

From: Nathan Rimmer on behalf of 4000 Property LLC (Applicant)
To: Seattle Landmarks Board, Architectural Review Committee
Date: 5-17-20
Re: Certificate of Approval, Talaris Campus temporary security fencing

Dear Architectural Review Committee:

The following is an explanation of the temporary security fence that was installed at the Talaris Campus, along with some options to address the primary concerns of the Seattle Landmarks Board that were raised at the initial Certificate of Approval hearing.

Background/Statement of Need:

Prior to landmarking, the only perimeter fencing on the property was a permanent 4' black vinyl coated chain link fence at the south and southeast perimeter, and three matching vehicle gates (see Exhibit A). That 4' fence is easily scalable and was only designed to deter casual trespassing while the site when the site was fully operational. When regular conference and hospitality operations ceased in late 2019 there was a need to provide enhanced security measures. A security plan was provided to Erin Doherty in January 2020, which outlines the various security measures that were put in place by the property manager in order to protect the asset.

The north and northwest sides of the property previously had no barrier installed, which allowed unfettered trespassing. It is increasingly common for Landmark properties in the city to be defaced or destroyed in the absence of adequate physical deterrents. The most determined trespassers will always find a way around or over any fence, however augmenting security with the temporary fence has proven to be highly effective at keeping most trespassers, burglars, vandals and squatters from entering and defacing or destroying the property and buildings. Although there has been some graffiti and break-ins at various buildings since the additional fencing was installed (which has been documented and sent to Landmarks Staff) the level of criminal activity with the security measures in place has been manageable for onsite staff. From a security and safety standpoint, for both people and property, the site would be unmanageable without augmented security fencing in place.

Temporary Security Fence Description:

The security fence installed is a series of panelized 6' galvanized chain link fencing that was placed at grade (see Exhibit B). This is industry-standard temporary security/construction fence and is distinguished as temporary by way of using galvanized base-units that are placed on the surface to support the posts (see Exhibit C). A permanent-style fence would have the posts set 12-24" below the surface and are typically backfilled with concrete. A Google search of "temporary security fence" yields a primary search return showing the same type of fencing that was installed at the Talaris Campus (see Exhibit D).

Temporary Definition:

One main concern expressed by the Board during the initial CofA hearing was that no definition as to what constitutes "temporary" fencing was provided. Applicant's intention for this fence is for it not to become a permanent fixture of the property. The intention to remove the temporary fencing has always been events driven, as opposed to time driven. Specific to this site it is reasonable to define "temporary" by the following two definitions, whichever comes first:

- 1) At a time when SDCI has completed their review of the active land use application, issued construction permits for that application and construction activity has completed. Review times for large projects in Seattle often take several years – for reference, the current application was under review for 2 years before SDCI made a SEPA Determination of Significance and required the project to undertake an Environmental Impact Statement. It took another 6 months to receive an EIS scoping letter from SDCI. The EIS is now underway. Applicant would prefer these timelines to be significantly shorter, thus requiring a shorter definition of "temporary", but these timelines are completely within the control of SDCI.
- 2) At a time when a new third-party anchor tenant is secured to lease enough of the rentable building area to a point where it becomes more economically practical to maintain the site rather than let it sit mostly dormant. An anchor tenant that is paying market lease rates and contributing to operating costs will also bring more activity to the site and more people on the property, thus reducing the need for enhanced security measures like fencing. Also, for aesthetic reasons the temporary fencing would be removed to accommodate an anchor tenant.

Either of these events occurring would provide for a secure enough site to warrant removal of the temporary security fencing.

Fencing Style:

Another Board concern was the style of fencing. Being a temporary fence, aesthetic options are limited to the style of fencing that was installed. All other temporary fencing options are low barricade style used to keep out vehicles. The only other aesthetic option for an effective temporary security fence would be one that is installed with vinyl slats (see Exhibit E). That is both a more expensive solution and is far less aesthetically pleasing than what is currently in-place. Vinyl slats are typically used to provide privacy screening from the outside, which is not the objective here.

Where the pre-existing permanent 4' black vinyl chain link fencing is installed along the south property perimeter, it would be possible to install 2' post-risers (See Exhibit F) and then replace the permanent 4' black vinyl chain link sections with 6' black vinyl chain link sections to turn a formerly 4' fence into a 6' fence (see Exhibit F). This would achieve the same level of security as the temporary fencing. This option would result in a more permanent style fence but would be more aesthetically pleasing than the temporary fencing currently installed. This option is only available along NE 41st where existing permanent fencing was previously in place.

Fencing Location:

The Board's primary aesthetic concern seemed to focus along the south perimeter of the property where the fencing is more visible from NE 41st St (see Exhibit G). The specific location was chosen in because it augments the pre-existing permanent 4' black vinyl chain link fence and is a logical place to also put a temporary fence in order to protect both the grounds and buildings (see Exhibit G).

Along the north and northwest property line the temporary security fencing generally faces an alley, commercial building parking lots and the backside of two commercial buildings (see Exhibit B). It is generally unseen from the public right of way except a small section at the NW corner, which is located at an intersection of both public and private parking areas next to two commercial buildings (see Exhibit H). This was previously a common entry point for trespassers and there is no practical alternative location for the fencing here that will also protect the asset. It is proposed that these sections of temporary fencing remain as-is.

The east and west perimeters of the property are generally protected from trespassing by vegetation, topography or both, therefore no temporary security fencing was installed in those areas.

Alternative 1, relocate portions of temp fence, (Exhibit A1):

All pre-existing 4' black fencing will remain as-is. The south section of 6' temp fencing and vehicle gates would be moved north approximately 100' to the north side of the field located along NE 41st St. Placement of the fence farther north would leave the site generally protected, except the upper field area would remain exposed except for the permanent 4' fence.

Alternative 2, modify all previously existing fence, (Exhibit A2):

All pre-existing 4' black fencing would be augmented 2' using post risers (see exhibit F). Post risers would either be coated with black vinyl or and painted black to closely match the post it is placed upon. Existing 4' black fence mesh would be replaced with 6' black fence mesh. Cross bars would also be raised so that the finished work closely resembles the second picture in Exhibit F.

Alternative 3, move temp fencing behind previously existing fencing (Exhibit A3):

Currently the south section of 6' temp fencing is placed immediately outside of the pre-existing 4' black fencing. The temp fencing could be moved behind the black fencing which would enhance the visual appearance from NE 4th St while providing the same level of site security.

Hopefully this memo and discussion with the ARC will help to clarify for the Landmarks Board the need, location and style of the Talaris Campus temporary security fencing that was installed. Hopefully the Applicant and Board will be able to work towards an amicable solution to address the needs of this unique landmarked property.

Exhibit A



Exhibit A-1

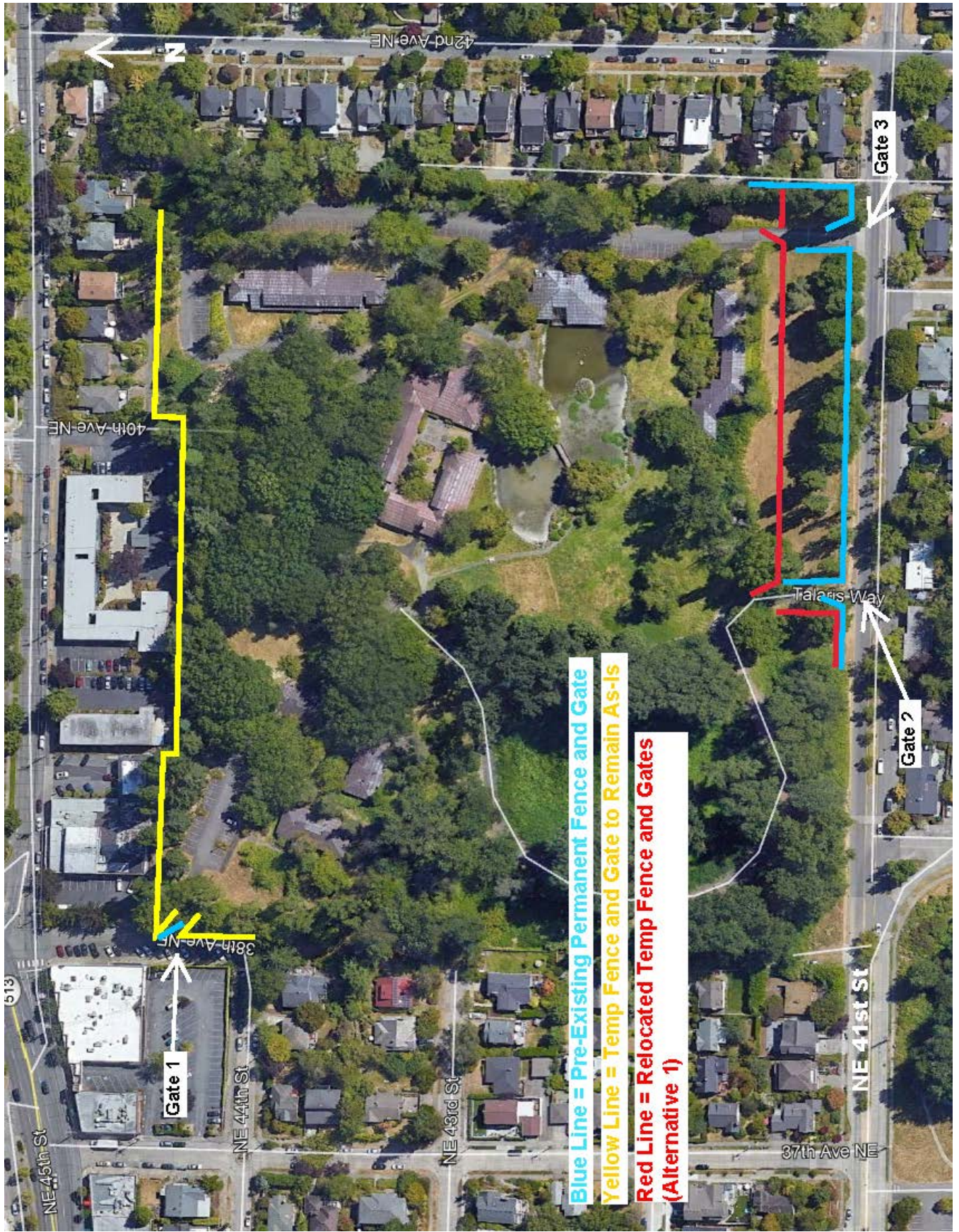


Exhibit A-1, cont...



Alternative 1 perspective view of relocated temp fence as viewed from NE 41st St

Exhibit A-2



Exhibit A-3

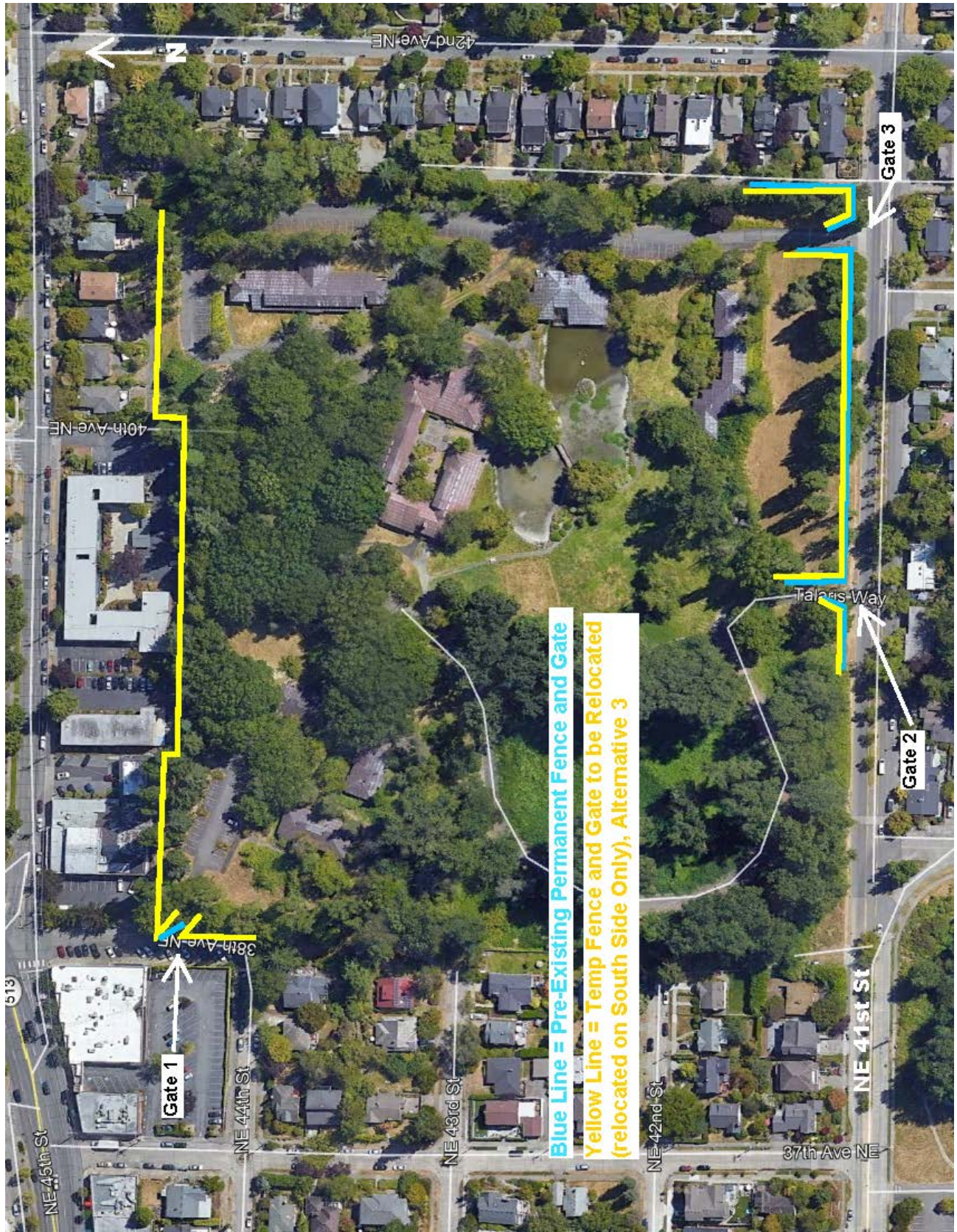


Exhibit B



Typical temporary security fencing panels as installed.

Photo taken at north property line.

Exhibit C



Temporary security fence footings as installed.

Exhibit D


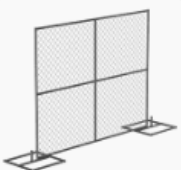



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Screen shot of Google search results for “temporary security fence”

Exhibit E



Example vinyl screening planks installed in chain link fence

Exhibit F



Example galvanized fence post risers that could be used to augment existing fence posts



Example 6' black chain link fence. Representative of what fencing would look like if raised from 4' to 6'. Note the shorter 4' fence at far right for comparison.

Exhibit G



Temp fencing augmenting permanent fencing as viewed from NE 41st Street.



Close up, temp fencing augmenting permanent fencing along NE 41st Street

Exhibit H



Temp fencing augmenting permanent gate (at Gate 1 location, NW corner)

Exhibit H, cont.



Temp fencing at NW corner of site, south of Gate 1 along west property line