AGENDA

+ Site & Project Overview
+ Rehabilitation of the Landscape
+ Balancing Whole Site Landmarks
+ Historic Buildings Rehabilitation and Addition
+ Insertion of Japanese-Inspired Homes and Landscapes
+ Miscellaneous Site Elements
+ Ensuring the Landmark and Community in Perpetuity

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 significant 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

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

TALARIS PROJECT RECAP

POND HOUSE

D ADDITION

HEART OF SITE

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

8/25/23 ARC Briefing:

+Review Building D Lower Level Design Changes and
+Miscellaneous Site Elements Design Updates
+Outline allowable areas for gardens and back yard structures

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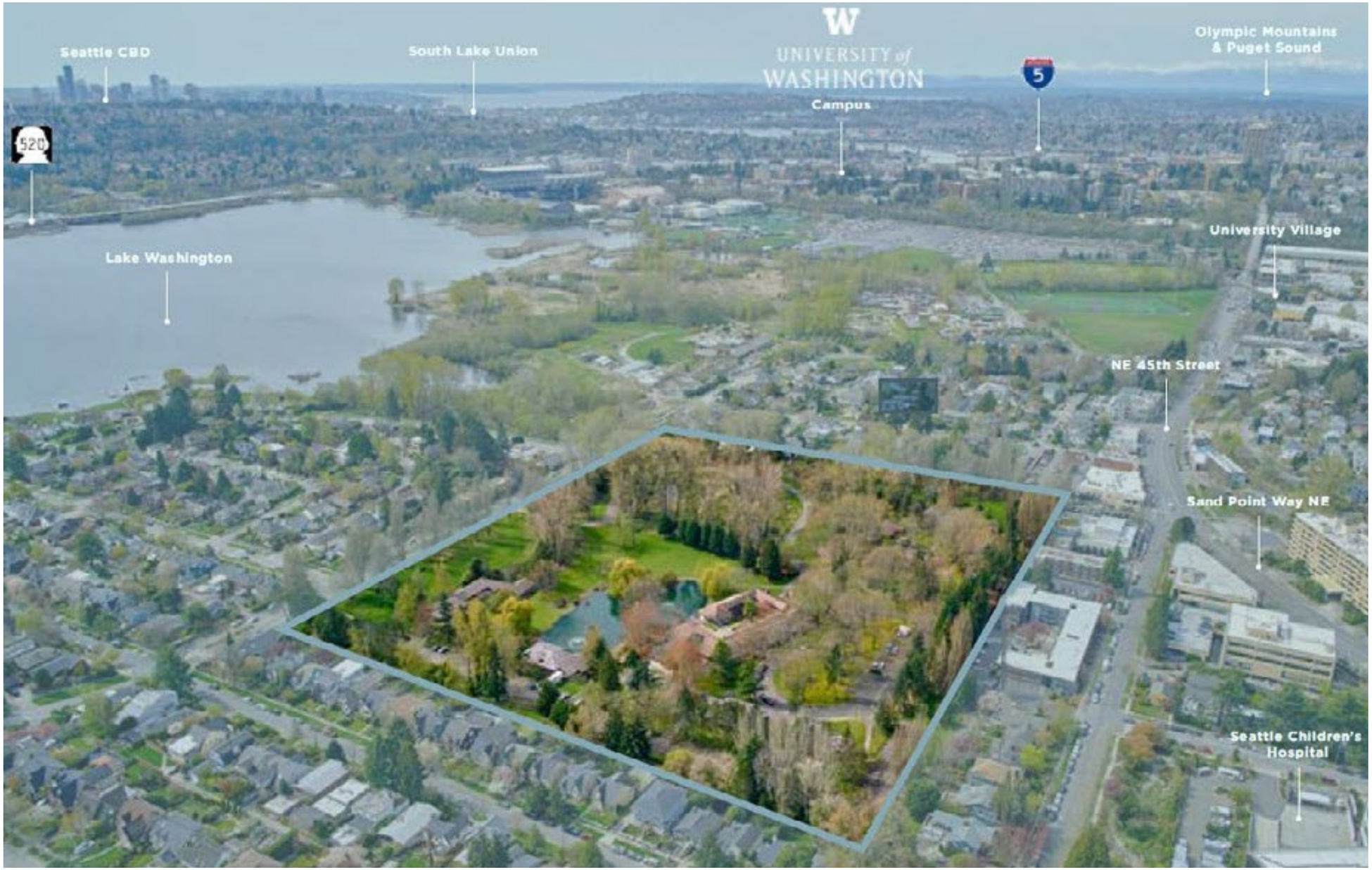
Designating Criteria for the Battelle/Talaris Site

+ It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state, or nation.

+ It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

+ It is an outstanding work of a designer or builder.

+ Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.



Site Background

+ 17.8 acres privately owned

+ Located in NE Seattle Laurelhurst neighborhood

+ Approx. 56,000 sf of built spaces

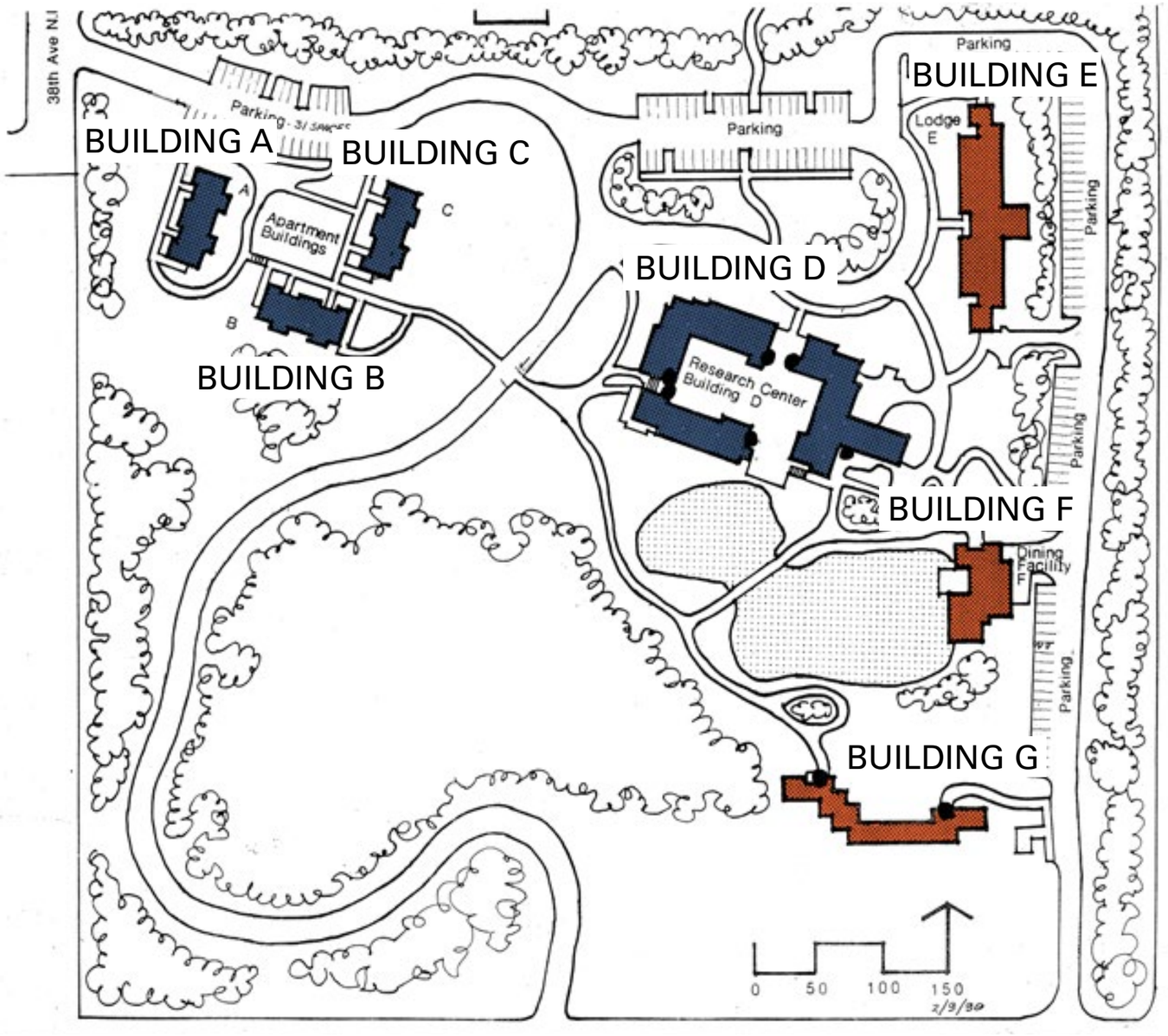
+ Planned in 1965 by NBBJ and Richard Haag for Battelle Memorial Institute

+ Home to Talaris Research Institute from 2001-2010

+ Rezoned 2020 as NR3 Neighborhood Residential

+ Buildings and Site Landmarked in 2013

+ The site and building design principles developed by the original design team, the distinctive differences between the two initial design phases, and the maturity of the original site features, plantings and tree canopy were the inspiration for the updated Battelle/Talaris Master Plan.



Phase One

+ Planned 1965
+ Buildings constructed 1966
+ Site development and landscape work completed by 1967

+ Buildings A, B, C (Long-term lodging)
+ Building D (Office/Seminar)

Phase Two

+ Planned 1970
+ Constructed 1971

+ Building E (Short-term lodging)
+ Building F (Dining Hall)
+ Building G (Office)

SITE OVERVIEW / PHASE ONE BUILDINGS A, B, C, & D

BUILDINGS A,B, & C - EAST FACADES

BUILDING B - NORTH/EAST FACADE

BUILDING D - SOUTH FACADE

BUILDING A - WEST FACADE

BUILDING C - EAST FACADE

BUILDING D - COURTYARD

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SITE OVERVIEW / PHASE TWO BUILDINGS E, F, & G

BUILDING E - WEST FACADE

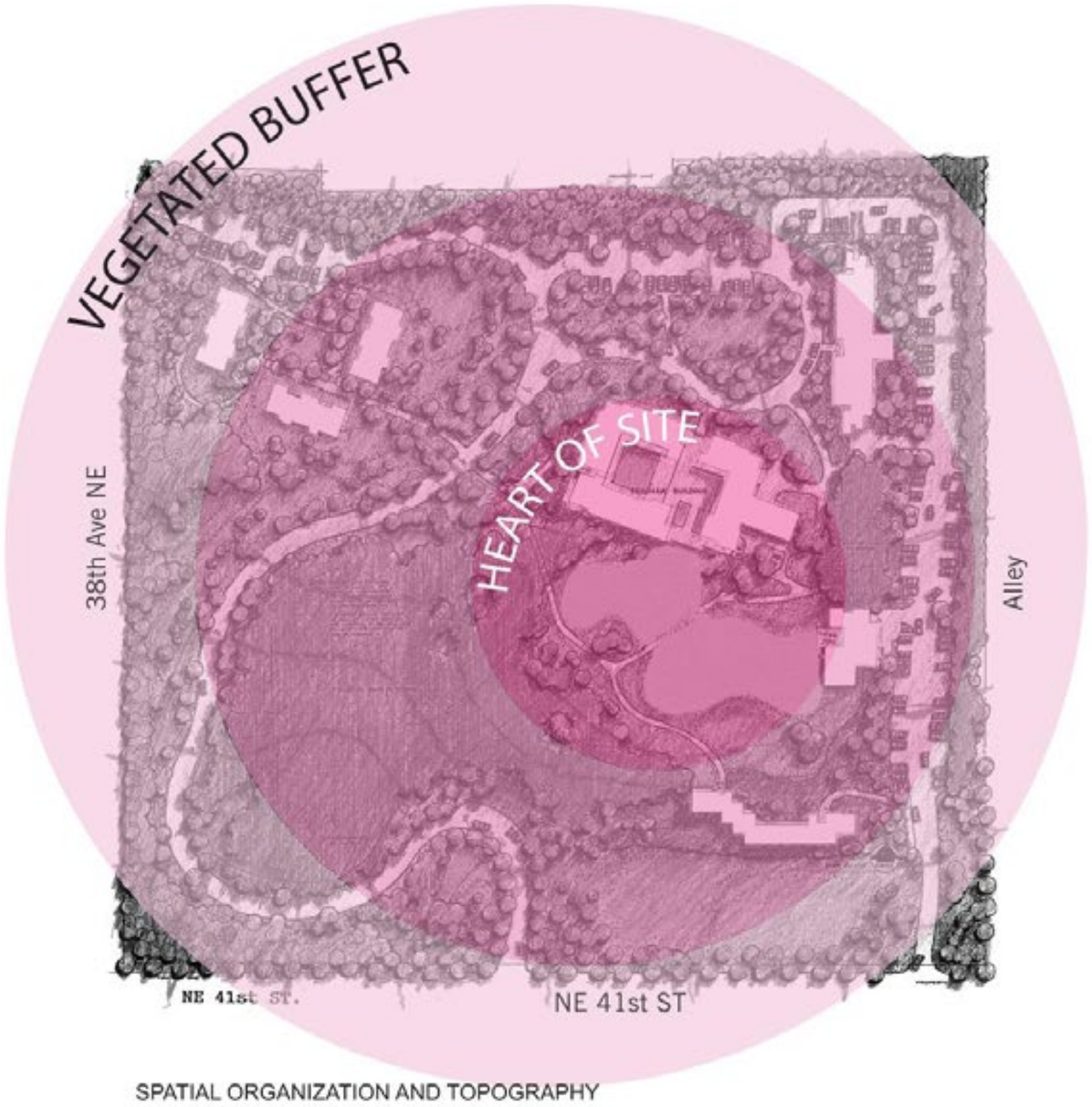
BUILDING F - WEST FACADE

BUILDING G - NORTH FACADE

BUILDING E - EAST FACADE

BUILDING F - EAST FACADE

BUILDING G - EAST FACADE



SPATIAL ORGANIZATION AND TOPOGRAPHY

PARK LIKE SETTING, CIRCULATION AND VIEWS

Campus Expansion History

+ Team used NBBJ/Haag's various expansion ideas to guide site planning.

+ Expansion design maintained pond and wetlands landscape and the northern planted oak grove

+ Original design did not have view from entry road.

+ Unbuilt Wetlands Building and parking added to the SW core of the site and introduced new view from entry across to Building D

+ Despite the SW expansion not getting built, a new view from the entry view was created by removing trees.

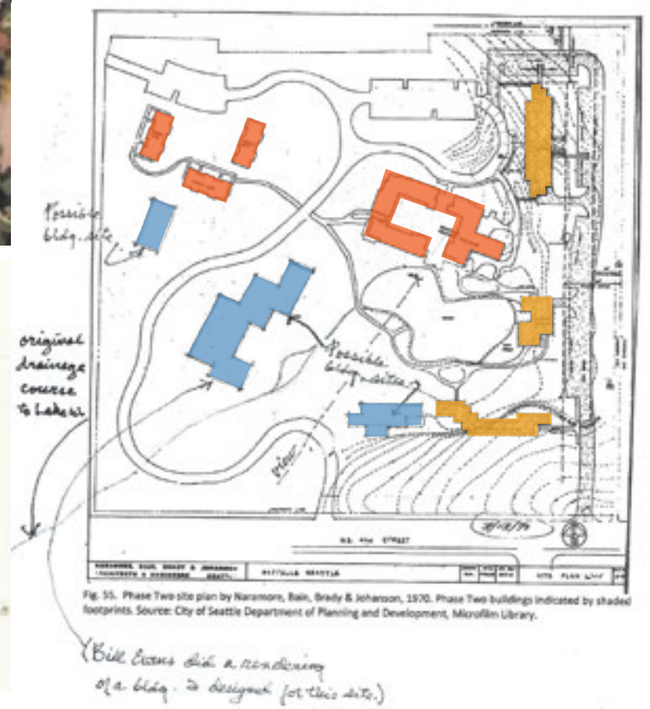


Fig. 55. Phase Two site plan by Naramore, Bain, Brady & Johanson, 1970. Phase Two buildings indicated by shaded footprints. Source: City of Seattle Department of Planning and Development, Microfilm Library.

(Bill Evans did a rendering of a bldg. & designed for this site.)

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Project Goals

+ Complete/Enhance the site in a manner consistent with the original design intent
+ Rehabilitate remaining core landmarked buildings
+ Retain significant groves of trees
+ Protect park-like setting of the site
+ Retain the sense of respite from the city
+ Economically Viable Site

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+ The project proposes a subdivision and redevelopment of the Talaris Conference Center site

+ Includes the rehabilitation of five buildings and the demolition of two buildings plus a small maintenance shed

+ Includes the addition of approximately 24,000 SF to the east side of Building D, and the addition of approximately 600 SF to the east side of building F

+ Subdivide the approximately 18-acre site into 53 parcels and 6 tracts of land

+ Construct 48 single-family detached housing units

+ Change the use of five existing landmark structures to remain

+ The existing loop road would be reconfigured and rehabilitated

+ Includes new domestic water and firewater lines, new stormwater drainage system, new sanitary sewer system, and new electrical and low voltage communication lines

+ Includes grading for new utilities and to prepare the site for construction of single-family homes. A total of 77 surface parking spaces would be provided on site for the historic structures

+ Approximately 7.1 acres of the existing 17.8 acre landscape or 39% would be cleared or altered

+ Of the 433 trees on site, 227 are exceptional trees. 65% of the exceptional trees would be retained

+ Project proposes to plant 216 new trees

REHABILITATION OF THE LANDSCAPE

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SOI Guidelines for Cultural Landscapes

General Recommendations

+ Identify, Maintain and Preserve
+ Protect and Maintain Historic Features and Materials
+ Repair Historic Features and Materials
+ Replace Deteriorated Historic Materials and Features
+ Design for the Replacement of Missing Historic Features
+ Alterations/Additions for the New Use
+ Code and Other Considerations

PRIMARY DEFINING CHARACTERISTICS

- HEART OF CAMPUS
- POND
- PARK LIKE SETTING
- OAK GROVE (1966)
- PEDESTRIAN NETWORK
- ROAD NETWORK
- A, B, & C BUILDING & COURTYARD
- BUILDING D
- BUILDING D COURTYARD
- BUILDING F
- CONIFER GROVE (1970'S)

SECONDARY DEFINING CHARACTERISTICS

- WETLAND & EXISTING PLANTING
- TRANSITIONAL NEIGHBORHOOD BUFFER
- PINE GROVE (1990)

TREE LEGEND

- WILLOWS
- RED OAKS
- APPLE TREES
- SCOTS PINE
- HONEY LOCUST
- OTHER

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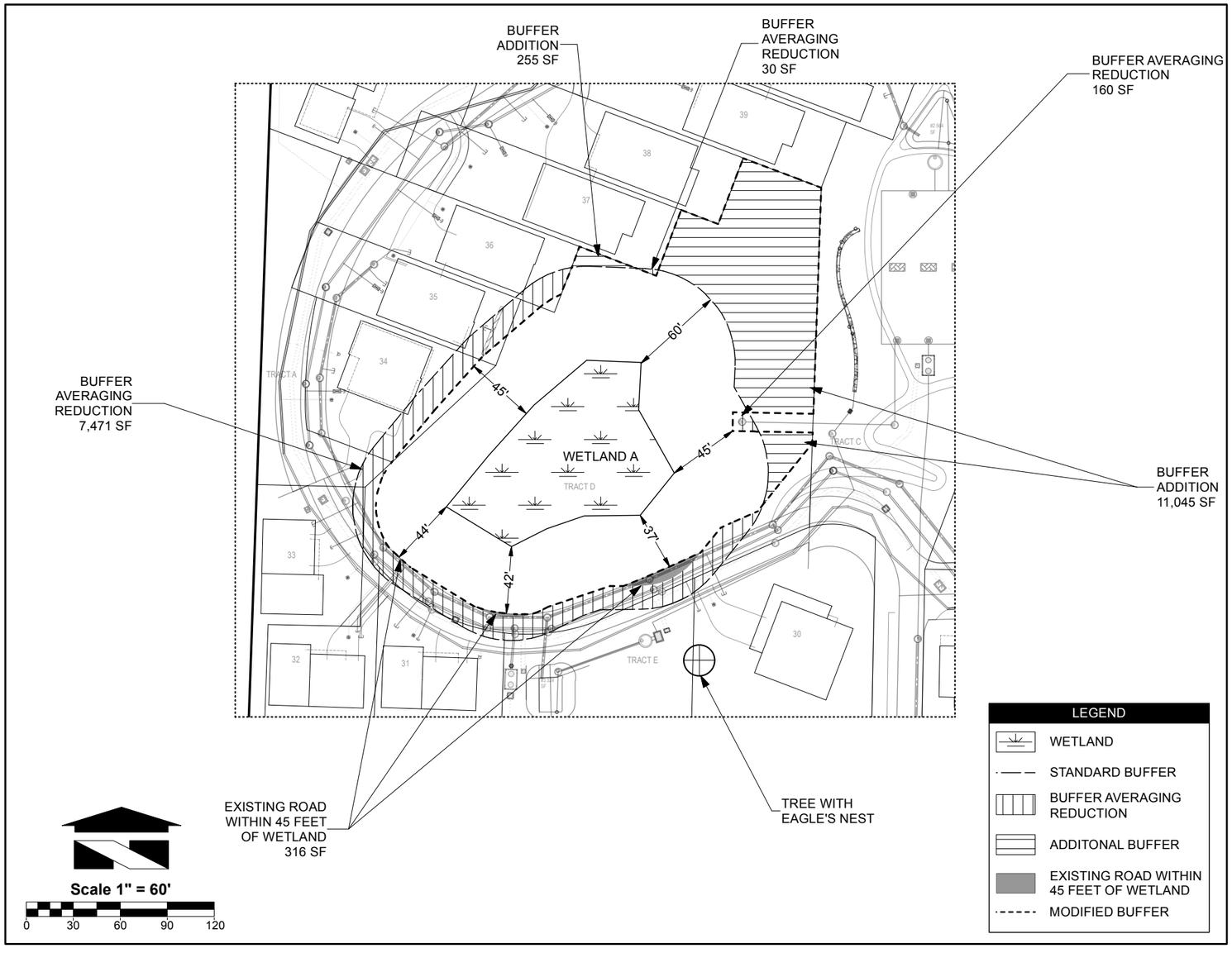
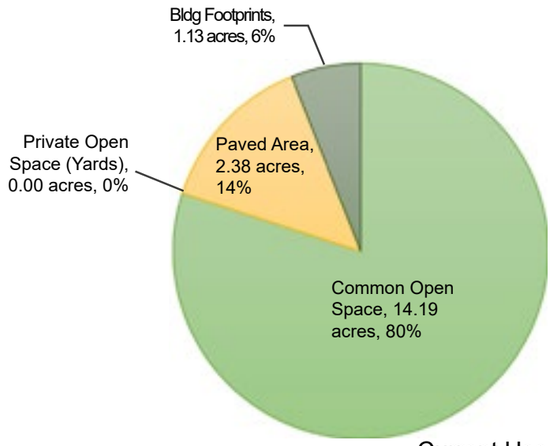
Photo 19. Black cottonwood trees in the southwest portion of the site with major canopy part failures (orange arrows).

Photo 20. The stump and fallen stem (orange arrows) of 315 that failed sometime in 2021 and was discovered in January of 2022.



"THE STANDARDS ARE NEITHER TECHNICAL NOR PRESCRIPTIVE, BUT ARE INTENDED TO PROMOTE RESPONSIBLE PRESERVATION PRACTICES THAT HELP PROTECT OUR NATIONS IRREPLACEABLE CULTURAL RESOURCES. THEY CANNOT BE USED TO MAKE ESSENTIAL DECISIONS ABOUT WHICH CONTRIBUTING FEATURES OF A CULTURAL LANDSCAPE SHOULD BE RETAINED AND WHICH CAN BE CHANGED."

- Heart of campus
- Pond
- Topography
- Park like setting
- Oak Grove (1966)
- Pine Grove (1990)
- Conifer Grove (1970's)
- Pedestrian Network
- Pedestrian Bridge
- Road Network
- Buildings A,B,C,D, & F
- Courtyards
- Equipment Shed
- Yesler Creek Watershed
- Wetland & Existing Planting
- Transitional Neighborhood buffer
- Open Space



Current Use
Existing Buildings Only

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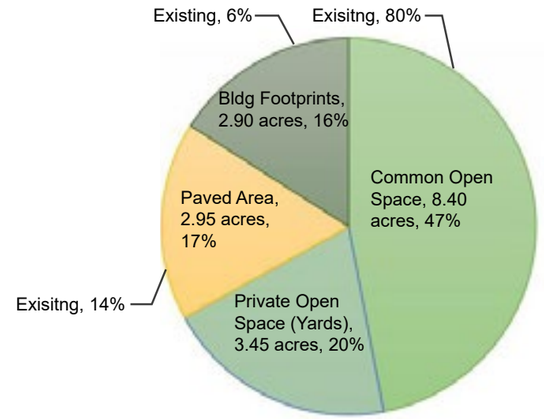
"THERE IS A BALANCE BETWEEN CHANGE AND CONTINUITY IN ALL CULTURAL RESOURCES. CHANGE IS INHERENT IN CULTURAL LANDSCAPES; IT RESULTS FROM BOTH NATURAL PROCESSES AND HUMAN ACTIVITIES ... PRESERVATION AND REHABILITATION TREATMENTS SEEK TO SECURE AND EMPHASIZE CONTINUITY WHILE ACKNOWLEDGING CHANGE."

Preservation
- Oak Grove (1966)
- Conifer Grove (1970's)
- Pine Grove (1990)
- Topography
- Yesler Creek Watershed

Rehabilitation
- Heart of campus
- Pond
- Park like Setting
- Pedestrian Network
- Pedestrian Bridge
- Road Network
- Buildings A,B,C, D & F
- Building D-Addition
- Courtyards
- Transitional Neighborhood
- Buffer
- Wetland & Existing Planting



Proposed Development
48 Homes + Retained Buildings

"REHABILITATION IS DEFINED AS THE ACT OR PROCESS OF MAKING POSSIBLE A COMPATIBLE USE FOR A PROPERTY THROUGH REPAIR, ALTERATIONS, AND ADDITIONS WHILE PRESERVING THOSE PORTIONS OR FEATURES WHICH CONVEY ITS HISTORICAL, CULTURAL, OR ARCHITECTURAL VALUES."

LANDSCAPE TYPOLOGIES / PLANTING CONCEPTS

TREE LEGEND:

	EXISTING TREE FOR RETENTION OR POSSIBLE RETENTION.
	PROPOSED OPEN SPACE/BUFFER
	PROPOSED LOT TREES

HATCH LEGEND:

- WETLAND
- EMERGENT
- TURF GRASS
- HABITAT MEADOW
- MEADOW EDGE
- NORTHWEST JAPANESE
- NORTHWEST GARDEN
- RAINGARDEN
- OAK GROVE
- NORTHWEST CONIFEROUS FOREST

5 **NORTHWEST JAPANESE**
INCLUSION TO D QUARTYARD, ESSENTIAL ELEMENTS INCLUDE STONE, WATER, AND PLANTS. LOOKING TO PROVIDE COLOR AND SEASONAL CHANGES. JAPANESE INSPIRED LANDSCAPES TO BE LOCATED IN SMALLER ENCLOSED PRIVATE RESIDENTIAL SPACES.

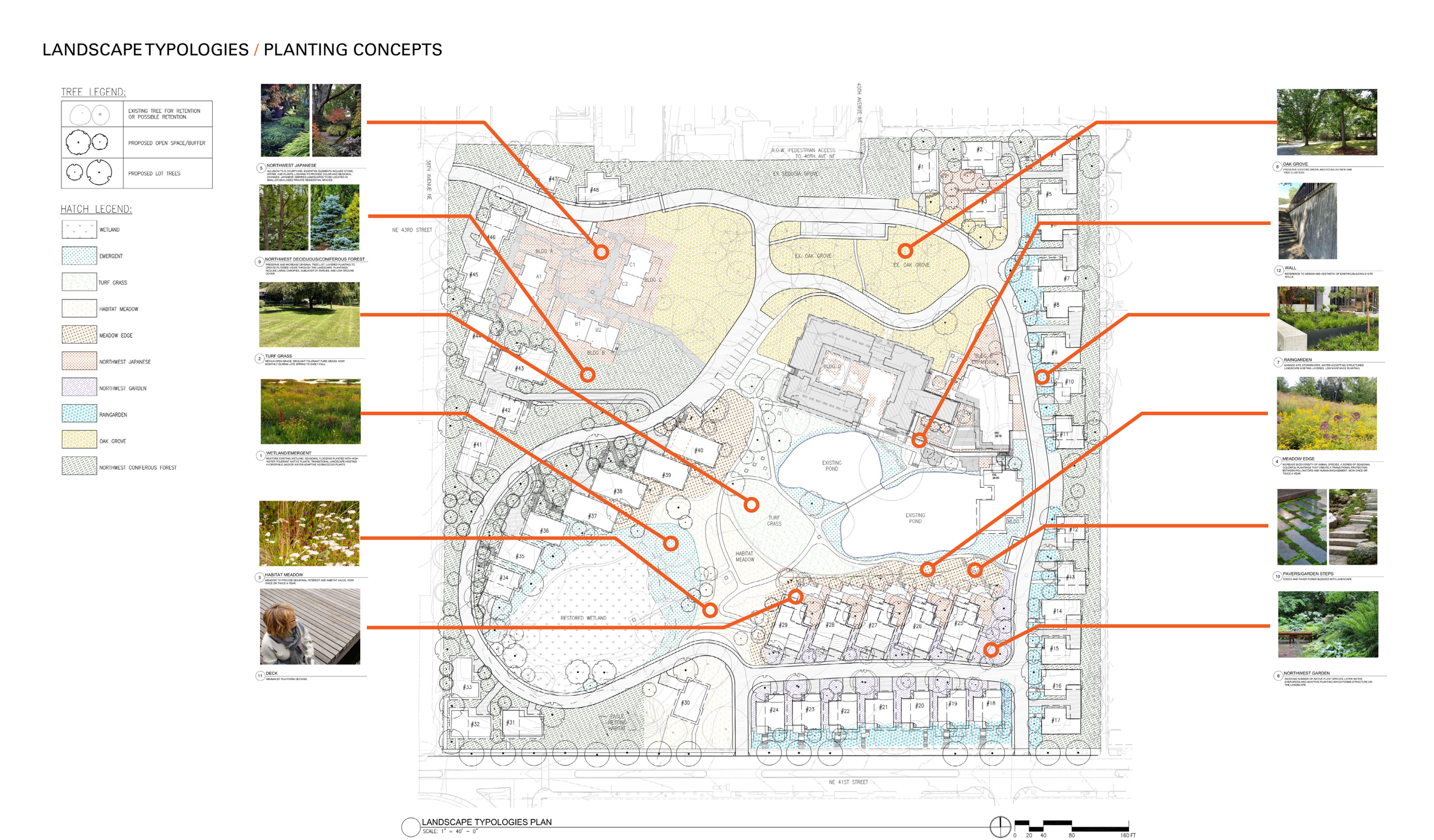
9 **NORTHWEST DECIDUOUS/CONIFEROUS FOREST**
PRESERVE AND INCREASE ORIGINAL TREE LIST. LAYERED PLANTING TO CREATE FILTERED VIEWS THROUGH THE LANDSCAPE. PLANTINGS INCLUDE LARGE CANOPIES, SUBLAYER OF SHRUBS, AND LOW GROUND COVER.

2 **TURF GRASS**
RETAIN OPEN SPACE, DROUGHT TOLERANT TURD GRASS. MOW MONTHLY DURING LATE SPRING TO EARLY FALL.

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.

3 **HABITAT MEADOW**
MEADOW TO PROVIDE SEASONAL INTEREST AND HABITAT VALUE. MOW ONCE OR TWICE A YEAR.

11 **DECK**
MINIMALIST PLATFORM DECKING.



LANDSCAPE TYPOLOGIES PLAN
SCALE: 1" = 40' - 0"

0 20 40 80 160 FT

8 **OAK GROVE**
PRESERVE EXISTING GROVE AND ESTABLISH NEW OAK TREE CLUSTERS.

12 **WALL**
REFERENCE TO DESIGN AND AESTHETIC OF EXISTING BUILDING E SITE WALLS.

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

4 **MEADOW EDGE**
INCREASE BIODIVERSITY OF ANIMAL SPECIES. A SERIES OF SEASONAL COLORFUL PLANTINGS THAT CREATE A TRANSITIONAL PROTECTION BETWEEN POLLINATORS AND HUMAN ENGAGEMENT. MOW ONCE OR TWICE A YEAR.

10 **PAVERS/GARDEN STEPS**
EDGES AND PAVER FORMS BLENDED INTO LANDSCAPE.

6 **NORTHWEST GARDEN**
INCREASE NUMBER OF NATIVE PLANT SPECIES. LAYER NATIVE PLANTINGS TO CREATE ADAPTIVE PLANTING WHICH FORMS STRUCTURE ON THE LANDSCAPE.

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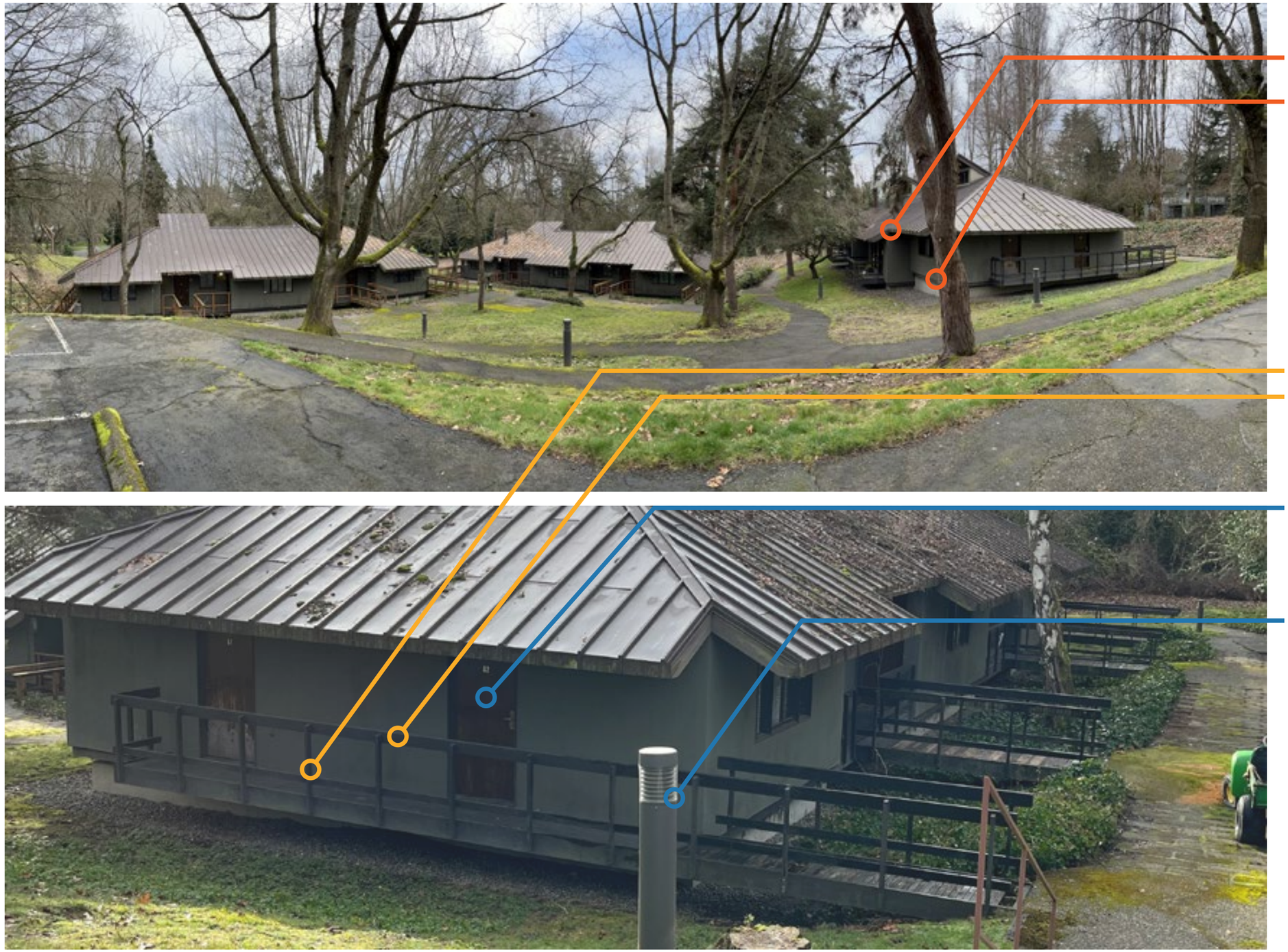
SiteWorkshop LANDSCAPE ARCHITECTURE



Building Primary:

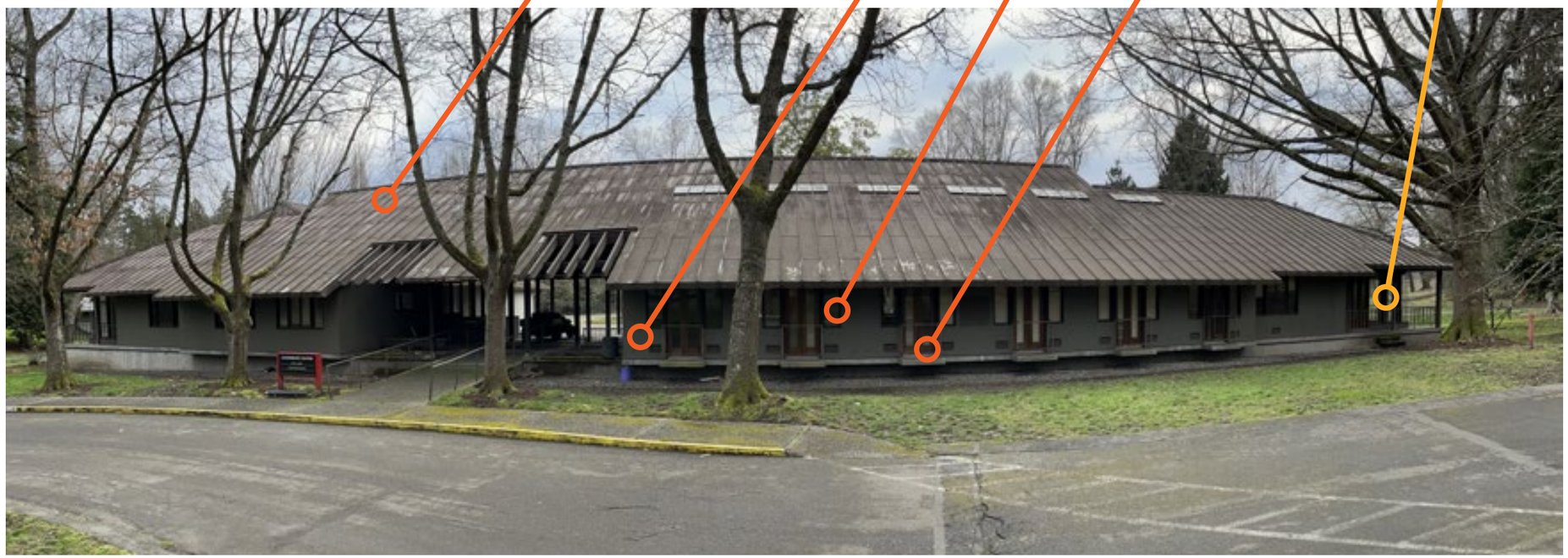
+ Hipped Roof Forms with Deep Eaves
+ Batten Seam Metal Roofing Materials
+ Recessed Concrete Foundations with Articulated Belt Course
+ Painted Wood Siding
+ Aluminum Window Frames

Building Secondary:

+ Cedar Wood Board Eaves with Continuous Venting;
+ Sunken, Projecting Living Room Bays;
+ Recessed Entry Deck with Roof Overhang Broken;
+ Projecting Wood Walkways
+ Painted Wood Guardrails
+ Private Elevated Wood Decks/Rails

Building Tertiary:

+ Wood Doors/Frames
+ Building Graphics
+ Metal Chimneys
+ Plumbing Roof Vent Pipes
+ Wall Mounted Light Fixtures
+ Light Bollards



Building Primary:

+ Hipped Roof Forms with Deep Eaves
+ Batten Seam Metal Roofing Materials
+ Battered Concrete Plinth Foundation with Articulated Belt Course
+ Painted Wood Siding
+ Aluminum Window Frames with Vertical Orientation
+ Cantilevered Concrete Balconies
+ Courtyard with Japanese Influenced Garden
+ Pond Overlook
+ Deep Cedar Wood Board Eaves with Continuous Venting

Building Secondary:

+ Painted Metal Guardrails
+ Exposed Roof Rafters Adjacent to Courtyard Entrances
+ Covered Decks with Storefront Glazing System at SW, NW, and NE Corners
+ Cast-in-place Exterior Concrete Stairs With Exposed Aggregate Finish
+ Courtyard and Building Perimeter Rain Drainage System and Concrete Paving Pattern

Building Tertiary:

+ Wood Doors/Frames
+ Plumbing Roof Vent Pipes
+ Exterior Mounted Light Fixtures
+ Pairs of Office Balcony Doors
+ Exterior Wall Louvers
+ Hollow Metal Doors and Frames
+ Building Graphics
+ Courtyard Cloister Style Raised Walks

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+ Exterior Wall Louvers
+ Hollow Metal Doors and Frames
+ Building Graphics
+ Courtyard Cloister Style Raised Walks

Building Primary:

+ Hipped Roof Form with Deep Eaves
+ Batten Seam Metal Roofing Materials
+ Recessed Concrete Foundations
+ Painted Wood Siding
+ Open West Facing Patio
+ Wood Window Frames in a Dark Color

Building Secondary:

+ Deep Cedar Wood Board Eaves with Continuous Venting
+ Painted Metal Guardrails
+ Wall Mounted Light Fixtures at Entry

Building Tertiary:

+ Wood Doors/Frames
+ Building Graphics
+ Metal Chimneys
+ Plumbing Roof Vent Pipes
+ Wall Mounted Light Fixtures
+ Light Bollards
+ Loading Dock
+ Kitchen Mechanical & Louvers

MODIFICATIONS TO LANDMARK BUILDINGS AND LANDSCAPE

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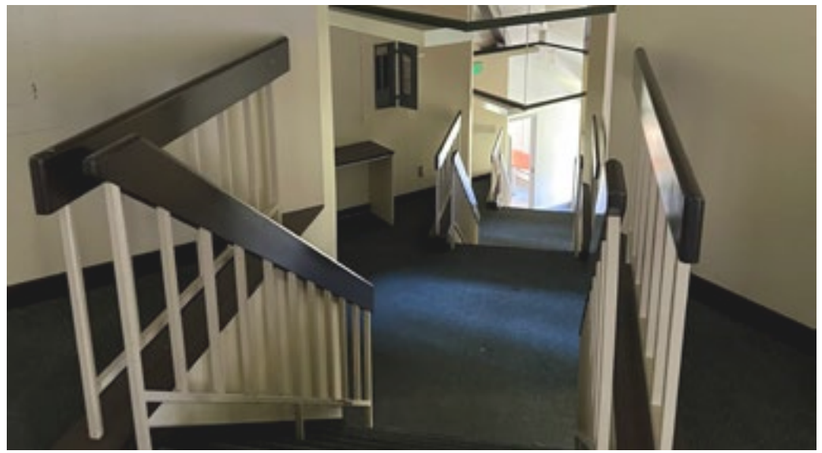

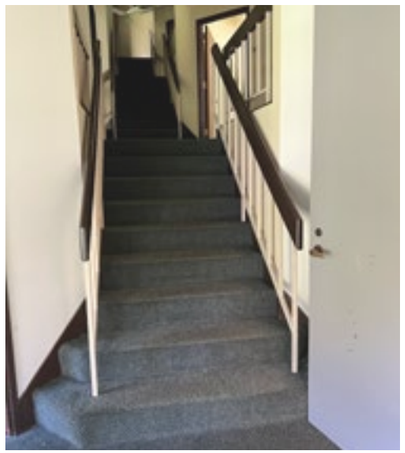

Challenges of Rehabilitating Building G And It's Site Planning Impacts

+ Retaining the road in current alignment reduces home site count that can’t be made up elsewhere without detrimental landmark impacts
+ Retaining Building G makes it impossible to develop many of the proposed home sites while preserving historic views and significant groves of trees.
+ Maintaining current grades make it virtually impossible to site new development around the building
+ The SE corner of the site is an ideal location for new development that won't impact the landscape at the center of the site.
+ Each of the first two phases on the site have a strong presence on the pond. Phase 3 will also having a strong presence on the pond to help tie the whole site together in its final form.

Challenges With Rehabilitating Building G

+ Adding required parking for Building G has unfavorable site impacts.
+ Half of the building is not ADA accessible and stepped levels makes an accessibility retrofit virtually impossible.
+ Costs to modernize Building G far exceed its rentable value due to its configuration and size.
+ Adding two new homes west of Building G does not support the appropriate image of stepping roof forms.
+ Removing Building G protects more important areas like the oak groves and the center core from new development.
+ Locating houses in the mature oak grove area displaces required parking for Buildings D and F to other areas of the site.
+ The 41st Street homes with rear loaded garages would be facing toward the pond and exposed to views from the historic structures.

EXISTING

PROPOSED

Key design considerations for the replacement of Building G.

The new homes:

+ Preserve strong roof lines stepping uphill
+ Hold the edge of the center core
+ Resolve accessibility issues and provide new pathways that enhance connectivity into the heart of the campus
+ Rehabilitate and enhance the Japanese influenced garden design
+ Introduce additional landscape and water features along the revitalized south edge of the pond
+ Provide an economically viable design alternative

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Challenges of Rehabilitating Building E & Its Site Planning Impacts

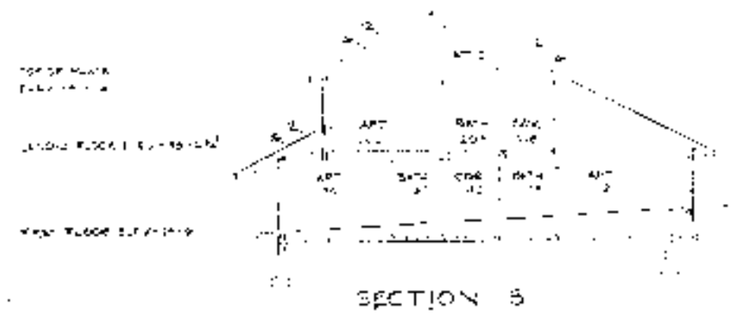
+ Retaining the road in current location reduces home site count that can't be made up elsewhere without detrimental landmark impacts

+ Retaining Building E makes it impossible to capture many of the proposed home sites while preserving historic views and significant groves of trees.

+ Locating homes in the northeast corner of the site leads to fewer impacts due to the amount of existing pavement and development while maintaining core design principles and landmark character defining features.

+ Retaining Building E requires locating houses in the Oak Grove area and displaces required additional parking into other areas of the site.

+ Costs to retain, adaptively re-use, and modernize Building E are infeasible.



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EXISTING

PROPOSED

Key design considerations for the replacement of Building E.

+ Creates less paved area and more landscaping in this area of the site

+ Allows Building D-Addition to connect existing historic buildings and provide new pathways and landscape at the edge of the preserved Oak Grove

+ Will celebrate storm water management of proposed development through the creation of rain gardens north of the new Building D Addition.

+ Will enhance pedestrian connectivity with an elevated boardwalk from the northern oak grove to the new D Addition elevated courtyard.

+ Provides an elevated boardwalk spanning the rain gardens to offer new views of the oak grove tree canopy.

+ Provides an economically viable design alternative.

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HISTORIC BUILDINGS REHABILITATION AND ADDITIONS

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BUILDINGS A, B & C

BUILDING A - EXISTING CONDITION SOUTH

BUILDING B - EXISTING CONDITION SOUTH

BUILDING C - EXISTING CONDITION NORTH

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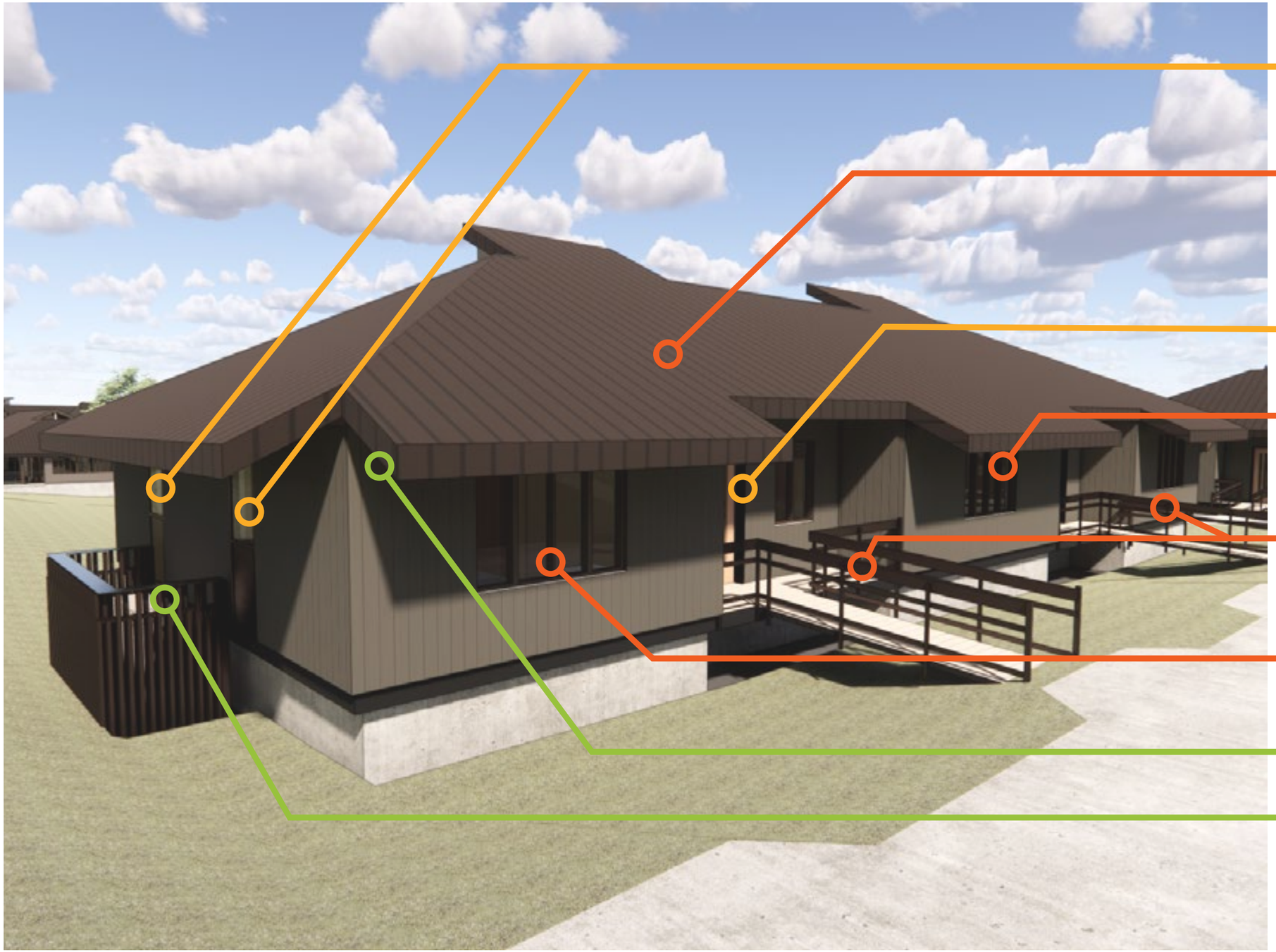

LEGEND:

- REMOVE
- REPLACE WITH MATCHING
- REPLACE WITH NEW
- NEW CONSTRUCTION

REPLACE DOOR/FRAME WITH WINDOW AND WOOD INFILL BELOW

REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION

REPLACE ENTRY DOORS WITH NEW DOOR/FRAME

REPLACE EXISTING WINDOWS/ FRAMES WITH MATCHING CODE COMPLIANT WINDOWS/FRAMES

REPLACE ELEVATED WALKS AND RAILINGS WITH NEW TO MATCH ORIGINAL INSTALLATION

REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH

ADD MECHANICAL VENTING BELOW EAVE AT WALL

ADD MINI-SPLIT UNIT AND SCREENING

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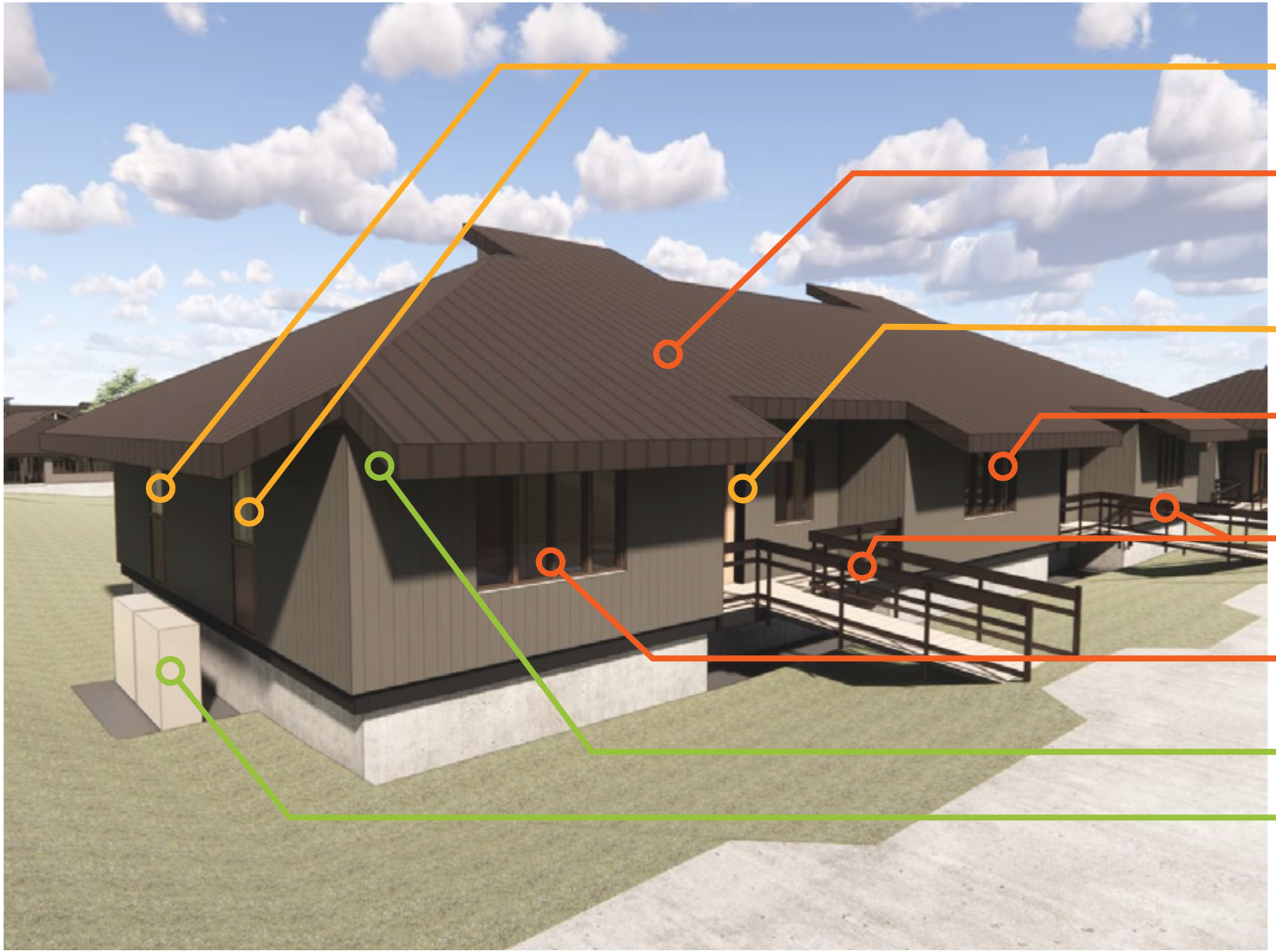

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- REPLACE WITH NEW
- NEW CONSTRUCTION

REPLACE DOOR/FRAME WITH WINDOW AND WOOD INFILL BELOW

REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION

REPLACE ENTRY DOORS WITH NEW DOOR/FRAME

REPLACE EXISTING WINDOWS/ FRAMES WITH MATCHING CODE COMPLIANT WINDOWS/FRAMES

REPLACE ELEVATED WALKS AND RAILINGS WITH NEW TO MATCH ORIGINAL INSTALLATION

REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH

ADD MECHANICAL VENTING BELOW EAVE AT WALL

ADD MINI SPLIT UNIT WITHOUT SCREENING

BUILDING A: EXISTING CONDITIONS - RAIL

+ PAINTED WOOD RAILING, DARK BROWN

1. DAMAGE AT HORIZONTAL VERTICAL RAIL
2. SPLIT AT HORIZONTAL RAIL
3. BIOLOGICAL GROWTH AT VERTICAL RAILS

BUILDING B: EXISTING CONDITIONS - RAIL

+ PRESSURE-TREATED LUMBER RAILING, UNFINISHED

1. CHECKED CONDITION AT HORIZONTAL RAIL
2. MINOR CHECKED CONDITION AND BIOLOGICAL GROWTH ON HORIZONTAL TOP RAIL
3. CRACK AT VERTICAL RAIL

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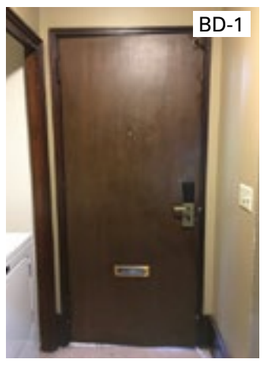
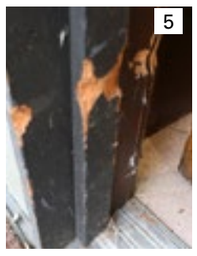
BUILDING B: EXISTING CONDITIONS - DOORS
BD-1 | TYPE A

+ STAIN AND LACQUER FLUSH WOOD DOOR

EXTERIOR
+ PAINTED WOOD FRAMES, DARK BROWN
1. LARGE DAMAGE AT JAMB
2. SCRATCHES ON DOOR SURFACE
3. CHIPPED EDGES AT DOOR
4. CHIPPED AND DAMAGED CONDITIONS AT JAMBS AND FRAMES

INTERIOR
+ STAIN AND LACQUER WOOD TRIMS, DARK BROWN
5. SCRATCHES AND DAMAGE AT JAMB
6. CHIPPED CONDITIONS AT TRIM



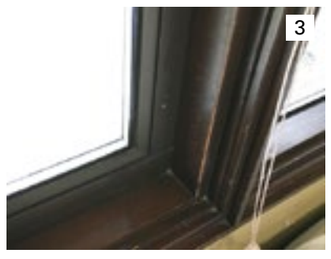


BUILDING C: EXISTING CONDITIONS - WINDOWS
CW-7 | TYPE B

+ SASHLESS WINDOW UNITS INSET IN WOOD FRAMES, FIXED
+ ALUMINUM CASEMENT WINDOW UNIT INSET IN WOOD FRAMES, MEDIUM BRONZE FINISH, OPERABLE
+ CLEAR, DOUBLE-PANED GLASS

EXTERIOR
+ PAINTED WOOD FRAMES, DARK BROWN
1. CHECKED CONDITION AND CHIPPED PAINT AT FRAMES

INTERIOR
+ STAIN AND LACQUER WOOD TRIMS, DARK BROWN
2. CHIPPED CORNER AT TRIMS
3. DISCOLORATION AT TRIMS



BUILDING D: EXISTING CONDITIONS - ROOF

+ METAL HIP ROOF, PAINTED RED

1. CHIPPED PAINT AT ROOF
2. PAINT DISCOLORED AT ROOF SURFACE
3. BIOLOGICAL GROWTH AND FLAKING PAINT AT ROOF SURFACE

BUILDING F: EXISTING CONDITIONS - ROOF

+ METAL HIP ROOF, PAINTED RED

1. FAIR OVERALL CONDITION AT ROOF
2. CHIPPED PAINT AT ROOF SURFACE
3. PAINT DISCOLORED AT ROOF SURFACE
4. BIOLOGICAL GROWTH AND FLAKING PAINT AT ROOF SURFACE

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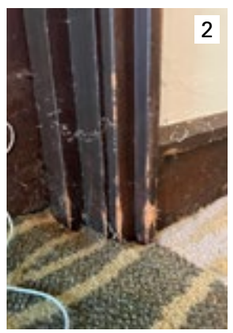
BUILDING D: EXISTING CONDITIONS - DOORS
DD-9 | TYPE C

+ STAIN AND LACQUER STILE AND RAIL WOOD DOOR WITH FULL LIGHT GLASS, OPERABLE

EXTERIOR
+ PAINTED WOOD FRAMES, DARK BROWN
1. CHECKED CONDITION AT DOOR

INTERIOR
+ STAIN AND LACQUER WOOD TRIM, DARK BROWN
2. CHIPPED AND DAMAGED CONDITIONS AT JAMBS AND TRIMS

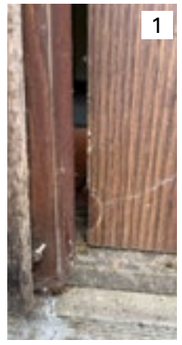


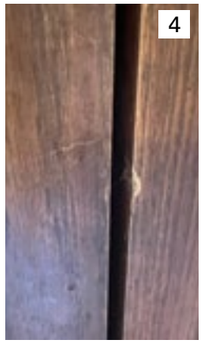
BUILDING F: EXISTING CONDITIONS - DOORS
FD-3 | TYPE 1

+ STAIN AND LACQUER STILE AND RAIL WOOD DOOR WITH FULL LIGHT GLASS, OPERABLE

EXTERIOR
+ PAINTED WOOD FRAMES, BROWN
1. MINOR DAMAGE AND CHIPPED CONDITION AT DOOR EDGE
2. FINISH DEFECT AT DOOR SURFACE

INTERIOR
+ STAIN AND LACQUER WOOD TRIM, DARK BROWN
3. CHIPPED EDGE AT FRAME
4. CHIPPED EDGE AND SCRATCHES AT DOOR

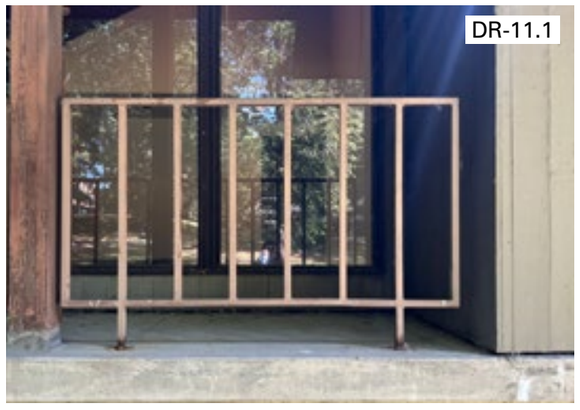




BUILDING D: EXISTING CONDITIONS - RAILINGS
DR-11.1 | TYPE B

+ HOLLOW METAL RAILING, PAINTED RED

1. UNEVEN FINISH AT VERTICAL AND HORIZONTAL RAILS
2. RUST AND FINISH DEFECT AT HORIZONTAL RAILS
3. BIOLOGICAL GROWTH AT VERTICAL RAILS



BUILDING F: EXISTING CONDITIONS - RAILINGS
FR-2.21 | TYPE B

+ HOLLOW METAL RAILING, PAINTED RED

1. LARGE DAMAGE AT HORIZONTAL VERTICAL RAIL
2. SPLIT AT HORIZONTAL RAIL
3. BIOLOGICAL GROWN AT VERTICAL RAILS

BUILDING D - NE CORNER EXISTING RAILING

BUILDING D - NW CORNER EXISTING RAILING

BUILDING D - BALCONETTE EXISTING RAILING

BUILDING D - NE CORNER PROPOSED RAILING

BUILDING D - NW CORNER PROPOSED RAILING

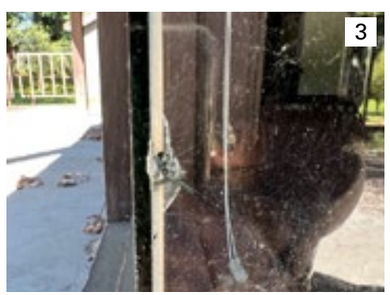
BUILDING D - BALCONETTE PROPOSED RAILING

BUILDING D: EXISTING CONDITIONS - WINDOWS
DW-8 | TYPE B

+ SASHLESS WINDOW UNITS INSET IN WOOD FRAMES, FIXED

EXTERIOR
+ PAINTED WOOD FRAMES, DARK BROWN

1. CHECKED CONDITION AND CHIPPED PAINT AT FRAMES
2. DAMAGE AND CHIPPED PAINT AT TRIM
3. DAMAGE TO GLASS

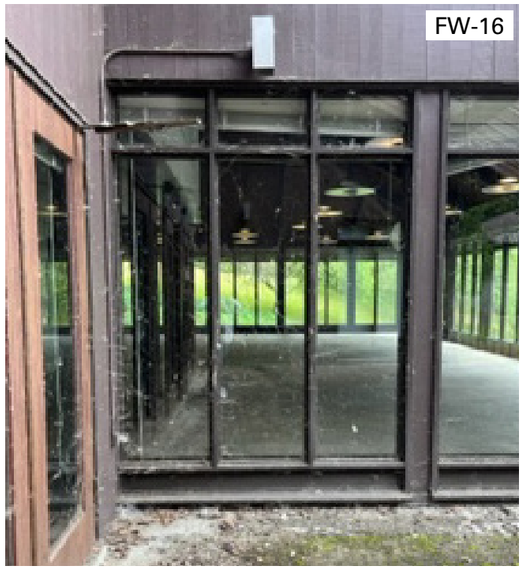


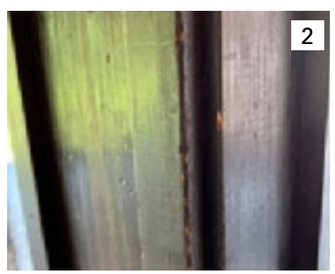
BUILDING F: EXISTING CONDITIONS - WINDOWS
FW-16 | TYPE B

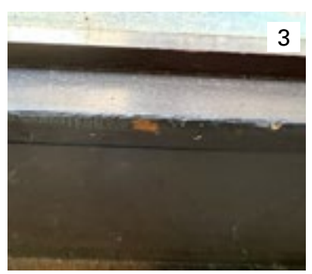
+ SASHLESS WINDOW UNITS INSET IN WOOD FRAMES, FIXED

EXTERIOR
+ PAINTED WOOD FRAMES, DARK BROWN

INTERIOR
+ STAIN AND LACQUER WOOD TRIMS, DARK BROWN
1. MINOR SCRATCHES AND UNEVEN FINISH
2. CHIPPED EDGES AT FRAME







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

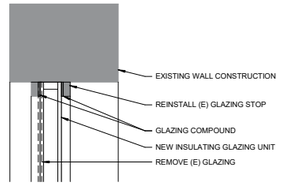
Window Restoration and New Openings Details:

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

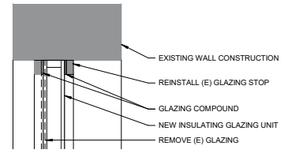
Color: Cascadia black

Operable Window Types: casement, awning, hopper, tilt and turn

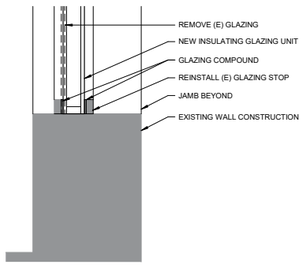
Vertical mullions at 24"-26" O.C. to relate to historic windows.



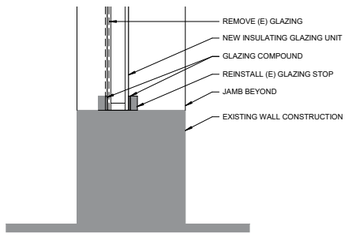
6 EXIST WINDOW HEAD - BLDG F
3" = 1'-0"



1 EXIST WINDOW HEAD - BLDG D
3" = 1'-0"



8 EXIST WINDOW SILL - BLDG F
3" = 1'-0"



5 EXIST WINDOW SILL - BLDG D
3" = 1'-0"

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

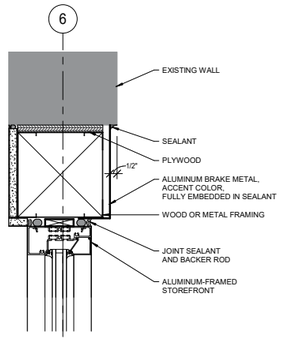
Window at New Openings:

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

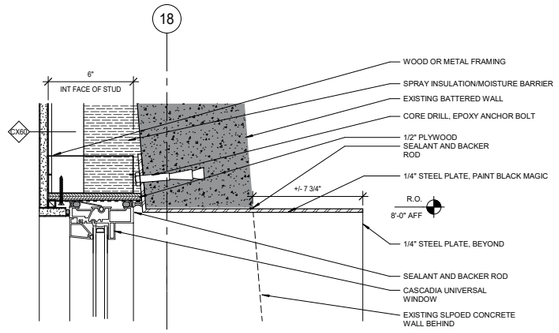
Color: Cascadia black

Operable Window Types: casement, awning, hopper, tilt and turn

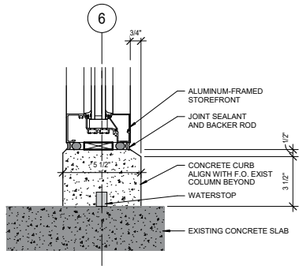
Vertical mullions at 24"-26" O.C. to relate to historic windows.



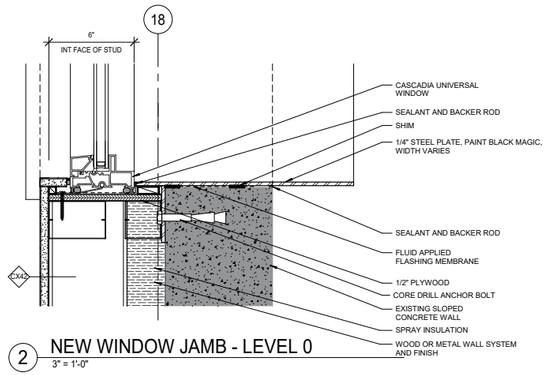
9 NEW STOREFRONT HEAD - EXIST WALL
3" = 1'-0"



1 NEW WINDOW HEAD - LEVEL 0
3" = 1'-0"



12 NEW STOREFRONT SILL - EXIST WALL
3" = 1'-0"



2 NEW WINDOW JAMB - LEVEL 0
3" = 1'-0"

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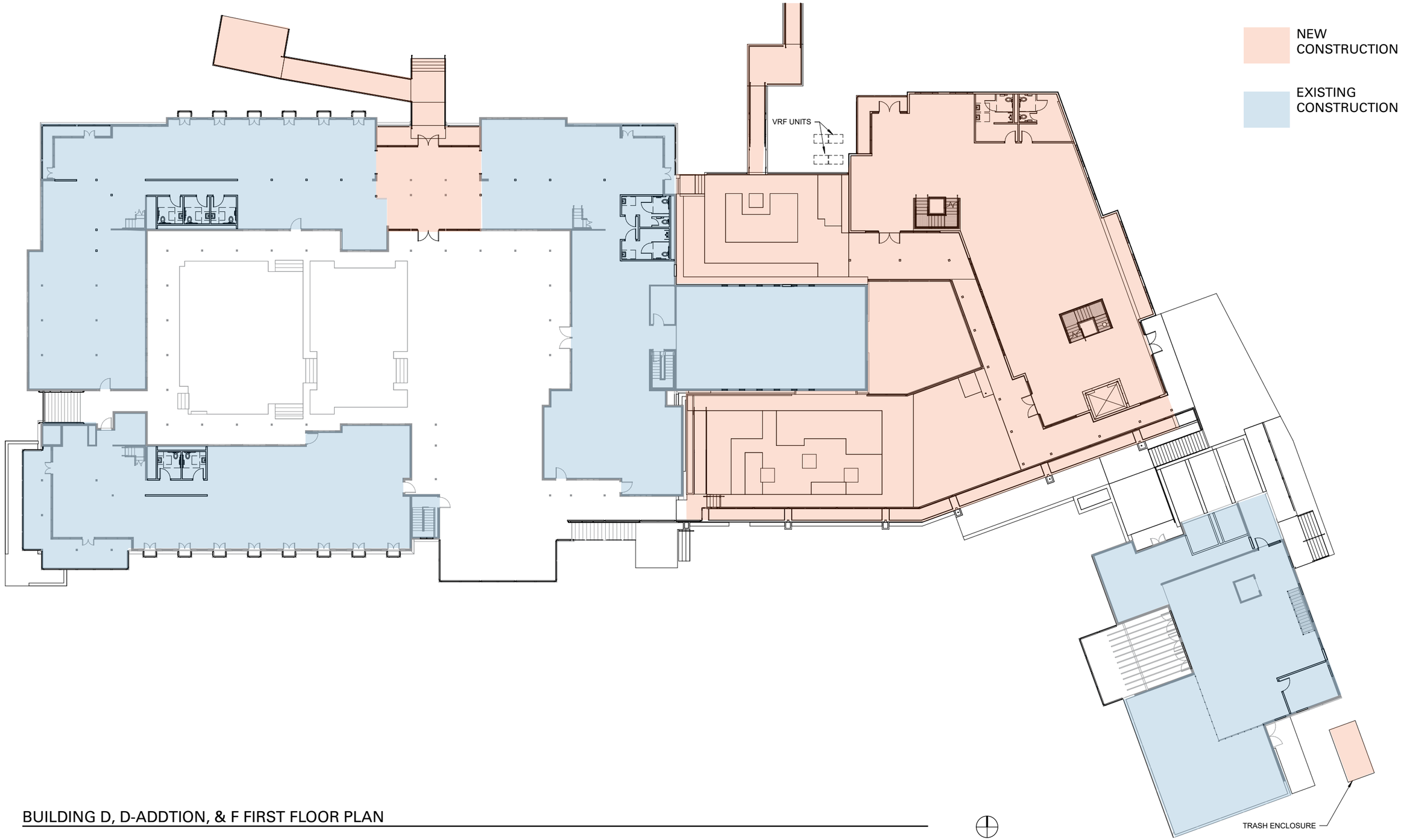

BUILDING D, D-ADDTION, & F FIRST FLOOR PLAN

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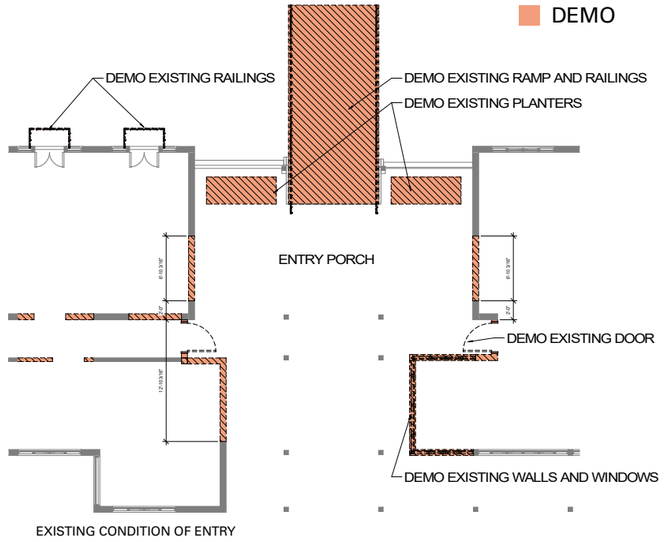
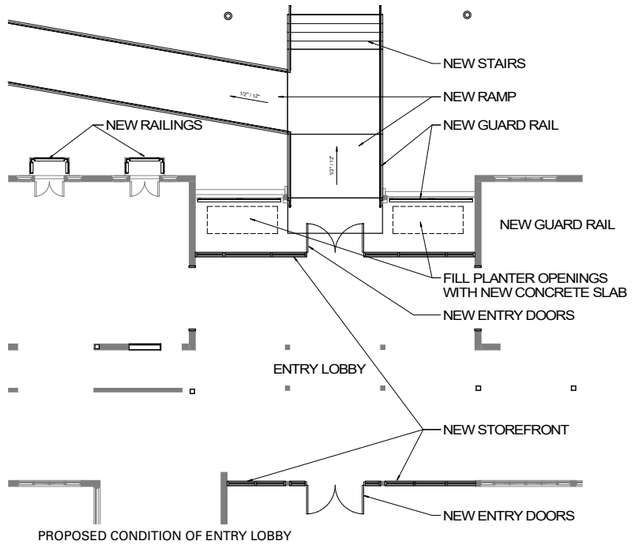
BUILDING D / EXISTING AND PROPOSED LOBBY AT BUILDING D

EXISTING ENTRY FROM EXTERIOR

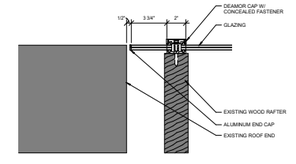
PROPOSED ENTRY LOBBY FROM EXTERIOR



EXISTING CONDITION OF ENTRY



PROPOSED CONDITION OF ENTRY LOBBY



8 RAFTER COVER - CROSS SECTION
3" = 1'-0"

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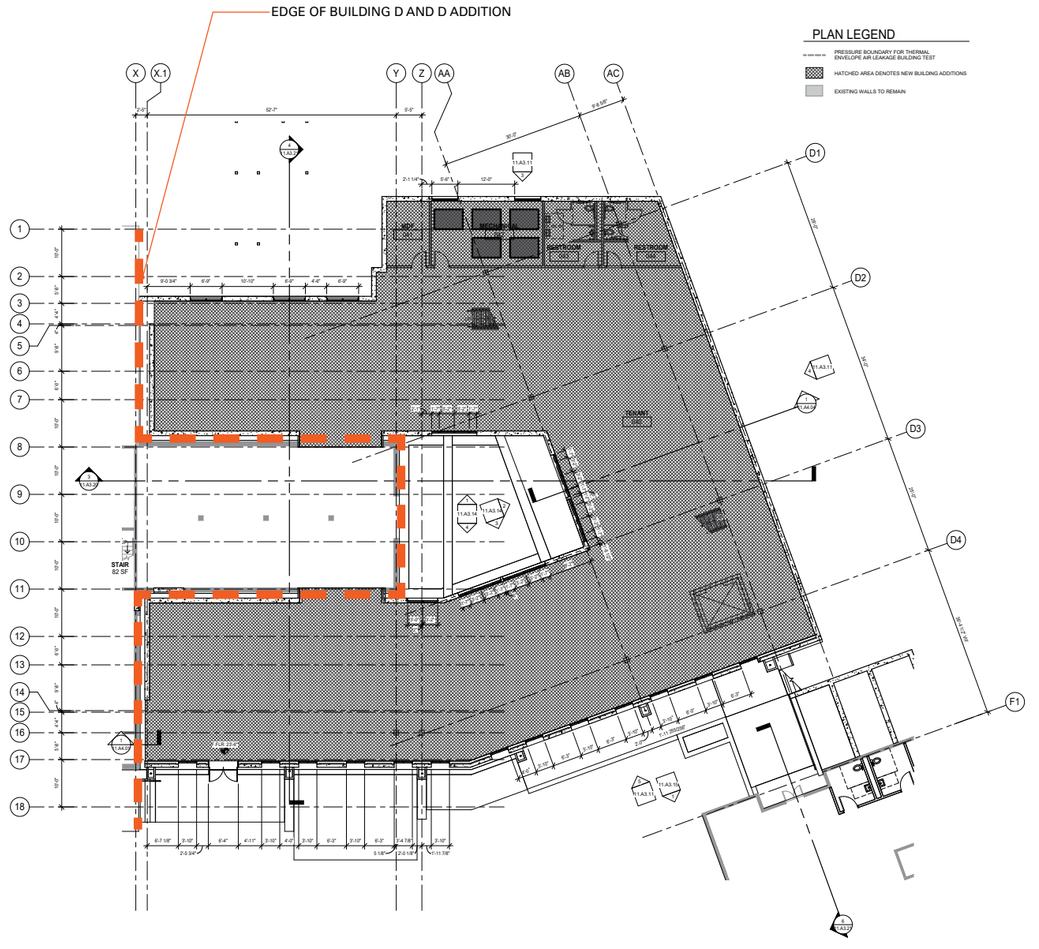
REHABILITATION / BUILDING D ADDITION



BUILDING D ADDITION - LEVEL 0
1/8" = 1'-0"

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EXISTING

PROPOSED

Pond Bridge View:

+ Building D and F rehabilitated
+ Sensitive and appropriately scaled addition to the east side of Building D completes the northern built edge of the pond
+ Preserves the pedestrian experience
+ Revitalizes landscape adjacent to pond
+ D Addition forms and materials are consistent with historic character of buildings D and F.
+ New addition creates expanded leasable space that offsets home count reduction from Quadrant plan.
+ Provides a sensible and economically viable land use plan to ensure the site and buildings are maintained and preserved in perpetuity.

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BUILDING D SOUTHWEST CORNER - EXISTING CONDITION

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 window openings in concrete wall added at corner for daylighting occupied space
+ New openings for windows in concrete are no longer cut to floor level.
+ Window openings are punched opening with metal frames that accentuate the battered wall slope.

BUILDING D SOUTHWEST CORNER - PREVIOUSLY SHOWN DESIGN

BUILDING D SOUTHWEST CORNER - UPDATED DESIGN

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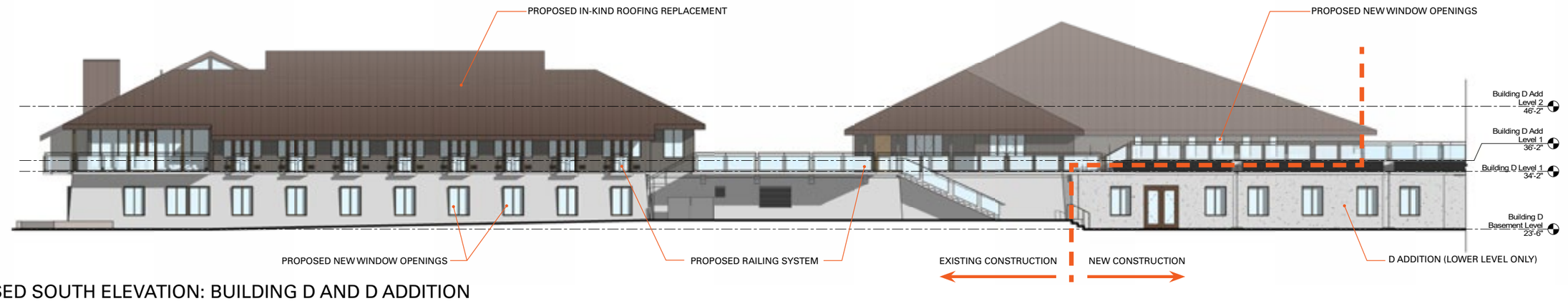
REHABILITATION / BUILDING D LEVEL 0 DESIGN UPDATES



PROPOSED SOUTH ELEVATION: BUILDING D AND D ADDITION

PROPOSED NORTH ELEVATION: BUILDING D AND D ADDITION

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JAPANESE-INSPIRED HOMES AND LANDSCAPES

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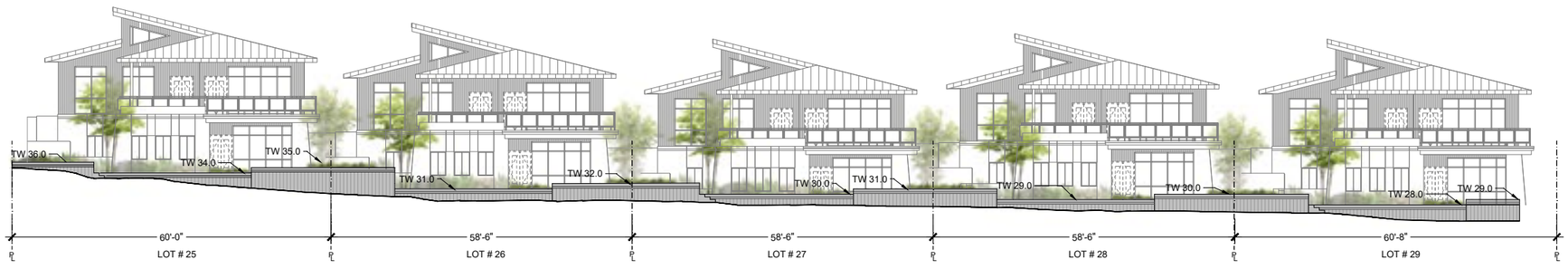
Pond Houses Landscape Plan



Pond Houses South Elevation

Pond House Design Concepts

+ Preserve strong roof lines stepping uphill
+ Softening the edge of common areas and private spaces
+ Resolve accessibility from the east loop road and provide new pathways that enhance connectivity into the heart of the campus
+ Japanese influenced Northwest garden designs
+ Reintroduce meadow along the revitalized edge of the pond
+ Increase biodiversity and wildlife habitat

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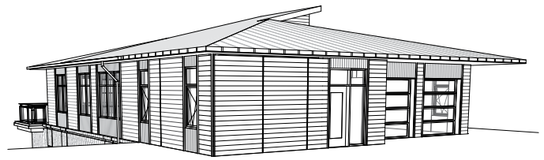
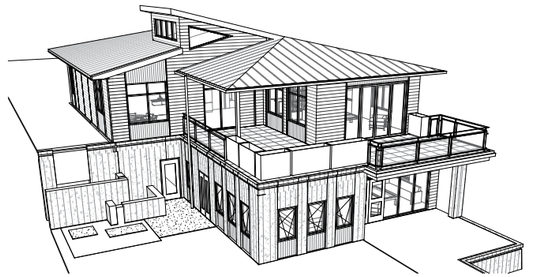
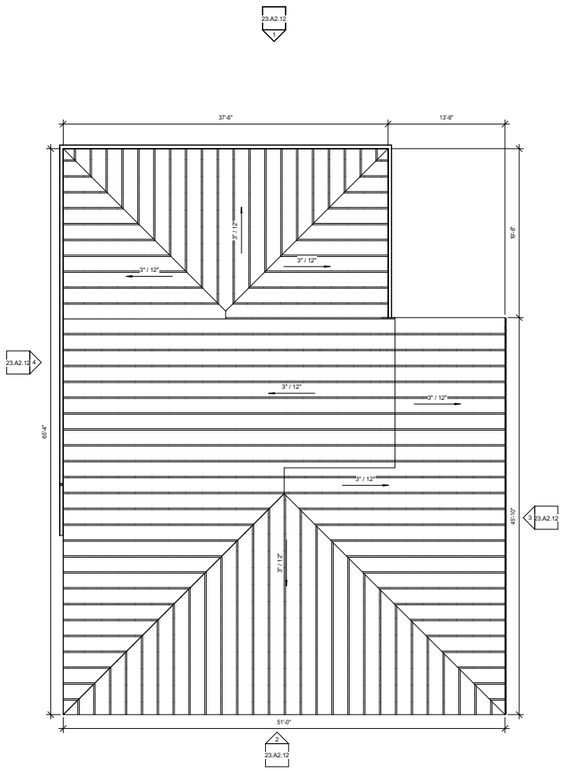


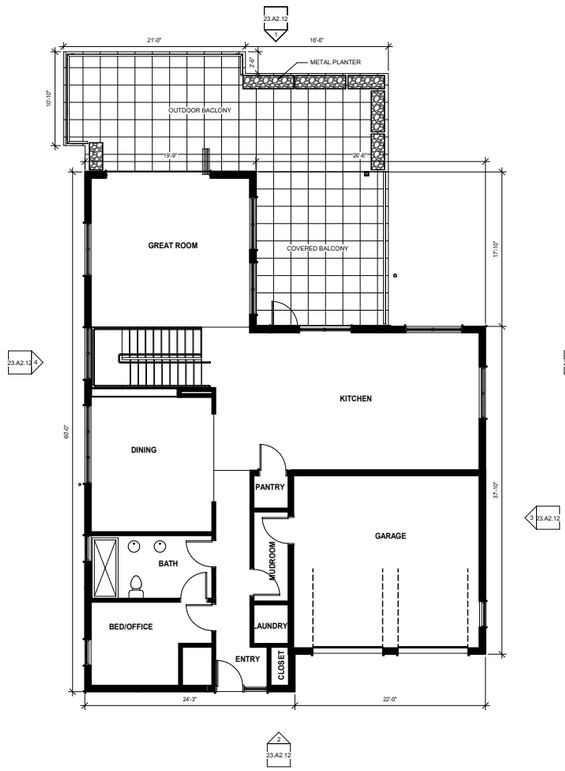
5 SOUTHWEST 3D VIEW



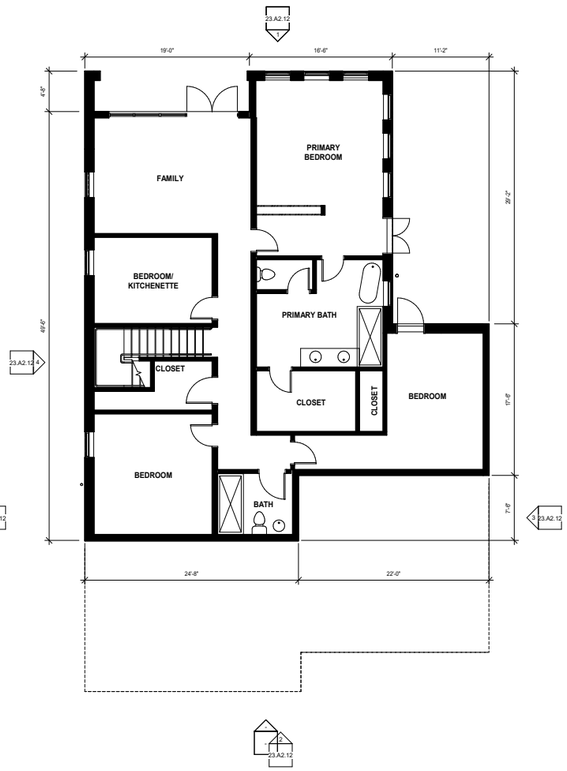
4 NORTHEAST 3D VIEW



3 ROOF PLAN
3/16" = 1'-0"



2 LEVEL 2
3/16" = 1'-0"



LEVEL 1
3/16" = 1'-0"

Pond House Design Concepts

+ Preserve strong roof lines stepping uphill
+ Softening the edge of common areas and private spaces
+ Resolve accessibility from the east loop road and provide new pathways that enhance connectivity into the heart of the campus
+ Japanese influenced Northwest garden designs
+ Reintroduce meadow along the revitalized edge of the pond
+ Increase biodiversity and wildlife habitat

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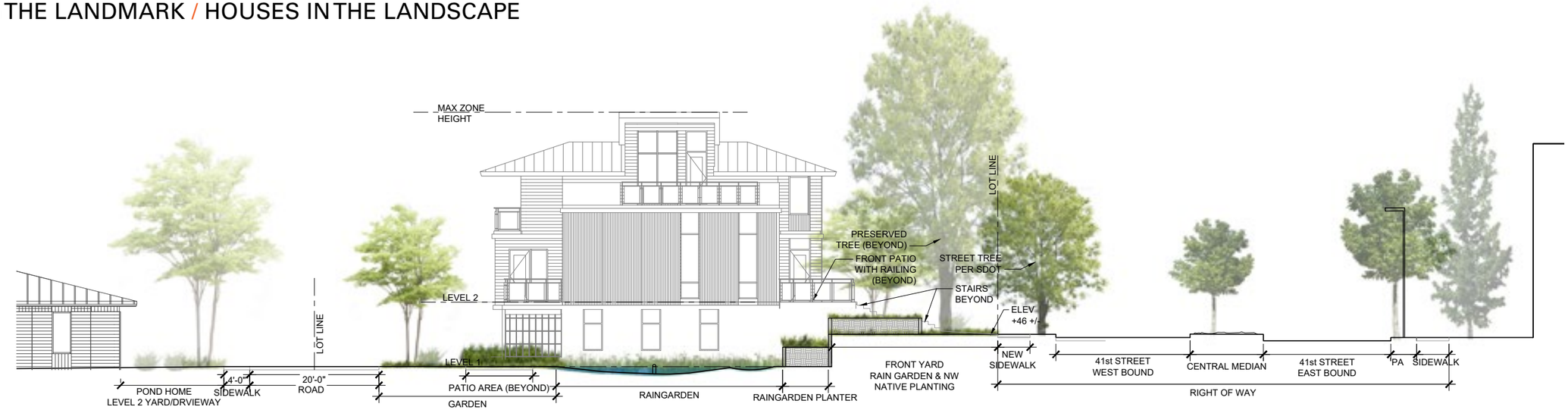
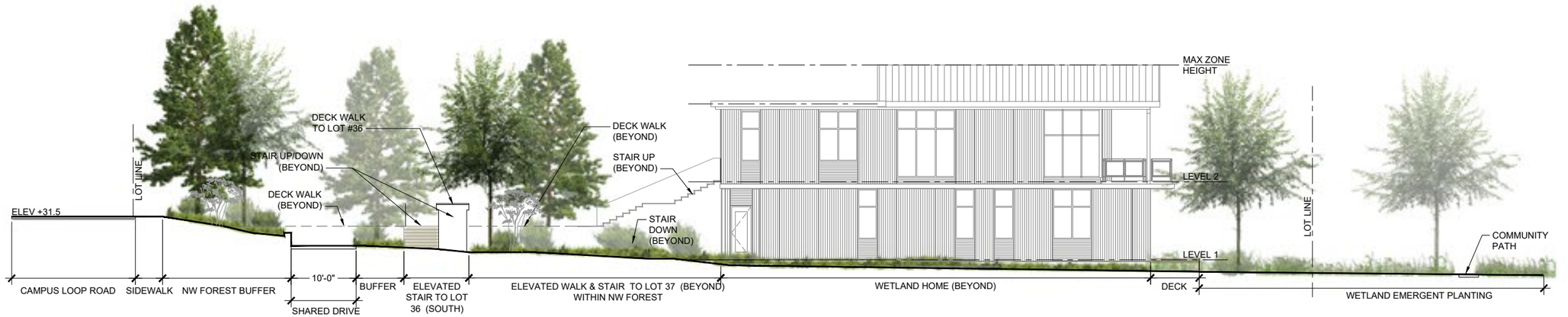
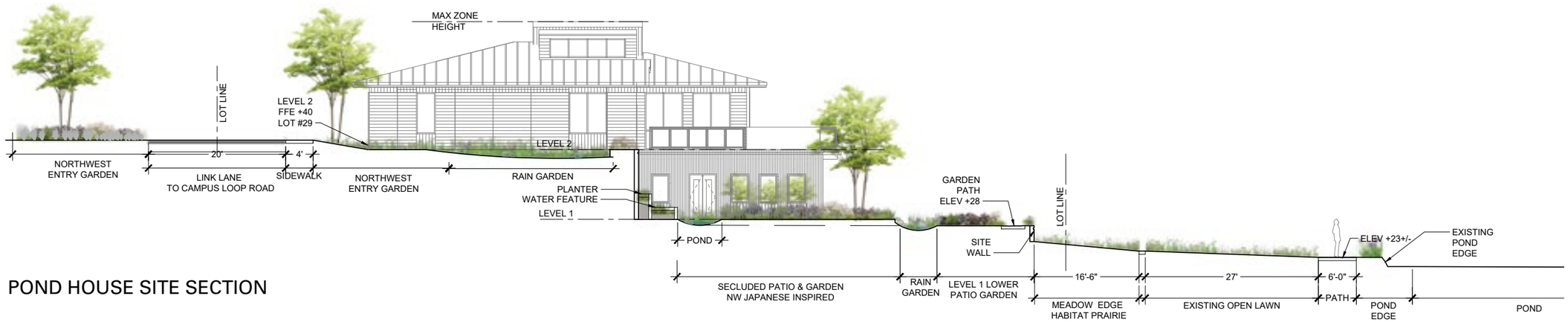


41ST STREET HOUSE SITE SECTION



WETLAND HOUSE SITE SECTION



POND HOUSE SITE SECTION

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	PAINTED SIDING	FRAME/TRIM/COLUMN/RAILING	ACCENTS/ DOORS	ROOF COLOR
HISTORIC BUILDINGS A, B, C, D, & F	SW 9570 **Ironclad** Interior / Exterior	SW 6991 **Black Magic** Interior / Exterior Location Number: 251-C3		**Metal Sales** **Mansard Brown (133)**
D ADDITION & POND HOUSE	SW 2846 **Roycroft Bronze Green** Interior / Exterior	SW 6991 **Black Magic** Interior / Exterior Location Number: 251-C3		**Metal Sales** **Dark Bronze(50)**

EXTERIOR FACADE PALETTE

SW 7622
Homburg Gray
Interior / Exterior
Location Number: 238-C7

SW 7740
Messenger Bag
Interior / Exterior
Location Number: 297-C7

SW 2846
Roycroft Bronze Green
Interior / Exterior

SW 7731
San Antonio Sage
Interior / Exterior
Location Number: 285-C7

SW 6187
Rosemary
Interior / Exterior
Location Number: 215-C6

SW 6151
Quiver Tan
Interior / Exterior
Location Number: 207-C5

SW 7054
Oak Leaf Brown
Interior / Exterior
Location Number: 246-C6

EXTERIOR TRIM PALETTE

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

EXTERIOR WINDOW TRIM PALLETE

CASCADIA BLACK - 200

WOOD ACCENT PALETTE

ROOF PALETTE

Dark Bronze (50)

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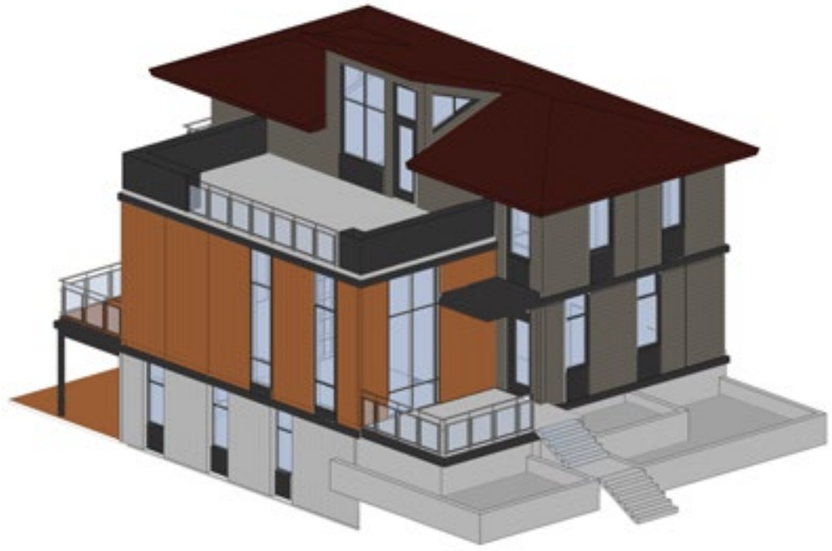
LANDSCAPE ARCHITECTURE



Roof Material:
Metal Sales
Matte Black (106)

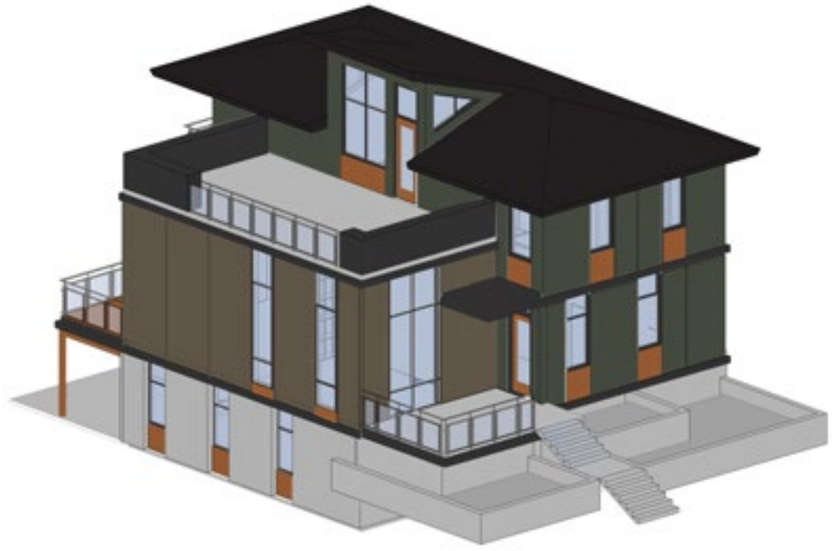
Trim Color:
Sherwin Williams
Black Magic (6991)

Facade Color:
Sherwin Williams
Iron Clad

Trim/Accent Material:
Wood Siding

Concrete

Scheme 1



Roof Material:
Metal Sales
Matte Black (106)

Trim Color:
Sherwin Williams
Black Magic (6991)

Facade Color:
Sherwin Williams
Foxhall Green

Accent Color:
Sherwin Williams
Oak Leaf Brown

Concrete

Scheme 2

Roof Material:
Metal Sales
Weathered Copper

Trim Color:
Sherwin Williams
Black Magic

Facade Color:
Sherwin Williams
Cast Iron

Trim/Accent Material:
Wood Siding

Concrete

Scheme 3

Roof Material:
Metal Sales
Dark Bronze

Trim Color:
Sherwin Williams
Black Magic

Facade Color:
Sherwin Williams
Roycroft Bronze Green

Accent Color:
Sherwin Williams
Oak Leaf Brown

Concrete

Scheme 4

2 41ST NEIGHBORHOOD HOUSES - ELEVATION LOOKING NORTH
SCALE: 1" = 10'

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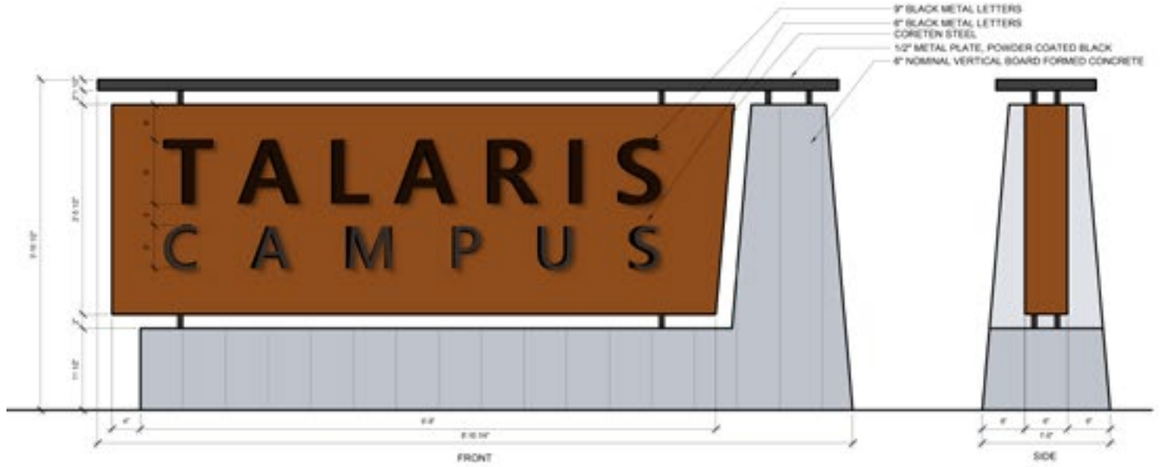
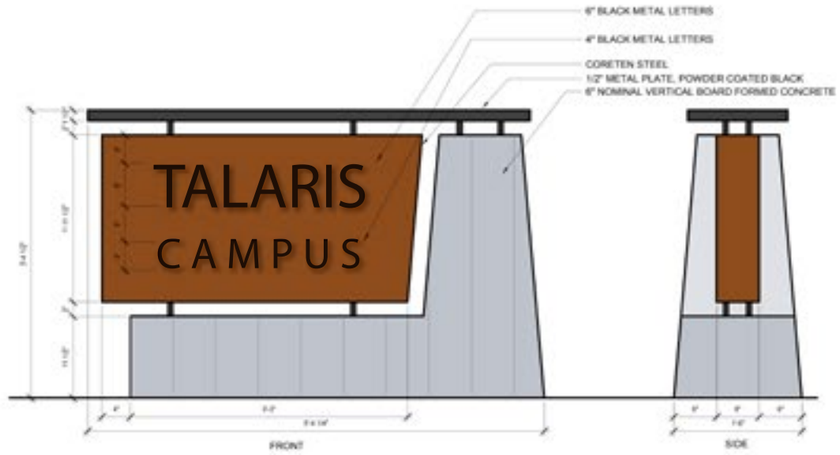
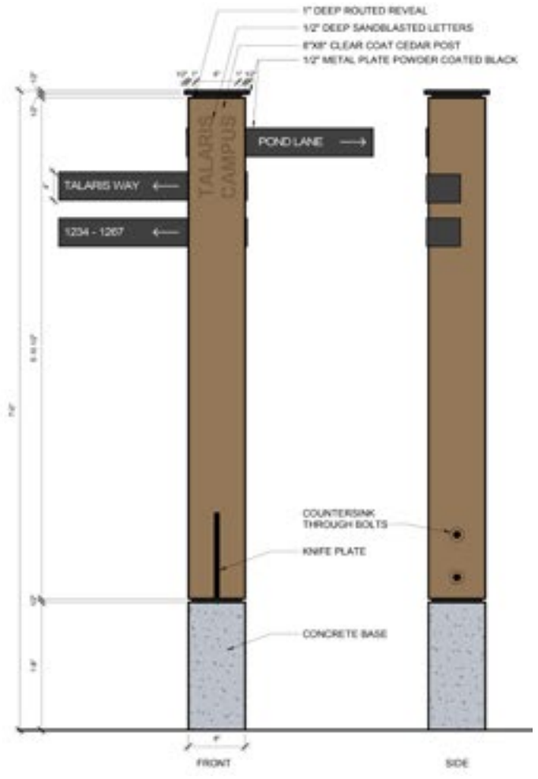
MISCELLANEOUS SITE ELEMENTS



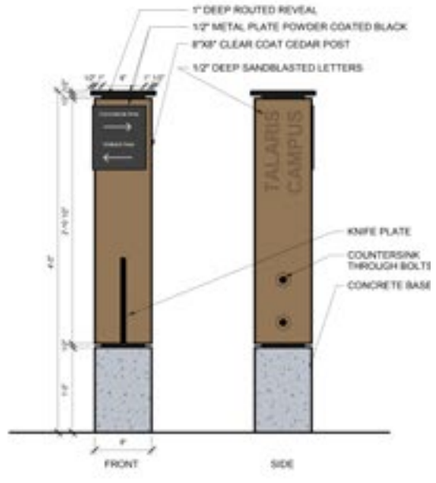
ENTRY SIGNAGE 1



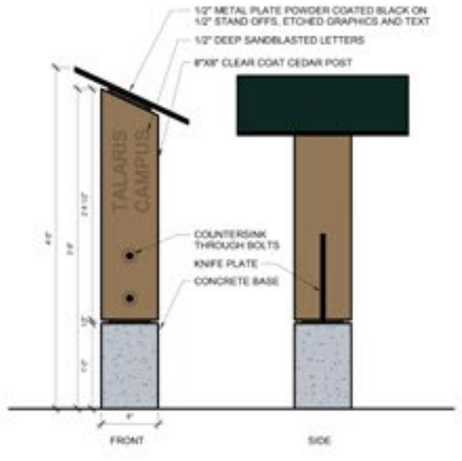
ENTRY SIGNAGE 2



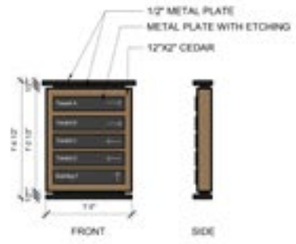
STREET SIGNAGE



WAY FINDING SIGNAGE



INFORMATIONAL SIGNAGE



Wall Mounted Tenant Signage

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SITE ELEMENTS / SITE RAILINGS

WIRE MESH

GUARD RAILING INFILL

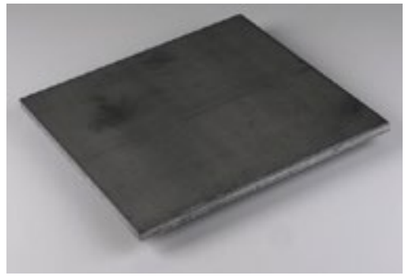
CEDAR - SEMITRANSPARENT STAINED COLOR CHESTNUT

SIGNAGE POSTS AND STAIN FINISH

PRESSURETREATED LUMBER

WOOD STRUCTURE

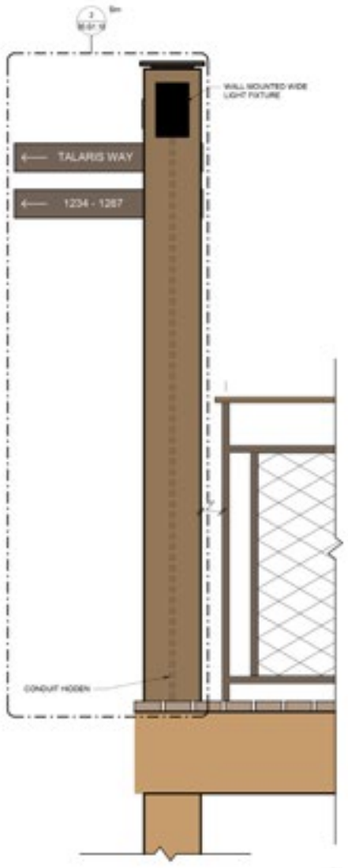
POWDER COATED STEEL - BLACK FINISH



CAP AND RAILING STRUCTURE

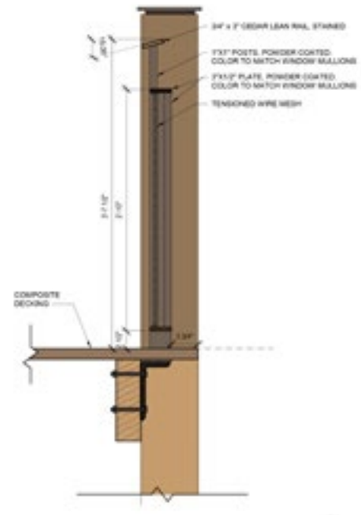
COMPOST DECKING

WALKING SURFACE



RAILING ELEVATION
AT WETLAND HOUSES

TYPICAL SITE RAILING ELEVATION



SITE RAILING SECTION

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ENSURING THE LANDMARK AND COMMUNITY IN PERPETUITY WITH OWNER ASSOCIATION AND C C & R'S

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SiteWorkshop LANDSCAPE ARCHITECTURE

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.

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

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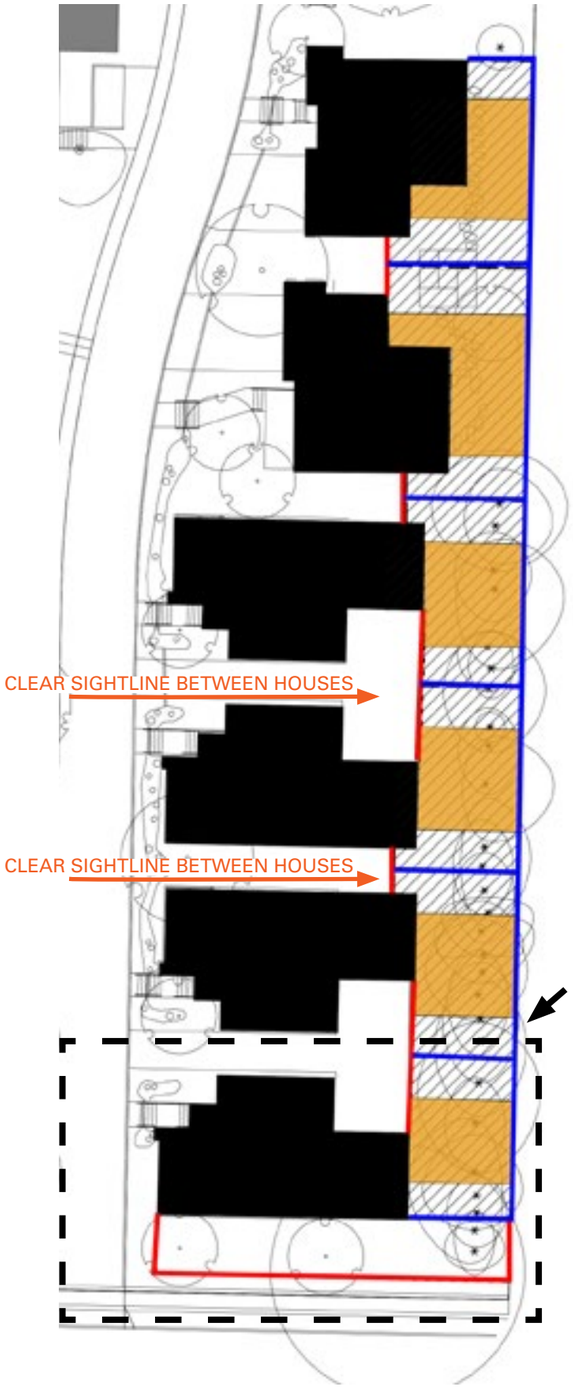
SiteWorkshop LANDSCAPE ARCHITECTURE



3' SHORT FENCE

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STRUCTURES ALLOWED IN BACKYARD BUILD ZONES

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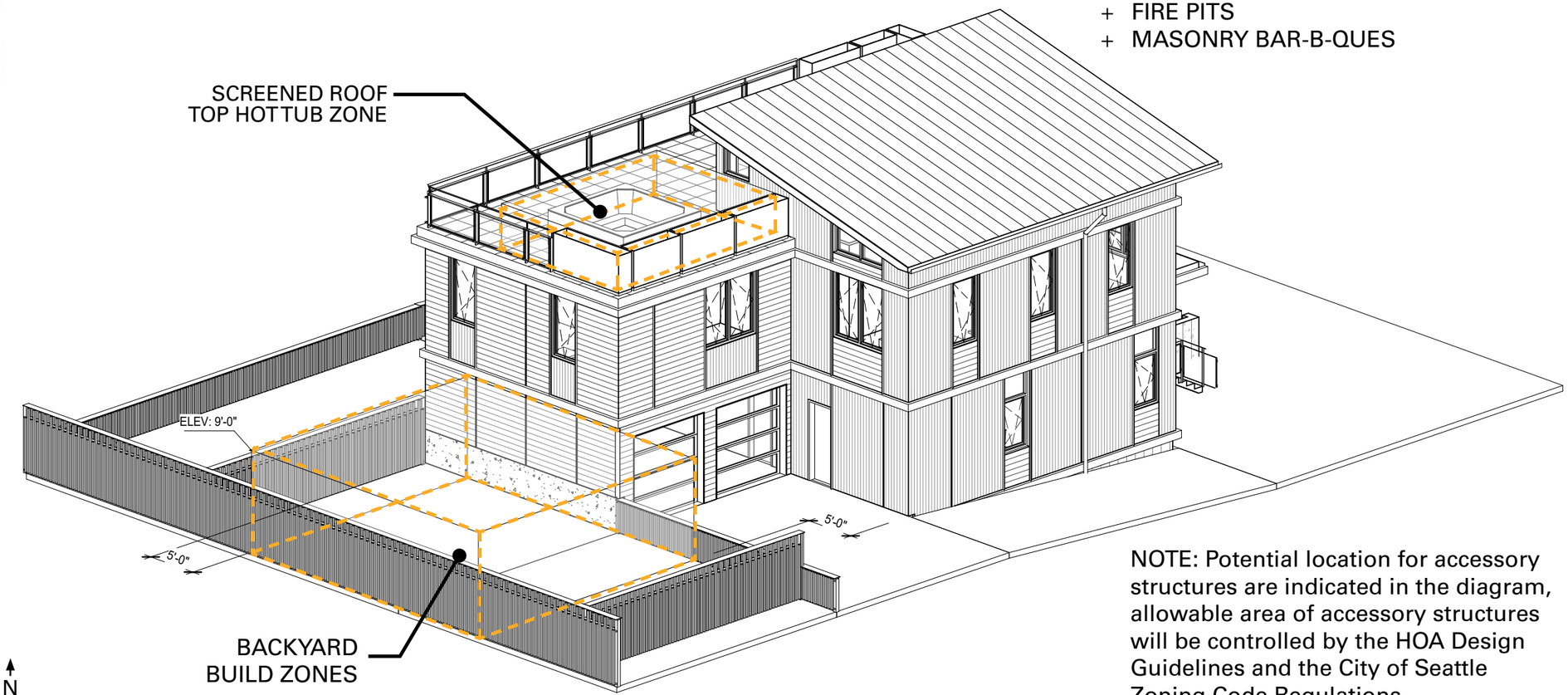

NOTE: Potential location for accessory structures are indicated in the diagram, allowable area of accessory structures will be controlled by the HOA Design Guidelines and the City of Seattle Zoning Code Regulations.

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EXISTING

PROPOSED

Entry View:

+ View from entry drive experience preserved over meadow and pond to Building D and F

+ Creates open space for the public to use and walk through

+ Restores the character of the park-like setting

+ Keblis benches introduced around the site to have moments of rest and peace

+ Trees dividing the meadow and wetlands maintain privacy of adjacent homes and the public heart of the campus

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SITE VALUE / PREVIOUS AND PROPOSED SITE DEVELOPMENT PROPOSAL

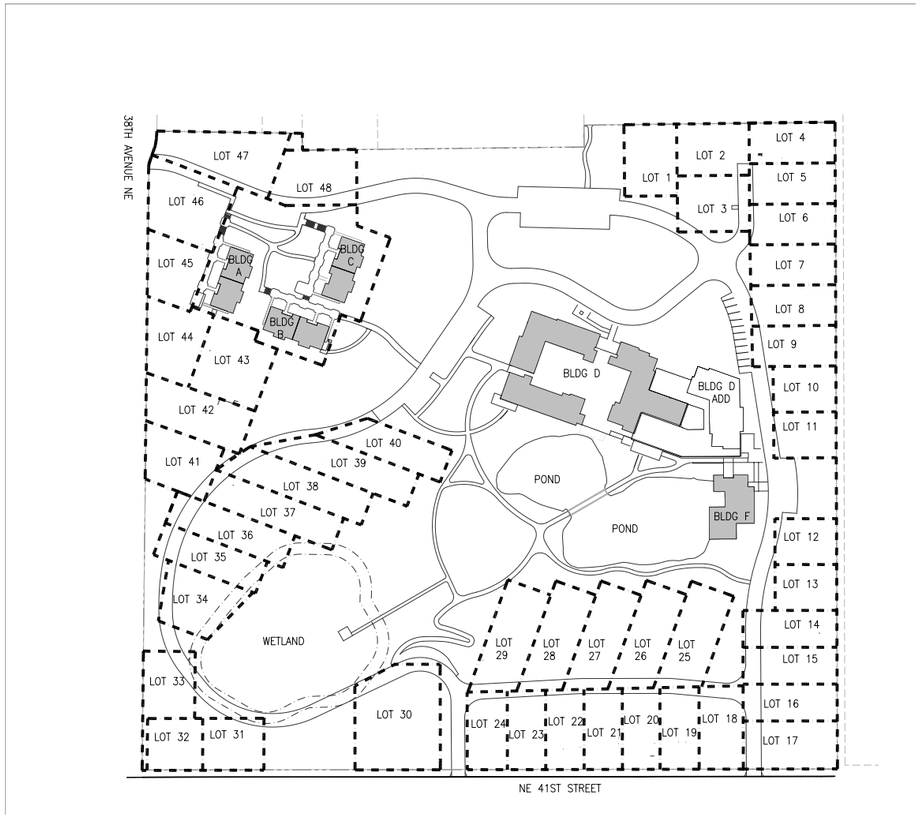
NON-LANDMARKED 82 LOT PLAT: ALL SINGLE FAMILY HOMES SF-5000

+MAXIMUM DENSITY ALLOWED IN THE NR-3 ZONE

+TYPICAL ROUTE TO A SALE AT PRELIMINARY PLAT APPROVAL

+STANDARD PLATTING PROCESS REQUIRED

CONTROLLED LANDMARK WITH 48 LOTS RETAINS 5 OF 7 HISTORIC STRUCTURES AND HISTORIC CHARACTER OF THE PROPERTY



+58% OF MAXIMUM DENSITY ALLOWED

- 48 lots / 82 lots = 58%

+MORE DIFFICULT TO SELL AT PRELIMINARY PLAT APPROVAL

- Unconventional lots and highly controlled home design

+ADDITIONAL DESIGN AND REGULATORY COSTS REQUIRED TO PERMIT

+HISTORIC STRUCTURES DIFFICULT TO SELL

+MARKET VALUE IMPACTED

- Level of significance dependent on final development costs and economic conditions

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				Convert Only Historic Structures (With Controls and Incentives)	PROPOSED PLAN (With Controls and Incentives)	MARKET VALUE (before imposition of Controls and Incentives)
BUILDING ASSUMPTIONS						
Single Family Home Lots			each	0	48	82
A/B/C Buildings			each	3	3	-
D Building			sq ft (bldg)	25,673	25,673	-
D Building Addition			sq ft (FAR)	-	16,342	
E Building			sq ft (bldg)	12,380	-	
F Building			sq ft (bldg)	5,448	5,448	
G Building			sq ft (bldg)	4,690	-	
GROSS MARKET VALUE						
Single Family Home Lots (pre-plat value)	$	800,000	each	$ -	$ 38,400,000	$ 65,600,000
A/B/C Bldgs (as-is condition, future duplexes)	$	500,000	each	1,500,000	1,500,000	-
D Building (as-is condition, future commercial office)	$	200	per sq ft	5,134,600	5,134,600	-
D Addition (entitled land value, no building)	$	150	per sq ft	-	2,451,300	-
E Building (as-is condition, no practical use)	$	100	per sq ft	1,238,000	-	-
F Building (as-is condition, future commercial office)	$	200	per sq ft	1,089,600	1,089,600	-
G Building (as-is condition, no practical use)	$	100	per sq ft	469,000	-	-
TOTAL GROSS MARKET VALUE				**9,431,200**	**48,575,500**	**65,600,000**
COST OF SALES						
Sales Costs (Excise Tax, Closing, Commissions)		6%		(565,872)	(2,914,530)	(3,936,000)
Negotiated Discounts		5%		(471,560)	(2,428,775)	(3,280,000)
TOTAL COST OF SALES				**(1,037,432)**	**(5,343,305)**	**(7,216,000)**
NET MARKET VALUE				**$ 8,393,768**	**$ 43,232,195**	**$ 58,384,000**
COSTS (since acquisition in year 2000)						
Cumulative CapEx				(3,778,884)	(4,028,884)	(3,278,884)
Cumulative Operating Losses				(4,235,062)	(4,235,062)	(4,235,062)
Original Purchase Price				(15,600,000)	(15,600,000)	(15,600,000)
TOTAL COSTS				**(23,613,946)**	**(23,863,946)**	**(23,113,946)**

Controls and Incentives

SMC 25.12.590
Factors to be considered.

Only the following factors may be considered in determining the reasonable return on a site, improvement or object

A. The market value of the site, improvement or object in its existing condition taking into consideration the ability to maintain, operate or rehabilitate the site, improvement or object:

1. Before the imposition of controls or incentives, and

2. After the imposition of proposed specific controls and/or incentives;

B. The owner's yearly net return on the site, improvement or object, to the extent available, during the five (5) years prior to the imposition of specific controls and/or incentives;

C. Estimates of the owner's future net yearly return on the site, improvement or object with and without the imposition of proposed specific controls and/or incentives;

D. The net return and the rate of return necessary to attract capital for investment:

1. In such site, improvement or object and in the land on which the site, improvement or object is situated after the imposition of the proposed specific controls and/or incentives, if such information is available, or, if such information is not available,

2. In a comparable site, improvement or object and in the land on which such comparable site, improvement or object is situated; and

E. The net return and rate of return realized on comparable sites, improvements or objects not subject to controls imposed pursuant to this chapter.

				Convert Only Historic Structures (With Controls and Incentives)	PROPOSED PLAN (With Controls and Incentives)	MARKET VALUE (before imposition of Controls and Incentives)
BUILDING ASSUMPTIONS						
Single Family Home Lots			each	0	48	82
A/B/C Buildings			each	3	3	-
D Building			sq ft (bldg)	25,673	25,673	-
D Building Addition			sq ft (FAR)	-	16,342	
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F Building			sq ft (bldg)	5,448	5,448	
G Building			sq ft (bldg)	4,690	-	
GROSS MARKET VALUE						
Single Family Home Lots (pre-plat value)	$	800,000	each	$ -	$ 38,400,000	$ 65,600,000
A/B/C Bldgs (as-is condition, future duplexes)	$	500,000	each	1,500,000	1,500,000	-
D Building (as-is condition, future commercial office)	$	200	per sq ft	5,134,600	5,134,600	-
D Addition (entitled land value, no building)	$	150	per sq ft	-	2,451,300	-
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F Building (as-is condition, future commercial office)	$	200	per sq ft	1,089,600	1,089,600	-
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TOTAL GROSS MARKET VALUE				**9,431,200**	**48,575,500**	**65,600,000**
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Original Purchase Price				(15,600,000)	(15,600,000)	(15,600,000)
TOTAL COSTS				**(23,613,946)**	**(23,863,946)**	**(23,113,946)**

Site Valuation

+ As shown in the table herein (re-inserted from Dec 2022 LPB presentation), the 48-new home plan that will be submitted for a Certificate of Approval, represents a financial compromise. This site plan and design is the culmination of several years of work that includes significant input from the LPB and neighborhood. It respects the underlying zoning and uses certain landmarks incentives for historic buildings, however results in a significantly lower site value after the imposition of proposed controls than before.

+ This approach and assumptions made to analyze market value before and after imposition of controls, as required under SMC 25.12.590, were reviewed and opined on by McKee Appraisal, a leading Seattle expert in real estate appraisal and consulting.

+ In their Expert Opinion Memorandum dated September 27, 2023, McKee found the valuation methodology and reasoning presented to be logical, internally consistent, consistent with market data, and reasonable.

+ Project team has made every possible effort to rehabilitate landmarked buildings into productive assets, where feasible, in the context of the entire site in order to preserve important landmarked site features. Notably the King County Assessor attributes all the property's market value to the land and none to the buildings.

THANK YOU.

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