

AGENDA

- + Project Recap and Timeline
- + Building D Level 0 Revisions
- + Bioretention Gardens
- + Water Detention Pathway Access
- + Wetland Buffer and Fencing
- + Building F Trash Enclosure and Pathway
- + Allowable Areas for Private Gardens
- + Backyard Build Zones

TALARIS PROJECT RECAP

67 LOT SITE PLAN



62 LOT SITE PLAN



48 LOT SITE PLAN



2018-2019:

- + Six Board/ARC briefings. Started with 67 new single-family residential lots, renovation of Buildings A/B/C/D/F and removal of Buildings E & G.
- + Board shared concerns regarding extent of impacts on the landmark buildings and landscape.
- + Applicant incorporated Board feedback and reduced site plan to 62 new SFR lots.
- + Board further shared concerns about overall site planning, general generic home design and removal of mature oak and conifer groves.

2021 ARC Briefing:

- + Two ARC briefings fall of 2021
- + Owner reintroduced project post-COVID
- + Bassetti Architects hired to work with Site Workshop to assess project, revise campus site plan, bring more emphasis and context to landmarked buildings and site, and incorporate more prior Board feedback.
- + Site plan reduced to 48 new single family residential lots plus sensitive Building D addition.
- + Introduced more compatible architecture and massing for new homes.
- + Emphasized retention of most important tree groves in collaboration with consulting arborist Tree Solutions.
- + Adaptive reuse of historic buildings to partially offset economics of having fewer homes

1/5/22 LPB Briefing:

- + Revised site plan with focus on hiding garages and reducing impact of driveways
- + Outlined the character defining features of the historic structures
- + Outlined a potential compatible architectural vocabulary
- + Shared some conceptual images of new pond and wetland homes

2/4/22 LPB Briefing:

- + Reviewed revised overall site plan
- + Reviewed character defining features of the historic landscape
- + Arborist's overview of tree conditions - restoring canopy, removing poor health trees

TALARIS PROJECT RECAP

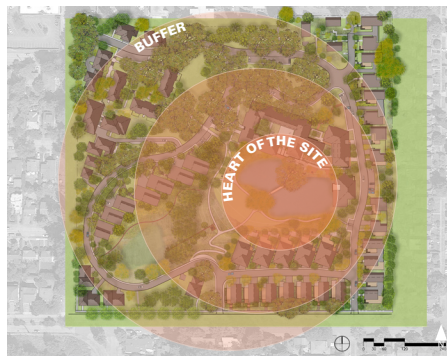
POND HOUSE



D ADDITION



HEART OF SITE



3/1/22 ARC Briefing:

- + Reviewed character defining features of Buildings A, B, C, D, and F
- + Outlined existing materials and colors for Buildings A, B, C, D, and F
- + Reviewed rehabilitation approach for Buildings A, B, C, D, and F

5/13/22 ARC Briefing:

- + Reviewed updated rehabilitation approach for Building D and F
- + Reviewed conceptual design of Building D-Addition
- + Updated video walk through of the overall site development plan

8/3/22 LPB Briefing:

- + Campus expansion history and removal of Phase 2 E and G Buildings
- + Balancing rehabilitation of the site and building landmark characteristics
- + Video walk through highlighting key internal pedestrian viewpoints

9/16/22 LPB Briefing:

- + Review of 41st Street, Wetland, and Pond Homes
- + Reviewed exterior color and material palette for homes

10/28/22 ARC Briefing:

- + Review retained landscape and building character defining features proposed
- + Review rehabilitation approach to landscape typologies and historic structures
- +

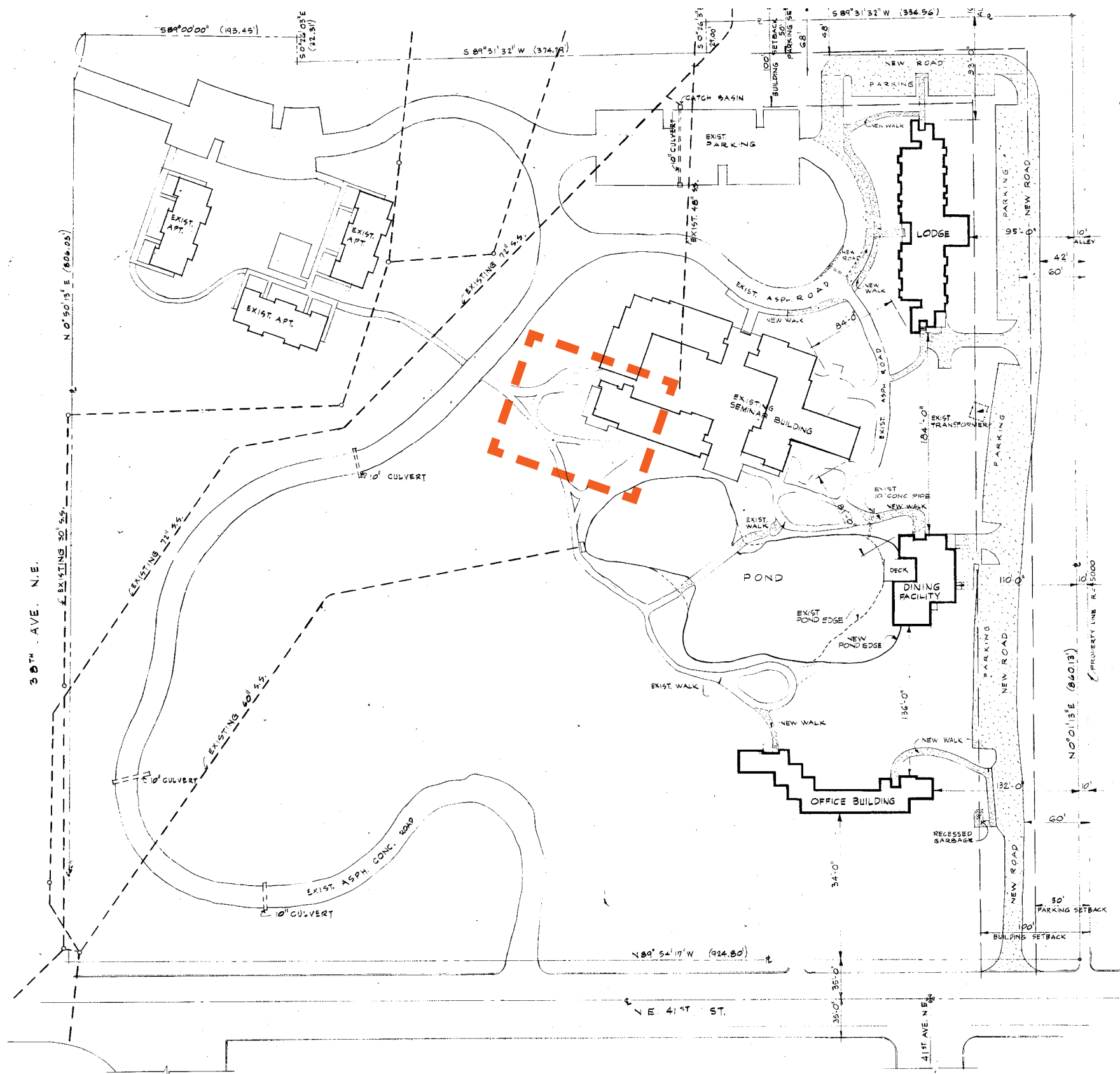
12/21/22 LPB Briefing:

- + Review Site Financial Values and Controls and Incentives
- + Review Existing Building Rehabilitation, Interventions, and Additions

4/28/23 ARC Briefing:

- + Review Site Elements: Signage, Fencing, Railings, Mailboxes, Trash Enclosures

BUILDING D LEVEL 0 REVISIONS / EXISTING SITE PLAN



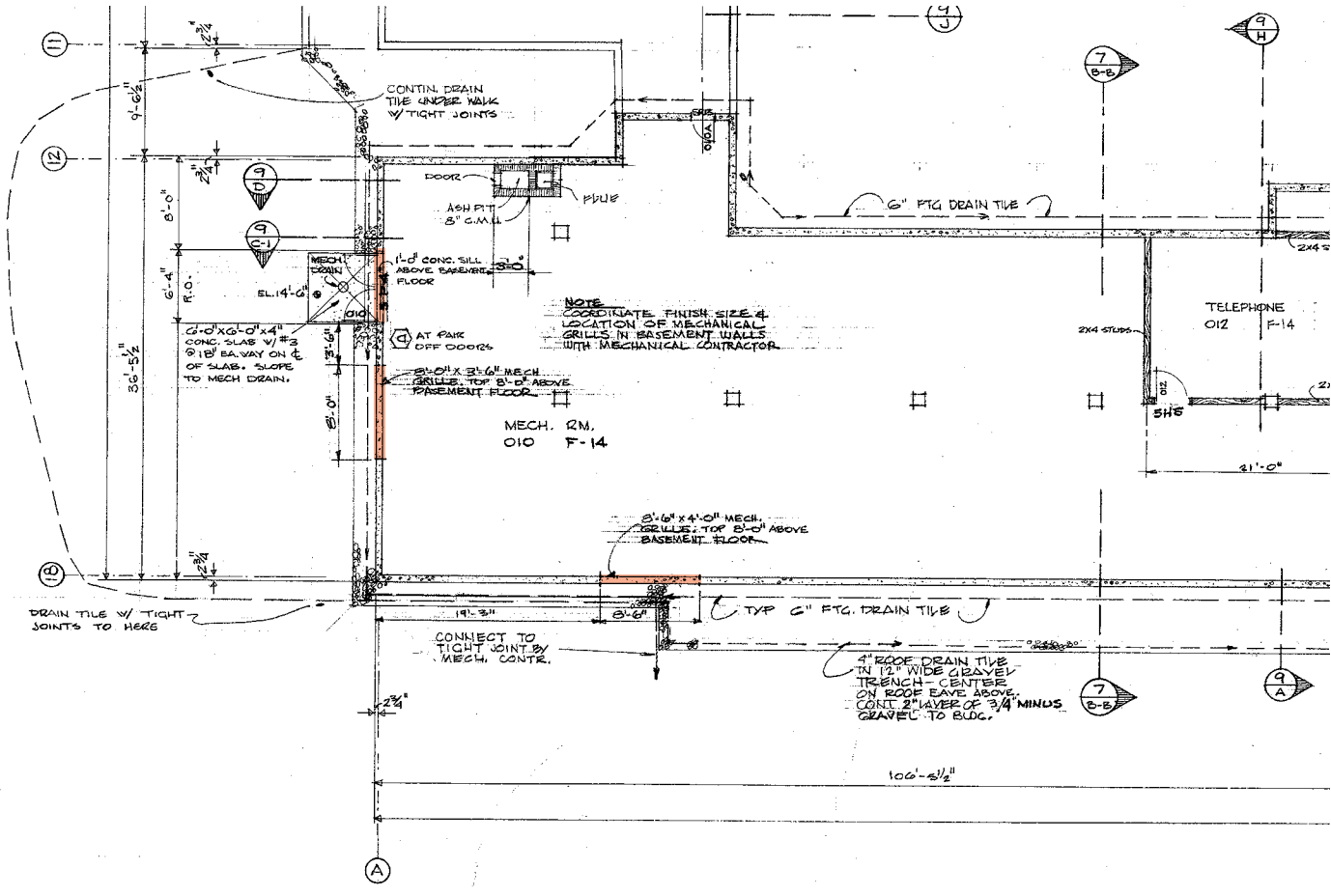
SITE PLAN
SCALE 1/80"=1'-0"



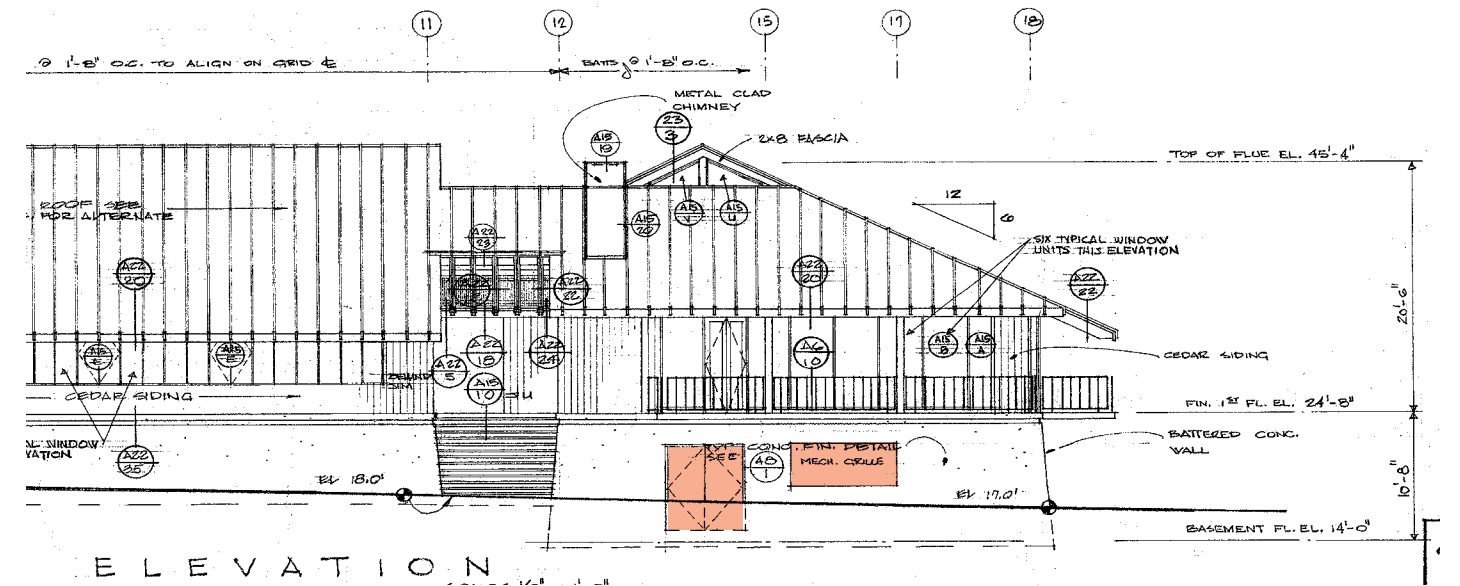
BUILDING D LEVEL 0 REVISIONS / PROPOSED SITE PLAN



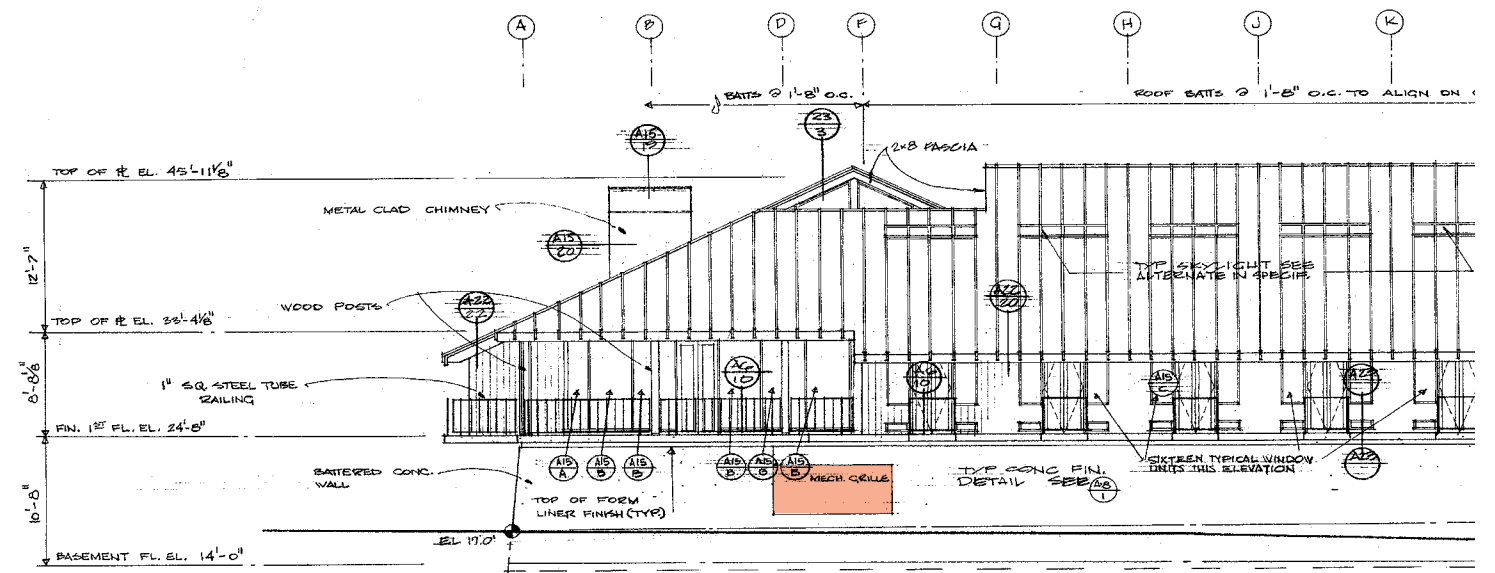
BUILDING D LEVEL 0 REVISIONS / EXISTING PLAN & ELEVATIONS



BUILDING D - EXISTING LEVEL 0 PLAN



BUILDING D - EXISTING WEST ELEVATION



BUILDING D - EXISTING SOUTH ELEVATION

BUILDING D LEVEL 0 REVISIONS / EXISTING CONDITIONS



BUILDING D SOUTHWEST CORNER - WEST FACADE



BUILDING D SOUTHWEST CORNER - SOUTH FACADE



BUILDING D SOUTHWEST CORNER

BUILDING D LEVEL 0 REVISIONS / DESIGN REVISIONS



BUILDING D SOUTHWEST CORNER - EXISTING CONDITION



BUILDING D SOUTHWEST CORNER - PREVIOUSLY SHOWN DESIGN

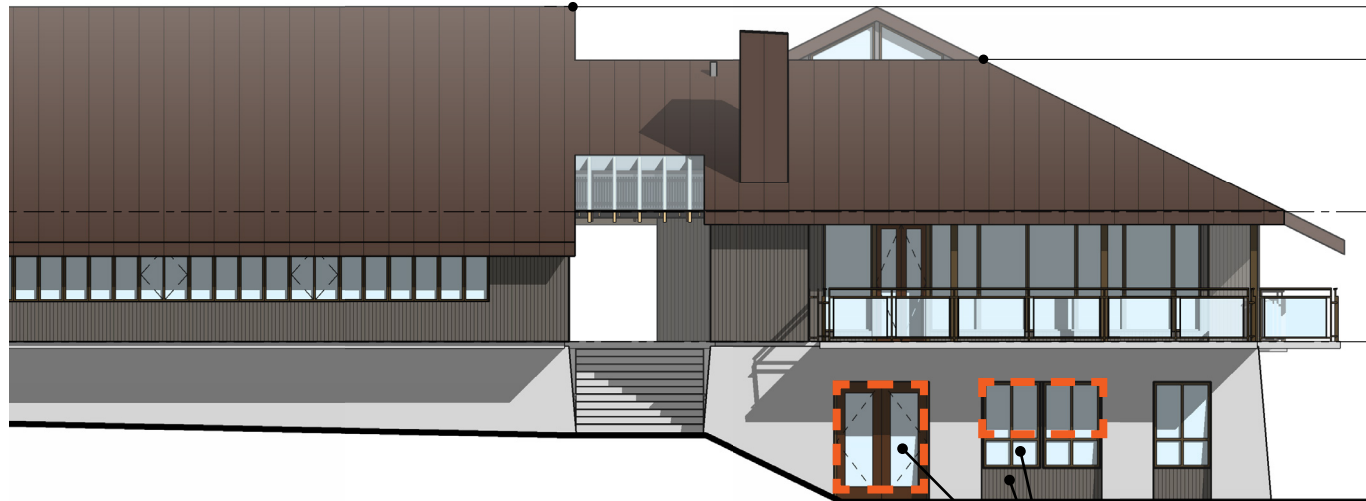
BUILDING D - LEVEL 0 REVISIONS FROM PREVIOUS PRESENTATIONS

- + Existing Level 0 door location maintained
- + Existing louver openings expanded to use as window openings
- + Existing mechanical louver screen wall removed
- + Two new openings in concrete wall added for windows at corner for daylighting occupied space



BUILDING D SOUTHWEST CORNER - UPDATED DESIGN

BUILDING D LEVEL 0 REVISIONS / EXISTING VS NEW ELEVATIONS



BUILDING D - WEST ELEVATION: REVISIONS



BUILDING D - SOUTHWEST 3D VIEW

SW 6991
Black Magic
 Interior / Exterior
 Location Number: 251-C3



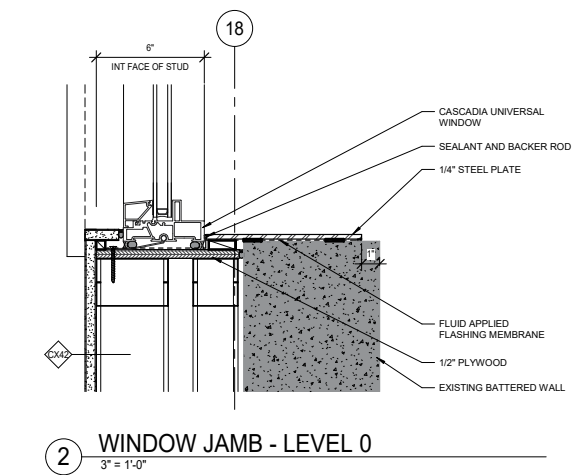
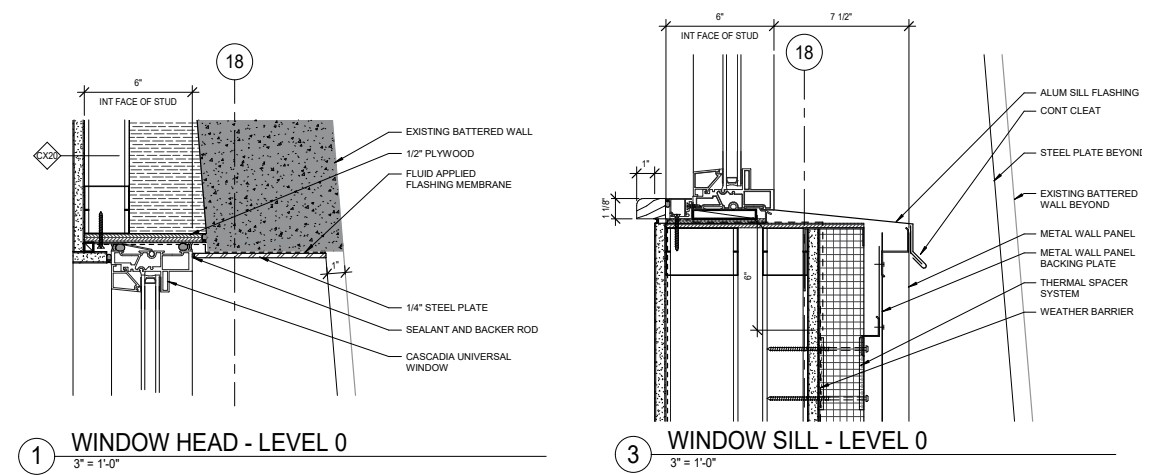
Window at New Openings:

Cascadia Universal Series: thermally broken fiberglass storefront frames and operable window units

Color: Cascadia black

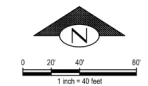
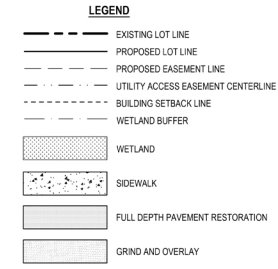
Operable windows: casement, awning, hopper, tilt and turn

Vertical mullions at 24"-26" O.C. to relate to historic windows.



SITE DESIGN UPDATE / BIORETENTION PLANTERS AT HEART OF CAMPUS

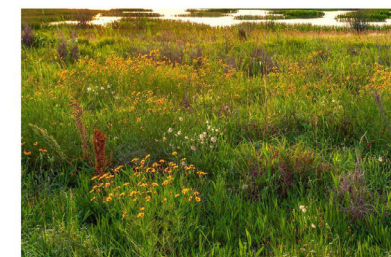
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BIORETENTION PLANTERS



BIORETENTION EXAMPLES



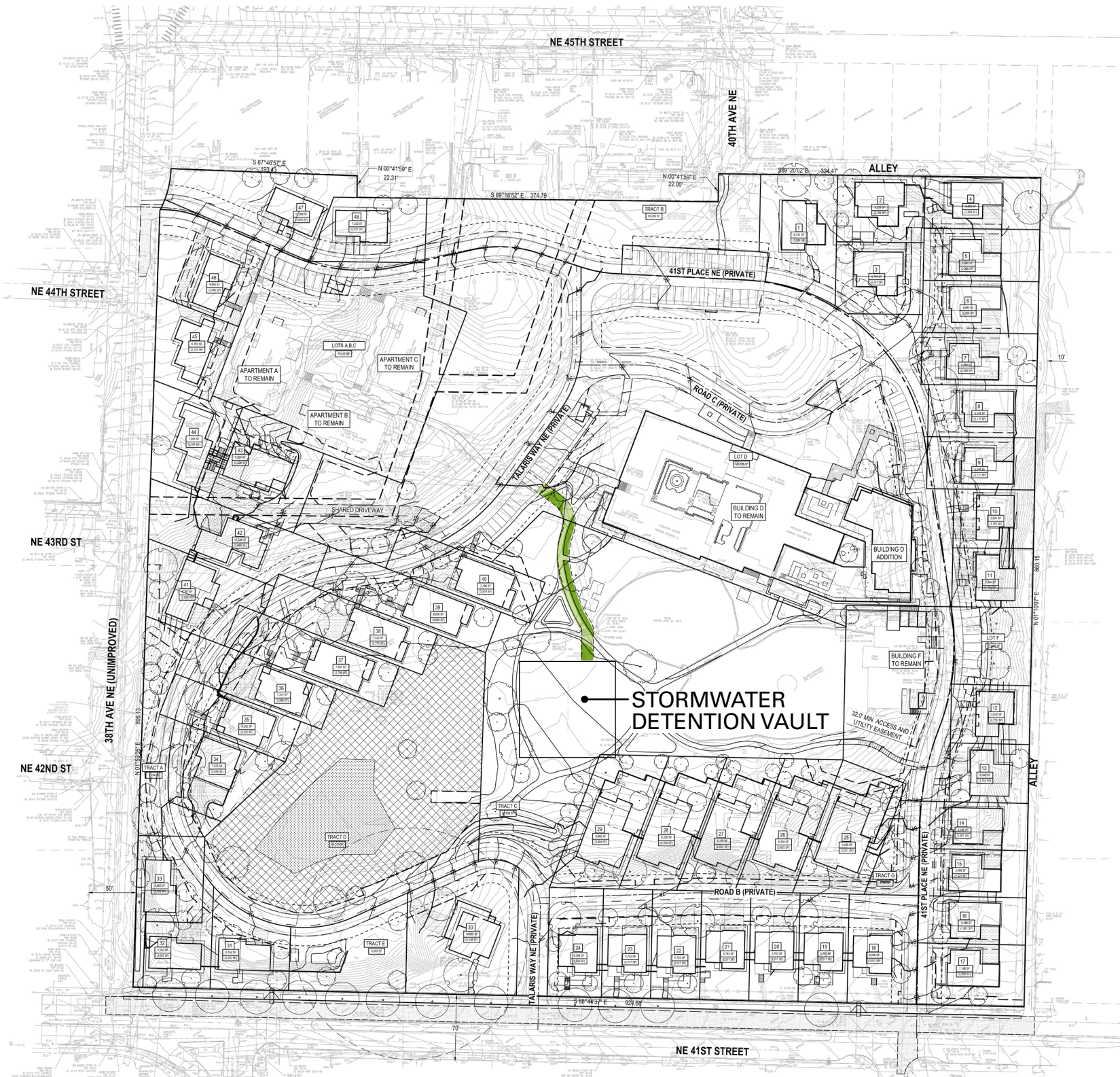
1 WETLAND/EMERGENT
RESTORE EXISTING WETLAND. SEASONAL FLOODING PLANTED WITH HIGH WATER TOLERANT NATIVE PLANTS. TRANSITIONAL LANDSCAPE HOSTING HYDROPHILIC AND/OR WATER-ADAPTIVE HERBACEOUS PLANTS.



7 RAINGARDEN
MANAGE SITE STORMWATER. WATER-ACCEPTING STRUCTURED LANDSCAPE HOSTING LAYERED, LOW MAINTANCE PLANTING.

SITE DESIGN UPDATE / VEHICULAR ACCESS TO WATER DETENTION

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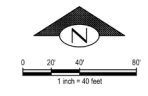


- LEGEND**
- EXISTING LOT LINE
 - - - PROPOSED LOT LINE
 - - - PROPOSED EASEMENT LINE
 - - - UTILITY ACCESS EASEMENT CENTERLINE
 - - - BUILDING SETBACK LINE
 - - - WETLAND BUFFER
 - ▨ WETLAND
 - ▨ SIDEWALK
 - ▨ FULL DEPTH PAVEMENT RESTORATION
 - ▨ GRIND AND OVERLAY

VEHICULAR ACCESS / GEOGRID

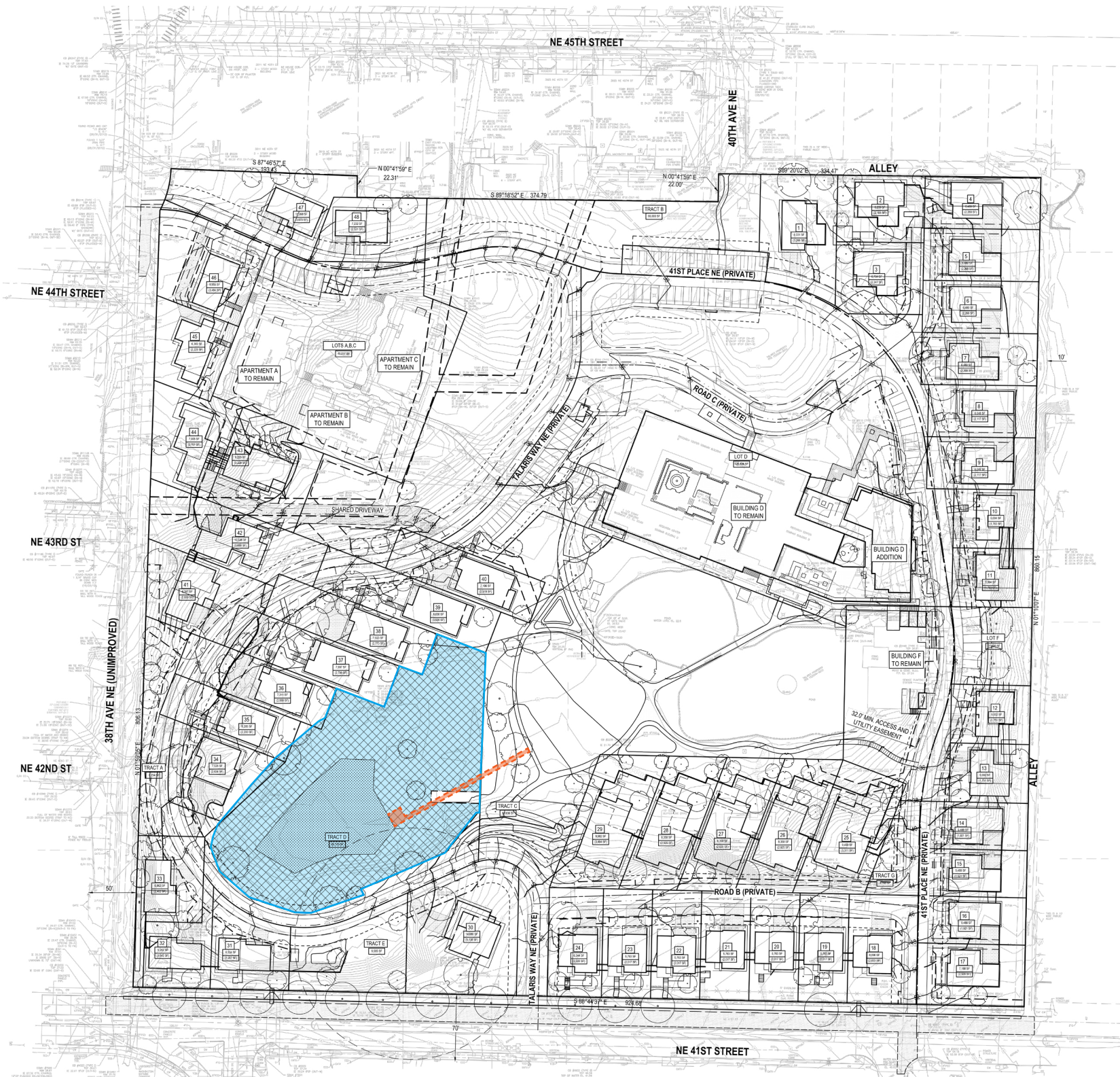


GEOGRID AXON DIAGRAM



SITE DESIGN UPDATE / WETLAND BOARDWALK REMOVED

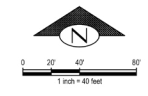
CITY OF SEATTLE, KING COUNTY, WA



- WETLAND BUFFER AND FENCE
- WETLAND BOARDWALK REMOVED

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- UTILITY ACCESS EASEMENT CENTERLINE
- BUILDING SETBACK LINE
- WETLAND BUFFER
- WETLAND
- SIDEWALK
- FULL DEPTH PAVEMENT RESTORATION
- GRIND AND OVERLAY



SITE DESIGN UPDATE / FENCE LOCATIONS



- 3' SHORT FENCE
- 6' TALL FENCE
- WETLAND BUFFER FENCE
- TRASH ENCLOSURE

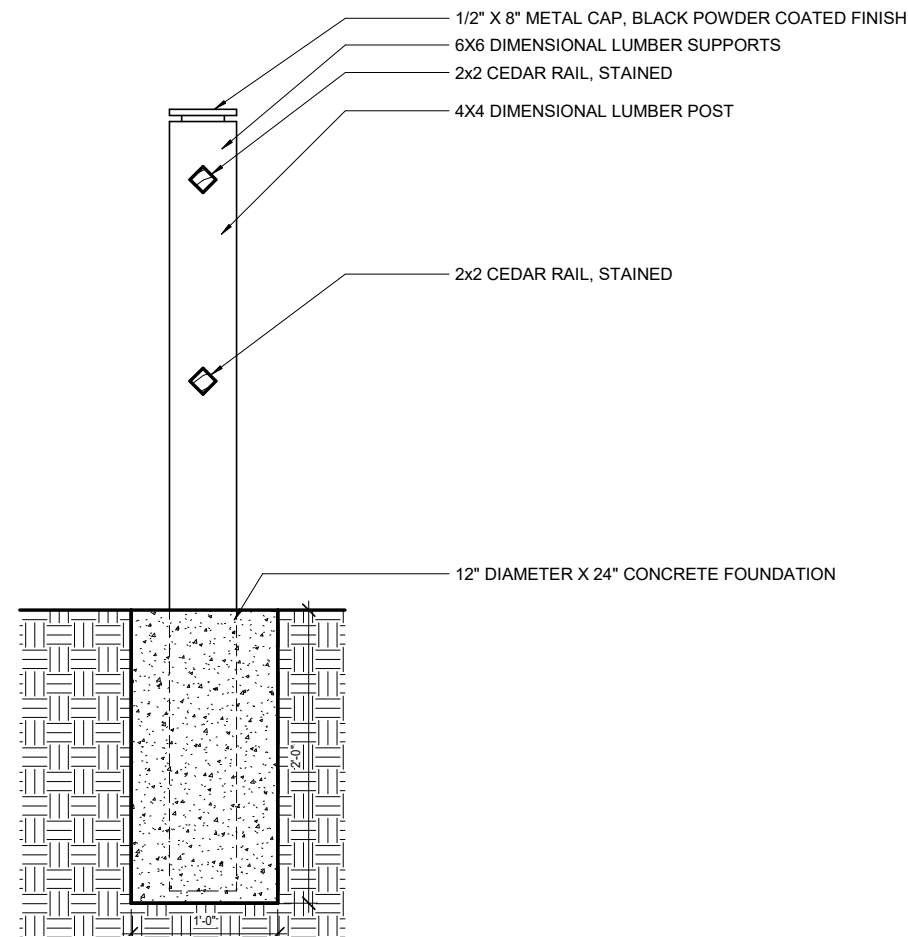
DESIGN UPDATES / REQUIRED WETLANDS FENCE



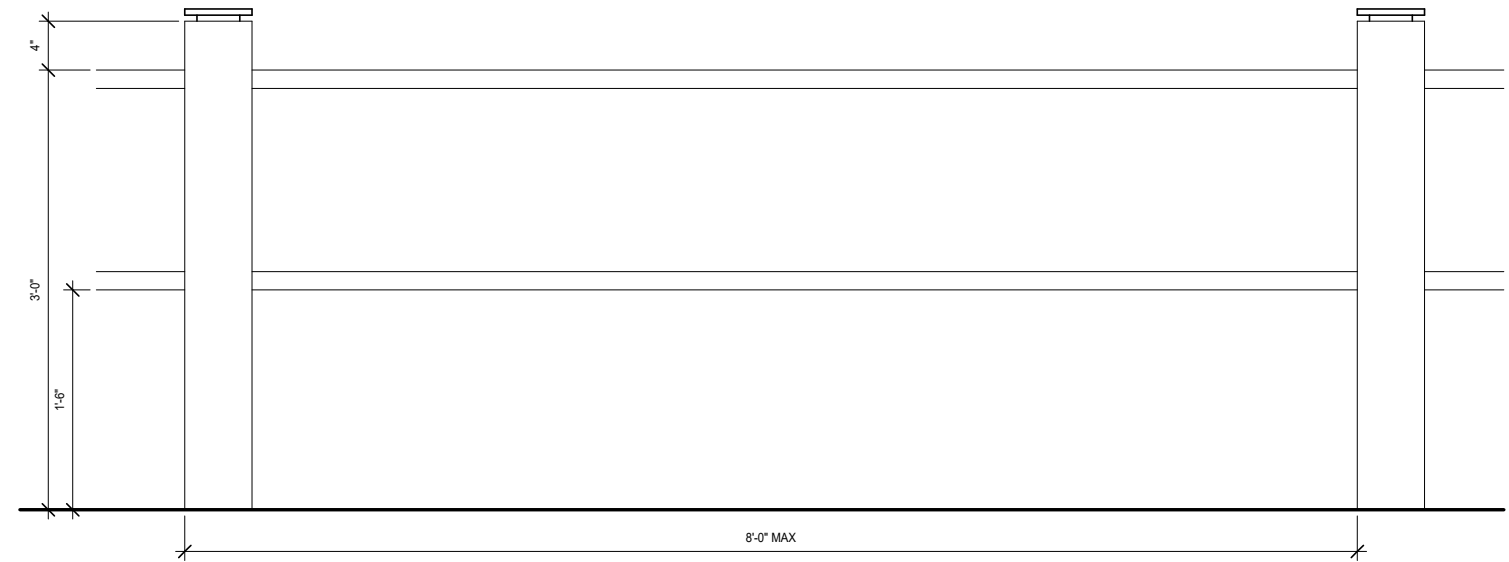
PORTLAND JAPANESE GARDEN FENCE



WETLAND FENCE AND SIGN EXAMPLE

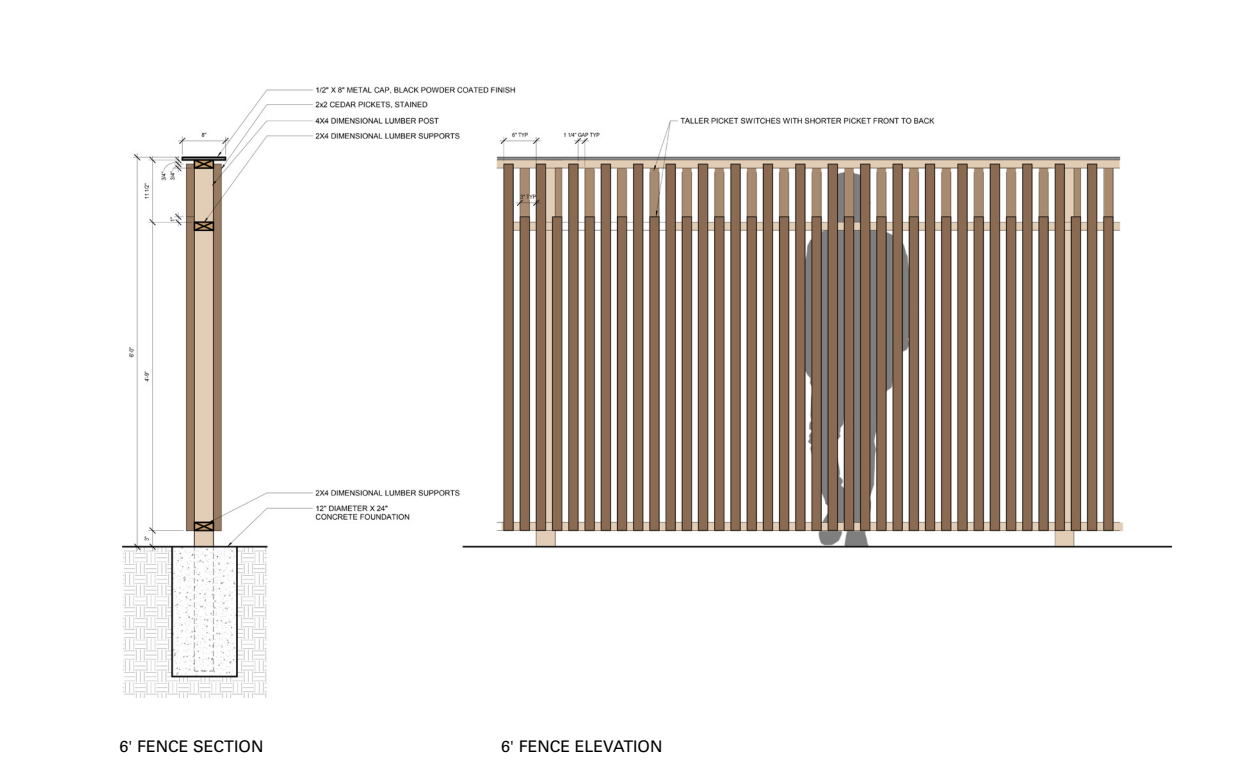
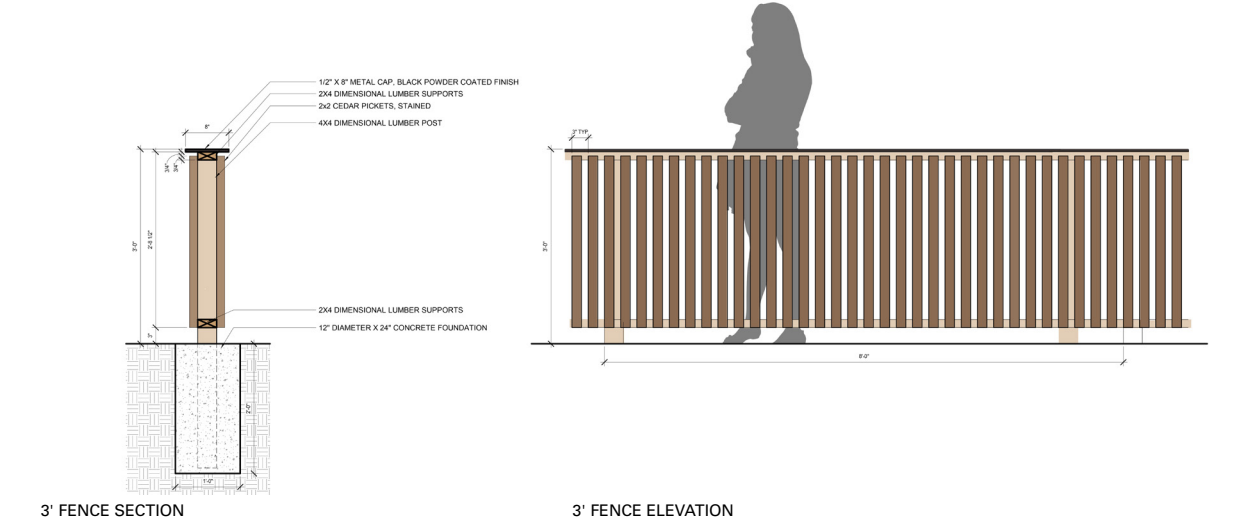
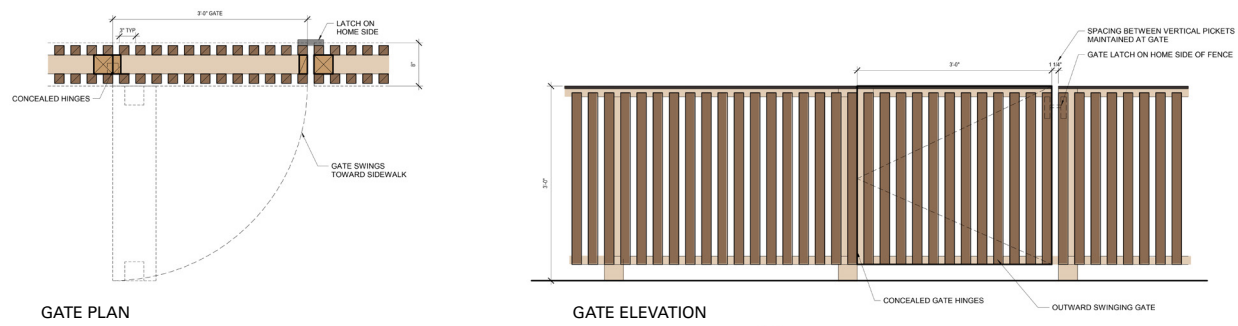


TALARIS WETLAND FENCE SECTION



TALARIS WETLAND FENCE ELEVATION

SITE DESIGN UPDATE / FENCES AND TRASH ENCLOSURE

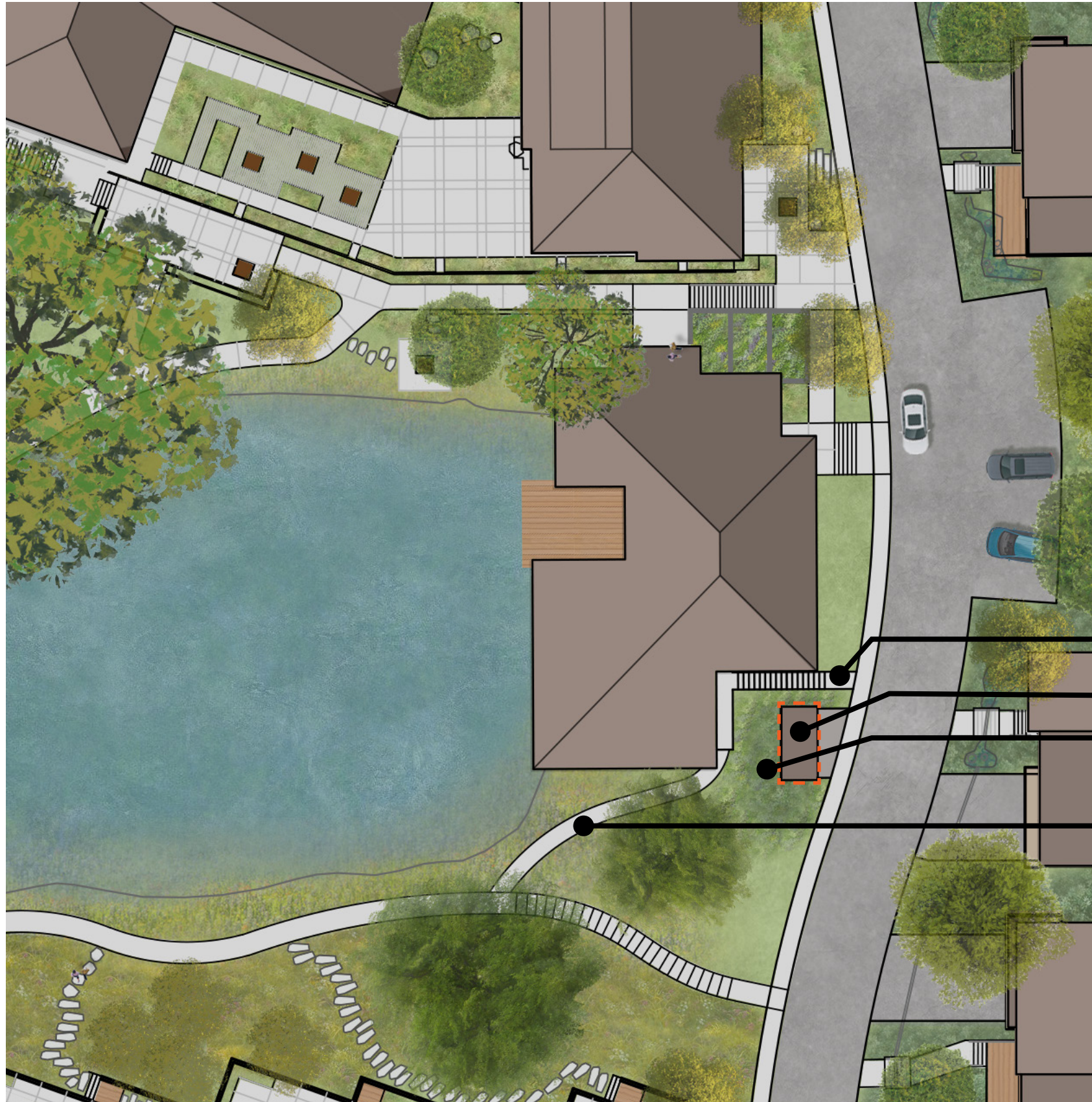


FENCING TYPES EXAMPLE



TRASH ENCLOSURE



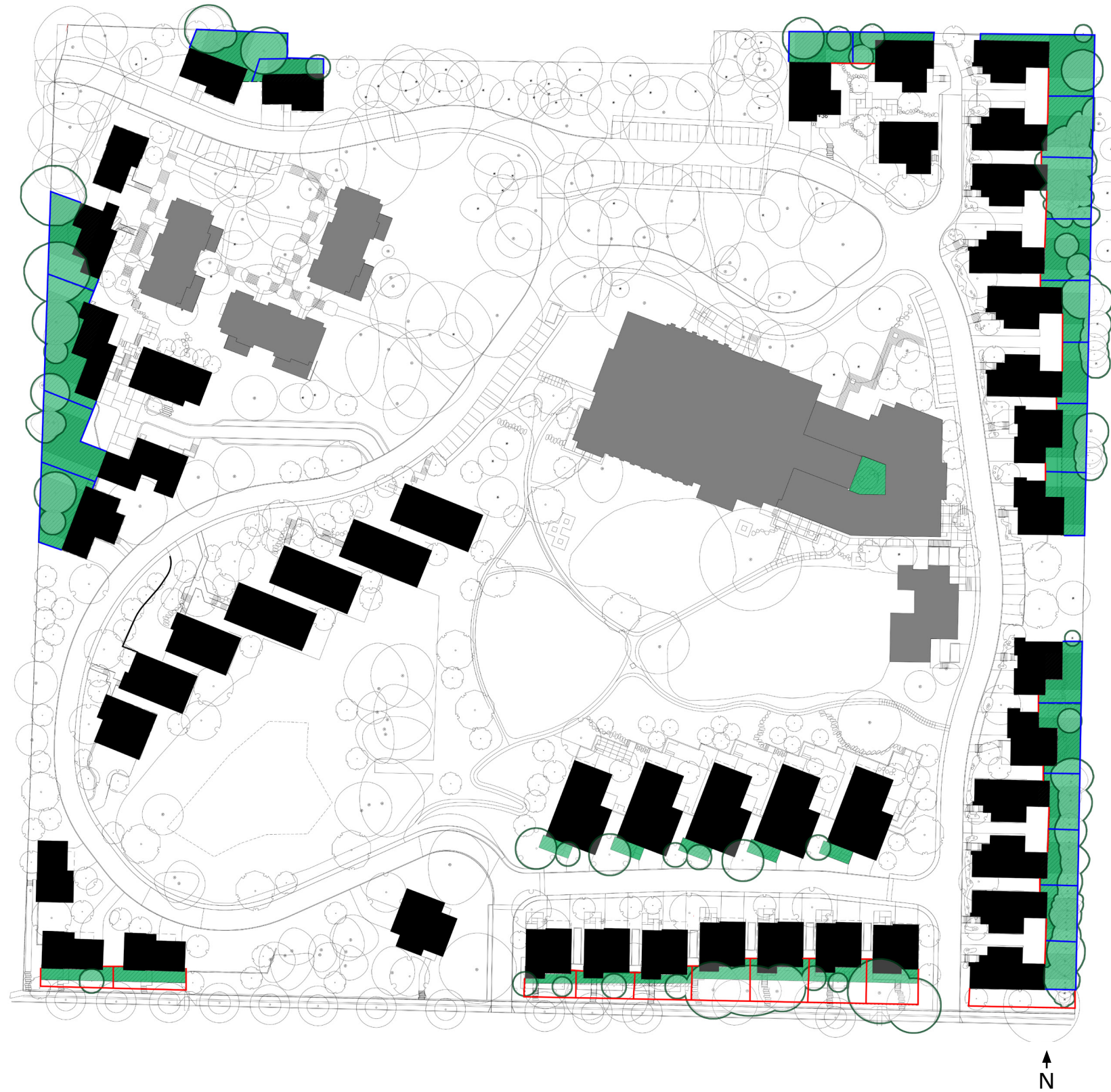


PREVIOUSLY SHOWN PATH AND TRASH LOCATION FOR REFERENCE



- NEW STAIRS RELOCATED NORTH.
- TRASH ENCLOSURE SHIFTED SOUTH.
- NW PLANTINGS BETWEEN BUILDING F AND TRASH ENCLOSURE
- SECONDARY POND PATHWAY ADDED.

SITE DESIGN UPDATE / ALLOWABLE AREAS FOR PRIVATE GARDENS






- 3' SHORT FENCE
- 6' TALL FENCE
- ALLOWABLE AREAS FOR HOME OWNER GARDENING AND MAINTENANCE EXCEPT LANDSCAPE PALETTE FOR PLANTS UNDER 4' TALL.

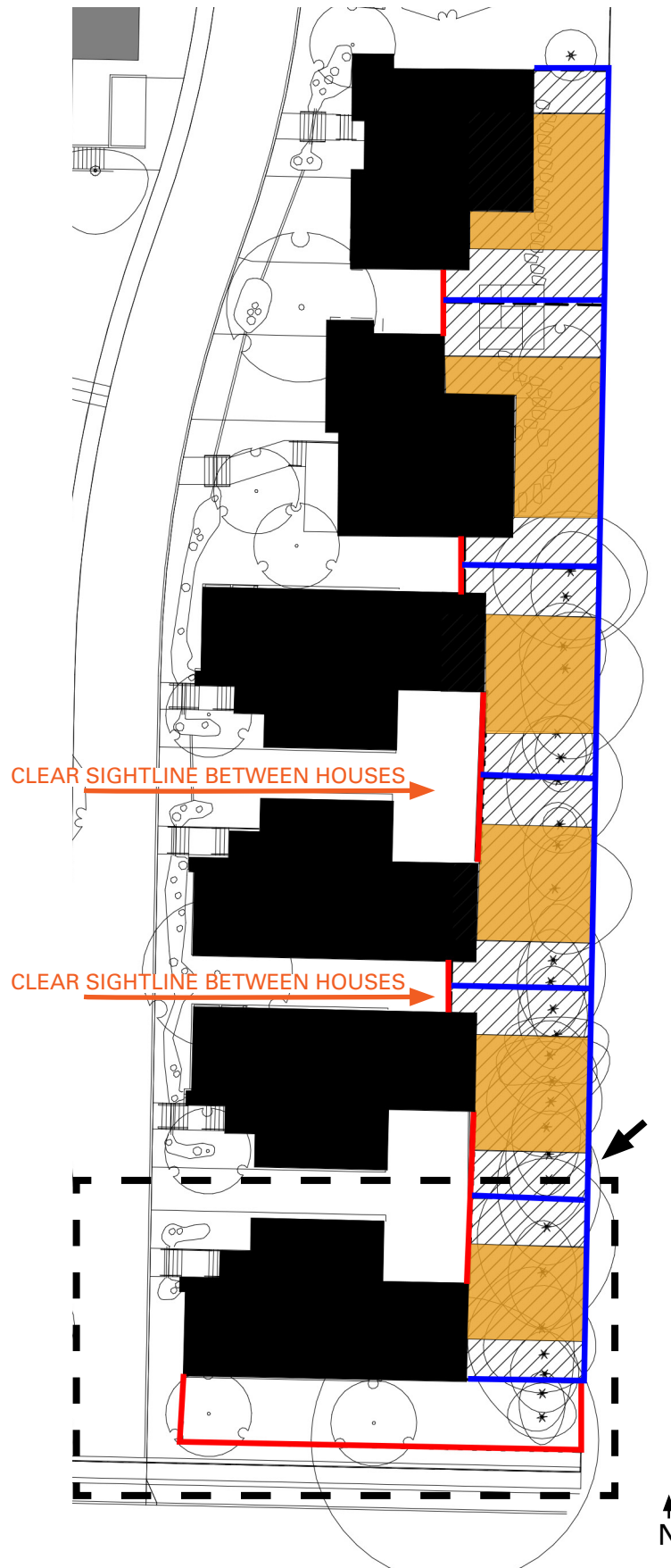
NOTE: MAINTENANCE OF EXISTING TREES OR REQUIRED PLANTED TREES IN AREAS INDICATED TAKE PRECEDENCE OVER PRIVATE GARDEN PLANTINGS.

SITE DESIGN UPDATE / BACKYARD BUILD ZONES

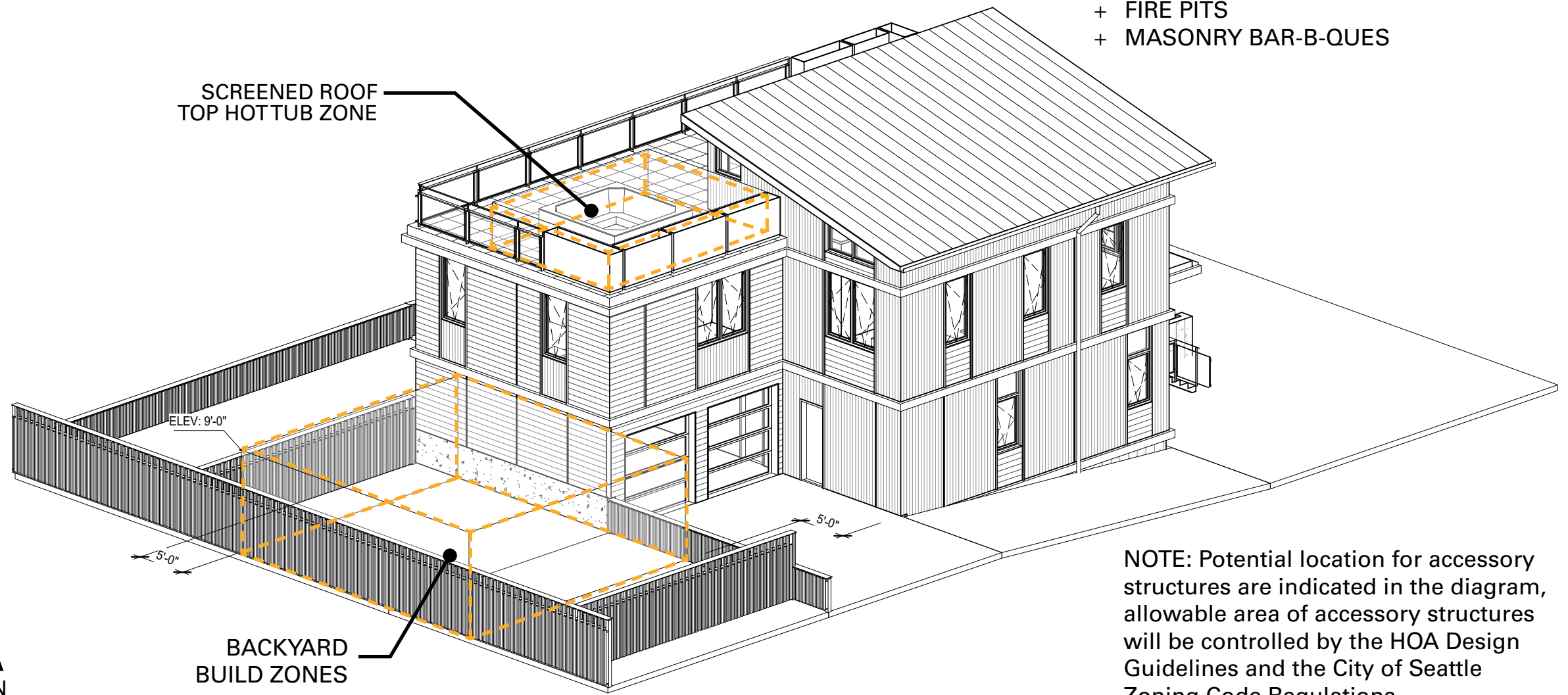


-  3' SHORT FENCE
 -  6' TALL FENCE
 -  STRUCTURES ALLOWED IN BACKYARD BUILD ZONES
- + MISC. STRUCTURES <9' IN HEIGHT
 - + GARDEN SHEDS
 - + ARBORS
 - + TRELLISES
 - + IN GROUND SPAS
 - + GAZEBOS
 - + COVERED PATIOS
 - + STATUARY/ART
 - + BIRDHOUSES
 - + FIRE PITS
 - + MASONRY BAR-B-QUES

SITE DESIGN UPDATE / BACKYARD ZONES EXAMPLE AND AXON



- 3' SHORT FENCE
- 6' TALL FENCE
- STRUCTURES ALLOWED IN BACKYARD BUILD ZONES
- + MISC. STRUCTURES <9' IN HEIGHT
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- + STATUARY/ART
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- + MASONRY BAR-B-QUES



NOTE: Potential location for accessory structures are indicated in the diagram, allowable area of accessory structures will be controlled by the HOA Design Guidelines and the City of Seattle Zoning Code Regulations.

THANK YOU.