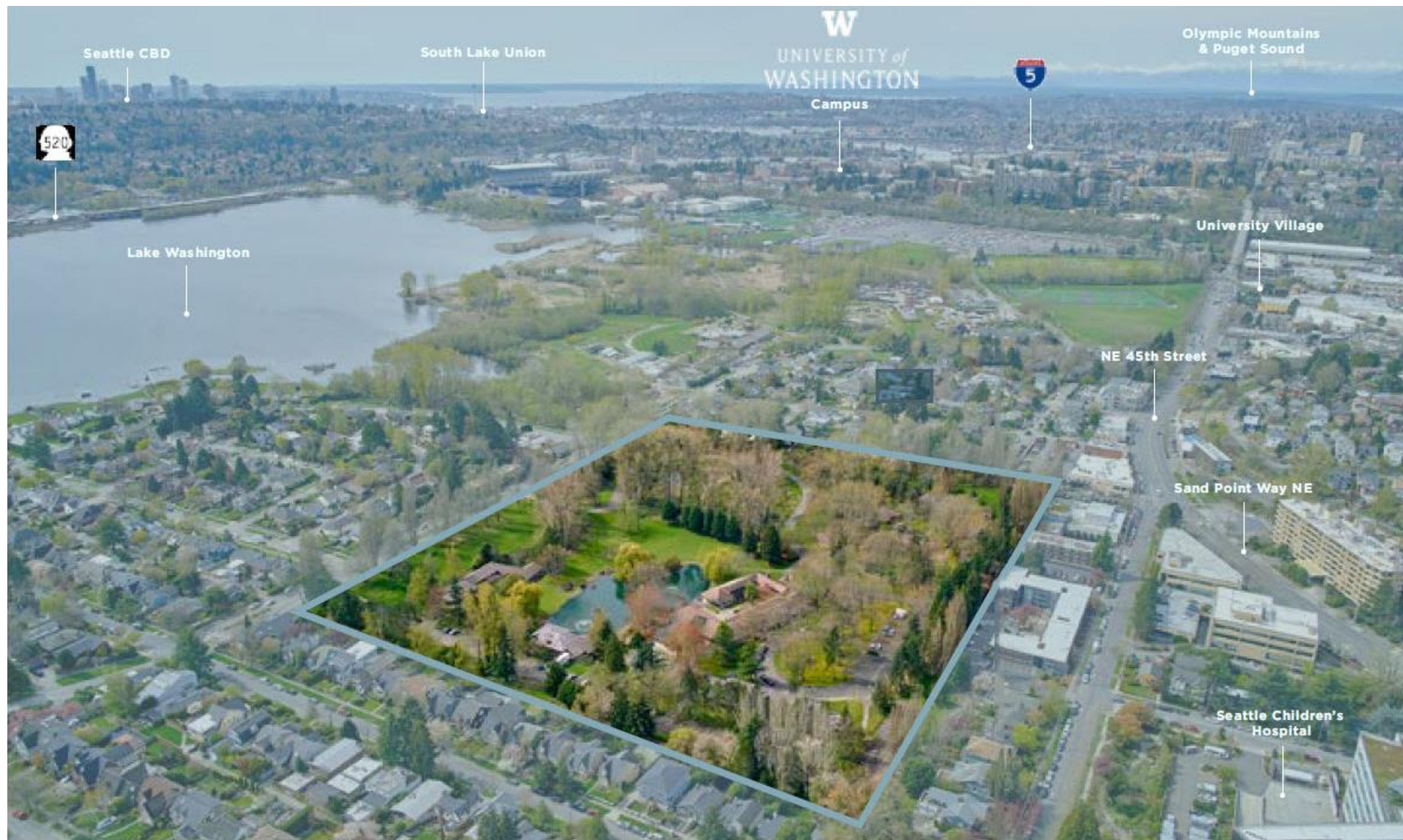


AGENDA

- + Overall Site Plan Development
- + SE Corner
- + Wetland Area
- + Process & Design Guidelines

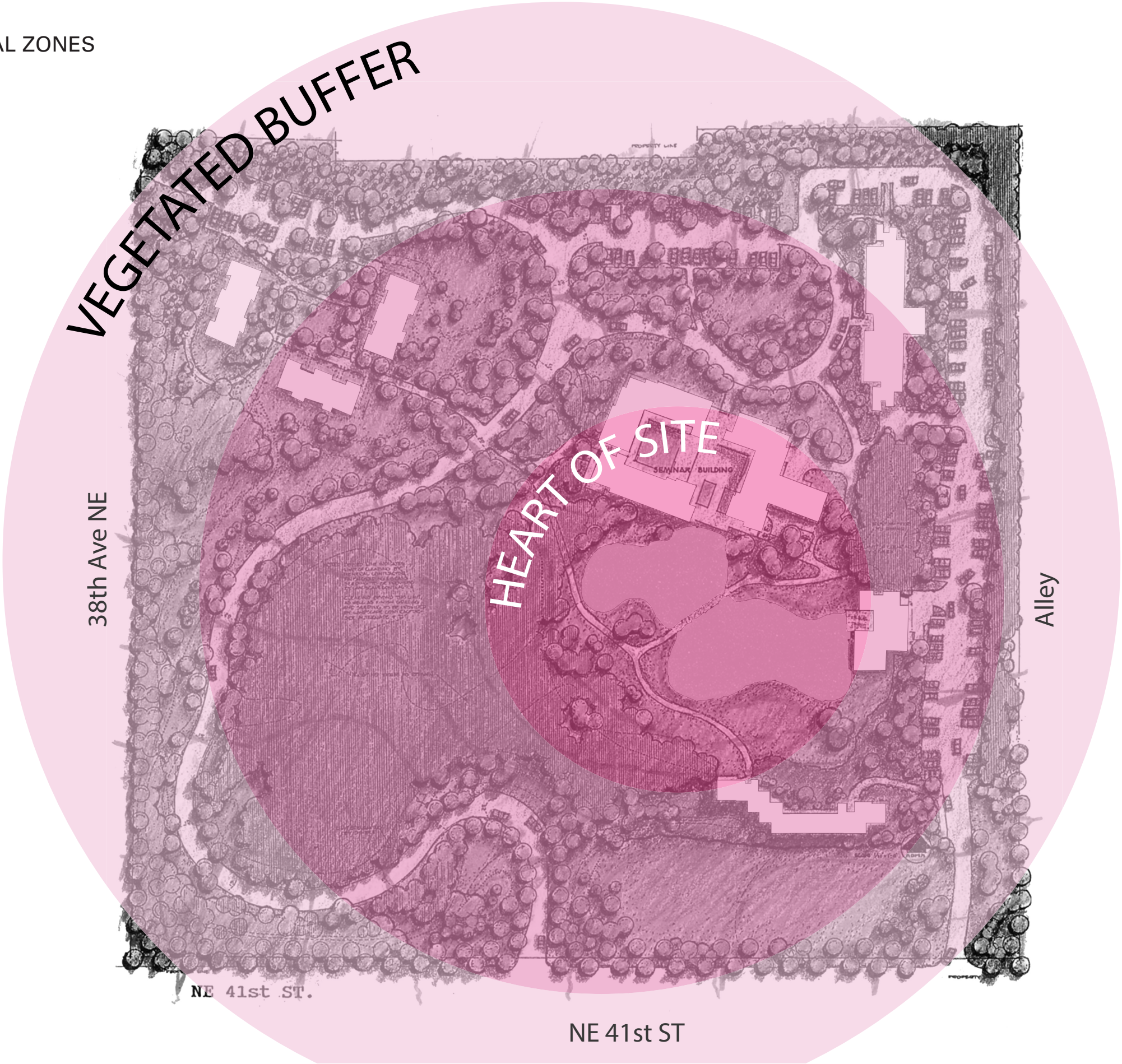


DESIGN CONSIDERATIONS

- + QUIET & CONTEMPLATIVE
- + PUBLIC & PRIVATE OUTDOOR SPACES
- + DISCOURAGE WANDERING INTO “QUIET” AREAS
- + EXPANSION IS ANTICIPATED
- + VISUAL COMPATIBILITY WITH THE NIEGHBORHOOD
- + SENSE OF PRIVACY FROM WITHIN THE SITE
- + COMPLEX SHOULD BE ATTRACTIVE FROM ABOVE

DESIGN CONCEPT

- + ENCLOSURE, SIMPLICITY, AND BEAUTY
- + PROVIDE TRANSITION FROM THE TEMPORAL WORLD
TO THE “TUNGSTEN TOWER”
- + GLIMPSE OF THE SEMINAR FACILITY FROM THE ROAD
- + LAYERS OF PRIVACY
- + POND AS UNITING ELEMENT, THE “NUCLEUS”
- + LANDSCAPE PATHS THROUGHOUT TO PROVIDE
VARIETY



WHAT WE HEARD

- + NEED TO DEVELOP SITE PLAN TO SHOW ACCURATE AMOUNT OF PAVING
- + DESIRE TO SEE SPECIFIC PROPOSAL FOR REPLACING BUILDING G
- + UNSURE ABOUT DEVELOPMENT AROUND WETLAND, DISLIKE OF ROAD TO ACCESS INNER UNITS

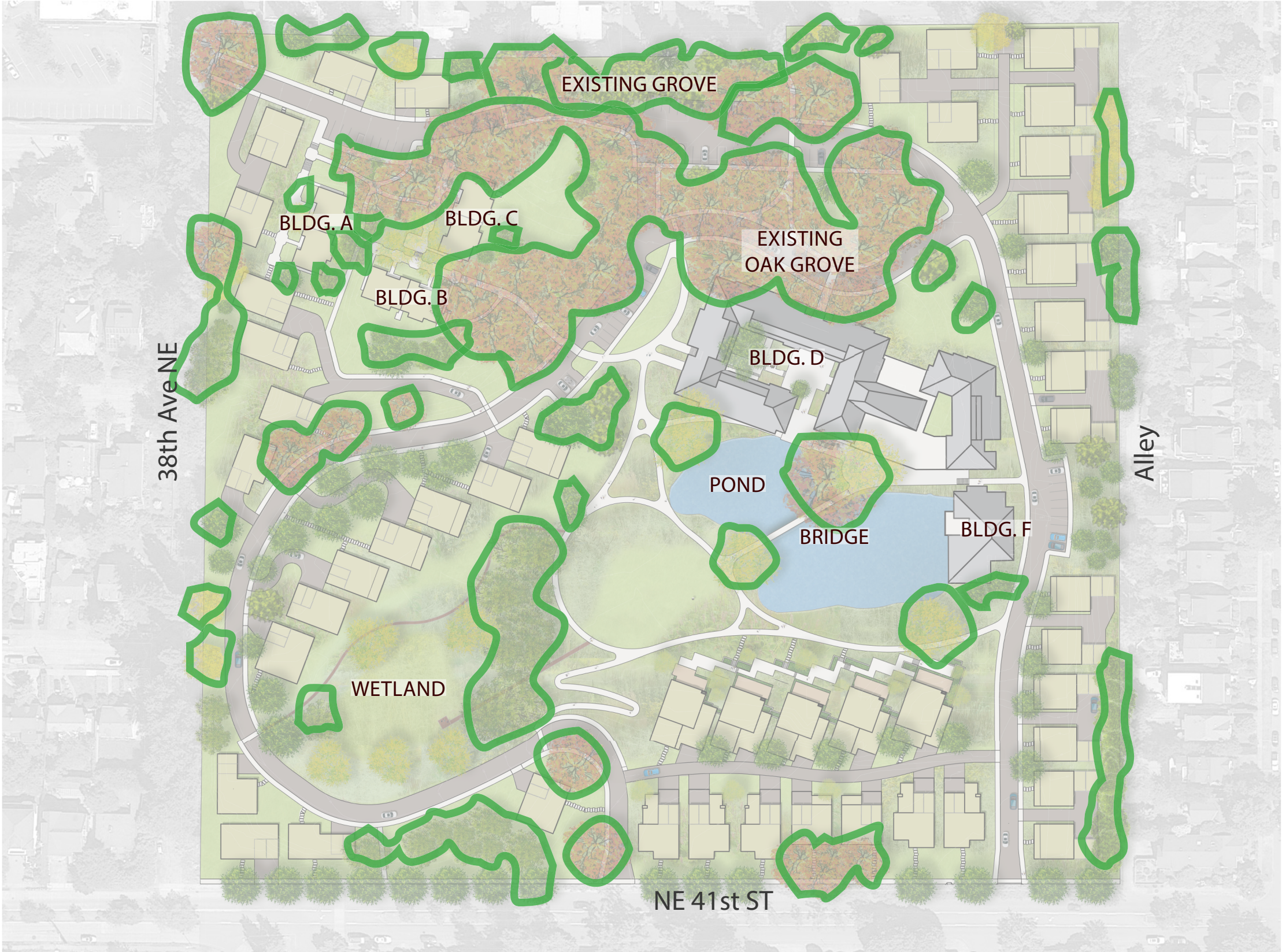


OVERALL SITE PLAN DEVELOPMENT

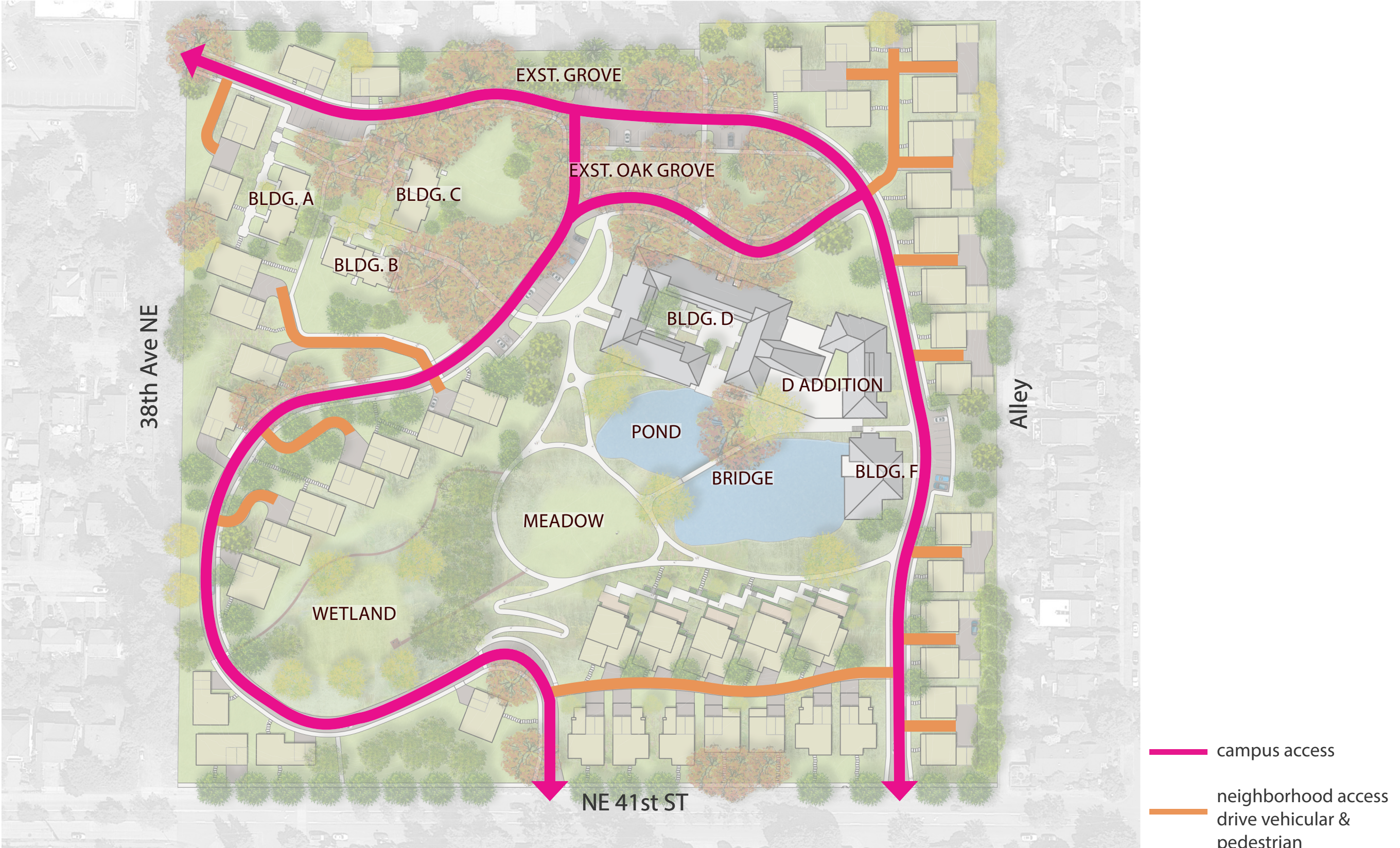
GOALS

- + ECONOMICALLY VIABLE SITE
- + COMPLETE/ENHANCE THE SITE IN A MANNER CONSISTENT WITH THE ORIGINAL DESIGN INTENT
- + RESTORE AND REVITALIZE REMAINING LANDMARKED BUILDINGS
- + RETAIN SIGNIFICANT GROVES OF TREES
- + PROTECT THE NUCLEUS OF THE SITE
- + RETAIN THE SENSE OF RESPITE FROM THE CITY

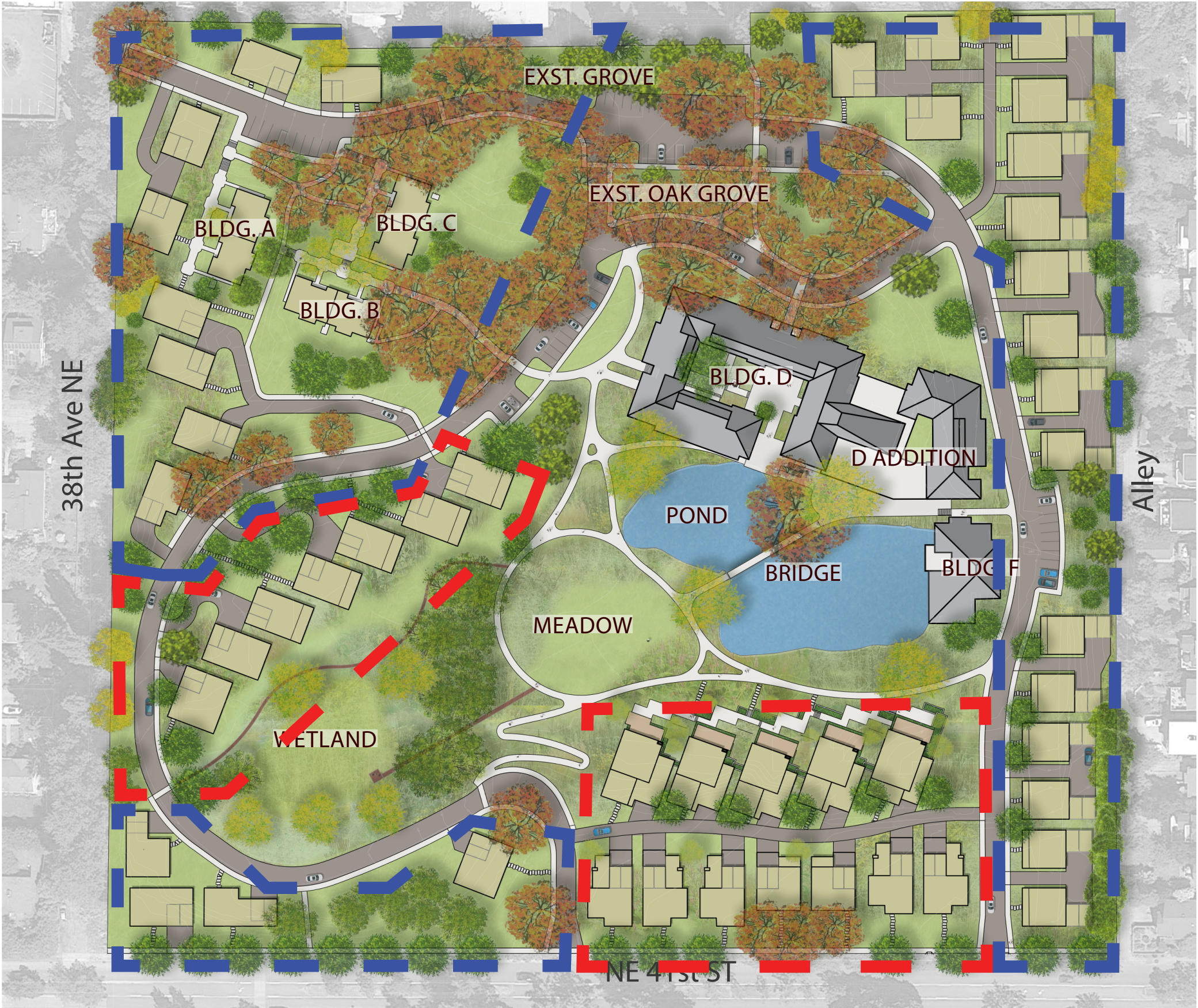




SITE PLAN / VEHICULAR CIRCULATION





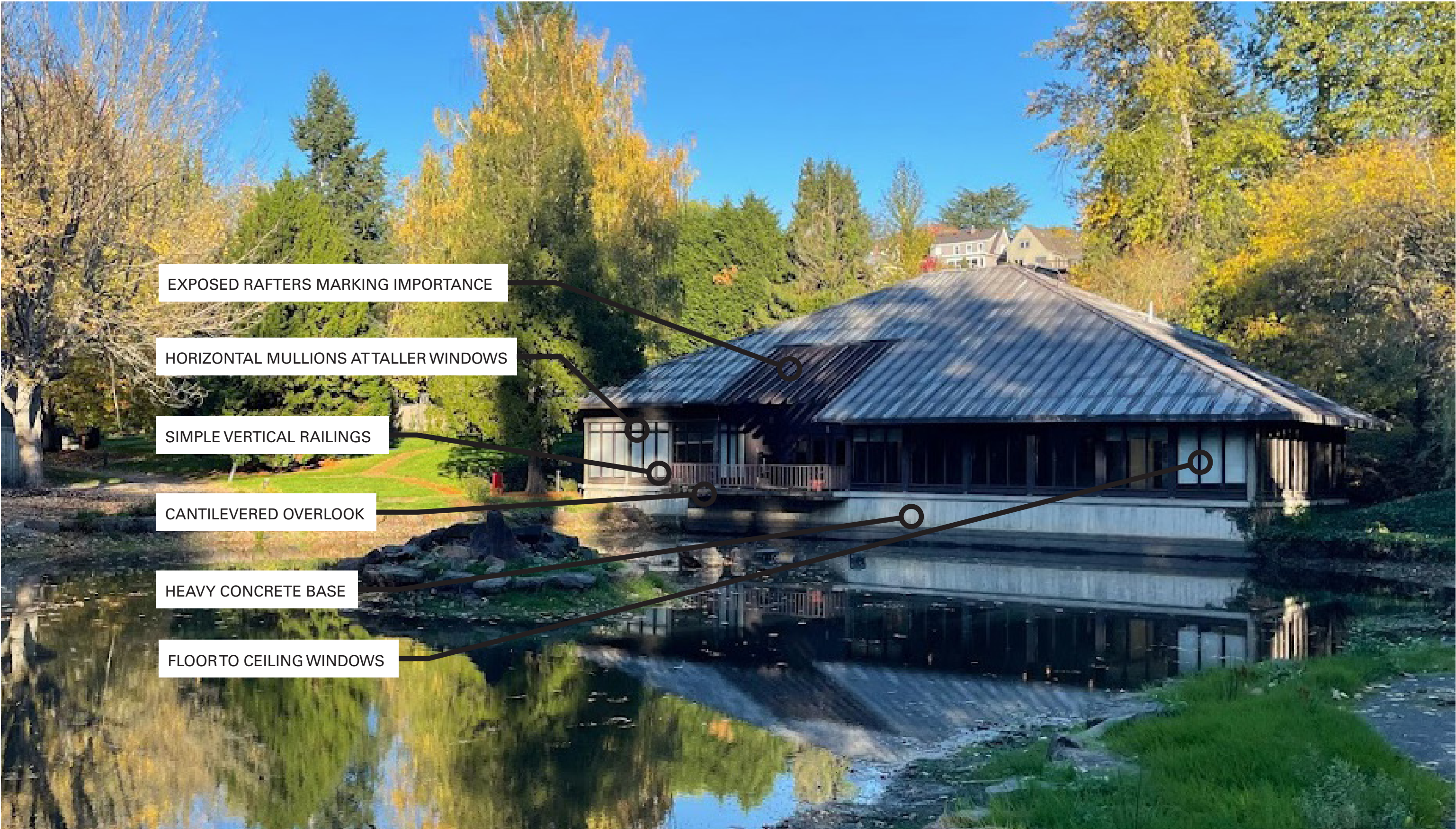


DISCUSSION OF THE EXISTING SITE & BUILDINGS









EXPOSED RAFTERS MARKING IMPORTANCE

HORIZONTAL MULLIONS AT TALLER WINDOWS

SIMPLE VERTICAL RAILINGS

CANTILEVERED OVERLOOK

HEAVY CONCRETE BASE

FLOOR TO CEILING WINDOWS



OBSERVATIONS OF THE EXISTING ARCHITECTURE

- + Buildings meet the ground in one of two ways: “floating” over the ground or with a heavy concrete base
- + Heavy concrete base used to emphasize stepping up the hill
- + Hipped roofs, each treated a little differently
- + Eave lines are irregular
- + Ridge lines are often broken in order to bring light into the spaces below
- + Windows are sometimes punched, sometimes floor to ceiling
- + Windows rarely have horizontal mullions
- + Roof is cut away to reveal rafters in special locations
- + Wooden decks and bridges
- + Rainwater is a visible feature, channeled along the ground plane at the building edge

CRAFTING A COMPATIBLE ARCHITECTURAL VOCABULARY

- + Homes are perceived as a collection - not individual jewel boxes
- + Buildings meet the ground in one of two ways: “floating” over the ground or with a heavy concrete base
- + Heavy concrete base used to emphasize stepping up the hill
- + Distinctive roof form repeated throughout site
- + Strong horizontal lines and stepped massing to reduce bulk of multi-story buildings
- + Punched windows in concrete, floor to ceiling windows in wood siding
- + Windows rarely have horizontal mullions
- + Wooden decks and bridges
- + Rainwater is a visible feature, channeled along the ground plane
- + Wood siding and metal roofs

PRECEDENTS



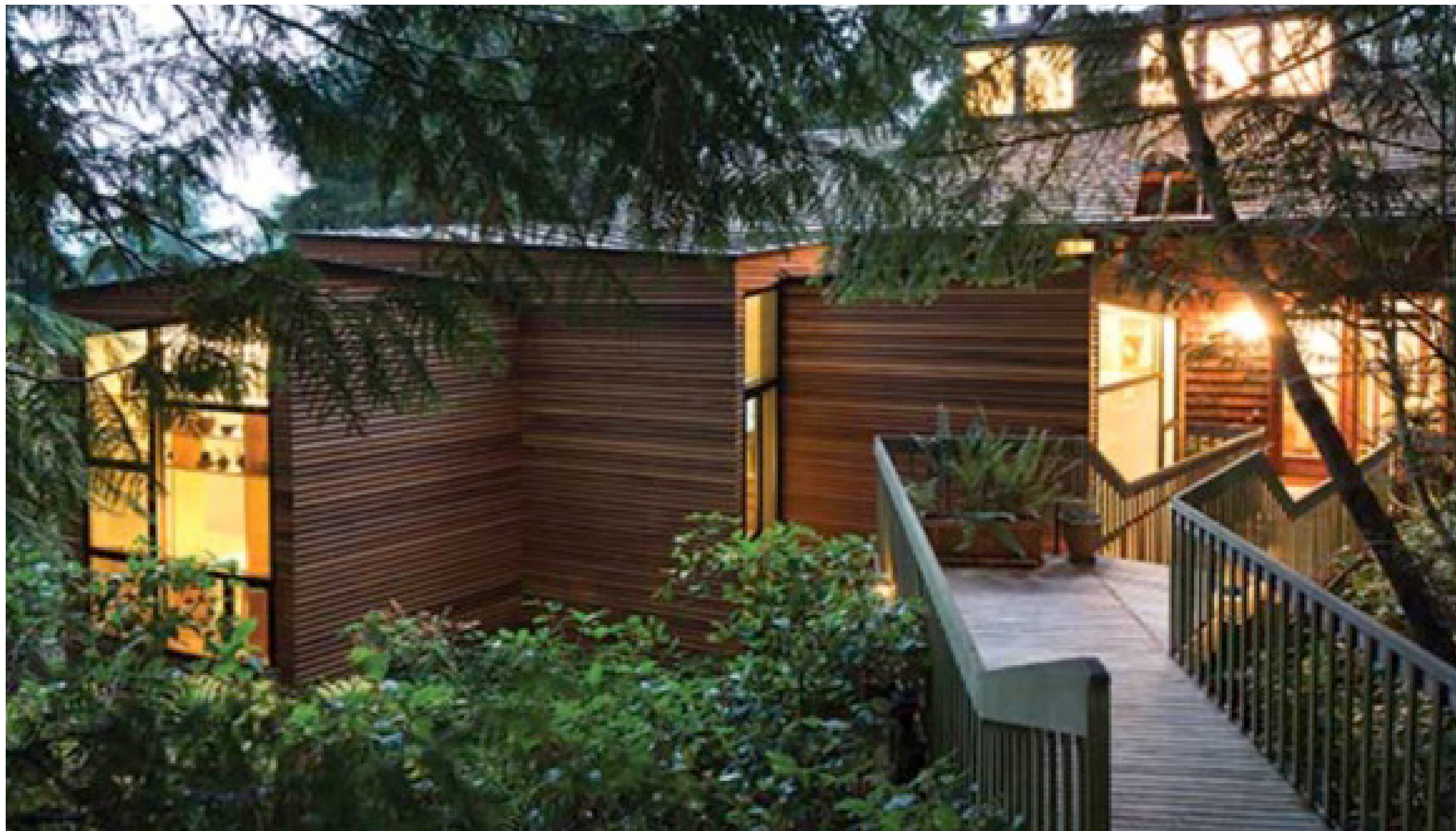








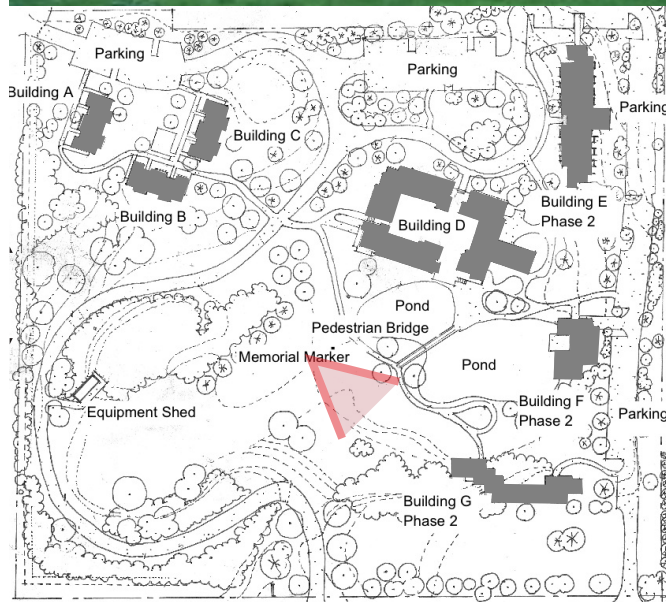




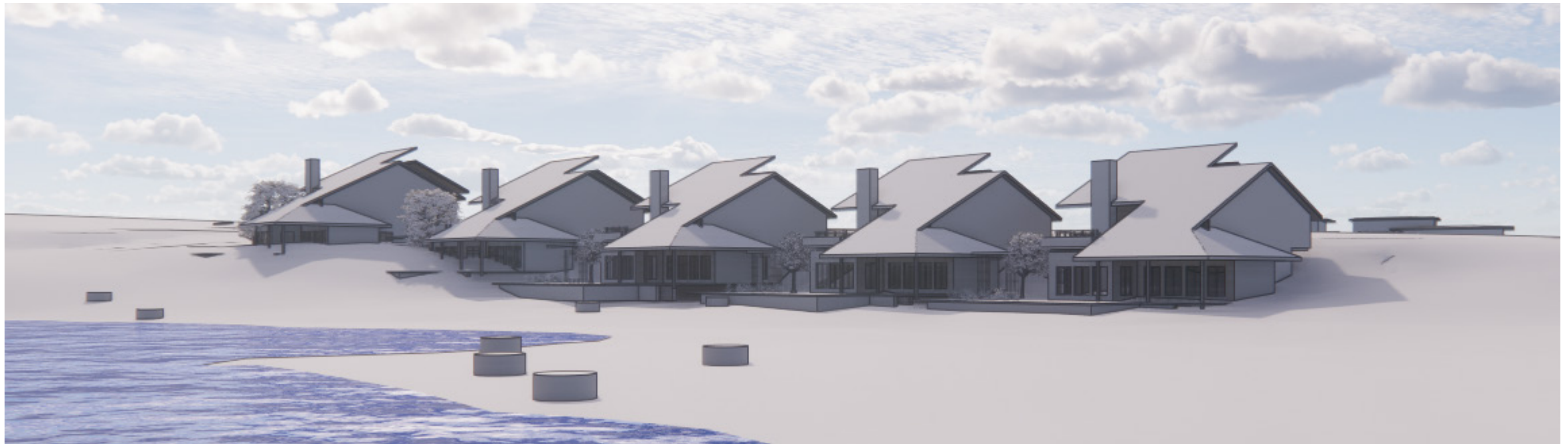
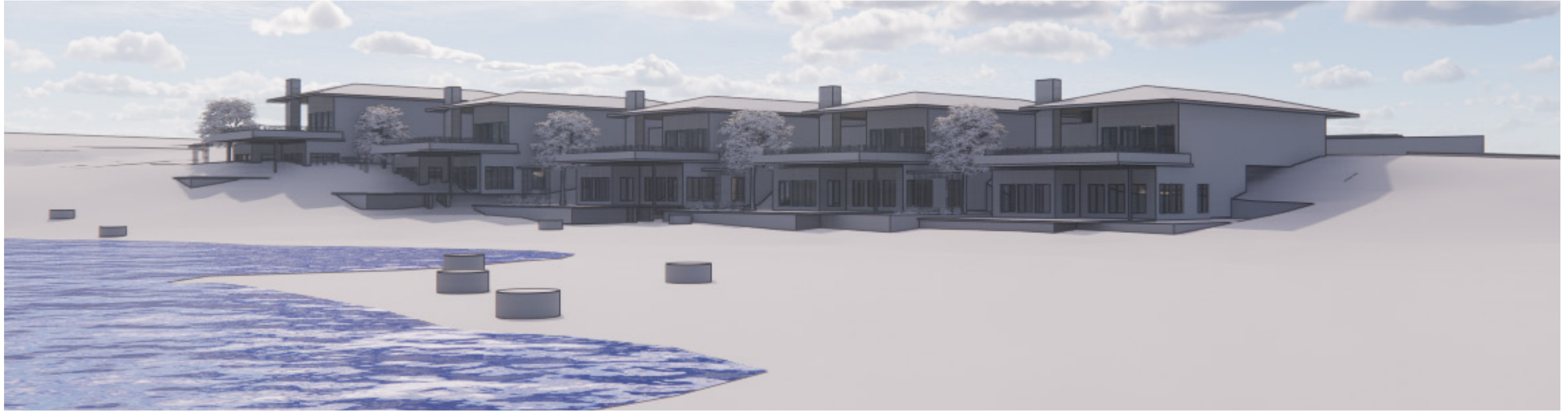
SE CORNER



















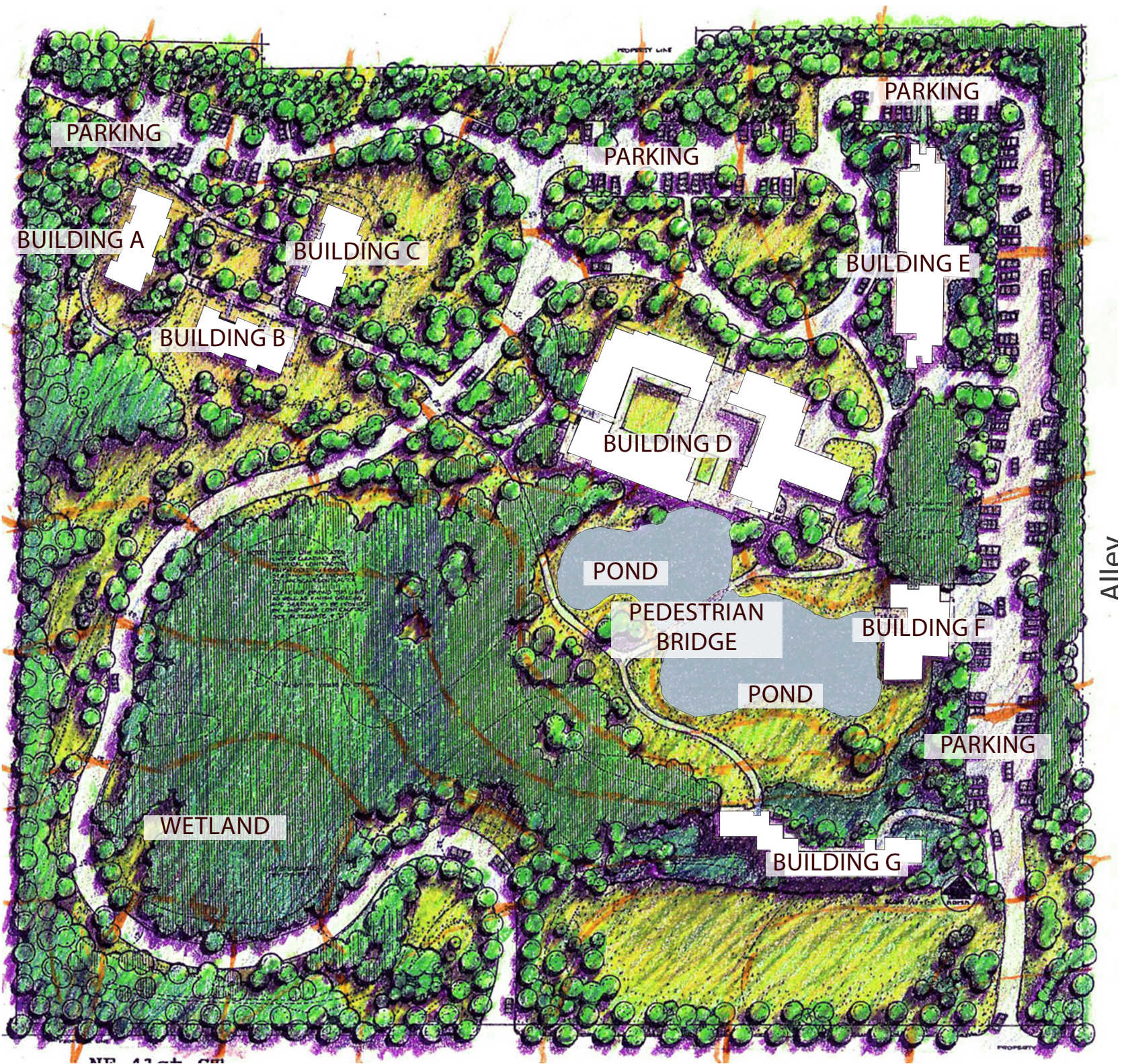




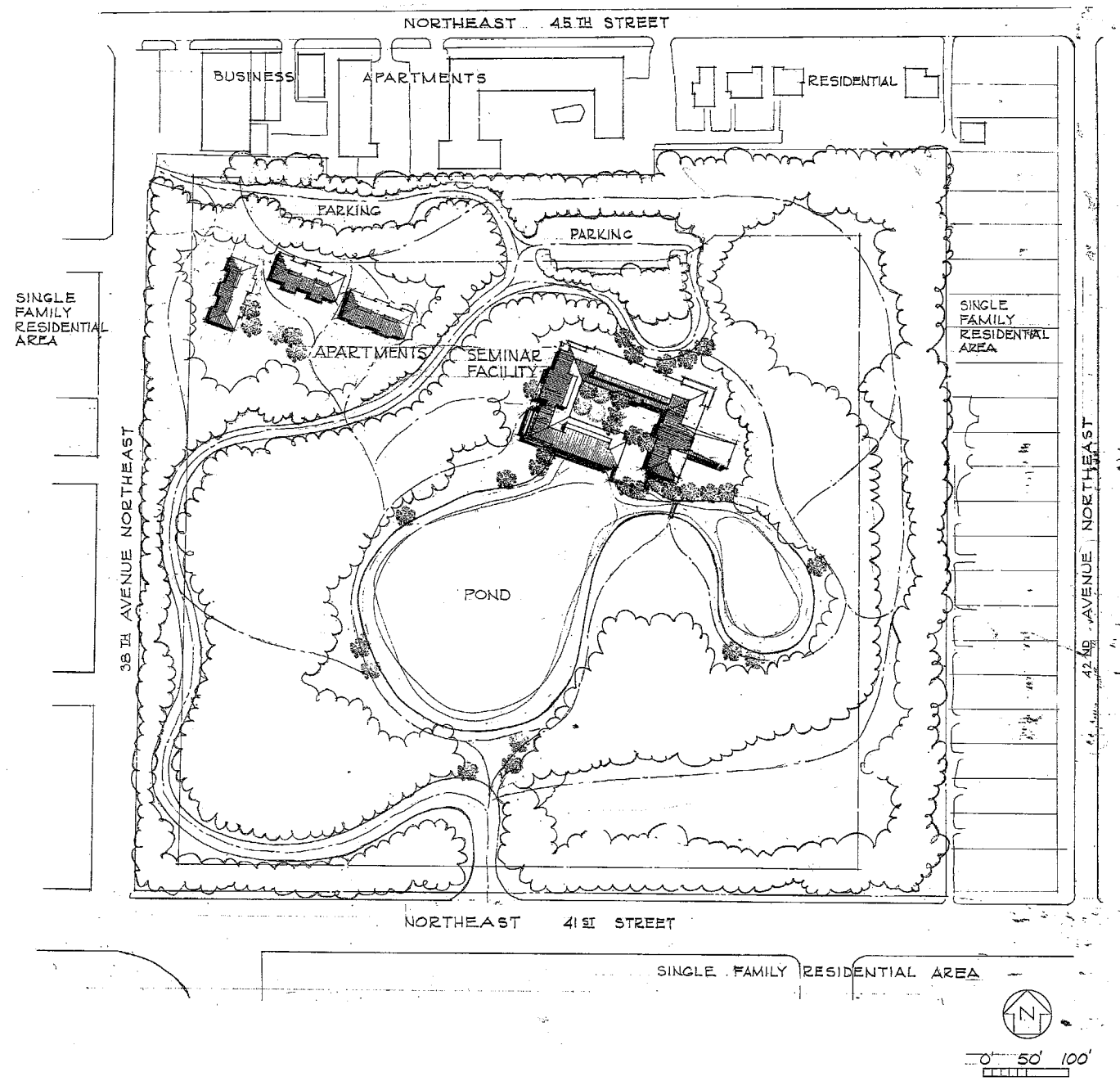
WETLAND AREA







1992 MASTER PLAN BY RICHARD HAAD ASSOCIATES



NBBJ SCHEMATIC DESIGN REPORT







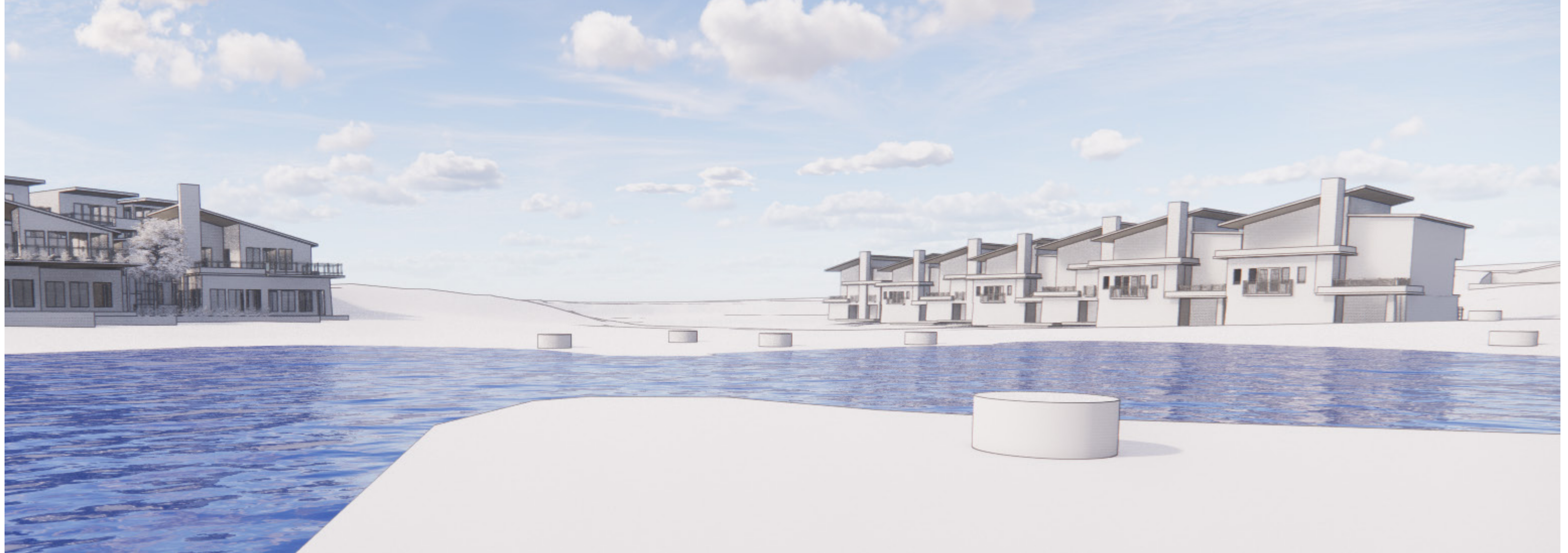


















WHAT LEVEL OF DEVELOPMENT IS NECESSARY?

LEVEL OF DEVELOPMENT	PROPOSED SCOPE OF WORK
<div>CONSTRUCTION DOCUMENTS (CD)</div> <div><div>+ TYPICALLY REQUIRED BY THE BOARD</div><div>+ ALL DETAILED DOCUMENTATION NEEDED TO CONSTRUCT THE PROJECT</div></div>	<div><div>+ SITEWORK</div><div>+ WORK ON LANDMARKED STRUCTURES, INCLUDING BUILDING D ADDITION</div><div>+ 5-10 HOMES IN IMPORTANT SITE LOCATIONS</div></div>
<div>DESIGN DEVELOPMENT (DD) DOCUMENTS</div> <div><div>+ PLANS</div><div>+ ELEVATIONS</div><div>+ WALL SECTIONS</div><div>+ MATERIALS</div><div>+ TYPICAL DETAILS</div></div> <div>STIPULATED FLEXIBILITY</div> <div><div>+ EXACT PLACEMENT OF WINDOWS & DOORS</div><div>+ EXACT LOCATION OF APPROVED MATERIALS/COLORS</div></div>	<div><div>+ BALANCE OF NEW HOMES</div></div>

THANK YOU.