

**D Ave Early Learning Center, Neighborhood Preapplication Meeting Minutes**

Meeting opened at 6:00pm, January 20, 2022, via TEAMS.

## Attendees:

Full Name	Email	Role
Peter Carletti	<a href="mailto:peter@carlettiarchitects.com">peter@carlettiarchitects.com</a>	Project Architect, Carletti Architects P.S.
Emily Morgan	<a href="mailto:emilym@cityofanacortes.org">emilym@cityofanacortes.org</a>	Planner, City of Anacortes
Kim McKinnon	<a href="mailto:kmckinnon@samishtribe.nsn.us">kmckinnon@samishtribe.nsn.us</a>	Project Manager, Samish
Kimberlee Anderson	<a href="mailto:kanderson@samishtribe.nsn.us">kanderson@samishtribe.nsn.us</a>	Chief Operating Officer, Samish
Tanya Portwine	<a href="mailto:tportwine@samishtribe.nsn.us">tportwine@samishtribe.nsn.us</a>	Head Start, ELC Director, Samish
Tom Wooten	<a href="mailto:tomwooten@samishtribe.nsn.us">tomwooten@samishtribe.nsn.us</a>	Tribal Chairman, Samish Tribal Council
Tamara Rogers	<a href="mailto:tamararogers@samishtribe.nsn.us">tamararogers@samishtribe.nsn.us</a>	Treasurer, Samish Tribal Council
Jenna Burnett	<a href="mailto:jennaburnett@samishtribe.nsn.us">jennaburnett@samishtribe.nsn.us</a>	Samish Tribal Council
Anneke den Haan Krueger		Attendee
Vickie Corley MnR		Attendee
Al and Judy Littlefield		Attendee
Toni		Attendee

Peter Carletti, Carletti Architects, presented Architectural and Landscape plans for the D Avenue ELC.

Open for questions at 9 minutes:

Anneke den Haan (Guest)

OK, I live on 16th is it going to be a closed off with the parking or will it be a thoroughfare to D?

Peter Carletti (Architect)

It'll still be a thoroughfare. This kind of cuts it off, but 16th will still connect the D.

Anneke den Haan (Guest)

Reserved for your building and for your people for parking or is it for everybody?

Peter Carletti (Architect)

It's public parking. Anybody can use it.

Anneke den Haan (Guest)

So we'll have traffic. There will be traffic, right?

Peter Carletti (Architect) I don't know whether you have traffic or not, but anybody will be able to use this parking.

Anneke den Haan (Guest)

what's going to happen to the walkway and all the trees (currently on 16<sup>th</sup>)? there is lot of wildlife et cetera, et cetera.

Peter Carletti (Architect)

There's the sidewalk basically shifts from here, and kind of shifts over, and goes along here and you can see there's a planter here and a planter here.

Krueger (Guest)

I'm located at the 2207 15th right next to the North parking lot. we were curious as far as what the Type C buffer would entail because we're going to be sharing a kind of a fence line there with you guys, it looks like kind of a vacant spot, but just wondering what a Type C buffer is.

Emily Morgan (COA Planner)

OK, so for type C landscaping, the purpose is a see through screen that functions as a partial visual separator to soften the appearance of parking and building elevations.

this landscaping is typically found along lot edges or between multifamily developments. as you can see from Peter's designs, we have ample shrubbery and trees, and there will be some fencing South of the alley.

Krueger (Guest)

do you plan to vacate the alley?

Emily Morgan (COA Planner)

During the pre-application we had a representative from the engineering team with public works and as far as I know that was not their intent.

Peter Carletti (Architect)

No, it's not our intent to vacate the alley, so anybody would still be able to come through the alley and come through here.

Tom Wooten (Tribal Chairman)

my question is about the parking. It looks to me like it will be utilized not only for our activities or the tribes' activities there at the Child Center but also you know its proximity to the ball fields there and the and the Smiley's Bottom. Have you guys given that much thought as well? Thank you.

Peter Carletti (Architect)

I think that's part of that part of the Interlocal consideration between the city and the tribe, that this that parking is not being developed or designated for this center necessarily, it'll be open to everyone.

for this center, if they're going to use it, the only time they would probably ever really use it to be honest with you is in the morning and in the evening for a brief period because there's more than enough parking on site for staff that will be there attending during the day and working with the children. It's just more for parent drop off. The rest of the time you're not going to have cars going in and out of there and using that parking. That's really what the parking for.

But the city, I think did mention that it's there for anyone to use, and I think it will get utilized by other parties besides this.

Al and Judy Littlefield (Guest)

my property adjoins the whole area from the West side between both streets and there's a 6- or 7-foot metal fence. is that fence going to stay there so people won't be coming in and out of your property onto my property during the day or at night? The fence has been a very good back there. It keeps people from tracking through the area there so that fence to be there and on 16th Street is the whole street. Could it be improved for through traffic East and West two lanes and the sidewalk? Or just the parking?

Peter Carletti (Architect)

I'm going to address the fence part and then I'm going to let Emily address the other question the fence. Well, good news and good news, no, no, the fence is not going to stay, but we're going to put a new fence up. we're going to put a wood fence up along here.

So that fence is intended that basically it's going to come off the building here and go here, here, down here, and tie back in. Your property, which I assume is here what you're speaking of, will be fenced off just like it is now, but with a visual fence too from any activities that are going on here as far as the through street. I haven't seen those full plans yet. I believe the intent is to take it through to the next.

My understanding currently the city has entered in and procured the agreement. You can answer this or not. Emily with the other consultant who's doing this work, I believe they're out of Seattle. They're just starting on that work now or about to start, but I believe the intention is that yes, the street improvements would carry from D down.

Al and Judy Littlefield (Guest)

What are your hours of operation?

Peter Carletti (Architect)

just like any other kind of normal school.

So probably after about 5:30 there won't be much activity coming out of here.

Kim McKinnon (Project Manager)

I believe, except for just a few special events, that's pretty much the schedule for the Early Learning Center. Monday through Friday.

Al and Judy Littlefield (Guest)

Closed on weekends?

Kim McKinnon (Project Manager)

Yeah, it's closed on the weekend.

Peter Carletti (Architect)

And then the other thing I'll mention it and just let you know it's part of this - Any of the exterior lighting that goes on here is going to be shielded and comply with dark sky and shine downwards. because that's the biggest complaint of a lot of projects, that we don't get because we do a really good job at being aware of it, but I think you hear from other people that have done buildings, not necessarily newer buildings, but maybe 10 years ago is you live next door and I wish the lights weren't on, they shine in my house. These lights will all be shielded. They'll all be LED and they will all Shinedown so.

Al and Judy Littlefield (Guest)

When do you plan to start demolishing the house is there?

Kim McKinnon (Project Manager)

I'll answer that. We have our demolition permit. I'm still working on the contract for the contractor we selected from our bid process and I'm working on getting the utilities disconnected. It's possible that that could happen within a couple of weeks.

Al and Judy Littlefield (Guest)

And your plan for starting the construction of this building is when?

Kim McKinnon (Project Manager)

Depends on how long it takes to get through the continual conditional use permit and get our permit for construction. My estimate is four to six months. Or is it sooner than that Emily?

Emily Morgan (COA Planner)

Yes, I'm so I can kind of speak to the process for a conditional use permit and how public involvement can work. So as Peter had said, this is a Type 4. For some application review, which essentially means that the final decision is made by City Council through a public hearing once formal application is submitted.

You'll get another notice in the mail. It's called a notice of application and that lets you know that there is a comment period where you can submit your written comments, usually through email, or mailed into me. Once that comment period is over, I would review them for compliance with the project, address any concerns. Usually if there's something glaring, I will send it back to the applicant so they can address your concerns. A benefit to formally commenting is you become a party of record, which means that anytime a decision is issued for the project, you would receive written notice of it.

Once we work through that, it would then go out for notice of hearing, so you would again be notified that we have a hearing coming up for public comment. Again, it goes before the Planning Commission for an open record public hearing similarly to what we are doing now but it's in a more formal setting for the Planning Commission, which then makes a recommendation to City Council whether to approve, deny, or approve with conditions were modified conditions.

At the formal City Council meeting they review the application materials as well as the recommendation from the Planning Commission, and they will ultimately render a decision.

In some cases, we may do what's called a joint notice of application and notice of hearing so that just cuts down on the amount of mail. You will still be informed of when the meetings will be, it'll just be on one mailer rather than getting two separate ones that talk about different things.

Typically, because of the public notice period, it's usually about a three month process for planning land use permits, and then that's has to be approved prior to applying and having a building permit issued. The demolition permit can be issued prior to that because it's not directly related but it would be another step in the process.

Al and Judy Littlefield (Guest)

Do you foresee a marked crosswalk then across D Ave once this facility is in place? You're talking about the alley between 15 to 16th St, not vacating it, but you're going to fence.

Emily Morgan (COA Planner) – Shares site plan

Can you see the site plan here?

Al and Judy Littlefield (Guest)

I'm asking is you could fence between the alley, although you're not going to vacate the alley. What I'm asking is if the alley is vacated. I own the property on both sides into the other blocks. if you're going to vacate that part of the alley, I would be very willing to vacate my side.

Emily Morgan (COA Planner)

So the alley is not proposed to be vacated and there should not be a fence going across it. The fence will run parallel with the alley on the play yard side, and then there is a crosswalk that will go across the alley from kind of this main sidewalk area to this parking lot and there will be a crosswalk proposed with the improvements along D. You can see that here. We're seeing a lot of these bulbs all along those dead ends. They go up against the Smiley's Bottom wetlands. So just as kind of a heads up of what is to come.

Krueger (Guest)

OK, thank you. We just wanted to put out there to suggest considering moving the crosswalk to 15th St rather than 16th because there's already a lot of pedestrian traffic that crosses right there since that's the street that enters into Smiley's Bottom. And it would be still connecting to all that city parking or community parking.

Emily Morgan (COA Planner)

I will say that this plan is specific to this area for the Learning Center, so the city has partnered with the Samish to kind of get this up and running because it is going to be needed for development that will bring traffic but we're mitigating it while here. It does appear that there will be a crosswalk at 15th.

Peter Carletti (Architect)

Yeah, I think there was an intention to do a crosswalk at both locations. (15<sup>th</sup> and 16<sup>th</sup> street crossing D )

Peter Carletti (Architect)

I just want to say to everyone, thank you for taking the time to come and learn about our project, where we look forward to working with you and doing our best to make this an asset to the neighborhood and make it blend in. And we're excited about bringing this project online and I think it's something that's duly needed and will really benefit the community.

Tom Wooten (Tribal Chairman)

So Kim, I would just like to echo what Peter said. It's really about being part of the community and fitting in, and all of your participation here tonight will really better this project along for everybody. Thanks for being here tonight and I look forward to this moving along to support our community, thanks.

Kim McKinnon (Project Manager)

Yeah, so thank you. You can submit information requests to the tribe if you just had a quick question or something and they will forward those to me or my email address is [KMckinnon@samishtribe.nsn.us](mailto:KMckinnon@samishtribe.nsn.us)

Meeting closed 32 minutes.