having against the wall will provide at least the back on that, but.

619

01:04:15.870 --> 01:04:23.040

Mark Epstein: But, but I just I like this location better if we can still use that as a nother use as well.

620

01:04:24.660 --> 01:04:25.950

Mark Epstein: I think you have to kill them like that.

621

01:04:26.190 --> 01:04:29.160

Mark Epstein: Also, I think they want and create that little care out there.

622

01:04:30.390 --> 01:04:34.950

Joseph: You know, also mark i've watched over by toys R Us.

623

01:04:35.220 --> 01:04:42.840

Joseph: And beat the painted you know concrete things there they don't have any backs, and I see people sitting on them all the time.

624

01:04:43.140 --> 01:04:47.700

Joseph: Sure, and you know I mean that's always nice, but I do agree with.

625

01:04:49.110 --> 01:04:52.500

Joseph: A comedy So where does wider variety of people, you know i'm.

626

01:04:54.150 --> 01:04:55.290

Joseph: used all the time.

627

01:04:57.840 --> 01:05:06.660

Mark Epstein: So yeah The other thing, let me just share the my screen here, I can do that again i'm not seeing where it is today okay hold on.

628

01:05:09.690 --> 01:05:11.250

Marlene Schubert: you're currently sharing so maybe.

629

01:05:11.790 --> 01:05:18.600

Mark Epstein: You can pull yeah Okay, let me stop the share for a second and go and try and get to the photograph again.

630

01:05:19.890 --> 01:05:31.200

Mark Epstein: Just to the other yeah there it is okay so just The other thing that I think, maybe they're going at is to try to break up this wall little bit so that isn't just a blank a blank was just one other consideration.

631

01:05:31.980 --> 01:05:32.190

it's.

632

01:05:35.610 --> 01:05:42.090

Joseph: The landscaping I think the landscaping does a good job of breaking up the wall to do that.

633

01:05:42.330 --> 01:05:53.460

Mark Epstein: yeah but just in terms of the spacing you can see the distance between the you know the trash compactor in the wall here and the bench would be over here, I think, at first, they had a bench right across the trash compactor and that.

634

01:05:53.940 --> 01:06:03.780

Mark Epstein: That would pinch it too much, but I guess, I thought is here, you know, there is enough space for people to get around, but then you're doing a little shaky and around people there are folks sitting there.

635

01:06:04.980 --> 01:06:13.260

Joseph: I just don't think anybody would sit there honestly with people walking by so close I just don't think it's a very good space to that.

636

01:06:14.550 --> 01:06:15.540

Joseph: Personally, but.

637

01:06:16.590 --> 01:06:16.980

Mark Epstein: Okay.

638

01:06:18.450 --> 01:06:25.950

Joseph: yeah yeah any other comments about that any comments about the bench itself mentioned some kind of Nice I don't know.

639

01:06:27.540 --> 01:06:28.740

Mark Epstein: yeah okay.

640

01:06:31.050 --> 01:06:34.020

Joseph: I might mention so Sean.

641

01:06:34.140 --> 01:06:38.130

Shawn: You know just I agree with our own Todd about the one that's up against the wall just.

642

01:06:39.450 --> 01:06:40.980

Mark Epstein: Just the other side of the sidewalk.

643

01:06:41.340 --> 01:06:48.660

Shawn: yeah florals ideas, Nice and clean, or just yeah just makes sense to get out of that giant traffic area and.

644

01:06:50.010 --> 01:06:57.990

Joseph: So I just thought i'd fill this out some smarts here and it doesn't exactly relate, but a little bit to the same here, I was in edmonds over the weekend.

645

01:06:58.680 --> 01:07:08.970

Joseph: As anybody been there, in the last couple weeks that means downtown a lot of the restaurants, have put up with structures to have covered outdoor.

646

01:07:09.840 --> 01:07:19.020

Joseph: Eating areas, and they have several probably eight or 10 of them on the streets and they're very large and they're taking up parking spaces to the three parking spaces.

647

01:07:19.530 --> 01:07:30.270

Joseph: And they talking to someone who works for the city over there, they are so popular that they're going to inculcate them into the city code going to keep them.

648

01:07:30.570 --> 01:07:30.960

Joseph: And we are.

649

01:07:31.170 --> 01:07:32.130

Shawn: doing the same thing.

650

01:07:32.310 --> 01:07:43.260

Joseph: And salesman same thing right and and other cities in California done this and I just see this from an urban design perspective is coming to bainbridge as well.

651

01:07:44.070 --> 01:07:52.680

Joseph: You know, and I just think we should be thinking long term about our streets That way, you know I know I know that mark wants it for a.

652

01:07:53.550 --> 01:08:02.520

Joseph: For you know, a vehicle or whatever, and I understand that, but I bet you over time there'll be demand to put some kind of a statue there and those kinds of places.

653

01:08:03.210 --> 01:08:11.070

Joseph: You know the little coffee house or restaurant or something so I just pulled that out of the Dr beam from work working to think about.

654

01:08:12.120 --> 01:08:14.580

Joseph: That kind of is the future coming, I think.

655

01:08:15.690 --> 01:08:24.570

Mark Epstein: It is timely, my other hat is managing the sustainable transportation plan and so discussions about winslow way and what to do with it, I think, are.

656

01:08:24.990 --> 01:08:42.240

Mark Epstein: are timely and will be timely sort of the next year, so I think encourage the Dr be to be active and use your voice for that, because you'll have the streets are used is really it's it's their public streets and how we use them for public uses is important.

657

01:08:42.720 --> 01:08:50.310

Joseph: Well, I hope to Dr B and i'm talking to a city here talking to you mark and talking to David and Leslie you know.

658

01:08:51.120 --> 01:09:00.210

Joseph: I hope the one the one slow master plan comes out starts starts going in the next year or two, you know that Dr beacon to the extent.

659

01:09:00.900 --> 01:09:15.330

Joseph: Is wanted, we would like to be involved in, you know some of those things going on, because the public streets, the public realm that's what the deeper be book is really pushing and that's what we're talking about public realm so.

660

01:09:16.170 --> 01:09:17.610

David: Thanks for i'll share that with the director.

661

01:09:17.940 --> 01:09:19.140

Joseph: yeah yeah.

662

01:09:20.250 --> 01:09:25.740

Joseph: Okay, any any other final comments, so we just reject him out of hand.

663

01:09:27.300 --> 01:09:41.160

Mark Epstein: Well, yes, he gets review and comment, so I will pass a line that the benches are fine and the location would be within the apron side by side, parallel to the sidewalk okay very good.

664

01:09:41.580 --> 01:09:42.480

Joseph: Okay, thank you.

665

01:09:42.780 --> 01:09:45.420

Joseph: Great okay thanks.

666

01:09:45.630 --> 01:09:45.810

Mark Epstein: Thanks.

667

01:09:46.380 --> 01:09:47.940

Joseph: for bringing it to us yeah.

668

01:09:48.510 --> 01:09:49.710

Joseph: Like okay.

669

01:09:50.760 --> 01:09:57.690

Joseph: Okay cool um so Marlene can you bring the agenda backup per second.

670

01:10:01.590 --> 01:10:01.950

Joseph: We have.

671

01:10:03.270 --> 01:10:13.230

Joseph: The old old business several things to talk about and David, would you like to be a little early but that's Okay, would you like to take it over.

672

01:10:13.860 --> 01:10:16.110

David: yeah it's nice to be had a schedule isn't it.

673

01:10:16.560 --> 01:10:17.130

Joseph: It is.

674

01:10:17.760 --> 01:10:19.560

David: Marlene i'm going to share screen if that's okay.

675

01:10:19.620 --> 01:10:22.170

Marlene Schubert: Oh yeah let me stop okay go ahead.

676

01:10:23.940 --> 01:10:27.690

David: bring up this wonderful graphic that Joe has been working on for us.

677

01:10:28.890 --> 01:10:35.010

David: Okay, this is the background tour or brief update here is refresher where we've been and where we're going where we've been is.

678

01:10:35.880 --> 01:10:45.540

David: Your recommendation to move the pre application meeting up to the beginning of the process concurrent General Conference in the planning Commission at our first visit in March.

679

01:10:46.500 --> 01:10:56.310

David: We went back for a second discussion in April to discuss what kind of changes to design for bainbridge might your Subcommittee, which again is Bob vicki and Joe and they've been working very hard, by the way.

680

01:10:57.990 --> 01:11:03.360

David: What they would recommend for changes to design for bainbridge just to make sure your meetings or even even more efficient and.

681

01:11:03.960 --> 01:11:11.130

David: Have the materials that you want to for good product, so the feedback we got from the planning Commission in April was.

682

01:11:12.000 --> 01:11:20.700

David: let's try to not expand those meaning requirements in the design for gamers

document they like the flow of the document it's fairly concise right now, and I think we've had some of that discussion here as well.

683

01:11:21.210 --> 01:11:31.050

David: In our last update so we've since met three more times in the last several weeks with your subcommittee and the joint planning Commission group, which includes John Switzerland and.

684

01:11:31.800 --> 01:11:40.230

David: chair McCormick Osmond and also build Chester so I want to and then we're going to go back for a final touch in.

685

01:11:41.460 --> 01:11:44.910

David: At the end of May, and then we'll have a public hearing on these changes.

686

01:11:45.660 --> 01:11:53.040

David: And I wanted to share with you today with the key changes that your subcommittee is recommending and and certainly you subcommittee folks and John feel free to jump in anytime.

687

01:11:53.700 --> 01:11:59.460

David: As a reminder, what we've already got concurrence on is move that pre up right up to the beginning, we talked about that many times.

688

01:12:00.330 --> 01:12:06.330

David: here's a fairly recent change that has happened, has come from the subcommittee discussions and has.

689

01:12:06.780 --> 01:12:13.590

David: Preliminary buy in from the planning Commission move the public participation meeting up from what was formerly after step four.

690

01:12:14.280 --> 01:12:26.550

David: To between step two and two and four, so the ppm would occur between your conceptual review in your design guidance that way, the Community is getting some input in the middle of your process instead of after.

691

01:12:28.170 --> 01:12:32.670

David: Anybody does anybody want to add anything in that before we jumped to a final change I'll talk about in a minute, is there any.

692

01:12:33.060 --> 01:12:46.500

Joseph: thoughts on my dad that going into design guidance, the dmV would have information we gained from the public participation, we, the comments that people made concerns they had that would help us in our design gardens.

693

01:12:48.120 --> 01:12:51.150

David: And we got positive feedback from the planning Commission April now proposals.

694

01:12:51.150 --> 01:12:52.860

David: So so far we've got.

695

01:12:54.000 --> 01:13:02.190

David: concurrence on this concurrence on this and then here's the hot off the press are fairly new from one of the last meetings about a week and a half to two weeks ago.

696

01:13:02.820 --> 01:13:10.860

David: Your subcommittee and the planning Commission subcommittee came up with a recommendation to move the final designer view from what was formerly.

697

01:13:11.460 --> 01:13:26.460

David: After the project application so as a refresher everything in white is is the project proposal stage before they've applied everything in grey is when they've been formally applied for the project with the city well that final design review used to be up in this section.

698

01:13:27.030 --> 01:13:37.710

David: It would now move back up, excuse me on the process to after design guidance and before they formally apply for the projects, so your review would be completed.

699

01:13:38.430 --> 01:13:44.100

David: Unless something changes drastically which i'm sure, maybe Joe or somebody wants to talk about, but unless something changes drastically.

700

01:13:44.490 --> 01:13:55.560

David: Dear be will actually complete the review before the applicant even submits the farmer application with the city so that's that's kind of a big a new change, do you want to add to that Joe or anybody want to jump in on that.

701

01:13:56.610 --> 01:13:59.010

Joseph: No, I think you explained it fine.

702

01:14:01.080 --> 01:14:02.640

Joseph: A couple comments john and Bob.

703

01:14:02.850 --> 01:14:03.960

Joseph: Johnny want to go ahead.

704

01:14:04.350 --> 01:14:05.370

Jon Quitslund: Well, just briefly.

705

01:14:06.660 --> 01:14:12.120

Jon Quitslund: Perhaps that final design review should be and recommendation.

706

01:14:14.280 --> 01:14:16.530

Jon Quitslund: is I think that's the way it stated in the.

707

01:14:17.040 --> 01:14:22.710

Joseph: yeah you're right Well, I can look at that time, because it is a recommendation, yes.

708

01:14:24.870 --> 01:14:26.100

David: Thanks john that's good catch.

709

01:14:28.470 --> 01:14:30.630

Joseph: Okay, so Bob did you.

710

01:14:32.070 --> 01:14:33.660

Joseph: want to add something to that okay.

711

01:14:34.140 --> 01:14:37.770

Bob: yeah okay so you're going to put the word and recommendation in there.

712

01:14:38.130 --> 01:14:39.330

Joseph: i'll change it yep.

713

01:14:40.320 --> 01:14:42.420

Bob: thanks in advance okay oh yeah to the way.

714

01:14:42.960 --> 01:14:43.380

yep.

715

01:14:45.600 --> 01:14:46.440

David: Sorry sorry about.

716

01:14:46.470 --> 01:14:51.390

Bob: Okay, so Okay, and the other thing Joe we where it says.

717

01:14:53.550 --> 01:15:10.170

Bob: The colby projects and middle we said application some metal, so we can keep it consistent with the first one either applications some metal or colby applications some metal whichever that I don't think it's projects and mental was application submitted, we talked about.

718

01:15:10.230 --> 01:15:13.170

Joseph: Oh i'm just six OK, I can.

719

01:15:14.610 --> 01:15:16.200

Bob: Just to keep it consistent.

720

01:15:19.560 --> 01:15:25.440

Bob: yeah and then one last thing that I think is really important, and a number of people brought it up at the.

721

01:15:25.920 --> 01:15:39.660

Bob: Planning Commission the planning director brought it up, I think, is a pretty simple solution if you could just just pull a scroll down a little bit on the chart there yeah if we could just stick a on the if we just stick a bubble on the.

722

01:15:42.000 --> 01:15:48.150

Bob: On the left hand side I guess out right after number six was something like if there's a significant design change.

723

01:15:48.450 --> 01:15:56.430

Bob: return to Dr B design guidance review we've got to get something in there, because that came up that came up by number of members of the planning Commission.

724

01:15:56.760 --> 01:16:10.050

Bob: Like bang though there wasn't even any hesitation everyone was asking what happens if they change the design too much, the consequence of that we're going to design review boards going to have to look at it again so by sticking a bubble in there, Joe that would take care of.

725

01:16:10.860 --> 01:16:13.590

Joseph: Let me ask this question I don't understand.

726

01:16:13.920 --> 01:16:23.520

Joseph: So what were they were they didn't explain yeah which shows going to that was the second public participation meeting optional on the right hand side there.

727

01:16:24.930 --> 01:16:30.210

Joseph: Was there because through the design guidance process into the final review.

728

01:16:31.980 --> 01:16:35.580

Joseph: A applicant might change their plans significantly.

729

01:16:37.470 --> 01:16:42.600

Joseph: Significantly enough that they have to have a second public participation meeting.

730

01:16:43.860 --> 01:17:00.600

Joseph: After that, after goes after it's reviewed and this goes to step six I don't see Bob where they would change their plans, because they're submitting another project, so why would they come back to design review there's nothing there that tells it's a review.

731

01:17:01.620 --> 01:17:06.180

Joseph: That would make them want to change your need to change their project is there.

732

01:17:07.590 --> 01:17:17.910

Bob: What what when they when they submit their formal application if they have a different design and what we approved it would have to come back, possibly to the Dr B design guidance.

733

01:17:18.450 --> 01:17:28.620

Bob: Or, and then into a second other participation meeting i'm concerned about once

we approved while we've seen we don't know what they're going to submit.

734

01:17:30.420 --> 01:17:32.580

Joseph: Now this is totally different.

735

01:17:33.030 --> 01:17:40.140

Joseph: But the planning director is the one who sits there and says, this has changed 20% 25%, and this needs to go back.

736

01:17:41.310 --> 01:17:55.410

Joseph: I mean, I think the planning director would make that decision, and I find it highly likely that anybody would put submit something that wasn't what the final recommendation that was so totally different than what we just reviewed.

737

01:17:56.880 --> 01:17:59.070

Bob: And I hear what you're saying, but maybe john you could.

738

01:17:59.070 --> 01:18:06.360

Bob: comment on in for the planning director, as well as three or four planning Commissioners all asked that same question that's, the reason I thought well shoot.

739

01:18:06.660 --> 01:18:19.380

Bob: that's an easy fix if it they submit something different, I agree, I mean I haven't been on the board that long I don't know why someone would submit something really different than what we approved, but if they did there's a way of going back that's all I was saying.

740

01:18:19.920 --> 01:18:22.320

Bob: That was just based on listening to the planning Commissioners.

741

01:18:22.830 --> 01:18:24.120

Joseph: Okay john do you have a.

742

01:18:24.480 --> 01:18:26.070

Joseph: Well, for the explain.

743

01:18:26.130 --> 01:18:30.480

Jon Quitslund: I guess I don't have the memory that Bob has have.

744

01:18:31.560 --> 01:18:33.150

Jon Quitslund: kind of a hey.

745

01:18:35.820 --> 01:18:53.550

Jon Quitslund: The thing is the planning Commission makes this recommendation on the basis of scrutiny and discussion and public comment and the brb can contribute to our deliberations if there have been these changes.

746

01:18:55.440 --> 01:18:56.310

Jon Quitslund: It seems to me that.

747

01:18:57.660 --> 01:19:02.070

Jon Quitslund: Once the design review board has.

748

01:19:04.050 --> 01:19:09.450

Jon Quitslund: rendered a recommendation that's part of the staff report coming to the planning Commission.

749

01:19:13.410 --> 01:19:14.070

Jon Quitslund: At some point.

750

01:19:15.150 --> 01:19:16.140

Jon Quitslund: you're letting go of it.

751

01:19:16.890 --> 01:19:17.370

yeah.

752

01:19:19.080 --> 01:19:19.500

Jon Quitslund: and

753

01:19:21.510 --> 01:19:22.830

Jon Quitslund: And the projects of middle.

754

01:19:23.970 --> 01:19:28.320

Jon Quitslund: might be in response to critique or or.

755

01:19:30.270 --> 01:19:34.320

Jon Quitslund: Conditions place by the the IRB at stage five.

756

01:19:35.910 --> 01:19:45.810

Jon Quitslund: And if the you know, the only reason to to modify the project would be to make it more consistent with the Dr these recommendations.

757

01:19:46.380 --> 01:19:46.890

Joseph: mm hmm.

758

01:19:48.090 --> 01:19:49.350

Joseph: Well yeah.

759

01:19:50.670 --> 01:19:51.570

Jon Quitslund: I think we want to.

760

01:19:53.220 --> 01:19:57.180

Jon Quitslund: protect a process that doesn't have a lot of doubling back in it.

761

01:19:57.540 --> 01:19:58.260

Jon Quitslund: Because that'll.

762

01:19:59.010 --> 01:19:59.520

it'll get.

763

01:20:01.110 --> 01:20:02.670

Jon Quitslund: tied in knots potentially.

764

01:20:04.200 --> 01:20:06.330

Bob: Where you're calling Sprite it up so, and the reason I.

765

01:20:06.330 --> 01:20:10.770

Bob: brought it up your your colleagues definitely in the planning director all brought it up and that's the.

766

01:20:10.770 --> 01:20:11.790

Bob: Real i'm not it up.

767

01:20:12.540 --> 01:20:17.850

Jon Quitslund: I know we were talking, we were we were talking about the sequence i'm.

768

01:20:19.050 --> 01:20:20.730

Jon Quitslund: i'm I think.

769

01:20:24.360 --> 01:20:28.680

Jon Quitslund: Your group has to be considered has to be comfortable with this, the set of.

770

01:20:29.760 --> 01:20:36.210

Jon Quitslund: With this pattern whatever whatever form, you give to it don't don't try to do it on the basis of people who aren't here.

771

01:20:39.120 --> 01:20:42.570

Joseph: Well i'm Laurel, you said you look like you have a comment.

772

01:20:43.860 --> 01:20:44.340

Laurel: it's do.

773

01:20:44.700 --> 01:20:57.720

Laurel: month and basically the comment is about the inevitable change the design takes because what we're talking about is reviewing something with the intent of complying with the design for bainbridge island.

774

01:20:58.260 --> 01:21:06.840

Laurel: But it's well in advance of a permit and as anyone's ever built anything you know and, especially, I mean the press of lumber scope three times this year is tripled this year.

775

01:21:07.080 --> 01:21:17.250

Laurel: The price of always be is going up eight times this year a design is you know after you've got your permit and you're getting ready to build it design changes inevitably based on budget.

776

01:21:17.850 --> 01:21:29.010

Laurel: And so what so we can't say well you know it's like that's it you've designed it now, you have to stick with it because that's not that's not really our position.

777

01:21:29.100 --> 01:21:37.140

Laurel: it's the position of the client of the contract today, but there must

they're probably needs to be some thing that.

778

01:21:38.520 --> 01:21:48.270

Laurel: Just assures that the thing that gets built in the end complies with the intent of the design for bainbridge review.

779

01:21:48.720 --> 01:22:00.060

Laurel: Because inevitably design projects change all the time, and you know we're just talking about pre permit stuff you know we're just like young schematic design, but not but not even you know through.

780

01:22:01.410 --> 01:22:13.050

Laurel: You know, through the through the through the design phase so it's just I mean we can't be naive and say oh yeah Now this is this is they've they've submitted their final design, and this is what they're going to build, because we know that it never happens that way.

781

01:22:14.490 --> 01:22:17.730

Joseph: Thank you Sean you had your hand up do you take it down.

782

01:22:21.930 --> 01:22:27.300

Shawn: i'm I just I was thinking, similarly to the world, I was also like how much.

783

01:22:27.960 --> 01:22:43.710

Shawn: How normally are historically when I first start on this and I do like the direction that we're in more lockstep with planning and everyone early on and but normally by the time the final design review they put in a lot of man time a lot.

784

01:22:43.740 --> 01:22:53.250

Shawn: of money in hours you know and they're already in sort of they've already committed to an application at that point, and so I just.

785

01:22:54.450 --> 01:23:01.470

Shawn: I don't know I just some curious about what we're really asking, even in this, are we really we're asking them to really put.

786

01:23:03.120 --> 01:23:11.340

Shawn: Put the put their dollars, where their mouth is, I guess, or and knowing that it will change, I also would into what laurels thinking is I would.

787

01:23:14.130 --> 01:23:19.500

Shawn: In a consequential worst case scenario, like our is there a loophole for someone to.

788

01:23:20.730 --> 01:23:24.300

Shawn: Maybe you know enter with good intention and and.

789

01:23:25.410 --> 01:23:27.720

Shawn: Maybe not actually have good intention.

790

01:23:28.860 --> 01:23:34.290

Shawn: Later on down the road i'm just things to just things that are coming up as we're chatting.

791

01:23:35.280 --> 01:23:36.870

Joseph: Okay Todd you have your hands up.

792

01:23:37.860 --> 01:23:46.770

Todd: Well, I just wanted to comment about the the changes after permit material changes aren't allowed, at least in my experience.

793

01:23:48.390 --> 01:24:01.320

Todd: So I think there is, you know minor changes that don't affect you know scale footprint parking all that stuff you know that would have to be maintained as it's going through if there's small changes to permit that.

794

01:24:02.250 --> 01:24:13.050

Todd: Potentially Okay, but you know it's a permit drawing it's a legal document and you can't really go back and say Oh well, we ran into you know, we ran into finance troubles we're only building half of this.

795

01:24:14.220 --> 01:24:20.400

Todd: At some point there's some trigger that this is not the project that was reviewed so it needs to go back.

796

01:24:21.570 --> 01:24:29.190

Laurel: But the other always permit revisions and other things, and you know and people will make voluntary changes after the initial permitted ever pull up windows, or whatever, because.

797

01:24:30.000 --> 01:24:37.890

Laurel: Much and they're considered voluntary changes and they just cloud them and move on, so um so I don't know it's just it's just a thing that I think.

798

01:24:38.280 --> 01:24:47.100

Laurel: We just it's just We just have to recognize there's a reality that you know a lot can happen between you know, there can be a lot of slip between couple, as they say.

799

01:24:48.600 --> 01:24:51.960

Joseph: So, before going to buy one, let me just comment home.

800

01:24:52.950 --> 01:25:07.350

Joseph: and David, you can correct me here I mean the planning director can make a decision at any point throughout this project throughout this process that the projects change significantly enough that it needs to have further review Is that correct.

801

01:25:08.310 --> 01:25:20.430

David: yeah it's been a slightly different contexts in the past, usually it's after they what Todd was talking about after they get a permit in the percentage of changes is how we decided doesn't need to go through either a minor or major conditional use permit adjustment.

802

01:25:20.430 --> 01:25:20.970

process.

803

01:25:22.170 --> 01:25:32.100

David: This will be new because we haven't had final design review going into the permit application before, so this will be a new twist on what the director should look at and certainly if if the.

804

01:25:32.940 --> 01:25:37.620

David: This group he turns we should add a bubble up here, we were happy to present that through me so.

805

01:25:37.710 --> 01:25:46.320

Joseph: Absolutely yeah i'm just so by the thing i'm saying i'm under number seven planning Commission recommendation its potential.

806

01:25:46.830 --> 01:26:02.760

Joseph: That the planning Commission could make recommendations or conditions that would also the project substantially at that point, it would be up to the planning director, and in my understanding, to say that there's been so many changes that has to go back to design the view.

807

01:26:04.650 --> 01:26:04.920

Joseph: That.

808

01:26:05.670 --> 01:26:11.670

Joseph: Bob that's what you're trying to get that I think is, do we show that box or not, is that right.

809

01:26:12.990 --> 01:26:19.410

Bob: I mean well, first of all, Joe I i'm just merely repeating what I heard at the planning Commission meeting.

810

01:26:19.890 --> 01:26:24.390

Bob: This wasn't something that I just came up with that really clear your.

811

01:26:25.440 --> 01:26:26.580

Bob: eye on mean.

812

01:26:27.870 --> 01:26:38.010

Bob: Like Laurel and Sean I mean I you know I haven't been on the Commission long enough to know if people change things, someone like wintergreen would they change something I don't know.

813

01:26:38.100 --> 01:26:40.830

Bob: I mean the risk is greater with someone like that.

814

01:26:42.240 --> 01:26:54.960

Bob: I guess, I mean if it's there So what if we add a bubble on the bus, you know after the weather when, after the crb projects and middle or application Dean complete if we had a bubble there.

815

01:26:55.920 --> 01:27:02.700

Bob: what's the big deal well a big deal is then all of a sudden we're promoting the people can change their design.

816

01:27:04.200 --> 01:27:14.760

Bob: that's one option, I mean if I were a sneaky guy hey well, that means I can change my design, maybe i'll do that, I guess, one question I have is and it's.

817

01:27:15.240 --> 01:27:27.060

Bob: What is, I guess, David, this is more you to answer, but when uh when the applicant submits their their design drawings, for their you know, for their final application.

818

01:27:27.510 --> 01:27:36.720

Bob: what's the in house processes, the plan or kind of look at the site plan and the elevations to see because I see that that's it that intake point that's the point.

819

01:27:37.170 --> 01:27:46.260

Bob: That the planner is going to have to look at the drawings and see if they look pretty close you know I agree there's twists and turns that.

820

01:27:46.590 --> 01:27:58.350

Bob: can occur, the isn't going to change anything, but it seems to me that the planner has to make a decision at that point whether or not they see that it complies or not, is that I don't know what we do right now.

821

01:27:58.440 --> 01:28:06.780

David: Who transfer bob's question, yes, this may affect the planner adds a section to the staff report referring back to the designer view and how the project relates to that.

822

01:28:07.500 --> 01:28:17.310

David: And to answer joe's earlier question about the director there's a good example it's already occurred, the hotel project, it was actually I realized, there was some confusion around it, inthe end, but, but the process was.

823

01:28:17.730 --> 01:28:21.630

David: When they made some changes to the hotel, the director did send it back to you.

824

01:28:22.770 --> 01:28:23.760

David: So if there is.

825

01:28:23.820 --> 01:28:27.450

David: precedent for that, even in the existing permit review process so.

826

01:28:27.480 --> 01:28:39.480

Joseph: So so that's the question terms of this chart is if there is a minor concern I don't mind if everybody thinks we should put another block in there and do that that's fine.

827

01:28:39.900 --> 01:28:58.140

Joseph: But it seems like that there is that the Planning Directive decision, the mechanism in place to send it back, do we need to show it on this chart or not, is the question and if everybody thinks we should put it on the chart I i'll just put it in what does everybody feel about that.

828

01:28:59.610 --> 01:29:03.750

Joseph: Or is it obvious, the way it is that's the question I think that's a Bob is getting.

829

01:29:05.430 --> 01:29:17.700

Bob: Well, it wasn't obvious to the planning Commission that is for sure, and to the director, I mean I listened to that carefully and boy I thought oh wow that we're going to have to make a change here, because these people do not accept what they see.

830

01:29:19.230 --> 01:29:24.240

Bob: I mean that's just that's just a flat out fact if you go back and look at them look at that meeting you're going to see it.

831

01:29:24.990 --> 01:29:35.070

Bob: And I hate to push something forward again and they're going to ask the same question well what if they want to take it back again after they submit their design what's the process there's no process.

832

01:29:35.610 --> 01:29:39.720

Joseph: So what So where do you see that box going in what point.

833

01:29:40.050 --> 01:29:43.740

Bob: Well, I thought i'd just go right after the applicants and middle.

834

01:29:45.240 --> 01:29:51.750

Bob: You know if, like David says, if the planner looks at the design and the design is just really different.

835

01:29:53.340 --> 01:30:09.360

Bob: than what we approve than before the applications even deemed incomplete I would think we'd have a line there to the left is saying to refer back to you know, so now we get the design or significant design change goes back to the design review board or design guidance.

836

01:30:09.900 --> 01:30:17.310

Joseph: But then the that argument wouldn't you put it up to the planning Commission recommendation because they could make recommendations to significantly altered the.

837

01:30:17.310 --> 01:30:19.470

Bob: process fine wherever you want to put it, Joe I.

838

01:30:19.650 --> 01:30:27.990

Bob: I just think it's a good idea to have it in there, I don't see I don't I just listened to the planning Commissioners and the director that's all I did.

839

01:30:28.470 --> 01:30:38.160

Bob: was so darn obvious that we have to do something and then the second thing Joe is we do have to bring that Gray area up to the up to the application some middle there.

840

01:30:38.400 --> 01:30:40.410

David: yeah Bob you're correct I was going to use that to will bring.

841

01:30:40.410 --> 01:30:41.430

Joseph: Over okay.

842

01:30:42.090 --> 01:30:42.510

Bob: yeah.

843

01:30:42.870 --> 01:30:43.290

Joseph: All right.

844

01:30:43.770 --> 01:30:46.020

Bob: No i'm fine with that Joe I think that.

845

01:30:46.260 --> 01:30:59.340

Bob: it'll get through the planning Commission and the director a lot easier if

there's a if there's an added bubble in there that shows that there is a way to push it back to the design review board and I don't think I don't think that detracts from the flow at all.

846

01:30:59.700 --> 01:31:03.090

Joseph: Okay, so i'm john you have your hand up some.

847

01:31:06.840 --> 01:31:11.550

Jon Quitslund: Just that just to say that I remember lively discussion of the.

848

01:31:12.780 --> 01:31:16.590

Jon Quitslund: possibility of the second part is public participation meeting.

849

01:31:17.730 --> 01:31:26.100

Jon Quitslund: Because we do want I mean I remember Kim insisting on this and that's that's why that second public participation meeting is in there.

850

01:31:27.570 --> 01:31:28.380

Jon Quitslund: The public should.

851

01:31:29.640 --> 01:31:41.070

Jon Quitslund: should have an occasion either to learn that that changes have been made in response to criticism or the changes have been made that may be disappointing to the public.

852

01:31:43.410 --> 01:31:43.860

Jon Quitslund: And that.

853

01:31:46.050 --> 01:32:01.440

Jon Quitslund: The need for that second public participation meeting would be on a case by case, you know, depending on how things have have evolved and again it's with reference to step five the.

854

01:32:02.460 --> 01:32:07.140

Jon Quitslund: Dr b's final design review and recommendation.

855

01:32:09.300 --> 01:32:28.950

Joseph: Okay um alright, well, I can make that change and that's fine, no, no problem i'll do i'll probably move it probably done the eight, so the deployment has the opportunity, send it back to for the design guns yeah okay that sounds great i'm

David did you have other.

856

01:32:32.910 --> 01:32:36.120

David: Things i'll just join the group that your subcommittee is also made.

857

01:32:37.710 --> 01:32:42.660

David: done a lot of work on the meeting descriptions and clarifying those and those will be part of the ordinance and the revised.

858

01:32:43.200 --> 01:32:52.740

David: packet going back to the planning Commission, but I really want to thank the the group the subcommittee that's really worked hard on this and stay tuned I think the next touch of planning Commission will be may 27.

859

01:32:53.550 --> 01:32:58.170

Joseph: So do you want to also should I talk about the appendix, or do you want to do that.

860

01:32:58.200 --> 01:33:07.230

David: yeah yeah Joe do you want it, you want to talk about that what we're going to do with the appendix, and they and what was formerly going to be an expanded list in design for bainbridge do you want to talk about what.

861

01:33:07.470 --> 01:33:08.820

Joseph: came of that yeah so.

862

01:33:10.920 --> 01:33:13.140

Joseph: it's this part of this whole process.

863

01:33:14.580 --> 01:33:20.730

Joseph: we're going to look at code changes we're going to look at the chart in the meeting differences and critical changes.

864

01:33:21.210 --> 01:33:32.550

Joseph: And then we also starting to look at the D for the book and what it needs and how to do things so we're trying to add clarity to the D for be book about when you come to the.

865

01:33:33.690 --> 01:33:41.040

Joseph: conceptual meeting what documents do you have to have we want to have a list

you have to have these documents 1234.

866

01:33:41.460 --> 01:33:50.370

Joseph: When you come to design review, you have to have these drawings 1234 or five, but when when you find come to the final meeting you have these documents one to 10 or whatever.

867

01:33:51.000 --> 01:34:00.450

Joseph: So instead of putting that in the text or encode somewhere in the text or city code we're going to create in the D for be book and appendix.

868

01:34:01.260 --> 01:34:10.320

Joseph: And then the appendix, it would say on the book concept review meeting see appendix a for some models to go to Appendix at the back.

869

01:34:10.890 --> 01:34:22.980

Joseph: And it's been updated, with all the things that are required just the list, like a bullet bullet point list right and at the same time we're thinking of adding actual graphic examples.

870

01:34:24.120 --> 01:34:35.070

Joseph: You know, good examples of a second good examples of building elevations good examples of amassing draw Oh, you know what a mess boring show mass and would look like.

871

01:34:35.700 --> 01:34:44.670

Joseph: And a few few examples like that so they'd have examples of what we're talking about so there's very clear going forward what they need.

872

01:34:45.270 --> 01:34:53.820

Joseph: So that's what's happening in in an expanded appendix or just so you know that that's also something that could possibly be.

873

01:34:54.420 --> 01:35:14.070

Joseph: altered over time easily amended over time that can be commended easier than doing code and all that so any comments about the happen if anybody has any good drawings of a site cloud of good examples i've got quite a few from past years here with the dmv.

874

01:35:15.300 --> 01:35:25.260

Joseph: But authority will just put one or two or three in there and everybody would

then have to not have less confusion for the planner and for the applicant about what we want.

875

01:35:27.060 --> 01:35:32.070

Joseph: Any comments about any of any of this David talked about or talked about or anything.

876

01:35:33.510 --> 01:35:35.040

Joseph: Any concerns okay.

877

01:35:36.450 --> 01:35:37.080

Joseph: Okay, great.

878

01:35:37.530 --> 01:35:39.720

Joseph: Thanks everybody Thank you Dave.

879

01:35:40.830 --> 01:35:42.390

Joseph: They also need gender.

880

01:35:42.750 --> 01:35:43.920

Marlene Schubert: Marlene I can't rewrite.

881

01:35:43.980 --> 01:35:49.170

Marlene Schubert: Project updates day, but do you have any general project updates you wanted to share.

882

01:35:49.770 --> 01:35:54.990

David: We haven't firmed up too many projects going forward, except that wintergreen is going to be.

883

01:35:56.520 --> 01:36:01.650

David: I think your next big project Marlene do we have that on the June date yet, can you refresh me.

884

01:36:02.250 --> 01:36:03.600

Marlene Schubert: Let me look here real quick.

885

01:36:03.630 --> 01:36:04.620

Joseph: yeah I think we've said in.

886

01:36:05.220 --> 01:36:05.610

June.

887

01:36:06.750 --> 01:36:11.340

Marlene Schubert: We have June 7 right now chat I don't know if it's tentative or what but that's on the calendar yet so.

888

01:36:11.610 --> 01:36:20.250

David: let's let's actually assume that, as it go so June June 7 is wintergreen and so that's your next big review, and this will be the final design review and recommendation.

889

01:36:22.500 --> 01:36:31.920

David: So that's your next biggie coming as refresher you just looked at messenger house that was a big one, and this will be your next big one coming we we don't have.

890

01:36:32.730 --> 01:36:42.480

David: A big bubble of projects waiting to come to you right now, but you know how they come in waves, but right now wintergreen is your next big major review so.

891

01:36:43.020 --> 01:36:46.440

Joseph: Just a quick come on kind of surprised that there's no bigger backlog.

892

01:36:47.730 --> 01:36:49.230

Joseph: pies I don't see those.

893

01:36:49.320 --> 01:36:52.620

David: I think there are things that are in various stages of development.

894

01:36:52.650 --> 01:37:01.200

David: That aren't quite right for their next review at dmv yet so that's we're just in one of those slight pause in between a one of the first okay.

895

01:37:02.430 --> 01:37:04.050

Joseph: Okay, great all right.

896

01:37:05.430 --> 01:37:07.440

Joseph: Any comments any questions.

897

01:37:07.500 --> 01:37:11.790

Todd: yeah David are we expecting updated presentation or drawings for wintergreen.

898

01:37:13.200 --> 01:37:24.270

David: Oh that's a great question because there's been so much discussed on this, so we do well, first let me take a step back Todd we took your recommendation and in the text we are emphasizing that the applicant must present their project.

899

01:37:24.540 --> 01:37:27.810

David: At each meeting and that came from your recommendation previously.

900

01:37:28.800 --> 01:37:30.150

Joseph: When excuse me so.

901

01:37:31.260 --> 01:37:35.190

Joseph: That way we put that was an applicant lead presentation.

902

01:37:36.270 --> 01:37:39.270

Joseph: So, however, they want to present, but they have to present.

903

01:37:40.080 --> 01:37:52.830

David: Yes, so that's what we will expect of them, even without the new code quite in place yet, at the next meeting is a strong presentation clear presentation of what has or has not changed, but that is their final design review.

904

01:37:54.690 --> 01:37:59.790

David: And so the APP the burden is on the applicant to make their case and present a project.

905

01:38:01.650 --> 01:38:12.120

Joseph: So um I know not not kosher talking about other projects oh goodness in here, but just to follow up on todd's comment about wintergreen since we're all here.

906

01:38:13.650 --> 01:38:24.330

Joseph: If if they come back with insignificant changes to what they've already presented to us and they don't satisfy.

907

01:38:25.080 --> 01:38:35.820

Joseph: least most they are not satisfied 22 conditions 22 standards, so they would have to start satisfy all standards or, as many of them as they possibly can, with any new plans.

908

01:38:36.180 --> 01:38:52.290

Joseph: So the plans, would have to be significantly different and significantly in advanced from what they are now and that's a question for June seven is if if they don't, then I think we should continue with what we did with the.

909

01:38:53.310 --> 01:39:05.100

Joseph: worksheet in the decisions we've already made and make a decision based on them not meeting standards if they do make a significant amount of changes.

910

01:39:05.700 --> 01:39:16.140

Joseph: It might unfortunately require more meetings to go through if it's really complex but that's the question that they haven't sent anything in its new I think it's an easy decision.

911

01:39:17.730 --> 01:39:18.510

Joseph: easier.

912

01:39:19.140 --> 01:39:22.650

Shawn: If they haven't said anything that's new do we even need to go through it.

913

01:39:23.400 --> 01:39:24.270

Joseph: that's that's a.

914

01:39:24.600 --> 01:39:26.700

Joseph: Great question and I believe that.

915

01:39:26.880 --> 01:39:30.540

Shawn: We do a fairly exhaustive run through the last one.

916

01:39:30.720 --> 01:39:38.130

Joseph: Are we good yeah and then the burden is on them to meet those 22 standards and they haven't met any of them.

917

01:39:38.730 --> 01:39:43.740

Joseph: So if they haven't changed their site plan if they have an altered, a lot of their work they have.

918

01:39:44.490 --> 01:39:53.400

Joseph: You know they have a lot of work to do if they've done that work good on them, we can review it if they haven't done that work, I think we should just stop it.

919

01:39:53.910 --> 01:40:04.200

Joseph: We should just say we're done because they haven't met those standards, and we should go with the decision that we made at the last meeting we met with them.

920

01:40:04.860 --> 01:40:08.040

David: and Joe by stopping do you mean you would still make your recommendation, though right.

921

01:40:08.100 --> 01:40:09.780

Joseph: Oh no yeah i'm sorry not we're going to.

922

01:40:09.780 --> 01:40:11.040

Joseph: start our review.

923

01:40:11.400 --> 01:40:13.170

Joseph: We need to make a recommendation, the worksheet.

924

01:40:13.380 --> 01:40:17.160

Joseph: directly to it, we go directly to a recommendation right.

925

01:40:21.720 --> 01:40:22.560

David: Action so.

926

01:40:23.160 --> 01:40:23.820

Shawn: Oh sorry.

927

01:40:24.330 --> 01:40:24.990

David: Oh sorry go ahead.

928

01:40:25.350 --> 01:40:26.340

Joseph: Go ahead chart.

929

01:40:26.460 --> 01:40:30.630

Shawn: And I have to retrain myself how to raise my hand, so I apologize.

930

01:40:32.280 --> 01:40:33.240

Joseph: Laurel and Todd.

931

01:40:35.790 --> 01:40:38.040

Shawn: You raised her hand and i'm like I have something to say.

932

01:40:40.500 --> 01:40:50.670

Shawn: No yeah I was just trying to get clarity that since we already have established order opinion that we wouldn't need to be going through it if they haven't made any changes, we could simply just say.

933

01:40:51.750 --> 01:40:53.610

Shawn: almost like rinse repeat correct.

934

01:40:54.120 --> 01:40:55.350

Joseph: yeah yeah my.

935

01:40:55.680 --> 01:40:56.250

Joseph: My thing.

936

01:40:56.550 --> 01:40:57.450

Shawn: To go through it again.

937

01:40:57.990 --> 01:41:07.080

Joseph: My my my take on, it would be that we would ask them to do a 10 minute presentation of their changes not Pope right, but the presentation of the changes.

938

01:41:07.530 --> 01:41:17.010

Joseph: And if they have made dramatic changes we go, we work for the food that if they have not we say thank you, we are not ready to make our decision.

939

01:41:17.550 --> 01:41:19.140

Shawn: Okay, so we're okay.

940

01:41:19.770 --> 01:41:22.830

Shawn: Perfect that's perfect, I just wanted clarity, thank you.

941

01:41:23.310 --> 01:41:28.500

Joseph: yeah no yeah right okay anything else, for the good of the order any.

942

01:41:28.590 --> 01:41:32.040

Shawn: Concerns I mean I do want to say, thanks to you, Bob and vicki.

943

01:41:32.040 --> 01:41:36.000

Shawn: For really working behind the scenes to kind of improve.

944

01:41:36.240 --> 01:41:36.780

Joseph: Thank you.

945

01:41:40.020 --> 01:41:40.740

Shawn: I want to thank you.

946

01:41:41.370 --> 01:41:42.540

Shawn: For it and, of course, Dave.

947

01:41:42.600 --> 01:41:43.260

Shawn: Always Dave.

948

01:41:43.950 --> 01:41:46.470

David: I think you're subcommittee to you guys have all worked very hard.

949

01:41:48.330 --> 01:41:50.070

Joseph: enough to go ahead.

950

01:41:51.750 --> 01:41:52.350

Joseph: coach on.

951

01:41:54.180 --> 01:42:00.030

Joseph: Oh i'm OK, I see people have learned to put the hands of bob's got to stand up again so Michael.

952

01:42:00.930 --> 01:42:02.010

Bob: Michael can go first.

953

01:42:03.930 --> 01:42:04.230

Shawn: Oh.

954

01:42:06.240 --> 01:42:06.690

Joseph: Good what.

955

01:42:07.770 --> 01:42:11.670

Michael: Is this or a committee issues or whatever.

956

01:42:12.060 --> 01:42:13.500

Michael: Yes, reading that stage of the.

957

01:42:13.920 --> 01:42:15.360

Joseph: desert absolutely go ahead.

958

01:42:15.420 --> 01:42:15.810

Is.

959

01:42:17.940 --> 01:42:24.630

Michael: One thing something came up recently i'm going to be teaching in New York, starting in two weeks.

960

01:42:25.200 --> 01:42:25.980

Joseph: And so, really.

961

01:42:27.930 --> 01:42:34.800

Michael: i'll be living there for two months so i'll be trying to attend these meetings but studio ends.

962

01:42:36.990 --> 01:42:40.350

Michael: Like at three o'clock Pacific time.

963

01:42:40.740 --> 01:42:41.490

Michael: Oh so.

964

01:42:42.750 --> 01:42:45.450

Michael: how's that gonna work i'll try and make it work but.

965

01:42:46.440 --> 01:42:48.210

Laurel: it'll work he said it'll be five o'clock.

966

01:42:48.210 --> 01:42:48.540

there.

967

01:42:50.670 --> 01:42:51.600

Joseph: yeah yeah so.

968

01:42:51.630 --> 01:42:52.080

Michael: we'll see.

969

01:42:52.560 --> 01:42:53.340

Todd: Just what you want to do.

970

01:42:53.670 --> 01:42:54.630

Joseph: What are you going to be teaching.

971

01:42:55.140 --> 01:42:55.830

Joseph: Columbia.

972

01:42:56.790 --> 01:42:59.460

Joseph: Very cool congratulations.

973

01:43:00.960 --> 01:43:03.900

Joseph: I think you're gonna find you like teaching that's my theory.

974

01:43:04.620 --> 01:43:08.610

Joseph: you're gonna like it very good congratulations that's fair yeah.

975

01:43:09.150 --> 01:43:15.270

Michael: yeah so that's actually the wintergreen one will be really challenging, because that will be the first week of teaching so i'm not.

976

01:43:15.270 --> 01:43:16.500

Michael: Sure on that.

977

01:43:17.730 --> 01:43:21.360

Michael: OK, I will try and submit written comments, if I can't get them.

978

01:43:22.170 --> 01:43:23.160

Joseph: Okay, thank you.

979

01:43:23.670 --> 01:43:27.240

Marlene Schubert: Keep me posted on your attendance Michael so I can perfect Thank you.

980

01:43:27.720 --> 01:43:28.620

Joseph: Okay bob's.

981

01:43:30.180 --> 01:43:40.860

Bob: Oh yeah I just had a quickie you know we we talked about dating the you know back in the I could I could push another email.

982

01:43:41.400 --> 01:43:51.120

Bob: We never went through it, it wasn't at the top of the list, but we wanted to format our pages so we've got dates on the plans we've got a page number we've got the.

983

01:43:51.600 --> 01:44:06.090

Bob: ideal PL and number, so that if you drop a page on the floor, you know exactly where it's from we went through this with wintergreen they don't have any dates on anything we fight so in the desert, I can push I can find that email I had, and that I sent to you and Dave.

984

01:44:06.810 --> 01:44:10.710

Bob: and push it out to you again I think it's really important to get that in the D for the book.

985

01:44:10.950 --> 01:44:17.520

Joseph: so soon to Dave and I and then Dave and I will look at it see think incorporated is that good day.

986

01:44:17.610 --> 01:44:24.690

Bob: yeah you know what I mean I mean wintergreen as a prime example of no dates know page numbers no nothing Okay, thank you.

987

01:44:25.140 --> 01:44:26.910

Joseph: john john go ahead.

988

01:44:29.250 --> 01:44:33.030

Shawn: i'm I mainly just practicing raising my hand and.

989

01:44:35.580 --> 01:44:49.140

Shawn: how's that going, and I just remember, though I just I will actually be on site doing an installation, so I won't be at wintergreen either, and obviously be gone for like that whole next month for different.

990

01:44:49.650 --> 01:44:51.300

Joseph: Well okay.

991

01:44:52.320 --> 01:44:54.240

Marlene Schubert: So you're out the month of June is that kind of what.

992

01:44:54.240 --> 01:44:56.670

Joseph: i'm hearing yeah could you send us an email to.

993

01:44:56.760 --> 01:45:02.310

Shawn: That or dad I don't know if that like starts to make it where where you no longer want me to party or not.

994

01:45:02.850 --> 01:45:03.900

Joseph: We don't want you anyway.

995

01:45:03.930 --> 01:45:12.180

Shawn: The next thing I know i'll send you I will send you a date email though it's so crazy I can't believe, like the years already that's May.

996

01:45:12.900 --> 01:45:15.630

Shawn: Know listening to Michael said that I was like oh wait.

997

01:45:16.410 --> 01:45:21.210

Joseph: yeah oh yeah Laurel yes, are you leaving teaching somewhere.

998

01:45:22.020 --> 01:45:24.930

Laurel: Well, actually, I was going to start new business by saying I need to.

999

01:45:25.590 --> 01:45:39.960

Laurel: Be because I delete the Dr be i've got so much conflict of time, and I also felt I mean there's many, many, many, many reasons, time is just one of them um, but I also felt that.

1000

01:45:41.010 --> 01:45:53.730

Laurel: I spoke out in a way, during one of the Wyatt and Madison meetings that preempted they're smashing that house, I think that historic house that the Oliver House would still be standing.

1001

01:45:54.030 --> 01:45:57.630

Laurel: If they didn't get when that it was going to end up going back through historic review again.

1002

01:45:58.200 --> 01:46:09.600

Laurel: And I felt slightly responsible if that is just kind of its ways really heavy on my conscious because it's now just sitting there in this, you know big slab so they but still, you know they were going to smash it but there would have been more time.

1003

01:46:10.620 --> 01:46:10.920

Laurel: On.

1004

01:46:11.670 --> 01:46:16.020

Laurel: It you know might not have happened that way, so I used to say it's kind of a problem for me.

1005

01:46:17.760 --> 01:46:23.850

Laurel: But anyway, so yeah I think all, all in all I just and I have so many conflicts with work time and everything else.

1006

01:46:24.990 --> 01:46:33.180

Joseph: So could you i'm sorry i'm sorry I feel like you're very, very valuable in a person with a lot of really great comments really.

1007

01:46:34.770 --> 01:46:47.880

Joseph: let's go I really mean that yeah if you could send send me a note and no person onto the chain of what they think you'd be your last one, because we're

interviewing right now for two positions so we built.

1008

01:46:48.600 --> 01:46:48.960

three.

1009

01:46:50.070 --> 01:46:52.680

Joseph: Maybe three right okay.

1010

01:46:53.790 --> 01:46:54.330

Joseph: Sorry.

1011

01:46:54.990 --> 01:46:56.580

Joseph: don't give Laurel a big hands.

1012

01:46:57.510 --> 01:47:00.300

Laurel: I wish I could just create another 10 hours a week or something like.

1013

01:47:00.360 --> 01:47:04.020

Joseph: I know that's right yeah right we really appreciate everything you've done.

1014

01:47:04.170 --> 01:47:04.560

yeah there's.

1015

01:47:06.150 --> 01:47:06.540

Joseph: No.

1016

01:47:07.140 --> 01:47:11.130

Joseph: Wait okay well i'm gonna end this before anybody else leave.

1017

01:47:13.200 --> 01:47:14.700

Marlene Schubert: Joel or just kidding.

1018

01:47:15.240 --> 01:47:22.080

Joseph: No yeah right oh yeah no um any other allied just mentioned as a side comment.

1019

01:47:23.130 --> 01:47:27.330

Joseph: That we are going to be looking at going forward.

1020

01:47:28.980 --> 01:47:33.720

Joseph: That you know, maybe looking at how committees might work, how we could have.

1021

01:47:34.320 --> 01:47:48.630

Joseph: A two person committee or 3% committee that could come and go, not work, all the time, but i'm specific projects that have a specific task to talk to other people who thought, this is a pretty good idea and so i'll be looking at that in the future.

1022

01:47:49.920 --> 01:48:01.410

Joseph: And you know, safe and get everybody involved no people work, and I know that's difficult, so we want to accommodate everybody, some of us are retired, some of us are not so yeah.

1023

01:48:02.130 --> 01:48:12.030

Joseph: Okay anything else, for the good of the order mm hmm Okay, thank you very much anybody in the audience that wants to speak merlin you know, is there anybody there.

1024

01:48:12.540 --> 01:48:14.880

Marlene Schubert: there's someone that came in just on through the phone.

1025

01:48:15.450 --> 01:48:18.030

Marlene Schubert: Oh, so I don't know who it is, but there is somebody out there.

1026

01:48:20.040 --> 01:48:23.130

Joseph: Any comments on any subject someone speak.

1027

01:48:24.240 --> 01:48:24.810

Not.

1028

01:48:26.670 --> 01:48:36.420

Joseph: see any hands or anything so Okay, well then, I would like to call this meeting a close and thank you for your participation and.

1029

01:48:37.980 --> 01:48:48.990

Joseph: See you all later and Michael have a good good time at Columbia you'll like it yeah it's great Thank you Leslie okay everybody say later.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

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

#1 Conceptual Proposal Review Meeting

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

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

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

Applicant Submittal Requirements

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



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

#3 Final Design Review Meeting

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

Applicant Submittal Requirements

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

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



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

PROJECT: Vincent Road Transfer Station on-site employee's restroom
PROJECT ADDRESS or PARCEL: 332502-2-019-200
DATE: 5/13/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 09-16-2019 DRB-DG; 05-14-2021 DRB-DG

CONTEXT ANALYSIS

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

Context Analysis Complete:

Yes: No:

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

C-1:

WATER: There are no streams, wetlands or shorelines on or near the subject property. The general area is noted as an aquafer recharge area.

SOIL: Soil on the subject property is identified by the US Department of Agriculture Soil Conservation Service as "Pits"; open pits from extraction of gravel and sand. Typical soil classification includes a mix of Kilchis, Schnieder, Neilton, Grove, Indianola and Ragnar soils.

VEGETATION: The north and western portions of the subject property contain small areas of 2nd or third growth mixed conifer and deciduous trees and related understory plant materials. The total area of tree cover is approximately 25,000 square feet. Arborist report indicates that there is likely large area of root decay and evidence of torsion cracks on trunks and many of the tops are dead, dying, or declining.

SOLAR ACCESS: The majority of the site has excellent solar access.

WIND: Wind flow at the site is generally from the south and south west.

RESILIANCY: There is no flood risk at the site. The site is vulnerable to climate change conditions.

C-2

HABITAT: A comprehensive species habitat assessment has not been made however species typical of the semi-rural site such as: songbirds, hawks, eagles, rats, voles, chip monks, and squirrels and deer should be found on the site.

CONNECTIVITY: No know existing connections between area habitat areas are known.

SHORELINE: N/A

C-3

NATURAL FEATURES: There are no significant views, view corridors, significant trees, outcroppings, on the site

C-4

MASSING: The only nearby buildings are a water tower and the City decant station & maintenance building.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SITING: The proposed building is setback from any property line by more than fifty feet and is screened from potential views from any surrounding properties or roads by existing mature vegetation,

SCALE: The proposed small building is scaled as a bland, background building so serves the proposed uses as an employee break room and restroom.

USES: There are no surrounding uses such as schools or institutional uses.

C-5

BUILDING FRONTAGES: There are no nearby buildings

ACTIVITIES: There are no nearby retail or other activities

OPEN SPACE: There are no nearby public and private open spaces

LANDSCAPE: The site is surrounded by mature 2nd growth conifer and deciduous mixed hardwood trees and related understory. See C-1 for additional description.

C-6

STREETS: The only street serving the site is Vincent Road which is classified as a Local Access road with travel lanes 10 in width and speed limit of 25 MPH. There is no designated parking on this road.

SIDEWALKS: There are no sidewalks in the area

TRANSIT: There are no nearby transit facilities.

BICYCLES: There are no nearby bicycle facilities in the area.

ACCESS: All motorized access to and from the site is from Vincent Road



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SITE DESIGN STANDARDS

- S1** PROTECT AND REPAIR NATURAL SYSTEMS
- S2** PRESERVE AND ENRICH WILDLIFE HABITAT
- S3** RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT
- S4** COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY
- S5** FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES
- S6** SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response:

S1)

- a. The site is virtually flat. The proposed building will be built on virtually flat ground.
- b. Minimum site grading is proposed.
- c. Existing hydrological features on the site will not be materially altered.
- d. There are no natural water features on the site. Habitat and native plant communities will be preserved outside of the building clearing footprint area.
- e. No existing impervious surface area on the site will be altered.

S2)

- a. Virtually all except the area cleared for the restroom building footprint will be retained in its existing natural habitat.
- b. New landscaped areas around the building footprint will be planted with only native drought resistant species which will naturally connect with existing understory plant material communities.
- c. Existing mature conifer and deciduous trees and related understory will be retained and will not create barriers to existing wildlife.
- d. See S-2, c above

S3)

- a. The maximum amount of native vegetation will be removed in order to retain the maximum existing ecological values on the site.
- b. There are no unique features on the site worthy of highlighting for public views.
- c. There are no nearby landmarks worthy of visual connection consideration.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

S4)

- a. There are only two buildings currently on the site which are located for necessary functional locations. The new structure is located for similar reasons.
- b. The rhythm of intervals of built and open spaces is defined by the functional criteria for heavy truck circulation patterns and private delivery vehicles using the site facilities.
- c. There will be no (street) frontages on this project.
- d. There will be no fencing or monolithic features proposed along publicly visible edges of the site.

S5)

- a. There is no proposed pedestrian access to the site proposed.
- b. There is no proposed pedestrian access to the site proposed. There is no dedicated public pedestrian access to the site.
- c. All site activities will meet ANSI 117 criteria where applicable.
- d. There is no grade parking or active pedestrian areas on the site.
- e. There is no bicycle parking proposed for the site.
- f. There are no pedestrian-oriented public spaces proposed on the site.

S6)

- a. The existing entry to the site is clearly identified and will remain as is.
- b. The existing entry to the site is for vehicles only. No changes are proposed.
- c. Daily heavy trucking movement is separated from weekend passenger vehicle traffic.
- d. There are no public spaces on the site.
- e. No pedestrian entrances are proposed for the site.
- f. There are no public facing frontages proposed for the new restroom building.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

S1)

S2) Minimize the loss of trees without compromising safety.

S3)

S4)

S5)

S6)

DRB Findings:

This project meets S1-S6 site design standards.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

PUBLIC REALM STANDARDS

- P1** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
- P2** MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM
- P3** DESIGN TO SUPPORT A LEDGIBLE HEIRARCHY OF PUBLIC SPACES
- P4** STRENGHTEN PUBLIC SPACE CONNECTIONS
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response:

- P1)**
 - a. There are no on-site pedestrian walkways proposed.
 - b. All on-site pedestrian circulation will be discouraged.
 - c. N/A see above
 - d. The existing site entry is located towards the site's most active public street.
 - e. Bicycle circulation on the site will be discouraged for safety reasons.
- P2)**

N/A The entire function of the site is to provide for heavy industrial type truck activities and community private vehicle access.
- P3)**

N/A There will be no public spaces on the site.
- P4)**

N/A There will be no public spaces on the site.
- P5)**

N/A There are no existing block or frontage patterns in the area.
- P6)**

N/A There are no commercial streets in the area.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

P1)

P2) Flip the parking so the handicap space is closer to the door.

P3)

P4)

P5)

P6)

DRB Findings:

This standard is not applicable to this project.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

BUILDING DESIGN STANDARDS

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

Applicant Response:

B1)

The simple geometric concept expresses the simple function of the building.

B2)

The use of solar energy. Wood structural framing and metal cladding material with 25% recycled content tends to express a bit of the architectural language of the island.

B3)

The four facades are modulated with a rhythmic arrangement of fenestration elements.

B4)

Solar roof panels will be visible on the roof building.

B5)

Solar panels will be of the latest most efficient products. State of the art materials and connection details will be designed into the building.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

B1)

B2)

B3) Suggestion to add windows, this would help add natural light into the building.

B4)

B5)

DRB Findings:

This project meets B1-B5 building design standards.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

LANDSCAPE STANDARDS

- L1** INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS
- L2** SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN
- L3** INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE
- L4** INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES
- L5** SUPPORT HEALTHY HABITAT IN THE LANDSCAPE
- L6** PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response:

L1)

- a. Only native drought resistant planting will be used around the perimeter of the restroom building.
- b. Vine Maple (*Acer Circinatum*) will be the only deciduous species used. These will be located near the entrances to the building to screen the entrances from customers using the sit facilities.
- c. See above
- d. See L-1.b above
- e. See L-1.b above

L2)

- a. There are no open spaces proposed on the site.
- b. Building interior spaces are private and no open to the public.
- c. Vine Maple trees will provide scale and seasonal color at the edge of the existing Evergreen tree areas.
- d. No planting is proposed along streets in the area.
- e. No public art is proposed for the site.

L3)

- a. Only native drought tolerant species plant material will be used.
- b. N/A
- c. No shade trees are proposed in the paved surface areas.
- d. No planting in area right of entrance pathways
- e. Local gravel will be used for the building entrance pathways.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

- f. The steep sloped roof will be used for solar panel mounting surface.
- g. The retention of the majority of existing tree cover area on the site will help provide some particulate matter reduction.

L4)

- a. The preservation of the majority of the existing tree cover on the site will help retain the existing hydrological functions of the site.
- b. Green stormwater design will be designed and installed per the latest City requirements.
- c. Steep roof pitch for mounting of solar panels precludes a vegetative roof design.
- d. The roof area is so small it renders rainwater capture impractical.

L5)

- a. The majority of the existing large trees and related understory will be preserved.
- b. New plant design area will be very small in area so that the effect on stormwater retention and infiltration is incalculable.
- c. Retention of the majority of the existing plant materials on the site will remain attractive to birds, pollinators, and wildlife.
- d. Only native drought tolerant species plant material will be used.

L6)

- a. There are no existing significant view or view corridors on the site
- b. See above
- c. See L6, a above
- d. There will be no streets on site.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

L1)

L2)

L3)

L4)

L5)

L6)

DRB Findings:

This project meets L1-L6 landscape standards.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

STREET TYPES AND FRONTAGES

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

Applicant Response:

DRB Discussion:

Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

Not applicable

DRB Findings:

Not applicable



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

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

Not applicable

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

DRB Discussion:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

Not applicable

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

LARGER SITES

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response:

Standard 1)

Standard 2)

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HISTORIC PLACES

- STANDARD1** DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.
- STANDARD2** MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response:

Standard 1)

Standard 2)

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

CIVIC USES

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

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

Applicant Response:

Standard 1)

Standard 2)

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not applicable



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

This project is recommended for:

Approval

Approval with the following conditions:

Denial with the following deficiencies:

SIGNATURE:



Joseph Dunstan, Chair

DATE: 05/17/2021