

## **FORMER BATTELLE MEMORIAL RESEARCH INSTITUTE / TALARIS CONFERENCE CENTER**

Address: 4000 NE 41st Street

---

### **Project Overview and Intent**

The purpose of this project is to enhance site security, improve the visual appearance of the property, and protect the existing structures.

Currently, the site has a combination of permanent and temporary security measures that are insufficient to prevent unauthorized access. A 4-foot fence exists along NE 41st Street, with two vehicle gates that are chained and padlocked. Eco blocks have been placed behind these gates to prevent vehicle intrusion.

Temporary fencing is installed along portions of the west, east, and north property lines; however, these installations do not consistently align with the full property boundary and show clear signs of damage and repeated breaches. The only functional access point is located along 38th Ave NE, which is secured but remains vulnerable due to the condition of surrounding fencing.

Although all buildings on-site have been boarded, there have been multiple instances of unauthorized entry, resulting in significant interior damage.

The proposed improvements will establish a consistent and durable perimeter, serving as a stronger deterrent to unauthorized access while supporting the long-term maintenance and preservation of the property.

37th Ave NE  
38th Ave NE

37th Ave NE

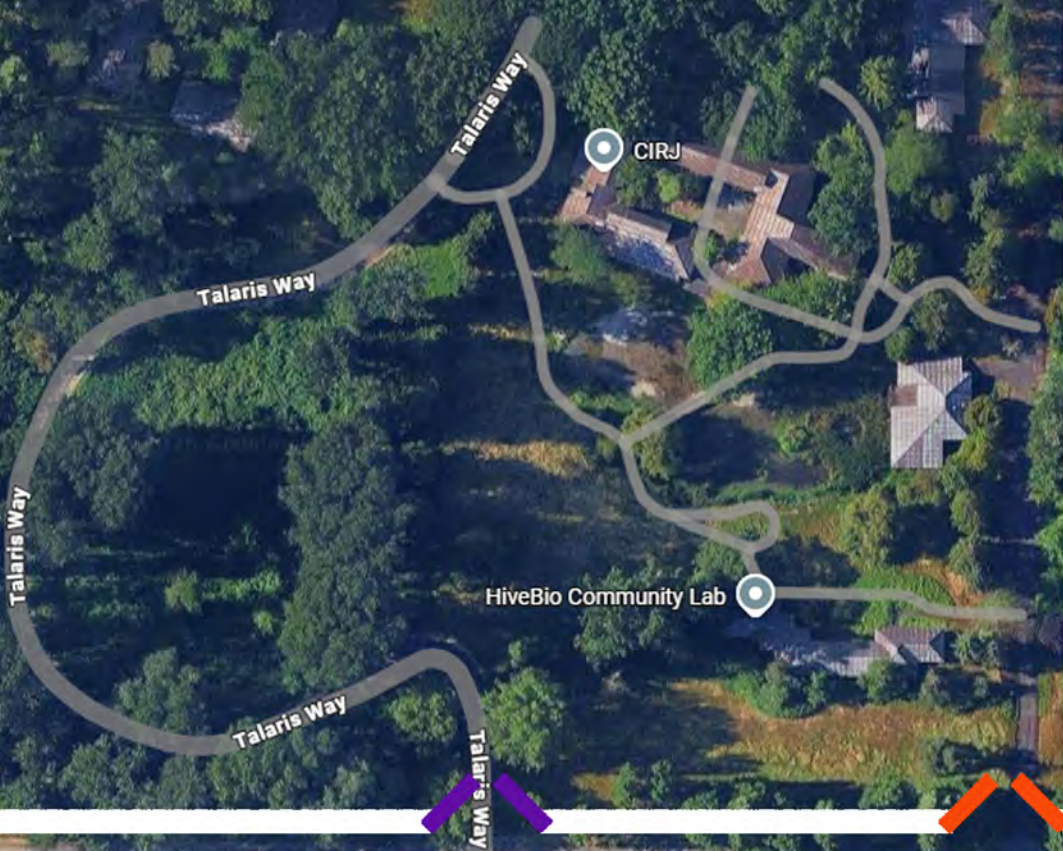
37th Ave NE

37th Ave NE

NE Surber Dr

38th Ave entrance  
double swing gate

no gate here



NE 41st St

41st Ave entrance #2  
double swing gate

41st Ave entrance #1  
double swing gate

NE Belvoir Pl

42nd Ave NE

42nd Ave NE

42nd Ave NE

42nd Ave NE

42nd Ave NE

38th Ave entrance  
(current day fence at 4 ft high)

current fence at 4 ft.

BIG  
TRESPASSING  
D  
362-3049

NO TRESPASSING  
THIS IS AN ENVIRONMENTAL AREA

38th Ave entrance  
(proposed Estate Fencing at 8 ft high)

example of one side open

8 ft. tall

20 ft. wide gate

41st Ave entrance #1  
(current day fence at 4 ft high)

current fence at 4 ft.

41st Ave entrance #1  
(proposed Estate Fencing at 8 ft high)



new fence at 8 ft. tall

20 ft. wide gate

41st Ave entrance #2  
(current day fence at 4 ft high)

current fence at 4 ft.

41st Ave entrance #2  
(proposed Estate Fencing at 8 ft high)

new fence at 8 ft tall

— 20 ft. wide gate —

Current SPU property with 8 ft. tall fence and double swing gate



8 ft. tall

20 ft.

wide

## Security Recommendations (SPU Security)

Until a long-term use for the property is determined, SPU Security recommends the following interim measures:

- Fully secure the property perimeter with consistent fencing
- Maintain all structures in fully boarded condition
- Conduct weekly inspections to identify vandalism or breaches
- Repair any damage immediately to prevent escalation

## Proposed Security Improvements

Fencing Installation:

To meet security standards for a residential-type zone, the following is recommended:

- Installation of approximately 3,554 linear feet of perimeter fencing
- Use of 8-foot-tall ornamental steel fencing (Montage Commercial Invincible)
  - Within the 8ft fencing – there is also an anti-climb deterrent feature
- Installation of three (3) double-swing vehicle access gates

This fencing type has been successfully implemented at other SPU sites in residential and park-adjacent areas, including Maple Leaf, Beacon Hill, West Seattle, and Augusta Pump Station.

## Phased Implementation Plan

The project will be completed in phases to allow for efficient deployment and prioritization of high-risk areas:

- **Phase 1: West side of the property, beginning at 38th Ave NE**
  - This area currently lacks adequate fencing and represents a key vulnerability

Additional phases will follow to complete the full perimeter.

## **Summary**

The current condition of the property presents ongoing safety, security, and maintenance challenges. Existing measures are not sufficient to deter unauthorized access or prevent continued damage.

The proposed fencing upgrades will:

- Establish a consistent and effective perimeter
- Reduce safety risks and liability
- Protect existing infrastructure

Approval of this proposal will allow SPU to proactively address current risks while maintaining flexibility for future site use.