

# AGENDA

- + Project Overview and Recap
- + Signage & Addresses
- + Site Railing Designs
- + Mailboxes
- + Site Fence Designs
- + Trash Enclosures
- + Site Lighting

# 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



# TALARIS PROJECT RECAP

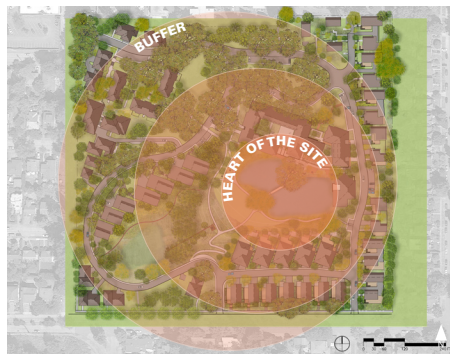
POND HOUSE



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

# ENTRY, WAYFINDING, AND ADDRESS SIGNAGE



SIGNAGE / STREET AND WAY FINDING SIGN LOCATIONS



- ENTRY SIGNAGE 1
- ENTRY SIGNAGE 2
- TENANT SIGNAGE

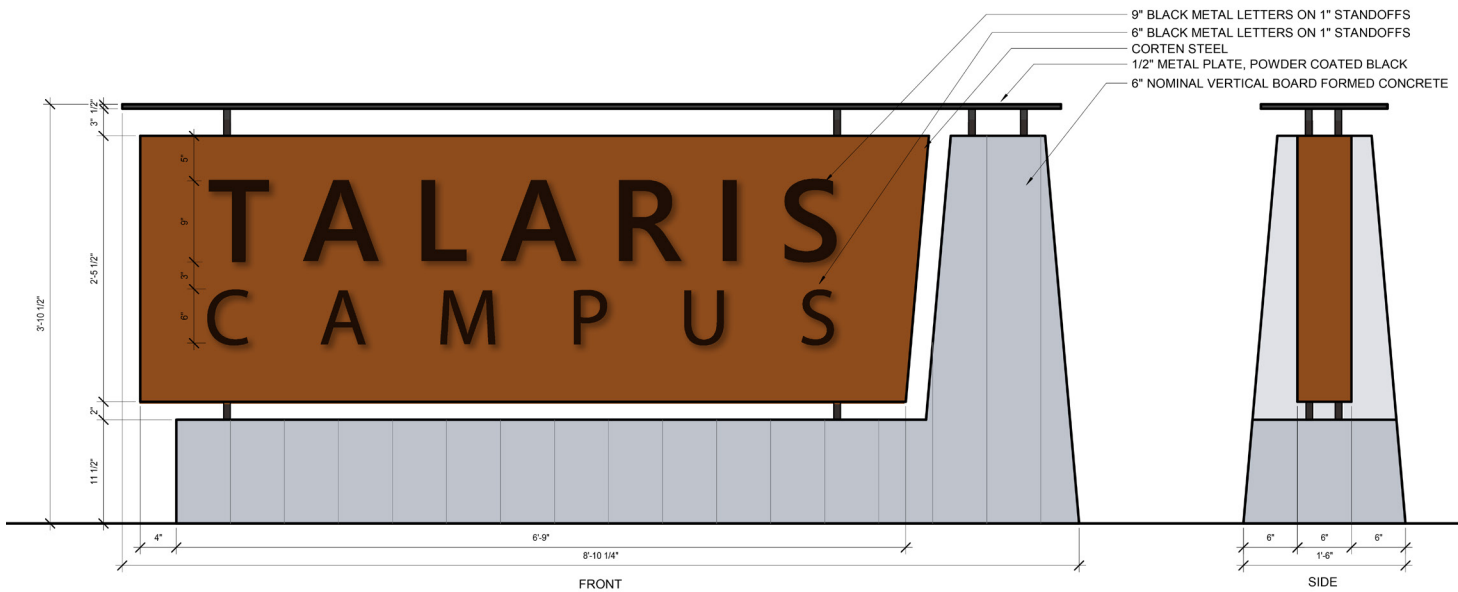




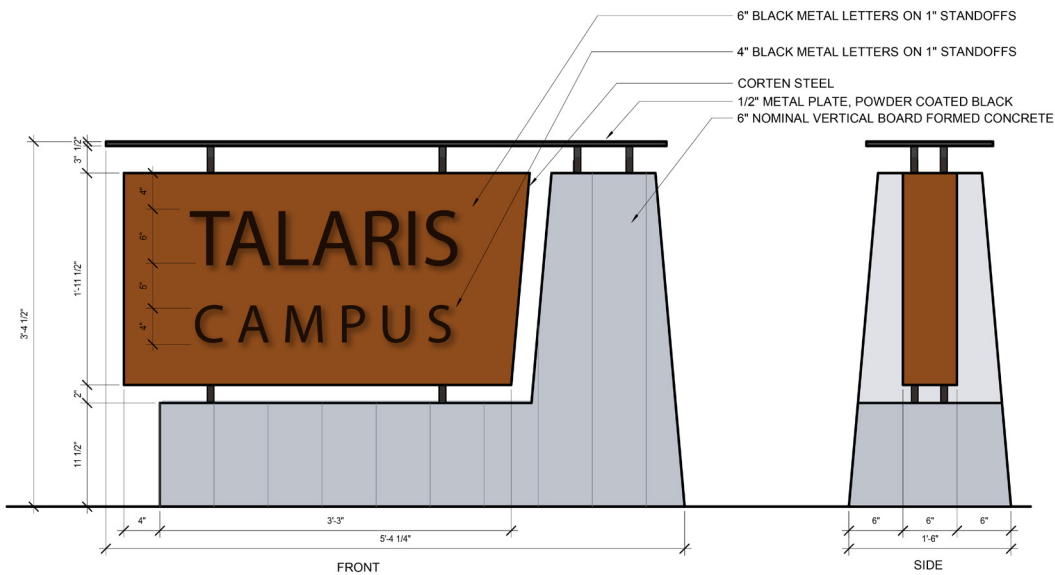




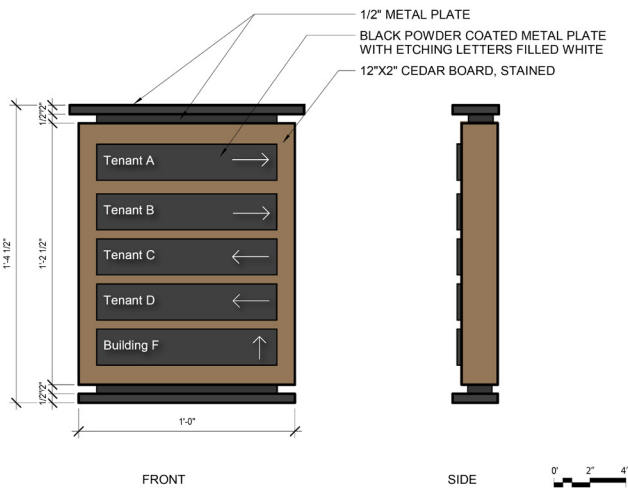
SIGNAGE / ENTRY, WAY FINDING, AND STREET SIGN TYPES



● ENTRY SIGNAGE 1



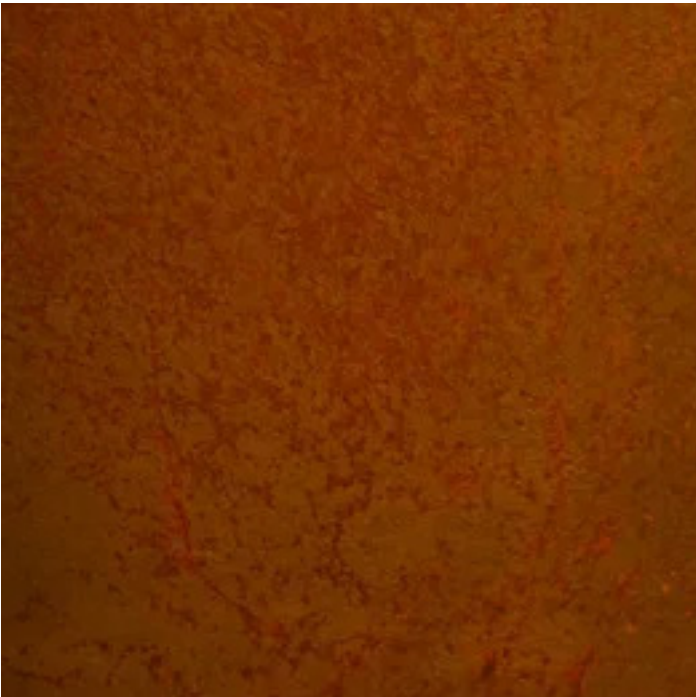
● ENTRY SIGNAGE 2



● Wall Mounted Tenant Signage

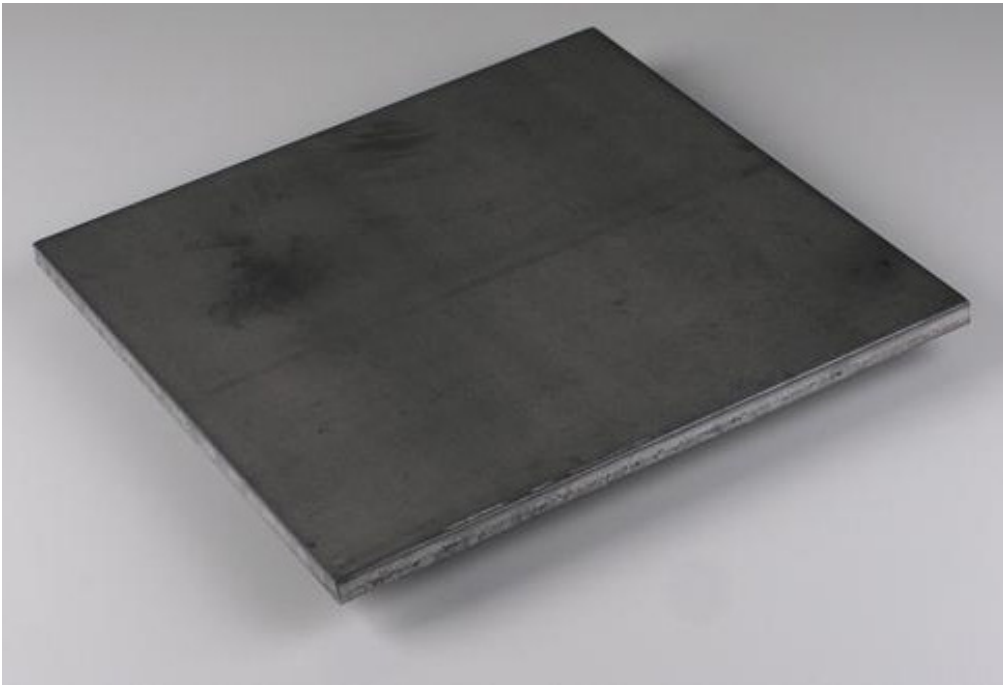


CORTEN STEEL



ENTRY SIGN-FIELD BACKGROUND

POWDER COATED STEEL, BLACK FINISH



CAP, SIGNAGE PANELS, LETTERS, AND NUMBERS

BOARD FORMED CONCRETE



ENTRY SIGN BASES

CEDAR - SEMITRANSSPARENT STAINED  
COLOR CHESTNUT



SIGNAGE POSTS AND WALL MOUNTED  
SIGN PANEL



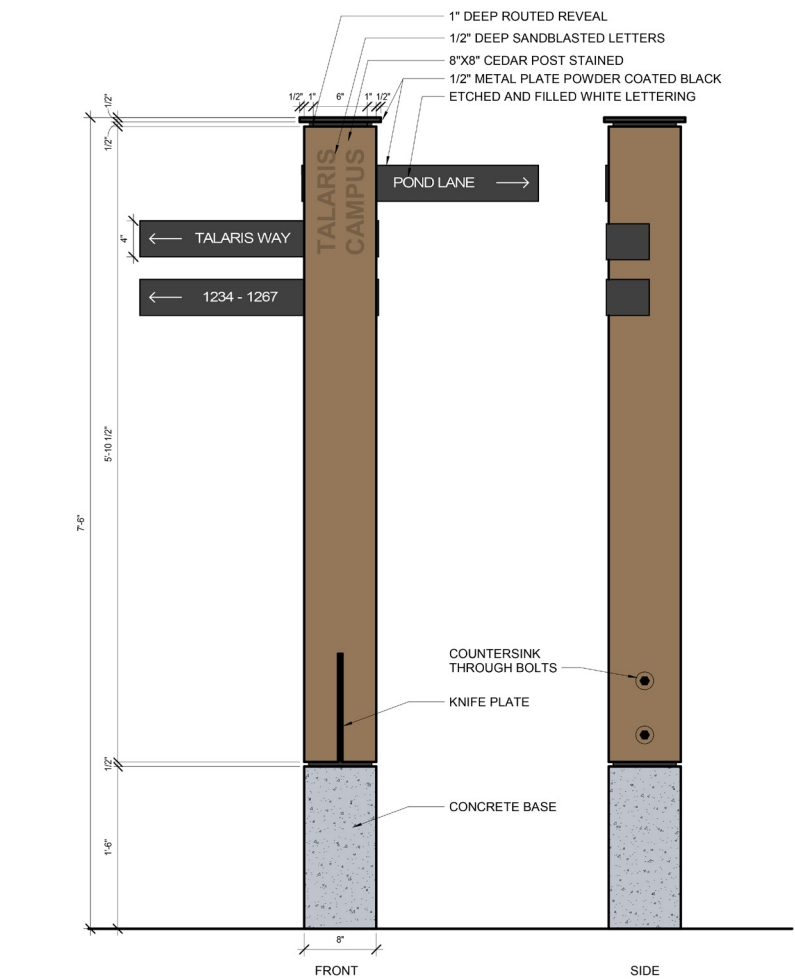
SIGNAGE / STREET, WAY FINDING AND INFORMATIONAL SIGNAGE LOCATIONS



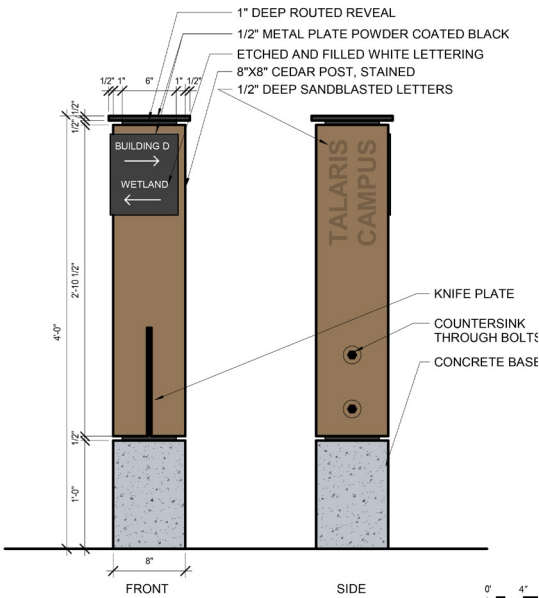
- STREET SIGNAGE
- WAY FINDING SIGNAGE
- INFORMATIONAL SIGNAGE



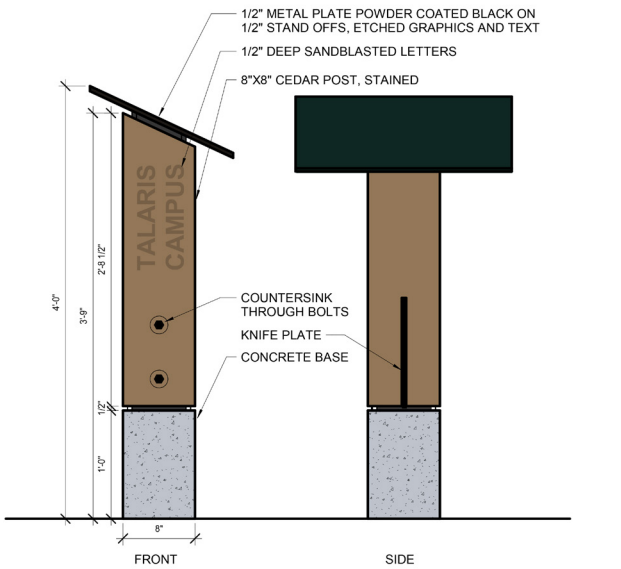
SIGNAGE / STREET, WAY FINDING AND INFORMATIONAL SIGNAGE TYPES



● STREET SIGNAGE 0' 4' 8'



● WAY FINDING SIGNAGE 0' 4' 8'



● INFORMATIONAL SIGNAGE 0' 4' 8'



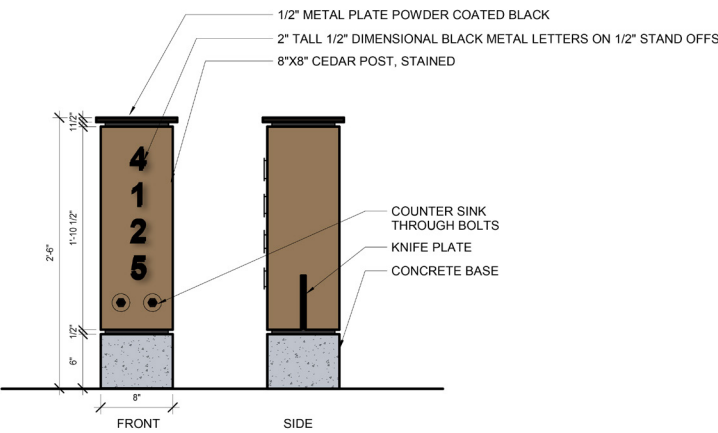
SIGNAGE / ADDRESS SIGN LOCATIONS



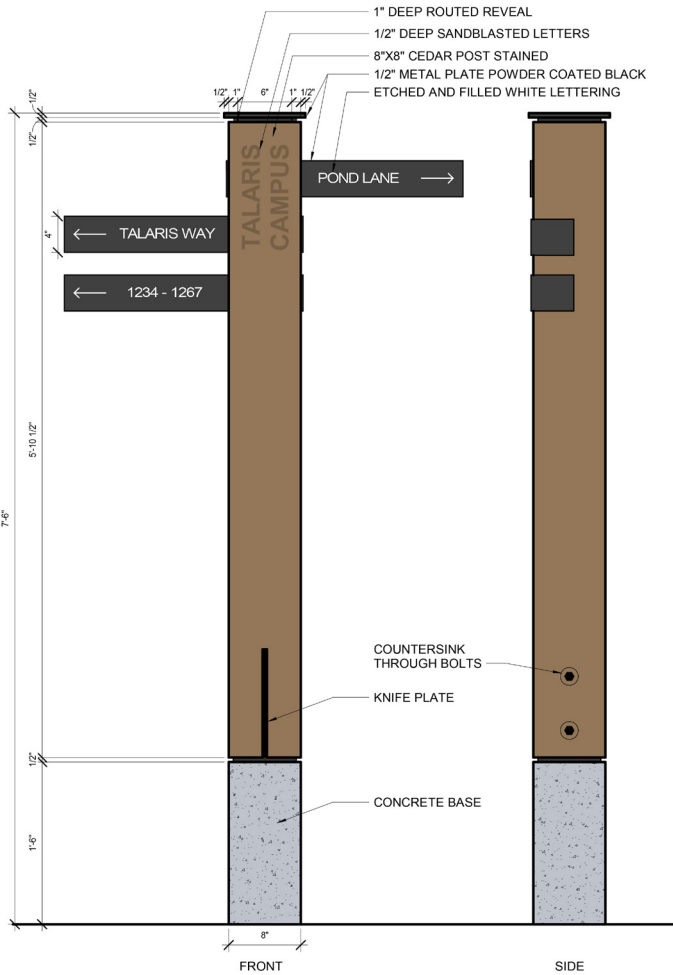
- SHARED ADDRESS SIGNAGE
- ADDRESS SIGNAGE



SIGNAGE / ADDRESS SIGN TYPES AND LOCATIONS



Typical Home Address Signs



Combined Drives Address Signs

Typical Home Address Signs:

- + Located 4' from edge of sidewalk
- + Located on right side of entry walk to home front door.
- + Addresses numbers with 1/2" standoffs located on wood posts.

Combined Drives Address Signs

- + 4' from edge of sidewalk or road.
- + Addresses located on metal signs fixed to wood posts.

# SITE RAILING DESIGN





NEW SITE RAILING



SITE RAILINGS / EXISTING SITE RAILINGS

BUILDINGS B & C BRIDGES - NOT ORIGINAL



BUILDING A BRIDGES - ORIGINAL



RAILINGS AT SITE STAIRS - ORIGINAL

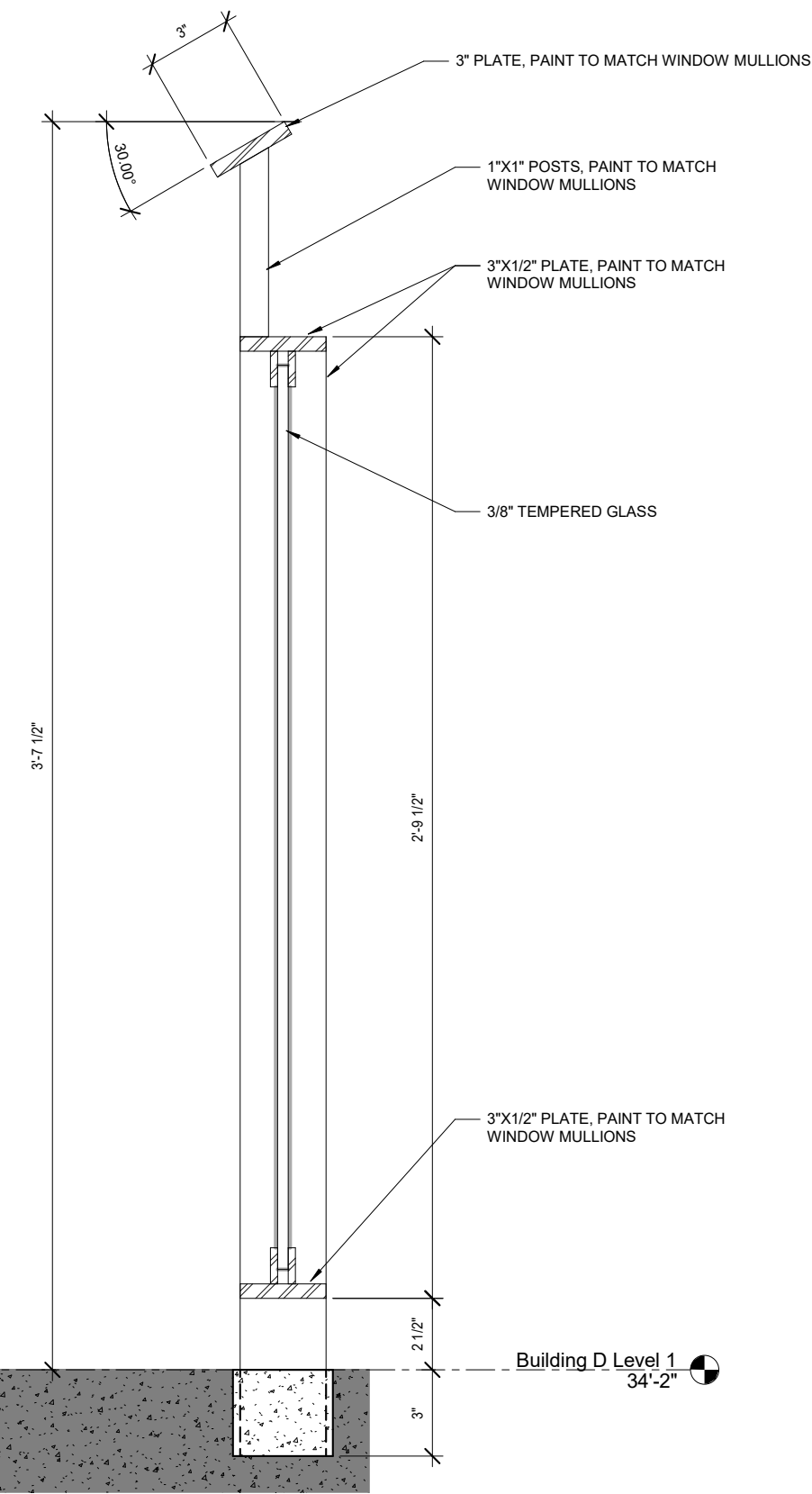


RAILINGS AT BUILDING D OVERLOOK - ORIGINAL

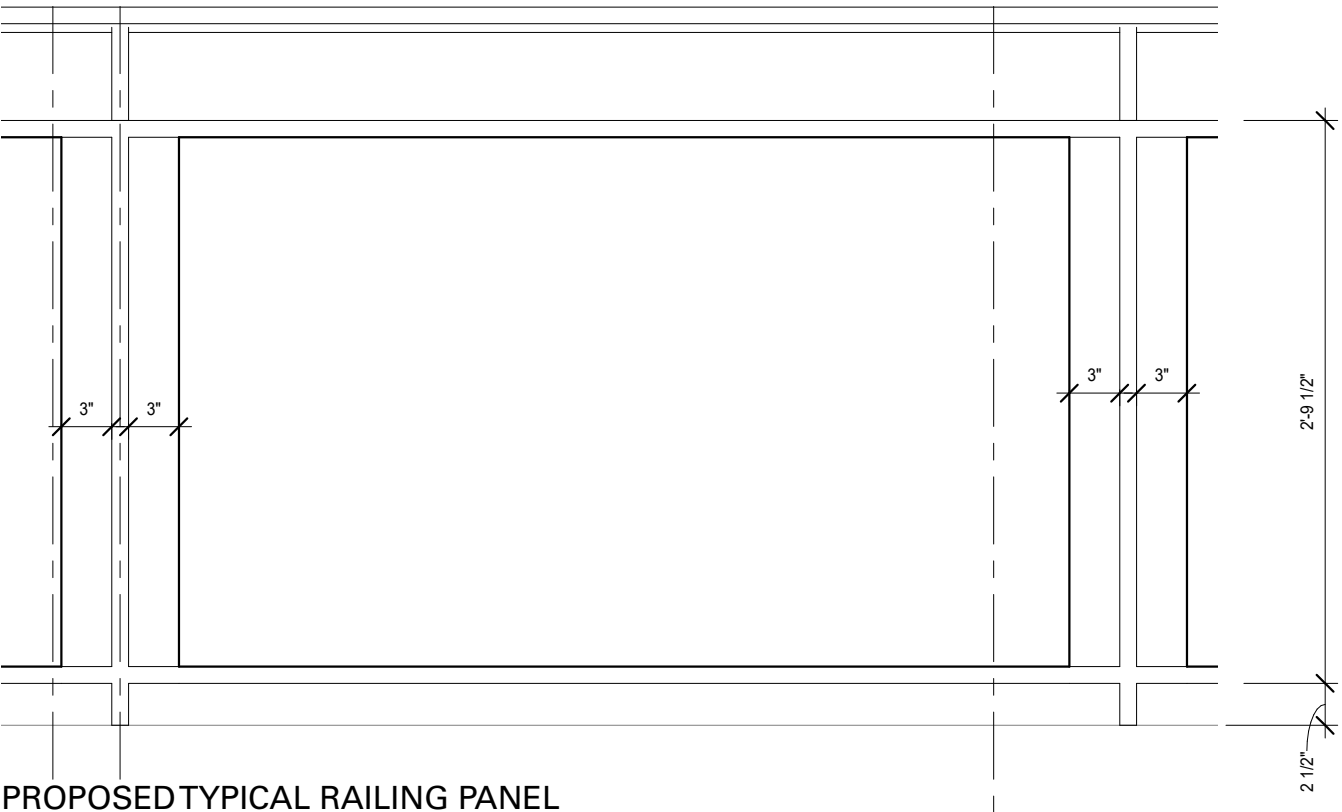




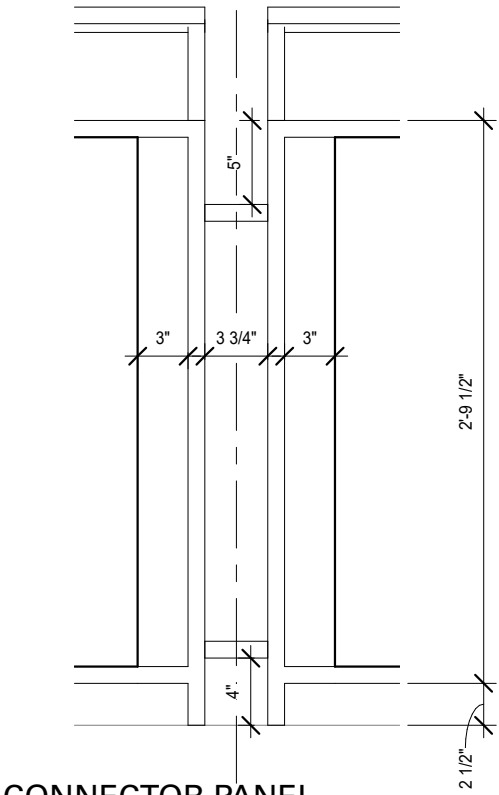
SITE RAILINGS / PROPOSED BUILDING D RAILING DESIGN



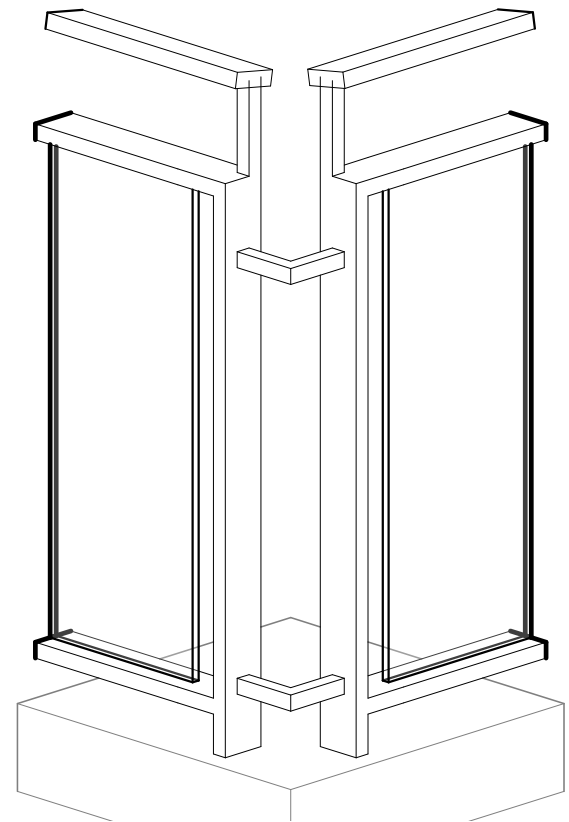
PROPOSED RAILING PROFILE



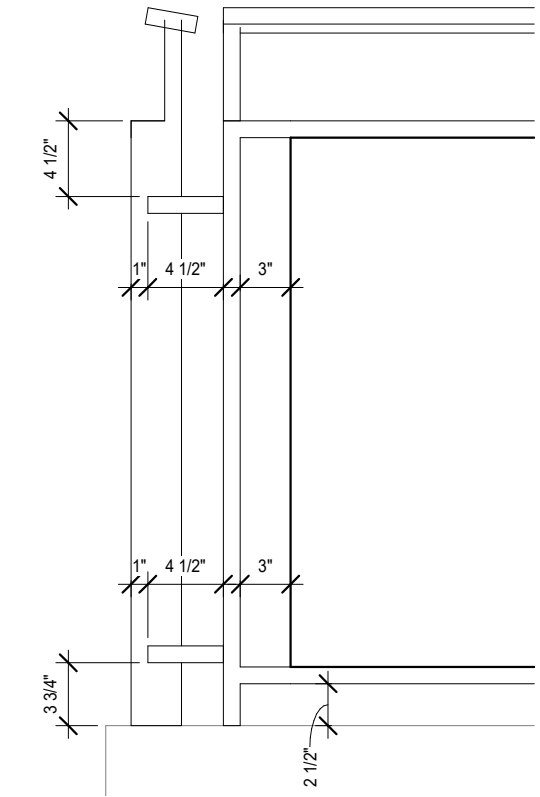
PROPOSED TYPICAL RAILING PANEL



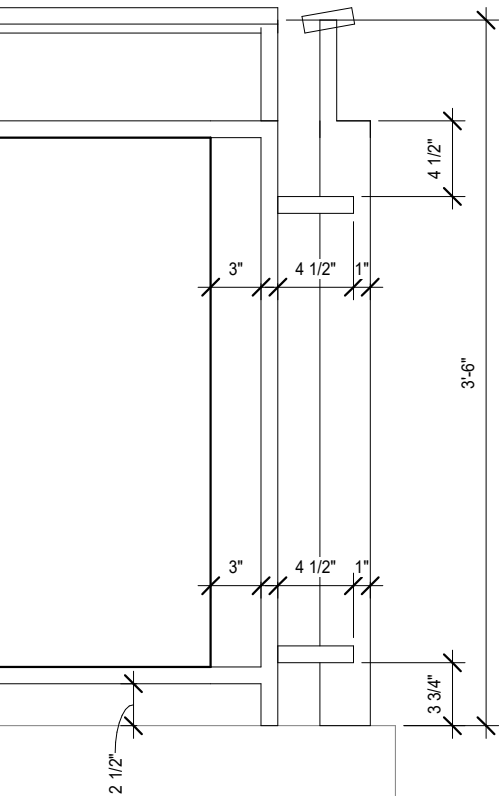
CONNECTOR PANEL



PROPOSED CORNER DETAIL



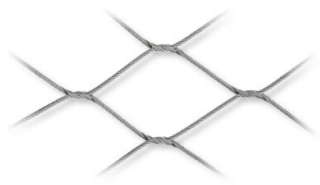
LEFT CORNER DETAILS



RIGHT CORNER DETAILS

SITE RAILINGS / SITE AND ELEVATED RAILING DESIGNS

WIRE MESH



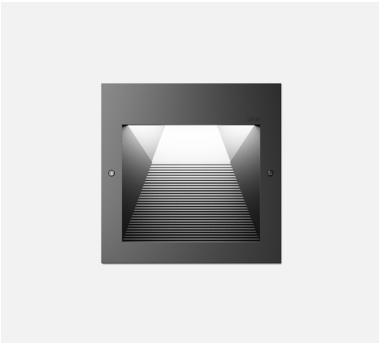
GUARD RAILING INFILL

WALL/POST MOUNTED LIGHT FIXTURE



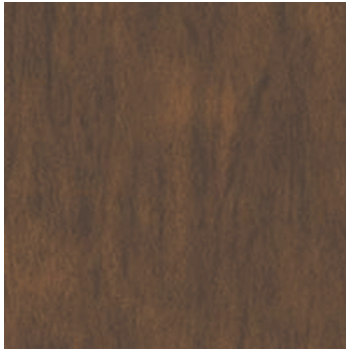
DOWN LIGHT

WALL RECESSED LIGHT FIXTURE



DOWN LIGHT

CEDAR - SEMITRANSSPARENT STAINED  
COLOR CHESTNUT



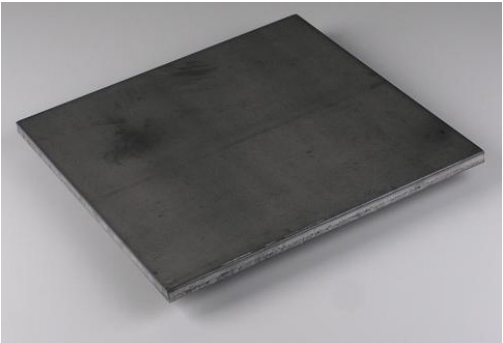
SIGNAGE POSTS AND STAIN FINISH

PRESSURE TREATED LUMBER



WOOD STRUCTURE

POWDER COATED STEEL - BLACK FINISH

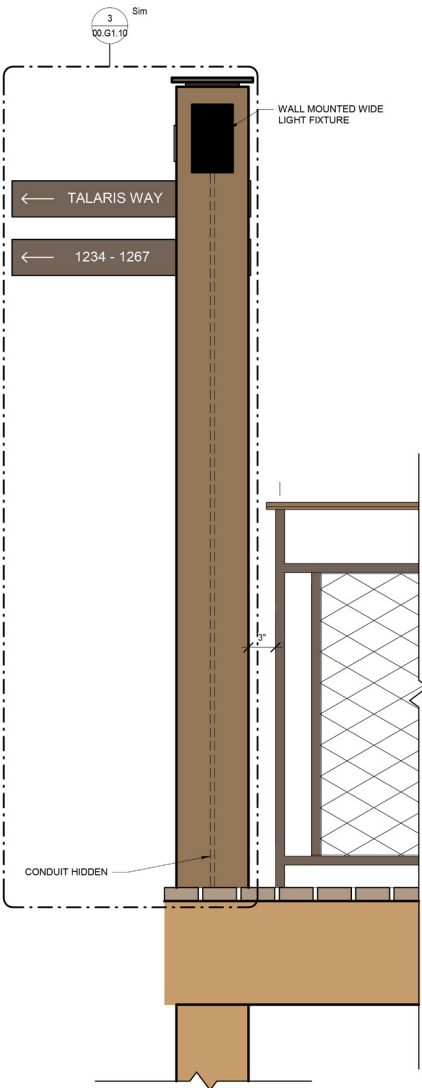


CAP AND RAILING STRUCTURE

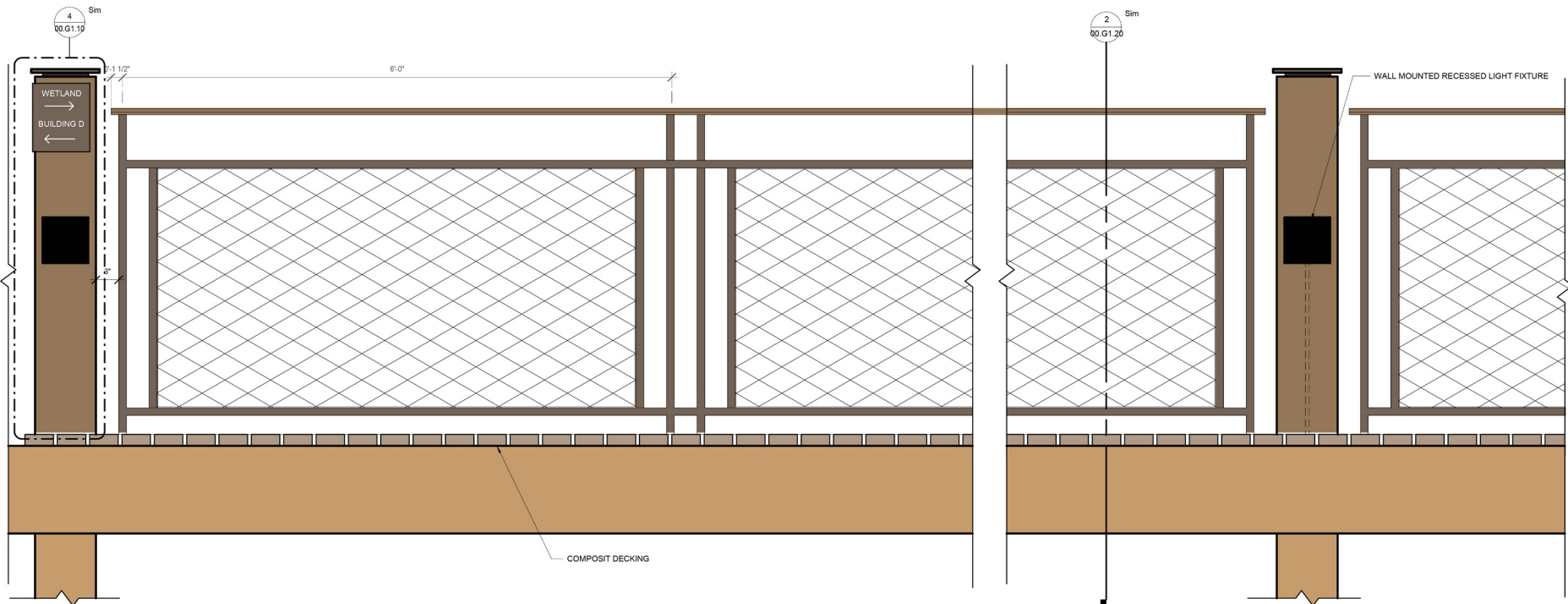
COMPOST DECKING



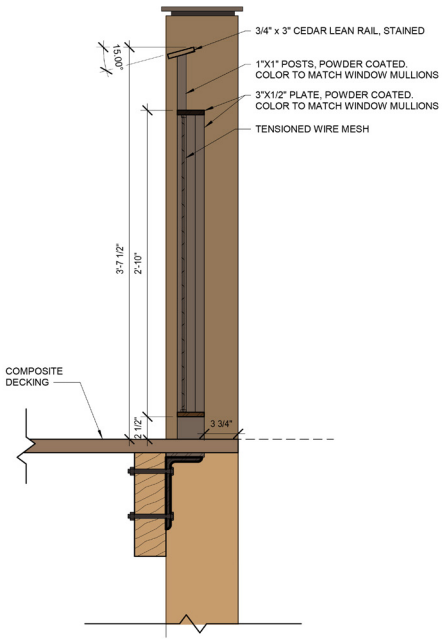
WALKING SURFACE



RAILING ELEVATION  
AT WETLAND HOUSES



TYPICAL SITE RAILING ELEVATION



SITE RAILING SECTION



# MAILBOXES



MAILBOXES / MAILBOX LOCATIONS



Clustered Mailboxes Proposed:

- + No individual home mailboxes.
- + Four 16-unit or 12-unit cluster mailboxes for homes
- + One 8-cluster mailbox for commercial buildings.



8 UNIT CLUSTER MAILBOX



12 UNIT CLUSTER MAILBOX



16 UNIT CLUSTER MAILBOX





# SITE FENCE TYPES AND LOCATIONS



SITE FENCES / EXISTING SITE FENCES

EAST PROPERTY LINE FENCES



TRANSFORMER ENCLOSURE FENCE



NORTH PROPERTY LINE CHAINLINK FENCE



NORTH PROPERTY BOLLARDS LINKED WITH CHAIN









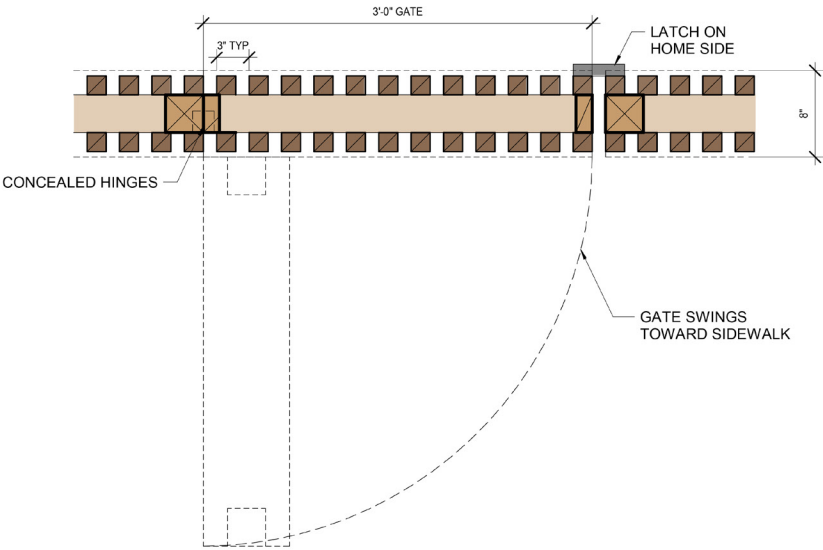
SITE FENCES / PROPOSED LOCATIONS



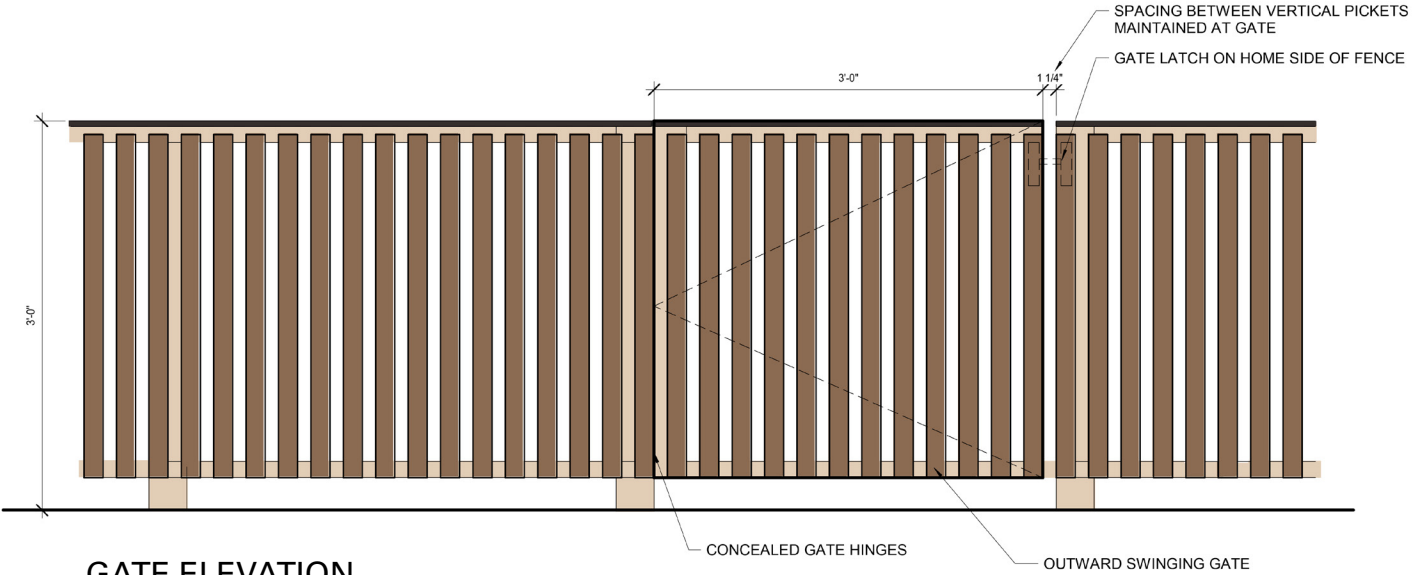
- 3' SHORT FENCE
- 6' TALL FENCE



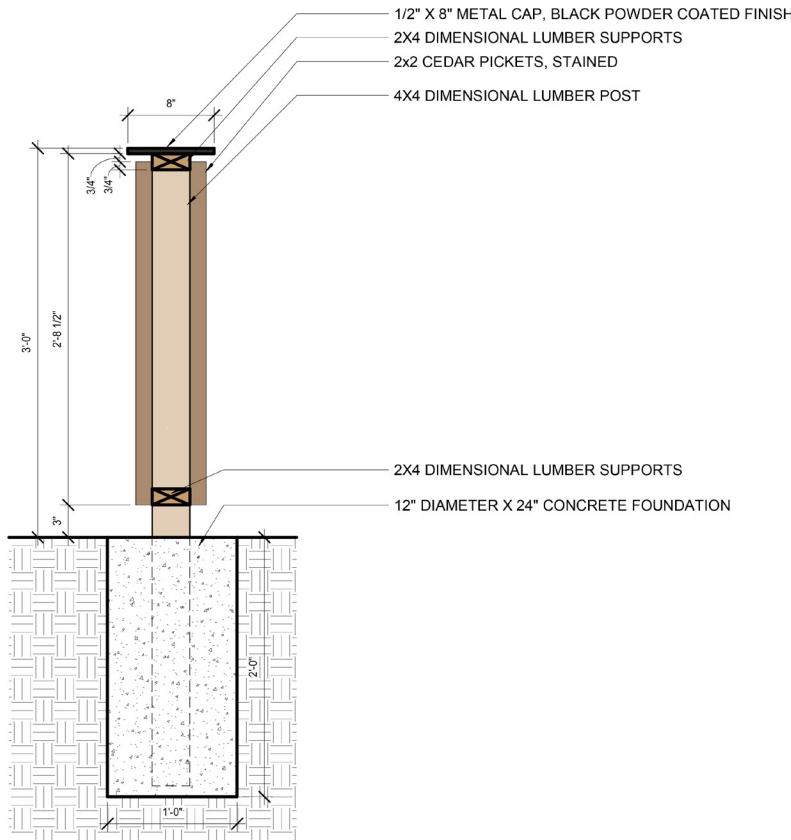
SITE FENCES / 3' SHORT FENCE DESIGN



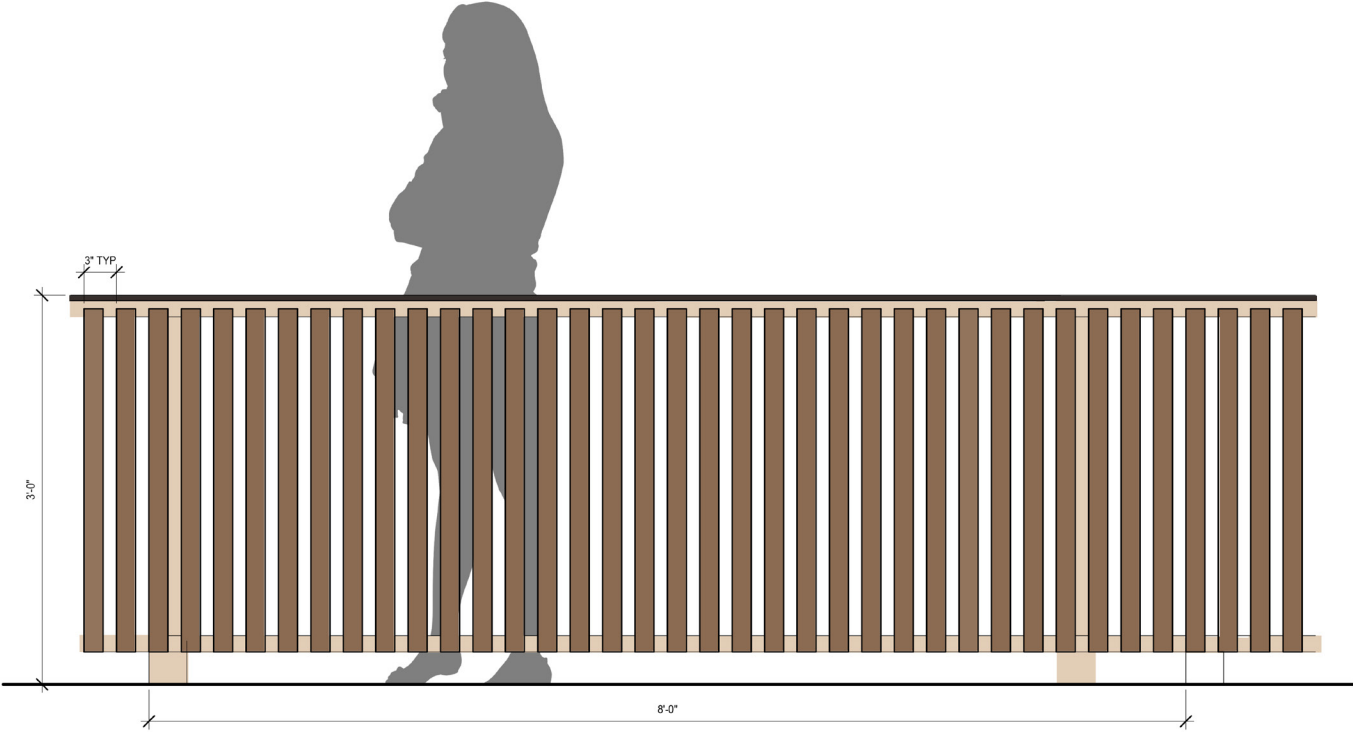
GATE PLAN



GATE ELEVATION



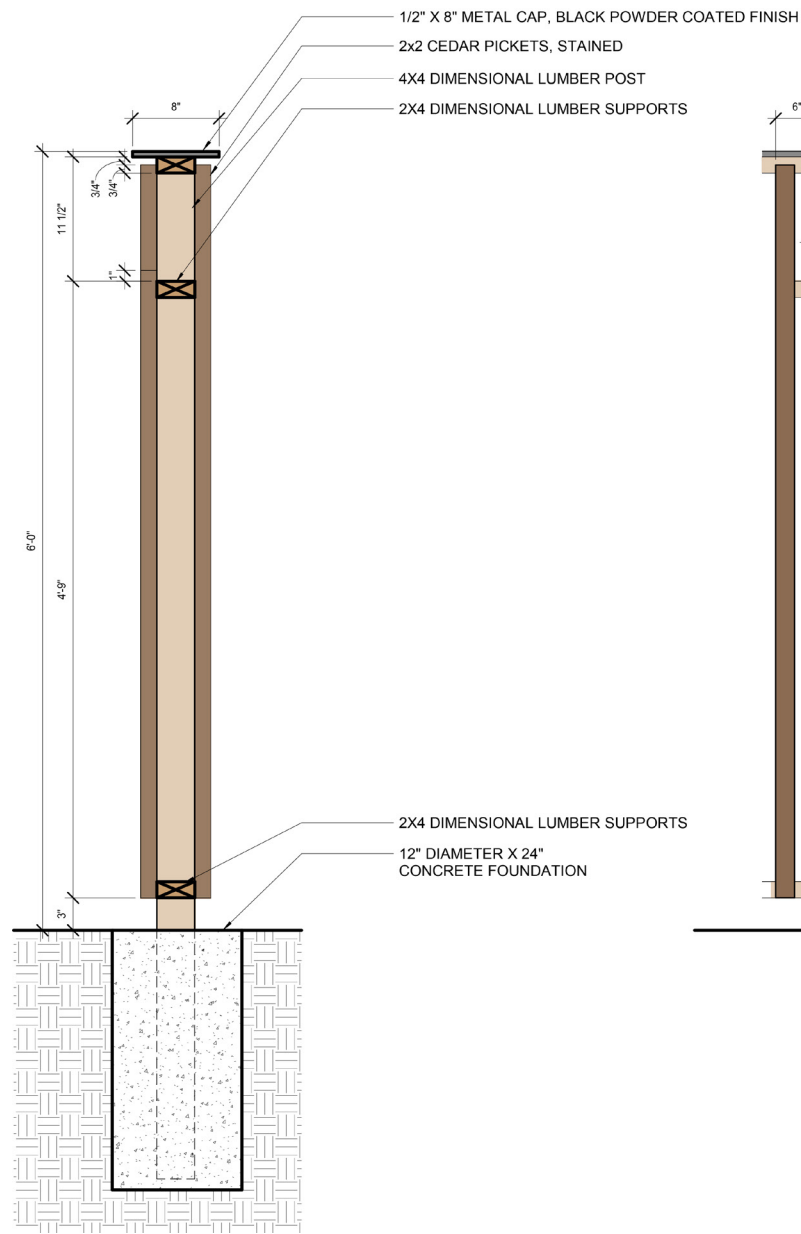
3' FENCE SECTION



3' FENCE ELEVATION



SITE FENCES / 6' TALL FENCE DESIGN



6' FENCE SECTION



6' FENCE ELEVATION



SITE FENCES / 3D VIEW OF 3' SHORT FENCE, GATE, 6' TALL FENCE, AND TRANSITIONS



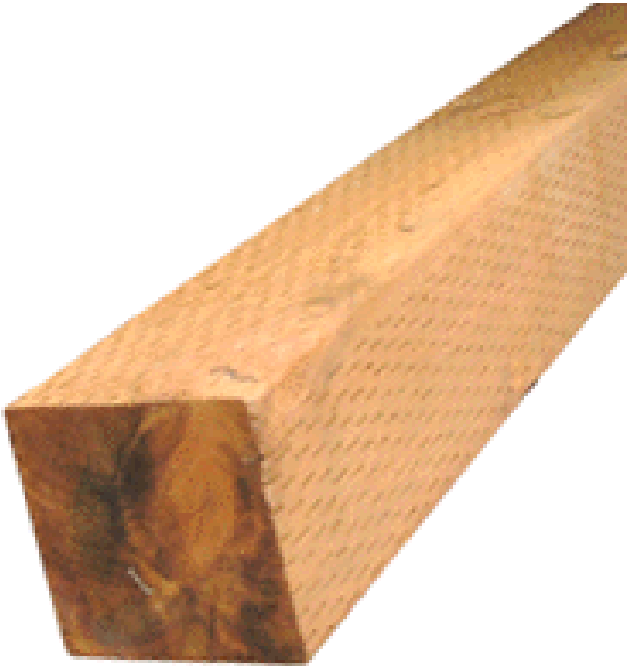


CEDAR - SEMITRANSSPARENT STAINED  
COLOR CHESTNUT



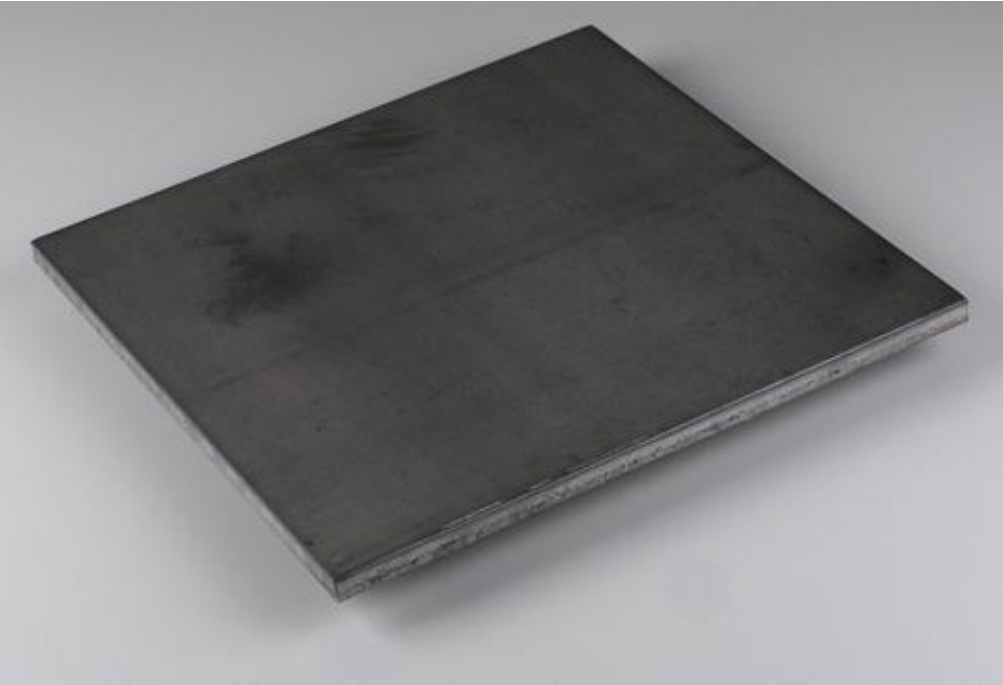
WOOD PICKETS

PRESSURE TREATED LUMBER



WOOD STRUCTURE

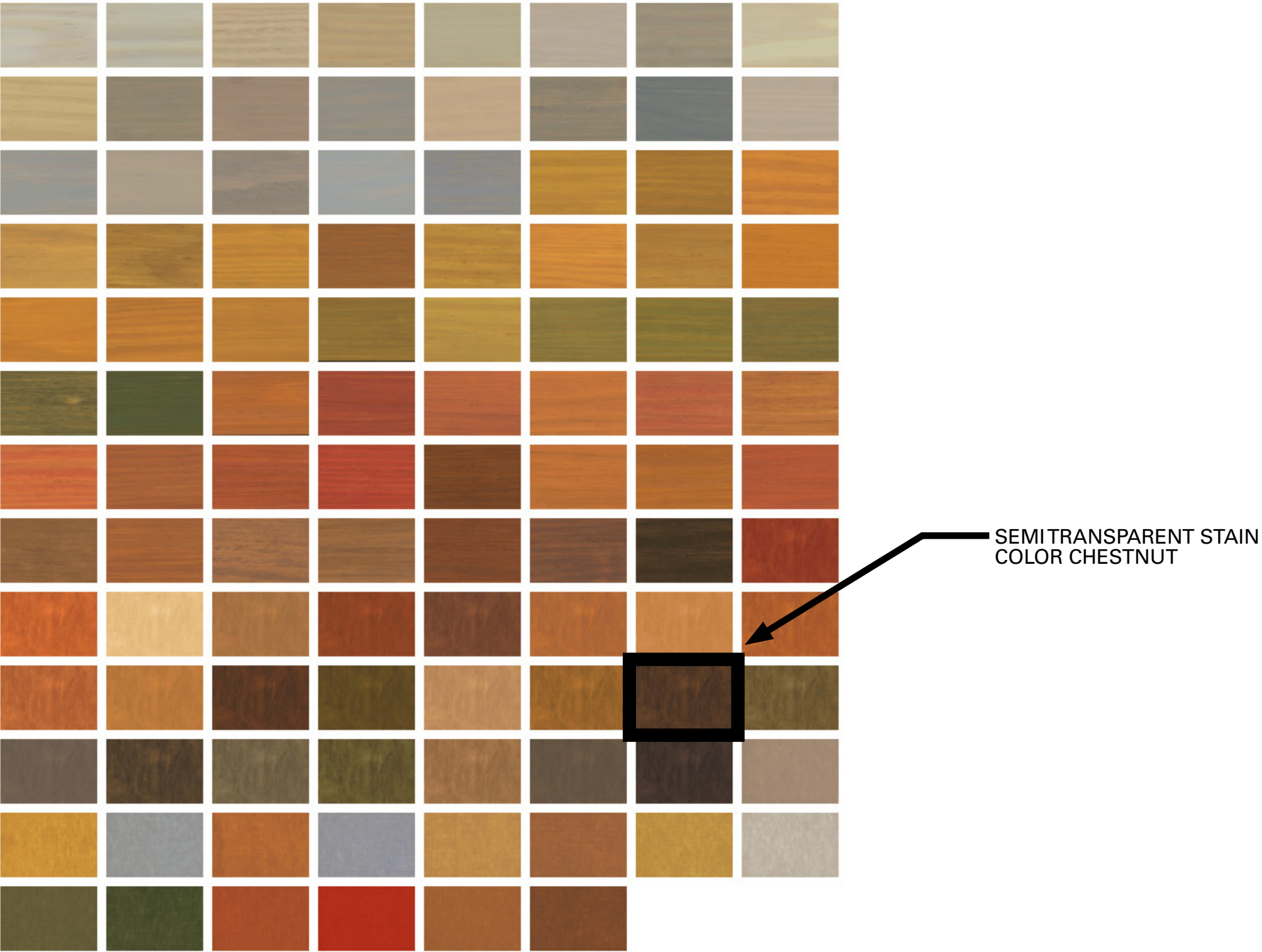
POWDER COATED METAL BLACK FINISH



FENCE CAP



SITE FENCES / SEMI-TRANSPARENT OIL BASED WOOD STAIN FINISH





# TRASH, RECYCLE, & COMPOST

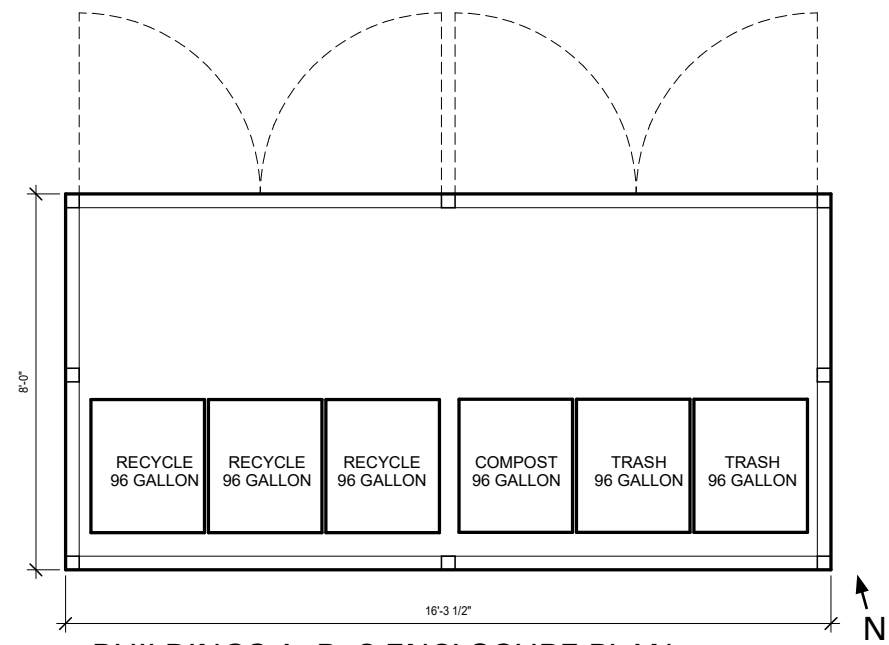




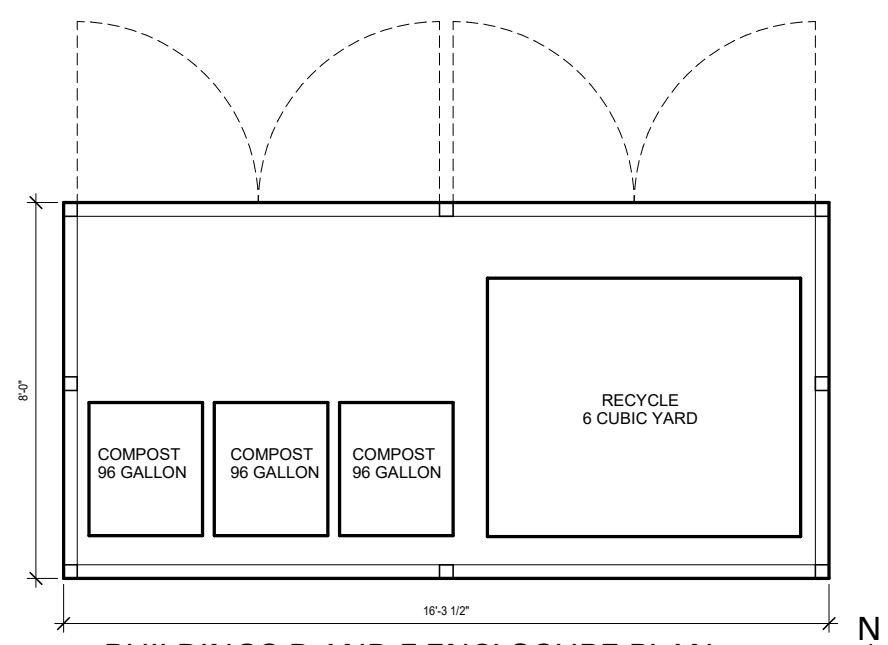
● STORAGE ENCLOSURE LOCATION



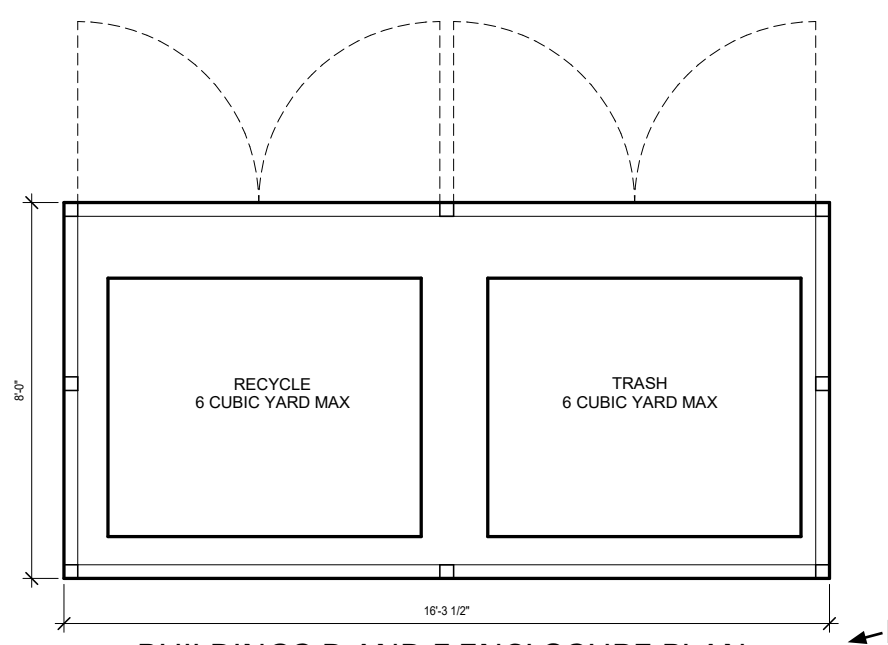
TRASH, RECYCLE, COMPOST / STORAGE ENCLOSURE DESIGN



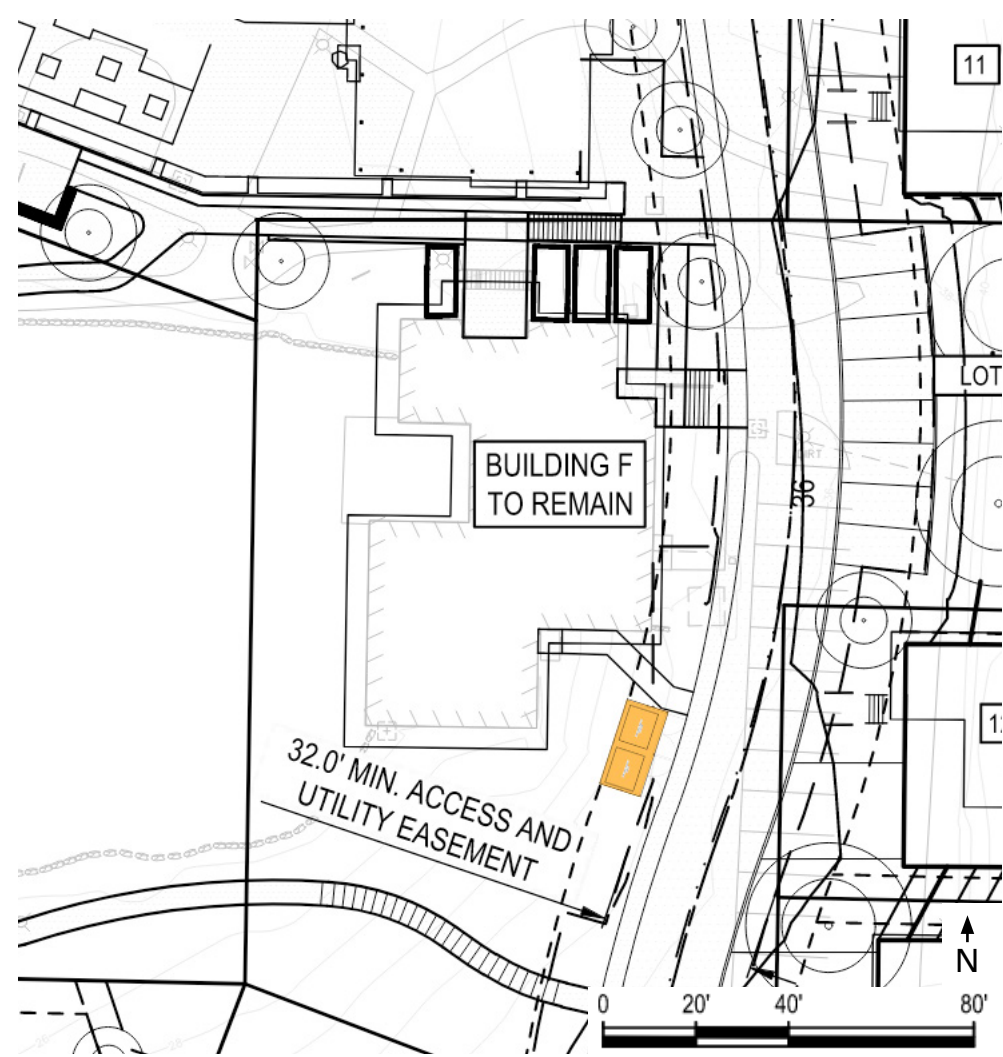
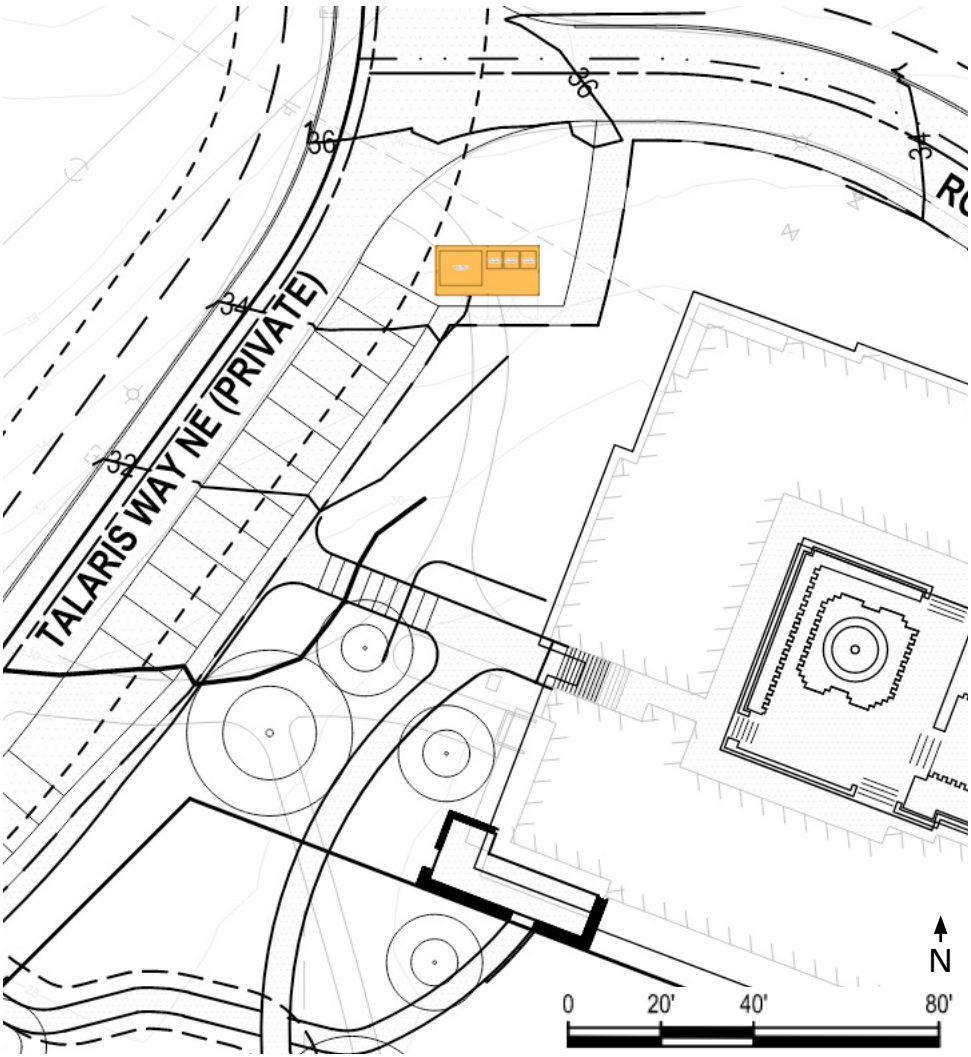
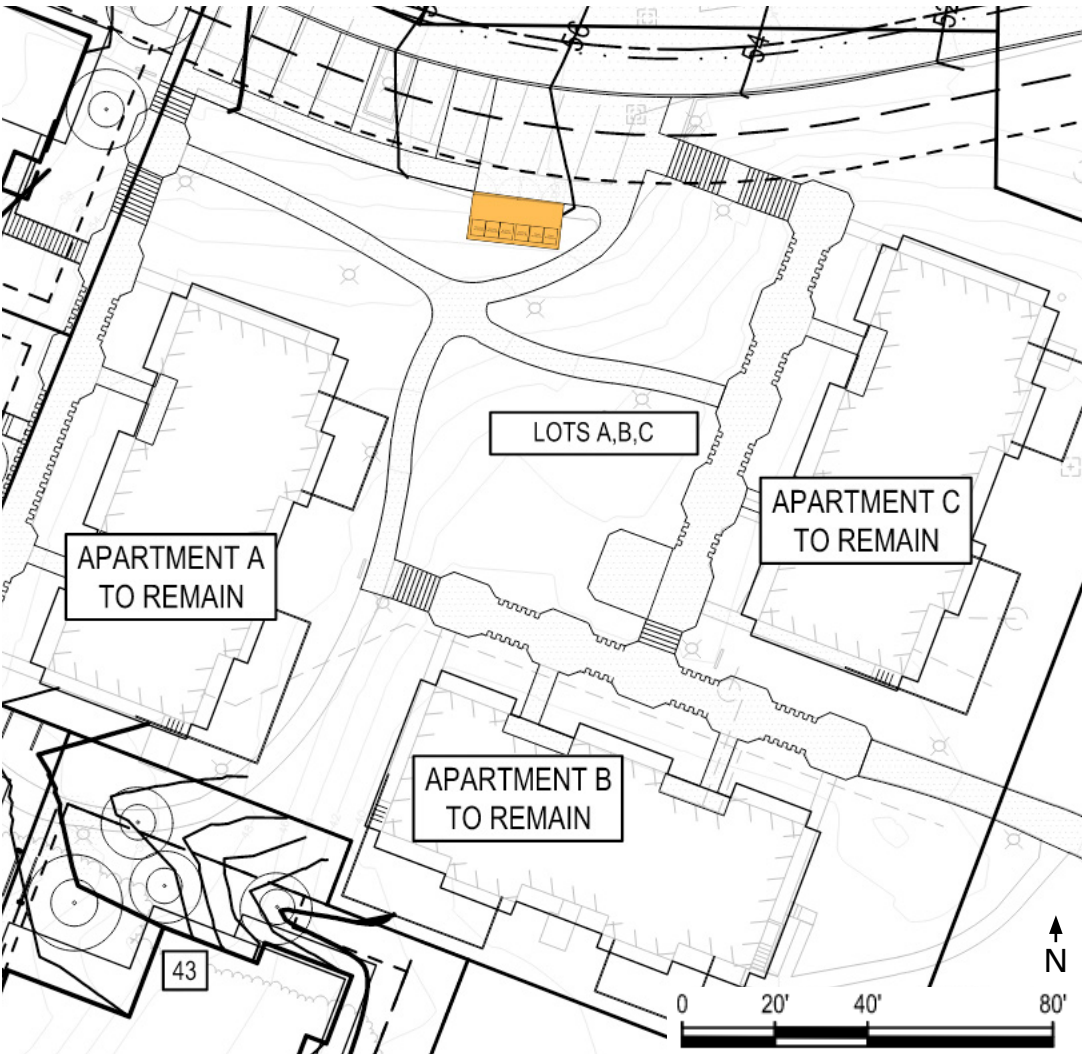
BUILDINGS A, B, C ENCLOSURE PLAN



BUILDINGS D AND F ENCLOSURE PLAN

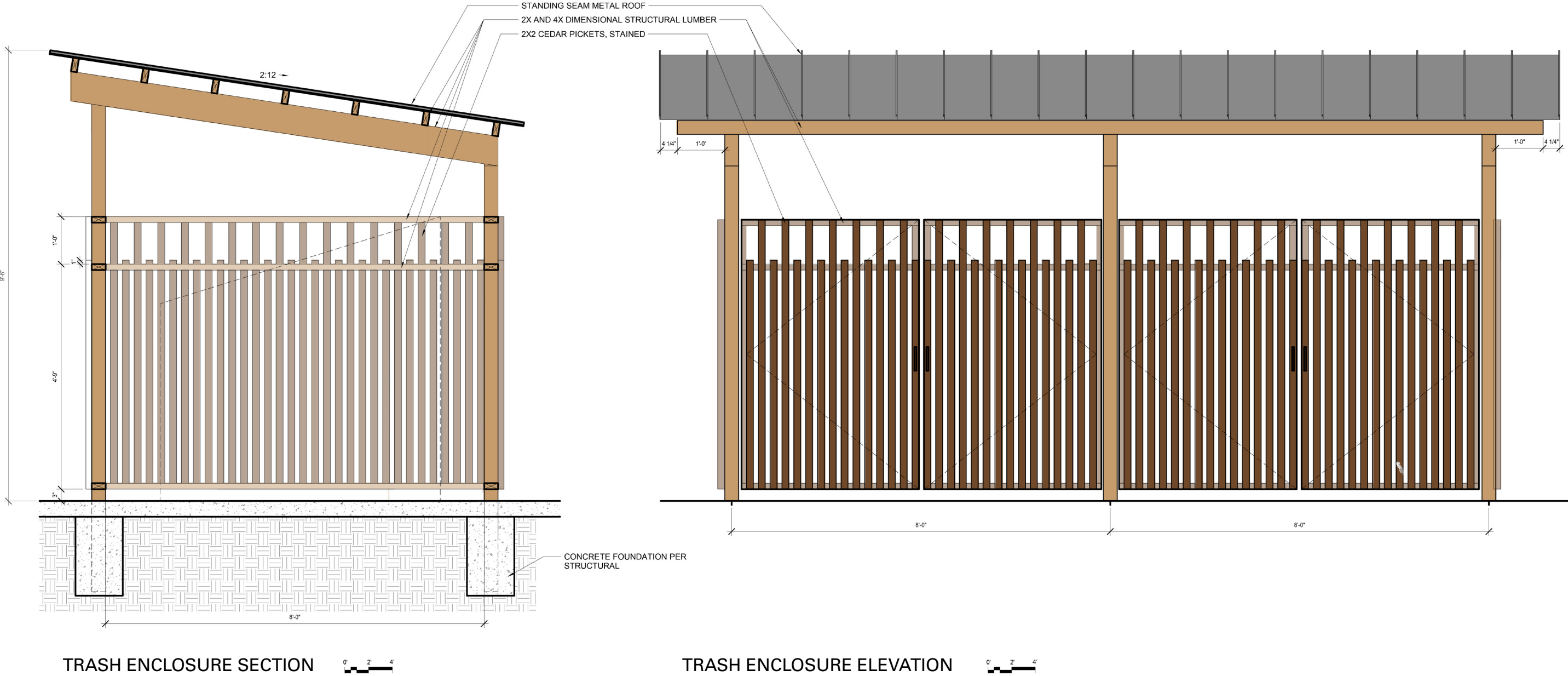


BUILDINGS D AND F ENCLOSURE PLAN





TRASH, RECYCLE, COMPOST / TRASH ENCLOSURE DESIGN





STANDING SEAM METAL ROOF  
TO MATCH HOUSE ROOF COLOR



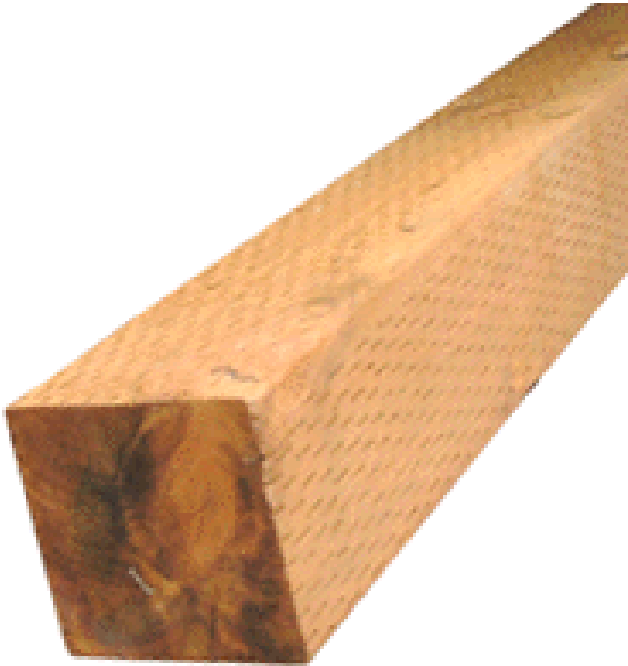
ROOF

CEDAR - SEMITRANSSPARENT STAINED  
COLOR CHESTNUT



WOOD PICKETS

PRESSURE TREATED LUMBER



WOOD STRUCTURE







# SITE LIGHTING



SITE LIGHTING / EXISTING ROADWAY LIGHTING

EXISTING  
GENERAL SITE LIGHTING



EXISTING  
ROADWAY LIGHTING



EXISTING LAURELHURST  
STREET LIGHTING





SITE LIGHTING / ROADWAY LIGHTING

EXISTING ORIGINAL SITE LIGHTING



● PROPOSED ENTRY-POINTS LIGHTING



EXISTING TALARIS WAY LIGHTING



● PROPOSED TALARIS WAY LIGHTING





SITE LIGHTING / BOLLARDS

EXISTING LIGHT BOLLARDS



PROPOSED LIGHT BOLLARDS





SITE FENCES / PROPOSED STREET LIGHT GENERAL LOCATIONS



- ROUND STREET LIGHT
- SQUARE STREET LIGHTING
- BOLLARD PATHWAY LIGHTING



THANK YOU.



