

AGENDA

- + Previous Meetings Recap
- + Project Overview and History
- + Financial Feasibility
- + Landscape and Site Open Space
- + Historic Buildings
- + Houses
- + Views and Video Walk Through

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

TALARIS PROJECT RECAP

POND HOUSE



D ADDITION



HEART OF SITE



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

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:

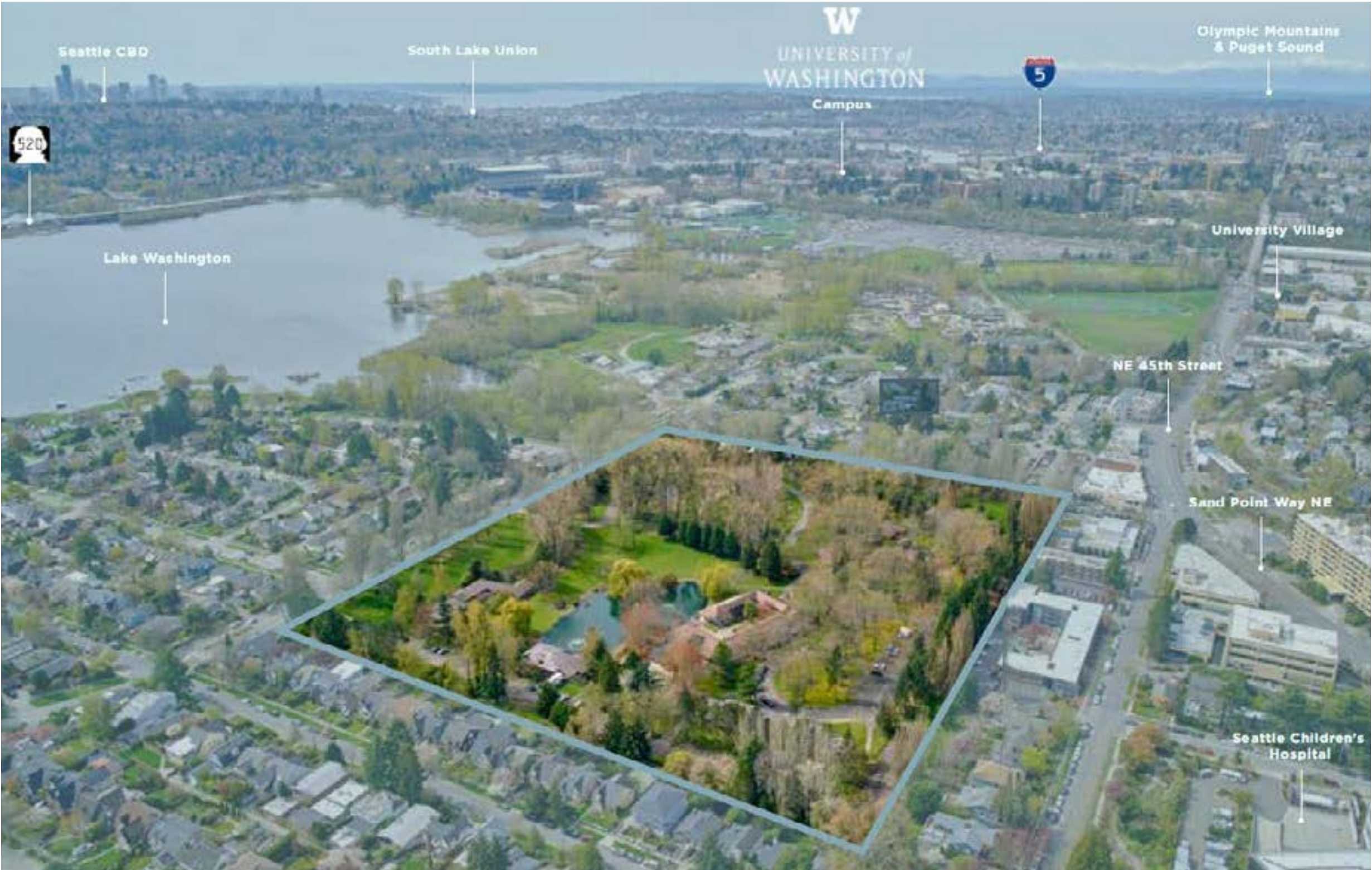
- + Campus expansion history and removal of Phase 2 E and G Buildings
- + Balancing rehabilitation of the site and building landmark characteristics
- + Video walk through highlighting key internal pedestrian viewpoints

9/16/22 LPB Briefing:

- + Review of 41st Street, Wetland, and Pond Homes
- + Reviewed exterior color and material palette for homes

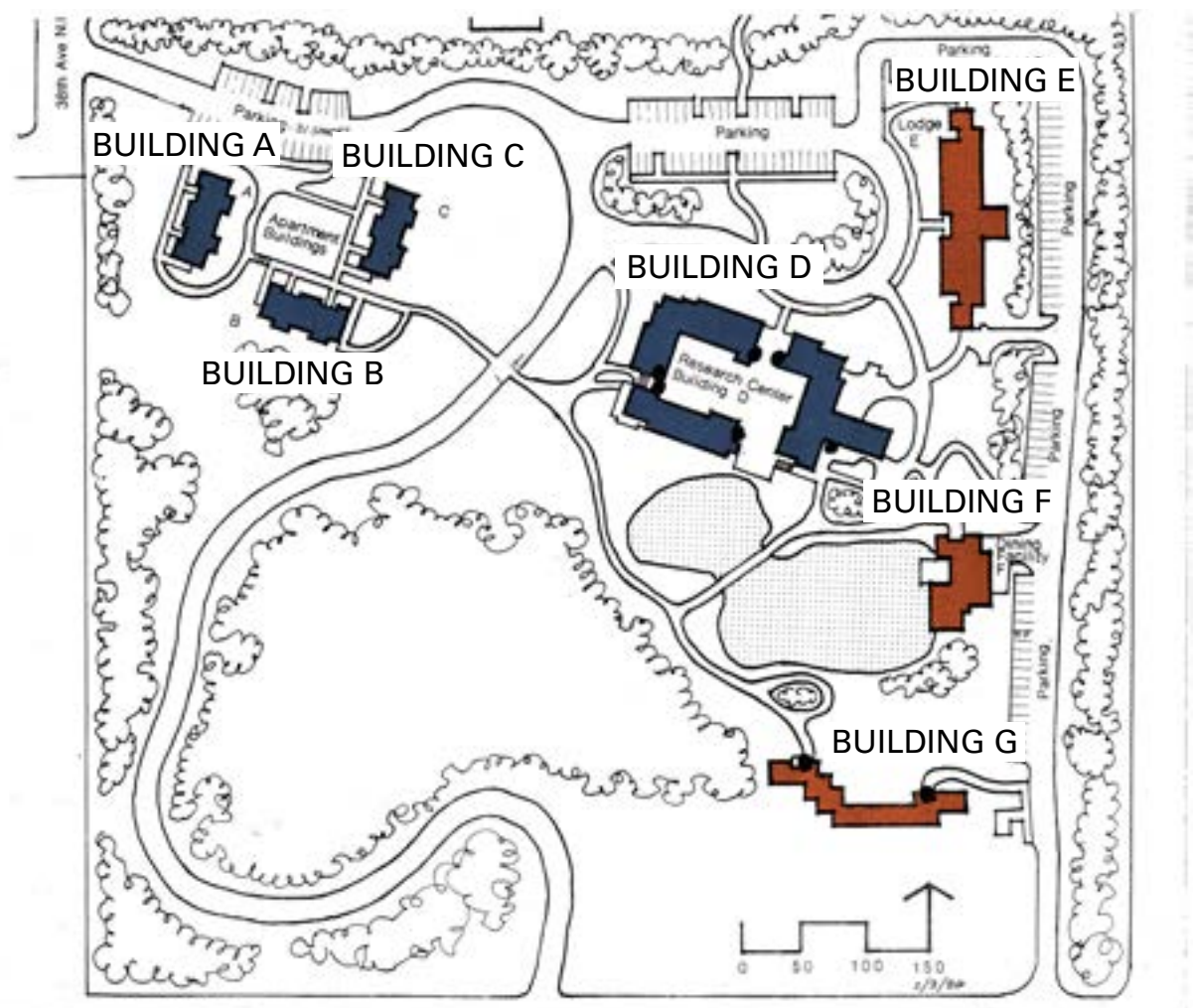
10/28/22 ARC Briefing:

- + Review retained landscape and building character defining features proposed
- + Review rehabilitation approach to landscape typologies and historic structures



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



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)



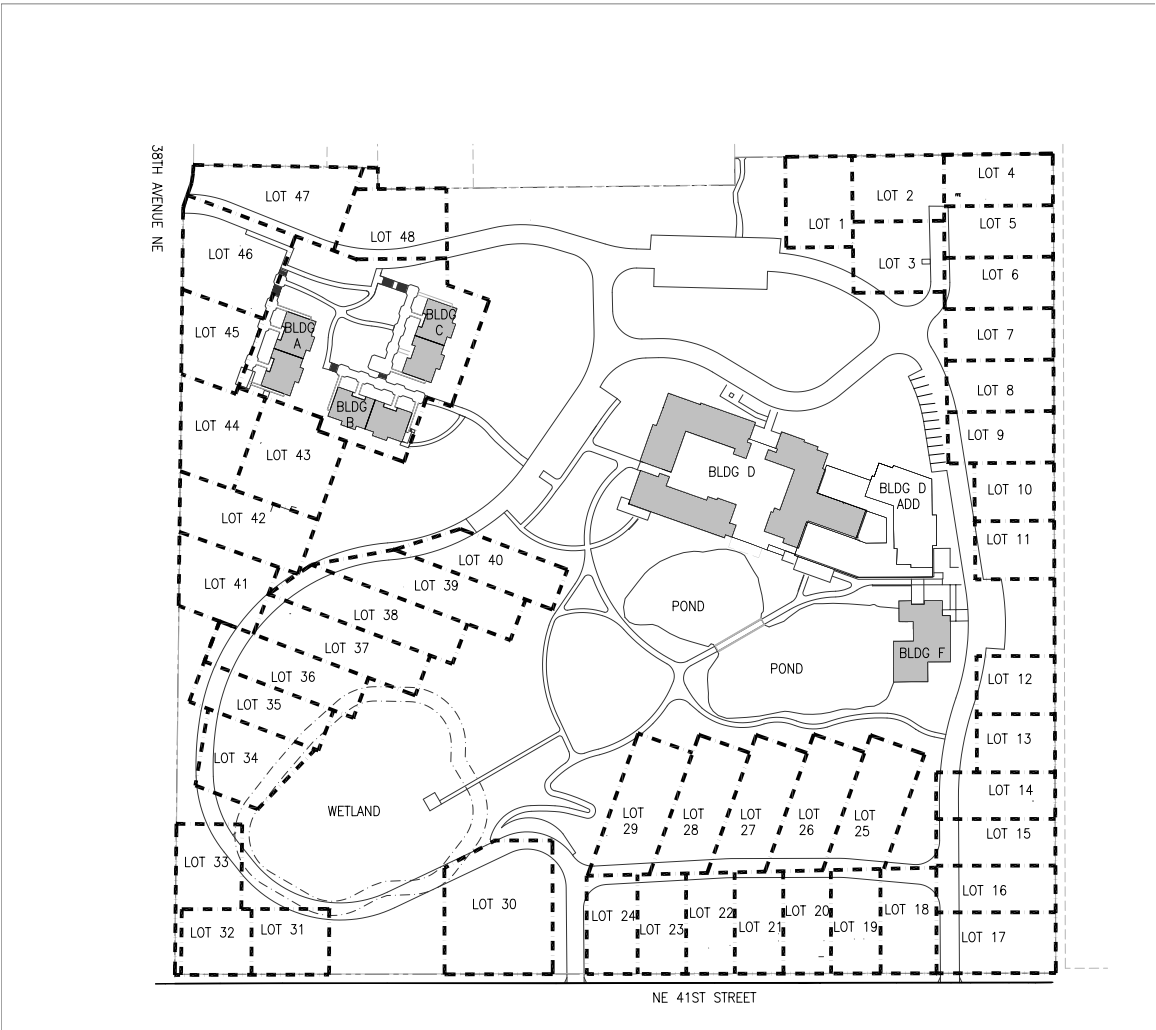
SITE VALUE / PREVIOUS AND PROPOSED SITE DEVELOPMENT PROPOSAL

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



- +MAXIMUM DENSITY ALLOWED IN THE SF-5000 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

			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.

SITE VALUE / VARIETY OF HOME TYPES WITHIN THE SITE

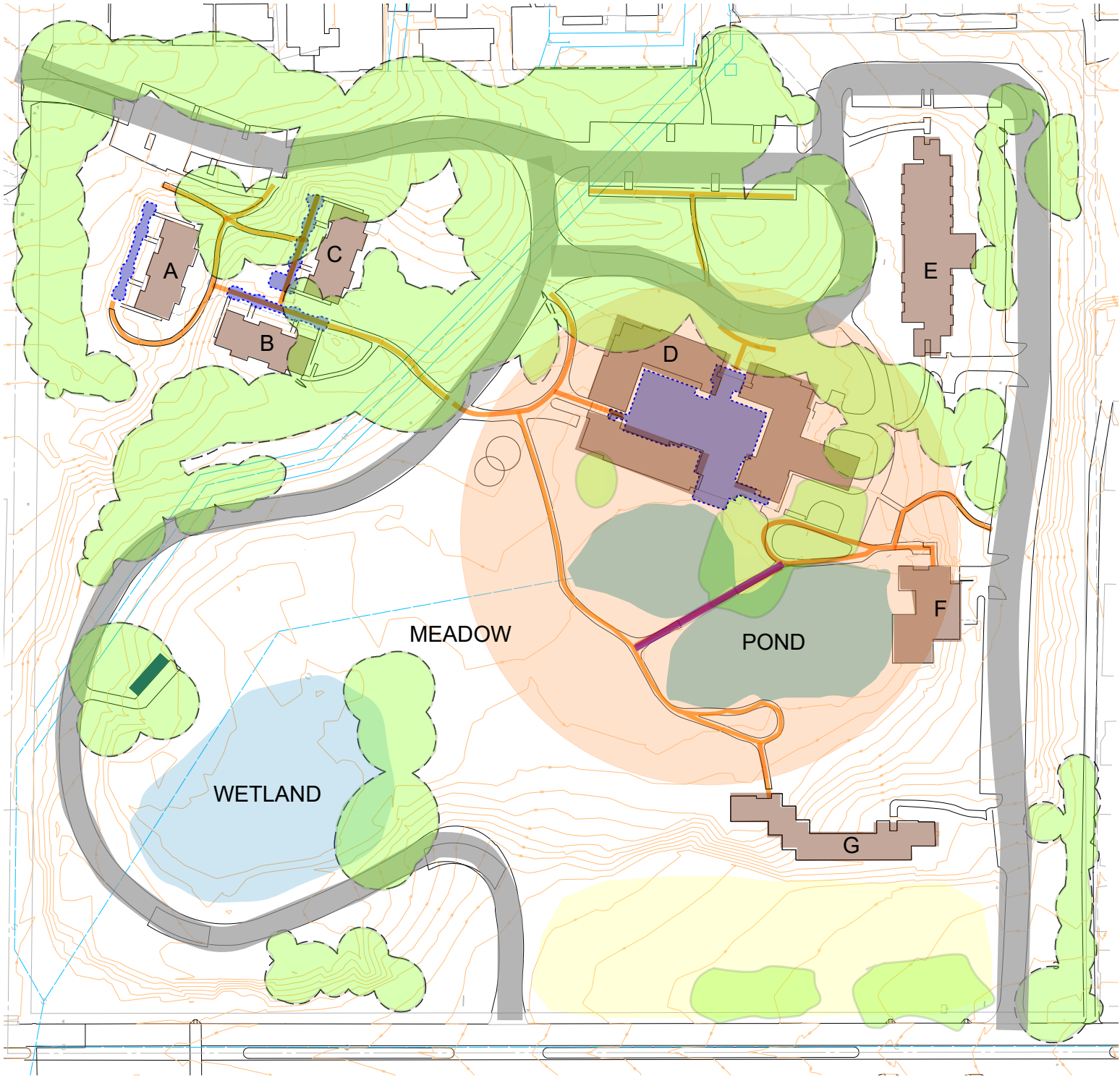


Example of attached multi-generational accessory dwelling unit



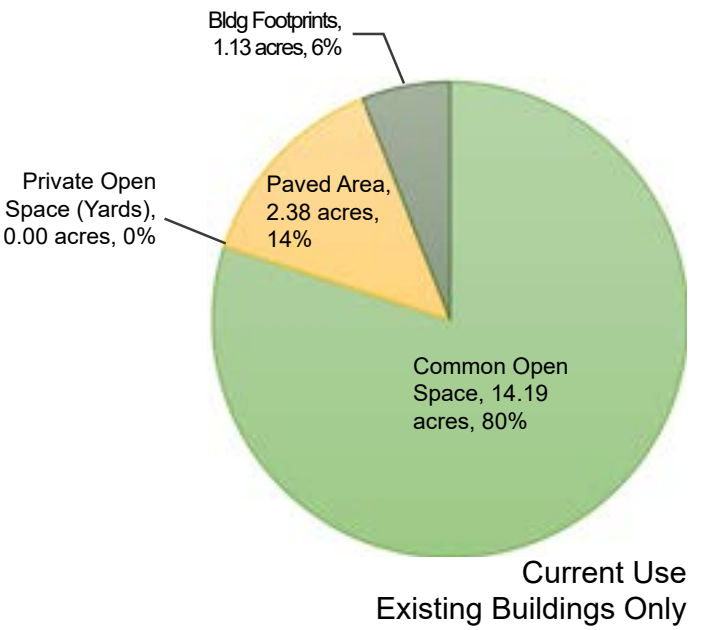
- Single Family Homes with potential ADUs
- Existing ABC buildings converted into six (6) duplex homes.
- Traditional Single Family Homes.





"THE STANDARDS ARE NEITHER TECHNICAL NOR PRESCRIPTIVE, BUT ARE INTENDED TO PROMOTE RESPONSIBLE PRESERVATION PRACTICES THAT HELP PROTECT OUT 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."

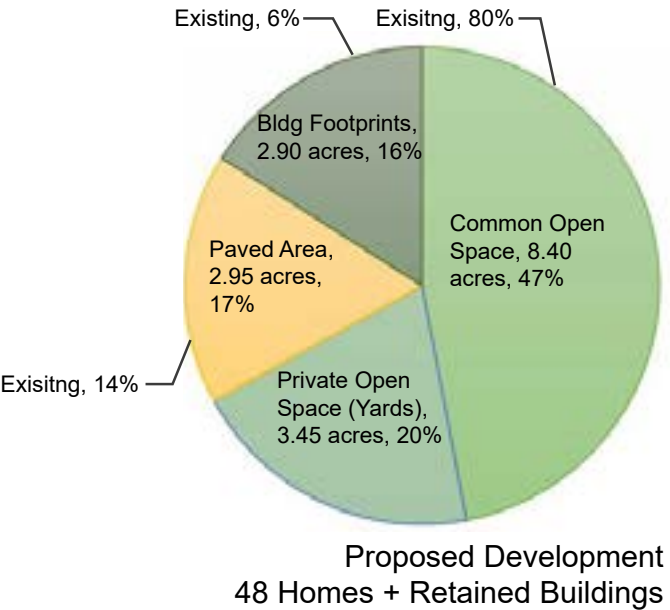
- Heart of campus
- Pond
- Topography
- Park like setting
- Oak Grove (1966)
- Pine Grove (1990)
- Conifer Grove (1970's)
- Pedestrian Network
- Pedestrian Bridge
- Road Network
- Buildings A,B,C,D, & F
- Courtyards
- Equipment Shed
- Yesler Creek Watershed
- Wetland & Existing Planting
- Transitional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



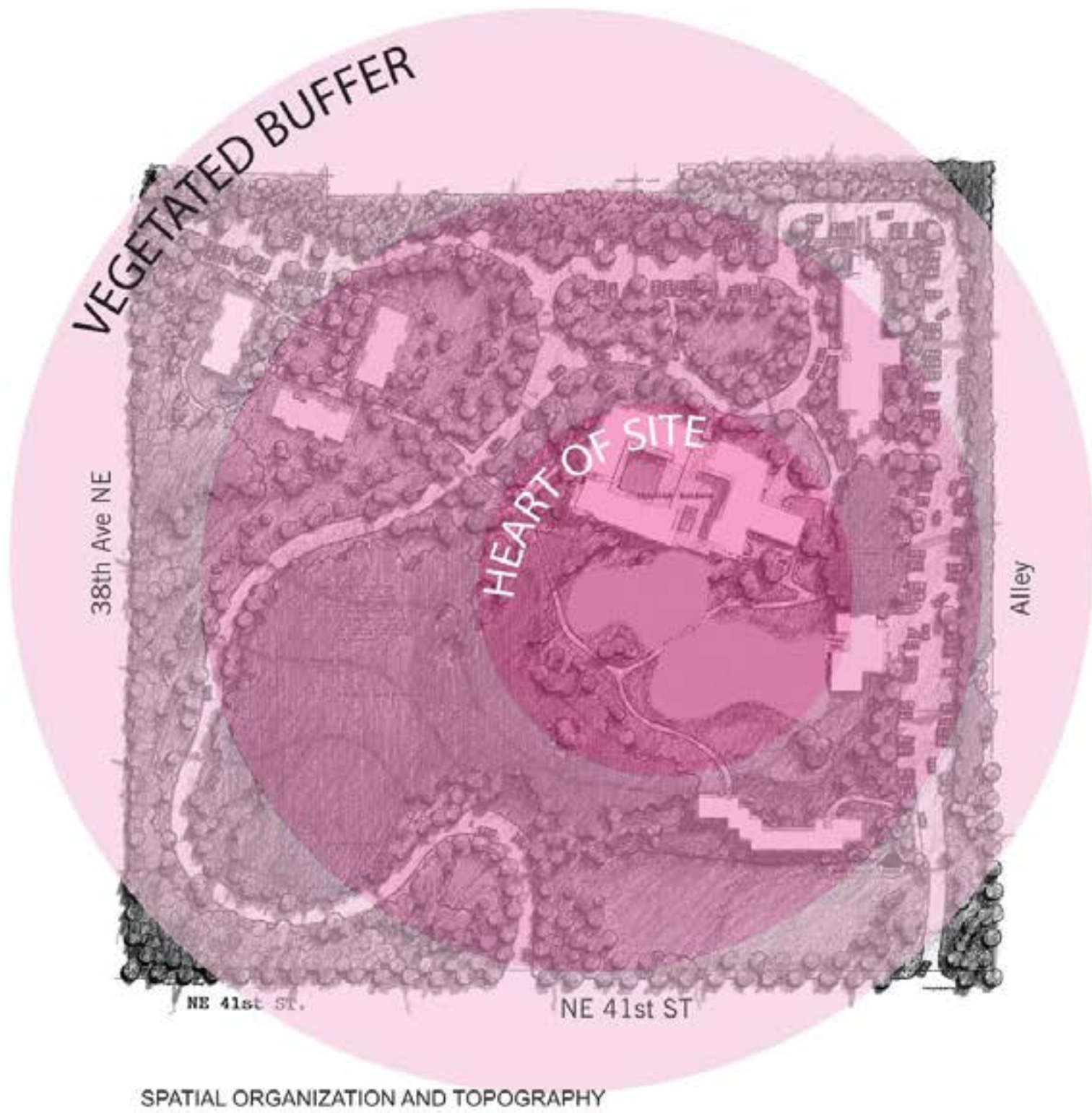


"THERE IS A BALANCE BETWEEN CHANGE AND CONTINUITY IN ALL CULTURAL RESOURCES. CHANGE IS INHERENT IN CULTURAL LANDSCAPES; IT RESULTS FROM BOTH NATURAL PROCESSES AND HUMAN ACTIVITIES ... PRESERVATION AND REHABILITATION TREATMENTS SEEK TO SECURE AND EMPHASIZE CONTINUITY WHILE ACKNOWLEDGING CHANGE."

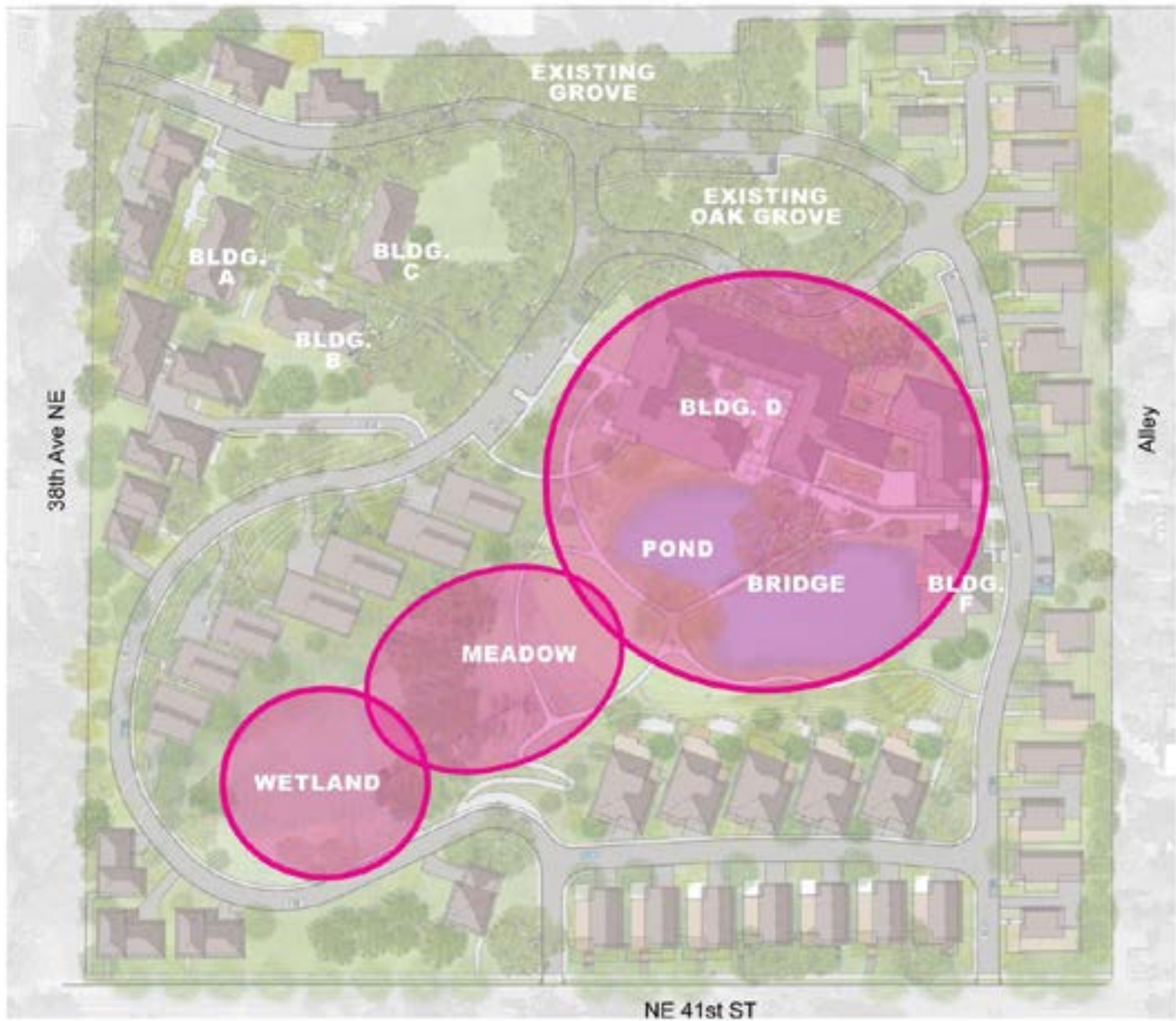
- Preservation**
- Oak Grove (1966)
 - Conifer Grove (1970's)
 - Pine Grove (1990)
 - Topography
 - Yesler Creek Watershed
- Rehabilitation**
- Heart of campus
 - Pond
 - Park like Setting
 - Pedestrian Network
 - Pedestrian Bridge
 - Road Network
 - Buildings A,B,C, D & F
 - Building D-Addition
 - Courtyards
 - Transitional Neighborhood
 - Buffer
 - Wetland & Existing Planting



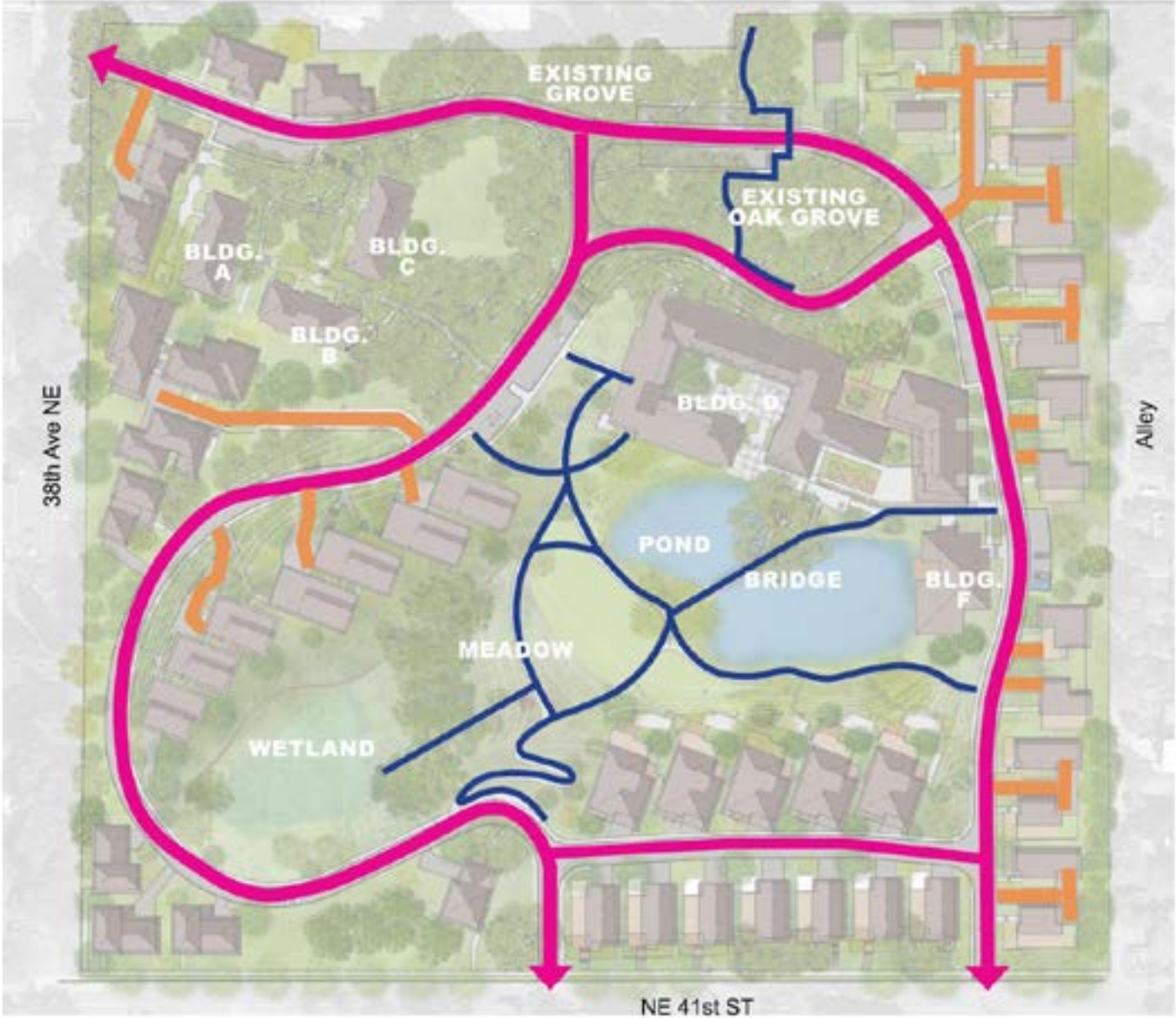
"REHABILITATION IS DEFINED AS THE ACT OR PROCESS OF MAKING POSSIBLE A COMPATIBLE USE FOR A PROPERTY THROUGH REPAIR, ALTERATIONS, AND ADDITIONS WHILE PRESERVING THOSE PORTIONS OR FEATURES WHICH CONVEY ITS HISTORICAL, CULTURAL, OR ARCHITECTURAL VALUES."



CHARACTER DEFINING FEATURES / PROPOSED CAMPUS HEART AND PARK-LIKE VIEWS



CHARACTER DEFINING FEATURES / PROPOSED TREE CANOPY AND PEDESTRIAN PATHWAYS



- Legend
- Campus Loop Road W/ Sidewalks
 - Driveways
 - Campus Pedestrian Paths

CHARACTER DEFINING FEATURES / PROPOSED TREES FROM RICHARD HAAG'S ORIGINAL PLANTING PLAN



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

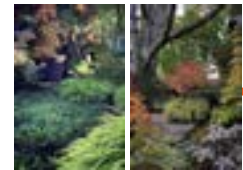
LANDSCAPE TYPOLOGIES / PLANTING CONCEPTS

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
ALLUSION TO JAPANESE ESSENTIAL ELEMENTS INCLUDE STONE, WATER AND PLANTS. LOOKING TO PROVIDE COLOR AND SEASONAL CHANGE. JAPANESE GARDENS USUALLY TO BE LOCATED IN SMALLER ENCLOSED PRIVATE RESIDENTIAL SPACES.



9 NORTHWEST DECIDUOUS/CONIFEROUS FOREST
PRESERVE AND ENHANCE EXISTING TREES. LAYERED PLANTING TO CREATE FILTERED VIEWS THROUGHOUT THE LANDSCAPE. PLANTINGS INCLUDE LARGE CANOPIES, SUBTLE SPACES, AND LOW GROUND COVER.



2 TURF GRASS
RETAIN OPEN SPACE. SURROUND TOLLBURN TURF GRASS. NOW MONTHLY DURING LATE SPRING TO EARLY FALL.



1 WETLAND/EMERGENT
RESTORE EXISTING WETLAND. SEASONAL FLOODING PLANTED WITH HIGH WATER TOLERANT NATIVE PLANTS. TRANSITIONING LANDSCAPE HOSTING HYDROPHILIC AND/OR WATER-ADAPTIVE HERBACEOUS PLANTS.



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



11 DECK
MINIMALIST PLATFORM DECKING.



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



8 OAK GROVE
INCREASE NUMBER OF NATIVE PLANT SPECIES. ESTABLISH NEW OAK TREE CLUSTERS.



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



7 RAINGARDEN
MANAGE SITE STORMWATER. WATER-ACCEPTING STRUCTURED LANDSCAPE HOSTING LAYERED, LOW MAINTENANCE 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. NOW ONCE OR TWICE A YEAR.



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

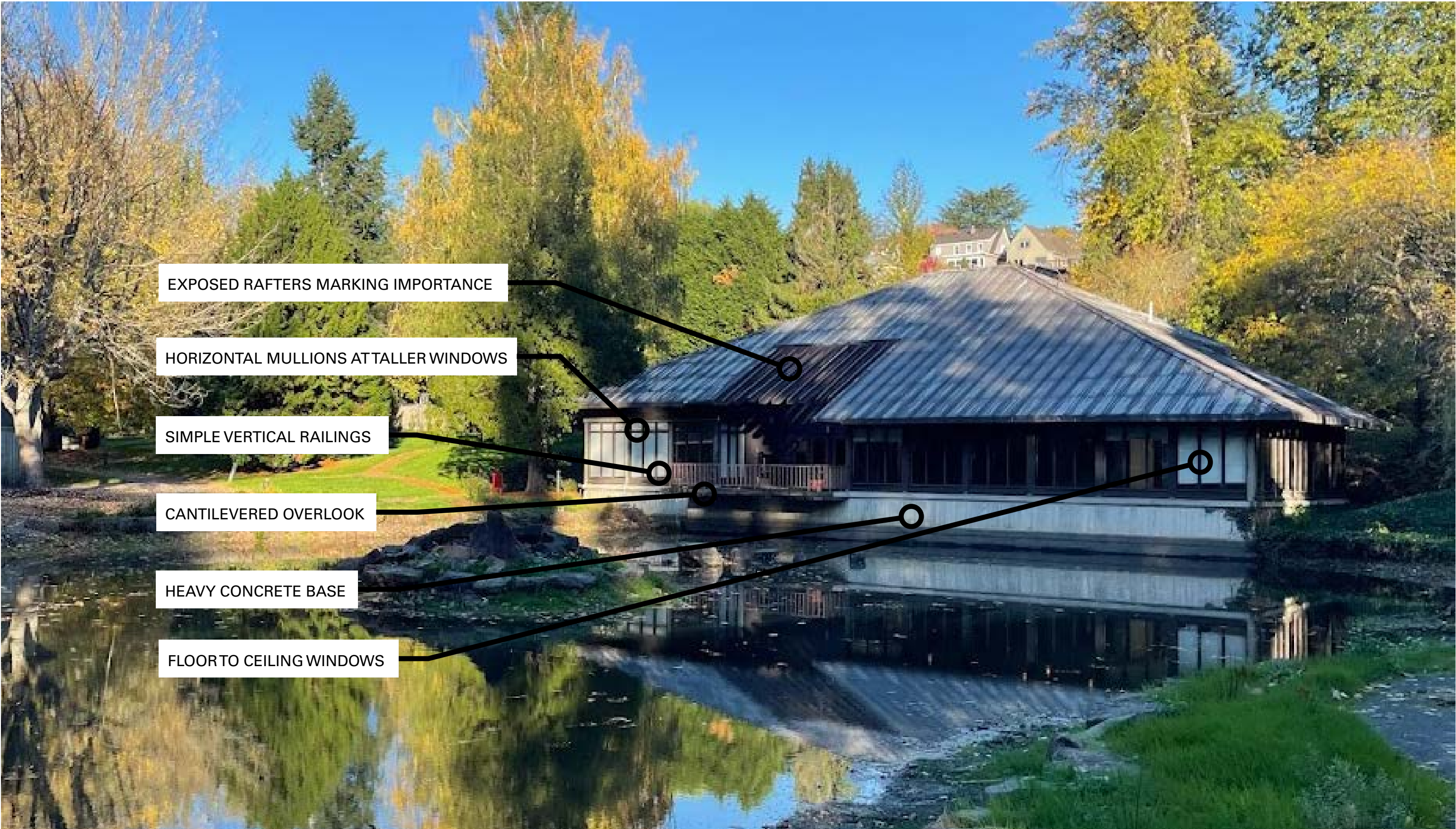


6 NORTHWEST GARDEN
INCREASE NUMBER OF NATIVE PLANT SPECIES. LAYER NATIVE EVERGREENS AND ADAPTIVE PLANTINGS WHICH FORMS STRUCTURE ON THE LANDSCAPE.









EXPOSED RAFTERS MARKING IMPORTANCE

HORIZONTAL MULLIONS AT TALLER WINDOWS

SIMPLE VERTICAL RAILINGS

CANTILEVERED OVERLOOK

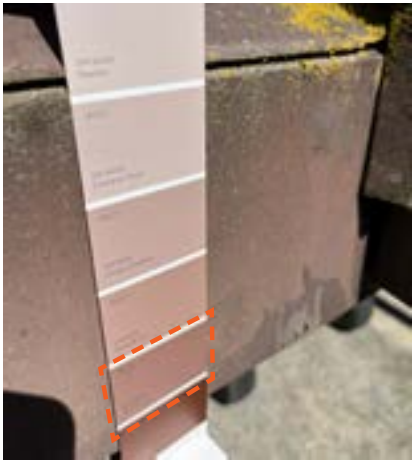
HEAVY CONCRETE BASE

FLOOR TO CEILING WINDOWS

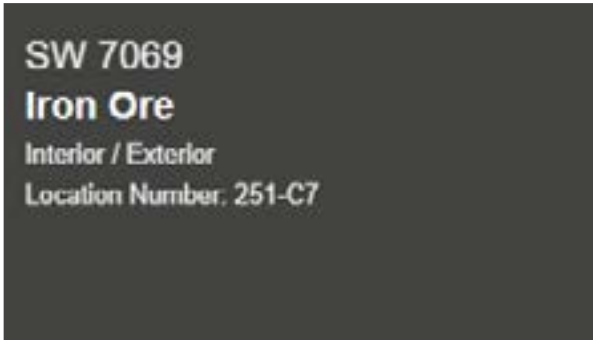
OVERALL SITE/ EXISTING AND PROPOSED EXTERIOR FINISH PALETTE

EXISTING
BUILDINGS

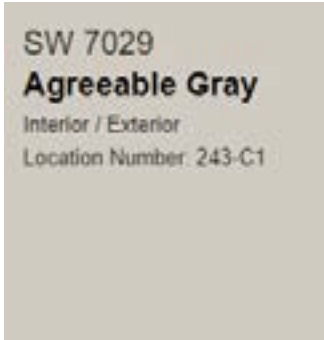
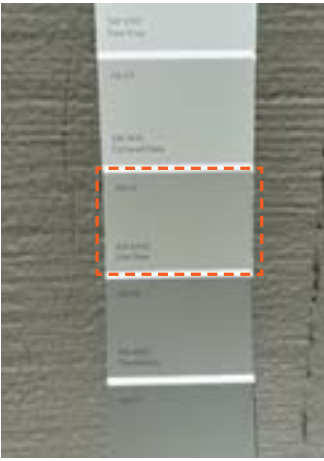
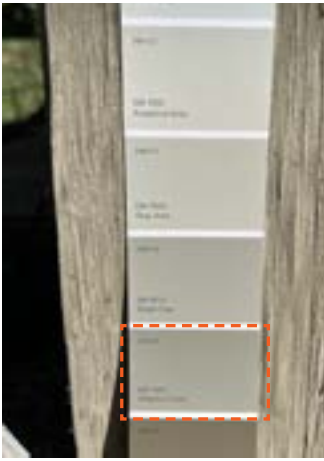
ROOF COLOR



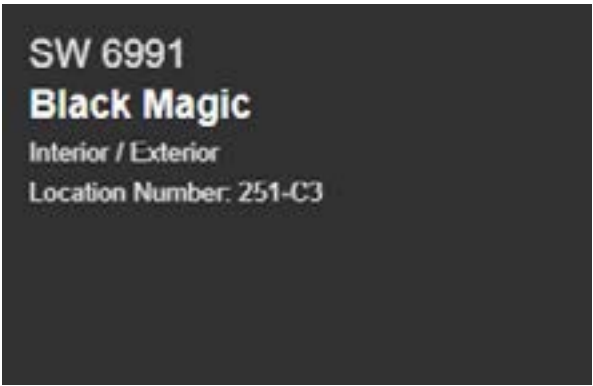
FRAME/TRIM/COLUMN/RAILING



PAINTED CEDAR SIDING



PRELIMINARY
PROPOSAL
FROM 3/11/22
ARC MEETING



TYPICAL SINGLE FAMILY HOME / PROPOSED EXTERIOR FINISH PALETTE

	ROOF COLOR	FRAME/TRIM/COLUMN/RAILING	PAINTED SIDING	ACCENTS/ DOORS
HISTORIC BUILDINGS A, B, C, D, & F	<div>Metal Sales Mansard Brown (133)</div>	<div>SW 6991 Black Magic Interior / Exterior Location Number: 251-C3</div>	<div>SW 9570 Ironclad Interior / Exterior</div>	<div></div>
D ADDITION & POND HOUSE	<div>Metal Sales Dark Bronze(50)</div>	<div>SW 6991 Black Magic Interior / Exterior Location Number: 251-C3</div>	<div>SW 2846 Roycroft Bronze Green Interior / Exterior</div>	<div></div>
SCHEME 1	<div>Metal Sales Matte Black (106)</div>	<div>SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7</div>	<div>SW 6208 Pewter Green Interior / Exterior Location Number: 217-C6</div>	<div></div>
SCHEME 2	<div>Metal Sales Dark Bronze(50)</div>	<div>SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7</div>	<div>SW 6251 Outerspace Interior / Exterior Location Number: 225-C7</div>	<div></div>

TYPICAL SINGLE FAMILY HOME / PROPOSED EXTERIOR FINISH PALETTE

	ROOF COLOR	FRAME/TRIM/COLUMN/RAILING	PAINTED SIDING	ACCENTS/ DOORS
SCHEME 3	<div>Metal Sales Matte Black (106)</div>	<div>SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7</div>	<div>SW 7054 Oak Leaf Brown Interior / Exterior Location Number: 246-C6</div>	<div></div>
SCHEME 4	<div>Metal Sales Matte Black (106)</div>	<div>SW 6991 Black Magic Interior / Exterior Location Number: 251-C3</div>	<div>SW 9184 Foxhall Green Interior / Exterior Location Number: 278-C3</div>	<div></div>
SCHEME 5	<div>Metal Sales Matte Black (106)</div>	<div>SW 6991 Black Magic Interior / Exterior Location Number: 251-C3</div>	<div>SW 7749 Laurel Woods Interior / Exterior Location Number: 237-C7</div>	<div></div>
SCHEME 6	<div>Metal Sales Dark Bronze(50)</div>	<div>SW 6991 Black Magic Interior / Exterior Location Number: 251-C3</div>	<div>SW 6202 Cast Iron Interior / Exterior Location Number: 216-C7</div>	<div></div>

HISTORIC BUILDING HIGHLIGHTS

- + Most proposed work is replacing in-kind and rehabilitation
- + Interventions:
 - Railings
 - Windows
 - New Lobbies D and F
 - ABC become residential duplexs
- + Building D Addition proposed with light touch to existing Building D

BUILDINGS D, D ADDITION & F / PROPOSED EXTERIOR PALETTE ELEVATIONS



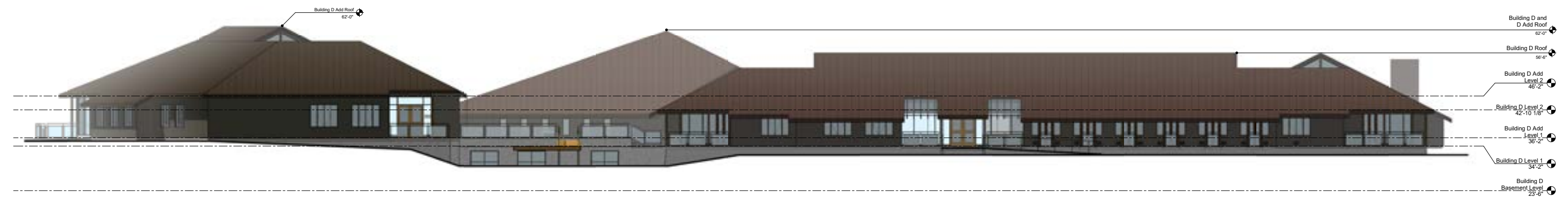
PROPOSED SOUTH ELEVATION: BUILDING D AND D ADDITION



EXISTING SOUTH ELEVATION: BUILDING D



EXISTING NORTH ELEVATION: BUILDING D



PROPOSED NORTH ELEVATION: BUILDING D AND D ADDITION

BUILDINGS D, D ADDITION & F / PROPOSED EXTERIOR PALETTE ELEVATIONS



PROPOSED WEST ELEVATION: BUILDING D



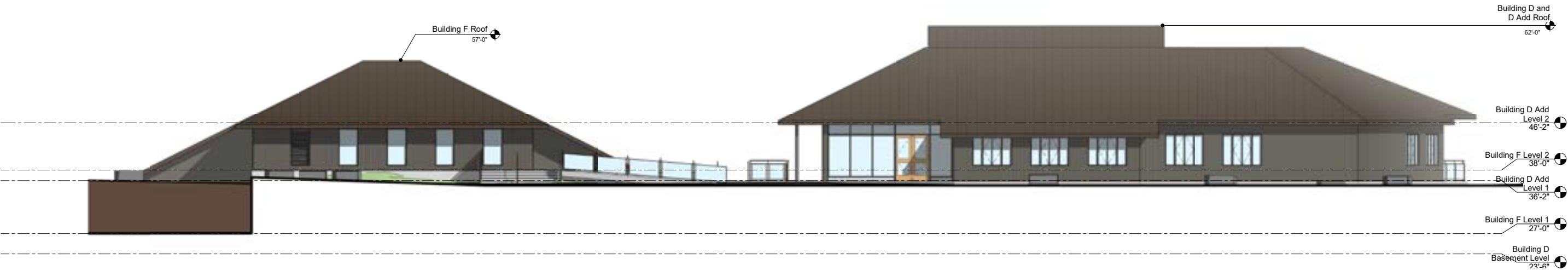
EXISTING WEST ELEVATION: BUILDING D



EXISTING EAST ELEVATION: BUILDING F



EXISTING EAST ELEVATION: BUILDING D BEYOND



PROPOSED EAST ELEVATION: BUILDING F AND D ADDITION

BUILDINGS D, D ADDITION & F / PROPOSED EXTERIOR PALETTE ELEVATIONS



PROPOSED WEST ELEVATION: BUILDING F



PROPOSED SOUTH ELEVATION: BUILDING F



PROPOSED SOUTH ELEVATION: BUILDING F



EXISTING WEST ELEVATION: BUILDING F



EXISTING SOUTH ELEVATION: BUILDING F



EXISTING SOUTH ELEVATION: BUILDING F

BUILDING D / EXISTING AND PROPOSED RAILINGS



BUILDING D - EXISTING OVERLOOK RAILING



BUILDING D - EXISTING RAILING AT SW CORNER



BUILDING D - PROPOSED OVERLOOK RAILING



BUILDING D - PROPOSED RAILING AT SW CORNER

BUILDING D / EXISTING AND PROPOSED RAILINGS



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

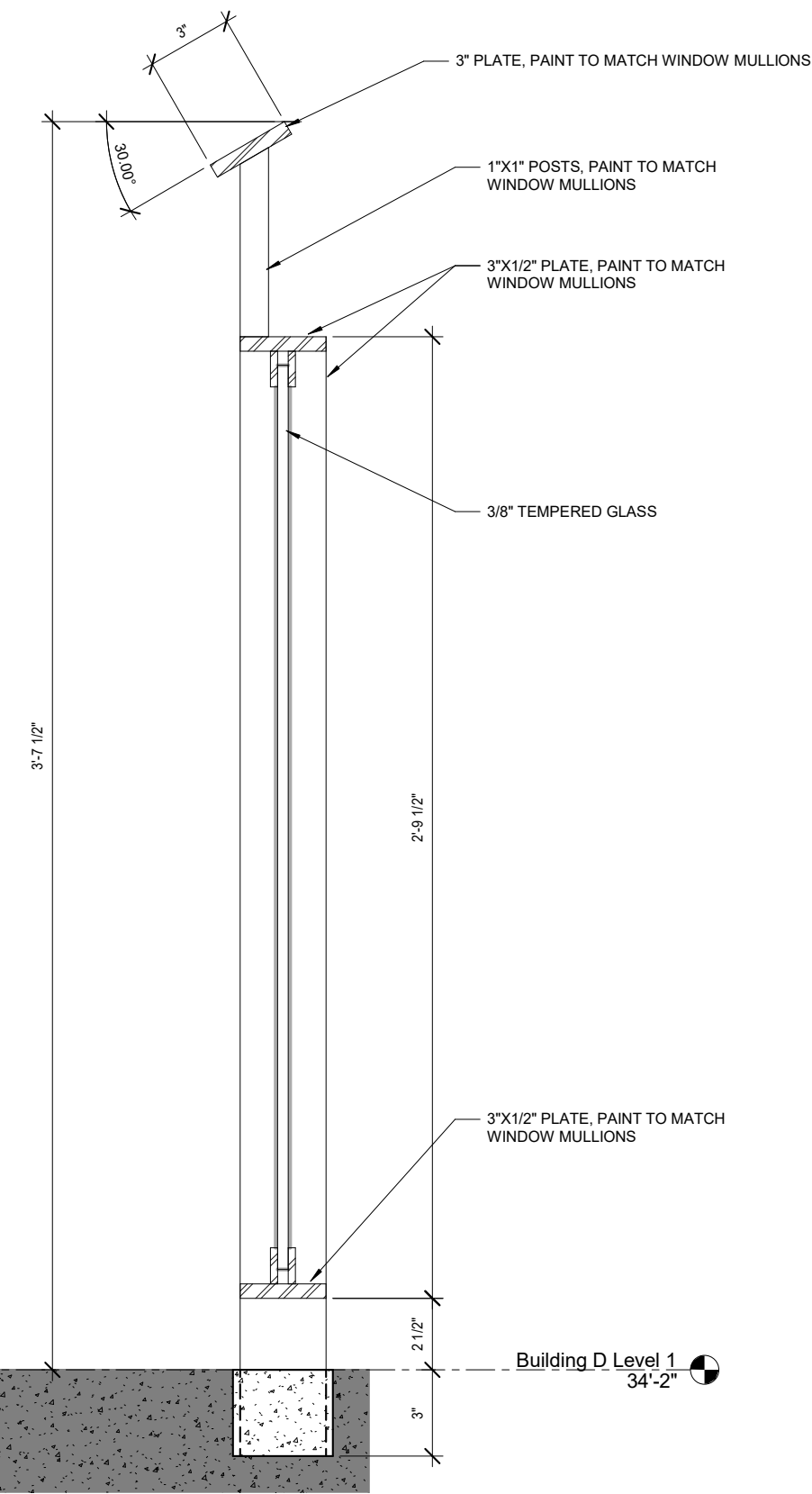


EXISTING RAILINGS

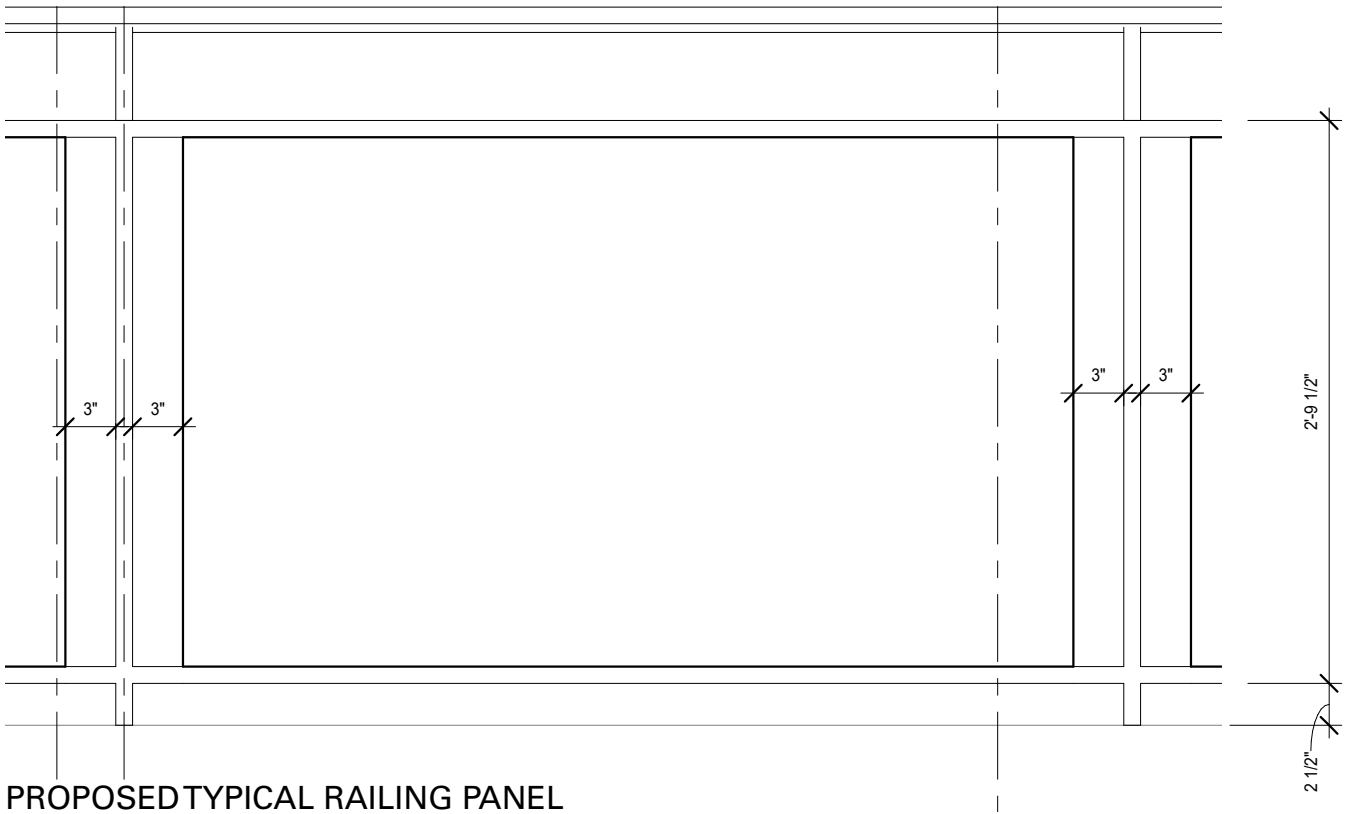


PROPOSED RAILINGS

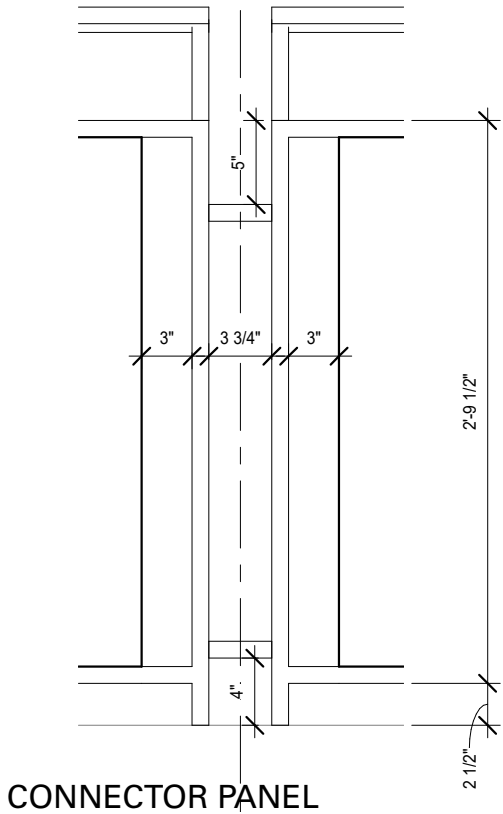
BUILDINGS D, D ADDITION & F/ RAILINGS DETAILS



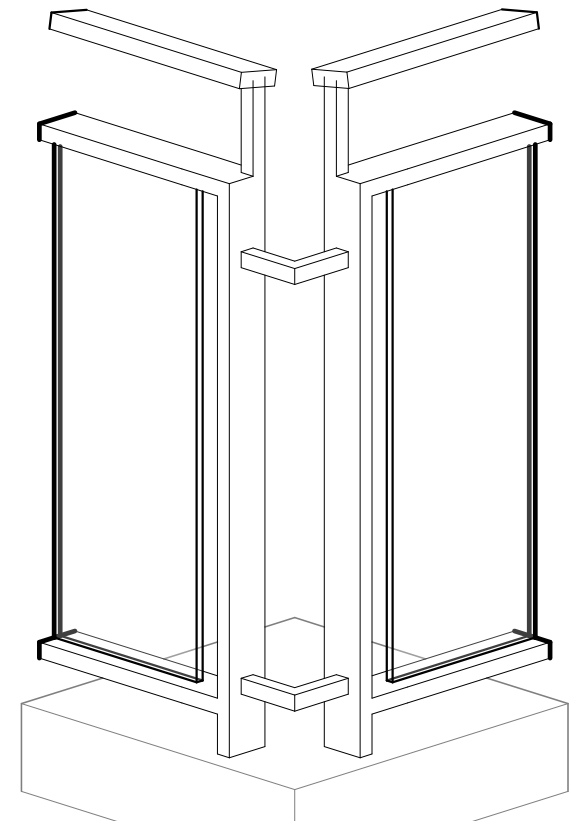
PROPOSED RAILING PROFILE



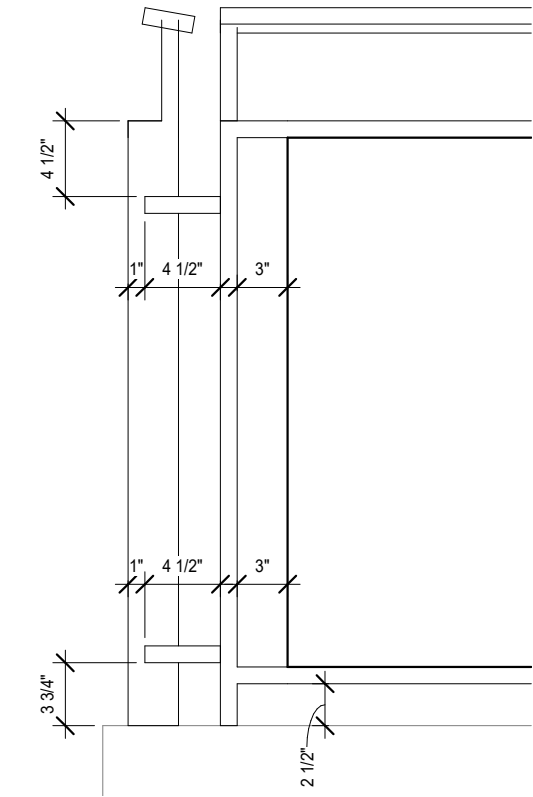
PROPOSED TYPICAL RAILING PANEL



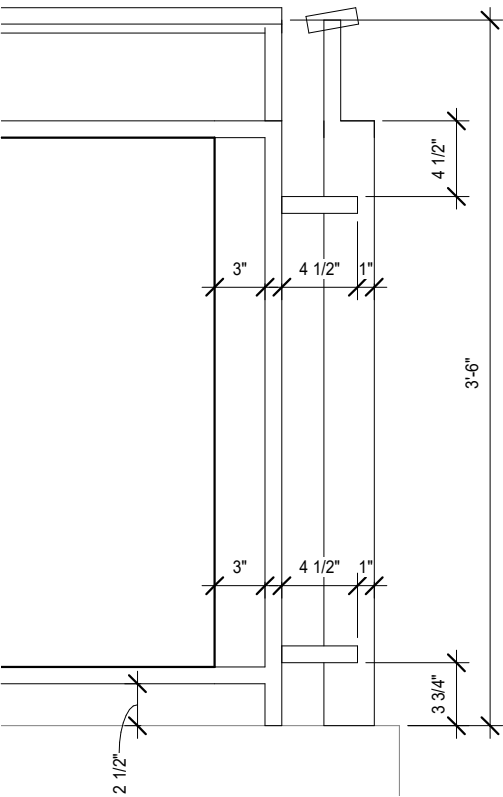
CONNECTOR PANEL



PROPOSED CORNER DETAIL



LEFT CORNER DETAILS



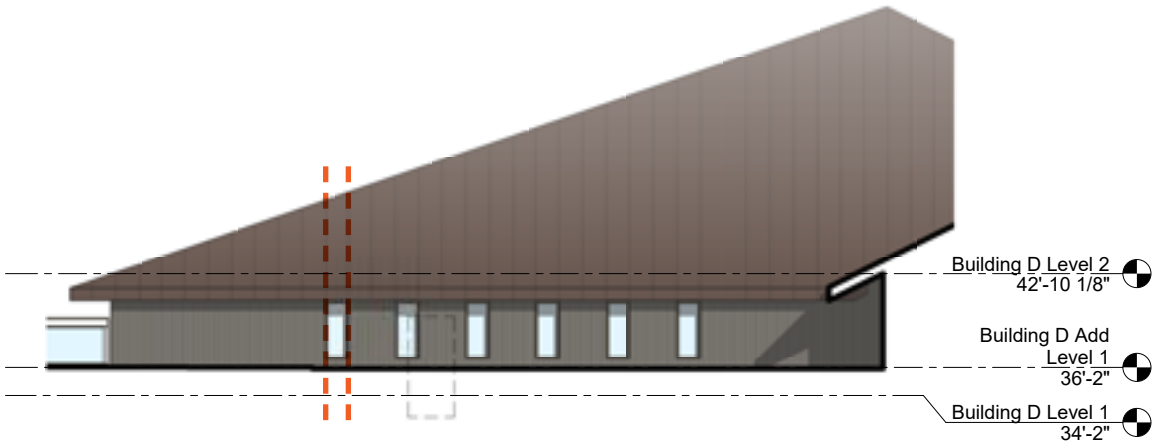
RIGHT CORNER DETAILS

BUILDING D / ADDITIONAL WINDOWS

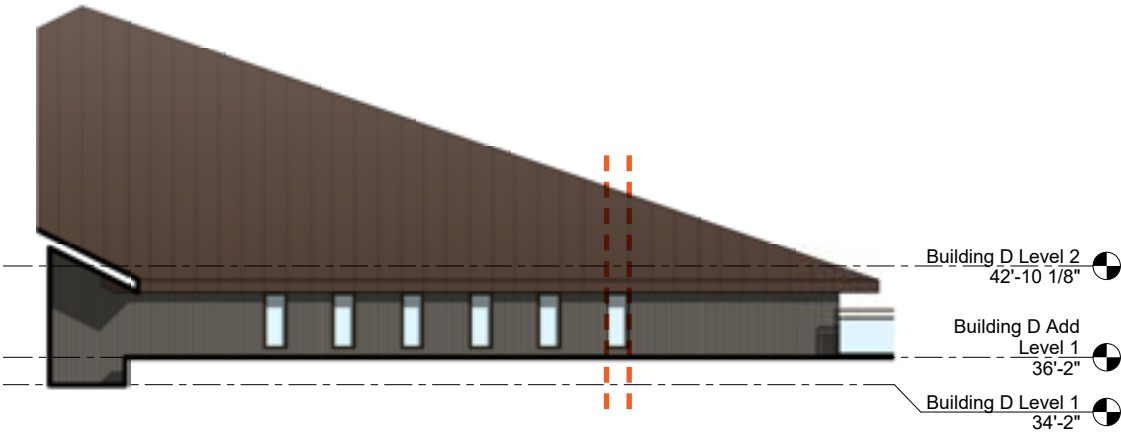
Building D Additional Windows:

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

Color: Cascadia black



PROPOSED NORTH ELEVATION BEYOND



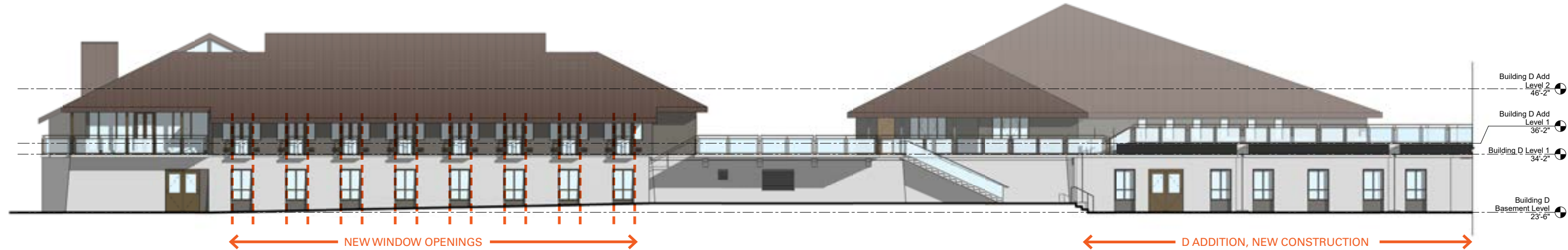
PROPOSED SOUTH ELEVATION BEYOND



EXISTING NORTH ELEVATION BEYOND



EXISTING SOUTH ELEVATION BEYOND

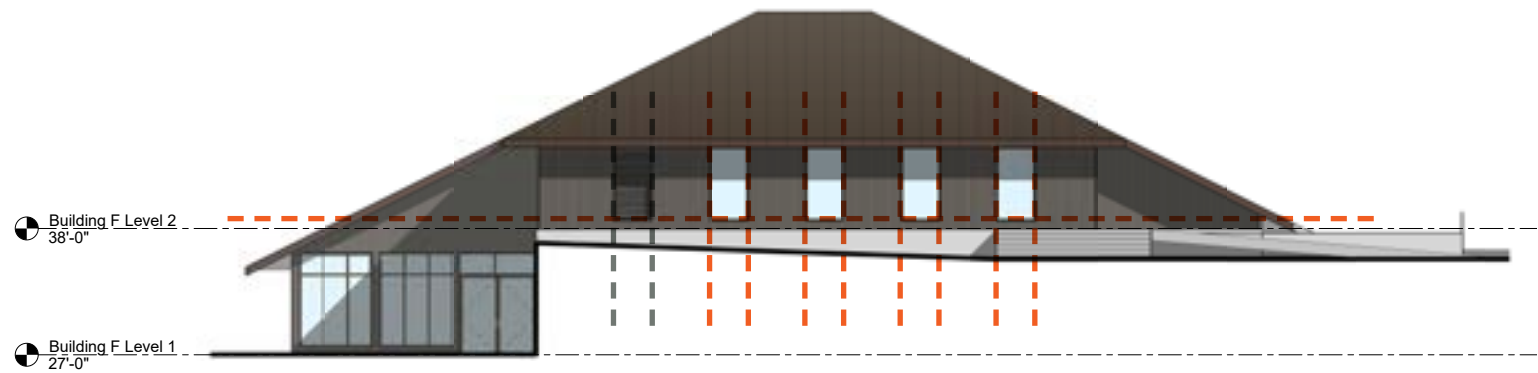


SOUTH ELEVATION

BUILDING F / ADDITIONAL WINDOWS



EXISTING NE ELEVATION



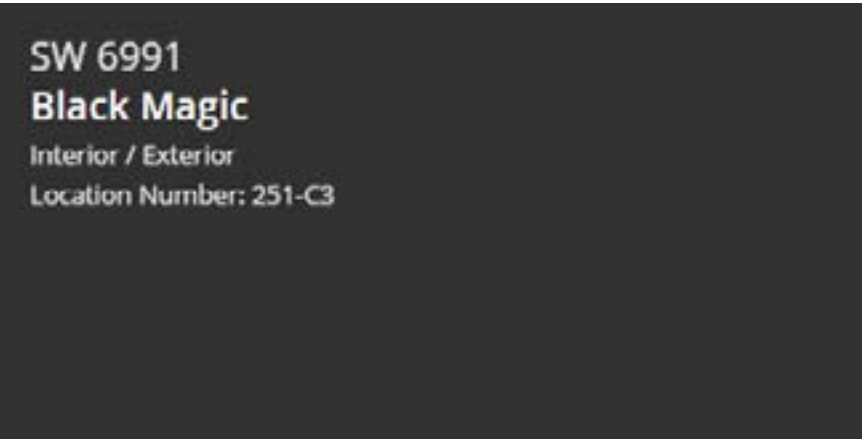
PROPOSED NE ELEVATION



EXISTING CONDITION



PROPOSED DESIGN



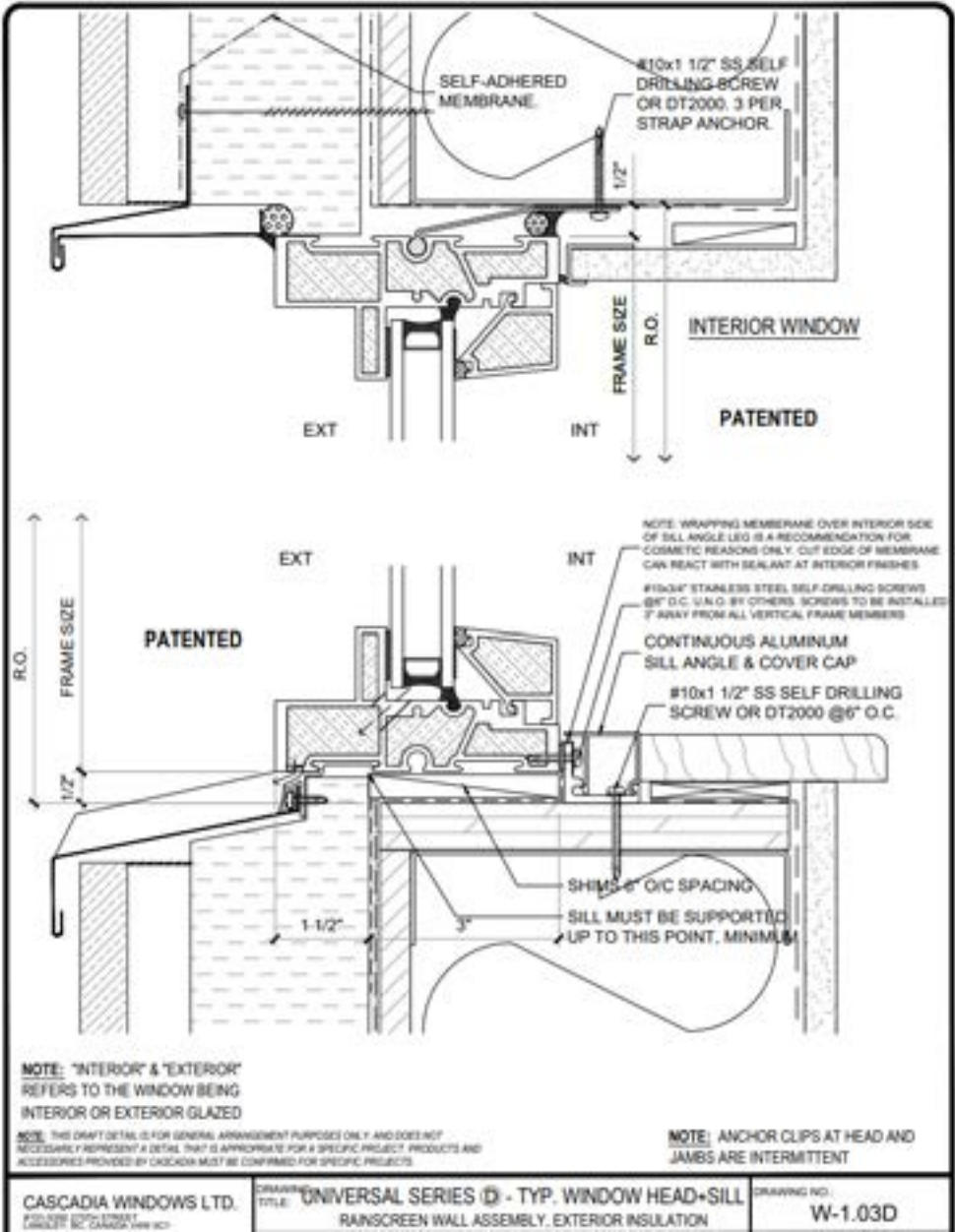
D Addition and Additional Openings Window Details:

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

Color: Cascadia black

Operable windows: casement, awning, hopper, tilt and turn

Vertical mullions at 24"-36" O.C. to relate to historic windows



BUILDING D / EXISTING AND PROPOSED LOBBY



PROPOSED ENTRY LOBBY FROM EXTERIOR

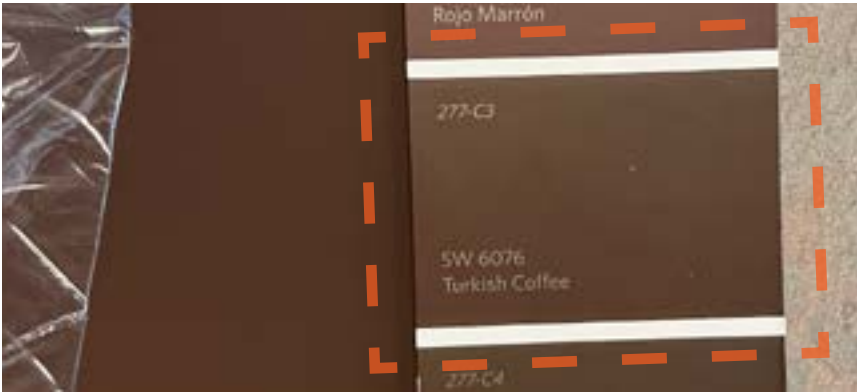


EXISTING ENTRY FROM EXTERIOR

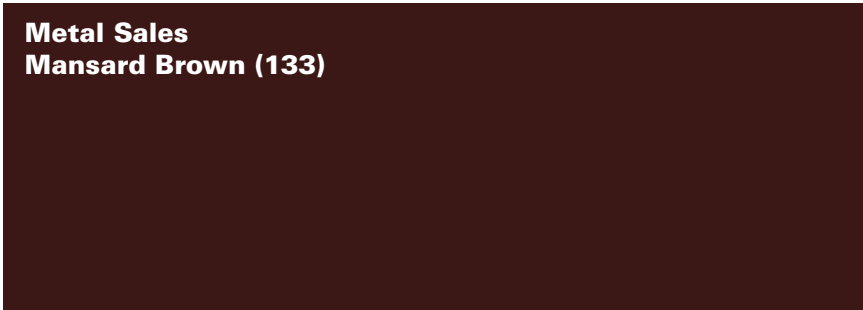
BUILDINGS D, D ADDITION & F / ROOF SYSTEM



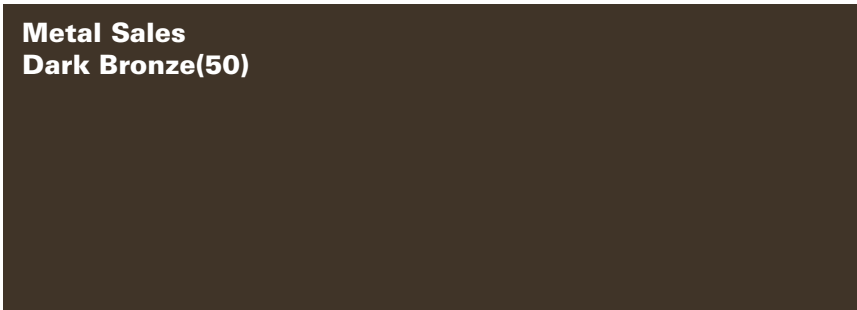
EXISTING ROOF COLOR



PROPOSED ROOF COLOR BUILDING D/F



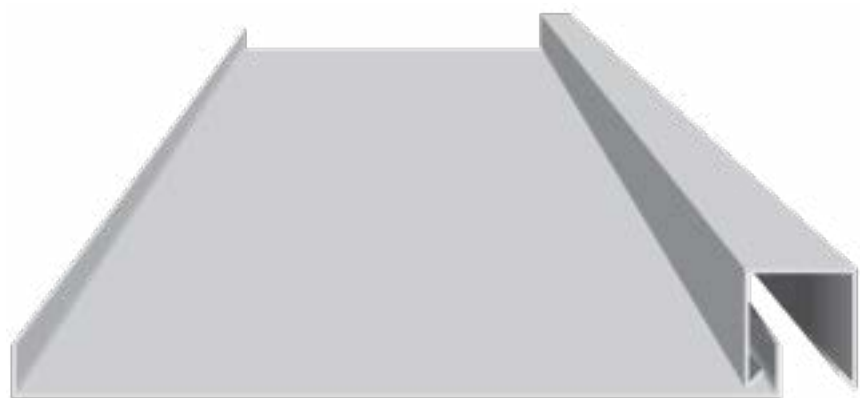
BUILDING D & F: ROOF COLOR



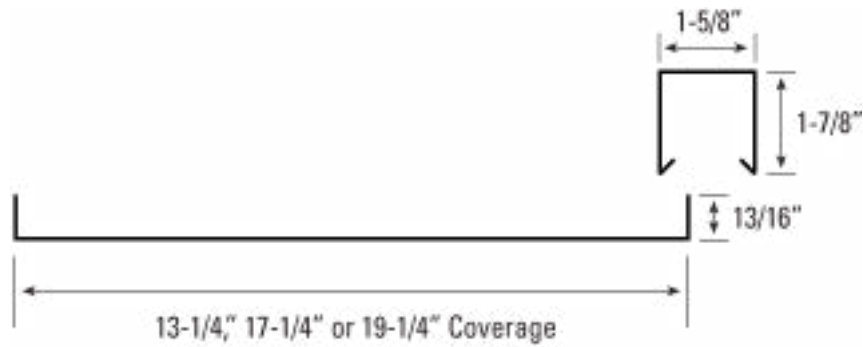
BUILDING D ADDITION: ROOF COLOR



PROPOSED ROOF PANEL AND BATTEN



PROPOSED ROOF PANEL



PROPOSED ROOF PANEL DETAIL

Roof Details:

Preliminary Replacement Roofing/Flashing System Options

Metal Sales Maxi-Batten 1-5/8" x 1-7/8" Metal Panel Roof System in color Mansard Brown to match existing and Dark Bronze for D Addition



EXISTING ROOF EAVE

NEW HOUSES HIGHLIGHTS

- + 17 new house plans and designs developed for the Certificate of Approval
- + Small clusters of homes carefully sited in inconspicuous peripheral locations
- + Recessive color and design choices to compliment historic structures
- + Material palette uses similar materials and details to compliment the historic structures

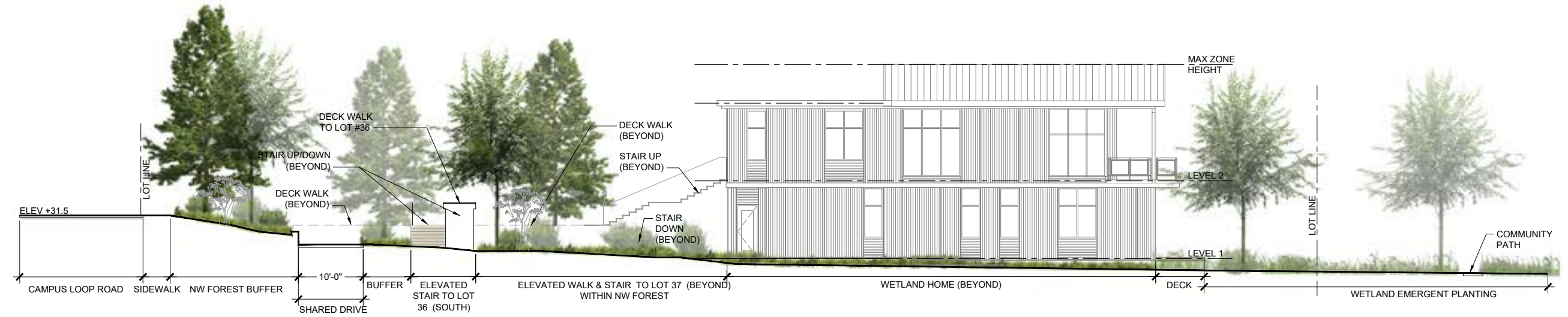


Clusters of Homes

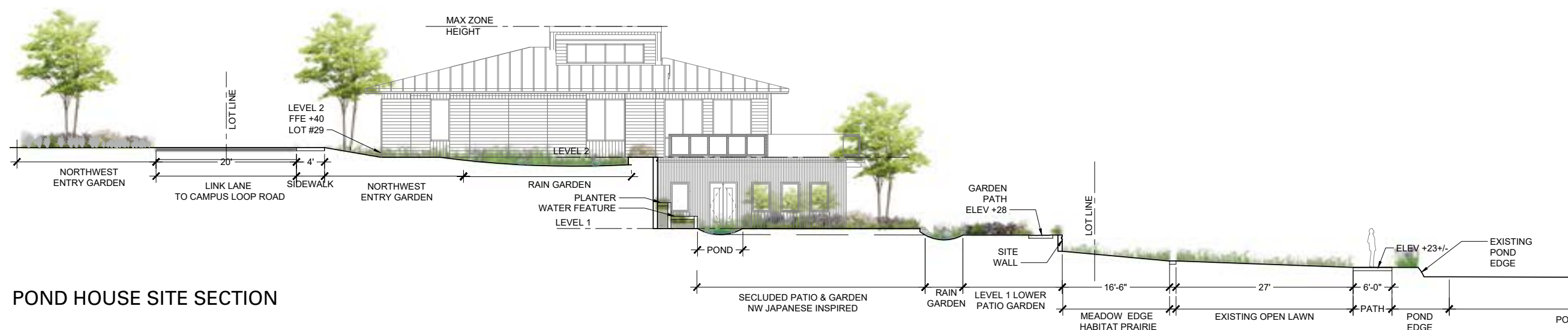
- + Oak Grove
- + Pine Grove
- + 41st Street
- + Pond
- + Eagle Nest
- + Wetland
- + Midland
- + Uplands



41ST STREET HOUSE SITE SECTION



WETLAND HOUSE SITE SECTION



POND HOUSE SITE SECTION

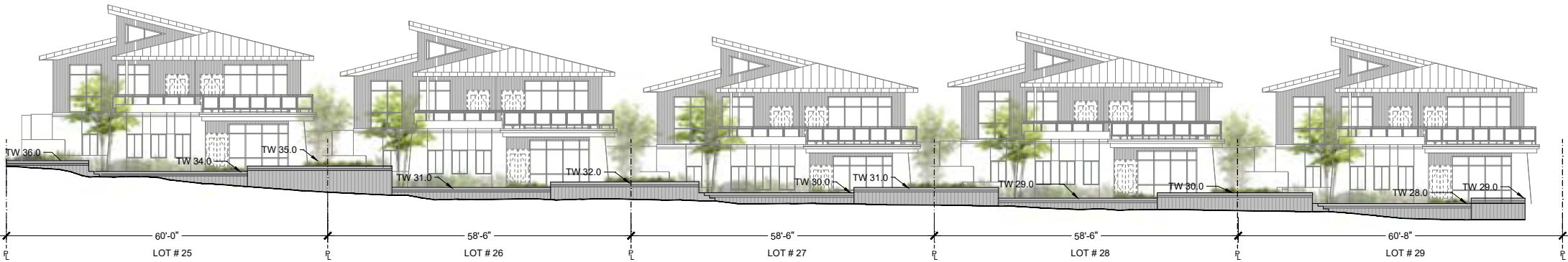
POND HOUSES / LANDSCAPE PLAN AND ELEVATION



Pond Houses Landscape Plan

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



Pond Houses South Elevation





Key design considerations for the Pond Homes

The new homes:

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



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
- + Materials and forms compliment the renovations of Buildings D and F.
- + Creates new additional leasable space that offsets home count reduction from the Quadrant plan
- + Provides a sensible and economically viable land use plan to ensure the site and buildings are maintained and preserved in perpetuity.



SITE VIEW COMPARISONS / WETLAND MEADOW



EXISTING



PROPOSED

Wetland Homes:

- + Provides for wetland restoration and interpretive experience
- + Rehabilitates the entry drive experience with combined driveways and deep setbacks
- + Restores the character of the forested entry drive
- + Removes all invasive species and prolongs the life of remaining trees
- + Home designs utilize a "light touch on the land" approach consistent with historic structures.



SITE VIEW COMPARISONS / ENTRY DRIVE & PEDESTRIAN PATH



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
- + Kebllis benches introduced around the site to have moments of rest and peace
- + New elevated walk way out to the wetland provides a wildlife viewing area
- + Trees dividing the meadow and wetlands maintain privacy of adjacent homes and the public heart of the campus



PEDESTRIAN 3D VIDEO WALK AND VIEWS

SITE PLAN / OVERALL SITE



Project Goals

- + Economically Viable Site
- + 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