

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – March 1, 2021
Grow Community Phase 3 ([PLN13551I DRB-CON](#))
Wyatt & Madison ([PLN51796 DRB-DG](#))
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, Vicki Clayton, Laurel Wilson, Shawn Parks, Todd Thiel and Bob Russell. Planning Commissioner John Quitslund was present. City Council member Leslie Schneider was present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara, Associate Planner Ellen Fairleigh, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – March 1, 2021

Motion: Motion to approve meeting minutes for 1st of March meeting

Thiel/Russell: Passed Unanimously

Grow Community Phase 3 ([PLN13551I DRB-CON](#))

#1 Conceptual Proposal Review Meeting

Discussion only

Wyatt & Madison ([PLN51796 DRB-DG](#))

#2 Design Guidance Review Meeting (2nd meeting)

Discussion only

New/Old Business

- Update-Subcommittee Review of Wintergreen Standards Worksheet- Chair Joe Dunstan
- Council Joint Land-Use Subcommittee-Chair Joe Dunstan
- General Project Update-David Greetham
- Update-Review process revisions-David Greetham

Adjourn

The meeting was adjourned at 5:10 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist

Attendee Report					
Report Generated:	3/16/2021 9:26				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	985 9623 9801	3/15/2021 13:46	205	13	13
				Total Users	Max Concurrent Views
				43	0
Host Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	3/15/2021 13:46	3/15/2021 17:10	205	
Panelist Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Thomas Daniels	tdaniels@tncinvestment.com	3/15/2021 15:02	3/15/2021 16:18	77	
Vicki	vicki.clayton@cobicommittee.email	3/15/2021 13:48	3/15/2021 17:10	203	
Jonathan Davis	jd@davisstudioad.com	3/15/2021 14:03	3/15/2021 14:59	56	
Michael	michael.loverich@cobicommittee.email	3/15/2021 13:59	3/15/2021 17:10	192	
Shawn	shawn.parks@cobicommittee.email	3/15/2021 14:01	3/15/2021 17:10	189	
Bruce Anderson	brucea@cutler-anderson.com	3/15/2021 14:59	3/15/2021 16:18	79	
Joseph	joseph.dunstan@cobicommittee.email	3/15/2021 13:49	3/15/2021 17:10	202	
Leslie	lschneider@bainbridgewa.gov	3/15/2021 14:01	3/15/2021 16:59	179	
Todd	todd.thiel@cobicommittee.email	3/15/2021 13:59	3/15/2021 17:10	192	
Kelly	ktayara@bainbridgewa.gov	3/15/2021 14:29	3/15/2021 16:26	117	
Mike	mfburns@bluenorth.com	3/15/2021 15:02	3/15/2021 16:10	69	
David	dgreetham@bainbridgewa.gov	3/15/2021 13:59	3/15/2021 17:10	192	
Greg Van Patten	greg@gvpproperty.com	3/15/2021 14:59	3/15/2021 16:18	79	
Bob	bob.russell@cobicommittee.email	3/15/2021 13:57	3/15/2021 14:47	50	
Bob	bob.russell@cobicommittee.email	3/15/2021 14:47	3/15/2021 17:10	144	
Ellen	efairleigh@bainbridgewa.gov	3/15/2021 13:54	3/15/2021 15:03	69	
Phedra Elliott	phedra@housingresourcesbi.org	3/15/2021 15:02	3/15/2021 16:18	77	
Laurel	laurel.wilson@cobicommittee.email	3/15/2021 14:02	3/15/2021 17:10	189	
Attendee Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Thomas Daniels	tdaniels@tncinvestment.com	3/15/2021 14:27	3/15/2021 15:02	35	
Jonathan Davis	jd@davisstudioad.com	3/15/2021 14:01	3/15/2021 14:03	3	
Sarah Blossom	smblossom92@gmail.com	3/15/2021 14:34	3/15/2021 15:50	76	
Ashley Mathews (she# her)	ashleymathews104@gmail.com	3/15/2021 14:01	3/15/2021 17:10	190	
Jon Quitslund	jonquitslund@att.net	3/15/2021 14:03	3/15/2021 17:10	188	
Bruce Anderson	brucea@cutler-anderson.com	3/15/2021 14:30	3/15/2021 14:59	29	
s steele	ssteele456@gmail.com	3/15/2021 14:02	3/15/2021 14:37	36	
s steele	ssteele456@gmail.com	3/15/2021 14:38	3/15/2021 15:37	60	
s steele	ssteele456@gmail.com	3/15/2021 15:37	3/15/2021 15:42	5	
s steele	ssteele456@gmail.com	3/15/2021 16:01	3/15/2021 16:04	3	
s steele	ssteele456@gmail.com	3/15/2021 16:04	3/15/2021 16:08	4	
s steele	ssteele456@gmail.com	3/15/2021 16:08	3/15/2021 16:09	1	
s steele	ssteele456@gmail.com	3/15/2021 16:59	3/15/2021 17:10	12	
s steele	ssteele456@gmail.com	3/15/2021 15:42	3/15/2021 15:53	12	
s steele	ssteele456@gmail.com	3/15/2021 15:53	3/15/2021 15:57	5	
s steele	ssteele456@gmail.com	3/15/2021 15:57	3/15/2021 16:01	5	
s steele	ssteele456@gmail.com	3/15/2021 16:09	3/15/2021 16:59	50	
Mike	mfburns@bluenorth.com	3/15/2021 14:30	3/15/2021 15:02	32	
Greg Van Patten	greg@gvpproperty.com	3/15/2021 14:31	3/15/2021 14:59	29	
Kim McCormick Osmond	kimberly.mccormick.osmond@cobicommittee	3/15/2021 14:41	3/15/2021 15:46	66	
Phedra Elliott	phedra@housingresourcesbi.org	3/15/2021 14:27	3/15/2021 15:02	35	
Mary Anne Smith	ruahatu01@gmail.com	3/15/2021 14:15	3/15/2021 16:19	124	
Clarissa S	clarissa.sandiego@gmail.com	3/15/2021 14:05	3/15/2021 14:47	42	
Clarissa San Diego	clarissa.sandiego@gmail.com	3/15/2021 14:47	3/15/2021 17:10	144	

WEBVTT

1

00:00:01.709 --> 00:00:04.440

Joseph: Okay we're on yeah okay.

2

00:00:06.359 --> 00:00:11.490

Joseph: Good afternoon, everybody on this Sunday march 15 so welcome to the.

3

00:00:13.469 --> 00:00:16.560

Joseph: Design review board meeting i'd like to call it to order.

4

00:00:17.789 --> 00:00:24.240

Joseph: For the city of bainbridge island, we have a couple of projects today but it'll be interesting, we have.

5

00:00:25.350 --> 00:00:33.510

Joseph: A design concept meeting on grow avenue, and then we have a project on white in Madison.

6

00:00:35.400 --> 00:00:51.360

Joseph: starting out it's given those two projects if anybody has any conflicts or any relationships that they'd like to point out, please raise your hand, otherwise I will assume that there are none so.

7

00:00:51.840 --> 00:00:58.380

Bob: Well i'm working with ELENA on a sharp flat off and on I don't think it's a conflict but.

8

00:00:58.950 --> 00:00:59.820

Bob: want to report it.

9

00:01:00.540 --> 00:01:02.940

Joseph: How short, is it alone yeah okay.

10

00:01:02.970 --> 00:01:04.050

Bob: that's been pretty sure.

11

00:01:04.350 --> 00:01:06.090

Bob: i'm pretty sure, unfortunately.

12

00:01:06.540 --> 00:01:10.830

Bob: they're all boss spending too much time on Dr B and not enough on his own business.

13

00:01:12.180 --> 00:01:14.460

Joseph: Okay, thank you, Bob appreciate that.

14

00:01:15.900 --> 00:01:31.620

Joseph: i'd like to look at the meeting notes from I believe it's march 1 does anybody have any thing they'd like to correct or say, if not, I will entertain a motion to.

15

00:01:33.270 --> 00:01:36.330

Joseph: approve the meeting minutes from the first of March.

16

00:01:38.610 --> 00:01:39.180

Bob: Now second.

17

00:01:40.890 --> 00:01:42.720

Joseph: Who khufu was the first.

18

00:01:46.230 --> 00:01:47.010

Todd: i'll be the first.

19

00:01:47.490 --> 00:01:48.690

Bob: OK OK.

20

00:01:48.720 --> 00:01:51.390

Joseph: tas the first okay all right, thank you, Tom Thank you.

21

00:01:51.420 --> 00:01:52.830

Todd: I don't want to steal your thunder there Bob.

22

00:01:53.880 --> 00:01:54.390

Marlene Schubert: Oh.

23

00:01:55.050 --> 00:01:55.650

Marlene Schubert: So did.

24

00:01:55.770 --> 00:01:57.510

Marlene Schubert: Did Todd actually make a motion.

25

00:01:59.820 --> 00:02:01.110

Joseph: To approve, I asked.

26

00:02:01.140 --> 00:02:02.910

Joseph: I asked for approval of the meeting.

27

00:02:03.450 --> 00:02:06.480

Joseph: meeting next March first so yeah.

28

00:02:06.870 --> 00:02:08.820

Joseph: Okay okay good all right.

29

00:02:10.320 --> 00:02:19.980

Joseph: Great well then we're actually ready to go is is the Jonathan or someone else representing along with Ellen the.

30

00:02:22.110 --> 00:02:23.580

Joseph: Growth phase three.

31

00:02:24.720 --> 00:02:26.370

Ellen: I said, Jonathan Davis.

32

00:02:26.910 --> 00:02:27.480

Joseph: Okay.

33

00:02:27.600 --> 00:02:30.000

Marlene Schubert: Is he in the I just promoted him to.

34

00:02:30.360 --> 00:02:31.500

Marlene Schubert: panelist hi john.

35

00:02:32.280 --> 00:02:33.000

Jonathan Davis: hi everybody.

36

00:02:33.300 --> 00:02:34.770

Joseph: hi Jonathan are you doing.

37

00:02:35.340 --> 00:02:36.840

Jonathan Davis: Good Joe how are you.

38

00:02:37.080 --> 00:02:40.680

Jonathan Davis: Good good Ellen and the rest of the board.

39

00:02:41.040 --> 00:02:41.490

Yes.

40

00:02:42.810 --> 00:02:45.570

Marlene Schubert: Can you see my screen, I want to make sure you're seeing the agenda.

41

00:02:45.810 --> 00:02:47.700

Marlene Schubert: Yes, okay perfect Thank you.

42

00:02:48.630 --> 00:02:53.400

Joseph: i'm Jonathan do you know, everybody on the board, did you want us to go around and say hello.

43

00:02:53.790 --> 00:03:02.490

Jonathan Davis: I am do not I quick introduction would be great I actually only know a couple of people so, which is a change for me.

44

00:03:03.360 --> 00:03:16.350

Joseph: yeah okay what were you know me i'm Joe dunston Chair of the Board and Ellen fairly is here is here hey and Bob you want to introduce yourself.

45

00:03:17.910 --> 00:03:26.730

Bob: yeah i'm Bob Russell and the newest Member on the design review board and I like what you just did down there at the Madrid, the walk of Medina very nice building.

46

00:03:27.180 --> 00:03:27.720

Jonathan Davis: Thank you.

47

00:03:29.040 --> 00:03:29.700

Joseph: vicki.

48

00:03:31.200 --> 00:03:42.240

Jonathan Davis: clayton, can I just can I what one thing would be really useful what what's your What do you do what's your professional relationship design review board it's just helps me to know who I am.

49

00:03:42.840 --> 00:03:44.310

Bob: How I talk to people as.

50

00:03:45.150 --> 00:03:47.190

Joseph: Well, like what the heck on this.

51

00:03:47.250 --> 00:03:47.880

yeah.

52

00:03:49.050 --> 00:03:49.410

Bob: yeah.

53

00:03:50.460 --> 00:03:56.850

Bob: Totally I totally concur with you i'm trying to get the city to put a profile on there.

54

00:03:58.230 --> 00:04:01.110

Bob: On the Dr be bored but haven't been successful.

55

00:04:01.470 --> 00:04:03.690

Bob: yeah my i've got a very long career.

56

00:04:05.010 --> 00:04:16.980

Bob: Probably 40% and big general contracting stuff as a manager and 60% in third party development all around the country and up in Canada, not through edmonton.

57

00:04:18.540 --> 00:04:22.470

Bob: I know a lot about development construction excellent good.

58

00:04:22.500 --> 00:04:24.930

Jonathan Davis: Good background for the design were you born yeah.

59

00:04:25.530 --> 00:04:27.330

Joseph: um I think yeah.

60

00:04:28.830 --> 00:04:38.610

Vicki: um let's see i'm retired now I managed Cornish college of the arts real estate and all their capital projects and relocation to the denny triangle neighborhood.

61

00:04:41.910 --> 00:04:43.230

Joseph: Good oh Todd.

62

00:04:48.750 --> 00:04:52.500

Todd: Todd deal practicing architect, and I currently with a yc services.

63

00:04:53.670 --> 00:04:57.360

Todd: an Arctic 30 years and about that's about it.

64

00:04:58.020 --> 00:04:59.370

Jonathan Davis: Thank you good.

65

00:05:00.090 --> 00:05:00.930

Michael.

66

00:05:03.840 --> 00:05:05.010

Michael: hey Michael.

67

00:05:06.240 --> 00:05:06.870

Jonathan Davis: Michael.

68

00:05:07.380 --> 00:05:10.710

Michael: Audi a architecture background.

69

00:05:12.150 --> 00:05:15.390

Michael: Teach occasionally, as well as practice.

70

00:05:17.670 --> 00:05:20.700
Joseph: Is i'm Sean or Laurel on you.

71
00:05:21.390 --> 00:05:22.260
Marlene Schubert: Yes, they're both here.

72
00:05:23.160 --> 00:05:27.270
Joseph: Okay, so Laurel you want to introduce yourself, please.

73
00:05:28.650 --> 00:05:30.930
Laurel: Like a definite Laura Wilson i'm an architect.

74
00:05:33.990 --> 00:05:34.830
Joseph: And Sean.

75
00:05:36.570 --> 00:05:40.650
Shawn: hi my name is Sean parks and my background is.

76
00:05:42.090 --> 00:05:43.020
Shawn: Public art.

77
00:05:45.810 --> 00:05:55.500
Shawn: As far yeah mainly public art in terms of and some building an interior and have to I don't know i've been in creative creative direction roles pretty much my whole career.

78
00:05:57.300 --> 00:05:58.530
Jonathan Davis: Okay sounds good.

79
00:05:59.310 --> 00:06:01.080
Joseph: I think everybody, I think.

80
00:06:02.490 --> 00:06:02.970
Jonathan Davis: yep.

81
00:06:03.390 --> 00:06:10.830
Joseph: Okay, great okay um so Jonathan Elam who wants to start out today.

82

00:06:12.090 --> 00:06:16.590

Ellen: I have a brief introduction that I can start with and then i'll hand it over to Jonathan.

83

00:06:16.950 --> 00:06:17.700

Joseph: Okay, great.

84

00:06:18.570 --> 00:06:22.950

Ellen: So this is the conceptual review proposal for growth phase three.

85

00:06:23.970 --> 00:06:35.970

Ellen: The project is located on shepherd way west of Madison avenue North it includes five lots and an open space tract, so this is part of the larger grow community.

86

00:06:36.510 --> 00:06:49.110

Ellen: That has extensive background in history, but it was originally approved and 2012 with the site plan review as a phase here to housing design demonstration project.

87

00:06:49.890 --> 00:06:59.220

Ellen: it's been mended and there's been some changes to it, several throughout the years this latest proposal went through a pre application process and.

88

00:07:00.150 --> 00:07:11.460

Ellen: And also came to the design review board in March and April of 2019 it didn't proceed any further from there, but they are ready to move forward and are coming back now.

89

00:07:12.540 --> 00:07:32.400

Ellen: And some of the applicable comprehensive plan elements are the land use element, the economic element for housing element, and also the winslow master plan, and with that i'll hand it over to the architect Jonathan Davis, who is prepared to give an overview of the project.

90

00:07:33.330 --> 00:07:36.420

David: Here denson do you mind if I jump in for just one more staff comment.

91

00:07:36.780 --> 00:07:38.340

Joseph: Sure sure Dave go ahead.

92

00:07:38.520 --> 00:07:40.380

David: And thank you, Jonathan for letting me about anything.

93

00:07:41.820 --> 00:07:46.680

David: On this we I mentioned to chair dunston for the benefit the rest of the group that we're.

94

00:07:47.070 --> 00:07:52.800

David: working through the permit process for this plan amendment it's a little different than a normal project that starts from the beginning.

95

00:07:53.340 --> 00:08:01.140

David: turns out the revised Code of Washington and our code is very prescriptive about platinum and mints and really just directs it they go to the legislative body.

96

00:08:01.500 --> 00:08:06.180

David: So we'll be talking to Council members Schneider and the whole counsel about this in the near future i'm sure.

97

00:08:06.750 --> 00:08:13.710

David: And they don't necessarily go back to the normal process, so this may be a one touch for the design of your work we're not positive yet.

98

00:08:14.220 --> 00:08:19.860

David: But it'll likely be a back to city council, which is the legislative body that approves final plants.

99

00:08:20.640 --> 00:08:29.640

David: So it's a bit of a different process but we'll keep you in the loop, all the way and we're very glad to have this concept review today, just in case it does come back again as well, so just wanted to add that odd procedural.

100

00:08:30.300 --> 00:08:34.350

David: switch up that accompanies a plan amendment that isn't typical of other projects, thank you.

101

00:08:35.070 --> 00:08:40.830

Joseph: So, David i'm just question is that because this project started a few years ago.

102

00:08:42.060 --> 00:08:46.770

David: or no it doesn't have anything to do with a new design for bainbridge or so divisional, it has to do with.

103

00:08:46.860 --> 00:08:53.040

David: Our code, unlike short platts where if you're amending the short planet requires you to basically start with a new application.

104

00:08:53.760 --> 00:09:03.900

David: For normal platts many more than four lines it's very prescriptive and it takes you straight to the State revised Code of Washington, which is where the directors, for how plants are to occur.

105

00:09:04.230 --> 00:09:04.920

David: are laid out.

106

00:09:05.010 --> 00:09:12.810

David: And it's very straightforward it's it's an amendment simply goes to the legislative body that approved it in the first place, which is the city council.

107

00:09:13.380 --> 00:09:17.250

David: And the City Council make a decision on whether it's in the public interest to prove the amendment.

108

00:09:17.700 --> 00:09:24.090

David: And it's really limited to very just minimal language so we've met with legal on it, Joe since I talked to you on Friday.

109

00:09:24.630 --> 00:09:31.650

David: And it appears, it may just be going that route, but we also know, the Council may decide as part of that public interest question.

110

00:09:32.070 --> 00:09:40.650

David: Maybe the Derby will help them solve that so we're very again very happy to be in front of you today for conceptual and we're just not sure yet whether come back for a design guidance or not so stay tuned.

111

00:09:41.250 --> 00:09:42.390

Joseph: Okay, thank you.

112

00:09:42.990 --> 00:09:43.260

David: Thank you.

113

00:09:43.890 --> 00:09:58.080

Joseph: Jonathan you normally we schedule about 30 minutes for this, so please take you know the time you need to make presentation and then we'll ask them questions and comments afterwards go from there yeah.

114

00:09:58.110 --> 00:10:10.470

Jonathan Davis: Thank you, Joe what's the best way to do this, do you want me to share my screen and walk us through the presentation materials, I can also share my screen and walk you through a three dimensional model of the project.

115

00:10:11.610 --> 00:10:13.890

Jonathan Davis: What how what's your standard practice.

116

00:10:15.330 --> 00:10:20.610

Joseph: Practice usually is that that Marlene will do that from the portal, but.

117

00:10:22.170 --> 00:10:30.660

Joseph: If if Marlene if you don't care tell me if you do we can go ahead and share share Jonathan zone.

118

00:10:32.280 --> 00:10:32.820

Joseph: screen.

119

00:10:33.420 --> 00:10:39.210

Marlene Schubert: Normally we've had problems in the past, so we're a little gun shy, is it something that's on the portal that I can pull up.

120

00:10:40.140 --> 00:10:44.310

Jonathan Davis: yeah that's fine let's do that let's just bring up the PDF.

121

00:10:45.480 --> 00:10:47.250

Marlene Schubert: The project summary and.

122

00:10:47.940 --> 00:10:48.990

Jonathan Davis: know that the.

123

00:10:49.920 --> 00:10:51.750

Jonathan Davis: The big goal the drawings, the bigger.

124

00:10:52.740 --> 00:10:53.160

Marlene Schubert: All right.

125

00:10:53.220 --> 00:10:53.910

One moment.

126

00:10:56.820 --> 00:11:13.260

Jonathan Davis: And while that's happening I So yes, we we we came to see Dr B for a conceptual meeting and the design guidance meeting back in the time when that was kind of a new process was at the time when the moratorium was in place.

127

00:11:13.890 --> 00:11:17.550

Jonathan Davis: It was in at the time when the subdivision.

128

00:11:18.930 --> 00:11:20.340

Jonathan Davis: Being finalized.

129

00:11:21.480 --> 00:11:32.370

Jonathan Davis: So it was a bit of a time in between, but we wanted to sort of get your feelings on this project, because we were trying to put together a development team to do the do the work.

130

00:11:33.930 --> 00:11:34.860

Jonathan Davis: And so we.

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00:11:34.920 --> 00:11:40.500

Jonathan Davis: We did the to design meetings and we did a preliminary application a preamp application.

132

00:11:41.790 --> 00:11:42.390

Jonathan Davis: and

133

00:11:43.590 --> 00:11:52.290

Jonathan Davis: and got comments back and then the project spent a couple of years, becoming a real project we got we pull the development team together now.

134

00:11:53.340 --> 00:12:02.520

Jonathan Davis: The original owners of the land are still involved, but there's new a new green canopy is now the developer builder.

135

00:12:04.230 --> 00:12:15.510

Jonathan Davis: they're a Seattle company who's done a little bit of work on the island, they are very focused on sustainability they've we've known them as a.

136

00:12:15.960 --> 00:12:26.190

Jonathan Davis: For a long time they were familiar with the project, when it was being built originally as phase one and I guess just for the real background I was the architect on phase one.

137

00:12:27.360 --> 00:12:32.160

Jonathan Davis: Community back now 10 years ago, or we started that more than 10 years ago.

138

00:12:33.660 --> 00:12:45.450

Jonathan Davis: So so so since we saw you two years ago, the project generally hasn't really changed what we've got and you can see in this.

139

00:12:46.680 --> 00:12:51.570

Jonathan Davis: Line drawing that we're looking at right now on the screen is there are.

140

00:12:53.190 --> 00:13:16.230

Jonathan Davis: Eight townhomes along shepherd and six homes, the front, the park to the north, it was is existing in phase two we this this piece of land has had several iterations on it, this is probably the fourth or fifth iteration that's been presented, over the years.

141

00:13:18.180 --> 00:13:28.470

Jonathan Davis: The last one was an 18 unit three storey apartment building sitting on a parking structure with for single family homes at the perimeter of that.

142

00:13:29.190 --> 00:13:44.130

Jonathan Davis: It was a project that didn't pencil and so actually went all the way to permits so that we've we we were asked us to find a new solution to how we could create something that didn't involve an underground parking structure and was maybe.

143

00:13:45.270 --> 00:13:52.320

Jonathan Davis: Well, would respond more to the market, and one of the things we did we met this was two years ago, and we will continue to do this.

144

00:13:53.130 --> 00:13:59.640

Jonathan Davis: We met with the residents of grow Community both both phase one and phase two and said sort of what What would you want to see.

145

00:14:00.180 --> 00:14:17.220

Jonathan Davis: If that if there was going to be a new project here, and we really did get a lot of great response from people saying something lot lot more like phase one at a different scale than the three story building that was proposed and had having more of the aesthetic for phase one so.

146

00:14:18.390 --> 00:14:25.110

Jonathan Davis: We developed this site plan of the eight smaller homes are there about 1100 square feet along the street and.

147

00:14:26.430 --> 00:14:42.000

Jonathan Davis: Six larger homes that are about just about 1700 and 50 square feet at the back, including Another thing we heard was that people wanted to master on the main, at least on some of the houses, so those larger houses have a master on the main let's just.

148

00:14:43.140 --> 00:14:45.840

Jonathan Davis: Go to the next slide now i've done that one.

149

00:14:47.040 --> 00:14:53.490

Jonathan Davis: And this is putting in context grow community as well located to downtown it's very walkable to the ferry.

150

00:14:54.180 --> 00:15:10.590

Jonathan Davis: This was a slide I actually did a long time ago when we were doing phase one but it's part of our one planet approach that we will walkable to a major transportation hub, which is the ferry terminal, so this is it's a it's an ideally suited.

151

00:15:12.780 --> 00:15:18.510

Jonathan Davis: location for a small footprint project, it really you know your carbon footprint can be reduced significantly.

152

00:15:19.110 --> 00:15:29.040

Jonathan Davis: let's go in to the next slide i'm just peeking around my monitor here to see what's, and so this puts it in in context it's south of white way.

153

00:15:29.670 --> 00:15:46.290

Jonathan Davis: East of grow avenue, and on the West side of the mix use along Madison avenue so there's it's a it's a small parcel that's been undeveloped that is currently five lots and.

154

00:15:47.400 --> 00:15:55.110

Jonathan Davis: surrounded by well shepherd drivers to the south and then there's open space tract of the subdivision on three sides, including.

155

00:15:55.800 --> 00:16:14.280

Jonathan Davis: parking a public right of way that is a pathway that zigzags up the slope over there and then there's the open space of the park to the north, all amenities that we obviously want to take advantage of, and need to tie in carefully to let's just roll to the next slide.

156

00:16:16.350 --> 00:16:21.930

Jonathan Davis: Just a larger scale drawing of it this just it will come to this.

157

00:16:23.010 --> 00:16:29.010

Jonathan Davis: or larger scale for let's go back to that large slot cycling just for a second the parking area on the on the bottom.

158

00:16:29.550 --> 00:16:39.570

Jonathan Davis: left hand corner in the South West corner that's guess parking for the project now we're actually going to reconfigure that for our parking.

159

00:16:39.960 --> 00:16:47.100

Jonathan Davis: And while maintaining the guest parking spaces that are on in that site right now okay let's.

160

00:16:48.090 --> 00:16:53.640

Jonathan Davis: And I guess shepherd The other thing we heard about shepherd and we can we'll see more of this when we get the images is that.

161

00:16:54.480 --> 00:17:05.280

Jonathan Davis: A lot of the residents felt shepherd, which is a new connection through to an Ambrose lane has the traffic moves a little too fast, through there,

so they asked was there a way we can slow that down and.

162

00:17:06.060 --> 00:17:18.060

Jonathan Davis: We, we have a proposal to narrow it down to 12 feet so it's a it's a two way road, but that would be stop signs at the end to really make people stop and think before they go through there and.

163

00:17:19.230 --> 00:17:32.700

Jonathan Davis: When we presented two years ago it was something that design review Board was very intrigued by and public works also backed us up on it and felt that they could support that piece of the project makes that's that's a huge multimodal.

164

00:17:33.330 --> 00:17:42.930

Jonathan Davis: Non motorized connection on shepherd that cuts through the diner, and so we intend to really focus on that and improve the accessibility through there.

165

00:17:44.880 --> 00:18:00.150

Jonathan Davis: and help help that by slowing the traffic down so let's just move on to some of the current well, these are photos of the site which was sort of pre graded for the the previously proposed project.

166

00:18:01.710 --> 00:18:10.050

Jonathan Davis: And we're going to we're going to sort of have to clear some of that and continue continue working from there, but chef, it is a bit of a.

167

00:18:11.880 --> 00:18:19.350

Jonathan Davis: mixed bag of different architectural styles different housing types there's condominiums there's townhouses there's apartment buildings.

168

00:18:20.760 --> 00:18:23.790

Jonathan Davis: So, we feel that by.

169

00:18:25.560 --> 00:18:36.540

Jonathan Davis: Continuing the sort of language of phase one and the town houses will tie in with the architecture, some of the architecture along shepherd but also bring the frontage that's familiar.

170

00:18:37.140 --> 00:18:55.920

Jonathan Davis: On the growth phase one frontage from grow avenue there will sort of be a cook cohesive move across the project let's move to the next picture she's more

context, looking back up at the site, this is the photo middle photo, there is the parking lot we're going to reconfigure.

171

00:18:57.180 --> 00:19:13.740

Jonathan Davis: And that the middle bottom photo is sort of the gravel way that people walk on to get through this through to Madison and we're going to improve that and and put a plotting strip between that walkway and the roadway to really make it a lot safer and a lot more pleasant.

172

00:19:15.630 --> 00:19:16.710

Jonathan Davis: Next slide.

173

00:19:21.150 --> 00:19:25.950

Jonathan Davis: Just a few more pictures of the site, looking at the site from the site and from shepherd.

174

00:19:27.210 --> 00:19:32.580

Jonathan Davis: Okay let's move to the next, so it's starting to look at the law of the site plan.

175

00:19:37.080 --> 00:19:39.720

Jonathan Davis: let's the parking area to the left here.

176

00:19:40.890 --> 00:19:41.400

Jonathan Davis: Is.

177

00:19:42.570 --> 00:19:50.160

Jonathan Davis: we're going to increase that and park add some about parking in that area we're going to make it a double loaded parking lot instead of a single loaded.

178

00:19:50.400 --> 00:20:09.210

Jonathan Davis: So we'll move the driveway it'll still have easy access through to the townhouse that are existing and the the walkway to the to the east will remain and is it's an accessible route and it'll give us accessibility into our site as well that the site is completely accessible.

179

00:20:10.260 --> 00:20:28.620

Jonathan Davis: On the on the public on the on the walkways so and then the balance of our parking it we've got six new spaces along bordering on shepherd it's actually on the property so we're able to count that as as parking towards the project it's not on it's not in the right of way so.

180

00:20:29.880 --> 00:20:33.210

Jonathan Davis: So between the parking lot in the street spaces.

181

00:20:34.830 --> 00:20:48.960

Jonathan Davis: Will we get our parking required per the we've got a traffic study and the http kind of allowances for traffic and then the slow street that we're creating is just just off the property and.

182

00:20:50.340 --> 00:20:58.590

Jonathan Davis: Will you, it has this good visibility from both ends, to see the track of cars coming and going along that that will really help slow things down so.

183

00:21:00.360 --> 00:21:04.080

Jonathan Davis: let's go to the next slide oh Donna stay on this one sorry.

184

00:21:06.930 --> 00:21:23.430

Jonathan Davis: I think that so we've got these eight homes along grow that front grow and then the the six homes in the back the one one sort of big move that we did since two years ago was we've cranked all those back homes.

185

00:21:25.170 --> 00:21:30.570

Jonathan Davis: Just a little bit and it and we did that, for one well two reasons, one sort of.

186

00:21:32.880 --> 00:21:40.680

Jonathan Davis: perceptual and aesthetic and the other one from a sort of construct ability point of view, but on that on that northeast corner of the site.

187

00:21:42.930 --> 00:21:51.270

Jonathan Davis: there's a big there's a very tight pinch point between the three storey condo building there and property quarter and.

188

00:21:51.690 --> 00:22:01.530

Jonathan Davis: We felt that, by having a house right at that corner, as their buildings, right at the corner would get too tight and too narrow coming into the site.

189

00:22:02.430 --> 00:22:08.430

Jonathan Davis: And the other thing is because there's a fairly large grade change

right there would require some significant.

190

00:22:09.090 --> 00:22:26.160

Jonathan Davis: Retaining walls which cost a lot and I would get complicated to build, given the fact that we'd want to try and keep that right away open all the time, so by rotating the angles away from that pinch point we make the experience a whole lot better and it becomes much more constructive.

191

00:22:28.350 --> 00:22:31.560

Jonathan Davis: And it, and it also gives the the homes, a little bit more of a.

192

00:22:32.640 --> 00:22:36.630

Jonathan Davis: Southern exposure along the sort of law open side so.

193

00:22:39.600 --> 00:22:52.530

Jonathan Davis: The homes let's see what do we got next at well the homes just and we'll get it we'll look at this in a minute, but the homes, a two story blocks, with a one story living room attached to it and that living room.

194

00:22:52.860 --> 00:23:08.580

Jonathan Davis: adjoins the House next door and by having that one story block in between what we give the sense of these are detached houses and we have a lot of porosity through the site, but we also then have the opportunity for a roof deck on top of the living room so.

195

00:23:09.630 --> 00:23:14.280

Jonathan Davis: We can look at that, as we look at the aesthetics in a minute so let's go to the next slide.

196

00:23:17.670 --> 00:23:21.060

Jonathan Davis: So this is the platters it currently exists.

197

00:23:22.080 --> 00:23:38.610

Jonathan Davis: And there are the five lots 27th lots 27 through 31 on the existing piece of property and trans see is the parking and open space of it so so that's kind of what that's the basis of what we're working from then we'll go to the next slide.

198

00:23:40.380 --> 00:23:43.980

Jonathan Davis: This is this is basically proposed.

199

00:23:45.240 --> 00:23:54.930

Jonathan Davis: plat how the plan at least the initial proposal for the plat showing the lots and the the public easements and private easements for accessibility throughout the site, but we.

200

00:23:55.230 --> 00:24:03.660

Jonathan Davis: We need to maintain that there's a lot of the lot of the pathways that grow have public easement the public access on them, so we need to make sure we're maintaining that.

201

00:24:04.830 --> 00:24:07.950

Jonathan Davis: and maintaining our open space so next slide.

202

00:24:09.870 --> 00:24:23.610

Jonathan Davis: And this is, this is a package we putting together for our preamp which we're going to be having if if we have to go through that process but we're we're staying tuned with us on, so the process we have to go through, but we're and.

203

00:24:24.690 --> 00:24:29.430

Jonathan Davis: i'm certainly quite happy to come back and talk to you guys more, even if we do have to.

204

00:24:30.600 --> 00:24:40.860

Jonathan Davis: go through Council go through Council instead of the standard process it's as if this things that you have concerned about this is our utility diagram which we can move on from.

205

00:24:42.630 --> 00:24:49.230

Jonathan Davis: And starting to look at landscaping different different areas of the site that would have different landscaping streets a.

206

00:24:52.410 --> 00:24:53.370

Jonathan Davis: Fire truck goodbye.

207

00:24:55.770 --> 00:25:09.090

Jonathan Davis: sort of parking area landscaping re grading and of the Park Area visit there's a lot of overstock on this on the park right now, which we're going to remove and lower.

208

00:25:09.480 --> 00:25:14.310

Jonathan Davis: The embankment down, so the houses look out on to that and the other thing from a practical point of view.

209

00:25:14.850 --> 00:25:30.810

Jonathan Davis: The park has grading on it that every every surface is slope, so you can easily play soccer or frisbee or badminton or anything out there, so we're actually going to re grade that that quadrant of the site of the park and make it more accessible and more.

210

00:25:32.430 --> 00:25:46.560

Jonathan Davis: Activity friendly and then we'll have landscaping throughout the houses and then landscaping on the embankment too so that's conceptual landscape plan Fisher ballmer is going to be working with us to do that, to the landscaping.

211

00:25:48.060 --> 00:25:49.800

Jonathan Davis: let's move on to the next.

212

00:25:53.730 --> 00:25:57.960

Jonathan Davis: So this is this is more detail of the building floor plans.

213

00:25:59.250 --> 00:26:11.670

Jonathan Davis: buildings in the front are two bedrooms 1100 square foot, as I said, we've also tried to one thing we've been finding well storage is a big deal, but these days so that's the postcode era.

214

00:26:12.420 --> 00:26:19.740

Jonathan Davis: People are wanting to have some multi purpose space within their homes, even if they've got a small home, so they can set up a Home Office.

215

00:26:20.460 --> 00:26:32.970

Jonathan Davis: or place with the kids to work if they're doing homeschooling so so we've been we've tweaked the plan a little bit to include multi purpose space on the small house plus we're going to use the the height of the.

216

00:26:33.390 --> 00:26:42.210

Jonathan Davis: roof pitch to provide an accessible loft for kid play or you know sort of overflow or storage space on those small houses they're really.

217

00:26:42.630 --> 00:26:58.200

Jonathan Davis: very efficient and with the idea that they're smaller they may be a starter home for a young family and then will be more cost effective or more

affordable than the sort of larger house with the master on the main which is likely to be.

218

00:26:59.340 --> 00:27:08.070

Jonathan Davis: Either older family or empty nesters with family coming back to visit so and they're on this let's go to the next slide.

219

00:27:10.170 --> 00:27:25.530

Jonathan Davis: That House has a three bedroom House but there's also a bonus from on the second floor that gives access to the roof deck so really in that house at 1700 and 50 square feet, is a very efficient use of the space within the building volume.

220

00:27:27.330 --> 00:27:28.320

Jonathan Davis: Next slide.

221

00:27:30.210 --> 00:27:33.960

Jonathan Davis: And I know this is a lot more than you typically see in a concept meeting.

222

00:27:35.040 --> 00:27:47.760

Jonathan Davis: We had we also think we had hoped, this would be the good design guidance, but not having the time in your schedule for us, we figured this would be a good introduction that if we do come back to design guidance in a month, we would.

223

00:27:48.150 --> 00:27:50.910

Jonathan Davis: we'd have answered a lot of your preliminary questions so.

224

00:27:53.040 --> 00:27:58.620

Jonathan Davis: starting to see the some of the aesthetic materials of the the homes.

225

00:28:00.210 --> 00:28:05.670

Jonathan Davis: This houses along the street, have a very strong presence than articulation of the gables.

226

00:28:07.140 --> 00:28:08.370

Jonathan Davis: The houses.

227

00:28:09.420 --> 00:28:26.130

Jonathan Davis: In the back with this long shed roof, have you on the from the park side seeing much more of the orthogonal geometry of the of the existing phase two buildings, so this is sort of a tie, and from front to back of the different context.

228

00:28:27.870 --> 00:28:35.520

Jonathan Davis: let's skip through that let's skip the floor plans at this point I don't think we need to look at those let's go to the just look at some of the images now and then i'll then i'll be done.

229

00:28:37.710 --> 00:28:42.120

Jonathan Davis: But really trying to this is a streetscape along shepherd really want to build a strong.

230

00:28:43.950 --> 00:28:45.540

Jonathan Davis: elevation through there.

231

00:28:46.830 --> 00:28:56.310

Jonathan Davis: With scale and also a strong landscaping to build to sort of create some safety along the street and also just to to finish that end of the street right now it's a bit of a.

232

00:28:57.480 --> 00:29:02.790

Jonathan Davis: bit of an in between so that's the street housing houses entering from students.

233

00:29:03.120 --> 00:29:10.170

Jonathan Davis: And I guess with these with these one story elements that are sort of pulled back from the front elevation you get this.

234

00:29:10.410 --> 00:29:16.800

Jonathan Davis: Space that becomes it's a semi private space or semi public space, but it's like the front porch area.

235

00:29:17.070 --> 00:29:27.810

Jonathan Davis: it's not your traditional front porch with posts and everything but it's an area where you can sit in some with some privacy, but have a connection to the life of the street or the life of the walk that your House front so.

236

00:29:30.360 --> 00:29:31.260

Jonathan Davis: Next slide.

237

00:29:32.880 --> 00:29:39.180

Jonathan Davis: just looking at project from different points of view, you can see in this one where the bathhouses have cranked out and that.

238

00:29:39.390 --> 00:29:48.840

Jonathan Davis: That the throat there between the condos and our homes are has opened up and it's, I think, going to be a much more gracious kind of approach and entry into the Park Area.

239

00:29:49.860 --> 00:29:50.730

Jonathan Davis: Next slide.

240

00:29:52.800 --> 00:30:07.530

Jonathan Davis: This is the, this is the elevation the view from the park you see the moral sagnol geometry of these houses that relates, and the vertical elements of these homes relate to the vertical elements, you see, in the condominiums and townhomes so.

241

00:30:08.700 --> 00:30:09.450

Jonathan Davis: Next.

242

00:30:11.430 --> 00:30:17.250

Jonathan Davis: This is, this is the pathway through the project this this path, gives access to all the homes.

243

00:30:17.730 --> 00:30:28.470

Jonathan Davis: That gives access to the front door of the of the six back homes and a back door of the homes along the street it's all accessible on grade so.

244

00:30:28.950 --> 00:30:40.680

Jonathan Davis: Someone in a with disabilities can easily visit every house and potential and in the in the larger houses someone with disabilities could live full time in that House because there's a master on the main.

245

00:30:42.360 --> 00:30:43.230

Jonathan Davis: Next slide.

246

00:30:44.790 --> 00:30:49.560

Jonathan Davis: Now the view of that front wall that walkway space all right.

247

00:30:51.390 --> 00:30:57.360

Jonathan Davis: Okay, I think that's that and there's one more slide, but I think i've said, all I need to say thank you.

248

00:30:59.160 --> 00:30:59.610

Jonathan Davis: Great.

249

00:31:00.570 --> 00:31:09.090

Joseph: Thank you yeah um yeah well I looking for comments from everybody, but i'll just make one comment.

250

00:31:10.560 --> 00:31:21.690

Joseph: You know, from the beginning way back when when the parking garage was there I was always had a problem with that parking garage because of its linear length and it's just not attractive and.

251

00:31:22.260 --> 00:31:28.890

Joseph: gyrations we had to do from a design point of view, to make shepherd more interesting and I feel like this is a much more interesting.

252

00:31:31.080 --> 00:31:38.520

Joseph: Public around public space walking down shepherd so I personally kind of appreciate that quite a bit.

253

00:31:40.290 --> 00:31:54.780

Joseph: I have a question about that one slide showing the bridge that you were coming in off the main thing is that meant for anybody is a public walkway through or is it, I mean it probably endup being that way but.

254

00:31:55.590 --> 00:32:04.500

Jonathan Davis: yeah that they're all the walkways if we go back to the site plan, maybe Arlene just slide eight or something.

255

00:32:06.480 --> 00:32:08.280

Jonathan Davis: No one before that.

256

00:32:12.450 --> 00:32:13.470

Marlene Schubert: The one before this you said.

257

00:32:13.620 --> 00:32:14.340

Jonathan Davis: yeah yeah.

258

00:32:14.400 --> 00:32:15.870

Marlene Schubert: i'm sorry sorry that one.

259

00:32:16.290 --> 00:32:26.010

Jonathan Davis: Yes, okay so so really all the pathways through here the east, west West path that connects the parking to the main.

260

00:32:26.310 --> 00:32:28.590

Jonathan Davis: Access into the park and the north.

261

00:32:28.830 --> 00:32:40.680

Jonathan Davis: South connection from the sidewalk on shepherd up through the sort of Center pete that I don't we don't know quite what it's going to be it'll be a gathering place in the Center there node and then we are we're going to build this wooden.

262

00:32:40.710 --> 00:32:54.570

Jonathan Davis: bridge that's the less than one in 20 slope that takes you up into the part but all of these pathways that are existing in grow and the ones that we're creating will have it will be public access.

263

00:32:55.620 --> 00:32:57.480

Jonathan Davis: they'll have a public keys Madonna yeah.

264

00:32:59.220 --> 00:33:09.630

Joseph: i'm gonna come a little bit people can speak up you did mention, and I really appreciate it Jonathan your discussion of you know that awful awful shepherd.

265

00:33:10.200 --> 00:33:27.990

Joseph: The public road the private house the public, private where where you make that that break how you how you transition and I really liked your patios there and call them patios but where they are creating a real private space semi private space, I think that works really well.

266

00:33:29.430 --> 00:33:38.670

Joseph: And I personally think that shepherd would be a very nice street to walk

down I like what's going on there um anybody else have any comments.

267

00:33:39.030 --> 00:33:43.530

Jonathan Davis: Can I just, can I just respond quickly to that and it's interesting i'm glad you bring that up Joe because.

268

00:33:43.740 --> 00:33:44.400

Jonathan Davis: As I was.

269

00:33:45.420 --> 00:33:53.850

Jonathan Davis: As I was filling out the design for bainbridge worksheet and looking at design for bainbridge and the street types that are listed there.

270

00:33:54.180 --> 00:34:04.500

Jonathan Davis: And you know you look at here, and this and which of the streets were if you were just looking at shepherd which street type, would you apply to it and I felt that.

271

00:34:05.100 --> 00:34:14.220

Jonathan Davis: Maybe maybe what you would normally apply to it wasn't quite appropriate, so I think there's some good or this so I sort of picked on some of the more urban street types in front of.

272

00:34:14.220 --> 00:34:29.190

Jonathan Davis: Judges and see those as appropriate for the street, even though it's not necessarily one of the main urban streets, but because it's connected street into town, creating it more with a more urban feel I think was appropriate and i'm glad that you kind of.

273

00:34:29.280 --> 00:34:36.060

Joseph: responded to that I know I actually like that quite a bit and I always thought when you talk before in past times.

274

00:34:36.390 --> 00:34:41.820

Joseph: I thought the problem might be public works that they might have a little trouble with the road and the narrowness of the road and whatnot.

275

00:34:42.120 --> 00:34:53.550

Joseph: i'm glad you're on board, because I think we need to look at these more innovative streets, so I like that a lot myself yeah any other comments people on the Derby.

276

00:34:55.590 --> 00:34:58.110

Michael: yeah just on the slow street.

277

00:34:59.610 --> 00:35:09.120

Michael: I think it's cool idea just wondering, I thought you said at some earlier that it was a two way street Is that correct or is it one way just for that portion.

278

00:35:09.900 --> 00:35:12.840

Jonathan Davis: it's well it's one way when whichever way you're going.

279

00:35:12.840 --> 00:35:13.170

Bob: on it.

280

00:35:14.220 --> 00:35:14.730

Jonathan Davis: So it's.

281

00:35:16.410 --> 00:35:34.080

Michael: Okay, so so that's just something that so you can come down from on Ambrose heading South and then take a right on it, or you can go from chapter and so basically there's your you were saying that there is it's going to be stop sign somewhere so there's some sort of.

282

00:35:34.620 --> 00:35:37.950

Michael: Car communication that's going on okay yeah.

283

00:35:38.100 --> 00:35:45.990

Jonathan Davis: I mean it's like a narrow bridge that you come across yeah places it's yeah there'll be a stop sign at the end with an extra side, probably and.

284

00:35:46.650 --> 00:35:51.060

Jonathan Davis: And they just have to proceed with caution and you may have two people coming nose to nose.

285

00:35:51.570 --> 00:35:52.530

Michael: Right and then.

286

00:35:54.090 --> 00:35:56.220

Michael: that's fine Okay, and then.

287

00:35:57.390 --> 00:36:01.410

Michael: you're also converting some of the road into.

288

00:36:02.580 --> 00:36:03.450

Michael: Planting area.

289

00:36:04.410 --> 00:36:05.760

Okay yeah.

290

00:36:09.540 --> 00:36:15.060

Joseph: Okay that's good any other any comments from other people, yes, by we every hand raised, I see.

291

00:36:18.240 --> 00:36:32.670

Bob: yeah I had a bunch of questions, I want to ask that many I hope it comes back from the Council, I just had some tweaks I think it's a very nice design overall several questions, is there any affordable housing in this in this piece.

292

00:36:34.530 --> 00:36:34.770

Jonathan Davis: No.

293

00:36:36.450 --> 00:36:37.770

Jonathan Davis: To answer it briefly.

294

00:36:40.230 --> 00:36:42.570

Jonathan Davis: We, there is no requirement for it.

295

00:36:43.620 --> 00:36:44.430

Jonathan Davis: We.

296

00:36:45.540 --> 00:37:02.490

Jonathan Davis: And at grow grow as a whole, started in http before having affordable housing was a requirement, it was an either or you either did sustainability, or you did affordability and we went this sustainability route.

297

00:37:03.690 --> 00:37:14.580

Jonathan Davis: The we always had the approach that we would build as affordably as we could within the market and and build small to make them affordable.

298

00:37:14.970 --> 00:37:22.860

Jonathan Davis: So we've in within the rest of grow there are 450 square foot apartments that are you know reasonably priced.

299

00:37:23.310 --> 00:37:31.650

Jonathan Davis: There, there are two bedroom houses that were back when sold for 300,000 and we wanted to sell them to teachers and so forth, so.

300

00:37:32.430 --> 00:37:47.550

Jonathan Davis: So we we should build affordable ability as we could, and they get again the goal here is to make the particularly the smaller ones as cost effective as possible, so that a young family could afford them there's no requirement for.

301

00:37:48.630 --> 00:37:54.540

Bob: You know what kind of price range you're talking about now just roughly not trying to pin you down which.

302

00:37:54.900 --> 00:38:06.270

Jonathan Davis: I mean it's I don't know offhand now that I mean that that the market is a crazy place at the moment, the cost of construction is is in a crazy place so.

303

00:38:07.170 --> 00:38:22.530

Jonathan Davis: it's it's a tough time to do it if an end is the size of this project onto itself is not really large enough to support afford you know, an affordability piece.

304

00:38:23.880 --> 00:38:24.720

Jonathan Davis: Unfortunately.

305

00:38:24.870 --> 00:38:26.760

Bob: I was just thinking of one unit, but.

306

00:38:27.000 --> 00:38:34.620

Jonathan Davis: yeah I mean the idea that, if we not that i'm if the team could do something like that.

307

00:38:35.310 --> 00:38:45.420

Jonathan Davis: The team would and I not and so i'm not going to say they shall but

they if there was an opportunity to do that that was able to make it work as a project and all the other sense.

308

00:38:45.870 --> 00:38:53.340

Jonathan Davis: They would certainly be open to that, but I would, I think the mark margins are going to be too tight on this, to make it even do one unit.

309

00:38:54.810 --> 00:39:14.310

Bob: And a second question along shepherd way there, I was trying to figure out you've got some hedges or something it seemed like I was you know i'm really into the landscaping it's um I didn't say a whole lot of shrubs I saw trees, but I didn't see the many layers on a computer for shrubs.

310

00:39:14.970 --> 00:39:18.990

Jonathan Davis: yeah they're awesome actually let's go to one of the 3D models.

311

00:39:19.170 --> 00:39:32.160

Jonathan Davis: Of it i've kind of modeled that hedge is a big rectangular block, so there is sort of an understory there so so these long bars are my shorthand for shrubs and so forth.

312

00:39:32.520 --> 00:39:35.730

Bob: So okay I I kind of thought that but I wasn't sure.

313

00:39:36.240 --> 00:39:36.480

Bob: Like.

314

00:39:36.570 --> 00:39:49.860

Jonathan Davis: Oh yeah the idea would be if you're familiar with the planting along the bio swale on grow on the on the east side in front about that for phase one, it would be planted along similar lines to that, I think.

315

00:39:51.060 --> 00:39:54.960

Bob: last question, could you flip the slide 20 please Marlene.

316

00:40:00.690 --> 00:40:08.070

Bob: yeah I was just kind of I didn't know if this was complete or not, but it just seemed kind of laws, a look, I don't see any coloration much on that.

317

00:40:08.550 --> 00:40:20.520

Bob: That facade the same thing, I think, on the interior walkway it's just I don't know what the materials are the colors are just kind of you know there's no variation really any comments on that.

318

00:40:21.600 --> 00:40:39.630

Jonathan Davis: Well it's it's certainly still in progress that the way to sort of tie in with phase one we're looking at that kind of coded corrugated steel, which is a incredibly sort of reflective material that changes constantly with the sky so there'll be a fair amount of that.

319

00:40:40.950 --> 00:40:47.460

Jonathan Davis: There were looking at hardy panel and various different iterations and hardy plank potentially.

320

00:40:49.080 --> 00:41:00.630

Jonathan Davis: And, and then, with the addition of some pieces, the one story pieces being the natural wood, the sita much I mean the same sort of palette that we have in Braille growth phase one.

321

00:41:01.740 --> 00:41:12.030

Jonathan Davis: And where where the red show, and here is the color that's us there and white, is a new color introduced to kind of live in this up the.

322

00:41:12.810 --> 00:41:23.490

Jonathan Davis: Phase two is rusted metal and grey sita it's got a very sort of uniform look to it, trying to enliven it a little bit so it's it's something that we're working on.

323

00:41:24.660 --> 00:41:29.370

Bob: But that's guy just seen, I guess, I didn't feel alive and up but okay.

324

00:41:30.900 --> 00:41:33.630

Bob: Someone someone next can go i'm done for the moment.

325

00:41:34.830 --> 00:41:38.400

Joseph: um I think Sean you had your hand up did you know.

326

00:41:39.840 --> 00:41:42.810

Shawn: It did, but I think Todd and a few people were ahead of me so.

327

00:41:42.870 --> 00:41:46.110

Marlene Schubert: Okay everybody's lowered their hands so.

328

00:41:46.140 --> 00:41:46.830

Joseph: I think you're.

329

00:41:48.330 --> 00:41:48.600

Joseph: Right.

330

00:41:51.450 --> 00:41:52.170

Shawn: I wasn't ready.

331

00:41:52.740 --> 00:41:59.940

Shawn: And you touched you just you touch briefly on storage and I wanted to hear a little bit more.

332

00:42:01.980 --> 00:42:03.330

Shawn: I see the parking I guess.

333

00:42:04.350 --> 00:42:12.750

Shawn: i'm a little like, especially in those tiny new family homes like they're all going to have bicycles and they're all going to try and get kayaks because that's the beauty of bainbridge.

334

00:42:13.290 --> 00:42:25.080

Shawn: And and i'm like where if they each only have one parking spot is their opportunity or anywhere for some Community bank parking or etc, etc.

335

00:42:25.410 --> 00:42:26.520

Yes.

336

00:42:27.990 --> 00:42:31.650

Jonathan Davis: So storage for each of the units what let's see where can we see it.

337

00:42:32.670 --> 00:42:36.840

Jonathan Davis: If you could actually if you could go to slide 17 Marlene.

338

00:42:38.340 --> 00:42:54.810

Jonathan Davis: This is the, this is the small house, I mean one one thing we're

doing in this back little courtyard on the sort of bottom right hand corner, who does the backdoor entry there's a we're going to build a little some sort of storage shed in there for a bike or two.

339

00:42:56.250 --> 00:43:00.450

Jonathan Davis: So so we've got that we're going to we're going to do something similar in the larger house.

340

00:43:01.500 --> 00:43:04.320

Shawn: Right i'm sorry I missed that when I was going through the plans for.

341

00:43:04.320 --> 00:43:06.000

Jonathan Davis: notes, I mean and.

342

00:43:06.030 --> 00:43:15.690

Jonathan Davis: that's we're not I mean that's a detail that's that we're that we're aware of, I mean bite parking at in growth phase one we had to build an extra.

343

00:43:15.750 --> 00:43:24.810

Jonathan Davis: bike storage barn, but when first people first moved in but then it seemed like the bikes just stayed there, so people have bikes they don't necessarily use them.

344

00:43:25.950 --> 00:43:44.460

Jonathan Davis: And we, we are talking about ways that if there was a need for more bike storage how we could do that one of the places that I keep suggesting that we actually utilize would be the garages under the rest of phase two, which is lots of space in it that, but that may be a complication.

345

00:43:45.540 --> 00:43:49.230

Jonathan Davis: So yeah we're we're aware of that you never have enough storage.

346

00:43:50.310 --> 00:43:53.370

Jonathan Davis: And i'm always trying to find more places to tuck it.

347

00:43:54.660 --> 00:44:01.200

Shawn: that's yeah I thought yeah I figured you were thinking about it but it's nice to hear that you're thinking more about it and then.

348

00:44:01.590 --> 00:44:16.770

Shawn: On the parking is there any way that or any just in line with all that you're doing from a environment from a low impact way, is there a way that parking lot since it's not covered in any way, shape or form can be something other than asphalt or.

349

00:44:19.950 --> 00:44:21.600

Jonathan Davis: Potentially we could do.

350

00:44:24.030 --> 00:44:27.570

Jonathan Davis: permeable paving is seems like a wonderful thing.

351

00:44:28.920 --> 00:44:40.080

Jonathan Davis: And we've we've done a lot of that on the walk has all its parking areas permeable it's it's a very expensive surface it's also something you have to maintain.

352

00:44:40.140 --> 00:44:41.010

Joseph: You have to keep it.

353

00:44:41.280 --> 00:44:44.370

Jonathan Davis: You have to keep it clean, otherwise the water doesn't go in it so.

354

00:44:46.500 --> 00:44:57.840

Jonathan Davis: it ends up sometimes it's yeah it's nice to do it it's sometimes better to collect the water off the asphalt and make sure it gets clean and other way, so.

355

00:44:59.100 --> 00:45:07.680

Jonathan Davis: I don't know it's something we can we can look at, and it would be great if we could do some sort of interlocking paver or I don't know but we haven't we haven't got to that level of detail so.

356

00:45:08.790 --> 00:45:09.270

Jonathan Davis: yeah.

357

00:45:10.320 --> 00:45:12.990

Shawn: That all staff at those two thanks.

358

00:45:13.440 --> 00:45:13.830

Michael.

359

00:45:18.750 --> 00:45:23.700

Michael: And Jonathan you worked on the subdivision standards correct.

360

00:45:23.820 --> 00:45:24.900

Jonathan Davis: Yes, yes.

361

00:45:26.880 --> 00:45:27.240

Michael: and

362

00:45:28.320 --> 00:45:35.580

Michael: At the beginning of the presentation, are you exempt from the current standards because it's a.

363

00:45:38.010 --> 00:45:39.630

Michael: Amendment or whatever it was called.

364

00:45:40.380 --> 00:45:40.890

Yes.

365

00:45:42.000 --> 00:45:49.170

Jonathan Davis: We are we, and we and i've been through this a lot with stuff and even legals looked at it.

366

00:45:50.700 --> 00:45:59.910

Jonathan Davis: And we because it said existed were mending an existing http subdivision we it was determined that we should be using those rules.

367

00:46:01.410 --> 00:46:04.170

Jonathan Davis: Though just to make sure I could do it.

368

00:46:05.190 --> 00:46:11.070

Jonathan Davis: We can meet, we could meet the current subdivisions standards for this zoning.

369

00:46:11.700 --> 00:46:34.200

Jonathan Davis: If we if we can use the open space that is existing and grow to meet our open space and natural space requirements so so it's the all the homes and the home sites and the Community space and all that is met meets that subdivision

standards, but we won't actually get judged by those.

370

00:46:34.770 --> 00:46:40.230

Michael: Okay that's kind of what you answered what I was gonna ask nasty yes, because it seemed like you were.

371

00:46:41.670 --> 00:46:49.860

Michael: you're kind of proposing regretting that back area, so I was wondering there's some sort of relationship that these properties will have.

372

00:46:51.720 --> 00:46:58.140

Michael: Access to that open space, and I was wondering if that was going to count toward natural area or Community area.

373

00:47:00.000 --> 00:47:02.790

Michael: Based off of the current subdivision standards.

374

00:47:03.360 --> 00:47:12.990

Jonathan Davis: yeah if you mean growth phase two has these big to big courtyard spaces, one is kind of naturally planted the grove, and this is the park and so.

375

00:47:13.260 --> 00:47:21.300

Jonathan Davis: yeah a few I i've looked at the size of the whole the subdivision as a whole and and all the requirements are met so.

376

00:47:21.690 --> 00:47:35.970

Jonathan Davis: Just and that was mean I remember looking at that two years ago when we were writing the subdivision ordinance to make sure that you know and and it and really I mean this, this is the kind of project that I used to inspire the subdivision.

377

00:47:38.670 --> 00:47:41.790

Jonathan Davis: So that I had to I had to make sure I met it yeah.

378

00:47:42.390 --> 00:47:55.980

Michael: But so if this lot somehow didn't have that connection to that older developments that grow, you would actually have to get Community space on this rectangular lot correct.

379

00:47:56.190 --> 00:47:56.730

Jonathan Davis: yeah.

380

00:47:56.790 --> 00:47:58.140

Michael: yeah yeah and so.

381

00:47:59.220 --> 00:48:07.440

Michael: So it was a different different developer, or it was a different connection to the property this with the subdivision would probably look a little bit different.

382

00:48:08.850 --> 00:48:17.100

Jonathan Davis: Yes, but but because this look the lot that's being sold is already is a component of the large you could get but yes.

383

00:48:20.160 --> 00:48:23.820

Jonathan Davis: I don't think there's quite enough, I think you need 5% no I.

384

00:48:24.570 --> 00:48:25.560

Michael: think it was 5%.

385

00:48:26.340 --> 00:48:26.910

Jonathan Davis: Community space.

386

00:48:27.150 --> 00:48:34.380

Jonathan Davis: Maybe, maybe, maybe you could do it, but it probably would look different if you had to do well, because the other thing if we had to do everything on site.

387

00:48:35.520 --> 00:48:40.440

Jonathan Davis: parking yeah we'll take a big chunk of this away and yeah so.

388

00:48:40.500 --> 00:48:47.070

Jonathan Davis: It would look different if this were a standalone site somewhere else on shepherd that this size, it would look different okay.

389

00:48:48.720 --> 00:48:49.110

Marlene Schubert: Laurel.

390

00:48:55.500 --> 00:48:56.190

Marlene Schubert: you're on mute.

391

00:48:59.670 --> 00:49:07.740

Laurel: So help me understand this is considered the same property as the other grow developments, even though it's actually a parcel is being sold separately.

392

00:49:08.130 --> 00:49:21.300

Laurel: I mean, how is it the was able to was able to use the property of an adjacent parcel for one's own open space, I see the of the bridge going to it, but you are, you know it's all becoming one big parcel or you actually.

393

00:49:22.320 --> 00:49:23.850

Laurel: Borrowing someone else's open space.

394

00:49:24.030 --> 00:49:45.660

Jonathan Davis: No worries Marlene did you go to the slide I think it may be nine, which is the existing track that one yeah, so this is it's a it's some lots within an existing subdivision and so in track see had these lots have rights to track see just as a lot for or.

395

00:49:45.750 --> 00:49:48.720

Jonathan Davis: la has a lot right to attract see.

396

00:49:50.160 --> 00:50:02.040

Jonathan Davis: The ownership of the owners, who are the declarations in the tracks and the overall Hoa still a still the owners of these properties so it's it's it's being developed as a continuum of.

397

00:50:02.460 --> 00:50:07.020

Laurel: Okay, all right, I was trying to figure out how that that was a separate piece, or when can you speak.

398

00:50:07.050 --> 00:50:11.640

Jonathan Davis: yeah it's I mean it's it's a it's not a simple piece of property.

399

00:50:13.380 --> 00:50:27.330

Laurel: And my second I know that this is just this is probably not the appropriate meeting to bring this up to bring up the building materials, but um I think there is in the previous projects that they grow to and the.

400

00:50:28.800 --> 00:50:37.050

Laurel: The piece across the street by by Madonna I think there is some inner Community contention about having buildings that.

401

00:50:37.740 --> 00:50:53.250

Laurel: Are kind of resting prematurely rusting more look like beer cans, because of the choice of the corrugated metals, and so I said I know it's not appropriate meeting to bring this up, but I would be, it is an issue I wanted to raise this so.

402

00:50:55.320 --> 00:50:59.760

Laurel: that's all and it's a conversation for a later meeting building.

403

00:51:00.000 --> 00:51:02.310

Jonathan Davis: If if this is your only touch on this.

404

00:51:03.390 --> 00:51:12.330

Jonathan Davis: Let me give you a response, I think I would say that those I mean I understand the concern about the rescue metal and everything, I think that the.

405

00:51:12.810 --> 00:51:23.070

Jonathan Davis: corrugated metal is an appropriate building type of material is a very appropriate material for the banana from the vernacular you see around the island and around the region.

406

00:51:23.640 --> 00:51:38.940

Jonathan Davis: region buildings use it and and, as do agricultural building so i've always seen it as something that's very appropriate to tie in with local building materials historical building materials so.

407

00:51:40.680 --> 00:51:42.870

Jonathan Davis: I think there's there certainly is.

408

00:51:45.390 --> 00:51:49.980

Jonathan Davis: A tendency for people not to like them because they're they're not used to seeing them in town.

409

00:51:51.450 --> 00:51:53.670

Jonathan Davis: Then, and then maybe it becomes a color choice.

410

00:51:54.750 --> 00:52:00.360

Jonathan Davis: But I, and I also think it's a material that actually because of the reflectivity of it.

411

00:52:01.410 --> 00:52:09.030

Jonathan Davis: Changes continually and actually brings a lot of interest and beauty, to the buildings and surroundings, because of that reflectivity.

412

00:52:14.340 --> 00:52:18.210

Joseph: So okay Todd did you have your hands up earlier.

413

00:52:22.710 --> 00:52:25.560

Todd: um I did, yes, I just wanted to.

414

00:52:26.580 --> 00:52:40.650

Todd: Know thank Jonathan for the presentation and the level of documentation and thought that's gone into all of this at a pretty early stage so it's great to see especially adept handling of that.

415

00:52:42.030 --> 00:52:56.280

Todd: shepherds way just you know, having public spaces right on the street it's not a busy street it's a very small street but you're still setting up you know, two or three zones before you get to that private porch.

416

00:52:57.240 --> 00:53:03.480

Todd: So it is that kind of public realm mitigation of noise, you can engage, if you want you don't have to.

417

00:53:04.530 --> 00:53:13.170

Todd: And you're not right next to a you know busy artery so i'm very thoughtful there, and thank you, thank you.

418

00:53:14.790 --> 00:53:17.250

Jonathan Davis: it's hard to do all that in three to five feet.

419

00:53:19.230 --> 00:53:19.890

Joseph: Good Bob.

420

00:53:22.170 --> 00:53:30.300

Bob: Well, I just I guess i'd like to put a request in to Dave if we can try to get these improvements I understand the Council meeting to.

421

00:53:30.900 --> 00:53:44.430

Bob: approve the subdivision but I, you know again the buildings are like the buildings, but I know I still have more comments, and I think we're running out, we ran out of time and I sure, like to see this come back to us.

422

00:53:47.190 --> 00:53:47.820

Bob: Dave.

423

00:53:48.300 --> 00:53:55.710

David: Thanks Bob Dave wreath and planning manager here Bob will carry that forward well, of course, we're respecting the applicants rights under the.

424

00:53:56.010 --> 00:54:06.810

David: State law for subdivisions, but, but again there's a public interest, part of the council's decision and that's where this meeting today and maybe a future meeting will very helpful for that so i'll carry that request for Bob Thank you.

425

00:54:07.770 --> 00:54:12.000

Bob: yeah sounds like the applicant might be interested Okay, thank you.

426

00:54:12.600 --> 00:54:19.530

Jonathan Davis: yeah I We certainly I mean i'm i'm not making the final decision from the from the developer's point of view, but I, something that.

427

00:54:19.830 --> 00:54:31.260

Jonathan Davis: That as a team we're very interested in the the public participation and Community aspect of the projects that we do so, can continue dialogues always we're always open to that so.

428

00:54:32.940 --> 00:54:33.120

Jonathan Davis: Oh.

429

00:54:34.320 --> 00:54:44.910

Joseph: yeah so i'd like to make one more comment about the shepherd way again and then we'll have to have to close it out, but again I agree with what Todd said, and I said earlier, I just think it's a really nice.

430

00:54:46.020 --> 00:54:56.520

Joseph: Nice blending of public private and semi private space and I like that you

talked about going to a little larger a little more of an urban street maybe just a little bit.

431

00:54:56.970 --> 00:55:12.030

Joseph: But at the same time, I agree with that, but at the same time it'd be interesting to see if you could blend some of the principles from the Green street in there, in terms of some of the landscaping and work with Fisher moma you know Jeff Boma and.

432

00:55:12.030 --> 00:55:25.800

Joseph: See if there's a way to maybe even go further than and make truly innovative street there were words it's pedestrian it's slow you've got public private spaces and you've got a lot of green.

433

00:55:27.120 --> 00:55:37.800

Joseph: greenery there that works for bio swells and for water retention etc and don't put in standard Caribbean gather all that kind of stuff you know yeah would be really.

434

00:55:38.250 --> 00:55:49.050

Joseph: Then I think there's people would be really, really kind of almost a new type type ology of St almost which would be really cool so anyway okay.

435

00:55:49.410 --> 00:55:59.670

Joseph: yeah great okay if we're a little bit over time if there are any more comments I would like Leslie are you still on I assume you're here I don't see you but.

436

00:56:02.730 --> 00:56:03.720

Joseph: Mostly there.

437

00:56:05.550 --> 00:56:06.780

Marlene Schubert: she's here she comes.

438

00:56:07.140 --> 00:56:07.560

Okay.

439

00:56:09.030 --> 00:56:09.570

Leslie: mute.

440

00:56:10.140 --> 00:56:11.010

Leslie: Okay hi.

441

00:56:11.340 --> 00:56:16.560

Leslie: hi I am here i'm just trying to fight with buttons they keep getting covered up when I poke at them so.

442

00:56:17.190 --> 00:56:24.240

Joseph: Okay well great we're glad you're here, I would just like to say on behalf of the dmv and I think you heard it from several people that.

443

00:56:25.320 --> 00:56:29.460

Joseph: Even though it's a different process and it's going to go to the city for review my debt.

444

00:56:30.510 --> 00:56:38.340

Joseph: I think the debris would like to participate to the extent that we can be helpful on that different process, and if we can.

445

00:56:38.970 --> 00:56:49.500

Joseph: You know I look forward to working with you and Dave and everybody see how we may do that and we can have a design guidance and maybe it isn't same kind of recommendation.

446

00:56:50.010 --> 00:57:03.780

Joseph: type of approach, but maybe we just give a chance to have more dialogue on some things and maybe jonathan's open to that, I think the dmv would be too so there's a new process, there would be willing to to walk on everybody.

447

00:57:04.170 --> 00:57:12.720

Leslie: yeah sounds good i've been in on the whole conversation so happy to happy to coordinate with David and and darby okay.

448

00:57:12.750 --> 00:57:15.810

Joseph: Great good project Jonathan good.

449

00:57:16.740 --> 00:57:23.250

Jonathan Davis: Thank you everyone, I really appreciate all your comments it's very, very, very helpful to get them and we're will will.

450

00:57:24.480 --> 00:57:25.470
Jonathan Davis: take them to heart.

451
00:57:25.650 --> 00:57:26.670
Joseph: Okay right.

452
00:57:28.230 --> 00:57:29.640
Joseph: Yes, yes.

453
00:57:31.710 --> 00:57:37.350
David: I think Marlene Marlene Is this what you're going to ask them sorry for interrupting I think Marlene is offering opportunities.

454
00:57:40.110 --> 00:57:43.110
David: to determine if they met the context analysis.

455
00:57:43.860 --> 00:57:45.030
David: Just in case they do come back.

456
00:57:45.930 --> 00:57:46.200
Marlene Schubert: From a.

457
00:57:46.590 --> 00:57:47.460
Jonathan Davis: Contact analysis.

458
00:57:48.030 --> 00:58:02.040
Joseph: yeah well I think they I think they have done a good job of doing that, yes, we can we can sign off on that believe unless anybody i'm Dr be as concerned with that on the context analysis I think we're okay.

459
00:58:04.410 --> 00:58:07.140
Joseph: I don't hear anybody speaking up true I think we're good on that.

460
00:58:08.280 --> 00:58:11.220
Shawn: All right, second part we're good okay great.

461
00:58:11.310 --> 00:58:12.180
Marlene Schubert: All right, great.

462

00:58:12.480 --> 00:58:16.170

Joseph: Okay, thank you lily Okay, thank you very much.

463

00:58:16.230 --> 00:58:17.010

Jonathan Davis: Thank you all.

464

00:58:17.130 --> 00:58:18.690

Jonathan Davis: Take care of you bye bye.

465

00:58:18.900 --> 00:58:21.030

Jonathan Davis: my mind I OK.

466

00:58:21.840 --> 00:58:22.200

So.

467

00:58:23.700 --> 00:58:28.560

Joseph: Now we have the white and Madison project.

468

00:58:31.320 --> 00:58:46.740

Joseph: Next, and I believe I saw Bruce Anderson in the audience I did I did fail to ask for any comments or questions from the audience is there anybody in the audience that would like to make a comment about.

469

00:58:48.510 --> 00:58:49.020

Joseph: The.

470

00:58:50.160 --> 00:58:52.980

Joseph: Phase three of grow is Jonathan still here.

471

00:58:54.750 --> 00:58:55.920

Marlene Schubert: Jonathan has left.

472

00:58:56.340 --> 00:59:12.570

Joseph: Oh sorry yeah I mistakenly I forgot to ask for comments does anybody have any comments you'd like to address the Dr B with comments on growth three before we switch over what quickly here any particular synced comments raise your hands, please.

473

00:59:15.930 --> 00:59:20.490

Joseph: don't see anybody so maybe we're good there you see anybody rolling.

474

00:59:20.880 --> 00:59:22.500

Marlene Schubert: No, I don't see any hands raised.

475

00:59:22.770 --> 00:59:25.920

Joseph: Okay, great all right let's go ahead to.

476

00:59:26.940 --> 00:59:30.960

Joseph: The white medicine project with them, Mr Anderson.

477

00:59:31.980 --> 00:59:37.680

Bruce Anderson: um, can I just can I share my screen, are you good with that because I think that's a good way for us to look at the.

478

00:59:39.030 --> 00:59:40.890

Marlene Schubert: gun a little gun shy that bottom.

479

00:59:40.980 --> 00:59:46.890

Marlene Schubert: Two months ago, we had an issue where we could not give control back to me after having someone share so.

480

00:59:47.310 --> 00:59:55.710

Marlene Schubert: I can do that, and if we have issues we'll just deal with them i'm gonna have to at some point they'll take the sharing back as the Dr B makes their comments.

481

00:59:56.040 --> 00:59:58.440

Marlene Schubert: Right, so that I can type them up, and they can see what i'm saying.

482

01:00:00.210 --> 01:00:01.290

Bruce Anderson: I can do that certainly.

483

01:00:01.320 --> 01:00:04.650

Marlene Schubert: Okay, let me make it available for you Okay, there you go Bruce okay.

484

01:00:09.090 --> 01:00:10.980
Joseph: So Lucy you here with the.

485
01:00:11.580 --> 01:00:15.150
Bruce Anderson: i'm trying to figure out who else is here Greg van Patten, I.

486
01:00:15.660 --> 01:00:16.860
Joseph: Can okay.

487
01:00:17.220 --> 01:00:20.820
Bruce Anderson: We should probably let him talk so he can correct everything I say wrong.

488
01:00:21.510 --> 01:00:24.450
Marlene Schubert: he's been moved to a panelist as well Is there anyone else.

489
01:00:24.750 --> 01:00:27.330
Bruce Anderson: i'm looking at names I.

490
01:00:28.890 --> 01:00:30.360
Joseph: don't see anybody that I don't.

491
01:00:30.630 --> 01:00:31.380
think so.

492
01:00:33.000 --> 01:00:35.610
Bruce Anderson: If you let Greg in if you see somebody else he'll.

493
01:00:37.140 --> 01:00:37.470
Bruce Anderson: he'll.

494
01:00:37.560 --> 01:00:38.640
Joseph: He didn't know.

495
01:00:39.120 --> 01:00:41.130
Greg Van Patten: Okay i'm here good afternoon everyone.

496
01:00:41.370 --> 01:00:42.780

Bruce Anderson: Greg is it just the two of us.

497

01:00:44.490 --> 01:00:47.760

Greg Van Patten: Should either Mike burns or Tom Daniels are they here.

498

01:00:47.850 --> 01:00:48.000

Bruce Anderson: I.

499

01:00:48.090 --> 01:00:50.310

Marlene Schubert: don't see mo are in the audience right now.

500

01:00:50.520 --> 01:00:53.490

Marlene Schubert: Somebody named Mike and then Thomas Daniels is also there.

501

01:00:53.910 --> 01:00:56.340

Bruce Anderson: Okay i'm just i'm not seeing that when I scroll.

502

01:00:58.350 --> 01:01:03.960

Marlene Schubert: promoted Thomas just i'm assuming Mike i'm assuming this is the right Mike i'll go ahead and promote them and he can tell us.

503

01:01:05.130 --> 01:01:06.060

Marlene Schubert: If he knows who he is.

504

01:01:07.500 --> 01:01:09.360

Vicki: Joe maybe we should promote phaedra.

505

01:01:10.620 --> 01:01:10.890

Joseph: Oh.

506

01:01:11.940 --> 01:01:12.750

Bruce Anderson: she's here yeah.

507

01:01:12.810 --> 01:01:15.090

Joseph: Well yeah I see phaedra very good I didn't know.

508

01:01:16.200 --> 01:01:18.780

Joseph: yep faker you've just been promoted.

509

01:01:21.090 --> 01:01:23.700

Joseph: You get no more money for that, for being promoted you don't.

510

01:01:25.770 --> 01:01:26.070

Joseph: know.

511

01:01:27.210 --> 01:01:29.100

Bruce Anderson: i've done some public hearings in new.

512

01:01:29.100 --> 01:01:43.380

Bruce Anderson: York for a project we're doing there and I gotta tell you it's just a scrim 6080 people call in they all seem to have access to the screen, there is no volume control and it just is what you would imagine a public hearing in New York would be.

513

01:01:43.680 --> 01:01:44.610

Joseph: yeah right.

514

01:01:45.750 --> 01:01:54.600

Joseph: Well, hopefully we we will be more smaller group we get more done today, hopefully yeah so Okay, and is Kelly here.

515

01:01:55.800 --> 01:01:56.250

Marlene Schubert: Yes.

516

01:01:58.380 --> 01:01:58.740

Bruce Anderson: Okay.

517

01:01:59.340 --> 01:01:59.970

So.

518

01:02:01.320 --> 01:02:03.180

Joseph: Bruce do you want to start Kelly.

519

01:02:03.210 --> 01:02:20.490

Bruce Anderson: I will start i'll give kind of the quick version of the project, this is it is 82 dwellings, including 13 HR be replacement dwellings on the north east corner of Wyatt and Madison.

520

01:02:21.750 --> 01:02:22.200

Bruce Anderson: Yet.

521

01:02:23.850 --> 01:02:33.840

Bruce Anderson: It in addition to being on the corner of the new round about it also surrounds on two sides, the top lot Park, that is, on our North East.

522

01:02:35.940 --> 01:02:36.540

Bruce Anderson: corner.

523

01:02:39.300 --> 01:02:47.820

Bruce Anderson: This is a rough plan it you've you've seen the overall site plan here before generally there might be tweaks that we've been doing as we continue to do.

524

01:02:49.230 --> 01:02:58.440

Bruce Anderson: And on this drawing in addition to a rough plan we've included our neighbors to the north, we have met virtually with the neighbors in the cottages.

525

01:02:59.190 --> 01:03:12.510

Bruce Anderson: To both show them what we're doing and and gain any insight as to what their concerns might be, and we use this drawing as as part of that effort so that they could see the.

526

01:03:12.510 --> 01:03:13.620

Marlene Schubert: relationship of.

527

01:03:13.650 --> 01:03:17.310

Bruce Anderson: Their dwellings to our buildings.

528

01:03:21.450 --> 01:03:28.200

Bruce Anderson: And i'm trying to think what what you guys might want to know that you haven't heard from it is there anybody new on the Derby that wouldn't have heard my previous presentation.

529

01:03:28.590 --> 01:03:31.410

Joseph: I think everybody here has heard the presentation.

530

01:03:31.650 --> 01:03:33.360
Joseph: But okay I don't remember.

531
01:03:33.510 --> 01:03:33.900
Joseph: yeah.

532
01:03:34.140 --> 01:03:34.620
Bruce Anderson: I don't want to be.

533
01:03:34.680 --> 01:03:44.280
Bruce Anderson: Too repetitive for time but, but I will tell you that the buildings are all two stories, with the exception of three townhouses in this extreme north.

534
01:03:45.270 --> 01:03:55.140
Bruce Anderson: east corner that have parking on their bottom level but there's also a great change there so that they present to the park a two story elevation.

535
01:03:56.220 --> 01:03:59.940
Bruce Anderson: we've organized the onsite parking to be in two separate.

536
01:04:01.080 --> 01:04:08.970
Bruce Anderson: groupings, one on the east side abutting the apartment project and actually most of their parking and the other in.

537
01:04:09.540 --> 01:04:24.270
Bruce Anderson: To the North West all behind building so we're not presenting parking to the street we're presenting dwellings to the street, some of the dwellings, in particular the HR be units have front doors on the street.

538
01:04:25.500 --> 01:04:28.920
Bruce Anderson: And then we're essentially continuing the street.

539
01:04:29.970 --> 01:04:45.870
Bruce Anderson: design of Madison within slightly expanded right of way, and then on why it you'll see as an outcome of the round about work that that street is getting wider and will have.

540
01:04:46.860 --> 01:04:57.000
Bruce Anderson: sidewalks on its north side that it doesn't have now and addition we're putting some street parking on that street it's a quieter street and it makes

sense for guest parking there.

541

01:04:57.750 --> 01:05:07.950

Bruce Anderson: For parking we are within the thousand feet of the ferry terminal so we have the ability to reduce parking but we don't reduce it below one space per.

542

01:05:09.000 --> 01:05:15.300

Bruce Anderson: dwellings, so there is parking for everybody that will live here in addition there's a couple spaces.

543

01:05:16.320 --> 01:05:29.580

Bruce Anderson: that are in the edge of the park the park district currently has an easement that circles through that northerly part of the parcel we're going to be moving that.

544

01:05:30.540 --> 01:05:39.420

Bruce Anderson: To a nice but through the Center of our project that will include a very clear pedestrian path to the park from Madison.

545

01:05:40.140 --> 01:05:50.310

Bruce Anderson: There isn't really there isn't a pedestrian path right now that's defined in the landscape it's just you need to know that you walk through a driveway a gravel driveway to get to the park from.

546

01:05:50.820 --> 01:06:01.770

Bruce Anderson: Madison park has good access on its East side with a pedestrian way that actually connects Wyatt knechtel so the park will have lots of ways to get into it.

547

01:06:04.650 --> 01:06:10.860

Bruce Anderson: This is a site plan with with elevation so you get a sense of what the unit.

548

01:06:11.940 --> 01:06:21.210

Bruce Anderson: design is they're all whoops let me get rid of blue they're all through units in the sense that they have frontage is both.

549

01:06:23.160 --> 01:06:33.060

Bruce Anderson: Behind and if there are a street unit on the street, as well as on the access front door side of the units.

550

01:06:34.230 --> 01:06:50.370

Bruce Anderson: Facing parking and landscape and pedestrian ways on the backside so they're not single sided dwellings they're always through dwellings, it gives us the ability to have natural ventilation more exposure and more privacy to the individual dwellings.

551

01:06:51.720 --> 01:07:05.700

Bruce Anderson: we've been looking at trashed locations and i'm going to go backwards we're now looking actually i'll i'll stay with this drawing we're looking at more centralizing the the trash and recycling we've got some places in the landscape that I think we can do better buildings.

552

01:07:06.780 --> 01:07:07.320

Bruce Anderson: and

553

01:07:09.030 --> 01:07:10.170

Bruce Anderson: So that's kind of it.

554

01:07:11.280 --> 01:07:21.150

Bruce Anderson: they're moving around I guess i'll say it that way there's also a clubhouse that we're starting this is not maybe the final clubhouse design, but we're starting to look at that more detail.

555

01:07:21.870 --> 01:07:35.490

Bruce Anderson: It friends on both the park and this landscape la through the Center of our site where we're giving a lot of the dwellings, a kind of a landscape orientation if they're not on the street.

556

01:07:36.000 --> 01:07:42.750

Bruce Anderson: And the clubhouse is for the residents that will live here, you know, a common meeting place for them.

557

01:07:43.920 --> 01:07:47.460

Bruce Anderson: It includes you know lease you know leasing office.

558

01:07:48.570 --> 01:07:57.060

Bruce Anderson: kind of you know kitchen for the for the clubhouse space meeting rooms, you know things like that that serve the the people that will live here.

559

01:08:00.900 --> 01:08:09.420

Bruce Anderson: you've seen these these of this overall massing of the project in see we're trying to keep it a pretty quiet building forums gabled roofs.

560

01:08:10.470 --> 01:08:18.990

Bruce Anderson: Low slung keeping the scale of this project, low our previous project that was approved here was.

561

01:08:20.910 --> 01:08:27.210

Bruce Anderson: A 25 foot height limit but you know you use average of the roof, and so we had four stories, as we ramp the building up.

562

01:08:28.050 --> 01:08:39.540

Bruce Anderson: That we were doing on on Wyatt towards the apartments in the scale of those taller buildings east of us, but this project is keeping it more on the scale of the of the cottages it is.

563

01:08:40.830 --> 01:08:45.360

Bruce Anderson: shorter than what we're all seeing framed right now going on up the street.

564

01:08:47.010 --> 01:08:52.260

Bruce Anderson: we're not nearly that height of what's being built to the North West of us.

565

01:08:54.720 --> 01:08:56.460

Joseph: is just didn't question.

566

01:08:57.660 --> 01:09:08.940

Joseph: southeast corner the building there i'm great grade never think of the name of it what's the height of it in relation to these they bought the same on the South.

567

01:09:09.000 --> 01:09:11.040

Bruce Anderson: East the which which building are you.

568

01:09:11.430 --> 01:09:11.760

The.

569

01:09:13.110 --> 01:09:15.390

Joseph: it's very ECO has her office.

570

01:09:16.380 --> 01:09:18.810

Bruce Anderson: Across the street on on the on the South.

571

01:09:18.840 --> 01:09:21.120

Bruce Anderson: east corner corner about yes.

572

01:09:21.240 --> 01:09:23.790

Bruce Anderson: uh huh that is a.

573

01:09:25.110 --> 01:09:29.040

Bruce Anderson: isn't that a two story building, but with with a third floor in.

574

01:09:29.310 --> 01:09:30.750

Joseph: Your right yes.

575

01:09:31.110 --> 01:09:31.800

Bruce Anderson: So we.

576

01:09:32.940 --> 01:09:34.110

Joseph: smaller than that maybe.

577

01:09:34.110 --> 01:09:37.290

Bruce Anderson: are a little bit shorter than that because we're not as deep a pitch.

578

01:09:37.710 --> 01:09:38.610

Joseph: Okay, just.

579

01:09:38.640 --> 01:09:41.040

Joseph: So we get a sense yeah yeah.

580

01:09:44.370 --> 01:09:48.990

Bruce Anderson: And then, this see if I can blow this up a little bit and move some stuff around here.

581

01:09:50.520 --> 01:09:56.250

Bruce Anderson: I want to talk because we haven't talked in the past about materials

and what the architecture will be.

582

01:09:58.140 --> 01:10:05.850

Bruce Anderson: And, and so here's the top drawing is a Madison elevation so we're seeing.

583

01:10:06.870 --> 01:10:14.880

Bruce Anderson: All the buildings are flat, so there are two stories but, except for the townhouses and i'll talk about that they're all single story flats.

584

01:10:15.270 --> 01:10:21.870

Bruce Anderson: So this is the building on the left side of the top drawing closest to the cottages to our media north.

585

01:10:22.320 --> 01:10:29.940

Bruce Anderson: And then you're seeing the the large landscape gap with the access to the park access to the in internal workings of.

586

01:10:30.360 --> 01:10:36.600

Bruce Anderson: Our project and then this building that is stepped is the replacement for the HR be housing.

587

01:10:37.110 --> 01:10:58.980

Bruce Anderson: So it's it's 13 dwellings, which is a pair of buildings, with six in each and then the 13th is the linking element on the upper floor that's a dwelling and below that is common space laundry and and storage for the the residents, that will be living in the in the HR be building.

588

01:11:00.090 --> 01:11:11.910

Bruce Anderson: And then you're seeing to the far right kind of stepped buildings beyond that are part of that central landscape la and and even the building on Wyatt and then the next drawing the white St elevation here is that.

589

01:11:13.170 --> 01:11:28.320

Bruce Anderson: Two story block that was on the east end of that street and you're seeing the Gable ends of the two buildings that step away from you as they as they continue North and easterly creating that landscape so la.

590

01:11:29.010 --> 01:11:36.690

Bruce Anderson: This next elevation is a section actually through the site looking North so we're seeing those three story townhouses.

591

01:11:37.410 --> 01:11:49.560

Bruce Anderson: With the parking below and you can see the great change there that enables us to tuck those buildings down in the landscape so we're not presenting a three story building to the park to the north of us.

592

01:11:50.730 --> 01:12:07.680

Bruce Anderson: That building is getting some effort, because there's some really nice trees in the park just north of us so we're we're pulling it back from the the property line we're pulling the basement excavation for the garage is further back so that we don't disturb the.

593

01:12:08.790 --> 01:12:17.910

Bruce Anderson: The roots of those trees and kind of stay out of their canopy then you're seeing in this middle building that's glassy that's the clubhouse with a very glassy.

594

01:12:19.440 --> 01:12:35.910

Bruce Anderson: Central space for for the residents facing both the landscape la to the south and the park to the north and then you're seeing that the Gable ends of those two buildings that were closest i'm going to go back to our neighbors.

595

01:12:37.620 --> 01:12:47.160

Bruce Anderson: Here, to the north, one of their concerns and you're seeing these South Gable ends, but the north ends are similar.

596

01:12:48.360 --> 01:12:58.740

Bruce Anderson: let's see if I can jump back fast one of their concerns is privacy, which is of course a concern of ours too so they're not going to be real glassy.

597

01:12:59.250 --> 01:13:10.890

Bruce Anderson: they're going to be some glazing on the North for balancing light and not presenting them a blank facade but will be strategic and where we place windows, so that.

598

01:13:12.090 --> 01:13:16.470

Bruce Anderson: The couple dwellings that really face towards this with with Porches and stuff don't.

599

01:13:16.950 --> 01:13:25.020

Bruce Anderson: lose their existing privacy there's some landscape along that edge

already that helps and then, if you remember, they have a driveway.

600

01:13:25.830 --> 01:13:37.530

Bruce Anderson: between their property line our shared property line and their first set of dwellings so where these two buildings are closest they're actually not right up against the property line.

601

01:13:39.270 --> 01:13:41.520

Bruce Anderson: we've talked to them about our parking.

602

01:13:42.570 --> 01:14:00.660

Bruce Anderson: The city typically requires fencing around parking when it's near property lines but we'll work with everybody to look at a landscape solutions so that we're not dividing landscape, with an artificial fence when we could do the same screening with with vegetation.

603

01:14:01.920 --> 01:14:17.850

Bruce Anderson: Then, these are blow ups we're we're working on materials, right now, so I can talk about kind of color and scale and what artwork considering what we're what we're thinking is a horizontal expression of citing we're looking at both natural products and.

604

01:14:18.870 --> 01:14:19.830

Bruce Anderson: Some of the.

605

01:14:21.330 --> 01:14:24.810

Bruce Anderson: Try to think of a nice unnatural i'm not sure what you want to call it.

606

01:14:26.040 --> 01:14:28.980

Bruce Anderson: There are a lot of sighting products that are being used in.

607

01:14:30.270 --> 01:14:32.760

Bruce Anderson: Multi family residential now that are.

608

01:14:34.560 --> 01:14:41.070

Bruce Anderson: composite products, some of them are actually aluminum extrusions with surfaces.

609

01:14:42.030 --> 01:14:53.580

Bruce Anderson: we're looking at actually i've got seven or eight samples of those in the office and we're looking at them, but the primary thing we're doing is looking at a horizontal expression materials.

610

01:14:54.270 --> 01:15:04.860

Bruce Anderson: And and siding that is of a human scale, a lot of these products, you can now get in you know for by sheets and that you're citing so you have these very large scale, which is not.

611

01:15:06.060 --> 01:15:15.630

Bruce Anderson: In our mind the scale we're trying to promote on on this project we want it to be very residential and scale and human scale and understandable as a human scale.

612

01:15:17.130 --> 01:15:18.540

Bruce Anderson: colors are.

613

01:15:19.770 --> 01:15:30.090

Bruce Anderson: will be natural tones earth tones quiet colors with some splash of color potentially and you can see, at the top here what let me get there.

614

01:15:33.810 --> 01:15:39.840

Bruce Anderson: Jim drew read as possibly this band between two floors at with windows.

615

01:15:41.670 --> 01:15:44.400

Bruce Anderson: And then we also drew green so we're thinking color.

616

01:15:45.600 --> 01:15:54.840

Bruce Anderson: And that may be a color palette that that changes so it's not consistently the same on every building in the project, but a little bit of a splash of color.

617

01:15:55.590 --> 01:16:08.220

Bruce Anderson: The only thing we're really probably not saying is is hardy plank or a real thin citing material, we want something that that gives us scale and some sense of quality.

618

01:16:09.630 --> 01:16:11.940

Bruce Anderson: These other elevations or studies of.

619

01:16:14.550 --> 01:16:22.770

Bruce Anderson: What entries might be where we're collecting pairs of entries and staircases up to second floors and looking at how we might.

620

01:16:23.310 --> 01:16:36.390

Bruce Anderson: Add variety and shape and scale and then this bottom whoops bottom right elevation is an exploration of balconies on the second floors of some of the dwellings.

621

01:16:37.230 --> 01:16:46.860

Bruce Anderson: Those would be on streets and we'd be looking at those probably on the on the white building, in particular where we're South facing, and we might have balconies.

622

01:16:50.760 --> 01:16:53.070

Bruce Anderson: Okay, and then we did look at.

623

01:16:54.390 --> 01:16:55.140

Bruce Anderson: shadowing.

624

01:16:56.190 --> 01:16:56.820

Bruce Anderson: This is.

625

01:16:58.650 --> 01:17:06.540

Bruce Anderson: summertime at noon, just to see what we're shadowing we wanted to kind of well in particularly we wanted to look at the park and our neighbors and we're not.

626

01:17:07.620 --> 01:17:14.040

Bruce Anderson: shadowing the park in any strong way or neighbors and then where are we placing shadow at.

627

01:17:15.720 --> 01:17:24.180

Bruce Anderson: Particular times a day on on our own site and then these for photo I don't know that we need to go through these again, these are photos of.

628

01:17:25.620 --> 01:17:39.810

Bruce Anderson: The existing neighborhood and circumstance, the HR be building i'll tell you is and phaedra can speak to this if you if you'd like it all of those tenants have been relocated.

629

01:17:41.250 --> 01:17:46.050

Bruce Anderson: And federal correct me if i'm wrong and saying this, that they have the.

630

01:17:48.660 --> 01:17:56.850

Bruce Anderson: They have 10 year to be able to come back if they want to come back and live on in the same location, when this building is replaced.

631

01:18:00.270 --> 01:18:05.940

Phedra Elliott: That is correct, assuming they still qualify, of course, yeah yeah.

632

01:18:06.090 --> 01:18:08.190

Bruce Anderson: And then I do have we also included.

633

01:18:10.200 --> 01:18:11.340

Bruce Anderson: In this middle.

634

01:18:12.390 --> 01:18:14.490

Bruce Anderson: Because we've also recently done a pre ap.

635

01:18:16.530 --> 01:18:27.000

Bruce Anderson: Some landscape drawings and, if you want, I can speak to that we don't have the landscape architect on the on the call right now but he's he's essentially zoned it for different.

636

01:18:28.230 --> 01:18:38.850

Bruce Anderson: types of planting and provided a range of you know what that planting is going to be in terms of definition and the plant types that.

637

01:18:39.600 --> 01:18:56.670

Bruce Anderson: That will probably make up those different zones on the on the land, I will tell you we're generally looking at natives by and large, because we want to reduce any need to irrigate over the long term, and it helps us in terms of habitat and creating urban habitat.

638

01:18:57.900 --> 01:19:01.320

Bruce Anderson: On the project with Jonathan you talked about previous pavement.

639

01:19:02.100 --> 01:19:15.150

Bruce Anderson: We have looked at that, in one of the iterations before us because that's kind of our default is always infiltration you know treat the water for water quality and infiltrate it this particular site has soils that are not.

640

01:19:17.220 --> 01:19:18.990

Bruce Anderson: conducive to infiltration.

641

01:19:21.030 --> 01:19:23.370

Bruce Anderson: So, which is actually a disappointment.

642

01:19:24.390 --> 01:19:31.680

Bruce Anderson: But it is a reality that we're going to be relying on on water quality treatment by and large, and we have.

643

01:19:33.060 --> 01:19:36.330

Bruce Anderson: You know, fair amount of green space that we can create wait rain gardens.

644

01:19:37.770 --> 01:19:50.790

Bruce Anderson: Three at our our our runoff we don't need, we do not need to detain on the site there's capacity downstream so we're not required to to create water detention.

645

01:19:51.900 --> 01:19:58.230

Bruce Anderson: Infrastructure here, but we obviously have to work with water quality.

646

01:20:00.900 --> 01:20:10.950

Bruce Anderson: Great and then I don't have it to show you on the screen, but there is that 67 page worksheet that we filled out that i'm sure all of you have read.

647

01:20:12.690 --> 01:20:16.500

Bruce Anderson: So if you have any questions on that I have a copy in front of me to turn to.

648

01:20:17.160 --> 01:20:25.200

Joseph: Okay, so um, thank you for the presentation what we will do typically what we'll do now is have the dmV ask any.

649

01:20:25.980 --> 01:20:35.580

Joseph: questions related to clarifying any issues that and then towards the end of the meeting I think we want to start running through that worksheet actually.

650

01:20:36.030 --> 01:20:43.200

Joseph: standard by standard, and then we can get into the details such as the landscaping section and different things and talk about.

651

01:20:43.980 --> 01:20:57.150

Joseph: Things that that time so so right now what i'd like to do is is have anybody in the dmV who has you know any clarifying questions or global comments about the project.

652

01:20:58.470 --> 01:21:03.960

Joseph: Please raise your hand and we'll we'll do that, first, and then we can get into the worksheet.

653

01:21:05.670 --> 01:21:08.820

Joseph: As Todd I don't know who's order, but just Todd go ahead.

654

01:21:12.390 --> 01:21:22.290

Todd: Hello Bruce I was wondering, do you have any like street level elevations of really the diagonal buildings and the stepping of the roofs as they come down.

655

01:21:22.620 --> 01:21:28.650

Bruce Anderson: We have them internally I didn't think they're the same vocabulary, but we can certainly provide those.

656

01:21:29.730 --> 01:21:37.980

Todd: yeah you had that one drawing but it didn't look like, there was a is it a consistent step, or does that change with the elevation.

657

01:21:38.310 --> 01:21:47.580

Bruce Anderson: It is a consistent step because we have essentially we're creating the grade from the low point at the corner.

658

01:21:48.090 --> 01:22:00.810

Bruce Anderson: upwards, as we move to the Northeast so we have the ability to control the topography and we will, and so that can give us a consistent step to those buildings so they're not random.

659

01:22:02.070 --> 01:22:06.690

Todd: And do you know about how high is that change overall great change.

660

01:22:08.190 --> 01:22:08.610

Bruce Anderson: it's.

661

01:22:10.380 --> 01:22:12.960

Bruce Anderson: i'm going to tell you, and i'm doing this for memory, I think it's.

662

01:22:14.160 --> 01:22:14.850

Bruce Anderson: Like me.

663

01:22:15.270 --> 01:22:16.560

Bruce Anderson: I could be slightly off on that.

664

01:22:17.250 --> 01:22:36.120

Todd: Because I think I think it will be good to see that, because I think that would be it's going to be much more dynamic, then those almost minor moves would suggest, because it's on the diagonal and it's rising so those peaks and angles will divide that massive mass up a lot.

665

01:22:36.300 --> 01:22:39.300

Bruce Anderson: Oh yeah it will you're you're exactly right yes.

666

01:22:42.390 --> 01:22:48.150

Bruce Anderson: I don't know if even in here of that really speaks to that if we go back to the.

667

01:22:51.420 --> 01:22:54.690

Todd: yeah the sketch on the bottom there looks a little bit like a wall but.

668

01:22:55.050 --> 01:22:56.310

Todd: If i'm reading it ran.

669

01:22:56.370 --> 01:23:01.320

Bruce Anderson: Really won't be these are, I mean you can you get to get a sense from the whoops sorry these aerials.

670

01:23:03.000 --> 01:23:07.710

Bruce Anderson: That there's a lot of scale created just by the overall geometry of the forums.

671

01:23:11.370 --> 01:23:12.600

Todd: Right and did I hear you.

672

01:23:15.210 --> 01:23:20.340

Todd: Are you encouraging access to that part, how are you encouraging access to the park back there.

673

01:23:21.270 --> 01:23:33.600

Bruce Anderson: Well we're really encouraging from from Madison because you can come, you know if you're if you're if you're coming from the round about let's say if you go either Wyatt.

674

01:23:34.680 --> 01:23:40.170

Bruce Anderson: To the east or badness into the North and in both instances, you come to a public way.

675

01:23:41.490 --> 01:23:42.450

Bruce Anderson: into the park.

676

01:23:43.680 --> 01:23:47.430

Bruce Anderson: The central la is is really more for residents.

677

01:23:48.720 --> 01:23:50.970

Bruce Anderson: I suppose, if you knew about it.

678

01:23:52.080 --> 01:23:55.980

Bruce Anderson: No one's going to challenge you unless you're playing an accordion or.

679

01:23:56.340 --> 01:23:56.700

Todd: Whatever.

680

01:23:57.180 --> 01:24:14.670

Bruce Anderson: As you walk through but it's it's really not a primary public access to the park the public access is is the pedestrian spine between us and the apartments to the east and then through our project, we do want to create a gracious

entry for park users from Madison.

681

01:24:15.930 --> 01:24:26.610

Bruce Anderson: And those are the two primary points because they also work in that there's not dwellings really fronting on them so that doesn't create a privacy issue.

682

01:24:27.870 --> 01:24:29.340

Bruce Anderson: For the residents here.

683

01:24:31.170 --> 01:24:45.930

Bruce Anderson: And if we would have appropriate signage on Madison and probably this we might look at the city and work with them to sign better i'm not sure that that knechtel pedestrian way is widely known unless you're a local hmm.

684

01:24:47.580 --> 01:24:52.680

Todd: Great I just want to thank you for the sketches and the thought and also.

685

01:24:53.850 --> 01:25:03.810

Todd: If you would just talk a little bit more about the human scale that you're bringing in with either natural or engineered products, I mean I think that's.

686

01:25:04.080 --> 01:25:13.710

Todd: What we here now is that it's going to be a seminar panel and, as you rightly point out that can be you know now I think you can actually get it 16 feet long.

687

01:25:14.250 --> 01:25:15.420

Bruce Anderson: And four feet tall, you can use.

688

01:25:16.770 --> 01:25:18.990

Bruce Anderson: That look like boards.

689

01:25:22.440 --> 01:25:31.230

Bruce Anderson: I always worry that if I go blind I will lose the sense, you know if you can't you know there's a lot of wood grain in the world that's smooth actually you only know it's wood grain because it's visual so.

690

01:25:31.470 --> 01:25:38.280

Bruce Anderson: i'm not sure where we'll go exactly on that we're looking a lot of products and we're looking at at them, also in terms of lifespan.

691

01:25:39.570 --> 01:25:41.010

Bruce Anderson: So that we don't have.

692

01:25:42.690 --> 01:25:43.470

Bruce Anderson: maintenance.

693

01:25:45.060 --> 01:25:51.060

Bruce Anderson: constraint, or you may essentially maintenance, that has to be early because of the material choices.

694

01:25:53.490 --> 01:26:00.240

Bruce Anderson: So even I suppose wood is still on the table it's partly cost dependent but Greg is probably cringing when I say that.

695

01:26:01.440 --> 01:26:04.740

Bruce Anderson: But we are looking at we want something that is not.

696

01:26:05.970 --> 01:26:15.540

Bruce Anderson: A big smooth non human surface it's kind of like the difference between just concrete walls and board form board form concrete walls retain.

697

01:26:16.260 --> 01:26:28.350

Bruce Anderson: Just like brick a sense of a human hand, you know how the concrete was formed when it's a brick wall, you know how the brick was laid it's you know bricks are sized for a human, to put one in place.

698

01:26:28.950 --> 01:26:41.370

Bruce Anderson: And and in kind of the same notion for citing here, we want something that gives these buildings, a real sense of scale and and not monolithic form.

699

01:26:42.630 --> 01:26:50.850

Bruce Anderson: So that so that it reads as you walk by in Europe, you know not very many feet away it reads at a scale it's it's human related.

700

01:26:51.810 --> 01:27:06.540

Bruce Anderson: it's why we're looking you know at the windows and and doing some level of division they're not big sheets of glass, we certainly do projects with big sheets of glass, but here we're trying to to again keep things scaled to to

individuals.

701

01:27:08.010 --> 01:27:09.240

Bruce Anderson: Is that answering your question.

702

01:27:11.670 --> 01:27:13.740

Marlene Schubert: So we have Michael then Bob then Laurel.

703

01:27:13.890 --> 01:27:15.930

Joseph: yeah let's let's go with Michael.

704

01:27:18.750 --> 01:27:19.170

Michael: Thank you.

705

01:27:20.460 --> 01:27:22.890

Michael: And a question regarding.

706

01:27:24.090 --> 01:27:32.790

Michael: How the unit or access it looks like you have, I think it's the HR be units they're all there's kind of street access.

707

01:27:33.240 --> 01:27:34.200

Bruce Anderson: pedestrian pass.

708

01:27:34.320 --> 01:27:40.140

Bruce Anderson: It to the floor of the HR be units are accessed from Madison.

709

01:27:40.680 --> 01:27:41.010

Michael: yeah.

710

01:27:41.250 --> 01:27:51.150

Bruce Anderson: The second floor of the HR be units or access from their East face and parking and pedestrian access on their called their backsides.

711

01:27:51.600 --> 01:27:52.380

Michael: The and all the.

712

01:27:53.280 --> 01:27:54.450

Michael: All the other units.

713

01:27:54.630 --> 01:28:07.140

Bruce Anderson: All of you either have access opposite there frontage either to the street or to green space, so the building blocks to the north have access for both floors.

714

01:28:08.190 --> 01:28:28.830

Bruce Anderson: On the parking side of them so either the central stare or entries that flank that central stare and the buildings along the diagonal is the step buildings are accessed from the non greenway side both ground floor and then a stair that goes to two.

715

01:28:30.510 --> 01:28:36.060

Bruce Anderson: dwellings on the upper floor they're always pairs are typically always pairs so you're not.

716

01:28:37.080 --> 01:28:52.320

Bruce Anderson: Your your X if you're a ground floor dwelling you and your neighbor are sharing access if you're an upper floor dwelling you and your neighbor are sharing an upper austere to an upper floor landing you're not accessing.

717

01:28:53.400 --> 01:28:58.650

Bruce Anderson: dwellings as groups of dwellings they're just pairs of dwellings in each case.

718

01:28:59.490 --> 01:28:59.760

um.

719

01:29:00.900 --> 01:29:02.160

Michael: Well, I guess.

720

01:29:02.430 --> 01:29:03.060

Bruce Anderson: Their own entries.

721

01:29:03.900 --> 01:29:08.190

Bruce Anderson: That the townhouses then have their own individual entries as townhouses.

722

01:29:08.790 --> 01:29:17.910

Michael: yeah so like in building to I think in the elevation you're showing up like a fence or something like that and along Madison.

723

01:29:17.970 --> 01:29:32.910

Bruce Anderson: Along them on long Madison we're looking at private gardens facing the street for this building, as well as the building on why it, and so we have landscape, so this you're not there's not a fence up to the.

724

01:29:34.890 --> 01:29:41.100

Bruce Anderson: sidewalk certainly there's there's landscape character of Madison and why it is landscape streets.

725

01:29:42.240 --> 01:29:43.770

Bruce Anderson: And then there is a.

726

01:29:44.850 --> 01:29:51.060

Bruce Anderson: screen for some amount of private open space for that dwelling that faces the street.

727

01:29:52.980 --> 01:29:55.380

Michael: And is that primarily for sound and.

728

01:29:55.950 --> 01:29:56.730

Bruce Anderson: I know it.

729

01:29:57.690 --> 01:29:58.440

Michael: seems a little bit.

730

01:29:58.830 --> 01:30:08.520

Bruce Anderson: of privacy, for those residents, so that they don't necessarily you know you see a lot of multifamily near the street and and the shades and the curtains and the drapes are always closed.

731

01:30:09.090 --> 01:30:29.190

Bruce Anderson: And we're trying to enable these people to live with open windows and and still you know have some private private garden space that gives some some visual separation, to the street for privacy on the ground floor and enables their their windows to not be covered all the time.

732

01:30:30.600 --> 01:30:34.050

Michael: And then, or the native spine.

733

01:30:35.130 --> 01:30:35.640

Michael: and

734

01:30:38.250 --> 01:30:50.640

Michael: How exactly so, you said that that's not really going to be public space, but is it really used by the Homeowners that live there, I see there's a patio that's going.

735

01:30:51.090 --> 01:30:55.920

Bruce Anderson: yeah the dwellings to face that typically have a patio.

736

01:30:56.520 --> 01:30:57.720

Michael: That fence does well.

737

01:30:57.870 --> 01:30:59.310

Michael: Are you is that kind of.

738

01:30:59.610 --> 01:30:59.880

Bruce Anderson: Where.

739

01:31:00.120 --> 01:31:01.050

Michael: we're at an open and so.

740

01:31:01.380 --> 01:31:10.650

Bruce Anderson: we're looking at raising it a little bit because A grade, since we can manipulate grade so they will gain their privacy by a little bit of vertical separation from that space.

741

01:31:12.270 --> 01:31:22.440

Bruce Anderson: And then likely have access off that terrorists to that central spine it's their shortcut to the clubhouse and frankly they're shortcut to to winslow.

742

01:31:23.460 --> 01:31:34.170

Michael: Yes, Okay, so you you're actually thinking that someone that's living in one of those buildings well there's a way to get from their patio they will use that door that patio door a lot if they're walking.

743

01:31:34.560 --> 01:31:47.610

Michael: Right now, so there's well there'll be a connection between the units and that central spine yeah great change and everything like that okay so that's that's more like the their front door in a way.

744

01:31:50.460 --> 01:31:53.460

Bruce Anderson: yeah it certainly is this kind of community.

745

01:31:53.910 --> 01:31:57.450

Michael: As a community as well it's not like a private okay right.

746

01:31:59.400 --> 01:32:10.620

Michael: And then the other question I had is you spoke a little bit about you are trying to limit the fences or the parking and maybe trying to resolve that with landscaping what it looks like yeah.

747

01:32:11.520 --> 01:32:12.300

Michael: What about on the.

748

01:32:13.530 --> 01:32:13.920

Michael: on that.

749

01:32:14.400 --> 01:32:17.100

Bruce Anderson: that's yes, I get there.

750

01:32:20.550 --> 01:32:23.190

Bruce Anderson: On the East side we're probably still fenced.

751

01:32:25.020 --> 01:32:28.470

Bruce Anderson: There are, there are some trees that are kind of straddling the line.

752

01:32:29.820 --> 01:32:32.160

Bruce Anderson: There now in the in the walkway.

753

01:32:33.300 --> 01:32:41.280

Bruce Anderson: But the pathway is is totally on the apartment side of the line Okay, so I would.

754

01:32:42.690 --> 01:32:54.900

Bruce Anderson: I think I think that's a design problem frankly to figure out how to shield the parking so your experience as a pedestrian is not one of them parking lot, yes, not to create a tunnel.

755

01:32:56.730 --> 01:33:03.420

Bruce Anderson: So I think we will probably look at at a fence design that is permeable.

756

01:33:04.740 --> 01:33:16.290

Bruce Anderson: To some extent, to let light through it on to that path, so we don't just simply have a damp gravel path, but still screen cars.

757

01:33:20.370 --> 01:33:20.790

Joseph: alright.

758

01:33:22.140 --> 01:33:34.530

Joseph: Thank you can can I before we go to Bob but i'd like to just interject one thing if I could since we've been on this plan, if you go up a little higher, so we can see the round about in the lower right hand corner right there yeah.

759

01:33:34.830 --> 01:33:44.850

Joseph: Sorry, oh that's fine yeah um, so I think we've got a fucked up before, but one of the things that interest me as you want to keep that that 45 degree.

760

01:33:45.720 --> 01:33:59.460

Joseph: walkway fairly private not make it public, but I think it's probably a good idea, and then we also think of the street, the coldest The turnaround there the circle, has been a major intersection and you always think of.

761

01:34:01.140 --> 01:34:13.320

Joseph: making statements at the corners with buildings and big artwork or something and I think you have the opportunity here to add even more landscaping on that corner.

762

01:34:13.800 --> 01:34:25.020

Bruce Anderson: Oh, I think you're right yeah we we we we see this kind of our our iconic corner here should speak to bainbridge and be green yes.

763

01:34:25.260 --> 01:34:25.710

Joseph: There is a.

764

01:34:25.800 --> 01:34:27.030

Bruce Anderson: Major tree that.

765

01:34:28.110 --> 01:34:36.630

Bruce Anderson: We are saving it's got all of's tag on it, if you go up and look at it he's he's got he's he's marked, it is don't ever touch this tree.

766

01:34:38.250 --> 01:34:54.990

Bruce Anderson: The city's done a good job of parking their heavy equipment on it around its base but I won't editorialize but yes, that that that corner, we is is intended to be a green expression of.

767

01:34:56.310 --> 01:35:03.270

Bruce Anderson: landscape, I won't say, for us, we don't have a lot of land there, but it is going to be dominated by landscape, not by architecture.

768

01:35:03.540 --> 01:35:12.450

Joseph: Which is much better than architecture yeah I think that's a good thing and then also will create a more private walkway there just to the residence because they won't be as obvious.

769

01:35:12.600 --> 01:35:14.430

Bruce Anderson: It well I don't think.

770

01:35:15.450 --> 01:35:18.720

Bruce Anderson: That this is going to be a gated Oh yes, I can be a gated walkway.

771

01:35:19.770 --> 01:35:20.040

Joseph: I don't.

772

01:35:20.370 --> 01:35:23.160

Joseph: know you don't need to do that yeah yeah.

773

01:35:23.190 --> 01:35:29.100

Joseph: Okay, well, thank you, I just really appreciate that corner lot OK Bob yes, Sir i'm sorry to interrupt you.

774

01:35:30.780 --> 01:35:32.040

Bob: had any place what.

775

01:35:32.220 --> 01:35:35.070

Joseph: i'm law yeah so you want to go.

776

01:35:36.030 --> 01:35:41.910

Laurel: I just wanted to express my appreciation for looking at the granularity of scale regarding the technicality of the surfaces.

777

01:35:42.480 --> 01:35:47.700

Laurel: And even the plan selection at this point, you know being very specific about that mm hmm.

778

01:35:48.510 --> 01:36:01.740

Laurel: I kind of like this connection between building three and the zigzag building for looks like there's kind of a point there, whereas really a little bit uncomfortable I don't know, maybe that's just how that works out with an overhang so the roof, maybe it's okay.

779

01:36:01.830 --> 01:36:03.030

Bruce Anderson: But it looks at it.

780

01:36:04.260 --> 01:36:07.890

Bruce Anderson: It is more refined geometry than on the ground but.

781

01:36:09.030 --> 01:36:12.750

Bruce Anderson: These are, these are certainly very urban scaled spaces.

782

01:36:14.610 --> 01:36:20.850

Laurel: Well yeah yeah, but I just i'm just in terms of even thinking about.

783

01:36:21.900 --> 01:36:23.610

Laurel: Safety you know, in the.

784

01:36:24.750 --> 01:36:25.320

Laurel: North.

785

01:36:26.640 --> 01:36:34.500

Laurel: north east corner of that pathway walking through the easy i'm just a security thing of being able to clear view into that space.

786

01:36:35.010 --> 01:36:35.400
sure.

787

01:36:37.170 --> 01:36:37.830
Laurel: But overall yeah.

788

01:36:39.540 --> 01:36:47.760
Laurel: But I just wanted to express my appreciation for the Texas city and the appropriate to put me in us to residential project regarding the surfaces and finishes.

789

01:36:49.020 --> 01:36:50.460
Thank you, thank you.

790

01:36:51.510 --> 01:36:52.860
Joseph: Bob did you want to go now.

791

01:36:55.560 --> 01:37:08.670
Bob: Well sure is that a couple questions, can you Bruce can you can go over again, you want this to be a private community but.

792

01:37:10.410 --> 01:37:16.800
Bob: Where does that mean where's the threshold into your overall design here where's your entry point where.

793

01:37:17.940 --> 01:37:29.400
Bob: I mean, as a public allowed into this area are you trying to invite the public you trying to leave them out i'm still a little uncertain based on what you've said so far about the.

794

01:37:29.400 --> 01:37:31.260
Bob: Public you know.

795

01:37:31.380 --> 01:37:47.640
Bruce Anderson: Family i'm sorry if i'm interrupting you all stop it's it's multi family in the sense that it's not single family homes, so there are all of the circulation and entries to the to a project like this, or semi public they're there

people that live here.

796

01:37:49.980 --> 01:37:54.630

Bruce Anderson: And I think, to a certain extent, which means they're kinda known to their neighbors hopefully.

797

01:37:55.770 --> 01:38:00.750

Bruce Anderson: which I expect, just as in my neighborhood in a different part of the island, we.

798

01:38:02.340 --> 01:38:11.880

Bruce Anderson: You know, we occasionally have a neighbor walk their dog they're not one of us there on our common land, but we know who they are so that it's fine.

799

01:38:12.690 --> 01:38:24.990

Bruce Anderson: So it's kind of that informal you know someone going to be chased away know if they're walking through as a neighbor because the Community itself is a community of neighbors.

800

01:38:26.070 --> 01:38:34.260

Bruce Anderson: The public if you if you think of that as a kind of a higher level of where can the public, where does the public have a right to walk it's really this this.

801

01:38:35.100 --> 01:38:48.210

Bruce Anderson: Central access to the to the corner of the park on Madison and we've tried to turn that into a you know, a well defined pedestrian way that doesn't exist today.

802

01:38:49.290 --> 01:38:54.870

Bruce Anderson: And, and this is, this has been favorable in our approach we've met a couple times with the park.

803

01:38:56.190 --> 01:39:04.050

Bruce Anderson: With Terry landy and he's talked to the board, so there were getting kind of back and forth feedback to that we have the opportunity to.

804

01:39:05.070 --> 01:39:12.090

Bruce Anderson: To to help them, improve the park a little bit and and and and.

805

01:39:13.170 --> 01:39:26.310

Bruce Anderson: give it a little bit more life and care and so we're looking at opportunities with them to do that, but that's really the the public way to the park and the public way through the the project itself.

806

01:39:28.470 --> 01:39:30.990

Bruce Anderson: To an alternative destination, otherwise it's.

807

01:39:32.280 --> 01:39:40.380

Bruce Anderson: Mostly just improved street frontage to create stronger pedestrian connections, I mean why it will finally get what it should have, which is a.

808

01:39:41.520 --> 01:39:42.780

Bruce Anderson: pedestrian walk.

809

01:39:44.580 --> 01:39:48.210

Bruce Anderson: In a stronger landscaped edge and better buffer on that street.

810

01:39:50.160 --> 01:39:57.690

Bob: I guess, I guess, I was torn listening to you and Joan dialogue on the Wyatt and Madison.

811

01:39:58.500 --> 01:40:12.420

Bob: intersection there, I guess, initially, when I first looked at this project, I thought wow that'd be really cool to have some public art or a water feature some kind of sculpture there I realize the trees there, hopefully, that tree will continue to live after the construction.

812

01:40:13.500 --> 01:40:13.920

Bob: But.

813

01:40:14.940 --> 01:40:21.420

Bob: I guess, I was kind of torn what what should go there It just seems like is such a nice spot for something.

814

01:40:24.180 --> 01:40:28.860

Bruce Anderson: yeah I don't know if it's if it's a good position for for public art or not.

815

01:40:30.600 --> 01:40:49.530

Bruce Anderson: I would, I, this is not me speaking as a personally I would not add public art at the expense of landscape on that corner, I think, and if I was looking at public art around this project I think there's some other opportunities, where.

816

01:40:50.970 --> 01:40:58.380

Bruce Anderson: It could be more scaled to pedestrians and not to vehicular traffic and probably bring a richer environment to downtown.

817

01:40:59.880 --> 01:41:04.200

Bob: Okay, no that's that's fine I don't want to draw on that the last thing I had was the.

818

01:41:05.640 --> 01:41:13.980

Bob: You know I think will be real interesting where you know the most interested to see the materiality that you've got on these buildings, I mean when I first looked at this.

819

01:41:14.580 --> 01:41:20.100

Bob: These presentations I thought oh wow everything so far away it's all kind of blurry I can't tell.

820

01:41:20.610 --> 01:41:29.730

Bob: what's what what kind of materials and you know you guys are put out a real good product, I think, and so I have to admit, initially, I was kind of disappointed because I thought, well, I can't.

821

01:41:30.210 --> 01:41:46.200

Bob: I can't see what kind of materials are using what kind of window details are they recess, you know i'm just looking for that architectural variety, so I certainly look forward to I guess at another meeting to see the see more more of the the facades on these buildings.

822

01:41:47.460 --> 01:41:50.550

Bob: Right now it's yeah I see it, but I don't see it.

823

01:41:51.000 --> 01:41:58.110

Bruce Anderson: yeah we architectural I mean because and we've done this, and certainly would do this, as we will have material boards, you will, you will see exactly.

824

01:41:58.770 --> 01:42:07.440

Bruce Anderson: What we're thinking in terms of material, certainly, and also the detailing of openings mean that's where in the buildings like this, the real kind of human.

825

01:42:07.860 --> 01:42:16.710

Bruce Anderson: scale is it's it's in the edges of fenestration and you know how you meet the ground and things you can kind of touch or put your eyes up to.

826

01:42:17.430 --> 01:42:24.090

Bob: Okay well that's super because that's what was missing I know it wasn't a builder's grade quality but I didn't know what it was.

827

01:42:24.390 --> 01:42:32.040

Bob: just looking at an initial and I guess last thing Kelly, you know you don't don't hesitate to let me know when you've got a pre meeting i'm.

828

01:42:32.490 --> 01:42:40.470

Bob: retired and I like to attend those meetings, just as a fly on the wall I didn't know, there was one on February 23 I would have liked to have been there.

829

01:42:41.490 --> 01:42:43.200

Bob: Thank you Bruce very good.

830

01:42:43.650 --> 01:42:44.520

Kelly: it's not really.

831

01:42:45.570 --> 01:42:56.460

Kelly: Part of the process, although I think yeah I don't know perhaps that something we can build into notifying the design review board when there's a pre application conference.

832

01:42:57.030 --> 01:43:05.520

Bob: that's something i'm always happy to attend a meeting I make a great fly on the wall and I have gives me a lot more information to pass on to the chairperson.

833

01:43:08.250 --> 01:43:14.430

David: If I can jump in we're working on that process right now, and it may a company the upcoming code change so stay tuned thanks.

834

01:43:15.300 --> 01:43:21.420

Joseph: All right, thank you okay Sean you you've had your hand up there for a long time you getting tired of holding it up there yeah.

835

01:43:23.010 --> 01:43:24.090

Shawn: The exercise.

836

01:43:24.180 --> 01:43:24.810

Joseph: yeah right.

837

01:43:25.740 --> 01:43:26.280

Joseph: Go ahead.

838

01:43:26.850 --> 01:43:36.720

Shawn: hi Chris I also just wanted to thank you for kind of the level of presentation and then and thoughtfulness and I also like.

839

01:43:37.290 --> 01:43:52.740

Shawn: I also concur, and really like the level of intimacy in terms of the scale you're talking about of materiality and and that human types and and there was something, you said that you're focusing on the horror horror is on the.

840

01:43:53.250 --> 01:43:53.640

Bruce Anderson: horizon.

841

01:43:53.910 --> 01:43:55.980

Shawn: yeah i'm describing that out even aware.

842

01:43:56.160 --> 01:44:01.020

Bruce Anderson: Of the sighting well the sighting shape all Sarah.

843

01:44:01.800 --> 01:44:05.010

Bruce Anderson: However, one action figuration we're looking at horizontal.

844

01:44:05.310 --> 01:44:05.670

Bruce Anderson: yeah.

845

01:44:05.910 --> 01:44:06.510

That also.

846

01:44:08.130 --> 01:44:14.640

Bruce Anderson: creates visually a lower building image just emphasizes scale on a horizontal sense.

847

01:44:14.850 --> 01:44:15.960

Shawn: yeah I like the like.

848

01:44:16.740 --> 01:44:18.750

Bruce Anderson: The Board, I think, I said that in the negative.

849

01:44:19.950 --> 01:44:20.220

Shawn: What.

850

01:44:22.350 --> 01:44:26.850

Bruce Anderson: I used to once for forming concrete I haven't we haven't used it on a building, yet I.

851

01:44:29.700 --> 01:44:30.840

Shawn: Can we go to that.

852

01:44:32.160 --> 01:44:32.460

Shawn: yeah.

853

01:44:33.150 --> 01:44:34.170

Bruce Anderson: I think I know where you want to go.

854

01:44:41.040 --> 01:44:42.870

Shawn: Is this one yeah.

855

01:44:44.820 --> 01:44:49.950

Bruce Anderson: You know i'll i'll tell you, if you look at your own packet this image in the lower left corner.

856

01:44:51.030 --> 01:44:58.710

Bruce Anderson: is not necessarily what you see when you open it in your software, this is a PDF i've opened it in acrobat it it.

857

01:44:59.550 --> 01:45:17.280

Bruce Anderson: screws it up, if you open it in preview you read it as a much more or print it you read it as a much more detailed drawing because it really is intending to show the shape of the sighting and we played with this 10 different ways and it's I blame someone in the software world.

858

01:45:18.750 --> 01:45:30.360

Bruce Anderson: But you can see in this upper right drawing a sense of how we're looking at the placement of windows and siding and and the rest of the structure we're trying to give.

859

01:45:31.620 --> 01:45:40.440

Bruce Anderson: depth to the elevations but depth on a human scale so we're not jogging things in and out as bays and and recesses.

860

01:45:40.500 --> 01:45:40.920

Bruce Anderson: In a.

861

01:45:41.130 --> 01:45:43.020

Bruce Anderson: Larger sense we're doing it in the.

862

01:45:44.280 --> 01:45:56.370

Bruce Anderson: skin of the building to give it scale so it's inches not feet, but it gives us a richness, you know a lot of most modern architecture and certainly multi family.

863

01:45:56.970 --> 01:46:09.720

Bruce Anderson: it's kind of thin and every you know it's it's flat and we're trying to create shadow and scale in our facades in a in a way that doesn't break the bank.

864

01:46:10.470 --> 01:46:15.000

Shawn: yeah no I like the sensitivity to that there was something about.

865

01:46:16.560 --> 01:46:17.580

Shawn: there's like on that.

866

01:46:18.840 --> 01:46:25.560

Shawn: Representative building elevation like there's kind of a nice rhythm happening, but I was wondering about the.

867

01:46:27.030 --> 01:46:32.580

Shawn: Know i'm a little worried or not worried, I, for some reason I was like a little worried about that pop color thing.

868

01:46:33.600 --> 01:46:48.300

Shawn: Where I just wonder if it could be materiality or something I don't know there's some anyway i'm very curious as to how this evolves but I really did like the level of thought that I like the level of the kind of approachability to scale and.

869

01:46:48.600 --> 01:46:51.090

Bruce Anderson: they'll be good colors but I don't know what they are yet.

870

01:46:51.450 --> 01:46:52.050

Shawn: yeah yeah yeah.

871

01:46:52.080 --> 01:46:55.950

Bruce Anderson: yeah it's four years ago, we did a project in eastern Washington and on our.

872

01:46:56.130 --> 01:47:00.840

Bruce Anderson: It was a restoration of some historic cabins in the florists literally were vinyl tile.

873

01:47:01.410 --> 01:47:01.860

Bruce Anderson: We would have.

874

01:47:02.010 --> 01:47:05.400

Bruce Anderson: We would have been more authentic to us as bestest style, but we just didn't.

875

01:47:06.300 --> 01:47:14.580

Bruce Anderson: And I had colors every color on my desk was a color that I could hold up at the project site and see it in the landscape.

876

01:47:15.120 --> 01:47:21.690

Bruce Anderson: yeah, but they were lichens on trees that were kind of a lime green and there were reds in the so I mean they were really.

877

01:47:22.050 --> 01:47:38.160

Bruce Anderson: And and Jim color walk by my desk and just like what the hell, are

you doing with those colors because I look pretty wild and I explained that we were they were the floors of all of these cabins in their kitchens and I got a kind of a shook his head, it turned out really well.

878

01:47:39.300 --> 01:47:40.530

Shawn: yeah I.

879

01:47:40.920 --> 01:47:41.550

Bruce Anderson: Have color.

880

01:47:41.880 --> 01:47:55.200

Shawn: I sometimes I just think those little splashes of color can be a little arbitrary and a little not not helping the elegance or sophistication of our projects, but I had no doubt my mind, that you will not, it will not achieve that way.

881

01:47:55.590 --> 01:47:58.110

Bruce Anderson: We make them non arbitrary, you know.

882

01:48:00.990 --> 01:48:02.400

Bruce Anderson: habitable not arbitrary.

883

01:48:02.700 --> 01:48:05.760

Shawn: yeah can we may we just go back to plan really quick.

884

01:48:06.840 --> 01:48:10.890

Shawn: I didn't mean to get sidetracked on that totally because we're not it's not the right time for that.

885

01:48:11.910 --> 01:48:23.220

Shawn: Okay, so i'm really curious as to the clubhouse and how it interacts with the park and how it acts with the actual apartments space and i'm hoping to just hear more about that, because in a way it reads to me like it's.

886

01:48:23.400 --> 01:48:31.980

Shawn: going to take over the park and become just an extension of the park instead of it being something that's more like there is a park but.

887

01:48:32.370 --> 01:48:41.430

Shawn: You know we're really trying to keep it here, or if you're trying to if

there's giant open opening some both sides you're trying to keep that in out flow.

888

01:48:42.000 --> 01:48:43.230

Bruce Anderson: We are.

889

01:48:43.590 --> 01:48:51.000

Bruce Anderson: yeah so we're certainly trying to activate the park edge, you know that the dwellings help in terms of safety of the park yeah.

890

01:48:52.020 --> 01:49:06.720

Bruce Anderson: And the clubhouse we you know we don't we don't want and it's probably a fine line that will have to continue to walk we don't want the park to become an extension of the project.

891

01:49:07.500 --> 01:49:09.630

Shawn: yeah that's like my cousin or mean that's a.

892

01:49:09.780 --> 01:49:11.250

Bruce Anderson: kind of a little bit of a cancer, but.

893

01:49:11.280 --> 01:49:17.100

Shawn: But we do see the clubhouse birthday party being in the park and everyone using the kitchen at the clubhouse.

894

01:49:19.200 --> 01:49:20.700

Bruce Anderson: yeah I don't know if that's terrible.

895

01:49:21.720 --> 01:49:22.260

Bruce Anderson: But it's.

896

01:49:24.570 --> 01:49:28.200

Bruce Anderson: Tension to suddenly have someone walk into the park and say.

897

01:49:29.370 --> 01:49:33.120

Bruce Anderson: Is this public Am I do I need to stay over to the north, because.

898

01:49:33.240 --> 01:49:38.190

Bruce Anderson: Clearly that clubhouse their zone of of landscape.

899

01:49:38.700 --> 01:49:39.900

Shawn: yeah I think that's.

900

01:49:39.960 --> 01:49:41.760

Shawn: yeah i'm just curious how you're thinking about it.

901

01:49:42.300 --> 01:49:42.720

yeah.

902

01:49:44.100 --> 01:50:00.690

Bruce Anderson: activation and and and we you know we use the landscape as a as a way of I guess broadening the the the internal clubhouse space in terms of its spatial qualities, you know we're not tied to a fence, where we are we're borrowing the landscape.

903

01:50:02.250 --> 01:50:06.480

Bruce Anderson: Internally, to the clubhouse, but we need to do it in a way that we aren't.

904

01:50:07.980 --> 01:50:10.650

Bruce Anderson: Borrowing it from the sense of a park user.

905

01:50:11.640 --> 01:50:17.490

Bruce Anderson: yeah I live in a condominium and all of our houses float within a greater landscape.

906

01:50:18.060 --> 01:50:23.640

Bruce Anderson: And we all think we absolutely control the land around our House and our neighbors who we don't see.

907

01:50:24.060 --> 01:50:31.560

Bruce Anderson: think they absolutely control the land around their house and we're both looking at the same forest from different angles so it's.

908

01:50:32.250 --> 01:50:45.600

Bruce Anderson: it's it's kind of how we do that in a fine line that doesn't make anyone feel uncomfortable as a park user that they are invading someone else's private space.

909

01:50:45.900 --> 01:50:56.490

Shawn: yeah yeah I just think there's a lot of sense because, from what I understand it's a pretty beloved and heavily used Park, and I would just hate for people to suddenly feel like it's been taken over.

910

01:50:56.490 --> 01:51:04.050

Bruce Anderson: By the exactly and we learned how loved it was when we look to move it, and then we, that was a trigger of finding out exactly how.

911

01:51:05.460 --> 01:51:06.930

Bruce Anderson: Far people are of the spark.

912

01:51:08.430 --> 01:51:09.420

Bruce Anderson: That was a lesson.

913

01:51:11.250 --> 01:51:21.660

Shawn: Okay, and then Lastly, I was when I looked at yesterday i'm glad to hear that you're you're evolving the trash conversation.

914

01:51:23.850 --> 01:51:31.230

Bruce Anderson: yeah you know I used to chair the planning Commission and that was kind of one of my pet peeves if someone's trash was closer to their neighbors than themselves.

915

01:51:32.130 --> 01:51:49.830

Bruce Anderson: But you know you it's the kind of thing that it's a tail wagging the dog a dog a little bit, but eventually it becomes something that's placed well you know if you're placing it on edges here you've made every resident of any of these dwellings walk as far as they possibly can.

916

01:51:50.550 --> 01:51:53.010

Shawn: yeah that's I was thinking about in terms of.

917

01:51:54.180 --> 01:52:11.520

Bruce Anderson: missions we're looking at or to pull in there's two positions there's a trash for the East and a trash for the West and we're looking at both cases and pulling them into more central locations, you know we don't we still don't want a dumpster near a front door.

918

01:52:12.030 --> 01:52:13.110

Shawn: anybody's front door.

919

01:52:13.530 --> 01:52:13.860

That.

920

01:52:14.940 --> 01:52:17.520

Bruce Anderson: But that'll continue to evolve as we look.

921

01:52:19.290 --> 01:52:26.880

Bruce Anderson: at how neighborly you know we can be in both cases even right now we're not up against neighboring dwellings, but we're going to do here.

922

01:52:29.460 --> 01:52:30.150

Shawn: Okay, thank you.

923

01:52:30.630 --> 01:52:42.150

Joseph: um Okay, I have one one question to two points really quick this we got this part of it up um I know you mentioned Bruce earlier, but I wanted to just reinforce what you said.

924

01:52:43.560 --> 01:52:47.730

Joseph: On these angled stacking of the units in the middle there.

925

01:52:48.810 --> 01:52:59.430

Joseph: You really are providing for an exposed corner on all the units which gives you twice the amount of of light of a windows potential, you know.

926

01:53:00.780 --> 01:53:01.380

Bruce Anderson: And when I.

927

01:53:01.530 --> 01:53:02.760

Joseph: feel is elevate you'll see.

928

01:53:04.740 --> 01:53:19.170

Joseph: yeah it's really great, and I think, as opposed to just having a flat for side, I think that really you know you're not just giving windows to two ends of a building, because in to sidewalk so I just really appreciate that a lot.

929

01:53:20.310 --> 01:53:23.070

Joseph: The second thing is, and I know you know this because you've.

930

01:53:24.990 --> 01:53:44.130

Joseph: met a draft of the worksheet you know that we we have for the public realm is a is a big part of the new design for bainbridge book and I just want to reinforce that and I say that i'm just a little concerned about building three.

931

01:53:45.540 --> 01:53:49.170

Joseph: And the door is going right out onto the Madison there.

932

01:53:50.730 --> 01:53:56.010

Joseph: And i'm hoping I don't know if you heard the conversation we had the Jonathan about just you know, the idea of.

933

01:53:56.580 --> 01:54:05.220

Joseph: public space private space and where do you set the semi public space and where do you where do you where does that FLEX design wise.

934

01:54:05.700 --> 01:54:17.760

Joseph: And I feel like it's a little more obvious at this early stage and building to and in the building up along the Wyatt building six, I guess, where i'm not sure I wasn't nervous.

935

01:54:18.810 --> 01:54:25.320

Joseph: But building three just don't want to just see the doors opening up to the landscaping it'd be nice if.

936

01:54:27.570 --> 01:54:35.160

Bruce Anderson: They will be more developed and you'll see that next time we were operating, you know that the code tells us that all of the ground floor units are accessible.

937

01:54:35.940 --> 01:54:39.390

Bruce Anderson: Okay, and so we don't have the traditional.

938

01:54:41.130 --> 01:54:56.400

Bruce Anderson: stoop as a you know that is used to be used very commonly and in urban streets to create privacy for the ground for dwellings, so we have to do that in layers instead of elevation.

939

01:54:57.450 --> 01:55:13.650

Joseph: Okay yeah okay well this one, to make sure, as you go forward to be thinking about public ground which i'm sure you will be um if there aren't any more questions i'd like to ask anybody in the audience there's anybody to meeting, who came here today to.

940

01:55:15.090 --> 01:55:19.710

Joseph: make any comments known or had any thoughts about this design many.

941

01:55:19.980 --> 01:55:25.200

Marlene Schubert: We have two hats raced we have Mary Ann Smith and john Switzerland so i'll let Mary and talk first.

942

01:55:25.650 --> 01:55:26.820

Joseph: Miriam talk okay.

943

01:55:29.520 --> 01:55:37.890

Mary Anne Smith: Thank you hi I am you go to the roof site plan and i'm one of the neighbors and Madison cottages and i'm.

944

01:55:38.910 --> 01:55:39.360

Mary Anne Smith: I want to.

945

01:55:40.500 --> 01:55:49.350

Mary Anne Smith: talk a little bit about some of the edge conditions, so my my house is the red roof, you see, in that picture so i'm facing.

946

01:55:50.460 --> 01:55:55.530

Mary Anne Smith: Directly across from by living room and my master bedroom on building one.

947

01:55:56.640 --> 01:56:08.790

Mary Anne Smith: And that this photograph is a little old some of the big oak trees that were there in front of the House have been removed because they destroyed the sidewalk that goes along there so.

948

01:56:09.810 --> 01:56:25.050

Mary Anne Smith: So it's a pretty wide open right now, and there is a very thin landscape buffer along that edge and except to health coaches to Madison that that's 90 degrees to my house.

949

01:56:25.890 --> 01:56:47.460

Mary Anne Smith: Directly across from that tree is a horse test, not that is beautiful free and it's quite large and the proximity of building to to that tree really concerns me, I am quite worried that the free will survive construction and there's also a large oak tree, that is.

950

01:56:48.720 --> 01:57:08.550

Mary Anne Smith: That old three maple i'm just to be that would be east of that tree so there's there's some concerns we have about the proximity of buildings one and two, and whether we can get to our property, whether we can get a landscape, for that that's meaningful between the between the properties.

951

01:57:10.890 --> 01:57:20.760

Mary Anne Smith: So that's part of it, of course, you know what what we had was a big soccer and exposure, which is now shaded and I appreciate your little shadow studies, but know.

952

01:57:22.050 --> 01:57:26.640

Mary Anne Smith: summer is the least shadow that you're going to get right so maybe we can see.

953

01:57:27.240 --> 01:57:29.460

Mary Anne Smith: What the real real deal is there.

954

01:57:30.180 --> 01:57:34.680

Bruce Anderson: A project equinox and you know do some other that we can do different times here.

955

01:57:35.220 --> 01:57:35.910

Mary Anne Smith: Okay, thank you.

956

01:57:38.370 --> 01:57:51.090

Mary Anne Smith: So so that's that's one concern is that that landscape looking for a landscape buffer because we did talk about so so one of the good things that I think is going on here is the driveway to the parking between.

957

01:57:51.570 --> 01:58:03.990

Mary Anne Smith: Building one and two actually lines up with the driveway you can see right next to my house so they're sort of a driveway driveway abuse, or is there, which is you know at least.

958

01:58:05.100 --> 01:58:10.020

Mary Anne Smith: You know cards looking at cars are okay, I think probably better than people looking at cars.

959

01:58:10.290 --> 01:58:12.270

Bruce Anderson: Well headlights are looking at headlights.

960

01:58:12.600 --> 01:58:16.590

Mary Anne Smith: that's that's even more important right yeah so um.

961

01:58:18.270 --> 01:58:25.500

Mary Anne Smith: I guess that's one area of concern you know that's probably the the highest concern for me personally.

962

01:58:26.940 --> 01:58:32.430

Mary Anne Smith: I think we have other other issues that are, I think i'm really.

963

01:58:36.420 --> 01:58:39.150

Joseph: Sorry i'm sorry that's my phone.

964

01:58:40.470 --> 01:58:41.820

Mary Anne Smith: Okay i'm.

965

01:58:42.270 --> 01:58:42.780

Sorry.

966

01:58:43.950 --> 01:58:44.190

Mary Anne Smith: Okay.

967

01:58:45.990 --> 01:58:52.470

Mary Anne Smith: The concern that I have is really related to the density and I know that the density meets the city to requirements and the parking is.

968

01:58:52.860 --> 01:59:11.250

Mary Anne Smith: is sufficient according to the city, but I have to beg for that you know, the idea that you could build less than one car per per unit is is insane and one part per unit is pretty NUTS to we've been living i've been living in this complex, since they were.

969

01:59:12.330 --> 01:59:15.330

Mary Anne Smith: In here for what 25 years now and.

970

01:59:16.590 --> 01:59:30.390

Mary Anne Smith: parking has always been a problem for us, we have more than one stall per unit and it's still a problem, and you know I know that there's been a gravel lot that is we're building one and two are now.

971

01:59:31.590 --> 01:59:43.170

Mary Anne Smith: has been filled with cars, often people think that they're people parking there and walking to the ferry which is really I have to admit, not true, it is people from Madison cottages parking there because.

972

01:59:44.280 --> 01:59:57.960

Mary Anne Smith: It was available and and you know we've always struggled with it, and one of the other issues with it is visitor parking there's no visitor parking speak up for us and I, you know there's there's not alot in the neighborhood.

973

01:59:59.160 --> 02:00:05.430

Mary Anne Smith: virtually none in the neighborhood and providing for spaces for ad units is.

974

02:00:06.540 --> 02:00:18.930

Mary Anne Smith: Really really shy of the mark, in my opinion um and you know we have friends and people need cars on the island sure you can walk to the grocery store but there's more to life than shopping and.

975

02:00:19.800 --> 02:00:26.850

Mary Anne Smith: You know, go to any of the parks on the island, you know you think you can bike to a lot of them, but not everybody's a baker and so.

976

02:00:27.240 --> 02:00:42.030

Mary Anne Smith: You know, most people if they have a car they're not going to sell it because they moved into a place where there's no to offer them it's on the fast and so that's enough on that issue um I would say the other problem that I see is you know I walk through the.

977

02:00:43.500 --> 02:00:49.740

Mary Anne Smith: The homestead apartments with my dog frequently and on the weekends there's always at least one moving truck.

978

02:00:51.030 --> 02:00:59.250

Mary Anne Smith: In the complex, so I don't know we're moving trucks go I don't know where service vehicle pose I don't know how you control the parking spaces for the Puck.

979

02:01:00.300 --> 02:01:07.200

Mary Anne Smith: Up keep them open so just my my concern here, its density is like if if there was just.

980

02:01:07.710 --> 02:01:18.030

Mary Anne Smith: You know, a couple less units in a couple more parking stalls because I don't want to take over the city either um you know I appreciate that we're trying to control as much you know the parking as best we can.

981

02:01:19.350 --> 02:01:20.640

Mary Anne Smith: So, but.

982

02:01:21.660 --> 02:01:23.460

Mary Anne Smith: that's one another issue.

983

02:01:25.440 --> 02:01:26.220

Mary Anne Smith: let's see is there.

984

02:01:27.510 --> 02:01:36.660

Mary Anne Smith: I do appreciate your efforts to watch the alignment of the windows, that will be looking into my house so thanks for that.

985

02:01:39.300 --> 02:01:39.690

Mary Anne Smith: let's see.

986

02:01:40.050 --> 02:01:51.360

Bruce Anderson: that's that's actually a comment you know in city of Seattle, when you do projects, you have to project your elevation not on the neighbors and their neighbors elevation on your own specifically to look at alignments and privacy.

987

02:01:52.650 --> 02:01:56.940

Bruce Anderson: it's not a bad tool, maybe we're not urban enough for that yet, but.

988

02:01:58.500 --> 02:02:01.440

Bruce Anderson: city of Seattle it's a requirement in in.

989

02:02:02.760 --> 02:02:03.300

Bruce Anderson: projects.

990

02:02:04.800 --> 02:02:08.310

Mary Anne Smith: That building is litter is what going to be 20 feet away from my house.

991

02:02:09.090 --> 02:02:11.700

Bruce Anderson: Oh yeah between 20 and 25 depending on how you.

992

02:02:12.180 --> 02:02:22.290

Mary Anne Smith: yeah pretty close yeah so anyway that that's the I did want to say that i'm also an architect, I do appreciate what this.

993

02:02:22.770 --> 02:02:30.750

Mary Anne Smith: is doing a whole industry that doesn't really appreciate the diagonal access through to the park, even though it's intended to be private I.

994

02:02:31.230 --> 02:02:40.800

Mary Anne Smith: put them in or earlier meeting know people people wander all over this town, and you know they'll take whatever sidewalks makes you know with whatever's there.

995

02:02:41.370 --> 02:02:52.530

Mary Anne Smith: And there'll be people walking down and it's it's it's Nice that you made that diagonal connection through and the way the way it breaks up pronouncing it is also quite Nice.

996

02:02:53.730 --> 02:03:00.900

Mary Anne Smith: I just want to i'm anxious also to see the detail and building one and two, because that's what i'm going to be looking at now out my front window.

997

02:03:01.290 --> 02:03:02.550

Bruce Anderson: Right right.

998

02:03:03.690 --> 02:03:06.150

Joseph: Thank you very much appreciated comments.

999

02:03:07.260 --> 02:03:09.180
Joseph: john did you have a common.

1000
02:03:09.540 --> 02:03:10.140
question.

1001
02:03:14.640 --> 02:03:28.380
Jon Quitslund: Yes, briefly, a couple of things, there was mention of the possibility of public art possibly on the North side of the entrance toward the park from Madison.

1002
02:03:29.850 --> 02:03:35.610
Jon Quitslund: looks like that that corner might have room for some form of public art.

1003
02:03:39.300 --> 02:03:51.510
Jon Quitslund: that's just one thought my main interest is with reference to the mixture of affordable and market rate units of this is still planned as an all rental.

1004
02:03:52.800 --> 02:03:53.610
Jon Quitslund: development.

1005
02:03:54.390 --> 02:04:00.900
Bruce Anderson: Yes, it is, and so there's the 13 of the 82 or the the HR be replacement.

1006
02:04:01.140 --> 02:04:01.710
Bruce Anderson: dwellings.

1007
02:04:02.130 --> 02:04:10.680
Bruce Anderson: there's also a fair range in unit types i've got a spreadsheet in front of me, so I will tell you that.

1008
02:04:11.490 --> 02:04:22.530
Bruce Anderson: there's two dozen one bedroom units, a little over two dozen one bedroom plus a den dwellings and then 16.

1009
02:04:23.430 --> 02:04:43.830
Bruce Anderson: Two bedroom units in the three townhouses that are also two bedrooms

and they range in size, if I set the HR be units aside for a minute from about 650 square feet to and exclude the townhouses about 1000 square feet so there's a pretty wide mix of.

1010

02:04:44.970 --> 02:04:53.340

Bruce Anderson: types of apartments and sizes of apartments and that's very intentional yeah so that we're able to.

1011

02:04:54.840 --> 02:04:57.270

Bruce Anderson: to serve a variety of.

1012

02:04:59.370 --> 02:05:01.680

Bruce Anderson: i'll save family types not.

1013

02:05:02.100 --> 02:05:03.540

Bruce Anderson: The right word but.

1014

02:05:04.590 --> 02:05:06.660

Bruce Anderson: Certainly, those units on the lower side.

1015

02:05:08.010 --> 02:05:09.570

Bruce Anderson: range of size.

1016

02:05:10.770 --> 02:05:18.240

Bruce Anderson: are going to be more affordable, even at market rate than the larger units and two bedroom units provide for.

1017

02:05:20.130 --> 02:05:20.820

Bruce Anderson: roommates.

1018

02:05:21.720 --> 02:05:30.330

Jon Quitslund: All right, i'd love to like everything that's been said in this presentation and it's encouraging stepping beyond where we started a few.

1019

02:05:31.440 --> 02:05:34.050

Jon Quitslund: You know, few times ago.

1020

02:05:35.760 --> 02:05:47.760

Jon Quitslund: The the sweet spot I think for rental is in the area around 100% of

Am I for an individual or for a larger household.

1021

02:05:48.780 --> 02:05:50.790

Jon Quitslund: Where you might have to eat two incomes.

1022

02:05:52.380 --> 02:05:52.890

Jon Quitslund: and

1023

02:05:54.870 --> 02:05:56.160

Jon Quitslund: You know the missing middle.

1024

02:05:57.210 --> 02:06:05.820

Jon Quitslund: Up to 125% of Am I that really is part of our target for providing affordable housing even.

1025

02:06:07.650 --> 02:06:09.000

Jon Quitslund: Under the auspices of.

1026

02:06:11.070 --> 02:06:16.050

Jon Quitslund: HR be, I believe, as things evolve and that's what we're what we're headed for.

1027

02:06:17.730 --> 02:06:22.050

Jon Quitslund: we're now a draft of the multifamily tax exemption.

1028

02:06:23.220 --> 02:06:39.870

Jon Quitslund: program according to State law there has has to be 25 20% of affordable units in a you're in a project that that qualifies for the multifamily tax exemption and that.

1029

02:06:41.370 --> 02:06:44.550

Jon Quitslund: Affordable under those rules.

1030

02:06:45.810 --> 02:06:46.470

Jon Quitslund: goes.

1031

02:06:47.820 --> 02:06:53.790

Jon Quitslund: up around 100% of Am I not not limited below 80%.

1032

02:06:55.650 --> 02:07:05.340

Jon Quitslund: So this is productive this producing what we want, I believe I just hope it holds together and continues to pencil out.

1033

02:07:07.680 --> 02:07:23.580

Joseph: Thank you, thank you john okay um so let's do any other questions I think we're kind of at the end of our time here um I did want to say Bruce you know I think you're getting a lot of good feedback here on this and it's really great.

1034

02:07:23.820 --> 02:07:28.800

Joseph: Yes, and you're going to go now to the ppm public participation meeting I assume.

1035

02:07:29.280 --> 02:07:40.200

Joseph: yeah yeah and then you come back for I guess one more design guidance, because we fill out that worksheet to have filled out your side of it.

1036

02:07:40.890 --> 02:07:41.280

yeah.

1037

02:07:42.420 --> 02:07:56.550

Bruce Anderson: We will have more detail for you, where we're kind of holding off, so that the public, you know we've talked to the neighbors, but we also and we've had the pre APP so we're we've gotten that feedback and we're going to have the public meeting we really want to.

1038

02:07:58.200 --> 02:08:00.330

Bruce Anderson: digest and hear what.

1039

02:08:00.360 --> 02:08:00.660

Joseph: You know.

1040

02:08:00.720 --> 02:08:06.540

Bruce Anderson: listen to what we're hearing and then see what that might be before you start to see more more detailed work.

1041

02:08:06.990 --> 02:08:18.360

Joseph: Okay, great well so at the point when we do look at the just because it's a new process here at the point that we do look at the worksheet and we look at your comments you know your your.

1042

02:08:18.900 --> 02:08:34.260

Joseph: thoughts about the budget and then, as we add ours will ask you to sort of lead that discussion and first sort of I don't want to say defend but sort of say why you think your project meets each of the standards.

1043

02:08:34.350 --> 02:08:45.300

Joseph: In her and then we'll then we'll add our comments and we'll work through it and we'll get more more in depth, I think, and that would be good, after the after the ppm so.

1044

02:08:45.510 --> 02:08:53.700

Bruce Anderson: And that's good, you know that we filled out part of that worksheet before, and one of the previous kind of rounds and I was looking at it when I.

1045

02:08:54.540 --> 02:09:04.800

Bruce Anderson: Did it for this meeting, and a lot of my answers back then were yeah we're going to look at that and do that and now my answers are well this is how we're doing it take a look at it and agree or disagree.

1046

02:09:05.130 --> 02:09:07.140

Bruce Anderson: Right So yes, yeah.

1047

02:09:07.200 --> 02:09:10.320

Joseph: Okay, great okay well, thank you very much.

1048

02:09:11.460 --> 02:09:18.660

Kelly: Excuse me, typically are you recommending that they come back for a third design guidance meeting before they apply for the land use.

1049

02:09:19.980 --> 02:09:35.850

Joseph: um well I always get confused about that um that process, so I appreciate you asking the question um I think they can certainly go to the ppm that's fine you know that's good do they have to go to the.

1050

02:09:37.170 --> 02:09:49.350

Joseph: We still have to fill out the check the worksheet so can they have a divine guidance before the land use application or we could do it after the land use application or I think.

1051

02:09:50.160 --> 02:09:51.690

Bruce Anderson: If I had a boat, I would say.

1052

02:09:51.690 --> 02:09:53.940

Bruce Anderson: After but i'm maybe don't have a vote.

1053

02:09:54.210 --> 02:09:57.690

Joseph: Oh Okay, what do you, what do you think in Kelly.

1054

02:09:58.950 --> 02:09:59.310

Joseph: mean.

1055

02:09:59.730 --> 02:10:14.820

Kelly: um I I as i've said before the design of this meeting is to provide them input and guidance on the design guidelines, if you don't have the information available to do that, then.

1056

02:10:16.350 --> 02:10:17.700

Joseph: We have to do one or really.

1057

02:10:18.600 --> 02:10:25.320

Kelly: sounds like you want another meeting before so you're you're determining depth the design guidance phase is not complete yet.

1058

02:10:25.590 --> 02:10:28.380

Joseph: Well yeah essentially that's true yes.

1059

02:10:28.560 --> 02:10:31.440

Bruce Anderson: So i'm reading the worksheet and it says, the third meeting.

1060

02:10:32.550 --> 02:10:36.810

Bruce Anderson: The Board will review the application plans so.

1061

02:10:39.840 --> 02:10:42.990

Bruce Anderson: Application packet so you're really see what we're applying.

1062

02:10:43.320 --> 02:10:43.890

Kelly: Well you're.

1063

02:10:44.010 --> 02:10:52.320

Kelly: This is a little unique because your design guidance packet has never been deemed complete, we were instructed to bring it to the design review board.

1064

02:10:53.010 --> 02:11:08.550

Kelly: Even though it didn't have all the materials so and it's pretty common at this point that that an applicant is attending multiple design guidance meetings before applying for land use so.

1065

02:11:09.750 --> 02:11:18.540

Kelly: We couldn't prevent you from applying perhaps i'm from a legal standpoint but i'm looking for the recommendation of the design review board.

1066

02:11:20.010 --> 02:11:27.060

Kelly: In terms of whether or not they they deem that the design guidance process is complete.

1067

02:11:27.870 --> 02:11:37.440

Joseph: Right I yeah Okay, so I think we need one more divine guidance meeting to fill out the checklist and then you would have those are full comments.

1068

02:11:37.890 --> 02:11:46.410

Joseph: And then you have an opportunity to possibly tweak your plans, accordingly, if you felt there were things to still change or not change.

1069

02:11:46.740 --> 02:11:59.520

Joseph: And then you would provide your final design and then we would have one more meeting, which would be the review meeting, and we would recommend approval or denial or whatever to the planning Commission.

1070

02:11:59.940 --> 02:12:00.330

Kelly: that's a.

1071

02:12:00.870 --> 02:12:12.660

Joseph: that's how that would work so, and so, and so I am a little confused talk le but as to where the land use application fits into that but it's we still need one more design guidance meeting.

1072

02:12:13.020 --> 02:12:34.950

Kelly: Well, the processes conceptual design guidance pre application conference,

which includes the public participation meeting and then that land use application so it's four steps okay i'm at the they've done conceptual they did wind design guidance and you recommended that they come back.

1073

02:12:35.070 --> 02:12:45.900

Kelly: Right, so this is their second design guidance they've done a pre application conference and their public participation meeting is scheduled for the 25th although.

1074

02:12:46.710 --> 02:13:04.650

Kelly: That delay was my fault, and they should have gone the 11th and so yeah so i'm just looking for a clear usually at the at the public participation meetings, one of the questions is that the planning Commission asks is where are they in the.

1075

02:13:06.840 --> 02:13:22.680

Kelly: us and, ideally, the design review Board and the applicant would agree if the design review board wants to see it again they'll say yes we'll go to the third design guidance, but concurrence is not required and just looking for what you know clear.

1076

02:13:23.700 --> 02:13:30.960

Kelly: You know design review board wants to go to a third design guidance meeting before land use application.

1077

02:13:32.490 --> 02:13:34.530

Kelly: The applicant agrees or not a dozen.

1078

02:13:35.640 --> 02:13:49.080

Greg Van Patten: yeah and this, this is a thanks for clarifying that Kelly, this is Greg van Patten i'm with the applicant team and that's maybe what i'm confused about is what additional information, have we not provided that still need to because.

1079

02:13:49.350 --> 02:13:55.350

Greg Van Patten: I thought Bruce filled out everything all the design for bainbridge worksheet and everything I don't know if i'm missing something here.

1080

02:13:55.890 --> 02:13:56.700

Joseph: No, you.

1081

02:13:57.030 --> 02:14:06.540

Joseph: haven't missed anything it's that we we typically did a Dr B will respond to

your comments in written form, so you have a written form.

1082

02:14:07.020 --> 02:14:20.130

Joseph: And that just unfortunately takes about 45 minutes to 15 minutes to do so that's that's what we still have to do is to give you our comments back and then you have it, and write it.

1083

02:14:20.640 --> 02:14:35.670

Bruce Anderson: Is it, is it possible, given the schedule now with the public meeting on the 25th to come back to you and do that task at your next meeting, which I I don't have a calendar in front of me.

1084

02:14:37.320 --> 02:14:41.820

Bruce Anderson: So that, but that would presumably be after the 25th since today's the 15th.

1085

02:14:43.980 --> 02:14:44.850

Joseph: We don't have a problem with.

1086

02:14:46.920 --> 02:14:50.520

Kelly: The April 5 this their next meeting, unless they have a special meeting.

1087

02:14:50.940 --> 02:14:59.070

Marlene Schubert: yeah so April 5 is the next meeting, we do have one project on there already, but it is a conceptual which normally doesn't take more than 30 to 40 minutes.

1088

02:14:59.070 --> 02:15:03.660

Marlene Schubert: So that may be a good slot to us like this into if you guys are.

1089

02:15:03.750 --> 02:15:06.630

Joseph: ready, that is fine kind of us, I believe.

1090

02:15:07.500 --> 02:15:27.420

Bruce Anderson: That would be great because then we really have had everybody's input, so we can look at this holistically and address everyone, including including what you as a board might generate as you go through the checklist and respond to what i've said or not set or agree or disagree.

1091

02:15:28.860 --> 02:15:33.150

Joseph: Yes, okay great Thank you um we're all.

1092

02:15:33.240 --> 02:15:34.350

Marlene Schubert: morals header hand raise.

1093

02:15:34.860 --> 02:15:36.240

Joseph: Your hand is up.

1094

02:15:36.480 --> 02:15:46.410

Laurel: yeah I was just thinking in terms of this site plan and the context of knowing it's not actually fixed in stone, with buildings one, two and three, it seems to me there's a lot of opportunity.

1095

02:15:46.950 --> 02:16:04.800

Laurel: To look again at the relationship of those buildings as long strip buildings into the context of the Madison cottages and the view to the park, have you into the park from from Madison and the relationship of the setbacks at that at that North side.

1096

02:16:05.100 --> 02:16:11.790

Laurel: mode so there's a lot of opportunity to kind of re examine maybe like how billy's one, two and three could be.

1097

02:16:13.410 --> 02:16:19.800

Laurel: You know, alter it moved it a bit in such a way that it makes it better context to the park into the medicine cottages and to Madison itself.

1098

02:16:20.160 --> 02:16:30.270

Bruce Anderson: yeah and that's possible, we have not changed what we showed the neighbors so you know we we we heard their concerns that we have not responded in any way yet you're seeing what they saw.

1099

02:16:31.260 --> 02:16:32.640

Bruce Anderson: yeah modification.

1100

02:16:35.220 --> 02:16:39.690

Laurel: yeah It just seems to be that there's a lot of there's a lot of opportunity for improvement in that relationship of those three.

1101

02:16:41.820 --> 02:16:51.030

Joseph: Okay, thank you for well Okay, thank you for your comments and thank you for a great presentation loosen great van Patten we really appreciate it.

1102

02:16:52.650 --> 02:16:56.880

Joseph: If you have any other questions I would think I think we're finished.

1103

02:16:57.090 --> 02:17:00.720

Bruce Anderson: Okay i'm going to stop sharing my screen to see if you really can take it back over.

1104

02:17:01.170 --> 02:17:01.710

Okay.

1105

02:17:05.730 --> 02:17:06.000

Joseph: Okay.

1106

02:17:06.030 --> 02:17:06.960

Bruce Anderson: I have stopped.

1107

02:17:08.250 --> 02:17:09.840

Marlene Schubert: All right, I think i've got it Thank you.

1108

02:17:11.370 --> 02:17:12.600

Joseph: Thank you Bruce Thank you.

1109

02:17:13.830 --> 02:17:14.490

Bruce Anderson: Okay, thank you.

1110

02:17:15.600 --> 02:17:27.660

Joseph: So, moving on, we have a couple of items and then we'll be done here in a minute i'm the under new and new and old business, we have update on subcommittee view of what a green.

1111

02:17:28.200 --> 02:17:39.570

Joseph: Standards the worksheet um one thing I will let everybody know is that we've consistently called when we're in the process of.

1112

02:17:40.290 --> 02:17:50.700

Joseph: Working with the planning and Community development and Dave greet them to

update some code language and some stuff in the review process and and one of the things.

1113

02:17:51.510 --> 02:18:00.600

Joseph: That we're trying to do is get a good handle on difference between guidelines and standards and, as you know, standards are shall.

1114

02:18:01.710 --> 02:18:14.280

Joseph: gather guidelines or should the standards are more legally binding like language wise and whatnot so I we're changing the title of things will then, I just wanted to make sure everybody knew that.

1115

02:18:14.820 --> 02:18:20.850

Joseph: That we've what we've called the checklist in the past when we call the design guidelines checklist.

1116

02:18:22.020 --> 02:18:33.990

Joseph: Number one we're going to change checklist to work sheet because that's just a better phrase for what it is, and secondly it's a it's a it's a standards worksheet.

1117

02:18:34.680 --> 02:18:45.480

Joseph: Because there are 22 standards that we talked about in the worksheet and while we're talking about guidelines in their guidelines or how we meet the standards so.

1118

02:18:45.960 --> 02:19:05.280

Joseph: we've used in the city to who has used for years, guidelines and standards back and forth, so I just want to be clear that we're changing the name it's the same document everything there but it's it's now called the design standards worksheet so on but you know that.

1119

02:19:06.540 --> 02:19:21.900

Joseph: Secondly, on that first update the subcommittee review, I put together subcommittee review without really formally discussing this with the Dr be so, you may slap my hand, if you like, but Bob and vicki and I.

1120

02:19:23.490 --> 02:19:28.230

Joseph: took the last wintergreen worksheet.

1121

02:19:29.280 --> 02:19:32.700

Joseph: That is right there that Marlene has.

1122

02:19:33.900 --> 02:19:36.000

Joseph: attached to our core agenda here.

1123

02:19:37.290 --> 02:19:54.030

Joseph: And because we are concerned that this applicant, you know hand is a very particular applicant and has gone to the hearings examiner before and may, in fact, go to the examiner again and that their application.

1124

02:19:55.290 --> 02:20:01.380

Joseph: Their application documents were deemed not sufficient and not complete.

1125

02:20:02.670 --> 02:20:05.820

Joseph: So they're working that out with the planning and Community development.

1126

02:20:07.170 --> 02:20:11.160

Joseph: I asked Bob and Vicki and I to go back through the entire.

1127

02:20:13.320 --> 02:20:24.120

Joseph: Written work that Marlene so graciously did for us and and actually when I did that Chichi really did a good job she really did a great job.

1128

02:20:25.440 --> 02:20:40.320

Joseph: But I went back and tightened the language, a little bit here and there, and added words here and there to make it more clear, so if somebody other than who wasn't involved in this process like let's say hearings examiner or the planning Commission or others.

1129

02:20:41.760 --> 02:21:00.150

Joseph: I wanted to be a little more clear in our comments we worked very hard not to add any additional comments, without the effort, knowing that and we did we did not change any of the comments we just added words that.

1130

02:21:01.530 --> 02:21:06.090

Joseph: may change sure that was clear what we were talking about so.

1131

02:21:06.540 --> 02:21:07.890

Marlene Schubert: it's A good example is.

1132

02:21:07.920 --> 02:21:16.920

Marlene Schubert: It was wintergreen wintergreen wintergreen through the whole thing and they added lane, to make sure it was really clear that they were talking about the lane versus the project.

1133

02:21:16.980 --> 02:21:18.570

Joseph: As that's a good example.

1134

02:21:18.600 --> 02:21:18.750

Marlene Schubert: yeah I.

1135

02:21:18.990 --> 02:21:22.650

Joseph: think they kept saying wintergreen where we're talking was wintergreen link.

1136

02:21:23.100 --> 02:21:33.120

Joseph: And, and so there was a little bit of shorthand on the part of more lean just so she could keep up with all of our comments right, so the little Comments like that so.

1137

02:21:33.570 --> 02:21:43.800

Joseph: If you are interested are concerned, or want to you can read it and see if it's different but we didn't really expound on any issues or anything so.

1138

02:21:44.160 --> 02:21:58.200

Joseph: I wanted to be upfront and I wanted to be as transparent as I could about that and very any questions about that or any concerns just want to make sure that everybody knows that that was the case okay i'm.

1139

02:21:58.500 --> 02:22:02.190

Kelly: Certain that the applicant wasn't involved, but you know.

1140

02:22:02.250 --> 02:22:05.310

Kelly: yep and Barry discuss that with the planning manager.

1141

02:22:05.790 --> 02:22:14.730

Joseph: Right, the applicant wasn't involved in those minor word changes that's correct, and this is no right Marlene has been posted.

1142

02:22:15.960 --> 02:22:19.020

Joseph: On the portal, so the applicant has access to it.

1143

02:22:20.220 --> 02:22:21.990

Joseph: Is that correct I hope so yeah.

1144

02:22:23.250 --> 02:22:25.740

Marlene Schubert: I have to go back and check i'm sorry I don't recall got.

1145

02:22:26.550 --> 02:22:42.030

Joseph: Access to formal, no, no, but yeah but so yeah we would want to make sure that they get it, and if they have any concerns they can take him if they see something there that concerns and we'd be more than happy to you know work with them to clarify with.

1146

02:22:43.710 --> 02:22:46.530

Kelly: You mark that way like revised or.

1147

02:22:46.920 --> 02:22:52.710

Joseph: I should say it should see maybe it doesn't we should say revised I agree with that, yes.

1148

02:22:53.760 --> 02:23:00.240

Joseph: it's a good idea Kelly yeah and I believe I did talk to Dave read them about that he thought that was okay.

1149

02:23:00.660 --> 02:23:17.160

Joseph: But if if we need to talk to heather that that's fine, but we did that and in the interest of just making sure that that Marlene has really gotten every concept right and she really actually did I mean it was really pretty minor little things so.

1150

02:23:17.190 --> 02:23:20.250

Vicki: Joe Joe so there's any questions from the applicant.

1151

02:23:21.390 --> 02:23:25.590

Vicki: wins you think the applicant could also look at the notes that we gave Marlene.

1152

02:23:26.430 --> 02:23:28.320

Vicki: Like in the instance of wintergreen.

1153

02:23:28.740 --> 02:23:39.600

Vicki: You know you see behind in our notes lane in bright red meaning, please add the word lane, so that if because we didn't we didn't have we couldn't do a red line.

1154

02:23:41.550 --> 02:23:58.410

Vicki: Showing cross outs and additions, so we were very clear about the little clarifying edits that were going on, so the applicant I would assume mean that's that's in our email that's a public document I mean that might be if there's any concerns at all Kelly.

1155

02:24:00.390 --> 02:24:01.830

Vicki: Maybe that could be helpful to.

1156

02:24:03.030 --> 02:24:08.310

Joseph: Right, there were there were a couple places, I think, where there were incomplete statements you know just.

1157

02:24:08.640 --> 02:24:14.070

Joseph: Because they're getting a little bit of shorthand on the part of Marlene trying to capture all the different things being said.

1158

02:24:14.460 --> 02:24:29.400

Joseph: So we just added a verb added things to make it a complete sentence that kind of stuff but we didn't change any concept so okay thanks thanks for that clarification vicki alright so Moving on then on the agenda let's see.

1159

02:24:33.300 --> 02:24:40.560

Joseph: Oh yeah, so there is a new, you may have heard this, but there is a new sort of an ongoing the kind of a new.

1160

02:24:41.940 --> 02:24:47.610

Joseph: subcommittees to joint subcommittee of the city council.

1161

02:24:48.960 --> 02:25:01.620

Joseph: There will include to city council members to planning Commissioners and to Dr be members, they will meet I believe every two weeks for an hour.

1162

02:25:02.820 --> 02:25:14.760

Joseph: On the zoom meeting, and this is going to be ongoing to look at some of these issues that we've been talking about live codes and different things and trying to get some of these things worked out.

1163

02:25:16.830 --> 02:25:31.620

Joseph: The approaches that we're we're going to a point everybody's appointing two people from each of those groups, there will be on the committee for three months, and then they would voluntarily go off and other people would come on.

1164

02:25:32.730 --> 02:25:41.340

Joseph: So, for the first round starting really now I kind of made an executive decision that it's open to discussion if you'd like.

1165

02:25:42.450 --> 02:25:58.770

Joseph: That I and Vicki would take the first three months stand and then that Bob would come in and take one of our positions in three months, and someone else could take the other position from the rest of the word, whoever might want to do that in three months so.

1166

02:26:00.810 --> 02:26:03.900

Joseph: that's kind of what we're thinking right now so.

1167

02:26:06.270 --> 02:26:13.320

Joseph: If anybody wants to discuss that i'm more than willing to talk about it, it is a little bit extra work, it is a one hour meeting.

1168

02:26:14.340 --> 02:26:15.510

Joseph: Every two weeks.

1169

02:26:18.090 --> 02:26:22.020

Joseph: And typically the dmv hasn't had a lot of.

1170

02:26:23.100 --> 02:26:25.590

Joseph: extracurricular homework assignments.

1171

02:26:27.000 --> 02:26:47.700

Joseph: It is surprising actually how much the planning Commission does during the conference and plan, they were in undated with work after hours so they're more used to this kind of thing to Dr B is not, I know that several of you work and that's that's an issue for you and that's fine.

1172

02:26:49.200 --> 02:26:53.820

Joseph: But it's wanted to look ahead to about three months from now, and see if.

1173

02:26:55.230 --> 02:26:59.520

Joseph: Anybody who might want to take on that role for that next three month period.

1174

02:27:00.720 --> 02:27:05.730

Joseph: Any questions about that or comments or good idea bad idea.

1175

02:27:06.810 --> 02:27:07.080

Todd: What.

1176

02:27:07.980 --> 02:27:09.420

Joseph: City Council yes.

1177

02:27:10.530 --> 02:27:10.860

Joseph: Time.

1178

02:27:10.890 --> 02:27:12.240

Todd: What what time are the meetings.

1179

02:27:12.270 --> 02:27:30.060

Joseph: or one of the meeting we don't know I think they would be during the day and I don't know what day it hasn't been established, my impression was that, depending on who was on the team that David only negotiate work for everybody if that was even possible.

1180

02:27:31.470 --> 02:27:31.890

Joseph: Right.

1181

02:27:33.360 --> 02:27:34.860

Joseph: So right.

1182

02:27:36.030 --> 02:27:36.450

Okay.

1183

02:27:37.710 --> 02:27:55.170

Joseph: Any any thoughts, is there, that is a city council in a request, but are there any other ideas to make it better to do something different than might work if anybody wants to think about it and send send me a note, or something just some advice or ideas or your thoughts.

1184

02:27:56.640 --> 02:27:57.120

Michael: Right now.

1185

02:27:57.660 --> 02:27:58.260

Joseph: what's up.

1186

02:27:58.410 --> 02:27:59.550

Michael: I think it sounds really good.

1187

02:28:01.080 --> 02:28:03.270

Joseph: Right okay good all right.

1188

02:28:03.780 --> 02:28:04.470

Todd: yeah I guess that.

1189

02:28:04.770 --> 02:28:08.730

Todd: Is there a report out back to us of what happens in that.

1190

02:28:09.210 --> 02:28:09.630

Could that be.

1191

02:28:10.890 --> 02:28:26.100

Joseph: Right, then what we will do is the the two people, one of the two people in each three months period will come back to the Dr B and give a give a five minute update in each meeting as to what was going on right right yeah.

1192

02:28:26.160 --> 02:28:26.760

Joseph: Okay, that.

1193

02:28:27.120 --> 02:28:29.520

Todd: sounds good, I mean i'd be interested, but I can't do it this.

1194

02:28:29.550 --> 02:28:31.050

Joseph: First, three months but.

1195

02:28:31.080 --> 02:28:33.150

Todd: put me on the slide for the next three.

1196

02:28:33.540 --> 02:28:42.150

Joseph: Okay, great well you know, and I want people to to want to do it if they can do it, but it's I don't want to make it sound harder than it is, but.

1197

02:28:42.570 --> 02:28:57.960

Joseph: It was fraught before with some political things because it is a city council, so you never know but anyway, it should be, it should be an interesting thing, and I think it's a useful thing, and the Council really I applaud the Council for wanting to do it and.

1198

02:28:59.100 --> 02:29:10.560

Joseph: I believe that to counsel people Leslie may know, I think it's Christie car and Kristen hi topple it's for the two people right now and then, I think, on the planning Commission.

1199

02:29:11.640 --> 02:29:17.520

Joseph: john or Ashley might know I think it's Kim and.

1200

02:29:18.630 --> 02:29:20.460

Joseph: Ashley or john.

1201

02:29:20.670 --> 02:29:21.930

David: I believe her blossom.

1202

02:29:22.050 --> 02:29:22.950

Joseph: Also Boston.

1203

02:29:23.250 --> 02:29:25.020

Ashley Mathews (she, her): Sarah Sarah and Kim.

1204

02:29:25.800 --> 02:29:30.000

Joseph: Yes, thank you Ashley yes, did you have your hand up actually did you.

1205

02:29:30.840 --> 02:29:31.920

Ashley Mathews (she, her): Just answering that.

1206

02:29:32.220 --> 02:29:35.850

Joseph: Okay, thank you yeah Thank you, thank you for coming to the, by the way.

1207

02:29:37.980 --> 02:29:38.460

Joseph: um.

1208

02:29:38.760 --> 02:29:41.760

Joseph: So I get I think it's gonna be interesting, and you know.

1209

02:29:42.090 --> 02:29:46.890

Joseph: So we'll go from there okay um, the next item on their.

1210

02:29:48.090 --> 02:29:49.740

Joseph: turn to read what it says.

1211

02:29:52.050 --> 02:29:57.660

Joseph: yeah let's see, let me see if I see something I was gonna say one second i'm.

1212

02:30:03.570 --> 02:30:06.420

Joseph: Oh um one thing i'll just throw out to you.

1213

02:30:08.190 --> 02:30:13.560

Joseph: I think it's a concern, this is an added item I apologize I think it's an item of concern.

1214

02:30:14.610 --> 02:30:21.870

Joseph: I think the deeper be book is really great it's really been a good thing, and I think we're a victim of our own success.

1215

02:30:22.500 --> 02:30:30.000

Joseph: That because it's so good we've ended up with a worksheet that's 48 pages and it just takes a lot of time.

1216

02:30:30.750 --> 02:30:40.740

Joseph: to figure out how to fill out that worksheet with without the pencil in it, I know it's taking more than one design guidance meeting.

1217

02:30:41.130 --> 02:30:52.590

Joseph: and be nice for applicants if we have less design guidance meetings, because it costs them money and whatnot and with the wintergreen applicant, we have several design guidance meetings and.

1218

02:30:53.280 --> 02:31:05.250

Joseph: i'm trying to figure out a way it's just a conversation project process to answer all the questions the 22 standards, so I am meeting in next week or two with.

1219

02:31:06.390 --> 02:31:19.230

Joseph: heather and heather right and the framework, the consultant that wrote the book and i'm going to give them feedback that this is what we did, to their book.

1220

02:31:19.680 --> 02:31:33.630

Joseph: We took the book and we created this worksheet and we like it it works it's really good documents everything but boy it's a little bit of a burden and if see if they might have ideas or ways to cut it down.

1221

02:31:34.650 --> 02:31:43.590

Joseph: or shorten it up and so as you guys go home and take a shower and go to bed not off that's when I do my best thinking.

1222

02:31:44.070 --> 02:31:52.770

Joseph: If you guys have any thoughts that of how to make this work better, or, if you think the worksheet doesn't work well, or if there's a way to make it work better.

1223

02:31:53.400 --> 02:31:59.610

Joseph: I would be more than happy to hear because I myself personally, and I know some of you are too.

1224

02:32:00.150 --> 02:32:13.350

Joseph: are concerned that we're having too many design guidance meetings in a row with an applicant we've got a short and simple little bit one thought that Dave greet them and I talked about and but Kelly brought up the point, which is a very valid point.

1225

02:32:14.490 --> 02:32:24.960

Joseph: That we get over subcommittee that would on complex projects and complex projects that we would actually fill out some of the major points.

1226

02:32:25.440 --> 02:32:34.680

Joseph: In the worksheet and bring that and do that, after hours, the two or three people from the dmv and then turn that into the draft.

1227

02:32:35.130 --> 02:32:47.430

Joseph: And then during the design guidance meeting we wouldn't have to review them all, we can make sure that they were what everybody wants to say that we will have to rewrite them and list or something wrong with that then.

1228

02:32:47.910 --> 02:32:48.930

Joseph: There are a public meeting.

1229

02:32:49.890 --> 02:32:50.490

Joseph: what's that.

1230

02:32:50.790 --> 02:32:52.440

Shawn: Is there a public meeting description.

1231

02:32:53.190 --> 02:33:04.560

Joseph: that's that's, the question is that we would be doing that, without the applicant there right, and then it wouldn't be a public meeting so that may not work and may not be the best solution.

1232

02:33:06.240 --> 02:33:12.030

Joseph: But i'm trying to i'm trying to figure out if there's ways that we can you know just shorten the process a little bit and.

1233

02:33:12.930 --> 02:33:28.350

Joseph: You know something if someone has comments about even the way i'm handling it and my managing of the 22 standards if there's a way I could do it faster i've got thick skin and please tell me if there's a way I can do it better.

1234

02:33:29.520 --> 02:33:36.510

Joseph: But I just did we wanted, so I want to put that out there for people to think about you know, then they'll come back yeah.

1235

02:33:36.960 --> 02:33:46.320

Shawn: I know it's exhausting on our end but like when we think about the complexity of some of these projects and how long if they go forward, they would actually be in the world.

1236

02:33:48.030 --> 02:33:49.230

Shawn: And existence like.

1237

02:33:49.770 --> 02:33:57.090

Shawn: i'm not sure that, like you know looking for these quick ways to kind of move projects through is the point.

1238

02:33:59.070 --> 02:34:00.360

Joseph: yeah I think.

1239

02:34:00.780 --> 02:34:04.950

Shawn: The point is to really dig in right so.

1240

02:34:06.060 --> 02:34:09.000

Shawn: I mean, I hear what you're saying, but I just when I you know.

1241

02:34:10.050 --> 02:34:23.730

Shawn: Think about the longevity of some of these projects, but but there could be you know if someone's just doing a facelift or an extension or an expansion onto something I think that could be a much shorter thing than something that is a complete.

1242

02:34:25.080 --> 02:34:27.930

Shawn: Well, but anyway yeah.

1243

02:34:28.080 --> 02:34:28.440

Joseph: Laurel.

1244

02:34:29.280 --> 02:34:31.200

Marlene Schubert: Laurel jaan jaan klitzman does as well.

1245

02:34:31.410 --> 02:34:31.830

Okay.

1246

02:34:33.570 --> 02:34:35.310

Laurel: I just want to agree with Sean.

1247

02:34:36.420 --> 02:34:46.140

Laurel: Because you know it is a huge, you know as a huge amount of time that's that the dlc gives to these projects um.

1248

02:34:46.860 --> 02:34:53.280

Laurel: You know if you just if you just kind of equated take it back to Seattle, where lenders view you know, like you're charged \$400 per hour per.

1249

02:34:53.580 --> 02:35:09.510

Laurel: person reviewing the project, you know just kind of like look at that, in the scale of what we're doing, for you know it is early these projects um but, given that you know are given that we're giving all this time to these projects is worth it, that.

1250

02:35:09.630 --> 02:35:19.800

Laurel: The time is given back, and you know I don't care how many times, a project has to come back to us so more meeting twice a month anyway, so it doesn't really matter you know we're we're still here.

1251

02:35:21.150 --> 02:35:24.660

Laurel: um but I really think it's worth it to the Community to.

1252

02:35:25.680 --> 02:35:35.400

Laurel: Make sure that you know, make sure that these projects are really the best that they can possibly be otherwise what's the point you know, otherwise you're just you know breathing hot air, and you know wasting our time.

1253

02:35:36.030 --> 02:35:42.330

Laurel: So you have it takes, you know and granted, you know sure there are some projects can be expedited because they're nothing and they're fine and you know they've.

1254

02:35:42.840 --> 02:35:51.540

Laurel: You know, been thought out very well from the beginning, and you know, there we go well done, but other projects really need a lot more a lot more examination at every level from the.

1255

02:35:52.710 --> 02:35:57.630

Laurel: From the you know, the first sight gesture to the articulation of the thresholds.

1256

02:35:59.520 --> 02:36:10.680

Joseph: I appreciate that and I think we can say that the White medicine project is not going to take that much time to fill out the forms because they've done such a good job with the presentation and then organizing.

1257

02:36:12.660 --> 02:36:13.200

Laurel: A dominant.

1258

02:36:13.590 --> 02:36:14.610

Joseph: But there's still his work.

1259

02:36:16.200 --> 02:36:20.970

Laurel: You know, like oh yeah I mean I didn't say when it was the last time we met.

1260

02:36:21.450 --> 02:36:31.110

Laurel: Before they smashed that beautiful building, you know they said, well, we could we could keep it for the FDR Well, we know the concepts, with their goal was, but now Okay, so that building is gone and.

1261

02:36:31.890 --> 02:36:41.010

Laurel: They didn't you know they they're there wasn't you know any kind of compromise made on that um but there can there can be much more much more articulate.

1262

02:36:42.480 --> 02:36:51.000

Laurel: Integrity given to this just through site side of that project and how it relates to the public, you know the park in the back and the light and air for the.

1263

02:36:51.690 --> 02:37:00.660

Laurel: Madison conscious next door and everything else the context, as you move up the street from one from these long landscapers to these little cottages you know if there's a transition.

1264

02:37:01.920 --> 02:37:13.920

Laurel: You know at that, at that point between the between the two projects or if you're just going from you know, like this project to that project there's this lock that there's still a lot of work that can be done there what they want to do it.

1265

02:37:15.450 --> 02:37:27.630

Joseph: Well, you know I appreciate Laurel your comments and I appreciate your comments um it, you know it's maybe I miss reading the situation, a little bit I was

just thinking that people were getting a little you know.

1266

02:37:28.860 --> 02:37:38.400

Joseph: anxious about how many meetings were having but um that we can discuss it and totally I agree with what both of you said so i'm became.

1267

02:37:41.280 --> 02:37:56.040

Laurel: Do these we do these checklists kind of you know I guess you know well, the applicant is still they're going through it and all of that, it seems to be there might be, you know we're talking about what comes first, the horse the cart all this, it might be appropriate.

1268

02:37:57.090 --> 02:38:04.470

Laurel: For what a precious coming up for our review that we meet before before the applicant comes into a we meet separately.

1269

02:38:04.950 --> 02:38:09.690

Laurel: With their drawings, with their some middle and end with that checklist within the.

1270

02:38:10.560 --> 02:38:17.280

Laurel: Design for banbridge checklist and we go through, and like bike by addressing all of those all of the issues.

1271

02:38:17.790 --> 02:38:29.940

Laurel: separately, as the dlc team and going through and we answer these questions, looking at their drawings without their comment you know, without without them in the room is just like what what is the evidence in front of us.

1272

02:38:30.210 --> 02:38:38.190

Laurel: And what is the question asks are these are these questions resolved and that way when they actually limit ethnic comes and we have this meeting with them.

1273

02:38:39.150 --> 02:38:51.450

Laurel: Are you know everyone's time is more is more useful at that moment, because each one of us would be more familiar with the project, and then we just we shorten the time.

1274

02:38:51.750 --> 02:38:52.290

Joseph: mm hmm.

1275

02:38:52.500 --> 02:39:04.350

Laurel: it's with the applicant to save their time and we be you know basically at the beginning of every meeting, rather than jumping right into the client presentation, or the you know the the architects presentation.

1276

02:39:04.950 --> 02:39:13.980

Laurel: We ourselves have had go through the checklist at the appropriate stage of what it is and make sure that everything that we need to know about this project is addressed in those drawings.

1277

02:39:14.280 --> 02:39:14.790

Joseph: mm hmm.

1278

02:39:14.880 --> 02:39:29.640

Laurel: And we have that checklist and so when they join the meeting, then that checklist is already filled out and we have any questions that we have we present to them and i'm all of us are much more familiar with the project and a team based approach.

1279

02:39:32.520 --> 02:39:33.990

Laurel: To the site before the meeting so.

1280

02:39:35.250 --> 02:39:36.180

Joseph: that's a real thought.

1281

02:39:37.980 --> 02:39:43.380

Joseph: i'm writing that down yeah okay um I think Bob and vicki Bob.

1282

02:39:44.160 --> 02:39:46.050

Marlene Schubert: Jon john has has had his hand up this.

1283

02:39:46.050 --> 02:39:46.950

Joseph: Whole time okay.

1284

02:39:47.250 --> 02:39:48.330

Marlene Schubert: You don't mind yeah.

1285

02:39:51.330 --> 02:39:53.040

Jon Quitslund: yeah I can be brief, I think.

1286

02:39:55.050 --> 02:39:57.270

Jon Quitslund: The the worksheets.

1287

02:39:58.440 --> 02:40:10.380

Jon Quitslund: establishes categories like context analysis public realm standards and under each it within each category, there are a series of individual.

1288

02:40:11.730 --> 02:40:13.110

Jon Quitslund: requirements and standards.

1289

02:40:14.190 --> 02:40:23.970

Jon Quitslund: and your practice with the wintergreen project was to get a get a long paragraph and write a long paragraph in response to each of the individual.

1290

02:40:25.050 --> 02:40:40.650

Jon Quitslund: items under the broad category, it might be possible to write a single paragraph to prepare a single paragraph, with reference to the whole package under context analysis under public realm standards.

1291

02:40:41.370 --> 02:40:49.050

Jon Quitslund: You eliminate some redundant language you would perhaps be more directive you could be just as detailed as you need to be.

1292

02:40:50.730 --> 02:41:02.430

Jon Quitslund: Without without taking so much time, paragraph by paragraph working through mm hmm and that I think that's consistent with doing some advanced work.

1293

02:41:07.260 --> 02:41:15.480

Jon Quitslund: By a subcommittee or just as individuals coming coming with a general statement in response to the full package of.

1294

02:41:16.770 --> 02:41:21.900

Jon Quitslund: public realm standards and so on, from one part to another.

1295

02:41:23.280 --> 02:41:24.480

Jon Quitslund: And then you'd have.

1296

02:41:27.660 --> 02:41:31.230

Jon Quitslund: you'd have a smaller but more coherent package of.

1297

02:41:33.180 --> 02:41:35.010

Jon Quitslund: comments and judgment.

1298

02:41:36.480 --> 02:41:39.720

Jon Quitslund: On the the adequacy of the.

1299

02:41:41.370 --> 02:41:44.550

Jon Quitslund: Design that's been presented and the rationale is that you out.

1300

02:41:46.500 --> 02:41:57.150

Joseph: that's a good thought to we could do that that's all i'm writing that down so yes okay thanks john Okay, I think, Bob did you.

1301

02:41:58.050 --> 02:41:59.460

Bob: know, I think.

1302

02:42:02.790 --> 02:42:12.240

Vicki: Well, when when i'm kind of thinking about i'm thinking about wintergreen kind of as an after action thing, but then i'm also thinking about something that happened today with what Madison.

1303

02:42:13.050 --> 02:42:22.320

Vicki: And we're going to talk with David greet them in a few minutes about how our revamped process is progressing and the deadlines to get that done.

1304

02:42:22.800 --> 02:42:36.240

Vicki: and moving the preamp up front for a developer, like the wintergreen project, the expectations about what does a standard mean and the standard is pretty much non negotiable.

1305

02:42:37.350 --> 02:42:40.080

Vicki: is going to help the project.

1306

02:42:41.220 --> 02:42:51.630

Vicki: and help us, and one of the things we touched on with the planning Commission last week was that we asked for their help.

1307

02:42:52.320 --> 02:43:09.660

Vicki: With the issue if we have a context meeting, and then we have the first design guidance meeting, and if the applicant is absolutely non responsive that their drawings are error incomplete that.

1308

02:43:10.920 --> 02:43:19.740

Vicki: The Chair Joe can speak to the planning director and the project is put on hold doesn't waste any more of.

1309

02:43:20.460 --> 02:43:29.760

Vicki: The Dr b's time while the while the developer really gets his stuff together that's number one number two regarding Wyatt and Madison today Laura like you said.

1310

02:43:30.690 --> 02:43:39.270

Vicki: Evidently, the developer has met with the neighbors and the developer very clearly knows the issue of the shadowing on those Madison cottages etc.

1311

02:43:39.900 --> 02:43:56.580

Vicki: And and he's he's very the developers very experienced so he knows that at the ppm he's going to get exactly those same public comments so to come to us today without having a dress that.

1312

02:43:57.660 --> 02:44:02.040

Vicki: Is kind of a waste of our time, too, because that issues not going to go away.

1313

02:44:02.430 --> 02:44:05.850

Vicki: You know, and so it's it's, how do we.

1314

02:44:07.020 --> 02:44:10.230

Vicki: coach Is that a correct word I mean.

1315

02:44:12.720 --> 02:44:28.170

Vicki: So that we think we have in hand what to do about a really non compliant somebody who's maybe never built on bainbridge and doesn't understand how we can take a pause before going forward anymore, but then.

1316

02:44:29.190 --> 02:44:34.320

Vicki: In the perhaps in the very first preamp meeting.

1317

02:44:35.520 --> 02:44:48.300

Vicki: explaining to an applicant that if you have a neighborhood meeting and you get these comments those comments are going to appear that the ppm, and it would be, it would be advisable if you fix them before it goes any further.

1318

02:44:48.930 --> 02:44:58.020

Shawn: I love that you're saying this because I was thinking about the massing hasn't changed on that my why my why doesn't why it matters.

1319

02:44:59.160 --> 02:44:59.610

Shawn: and

1320

02:45:00.120 --> 02:45:00.750

Joseph: It hasn't.

1321

02:45:00.870 --> 02:45:10.290

Shawn: It hasn't changed and that was like one of our biggest columns and every single wintergreen meeting was they refused to shift the massing they just.

1322

02:45:10.890 --> 02:45:19.470

Shawn: Like we're like you know they're putting different makeup on something, but nothing was being addressed, and for me, I was like we should we should have put a pause on that.

1323

02:45:19.500 --> 02:45:20.820

Vicki: mission just stop yeah.

1324

02:45:20.880 --> 02:45:31.770

Shawn: And i'm worried about, even though I have a lot more faith in the Wyatt Madison thing, like, I think the neighbors had really valid points and I think Laurel had really great feedback on buildings one, two and three and.

1325

02:45:32.070 --> 02:45:40.050

Shawn: My concern is like if we really don't have like an authority is not the right word but it's like if we're just like.

1326

02:45:40.590 --> 02:45:49.410

Shawn: If they don't have to actually listen and they can still keep moving with amassing like I don't know it gets a little hazy are not hazy but because.

1327

02:45:50.010 --> 02:46:02.520

Shawn: It gets to bring us up that like what is the not what is the point, but I mean I just yeah it was like a little micro concern, like the masses still isn't shifting and things questions aren't being answered and is that okay.

1328

02:46:03.270 --> 02:46:16.980

Laurel: I mean you know at the site level process i'm just a great opportunity for everyone said well you know what, if we look do it a different way, what if we look at it, you know doing schematics especially you know in these 3D modeling programs I sketch up or.

1329

02:46:17.010 --> 02:46:26.790

Laurel: You know, whatever whatever people use it's really easy to look at alternatives at at a massive level and say, well, what if we don't start what would happen if we did this or.

1330

02:46:27.120 --> 02:46:39.900

Laurel: yeah you know that's um you know those those trees on that Ariel are alive, because they've already been killed, you know they were from the park next door they're not going to be there and.

1331

02:46:41.820 --> 02:46:57.840

Laurel: You know just to end again, you know, like it's the at the site level the schematic level of these projects and granted, these are actually quite it, you know yeah well beyond schematics miss a lot of time and a lot of money into unit, developing the floor plans and i'm doing all of this.

1332

02:46:59.100 --> 02:47:12.150

Laurel: But there's there's you know seems I just the the basic you know, like what happens, we look at it this way, what happens now in the public have said, you know the neighbors who said this well you know yeah like.

1333

02:47:12.810 --> 02:47:26.430

Laurel: Like let's let's let's let's look at this from their point of view, what would happen if we were, and then you know, maybe to change from change the access to the park, for example in this circumstance to create some space between the building some you know, whatever it is, you know.

1334

02:47:26.520 --> 02:47:33.300

Joseph: I really like laurels point about you know, having this meeting, maybe with without the applicant and going over the reins.

1335

02:47:33.840 --> 02:47:40.500

Joseph: And then you could combine that with what vicki said, which was that is the point in which we would say, do we have enough to even meet with.

1336

02:47:41.370 --> 02:47:55.830

Joseph: I mean are so many things missing when we review that that we can't even we shouldn't even meet with the applicant if that was a problem, so I think that's you know, and we can do that easily yeah.

1337

02:47:57.630 --> 02:48:04.560

Shawn: I think I mean sorry to cut over or keep cutting and I just like our job isn't to make the developers life.

1338

02:48:04.590 --> 02:48:05.760

Shawn: easier and especially as.

1339

02:48:06.270 --> 02:48:14.310

Shawn: He continues to like fill in these projects are going to become more and more precious right and it will be.

1340

02:48:15.360 --> 02:48:26.040

Shawn: You know, it will have long term effects on everything around it and I just think, and you know it's okay to move slow I guess right.

1341

02:48:27.300 --> 02:48:29.490

Joseph: Well yeah I mean yeah okay um.

1342

02:48:29.520 --> 02:48:30.900

Marlene Schubert: My club and then Michael.

1343

02:48:31.050 --> 02:48:32.580

Joseph: orbach okay go ahead.

1344

02:48:34.860 --> 02:48:41.520

Bob: yeah I was just this is my main issue, but let me just comment on what you were just talking about as far as.

1345

02:48:43.020 --> 02:48:44.040

Bob: Applicants not.

1346

02:48:45.150 --> 02:48:49.500

Bob: doing what we want them to do even today there's a great example.

1347

02:48:51.090 --> 02:49:04.080

Bob: I got the sense that Kelly wanted to move forward with a formal application I got the sense that the developer project manager whatever he thought everything was there yet.

1348

02:49:04.950 --> 02:49:12.840

Bob: I heard the architect saying that he's not done yet with his you know the materiality is really important, on this.

1349

02:49:12.960 --> 02:49:14.430

Bob: list to me, it was because.

1350

02:49:14.640 --> 02:49:16.590

Bob: We couldn't see anything close.

1351

02:49:17.100 --> 02:49:24.030

Bob: Right and that wasn't our issue that was their issue and so as far as i'm concerned.

1352

02:49:25.290 --> 02:49:36.060

Bob: they're dragging their feet on that and we can't do anything until they finish that so that was kind of a dichotomy what I wanted to say was.

1353

02:49:36.690 --> 02:49:47.250

Bob: I have a real issue when we do these subdivisions we've got the design review guidance to do design reviewable the conceptual and all that.

1354

02:49:47.790 --> 02:50:00.060

Bob: But then I don't understand why we then have to go into the subdivision section, which is all kind of the same questions and answer all them I know it's in the code, but it doesn't make sense to me.

1355

02:50:02.400 --> 02:50:03.330

Bob: that's what I have.

1356

02:50:03.660 --> 02:50:10.410

Joseph: that's something that we could talk to framework about a little bit in the book, you know yeah I mean.

1357

02:50:15.090 --> 02:50:17.850

Bob: yeah I mean that's it's just a it's a duplication.

1358

02:50:19.800 --> 02:50:20.220

Joseph: Right.

1359

02:50:21.510 --> 02:50:26.520

Joseph: Okay, I got that got the comment Thank you yeah boy Michael.

1360

02:50:30.060 --> 02:50:38.490

Michael: I agree, like moving slow is okay, and I agree with what Laura was saying, I mean I think one thing that we really have to.

1361

02:50:39.510 --> 02:50:43.020

Michael: Do because I think actually this project, as well as wintergreen that.

1362

02:50:44.700 --> 02:50:45.180

Michael: The.

1363

02:50:46.230 --> 02:50:50.940

Michael: context analysis was inadequate for both of those and we should have just stopped.

1364

02:50:53.220 --> 02:51:00.900

Michael: and have because, and I think with the wintergreen we really saw the fact that that was not completed the beginning, really.

1365

02:51:01.860 --> 02:51:06.240

Michael: Making all the other meetings completely problematic in terms of like.

1366

02:51:06.720 --> 02:51:19.530

Michael: We just weren't getting the information that we wanted, and they wanted to talk about other things, and because it was presented, we were talking about those other things, but it was really that basic that first meeting, where we should have just said, we need this information out.

1367

02:51:19.890 --> 02:51:27.780

Michael: We will not talk about this project any further until we have this basic information and maybe each meeting has to say something.

1368

02:51:28.410 --> 02:51:35.190

Michael: Maybe there is some sort of target goal, or something that they have to complete or we say yes, you can come to the next meeting.

1369

02:51:35.910 --> 02:51:47.760

Michael: Because you have all the information or something but yeah because there there's so much stuff about the site plan, I totally agree with Laurel that we talked to them when Madison and quiet.

1370

02:51:48.900 --> 02:51:59.340

Michael: At the previous meetings, and it was never adjusted and never changed or it was never shown like i'm still confused about what that public pathway on the east side, which is really important for.

1371

02:52:00.180 --> 02:52:01.740

Joseph: street yeah.

1372

02:52:01.920 --> 02:52:03.270

Michael: But there's nothing that kind of.

1373

02:52:03.270 --> 02:52:10.110

Michael: explains what's going on there and then just the relationship with the buildings on Madison it's like our fence.

1374

02:52:11.490 --> 02:52:13.140

Michael: And it's like that's not super clear.

1375

02:52:14.130 --> 02:52:21.240

Michael: And these are like basic like site planning issues that really have an impact on the entire Community, because that's how we're going to be seen.

1376

02:52:22.860 --> 02:52:29.040

Michael: As we drive by as we walk by as we experienced that project that's kind of the major facades and so.

1377

02:52:30.210 --> 02:52:34.740

Michael: There has to be something that we can say much earlier on, that needs to.

1378

02:52:35.940 --> 02:52:38.280

Michael: provide more clarity on that aspect and.

1379

02:52:39.750 --> 02:52:40.620

Michael: I don't know if it's about.

1380

02:52:40.920 --> 02:52:46.470

Michael: I don't know if we can just well I don't know how to have meetings, without having to open.

1381

02:52:48.540 --> 02:53:00.270

Michael: public media and sort of situation I don't know if there's like a Google spreadsheet that maybe not shared but that we can contribute to, or something like that that we can say in advance, like this is clearly not.

1382

02:53:02.280 --> 02:53:12.930

Michael: They haven't met all of the requirements for the or whatever phase we're at I don't know if there's a way of gathering information without it being an open meeting so so.

1383

02:53:13.050 --> 02:53:15.000

Joseph: That question Dave greet them.

1384

02:53:16.110 --> 02:53:26.610

Joseph: i'm just wondering, could we do what what Laurel and what Michaels just saying Laurel saying there about having a meeting without the applicant there.

1385

02:53:26.910 --> 02:53:35.490

Laurel: It is not being a public meeting, it may be, you know if someone wanted to listen in they could but it wouldn't meeting with feedback, it would be you know be you know, like.

1386

02:53:35.850 --> 02:53:37.860

Joseph: you'd be like a work session like.

1387

02:53:37.890 --> 02:53:39.780

Marlene Schubert: Like a study session, like the Council.

1388

02:53:41.940 --> 02:53:43.260

Laurel: wouldn't be outside of our meat.

1389

02:53:43.710 --> 02:53:48.060

Joseph: would be in our meeting time on readings would be regulated schedule.

1390

02:53:48.060 --> 02:53:57.450

Laurel: object is not complete, we get to the end of that and then projects been smoking weed know continuous like sorry it didn't it's not completed, and you know server move on.

1391

02:53:57.840 --> 02:54:05.370

David: yeah I think you could you do the study session or the subcommittee approach, but I think you're that idea is workable that you just mentioned.

1392

02:54:05.940 --> 02:54:08.520

Shawn: I like studies that some more than another.

1393

02:54:09.990 --> 02:54:12.630

Joseph: So we would so we would know would be not.

1394

02:54:13.110 --> 02:54:15.030

Joseph: At the end of a concept meeting.

1395

02:54:16.320 --> 02:54:31.710

Joseph: If there was potential issues like that that we would say we are, this is a more complicated project and blah blah blah another, and we would like to have a work session on this project if the next meeting, or whatever.

1396

02:54:33.180 --> 02:54:34.620

Joseph: That would be the approach yeah.

1397

02:54:35.760 --> 02:54:38.010

Joseph: I mean that might work.

1398

02:54:39.150 --> 02:54:41.130

Bob: Well that's a public work session right.

1399

02:54:41.460 --> 02:54:43.140
Joseph: anybody can come through even.

1400
02:54:43.170 --> 02:54:44.160
Bob: Even the outcome.

1401
02:54:44.250 --> 02:54:45.450
Joseph: could come to it but.

1402
02:54:45.660 --> 02:54:51.690
Joseph: yeah they just there's there's not enough presenting there's no comments we're just we're doing research.

1403
02:54:53.070 --> 02:54:55.980
Bob: And all of our comments all of our comments would be.

1404
02:54:56.550 --> 02:55:10.560
Joseph: totally transparent and above board and open, I mean it all here, you know everything is just as it's just we get to do that and not listen to a presentation and not listen to all the stuff that kind of sometimes slows down.

1405
02:55:11.790 --> 02:55:13.110
Joseph: With a deep dive.

1406
02:55:14.730 --> 02:55:25.710
Marlene Schubert: So one thing I can say, and then, when we do these worksheets and have to type up the comments it seems like there's a lot of times, where the Dr P Members are just piping into say yeah I agree with that.

1407
02:55:26.370 --> 02:55:38.610
Marlene Schubert: And then expand upon the same point that somebody just made and I love that everybody's got input and wants to give feedback, but if it's already kind of been covered, maybe less of that additional.

1408
02:55:38.700 --> 02:55:45.780
Marlene Schubert: yeah I just was a thought of mine, when I was doing that this last time that it seemed like I was hearing the same things from this, you know different people.

1409
02:55:46.170 --> 02:55:55.770

Marlene Schubert: Sure, and it took up a lot more time just with that, so I don't know I mean i'm not I love that everybody's got feedback, so I don't want to you know, ask you to discourage that but.

1410

02:55:56.400 --> 02:56:02.280

Marlene Schubert: If it's similar or the same as what somebody just said, you know, maybe it doesn't need to be really a very good by someone else.

1411

02:56:02.550 --> 02:56:12.570

Joseph: I think we have to figure out a way to Laurel figure out a way to let people process things sometimes when people say yeah but Bob said.

1412

02:56:12.870 --> 02:56:30.780

Joseph: You know, one of the few times ever agree with him, but I agree with him on this one, or whatever you know it's like what they're really doing a sort of processing of themselves Okay, I mean, in a way, you know, and so I like the idea of the work session so that we can do that that's a really.

1413

02:56:31.860 --> 02:56:34.260

Joseph: This has been a great discussion here.

1414

02:56:35.490 --> 02:56:36.660

Joseph: I really like it yeah.

1415

02:56:37.800 --> 02:56:48.300

Joseph: Okay, any other comments about that I appreciate all that feedback, especially about the the opportunities that we should take the number of meetings that's required.

1416

02:56:49.200 --> 02:56:56.190

Joseph: To do the project not worry about I worry about it because I see when I talked to Dave agreed on, when I talked to.

1417

02:56:56.700 --> 02:57:04.860

Joseph: heather you know that and Kelly, you know they're on at some point, every time clock they were there on a calendar and they've got to keep going, and you know that.

1418

02:57:05.250 --> 02:57:21.690

Joseph: there's legal issues there and that's what i'm always worried about is not interfering with that are giving an open door to Annapolis come back and say oh my

God we had nine meetings and it took four months, or whatever you know me that's what I would like to avoid that.

1419

02:57:21.750 --> 02:57:28.680

Shawn: Well, I think what Michael was saying, and I think whatever i'm saying is that they don't if they're not able to meet the phase one, then we should just.

1420

02:57:29.070 --> 02:57:29.850

Shawn: somehow be able to.

1421

02:57:30.090 --> 02:57:31.590

Shawn: Put a pause on it, you know, like.

1422

02:57:31.980 --> 02:57:32.520

Shawn: I never.

1423

02:57:32.640 --> 02:57:37.200

Shawn: Had the right communicated that wintergreen had been deemed incomplete.

1424

02:57:38.940 --> 02:57:43.200

Shawn: And you know, for us it was incomplete, but you know.

1425

02:57:43.770 --> 02:57:44.850

Joseph: Right right.

1426

02:57:44.910 --> 02:57:47.700

Todd: Right, there was a lot of time wasted before that that.

1427

02:57:48.270 --> 02:57:57.540

Vicki: was to show you how it yeah show you how incomplete wintergreen was one of the things deemed incomplete was the site plan.

1428

02:57:58.560 --> 02:58:10.260

Vicki: And all the time we were talking about wintergreen and they would pull up a document that site plan that was called a site plan was actually the utility plan.

1429

02:58:10.710 --> 02:58:21.510

Vicki: And it wasn't until they got to the ppm months after we've been going through this that all of a sudden, now a document with a date on it labeled site plan

appears.

1430

02:58:22.050 --> 02:58:22.500

Joseph: We can.

1431

02:58:24.510 --> 02:58:35.550

Vicki: Get was that sort of stuff that left you with this great uncertainty is this the utility plan, or is this the site plan and it's that sort of stuff that's just not okay well.

1432

02:58:37.020 --> 02:58:38.130

Todd: I mean, I did the.

1433

02:58:38.460 --> 02:58:49.440

Todd: The one overarching comment I would have is that you know we don't you don't want to be make it overly efficient, we need to take the meetings of need to take, but I think when we look at the.

1434

02:58:50.700 --> 02:58:51.630

Todd: The worksheet.

1435

02:58:52.800 --> 02:59:06.870

Todd: I think it probably can be pared down, you know we talked a lot about public realm and a lot of that stuff and there were there was a lot of repetition, so I think when we look at that there may be maybe way to call that and there's just one place, we talked about each topic.

1436

02:59:07.590 --> 02:59:15.450

Joseph: that's what john quincy was saying, I think that was a good point when I think yeah I think we could revamp it a little bit to look at that yeah.

1437

02:59:17.220 --> 02:59:17.610

Joseph: Okay.

1438

02:59:17.670 --> 02:59:26.250

Bob: I think the one the one thing they'll Joel is I think that's important then maybe I don't know that you know, two or three people want to.

1439

02:59:26.790 --> 02:59:41.970

Bob: Take a look at what the next meeting by an applicant is because I, to be able

to tell that applicant, not to come to the meeting, if what we see hasn't really changed, I mean let's not get them into the meeting and say, well, we haven't got enough here, we should do that before the meetings.

1440

02:59:43.410 --> 02:59:53.700

Joseph: Well, in theory, in theory, and it's very difficult, but in theory that's the job of the planning staff is not them in to make sure that they're ready for the particular meeting coming up.

1441

02:59:54.300 --> 03:00:08.160

Joseph: which hopefully will be good, hopefully, when we get to the changing the admin manual they've can chime in if you'd like we get to the admin manual and make changes and then give more guidance, but it's you know.

1442

03:00:10.080 --> 03:00:12.210

David: and move the preamp up front will help as well.

1443

03:00:12.360 --> 03:00:15.150

Joseph: And that would help well yeah it would yeah.

1444

03:00:15.990 --> 03:00:19.740

Bob: And that's where a lot of this stuff can be emphasized that we're talking about.

1445

03:00:19.860 --> 03:00:20.280

Bob: that's right.

1446

03:00:20.310 --> 03:00:21.060

Joseph: You know you can't.

1447

03:00:21.240 --> 03:00:23.460

Bob: use an applicant, you can drag this stuff out.

1448

03:00:27.930 --> 03:00:28.290

David: agree.

1449

03:00:28.740 --> 03:00:43.050

Joseph: Sorry yeah okay well, thank you for all the fabulous input I just really, really appreciate everybody's thoughts i'm Dave you want to go over the review process revisions.

1450

03:00:43.620 --> 03:00:57.810

David: Here sure I can keep this very brief free I know we're over time, first, just a quick project updates We already know that why it Madison will be back after they go to ppm on march 25 they'll come back to you for final design guidance for your discussion earlier.

1451

03:00:59.220 --> 03:01:05.850

David: Some prior projects that are still out there messenger house the bainbridge performing arts and wintergreen.

1452

03:01:06.180 --> 03:01:12.810

David: Of all applied for their master landis applications but have all been deemed incomplete so they're working on their completeness of minerals.

1453

03:01:13.260 --> 03:01:17.400

David: On a side note messenger house is still working with the historic preservation Commission.

1454

03:01:18.120 --> 03:01:28.110

David: they'll probably go April 1 for that flexibility that a desert a designation provided to some zoning standards like lot coverage so that's a parallel track, but their primary application.

1455

03:01:28.350 --> 03:01:33.870

David: is currently deemed incomplete so it's not moving back in your direction until they supply the materials.

1456

03:01:34.170 --> 03:01:43.260

David: Okay, for your upcoming meetings on the Fifth, we now know that will probably see white and Madison again for your discussion earlier today for final design guidance and worksheet.

1457

03:01:43.650 --> 03:01:56.250

David: And the only other project that day is a short plat conceptual meeting for a new project on sportsman club roads so as as well, you mentioned just a short subdivision but you do see those if they're over to lots.

1458

03:01:57.210 --> 03:02:07.590

David: On the 19th the second meeting in April, if grow phase two does come back after our discussion with Council that might be an opportunity for them to have

their their design guidance with you.

1459

03:02:07.980 --> 03:02:20.430

David: And then, some of you remember a freak short platform, about a year ago they're in and they're through their fun, so their final review meeting will come for you on April 19 I think that's over on the West central side of the island.

1460

03:02:22.320 --> 03:02:32.100

David: These the other topic I went up to you briefly on is the subcommittee work last meeting you'll recall that you authorize vicki Joe and Bob to join me on.

1461

03:02:32.550 --> 03:02:36.750

David: For some subcommittee meetings to finish the work you haven't been able to get to just because we're time constraints.

1462

03:02:37.170 --> 03:02:46.590

David: And that is the preamp process moving up to number one we took that to planning Commission last Thursday, they seem to be on board and we asked them if they could put a pause on adopting that.

1463

03:02:46.650 --> 03:02:47.280

David: Until we.

1464

03:02:47.610 --> 03:02:51.690

David: Bring the second round of comments to them on April 8 and so vicki.

1465

03:02:53.130 --> 03:02:57.930

David: Bob and Joe are meeting with me again tomorrow and we're going to try to tackle some of these very things you've just been talking about.

1466

03:02:58.440 --> 03:03:07.530

David: How are we going to be really clear in the application materials what's the intent of each meeting, and then we can get that in the ordinance and do it all in one package so we're going back to planning Commission.

1467

03:03:08.040 --> 03:03:13.260

David: On April 8 and hopefully that ordinance will include both the pre op change which they've already heard about now.

1468

03:03:13.620 --> 03:03:21.330

David: And then the other things that we're talking about right now that Bob and Vicki and Joe have been providing a lot of great input on so we're going to be meeting tomorrow too.

1469

03:03:21.720 --> 03:03:31.890

David: And we'll do everything we can to get it all in that packet for the April 8 and get a lot of this stuff tackled in that ordinance that's going forward so yeah.

1470

03:03:32.130 --> 03:03:42.150

Vicki: Joe Joe i'm sorry David I interrupted, but I was gonna say Joe is we plan the agendas, so the next meetings April 5 for sure we need.

1471

03:03:44.070 --> 03:03:54.000

Vicki: To be able to put in the packet the documentation of where the draft of where we think this ordinance and the process is going for the Dr B to completely review.

1472

03:03:54.540 --> 03:04:01.140

Joseph: i'm actually that's true we wouldn't we wouldn't have any other meeting to look at it right right.

1473

03:04:01.410 --> 03:04:04.380

Marlene Schubert: So so it's gonna be pretty busy now that we have.

1474

03:04:04.410 --> 03:04:06.720

Marlene Schubert: grown why it coming back plus.

1475

03:04:08.400 --> 03:04:13.410

Joseph: Our the short the short club would be concept for half an hour.

1476

03:04:14.430 --> 03:04:15.630

Joseph: All right, then.

1477

03:04:15.660 --> 03:04:24.630

Vicki: Well, well, Joe can we based on our conversation, what happens if why it hasn't done anything about Madison cottages.

1478

03:04:25.950 --> 03:04:27.600

Vicki: In their drawings, what do we do.

1479

03:04:29.580 --> 03:04:32.910

Joseph: Well, so that's a good question that they present that same plan.

1480

03:04:34.230 --> 03:04:34.860

Joseph: To.

1481

03:04:36.000 --> 03:04:43.290

Joseph: The ppm, and they get the same comments to ensure that Mary Ann Smith, or whatever she'll be there yeah.

1482

03:04:44.400 --> 03:04:45.510

Joseph: Which is good.

1483

03:04:47.100 --> 03:04:48.870

Joseph: yeah we could we could say that.

1484

03:04:52.380 --> 03:04:55.080

Joseph: there's anybody else opposed to saying something like that.

1485

03:04:56.430 --> 03:04:57.660

Todd: We could say why i'm saying.

1486

03:04:57.900 --> 03:04:58.440

Shawn: hey what.

1487

03:04:59.940 --> 03:05:07.830

Joseph: If if they medicine, why presents the plan, I think we gave them pretty clear direction visa V Laurel.

1488

03:05:08.790 --> 03:05:15.270

Joseph: That they needed to look at building one, two and three, and in trying to solve that neighborhood problem and the north.

1489

03:05:15.960 --> 03:05:29.640

Joseph: And if they bring the same plan to the ppm say probably will they get comments about that again, and then they bring that same plan back to us, you know, can we say we really thought you should know what i'm going to look at it, because you didn't change it.

1490

03:05:30.870 --> 03:05:33.270

Todd: I don't I don't know that you know again.

1491

03:05:35.100 --> 03:05:40.590

Todd: They have to get you know, ultimately, it would come to a vote, and you know we.

1492

03:05:41.640 --> 03:05:51.750

Todd: Some of it a little dictatorial I think Okay, and if we're going to do something like that it should be voted, because you know there's a lot of good there there's a lot of good and a lot of projects.

1493

03:05:52.770 --> 03:05:57.210

Todd: And to have one issue derail something it could cause a problem and.

1494

03:05:57.840 --> 03:06:11.580

Joseph: I didn't mean I didn't mean direct sorry I didn't mean to round it was just that we're not winning we want you to come back to the alternatives for that before we move ahead it wasn't that we were denying the project.

1495

03:06:12.030 --> 03:06:14.520

Todd: Right, but you could get someone that's bringing a process.

1496

03:06:14.520 --> 03:06:16.320

Todd: That says no that's the plan.

1497

03:06:16.770 --> 03:06:22.800

Todd: Okay, and that's how we want to proceed the you, you know because they can't.

1498

03:06:22.920 --> 03:06:24.420

for whatever reason.

1499

03:06:25.920 --> 03:06:33.510

Todd: So then, you know, does it go to vote does it do something I mean, I think there has to be more of a dialogue, then we're not going to look at it okay.

1500

03:06:34.920 --> 03:06:35.910

Laurel: it's their project.

1501

03:06:36.690 --> 03:06:37.170

Todd: needs to be.

1502

03:06:38.760 --> 03:06:49.080

Laurel: we're not designing it for them, but comment is you know, like did you know, did you look This is like you know, there are different ways to look at this and, and you know so.

1503

03:06:49.980 --> 03:06:58.650

Laurel: Maybe you could do that, is it not saying Oh, you have to change this plan, we didn't say anything any such thing it's not a position to do that because really because we're not the designers were just as.

1504

03:06:59.160 --> 03:06:59.730

Right.

1505

03:07:00.990 --> 03:07:03.390

Joseph: that's a great point that's a great point yeah.

1506

03:07:04.200 --> 03:07:08.400

Marlene Schubert: yeah I was gonna ask do they have to take all of your suggestions and change things.

1507

03:07:08.580 --> 03:07:18.060

Joseph: No, they don't know they can they can risk we would deny the project, and they can go forward with the denial because we're just recommending anyway, so I mean right.

1508

03:07:20.430 --> 03:07:21.540

Joseph: And I think I think.

1509

03:07:22.290 --> 03:07:25.560

Joseph: that's an excellent points here right yeah.

1510

03:07:26.880 --> 03:07:31.050

Joseph: Okay i'm David, will you done, do you think.

1511

03:07:31.710 --> 03:07:39.870

David: yeah I was gonna mention if the planning Commission finishes the review the ordinance on the eight they'll likely schedule public hearing then we'll take it on

Council from there, so stay tuned.

1512

03:07:40.530 --> 03:07:50.760

Vicki: Okay, so going back to the issue of how crowded, the agenda is on April 5 before it goes to the PC where it's code language.

1513

03:07:53.220 --> 03:07:54.780

Vicki: How can we share.

1514

03:07:55.800 --> 03:08:01.260

Vicki: I mean share it via email even so it's I think it's important that this week.

1515

03:08:01.860 --> 03:08:02.610

Joseph: We could share.

1516

03:08:02.790 --> 03:08:18.120

Joseph: This we can share it ahead of time and put in 15 to 30 minutes to discuss it was enough time on the agenda to do that, we could share the documents, maybe a couple of days ahead and people could prove them and then we can talk about them at that meeting.

1517

03:08:20.250 --> 03:08:23.280

Joseph: yeah seems to me, but.

1518

03:08:25.320 --> 03:08:33.270

Marlene Schubert: So is that any different than how it's working right now, because you usually get your agenda on Thursday with links to what you need to look at, so what any of that change.

1519

03:08:33.630 --> 03:08:44.910

Joseph: No okay I don't think so, no, we would just add this is a thing they have available for them before the day, so we would have to have that done before March 2 first.

1520

03:08:45.960 --> 03:08:48.180

Joseph: I mean, I mean April 1.

1521

03:08:49.860 --> 03:08:51.420

Joseph: So she could put it in the agenda.

1522

03:08:54.300 --> 03:09:04.560

David: Joe are just a procedural our packets for the planning Commission go out the Friday prior so the Friday prayer would probably be April or second or something like.

1523

03:09:04.590 --> 03:09:04.950

Joseph: That.

1524

03:09:05.190 --> 03:09:13.410

David: So yeah so So if you discuss on the money you know we'd have the draft packet to them, but certainly they'd be open for more input at the meeting on Thursday so sure.

1525

03:09:13.890 --> 03:09:14.400

Okay.

1526

03:09:15.930 --> 03:09:17.370

Bob: Thanks all right.

1527

03:09:18.390 --> 03:09:30.240

Joseph: Okay well any other comments for the order good of the order, I think this has been I really I really appreciate everybody's coming in your willingness to stay after five to go over these things so.

1528

03:09:31.350 --> 03:09:33.540

Joseph: All right, any other comments I would.

1529

03:09:34.650 --> 03:09:38.070

Joseph: I will declare that the meeting is adjourned.

1530

03:09:39.300 --> 03:09:43.740

Joseph: Okay, thank you, everybody will see you all later thanks a lot take care.