

CITY OF NORTH BEND
CITY COUNCIL
WORKSTUDY NOTES
June 28, 2016 – 7:00 p.m.
City Hall Conference Room, 211 Main Ave. N., North Bend, WA

Acting Mayor Pro Tem Gothelf called the meeting to order at 7:00 p.m.

Councilmembers Brenden Elwood, Alan Gothelf, Trevor Kostanich, Jeanne Pettersen, Jonathan Rosen and Martin Volken were present. Councilmember Ross Loudenback was excused.

Staff Present: Mayor Ken Hearing, City Administrator Londi Lindell, Community & Economic Development Director Gina Estep, Building Official David Spencer and Records Coordinator Kym Smith.

Guest Speakers: Craig Glazier from Glazier, LLC; Eric Schmidt and David Bader of Cascade Design Collaborative.

Downtown Revitalization Update

Acting Mayor Pro Tem Alan Gothelf introduced Mr. Craig Glazier of Glazier LLC, who owns various downtown buildings on North Bend Way.

Mr. Glazier informed Council and Staff he has been living out of state for the past 15 years with his family, which made it difficult to keep up on the family owned properties on North Bend Way. Currently, he was in the process of moving back to the Snoqualmie Valley and looked forward to working with Council and Staff regarding improvements to the properties. Additionally, Mr. Glazier informed Council he had been in contact with several wineries and restaurants that were interested in the property located at 116 West North Bend Way.

Council thanked Mr. Glazier for the update and commented they looked forward to seeing improvements made to the properties in the next few months.

Cottage Site Design Parameters

Community & Economic Development Director Estep thanked Council for allowing her the opportunity to work with Mr. Schmidt and Mr. Bader from Cascade Design Collaborative. She reported to date they have mainly focused on the actual Cottage Development Zone located in the area of North Bend Way and Cedar Falls Way, and when working on ideas for the zone made sure they reflected Council's goal of retaining the rural character of North Bend.

Ms. Estep introduced Eric Schmidt, who explained the parameters they were looking at were single lots with a single home, duplex or triplex, and cottage clusters. He noted roadways would connect to existing roads with winding curves with a limited amount of asphalt and residential units would have lots of open space with the goal of retaining the view of Mt Si.

Mr. Schmidt reviewed an example layout of a cottage housing development. Council expressed concern that the drawing showed an inadequate amount of green space and central gathering spaces and all the units appeared to be the same. Mr. Schmidt explained the “sea of sameness” could be eliminated by using different types of typologies and 6,000 and 8,000 foot lots.

Council suggested the following key elements pertaining to Cottages and Single Family Residential development:

Cottages

- Require some ramblers / mix of 1 & 1.5 Stories
- Require 6/12 - different roof pitch
- Mix front yard setbacks
- Limit 50% lot coverage
- Up exterior number of plan variations
- Limit the height of homes at 25'
- Tree preservation

Single Family Residential

- Require some ramblers
- Mix of 1 and 2 story
- 29'
- Up exterior home variation
- Varied lot sizes 6000-9000
- % of lot sizes – 6000, 7500, 9000
- Lot widths and shapes varied
- Tree preservation
- Existing home provision
- Eliminate 3-plex
- Orient homes/clusters to views
- Ensure only that SF is built within Cottage Clusters

After discussion, Council requested Ms. Estep draft the new North Bend Municipal Code regarding the Cottage Residential Zone and bring it back to a future Council Workstudy for review.

Direction on Park Street Beautification

Community & Economic Development Director Estep recapped the 2016 decision card, which allowed for minor improvements and beautification of Park Street. After evaluating Park Street, City Staff and Consultant Mr. Schmidt concluded the sidewalks on Park Street were too narrow, which eliminated simple improvements such as potted planters.

In light of this information, Ms. Estep requested Council consider alternate improvements for the following areas:

1. Corner of Park Street and Bendigo
2. Main Avenue South
3. Entrance to William Taylor Park

After review of all options, Council consensus was to focus on the area of Park Street and Bendigo and requested Ms. Estep research costs associated with the proposals and bring that information back to the July Workstudy.

Direction on Pedestrian Street Lights

Community & Economic Development Director Estep explained additional light fixtures were required due to the number of construction projects starting in the IC, IMC, DC and NB zoning districts of the City. She provided two examples pertaining to the following and requested Council's opinion:

- *Exhibit A: Historic Pedestrian Acorn Globe Fixtures*
- *Exhibit B: Bartell's Style Pedestrian Fixture*

Council expressed a desire to stay with the old style (Acorn Globe) down North Bend Way and change over to the new style (Bartell's Style) from Cedar Falls Way and beyond.

Adjournment

The workstudy closed at 9:35 p.m.

ATTEST:

Alan Gothelf, Acting Mayor Pro Tem

Kym Smith, Records Coordinator