

# TALARIS

## Design Collaboration with the Seattle Landmarks Preservation Board

February 7, 2024

# What we hope to convey:

- + **Many LPB members over many years** have volunteered their time to collaborate to develop this campus master plan that will become one of the most unique and thoughtfully designed projects in the city.
- + Owner has been working to solve a **complex community engagement and regulatory process** since site was landmarked in 2013. Collaboration and input from the LPB and neighborhood has significantly shaped this project. Owner has incurred substantial design, carrying, and opportunity cost to arrive at the campus master plan in front of you.
- + To meet owner, neighborhood, historic preservation, and regulatory objectives, **prioritization is required.**
- + This site must be considered holistically – **it is not about a single building or tree.** A design team with deep historic preservation experience, in consultation with the LPB, has identified and documented Character Defining Features for the buildings and landscape. These Character Defining Features have shaped the campus master plan.
- + This unique campus requires a significant infusion of investment capital to rehabilitate, and it will require **significant annual investment to maintain.** This can only be achieved with high value uses to support the initial rehabilitation, and with enough site users who can afford to steward the site indefinitely.

# History of Current Ownership:

- + 2000: Current owner purchases property as future redevelopment site. Leased site to an affiliated non-profit, Talaris Research Institute, until that organization finished its work.
- + 2004: Owner receives Master Use Permit (MUP) to demolish all buildings and remove most trees to develop a new two-phase 300,000sf Institute for Advanced Study (IAS).
- + 2009: Owner unable to attract viable IAS tenants to justify development cost. MUP expires.
- + 2012: Owner applies for a contract rezone to build low-density multifamily housing and undertakes significant public outreach campaign.
- + 2013: Laurelhurst Community Club petitions City Council to deny contract rezone and maintain current zoning. Council agrees and cites Urban Village strategy as appropriate location for upzoning.
- + 2013: Owner designs and files 82-lot plat consistent with underlying zoning.
- + Multiple comprehensive plan amendments in which Seattle opts not to change the zoning of the site.
- + 2013: Neighborhood group nominates site for historic landmark. Seattle Landmarks Preservation Board designates site.
- + 2014-2016: Owner and a design team make a series of presentations to LPB and neighborhood to discuss various development options, consistent with zoning.

# History Continued, 6 Years of Collaboration:

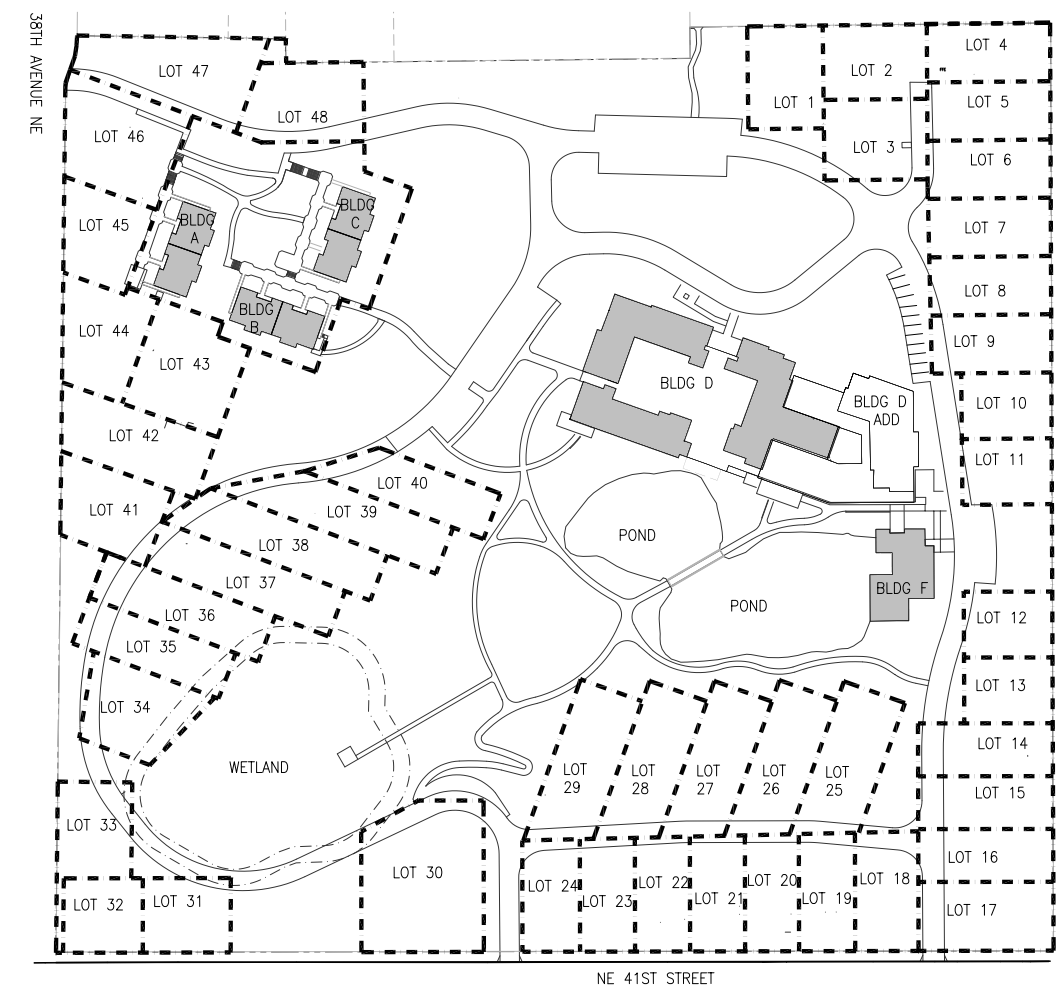
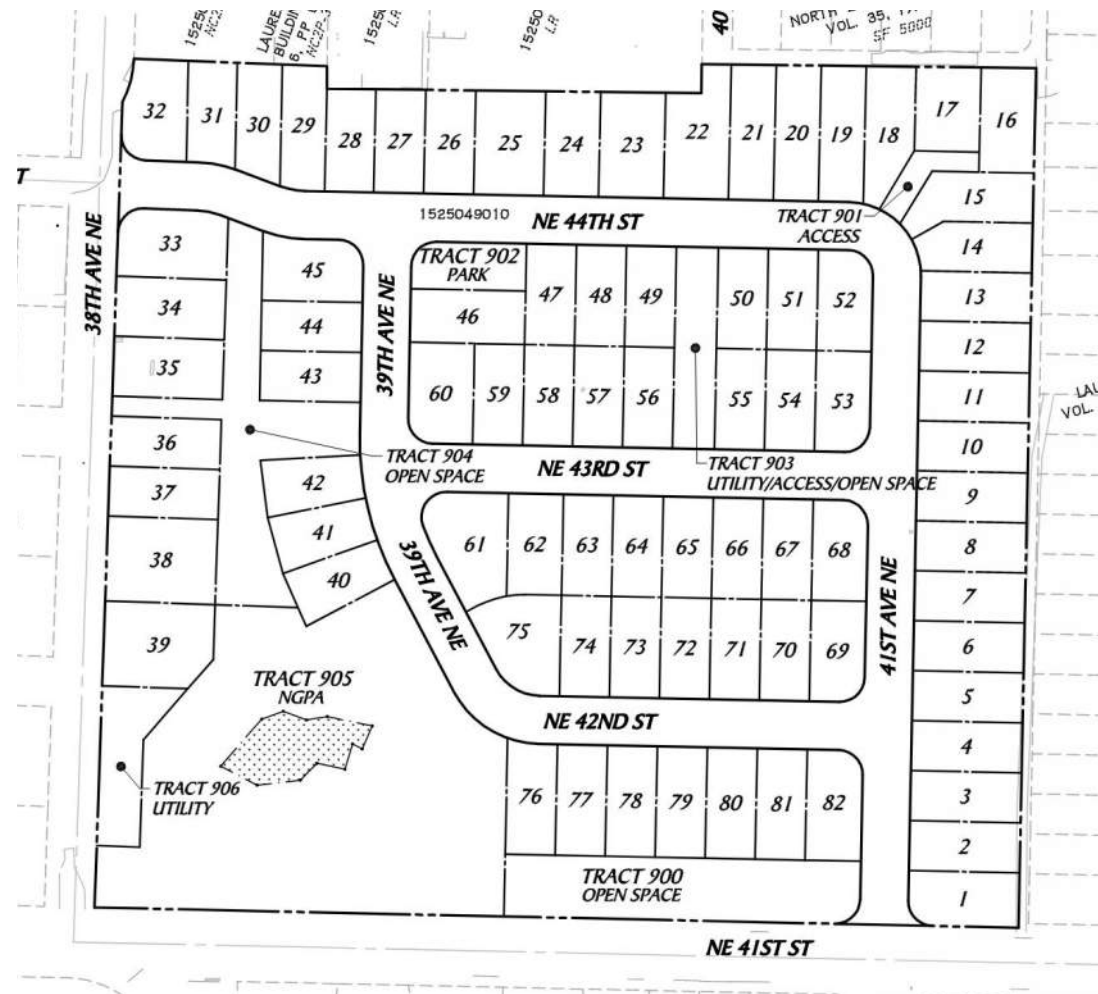
- +2017: Owner hires CBRE to market site for sale.
- +2018: Quadrant Homes contracts to purchase site. Quadrant files land use application and C of A application for 62-lot plat that retains A/B/C/D buildings.
- +2018-2019: Quadrant advances land use application review and holds six briefings with their design team and LPB.
- +2020: COVID hits. Quadrant backs out of project. Owner assumes project application and meets with neighborhood and historic preservation interests.
- +2021: Owner hires Bassetti Architects for their deep expertise in campus planning and historic preservation. Within zoning constraints and owner objectives, Bassetti modifies site plan and design to incorporate LPB input.
- +2021-2023: Bassetti team holds 14 LPB presentations to refine site plan.
- +2024: Project team in process of responding to final round of SDCI comments on the Master Use Permit (MUP).



## SITE VALUE / PREVIOUS AND PROPOSED SITE DEVELOPMENT PROPOSAL

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

CONTROLLED LANDMARK: 48 HOMES, RETAINS 5 OF 7 HISTORIC STRUCTURES AND HISTORIC CHARACTER OF THE PROPERTY



- + Maximum density allowed in the NR-3 zone
- + Typical route to a sale at preliminary plat approval
- + Standard platting process required

- + 58% Of maximum density allowed
- + More difficult to sell at preliminary plat approval
- + Additional design and regulatory costs required to permit
- + Historic structures difficult to sell
- + Market value impacted



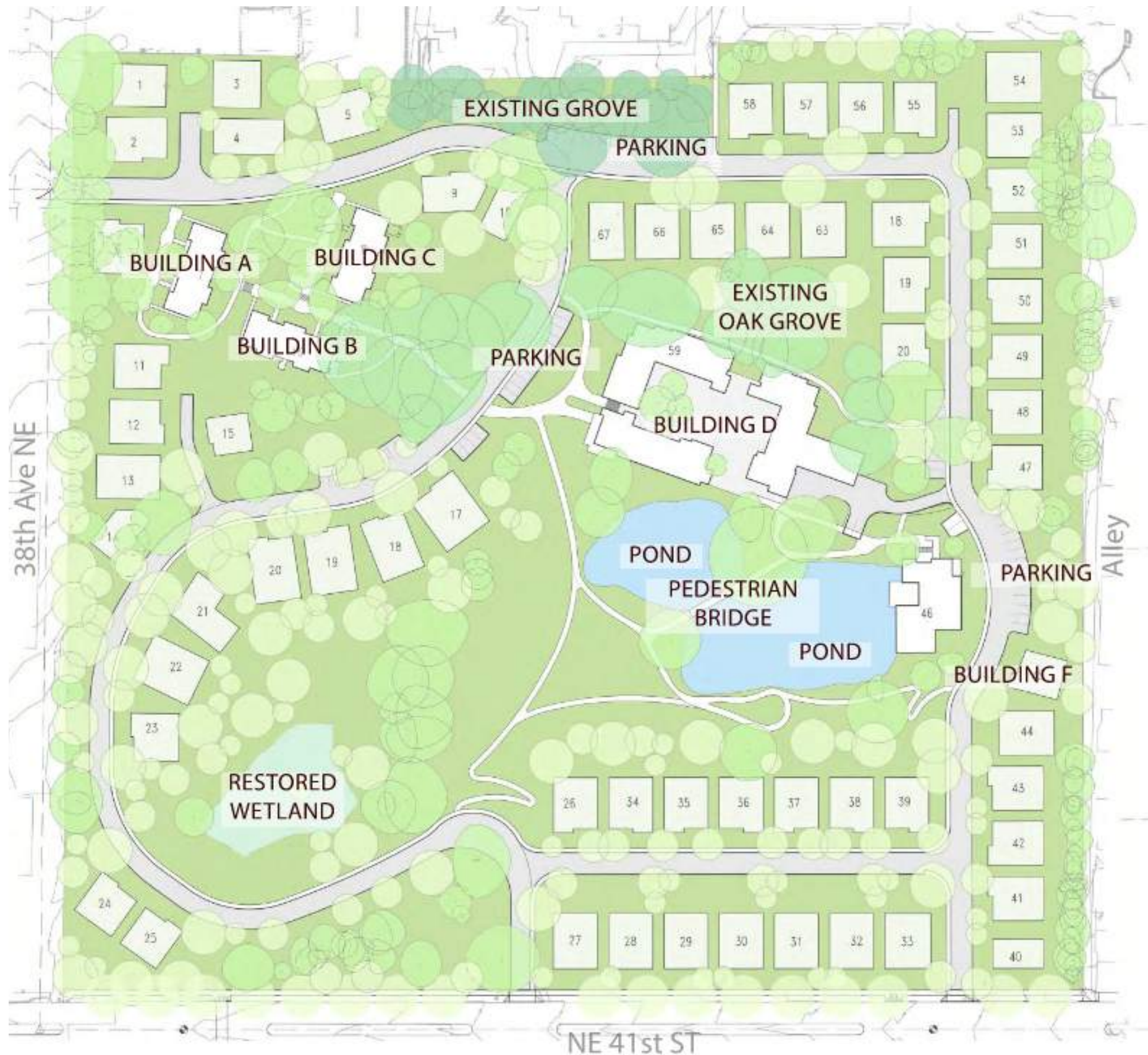


- + Quadrant Homes was selected due to their expertise with projects fitting the residential zoning
- + Economics of the project require more than 60 homes
- + Buildings E and G proposed to be removed
- + Does little to acknowledge character defining features of the landscape
- + Does not retain parking for commercial buildings - does not consider them in the economics of the project









- + Homes following the road feel suburban - not appropriate for this site
- + Oak grove has label but is not really preserved
- + Modified road alignment crowds building A
- + Plan not fully developed: driveways, garages, utilities, etc not yet considered
- + "Cookie cutter" homes landed on the site approach





- + Analysis of trees is nascent
- + Eastern groves not acknowledged
- + 41st street oak trees not acknowledged
- + Oak grove is more impacted than shown



## SMC 25.12.750 FACTORS TO BE CONSIDERED BY THE BOARD

- A. The extent to which the proposed alteration or significant change would adversely affect the specific features or characteristics specified in the latest of: the Board approval of nomination, the Board report on approval of designation, the stipulated agreement on controls, the Hearing Examiner's decision on controls, or the designating ordinance;
- B. The reasonableness or lack thereof of the proposed alteration or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant;
- C. The extent to which the proposed alteration or significant change may be necessary to meet the requirements of any other law, statute, regulation, code or ordinance;
- D. Where the Hearing Examiner has made a decision on controls and economic incentives, the extent to which the proposed alteration or significant change is necessary or appropriate to achieving for the owner or applicant a reasonable return on the site, improvement or object, taking into consideration the factors specified in Sections 25.12.570 through 25.12.600 and the economic consequences of denial; provided that, in considering the factors specified in Section 25.12.590 for purpose of this subsection, references to times before or after the imposition of controls shall be deemed to apply to times before or after the grant or denial of a certificate of approval

## OWNER OBJECTIVES

- + Respect the landmark while developing the site in compliance with the underlying zoning.
- + Leave a positive legacy for the community while making a reasonable return on investment.
- + Position the landmark to be able to sustain itself in perpetuity by sharing maintenance costs across many stakeholders.

## DESIGNATING STANDARDS FOR THE LANDMARK

- C. 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.
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
- E. It is an outstanding work of a designer or builder.
- F. 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 MAINTENANCE / ANNUAL COST DISTRIBUTION

TALARIS CAMPUS PROFORMA OPERATING BUDGET, YEAR 1									
		TOTAL	COMMERCIAL			RESIDENTIAL			
			% share	total	\$ per sq ft 50,000	% share	total	\$/yr 53 units	\$/mo
<b>OPERATING EXPENSES</b>									
<b>UTILITIES</b>									
Electricity	commercial and exterior lighting	\$ 110,000	95%	\$ 104,500	2.09	5%	\$ 5,500	\$ 104	\$ 9
Domestic Water/Sewer	commercial only	30,000	100%	30,000	0.60	0%	-	-	-
Irrigation Water	All common areas and front yards, summer pond fill	45,000	25%	11,250	0.23	75%	33,750	637	53
Trash Removal	Commercial only	45,000	100%	45,000	0.90	0%	-	-	-
Data/Comm		8,000	100%	8,000	0.16	0%	-	-	-
<b>TOTAL UTILITIES</b>		<b>\$ 238,000</b>	<b>84%</b>	<b>\$ 198,750</b>	<b>3.98</b>	<b>16%</b>	<b>\$ 39,250</b>	<b>\$ 741</b>	<b>\$ 62</b>
<b>MAINTENANCE</b>									
Overall Site Landscape Maintenance	proforma budget per Pacific Landscape Maintenance	\$ 250,000	25%	\$ 62,500	1.25	75%	\$ 187,500	\$ 3,538	\$ 295
Specific Tree Maintenance and Consulting	incl consulting arborist and specific removal/pruning	35,000	25%	8,750	0.18	75%	26,250	495	41
Irrigation repair/equipment		5,000	25%	1,250	0.03	75%	3,750	71	6
Contract svcs - HVAC		30,000	100%	30,000	0.60	0%	-	-	-
Contract svcs - Fire/Security		4,000	100%	4,000	0.08	0%	-	-	-
Contract svcs - window cleaning		3,000	100%	3,000	0.06	0%	-	-	-
Contract svcs - pest control		3,000	50%	1,500	0.03	50%	1,500	28	2
Janitorial - contract		30,000	100%	30,000	0.60	0%	-	-	-
Janitorial - supplies		6,000	100%	6,000	0.12	0%	-	-	-
Building supplies		3,000	100%	3,000	0.06	0%	-	-	-
Security service	comp per SP 2022 budget, approx 75% coverage	100,000	25%	25,000	0.50	75%	75,000	1,415	118
R&M - Bldg		60,000	100%	60,000	1.20	0%	-	-	-
R&M - Site		10,000	25%	2,500	0.05	75%	7,500	142	12
R&M - Electrical		3,000	100%	3,000	0.06	0%	-	-	-
R&M - Plumbing		6,000	100%	6,000	0.12	0%	-	-	-
R&M - Fire/Security		8,000	100%	8,000	0.16	0%	-	-	-
Street Sweeping		15,000	25%	3,750	0.08	75%	11,250	212	18
Snow Removal		7,500	25%	1,875	0.04	75%	5,625	106	9
<b>TOTAL MAINTENANCE</b>		<b>\$ 578,500</b>	<b>45%</b>	<b>\$ 260,125</b>	<b>5.20</b>	<b>55%</b>	<b>\$ 318,375</b>	<b>\$ 6,007</b>	<b>\$ 501</b>
<b>ADMINISTRATION</b>									
Property Management Fee	market rate commercial bldgs, full service	\$ 80,000	100%	\$ 80,000	1.60	0%	\$ -	\$ -	\$ -
Association Management	HOA management and accounting	45,000	25%	11,250	0.23	75%	33,750	637	53
Association Office Expenses		5,000	25%	1,250	0.03	75%	3,750	71	6
Insurance	Bldg and general liability	50,000	75%	37,500	0.75	25%	12,500	236	20
RE Taxes	Commercial bldgs, fully renovtead w/commercial leases	300,000	100%	300,000	6.00	0%	-	-	-
<b>TOTAL ADMINISTRATION</b>		<b>\$ 480,000</b>	<b>90%</b>	<b>\$ 430,000</b>	<b>8.60</b>	<b>10%</b>	<b>\$ 50,000</b>	<b>\$ 943</b>	<b>\$ 79</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 1,296,500</b>	<b>69%</b>	<b>\$ 888,875</b>	<b>17.78</b>	<b>31%</b>	<b>\$ 407,625</b>	<b>\$ 7,691</b>	<b>\$ 641</b>
<b>NON OPERATING EXPENSES</b>									
Capital projects/reserves		\$ 60,000	25%	\$ 15,000	0.30	75%	\$ 45,000	\$ 849	\$ 71
Reseal parking and roads		15,000	25%	3,750	0.08	75%	11,250	212	18
<b>TOTAL NON OPERATING EXPENSES</b>		<b>\$ 75,000</b>	<b>25%</b>	<b>\$ 18,750</b>	<b>0.38</b>	<b>75%</b>	<b>\$ 56,250</b>	<b>\$ 1,061</b>	<b>\$ 88</b>
<b>GRAND TOTAL EXPENSES</b>		<b>\$ 1,371,500</b>	<b>66%</b>	<b>\$ 907,625</b>	<b>\$ 18.15</b>	<b>34%</b>	<b>\$ 463,875</b>	<b>\$ 8,752</b>	<b>\$ 729</b>

SUMMARY

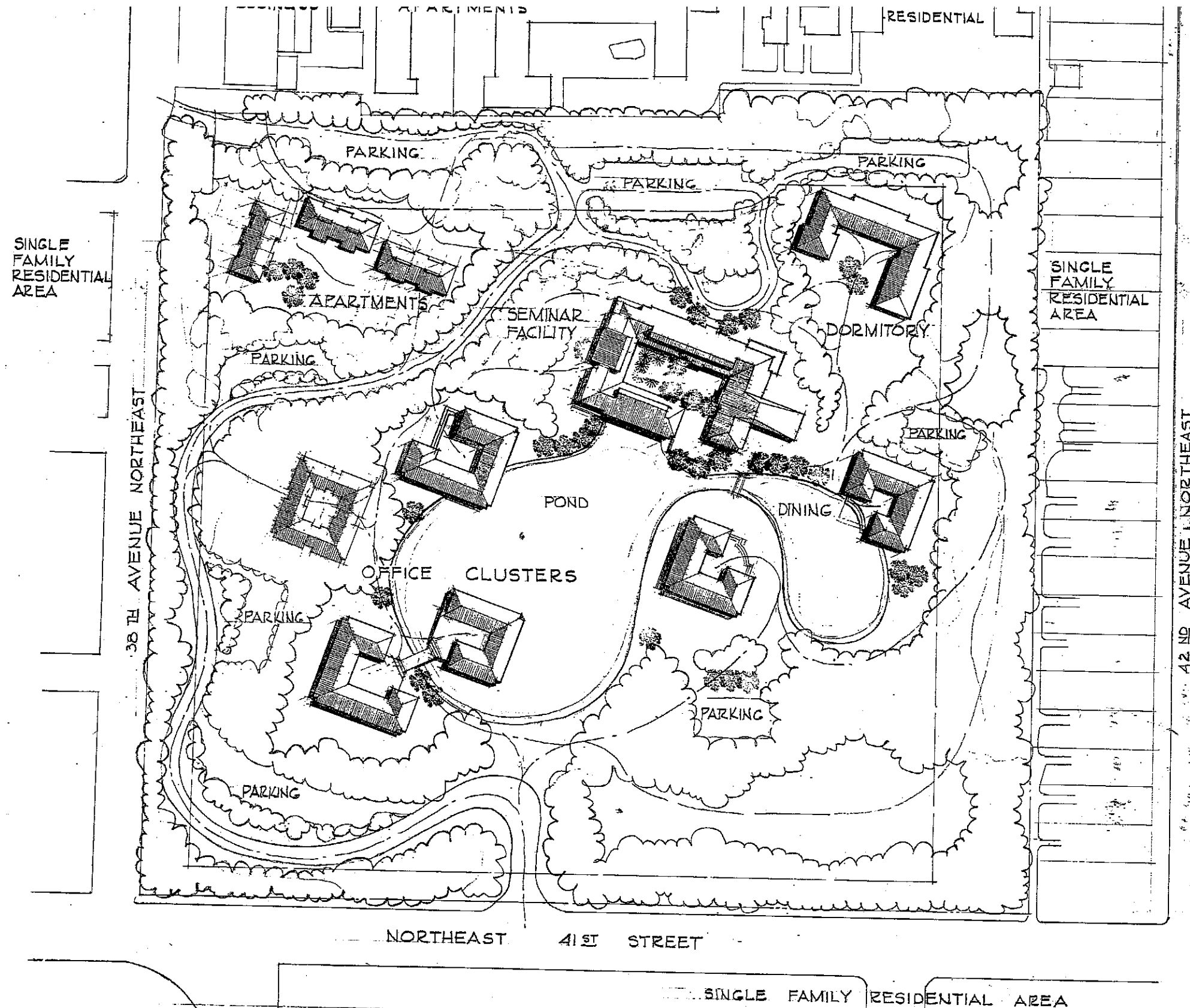
- + Total operating budget = \$1.37m
- + Majority of costs are fixed
- + Commercial CAM charges = \$18.15/sf
- + HOA dues = \$729/mo
- + CAM & HOA dues are at top of market-supported range

COMMERCIAL

<b>66%</b>	<b>\$</b>	<b>907,625</b>	<b>\$</b>	<b>18.15</b>
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RESIDENTIAL

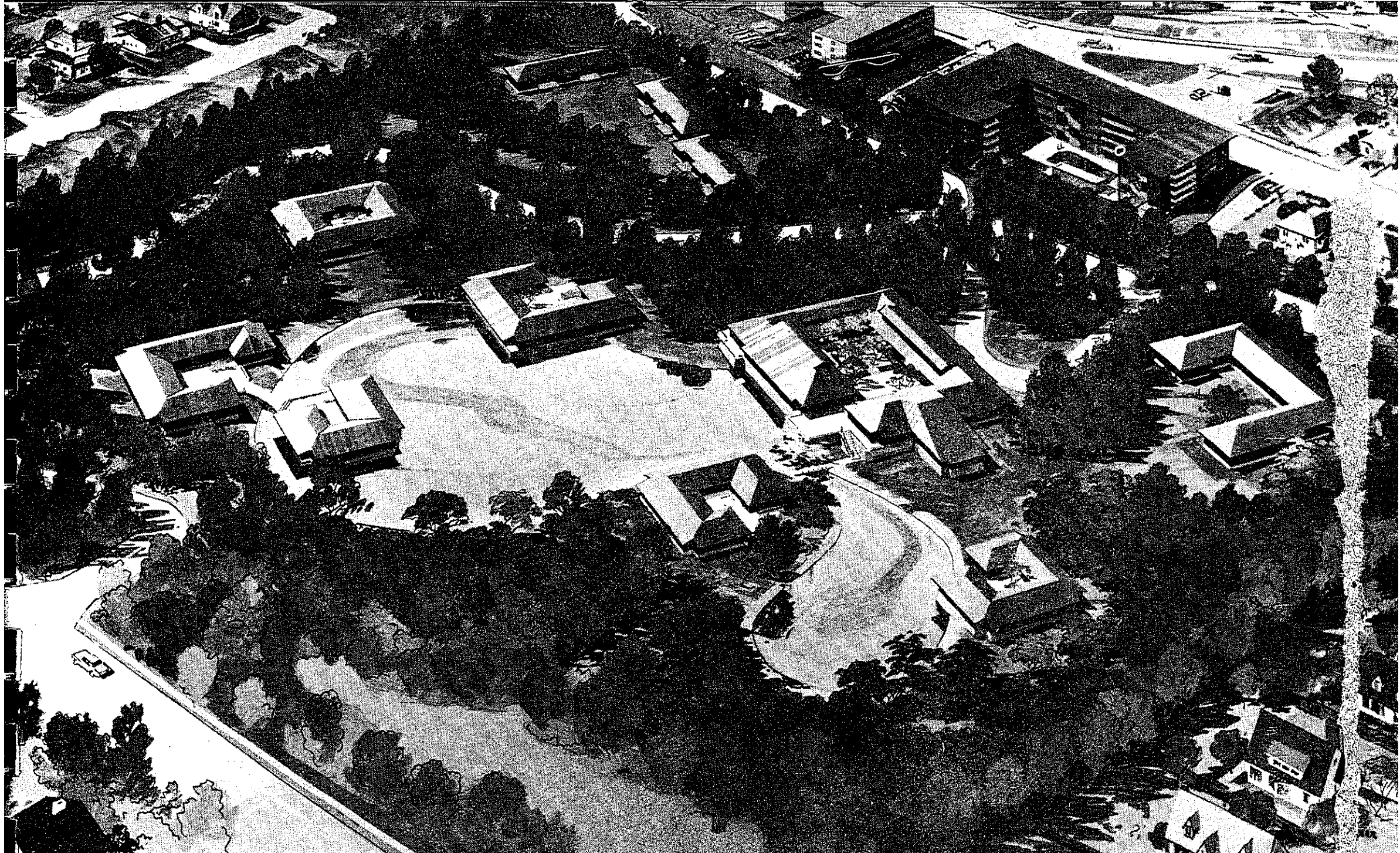
<b>34%</b>	<b>\$</b>	<b>463,875</b>	<b>\$</b>	<b>8,752</b>	<b>\$</b>	<b>729</b>
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“WINDING THROUGH THE VERDENT GROWTH ON THE SITE AND PAST SOME OF THE INDIVIDUAL STUDY CLUSTERS LOCATED ALONG THE EDGE OF THE POND AND IN THE WOODS...”

- NBBJ SCHEMATIC DESIGN REPORT







III. DESIGN CONSIDERATIONS

- A. The quiet, contemplative nature of activities in the Research Center is the most important factor in the formulation of a design concept.
- B. The individual study-office demands special consideration. A quiet, "near-view", with a minimum of moving distractions on the one hand, with easy access to secretarial help, library, seminar rooms, lecture rooms, lounge, toilets, and administrative areas on the other, is an optimum relationship.
- C. Exterior court areas, in addition to the common indoor areas, would permit discussion among individuals or groups outdoors during warm months and provide private outdoor areas for relaxation and entertainment.
- D. Groups from outside the Research Center attending lectures or conferences at the center should be discouraged from wandering into the "quiet" areas; and yet, the lecture room-seminar areas must be an integral part of the total facility.
- E. Flexible expansion of the study-offices is a major design consideration. Expansion will occur on an incremental basis over an indeterminate amount of time.
- F. Parking requirements will increase incrementally with the study offices.
- G. The site is located in a residential neighborhood. Construction will be on a principal conditional use basis conforming to a modification of the Seattle Zoning Ordinance allowing research centers of this nature to build in single-family residence areas. Visual compatibility with the existing neighborhood in no way conflicts with the building program for the Research Center, but must be carefully considered in the design of the project.
- H. The site is surrounded by homes on three sides and business establishments and apartments on the fourth side, all at higher elevations "overlooking" the site. Two factors must be considered as a result of these conditions: One, a sense of privacy within the research complex; and two, the research complex should be attractive when seen from above.
- I. A large portion of the site was formerly part of Lake Washington. A small creek ran diagonally across the site into the Lake. The Lake was lowered eleven feet many years ago leaving this area dry, but a natural basin still exists. The creek has been diverted.

## DESIGN CONSIDERATIONS (SUMMARY)

- + Quiet and contemplative
- + Public and private outdoor spaces
- + Discourage wandering into quiet areas
- + Expansion is anticipated
- + Visual compatibility with the neighborhood
- + Sense of privacy from within the site
- + Complex should be attractive from above

IV. DESIGN CONCEPT

Enclosure, simplicity, and beauty must characterize the development of the Seattle Research Center complex. The site will be surrounded by tall and intermediate height trees, as well as ground cover, to provide the first stage of enclosure and privacy and to make the transition from the temporal world to the "tungsten tower".

The approach road will offer an initial glimpse of the Seminar Facility through the trees and across the pond. Winding through the verdant growth on the site and past some of the individual study clusters located along the edge of the pond and in the woods, one will arrive at the entrance on the opposite side of the Research Center. The seminar facility itself forms the second stage of enclosure and privacy. The various functional elements of the building, united by a generous and continuous roof, enclose a courtyard. Entrance to the Seminar Facility is through an open arcade beneath this roof.

The third, and final stage of privacy is the private office-study room. Each of the primary study-offices will be two-directional relating in one direction to the common facilities and ancillary spaces, and in the other direction to a quiet, naturally landscaped "near-view" with a minimum of distractions.

Study clusters, comprising ten to thirty research offices and related facilities, are proposed as the solution to the large expansion projected for the study-offices. These clusters will allow incremental expansion and might be combined to provide a large number of offices about a common sub-center.

A pond, conforming basically to the configuration of the old Lake Washington shoreline and fed with ground water and rain water collected by the roofs and drain tile, is proposed as a uniting element in this complex of buildings. Water motion, produced by a small fountain and Seattle's light rains, will be most appropriate to a contemplative atmosphere. The pond will be developed during the first phase of construction on the site, thus providing a nucleus for the orderly addition of study clusters as they are needed.

Initial site development will preserve as much of the existing plant material as possible. Perimeter planting with trees and ground cover should proceed as soon as possible to provide a natural barrier around the site. Landscaped paths will be developed throughout the site to provide variety for those exercising or relaxing.

## DESIGN CONCEPT (SUMMARY)

- + 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





“FLEXIBLE EXPANSION OF THE STUDY OFFICES IS A MAJOR DESIGN CONSIDERATION. EXPANSION WILL OCCUR ON AN INCREMENTAL BASIS OVER AN INDETERMINATE AMOUNT OF TIME.”









- + Trying to maintain the 62 homes in the Quadrant plan
- + Organized homes to shape exterior spaces
- + Followed the orientation of the historic structures





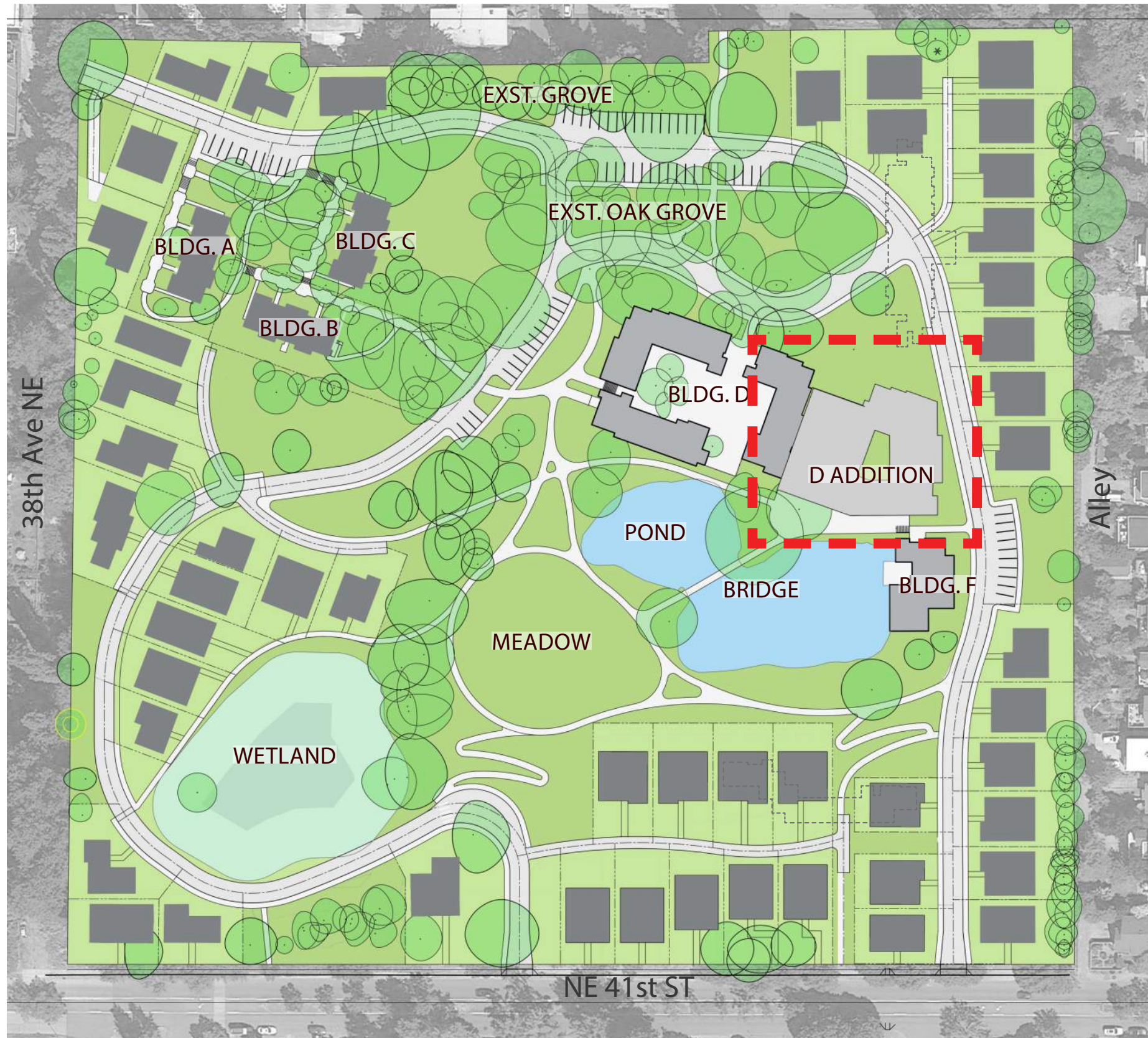
+ Recognize the oak grove is a character defining feature of the site and should be prioritized





- + Reduce the number of homes in the center of the site (quote)
- + Further reduction at the oak grove (quote)
- + Choose not to crowd the entry (quote)
- + Project is not making economic sense anymore





- + Current ownership willing and able to realize value in the commercial buildings
- + Addition to Building D helps further offset the cost of reduction in total number of homes
- + Feedback about wetland homes (quote)
- + Too many driveways (quote)

## BOARD FEEDBACK

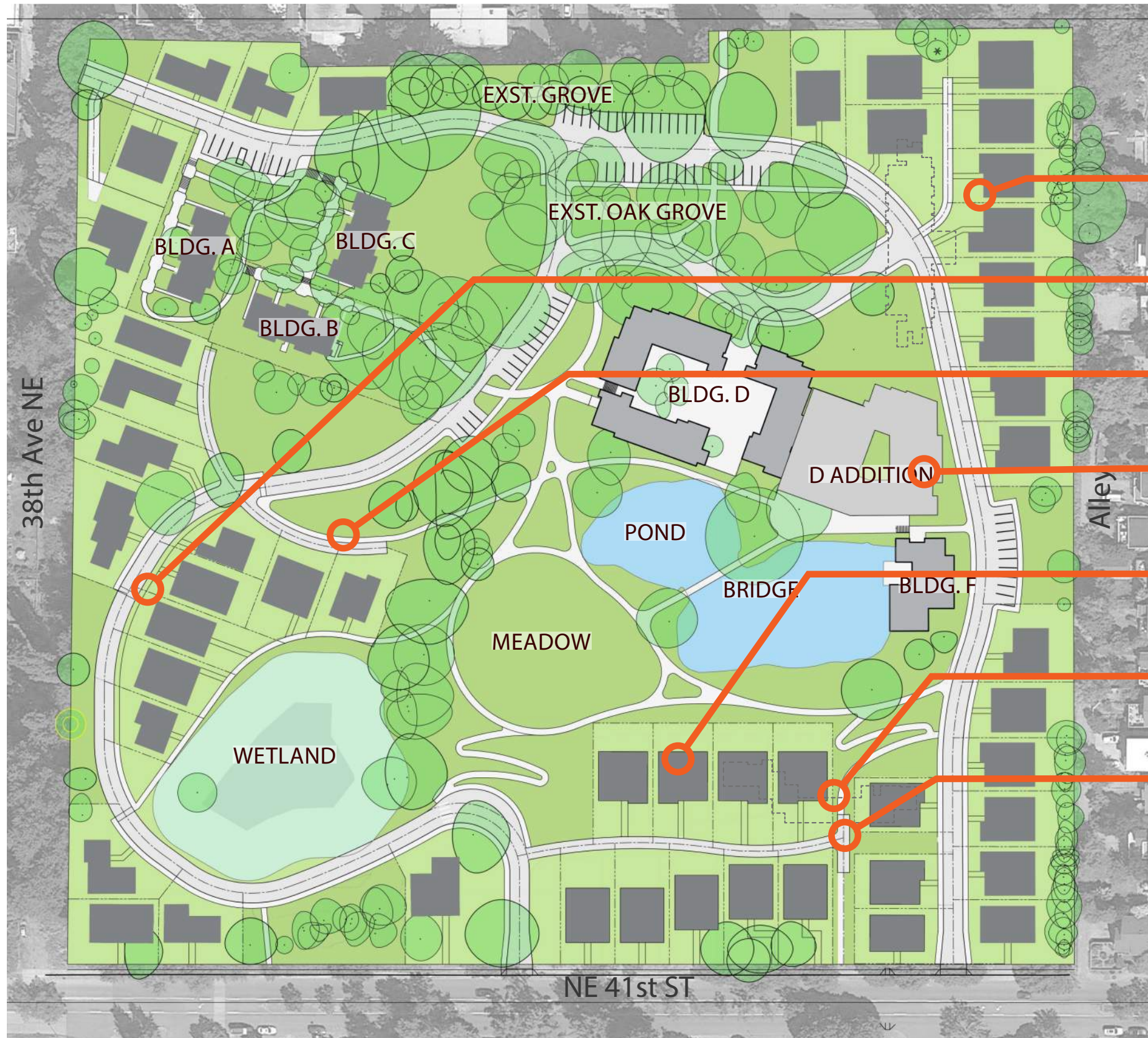
- + Fewer homes appreciated
- + Locating most homes around the perimeter feels right
- + D addition well received
- + Desire to get a sense of site density as perceived from the center of the site



## WHAT WE HEARD

- + History of the landscape design and overall tree health information was very helpful.
- + 3D walk through outlining overall conceptual site design approach was appreciated.
- + Concern for the term and the concept of a “Gate House” adjacent to the main campus entrance and scale of massing shown in fly through video.
- + Concept of outdoor space formed by clusters of buildings similar to A/B/C could provide a strong connection between the historic site planning and the current site planning.
- + Heard differing opinions on Building G removal.
- + Heard no objections to removal of Building E.
- + Interventions in new construction exterior wall was understood for usable space. Details of interventions shown.
- + Addition to Building D design and location was considered a reasonable.
- + Appreciate changes in house roof forms near pond and A, B, C landmarked building roof forms.
- + Heard varied of roof forms to create neighborhoods within site was appreciated.
- + We heard some debate over “density” of the site related to plan but not necessarily related to number of homes. 3D Walk through showed a desire see more site.
- + Would like to see pedestrian walk-through of preserved landmarked views.





Number of driveways and visibility of garages.

Entry drive sequence impacted by homes.

Shared driveway getting too close to the sacred center of the site.

D addition well received. More detail desired.

Shed roofs on pond homes not well received by community.

Unease regarding the removal of building G.

Dead end street is an issue for emergency vehicle access.

Protection of "alone moments" in the landscape more important than number of homes.





One of many "alone moments" on the site.

Shared driveways and garages behind homes

Wetland homes pulled away from road and pushed down the hill to reduce scale and create wooded buffer along entry drive

Shared driveway entering center of site has been removed

Hipped roofs with dormer similar to buildings A, B, & C

Street connects through





- + "The design is opposite of suburban development and I love that. "
- + "Others may be concerned with Building G, over time I have become comfortable and am I think the new home and the new roof forms could be very nice."
- + "Building G is a ridiculously strange building to try to occupy."
- + Bill Bain was dismissive of building G.
- + Some board members have expressed preference to see the preservation of Building G site and fewer proposed houses, but also understanding the prioritization of other site elements that the design team has made.
- + Other board members have noted they are not upset by losing Building G, that they don't see it as a useful building.
- + Design team has responded board desire to hear more about accessibility and economic viability of building G.



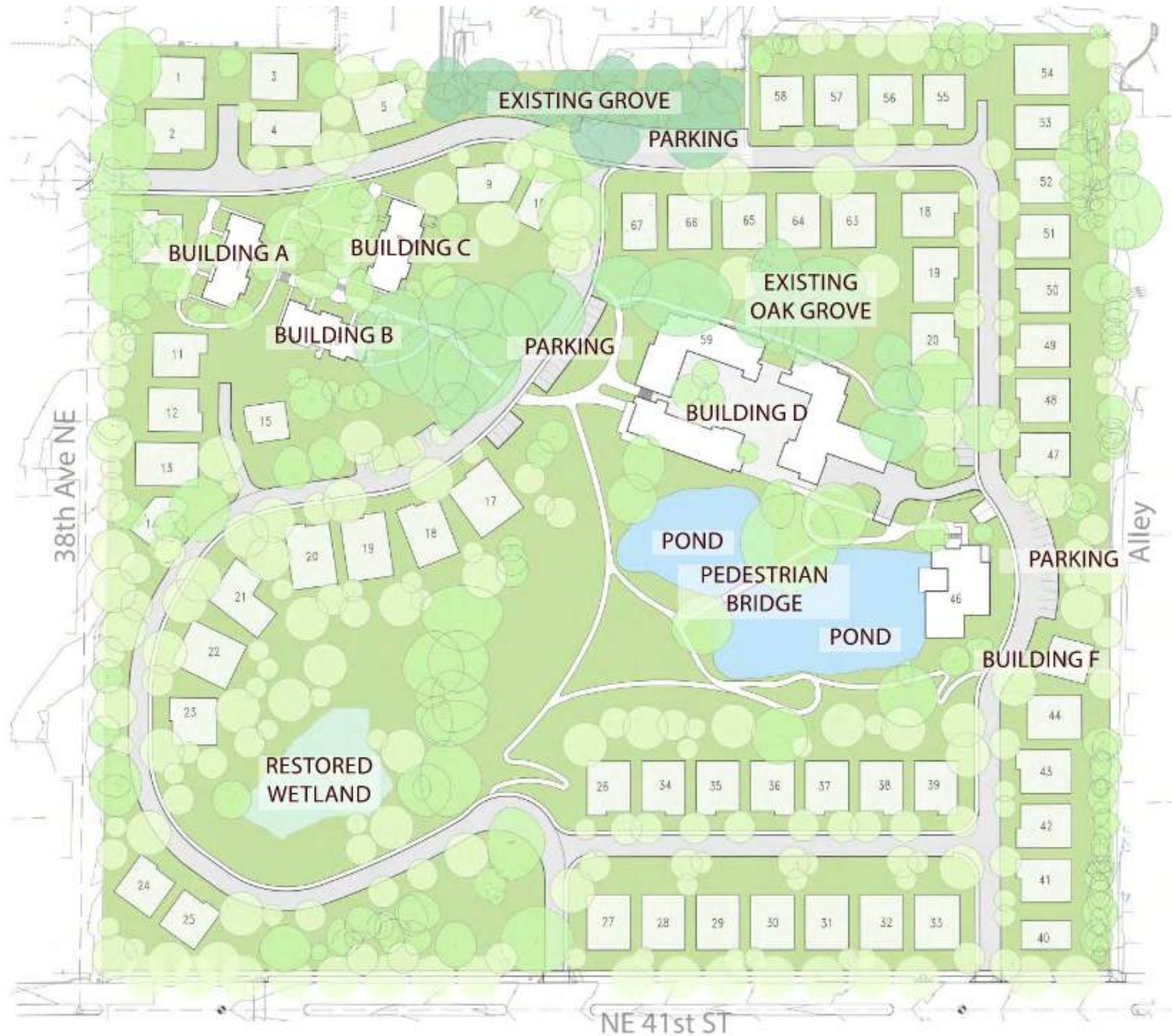








QUADRANT / SITE PLAN - 62 HOMES



- + Too many homes
- + Loss of oak grove
- + Compromise entry drive
- + Suburban feeling
- + Loss of parking
- + Loss of clustering





- + Reduced home count from 62 to 48 homes
- + Sited homes in ways responsive to the existing site design
- + Integrated homes with stormwater/landscape design
- + Designed 18 unique homes – distinctly not suburban approach
- + Preserved majority of significant trees
- + No mass grading of the site



# REHABILITATION OF THE LANDSCAPE

# Secretary of Interior Standards & Guidelines for Cultural Landscapes

## General Recommendations

### + Identify, Maintain and Preserve

*park like setting / heart of the campus / pond / bridge / pedestrian path system / oak grove / sequoia grove / buffers*

### + Protect and Maintain Historic Features and Materials

*park like setting / heart of the campus / pond / bridge / pedestrian path system / oak grove / sequoia grove / buffers*

### + Repair Historic Features and Materials

*building D courtyard / buildings A, B, and C common open space / pond / bridge / pedestrian path system / buffers*

### + Replace Deteriorated Historic Materials and Features

*wetland / aging tree species (willows at pond) / pedestrian path system / kebilis seating elements / site landscape buffers*

### + Design for the Replacement of Missing Historic Features

*aging tree species (willows at pond) / kebilis seating elements*

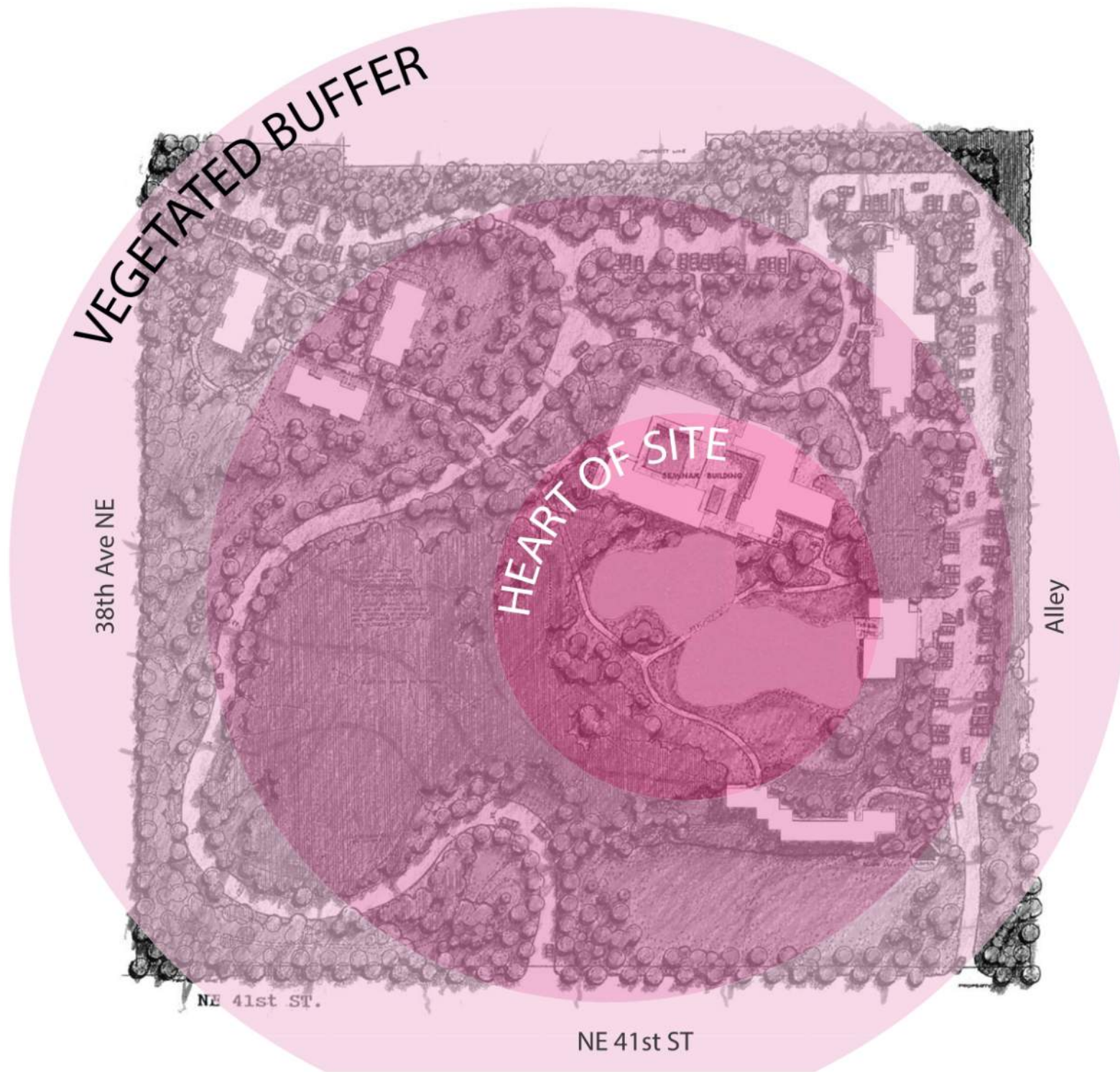
### + Alterations/Additions for the New Use

*remove and restore site for residential neighborhood (NR-3) / new planting buffers / Rich Haag influenced landscape design for new uses.*

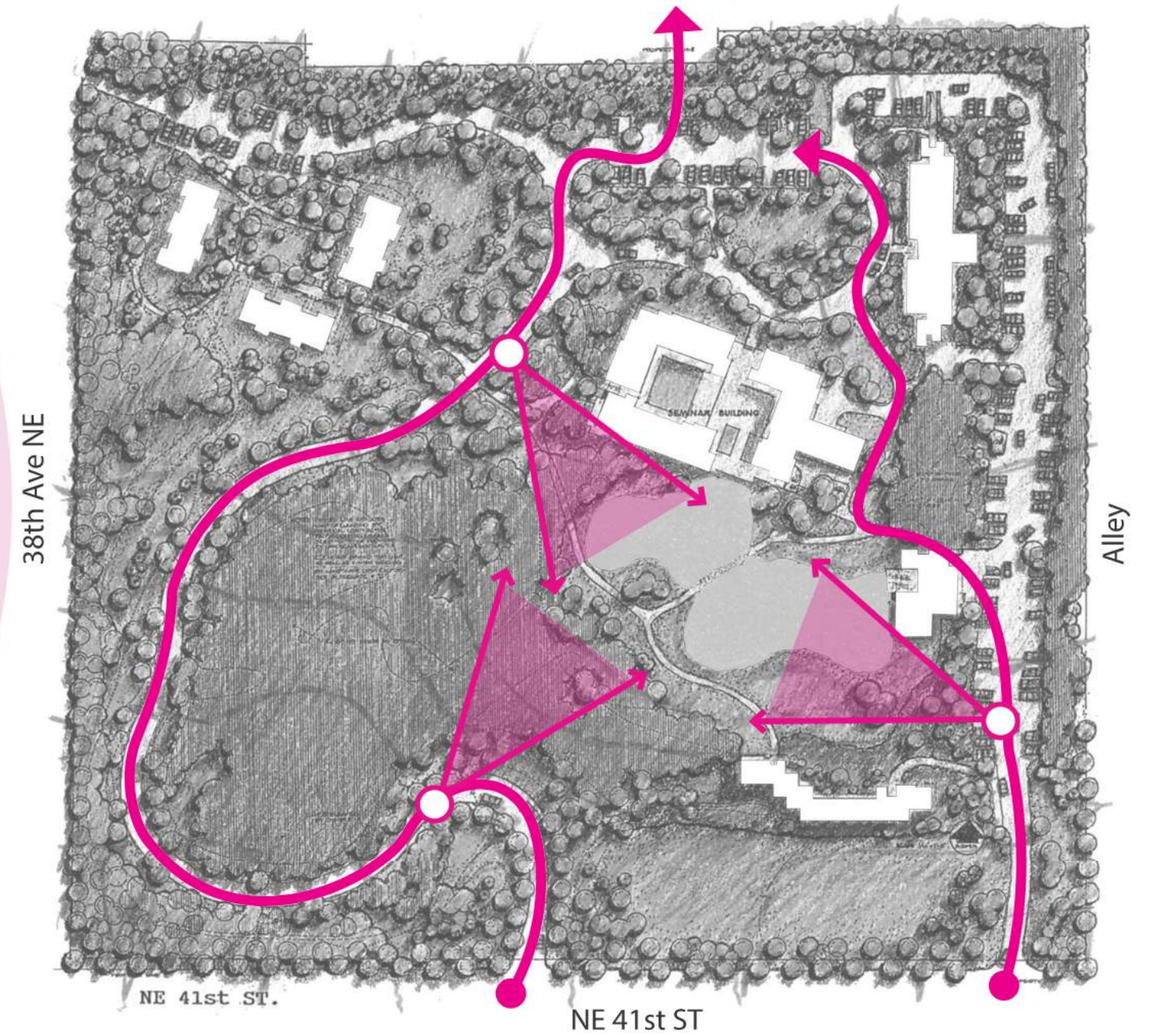
### + Code and Other Considerations

*zoning code, tree code, tree replacement requirements / wetland restoration code / eagles nest / long term revenue model that supports site sustainability and succession of species*





Radial spatial organization and topography



Park like setting, circulation and views



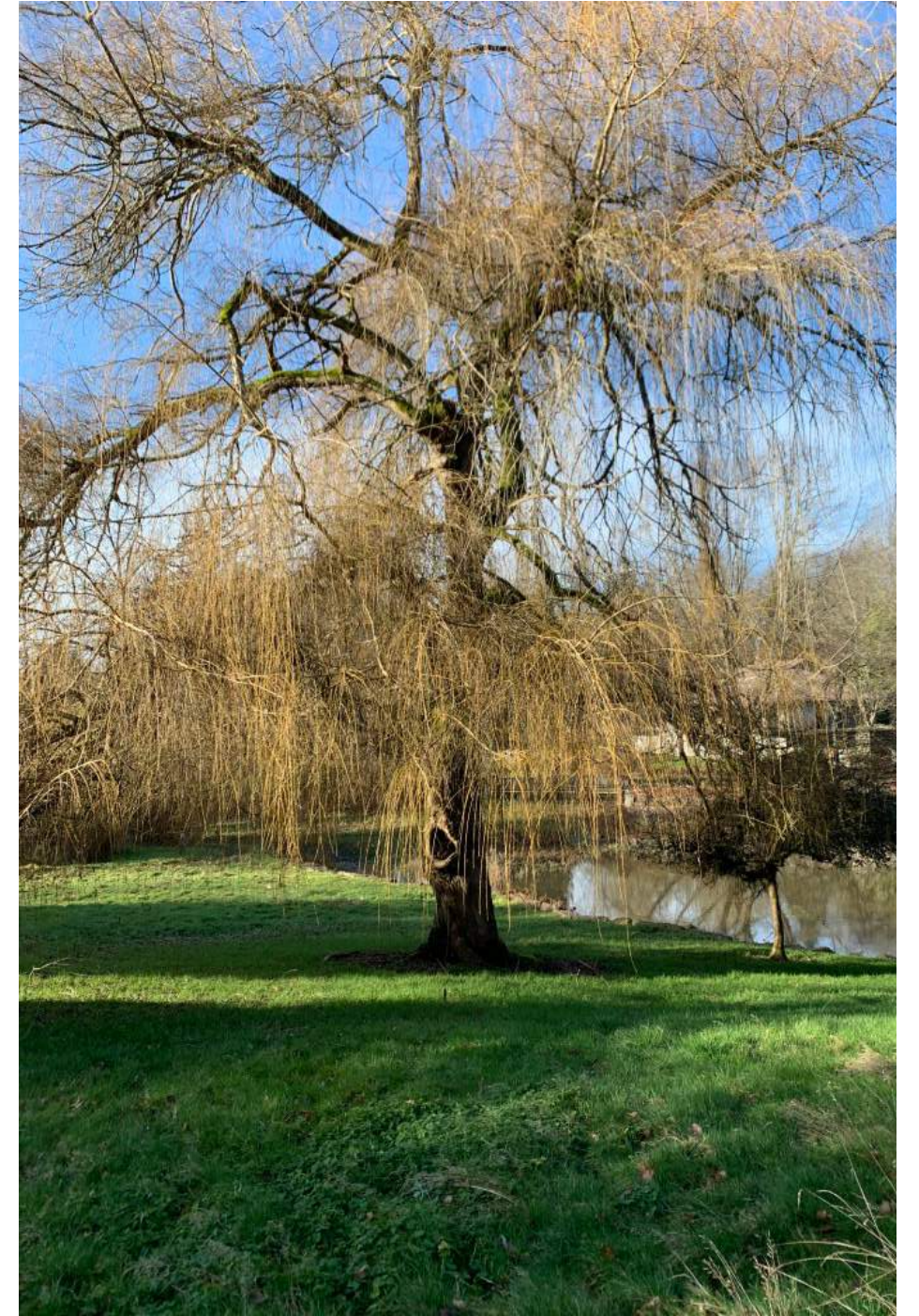
THE PRIMARY DEFINING LANDSCAPE ELEMENTS /



The oak grove



The heart of campus - The pond



The park like setting





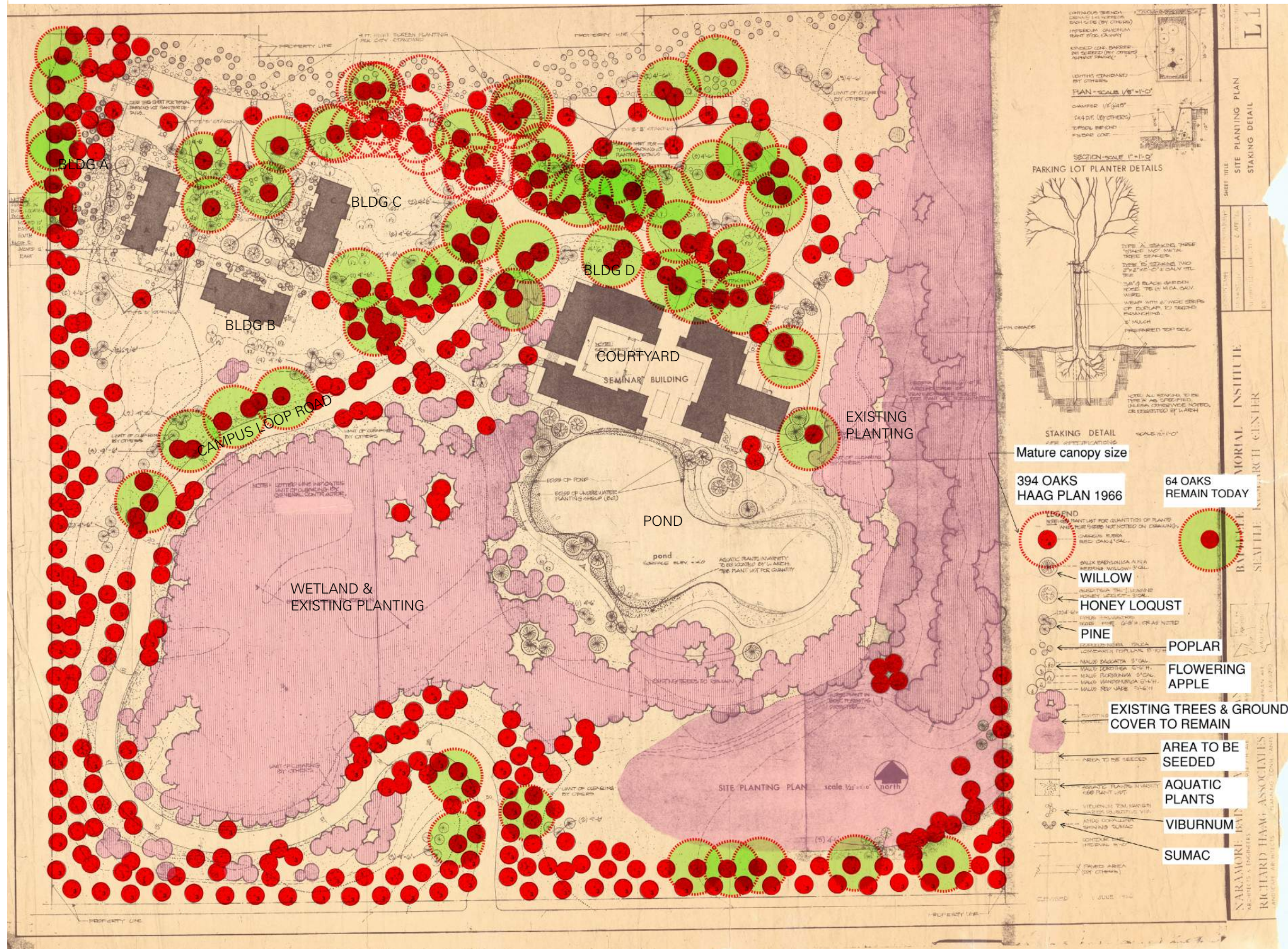
The park like setting - buildings A, B & C



The transitional neighborhood buffer



RICHARD HAAG'S 1966 PLAN / RED OAKS TO ESTABLISH A GROVE - THE PRIMARY DEFINING LANDSCAPE ELEMENT



PRIMARY DEFINING CHARACTERISTICS

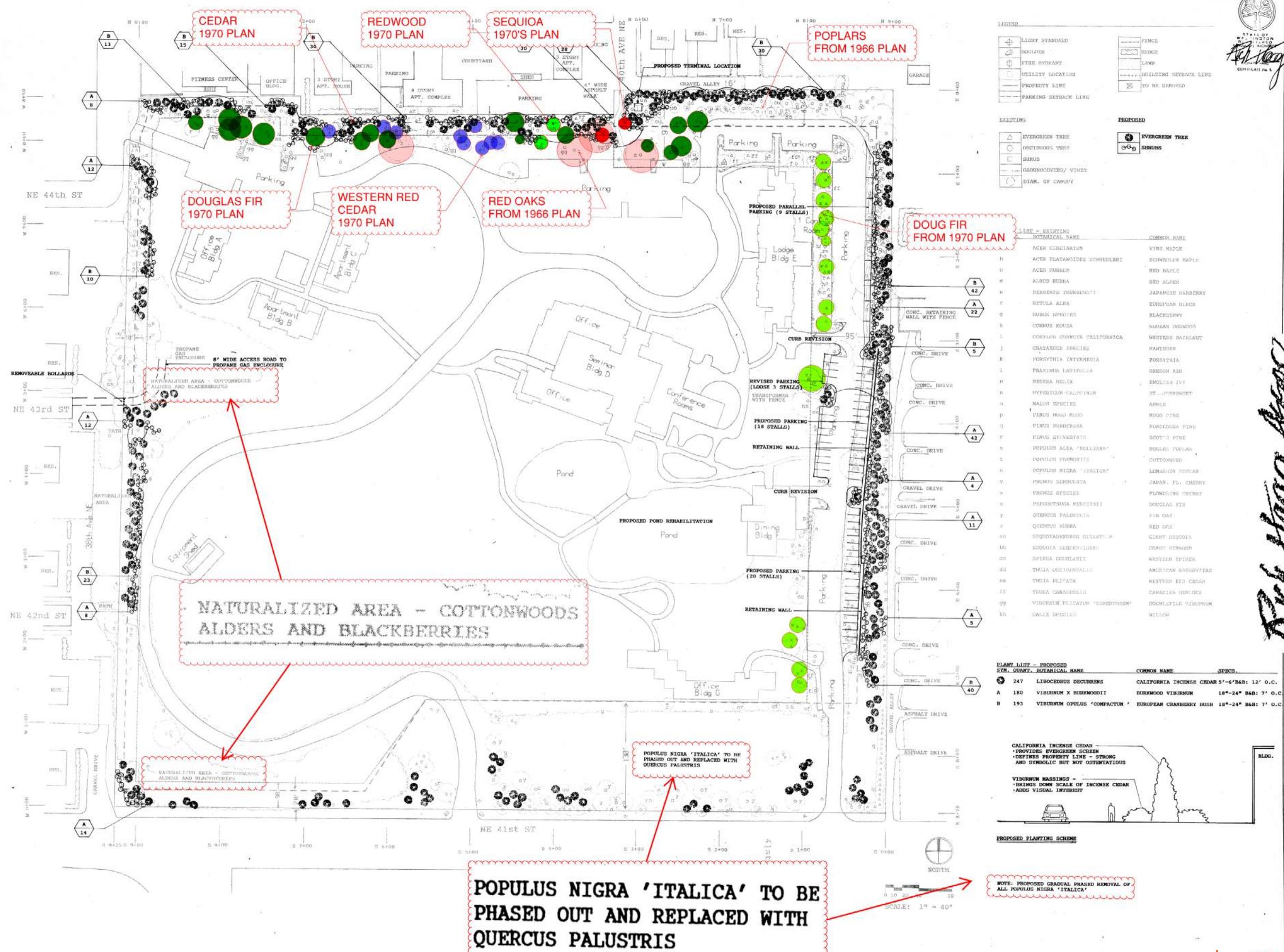
- HEART OF CAMPUS
- POND
- PARK LIKE SETTING
- OAK GROVE (1966)
- PEDESTRIAN NETWORK
- ROAD NETWORK
- A, B, & C BUILDING & COURTYARD
- BUILDING D
- BUILDING D COURTYARD
- BUILDING F
- CONIFER GROVE (1970'S)

SECONDARY DEFINING CHARACTERISTICS

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



1991 BUFFER PLAN / WITH 1970 BUFFER PLANTING HIGHLIGHTED



Scale 1" = 40'  
 Drawn By: JK  
 In collaboration with  
**NUDDI**  
*Rich Haas Assoc*  
 Rattelle



DATE OF PHOTO: CIRCA 1971







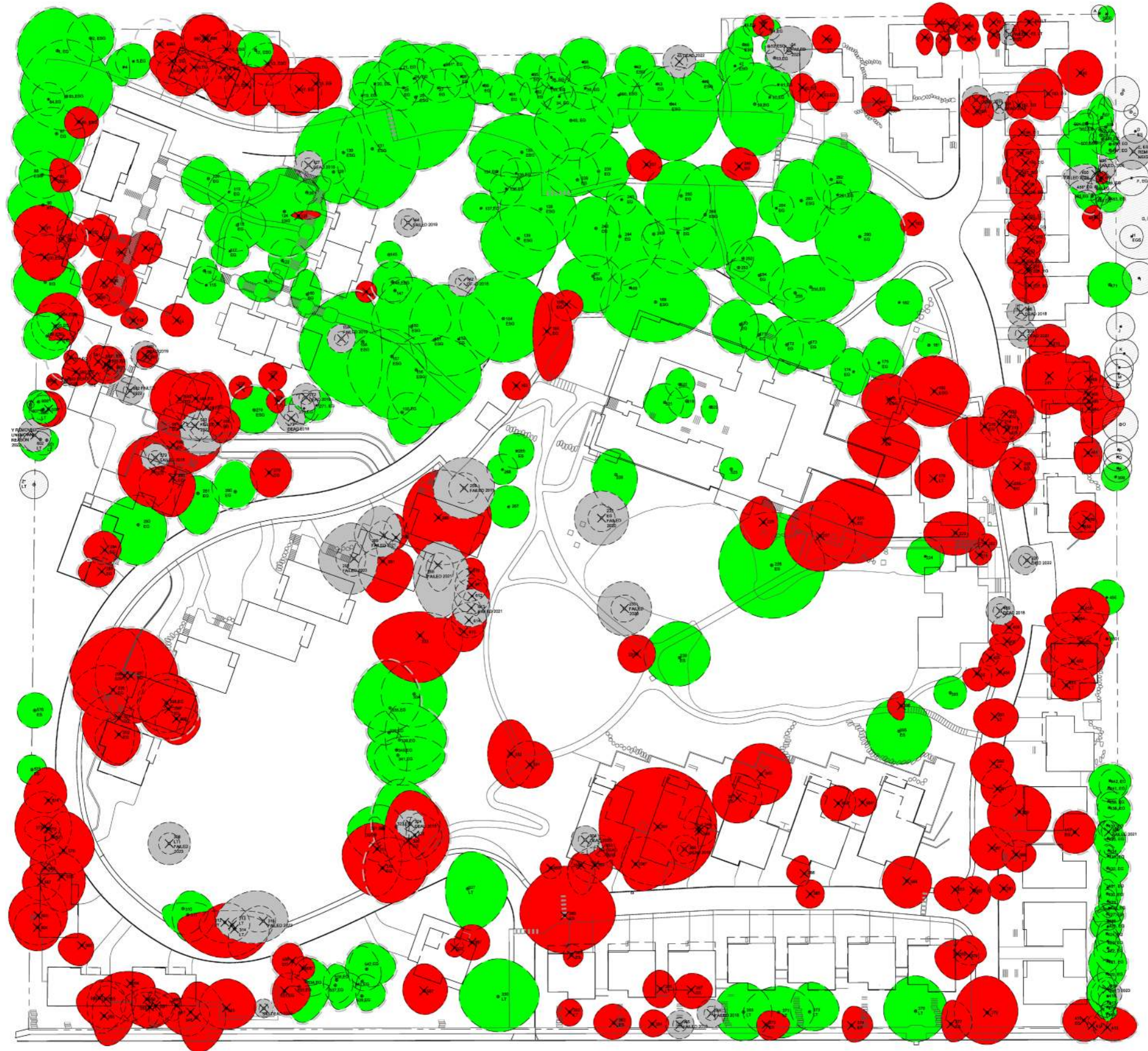
40 trees have failed or died since 2018.






The wetland is overgrown with invasive species.



EXISTING TREES / RETAINED AND REMOVED

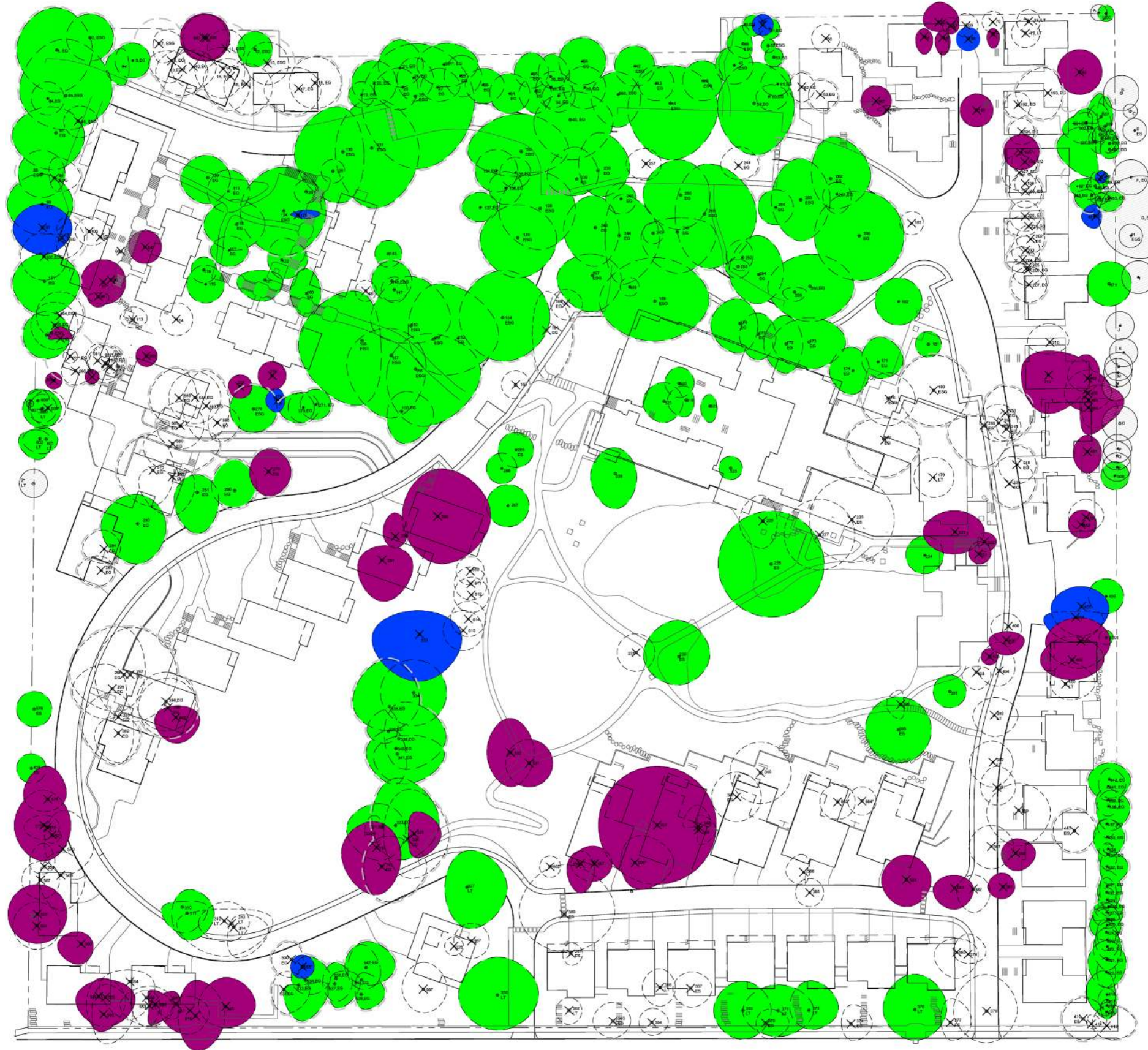


TOTAL TREES: 433  
Total retain: 204  
Total to remove: 229

-  Trees dead or failed. Not included in the numbers above.
-  Trees to remove
-  Trees to retain
-  Trees to remove due to condition
-  Trees to remove due to condition & infrastructure



EXISTING TREES / RETAINED AND REMOVED FOR CONDITION & PROJECT INFRASTRUCTURE

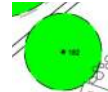




TOTAL TREES:	433
Total retain:	204
Total to remove:	229
Remove Condition*:	11
Remove Cond* and Infrastructure	66
Remaining Trees to remove:	152

\* Development was prioritized in area where trees were in poor health and structural condition.

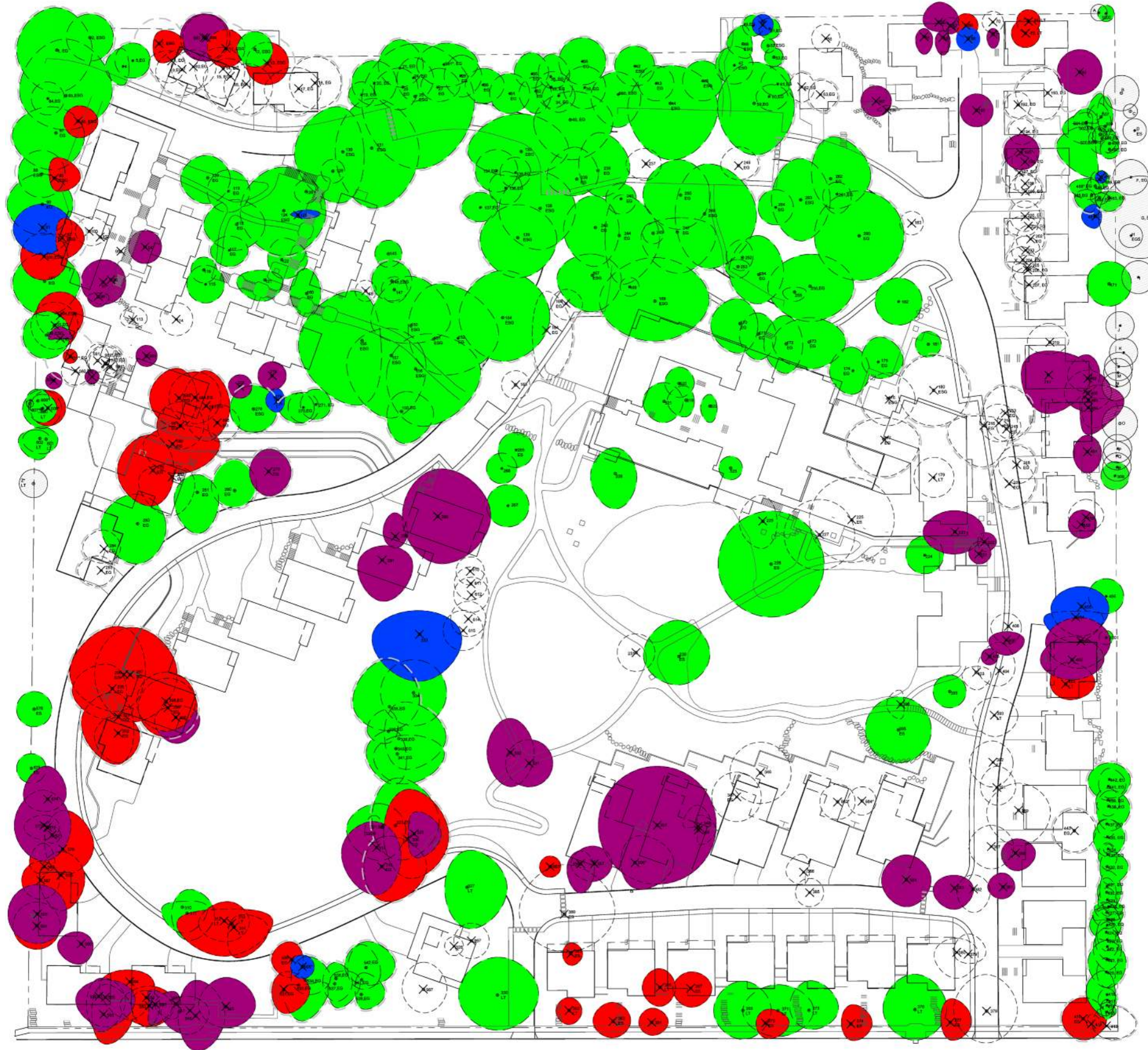
Trees in the Purple Color do not need to be removed at the time of this report, however they are in various states of decline, are reaching their mature lifespan and or are not considered high quality trees of their species.

(32) of the purple trees are Not Exceptional - Not Large Lombardy Poplar and Cottonwoods to be removed.

-  Trees to retain
-  Trees to remove due to condition
-  Trees to remove due to condition & infrastructure







EXISTING TREES / RETAINED AND REMOVED FOR CONDITION & PROJECT INFRASTRUCTURE



TOTAL TREES:	433
Total retain:	204
Total to remove:	229
Remove Condition*:	11
Remove Cond* and Infrastructure	66
Remove Poplar and Cottonwood	56
Remaining Trees to remove:	96

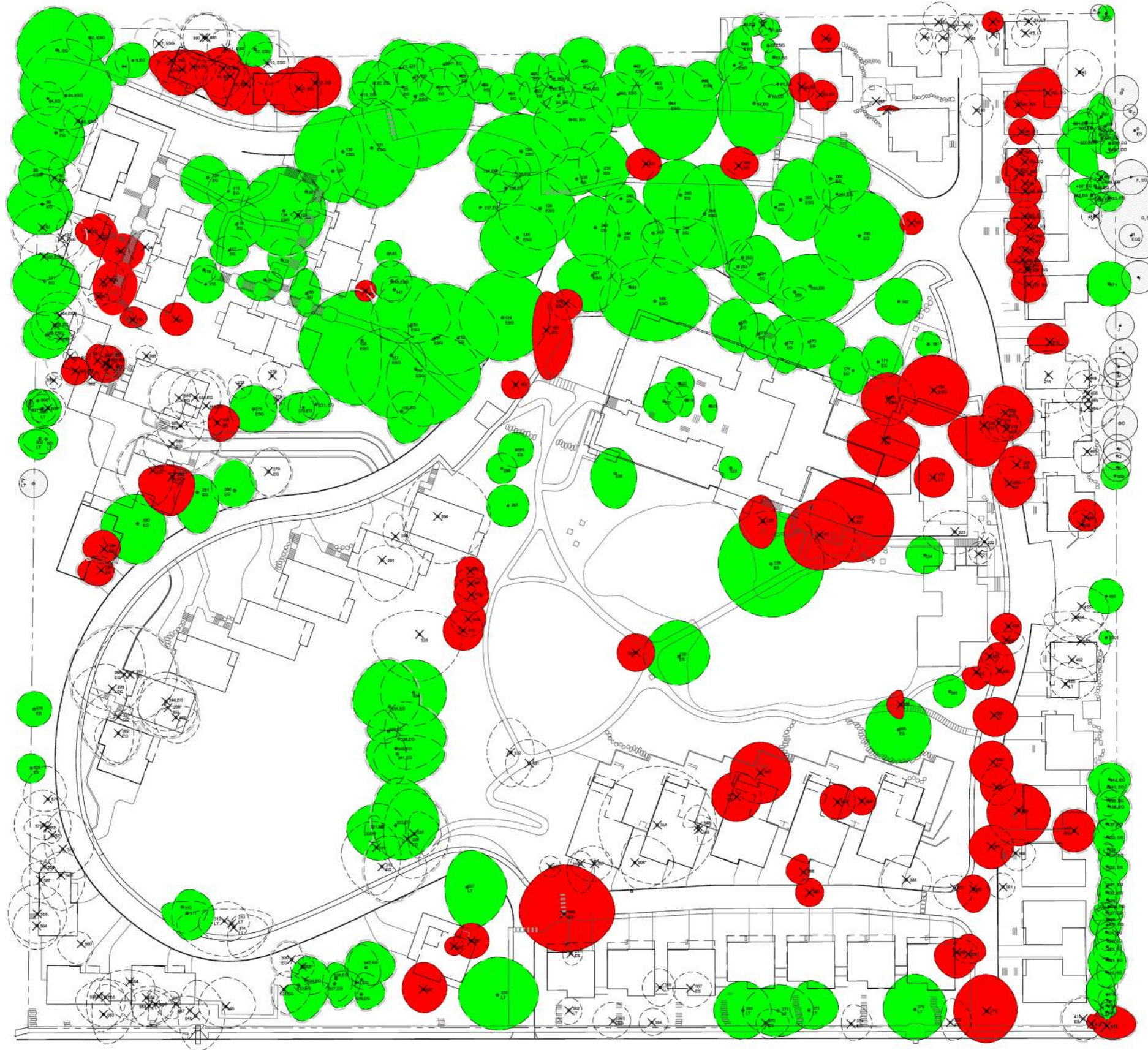
\*The Poplars were planted starting in 1966 for initial quick screening and were meant to be removed once slower growing site buffer trees and shrubs matured

Richard Haag's 1991 Buffer Planting plans call for the removal of Lombardy Poplar from the site and for them to be replaced with Oak trees.

-  Poplars and Cottonwood removed
-  Trees to retain
-  Trees to remove due to condition
-  Trees to remove due to condition & infrastructure





EXISTING TREES / RETAINED AND REMOVED FOR DEVELOPMENT



TOTAL TREES:	433
Total retain:	204
Total to remove:	229
Remove Condition*:	11
Remove Cond* and Infrastructure	66
Remove Poplar and Cottonwood	56
Remaining Trees to remove:	96

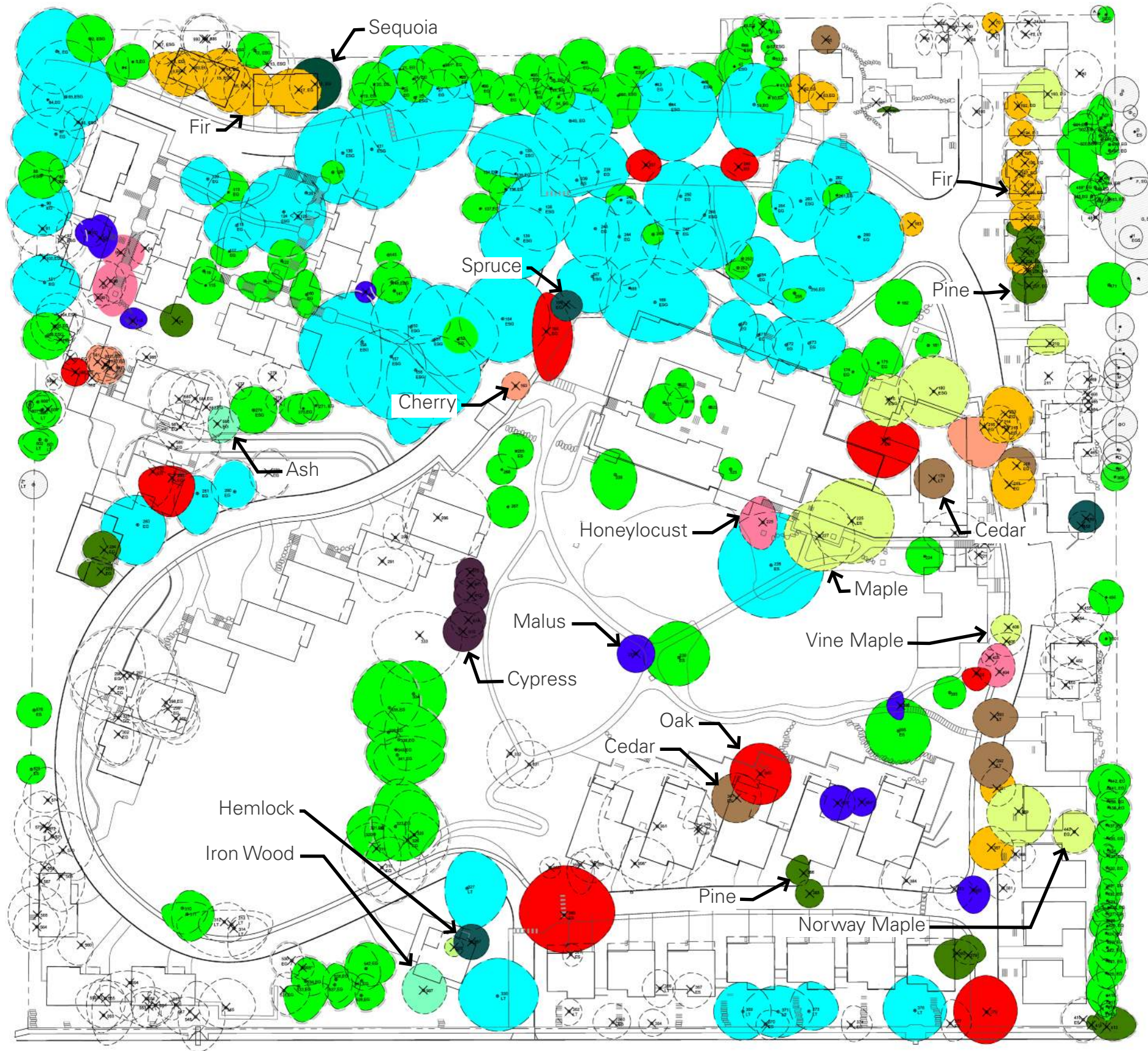
\* Development was prioritized in area where trees were in poor health and structural condition.

The 96 Trees shown in Red on this plan are the trees that are removed in order to develop the proposed plan. These Trees are in good health at the time of this report and were carefully considered for removal with the goal of protecting the Oak Grove which is a Primary defining feature of this Landmark site.

-  Trees to remove due to development
-  Trees to retain

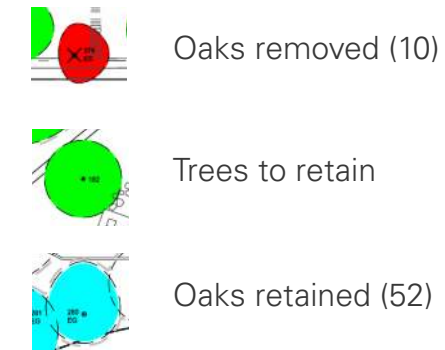


EXISTING TREES / RETAINED AND REMOVED FOR DEVELOPMENT

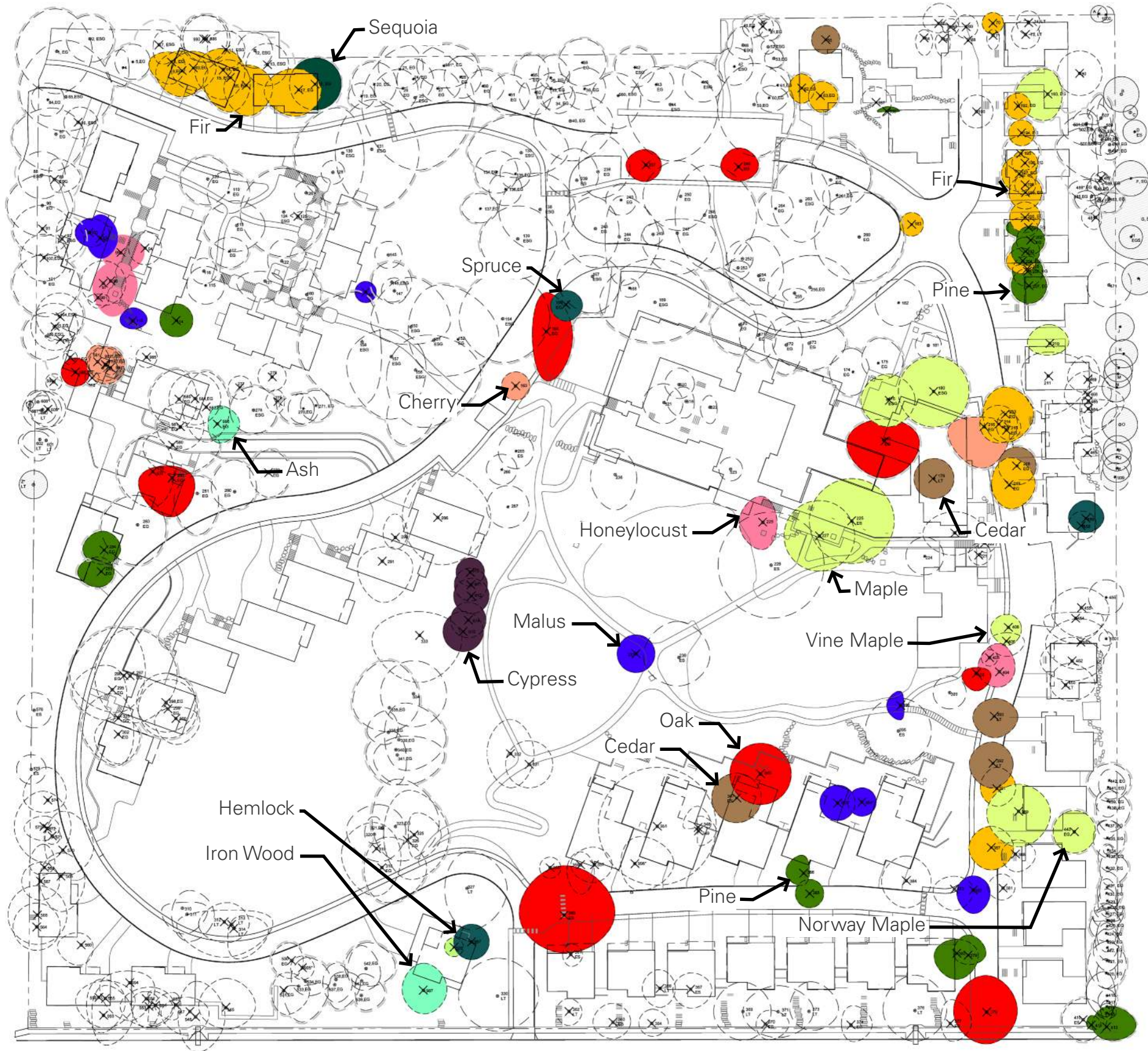


TOTAL TREES:	433
Total retain:	204
Total to remove:	229
Remove Condition*:	11
Remove Cond* and Infrastructure	66
Remove Poplar and Cottonwood	56
Remaining Trees to remove:	96

\*Additional Trees removed for project scope include a variety of Deciduous and Evergreen species. These were selected carefully and were determined to have the smallest impact on the Primary Defining Characteristics of the Landmark Site.

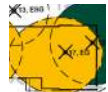

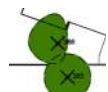

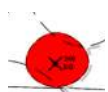

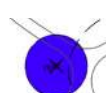


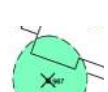




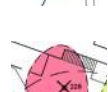





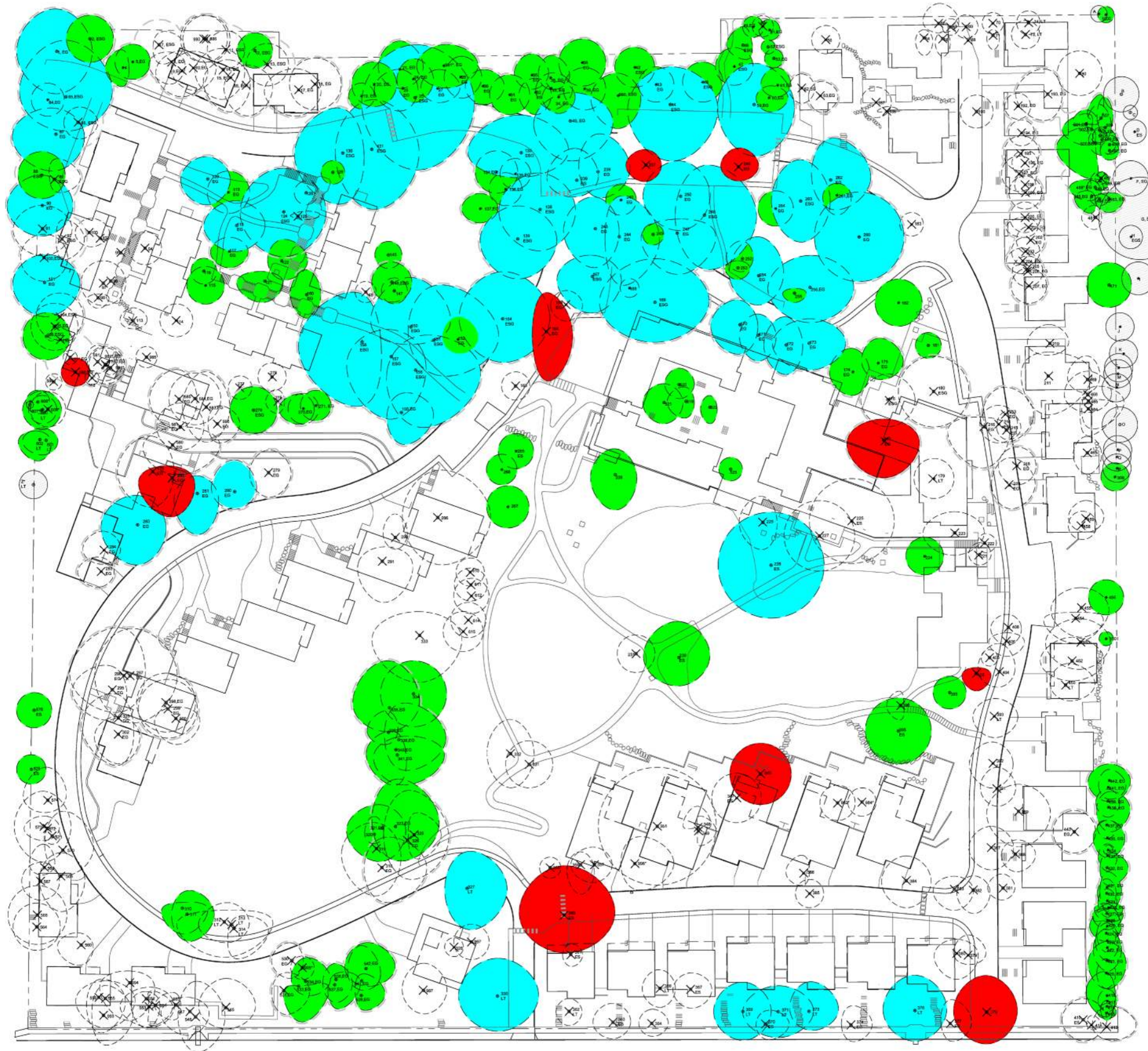


## 96 TREES TO REMOVE:

\*Additional Trees removed for project scope include a variety of Deciduous and Evergreen species. These were selected carefully and were determined to have the smallest impact on the Primary Defining Characteristics of the Landmark Site.

- |   |                  |   |                  |
|---|------------------|---|------------------|
|    | (24) Douglas Fir |    | (2) Ash          |
|    | (15) Pine        |    | (1) Hemlock      |
|    | (10) Oak         |    | (1) Norway Maple |
|   | (9) Malus        |   | (1) Vine Maple   |
|  | (7) Maple        |  | (1) Ironwood     |
|  | (7) Cherry       |  | (1) Sequoia      |
|  | (6) Cedar        |   |                  |
|  | (5) Cypress      |   |                  |
|  | (4) Honeylocust  |   |                  |
|  | (2) Spruce       |   |                  |





## REMOVED OAK TREES\*

Total Oaks Removed:	10
Exceptional**:	6
Large:	0
Not Exceptional - Not Large	4

\*Richard Haag's original site design imagined a site dominated by Oak Trees. 394 tightly spaced Oak trees are on the original planting plans. This resulted in the realization of the existing Oak Grove. This Grove is a primary defining feature of the site that creates and reinforces the sites park like setting.

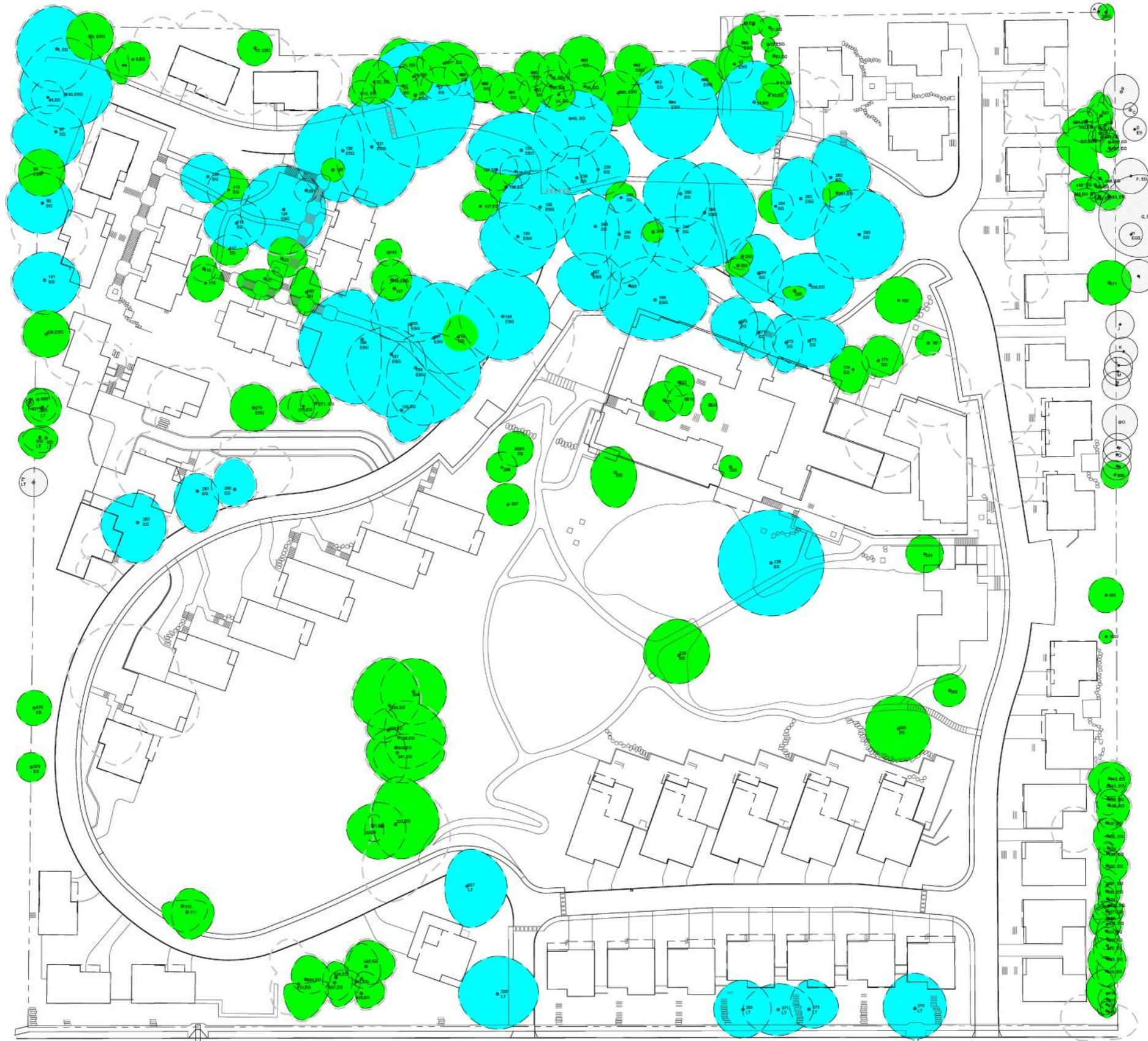
\*\* "Exceptional tree" means a tree or group of trees that because of its unique historical, ecological, or aesthetic value constitutes an important community resource, and is deemed as such by the Director according to standards promulgated by the Seattle Department of Construction and Inspections.

-  Oaks Removed
-  Trees to retain
-  Oaks retained

Protection of the Oak Grove is a project priority



EXISTING TREES / RETAINED



RETAINED TREES: 204

Exceptional: 148

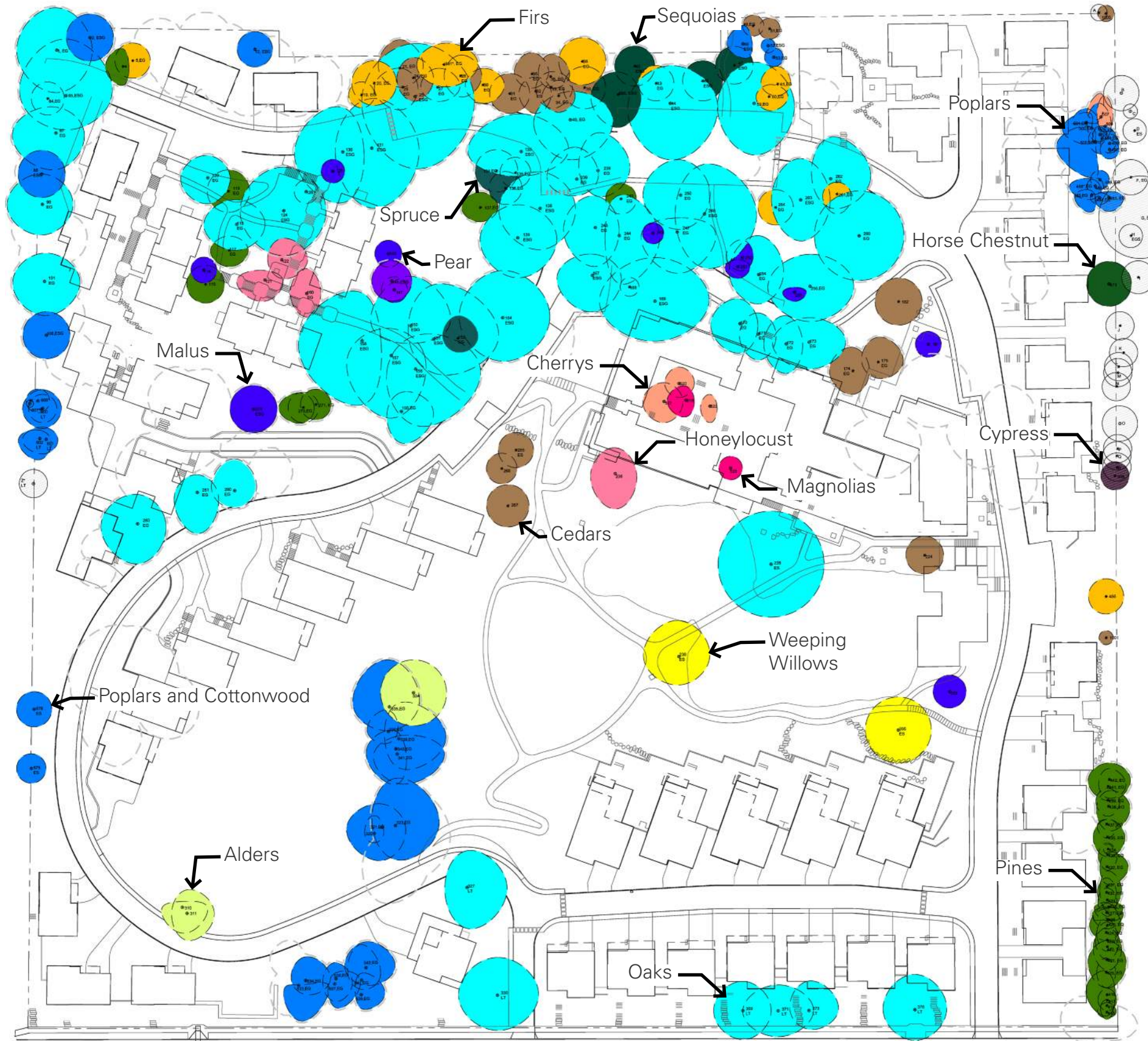
Large (Non exceptional > 24": 9

Not Exceptional - Not Large < 24" 47





EXISTING TREES / RETAINED



RETAINED TREES: 204

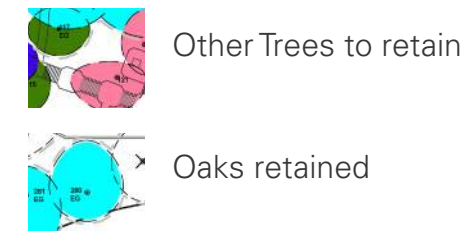
Exceptional: 148

Large (Non exceptional > 24": 9

Not Exceptional - Not Large < 24" 47

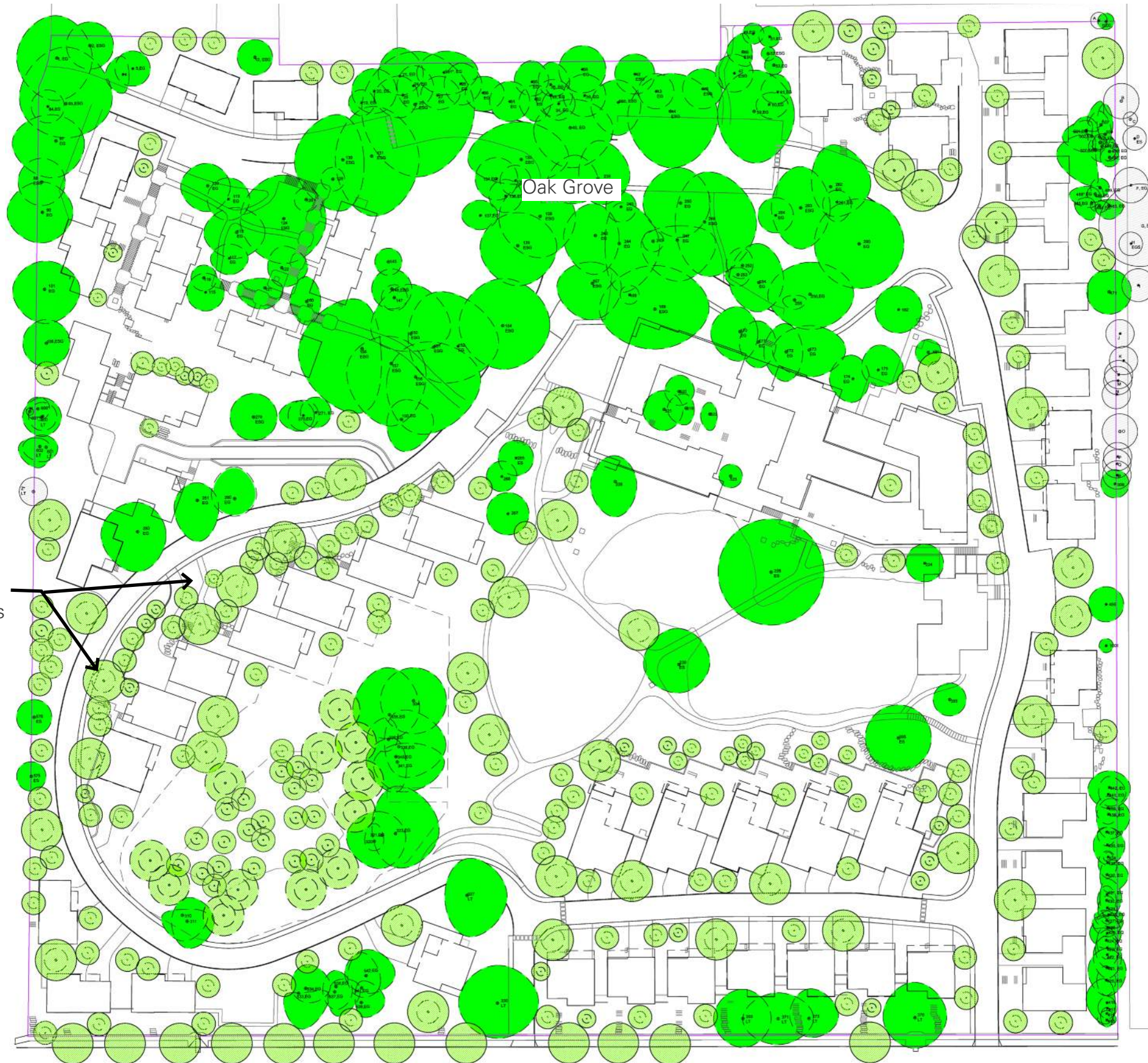
Along with the Oak Grove. Significant groves of Pine Trees, Sequoia and Douglas Firs are retained and protected.

The large Willows adjacent to the Pond are also protected and additional willows are planned for planting to replace these once they reach their lifespan.



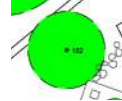



EXISTING TREES / RETAINED AND PROPOSED



TOTAL EXST TREES:	433
Total retain:	204
Total to remove:	229
Total Proposed Upland:	216
Total Proposed Wetland:	30
TOTAL RETAIN AND PROPOSE	450

- New trees located:
- + to reinforce original designers vision
  - + to enhance buffer
  - + to maintain park like setting
  - + to frame views
  - + to plan for succession

 Trees to retain  
 Proposed trees with 10 year (inner dashed line) and 30 year canopy (colored)



PROPOSED TREE LIST /

Climate Resilience*	CODE	Species	Common Name	Proposed/ Proposed and Existing	Size	Site Avg Diameter	Canopy Diameter	Height	Conifer (C) Broadleaf (B)	Notes
S	AC	<i>Acer circinatum</i>	Vine maple	Proposed and Existing	Small	24	10 to 25	10 to 20	C	Native
S	AP	<i>Acer platanoides</i>	Norway maple	Proposed and Existing	Medium	38	20 to 40	35 to 50	C	In keeping with Landmark Design
S	AS	<i>Acer sacharinum</i>	Silver maple	Proposed and Existing	Large	54	30 to 50	80 to 100	B	In keeping with Landmark Design
S	AC	<i>Acer Triflorum</i>	Threeflower Maple	Proposed	Small		10 to 25	10 to 30	C	West Coast Native, for resilience
VS	CD	<i>Calocedrus decurrens</i>	Incense cedar	Proposed and Existing	Large	18	20 to 30	70 to 110	C	In keeping with Landmark Design
S	CB	<i>Carpinus betulus</i>	European hornbeam	Proposed	Small		20 to 30	20 to 30	B	West Coast Native, for resilience
S	CJ	<i>Carpinus japonica</i>	Japanese hornbeam	Proposed	Small		20 to 30	20 to 30	B	West Coast Native, for resilience
S	CB	<i>Catalpa bignonioides</i>	Indian Bean Tree	Proposed	Medium		20 to 30	25 to 40	C	West Coast Native, for resilience
VS	CDD	<i>Cedrus deodara</i>	Deodara cedar	Proposed and Existing	Large		30 to 40	40 to 50	C	In keeping with Landmark Design
S	CC	<i>Cercis chinensis</i>	Chinese redbud	Proposed	Small		6 to 12	8 to 15	B	In keeping with Landmark Design
S	CR	<i>Chionanthus retusus</i>	Chinese fringe tree	Proposed	Small		12 to 20	10 to 20	B	In keeping with Landmark Design
M	CS	Cornus 'Starlight'	Starlight dogwood	Proposed	Medium		20	20 to 30	C	Hybrid of Native and Korean Species
S	LT	<i>Liriodendron tulipifera</i>	Tulip tree	Proposed	Large		30 to 50	60 to 90	B	SDOT approved
M	MF	<i>Malus fusca</i>	Crab apple	Proposed	Small		20	30	B	Native
M	MG	<i>Metasequoia glyptostroboides</i>	Dawn redwood	Proposed and Existing	Large		20 to 30	70 to 100	C	In keeping with Landmark Design
S	SS	<i>Picea omorika</i>	Siberian spruce	Proposed	Medium		15 to 20	40 to 60	C	West Coast Native, for resilience
VS	PC	<i>Pinus contorta v. contorta</i>	Shore pine	Proposed and Existing	Medium	24	15 to 20	40 to 50	C	In keeping with Landmark Design
VS	PN	<i>Pinus nigra</i>	Austrian black pine	Proposed and Existing	Large	23	30 to 40	50 to 60	C	In keeping with Landmark Design
S	PM	<i>Pseudotsuga menziesii</i>	Douglas-fir	Proposed and Existing	Large	30	20 to 40	80 to 200	C	In keeping with Landmark Design
S	QC	<i>Quercus chrysolepis</i>	Canyon live oak	Proposed	Large		30	70	B	West Coast Native, for resilience
VS	QG	<i>Quercus garryana</i>	Oregon Oak	Proposed	Large		30 to 50	40 to 90	B	Native
S	QK	<i>Quercus kelloggii</i>	California black oak	Proposed	Large		20 to 40	40 to 80	B	West Coast Native, for resilience
S	QR	<i>Quercus robur</i>	English oak	Proposed and Existing	Large	56	40 to 60	40 to 60	B	In keeping with Landmark Design
M	QR	<i>Quercus rubra</i>	Red oak	Proposed and Existing	Large	58	30 to 60	40 to 80	C	In keeping with Landmark Design
S	RP	<i>Rhamnus purshiana</i>	Cascara	Proposed	Small		20	15 to 30	B	West Coast Native, for resilience
M	SB	<i>Salix babylonica</i>	Weeping willow	Proposed and Existing	Medium	55	20 to 30	30 to 40	B	In keeping with Landmark Design
M	MC	<i>Taxodium mucronatum</i>	Montezuma cypress	Proposed	Large		20 to 40	60 to 100	C	Specimen Tree
M	TH	<i>Tsuga heterophylla</i>	Western hemlock	Proposed and Existing	Large	20	20 to 30	60 to 150	C	In keeping with Landmark Design
M	UC	<i>Umbellularia californica</i>	California bay	Proposed	Large		20 to 30	25 to 70	B	West Coast Native, for resilience

Tree list is not all-inclusive.

- Climate resilience\* rating is from Urban Tree List for Metro Vancouver in a Changing Climate. Species have been assessed for their suitability to the current and projected future climate of the Pacific Northwest.  
VS = very suitable, S = suitable, M = Moderate.
- A mix of coniferous and broadleaf trees are proposed for species diversity, which supports biodiversity.
- A mix of large, medium and small trees are proposed for structural diversity and quality habitat. Canopy provides habitat, shelter, camouflage & nesting. Flowers and fruit provide food for insects, birds, and wildlife.
- All trees offer stormwater benefits.



PROPOSED TREES /



*Quercus kelloggii*



*Umbellularia californica*



*Quercus chrysolepis*



*Rhamnus purshiana*



*Chionanthus retusus*



*Cornus 'starlight'*



*Cercis chinensis*



*Malus fusca*



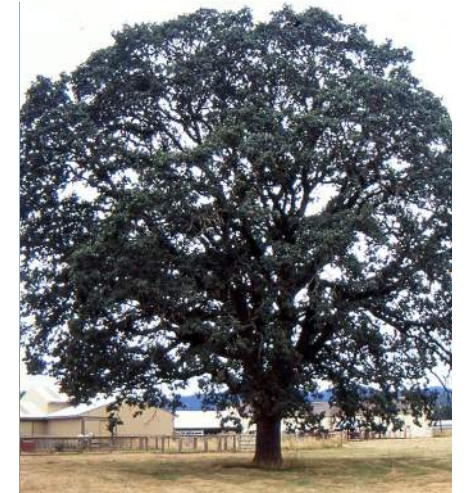
*Metasequoia glyptostroboides*



*Pseudotsuga menziesii*



*Carpinus japonica*



*Quercus garryana*



*Taxodium mucronatum*



*Salix babylonica*



*Acer circinatum*



*Quercus rubra*



*Tsuga heterophylla*



*Liriodendron tulipifera*



BUILDING D COURTYARD / RESTORATION / REPAIR - PER SECRETARY OF INTERIOR STANDARDS AND GUIDELINES



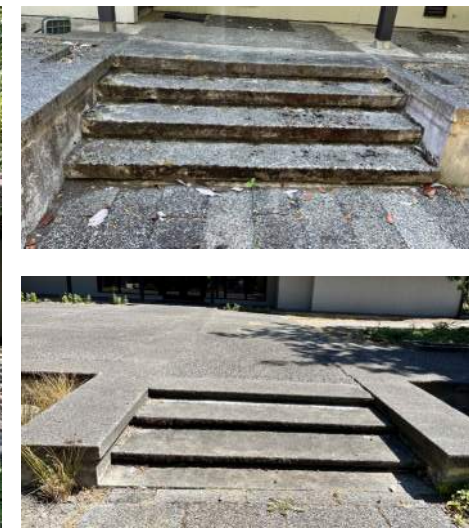
EXISTING CONDITIONS: UPPER COURTYARD PLAZA



EXISTING CONDITIONS: MIDDLE PLAZA



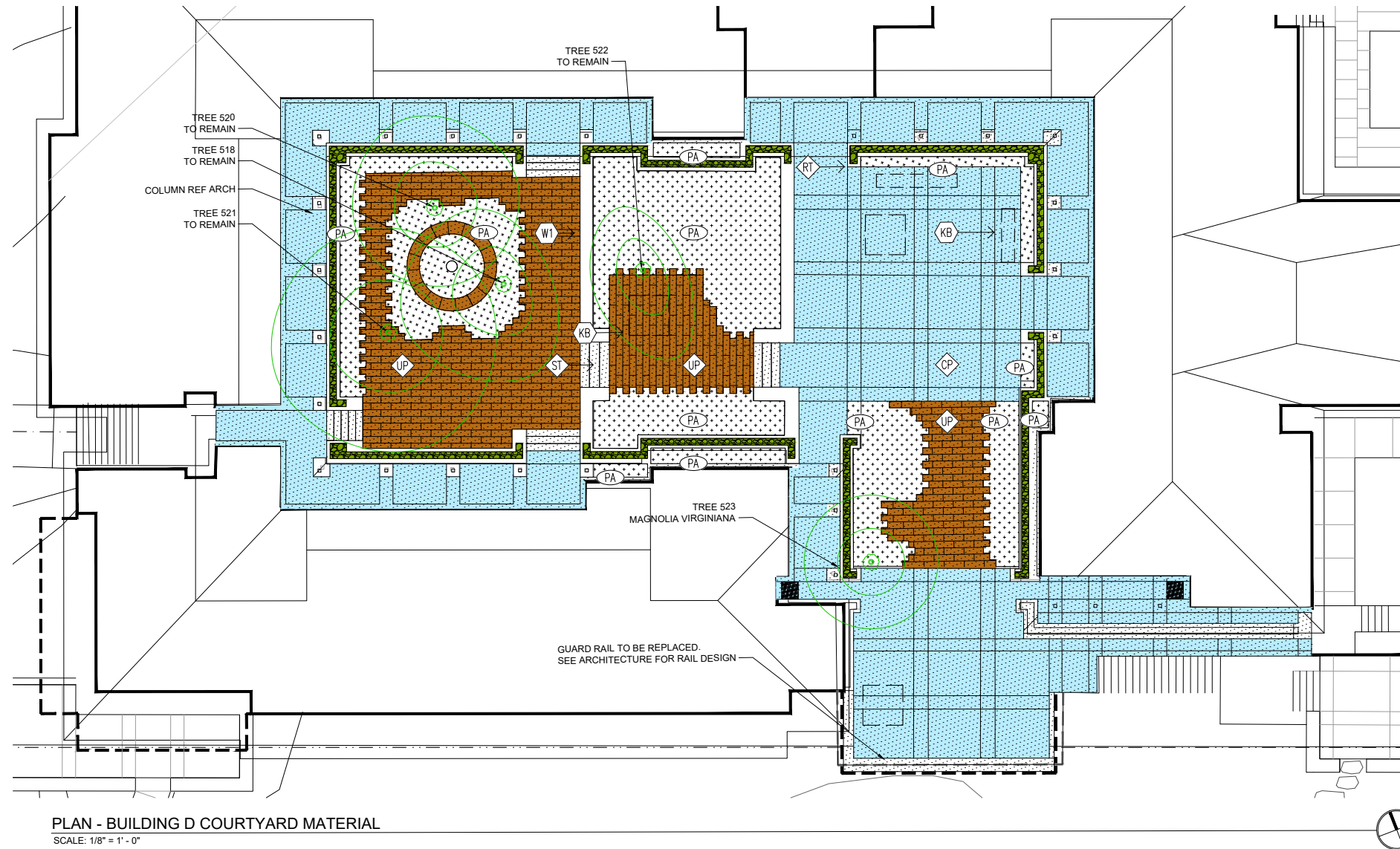
EXISTING CONDITIONS: LOWER PLAZA



EXISTING CONDITIONS: STAIRS



EXISTING CONDITIONS: ROOF DRAIN TROUGH



PLAN - BUILDING D COURTYARD MATERIAL  
SCALE: 1/8" = 1' - 0"

MATERIAL LEGEND

	CONCRETE PANELS & BOARDS	DEMOLISH & REPLACE TO MEET CURRENT ADA STANDARDS.
	CONCRETE UNIT PAVERS	DEMOLISH & REPLACE TO MEET CURRENT ADA STANDARDS.
	STAIR	ASSESS STAIR CONDITION CLEAN WHERE NECESSARY REPLACE IF TREADS/RISERS DO NOT MEET CURRENT ADA STANDARDS
	DIVIDER WALL	PRESERVE & PROTECT WALL. CLEAN & REPAIR WHERE NECESSARY
	ROOF DRAIN TROUGH	PRESERVE & PROTECT TROUGH WALL. REPAIR WHERE NECESSARY.
	KEBLIS & BENCH	
	EXISTING TREES	EXISTING TREES (REFER TO ARBORIST REPORT)
	PLANTING	



TALARIS RENDERED SITE PLAN / CERTIFICATE OF APPROVAL MASTER PLAN





























# REHABILITATION OF THE BUILDINGS



# SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved.** The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
4. Most properties change over time; those **changes that have acquired historic significance in their own right shall be retained and preserved.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced.** Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. **The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



BUILDINGS A, B, & C / EXISTING CONDITIONS

BUILDINGS A, B & C



BUILDING B - EXISTING CONDITION SOUTH



BUILDING A - EXISTING CONDITION SOUTH



BUILDING C - EXISTING CONDITION NORTH

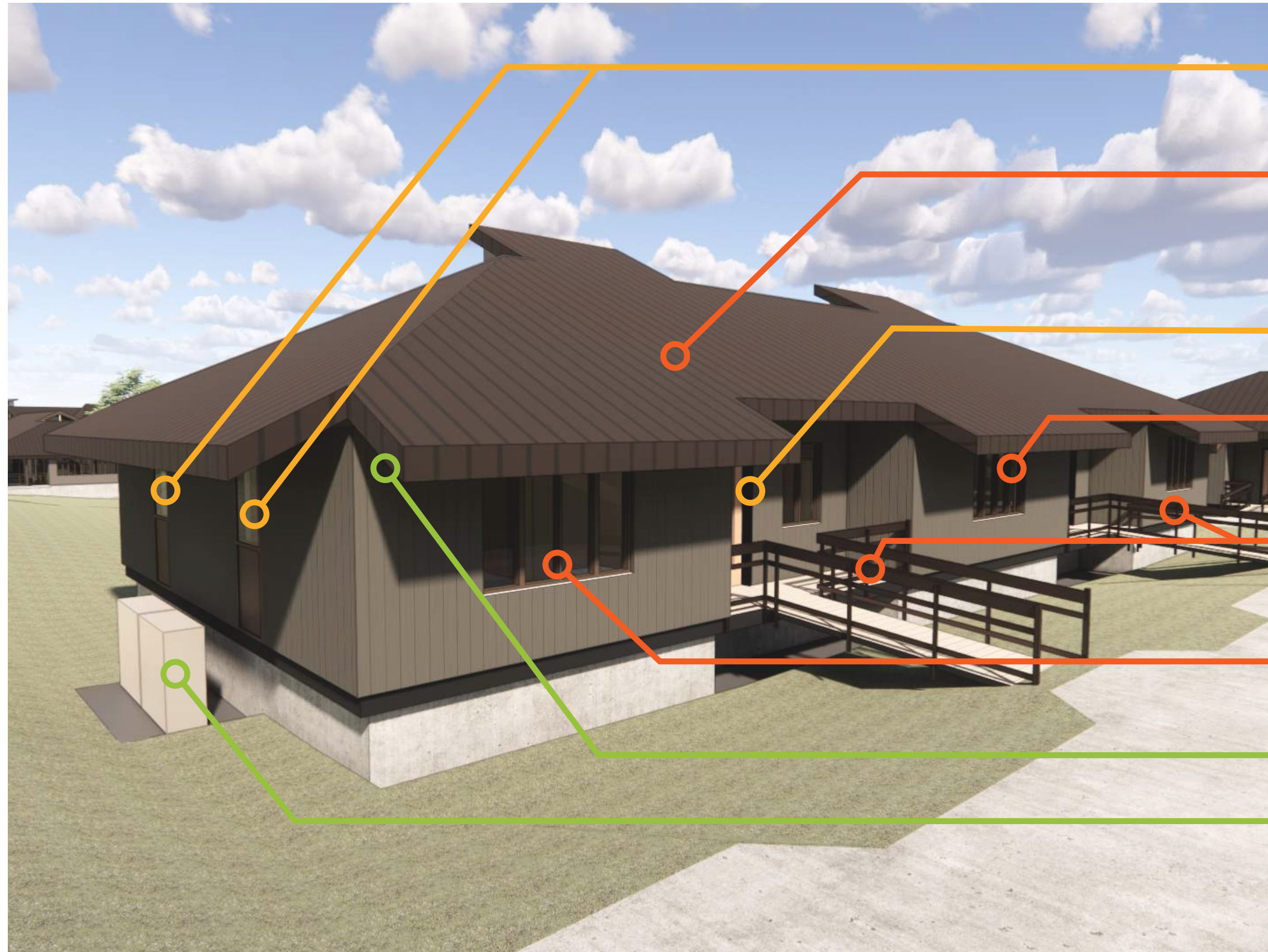




BUILDINGS A, B, & C / REHABILITATION

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 WITHOUT SCREENING



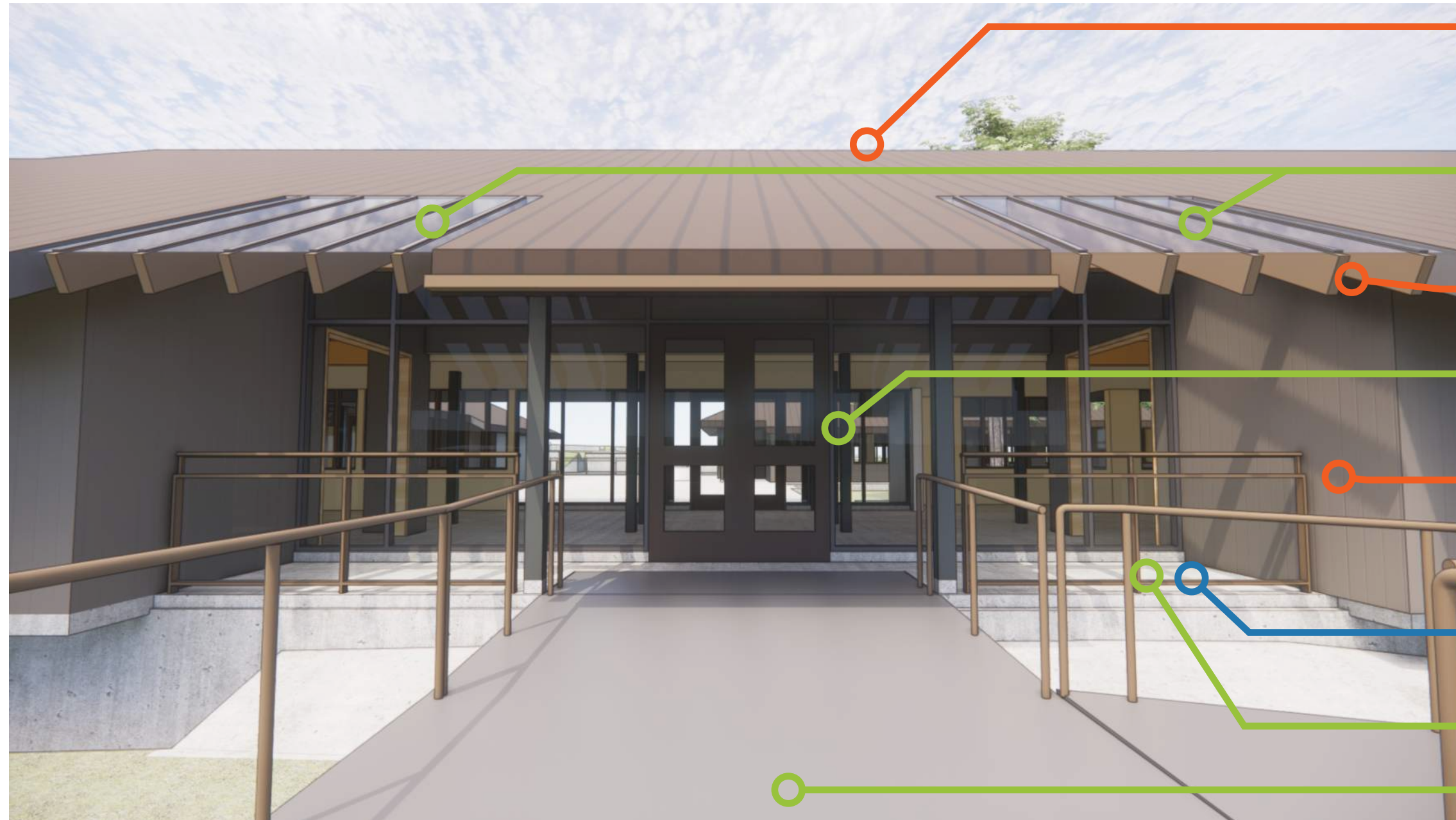
BUILDING D / EXISTING CONDITIONS





LEGEND:

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



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

COVER AND PROTECT WOOD BEAMS WITH GLASS CANOPY

REPAIR AND RESTORE, EXISTING WOOD BEAMS

INFILL COVERED ENTRY WITH STOREFRONT SYSTEM

REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH

REMOVE EXISTING PLANTERS AND BENCHES

ADD ADA COMPLIANT RAILINGS

ADD ADA COMPLIANT RAMP



BUILDING D / REHABILITATION/ALTERATIONS

LEGEND:

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



- REPLACE DOOR/FRAME
- REMOVE EXTERIOR WOOD SCREEN WALL
- REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION
- REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH
- REPLACE EXISTING WINDOWS/FRAMES WITH MATCHING CODE COMPLIANT WINDOWS/FRAMES
- REPLACE RAILINGS WITH NEW COMPLIANT RAILINGS
- ADD WINDOWS IN EXISTING CONCRETE WALL
- ADD WINDOWS IN CONCRETE WALL
- ADD NEW ENTRY WALK AND SEATING AREA



BUILDING F / EXISTING CONDITIONS

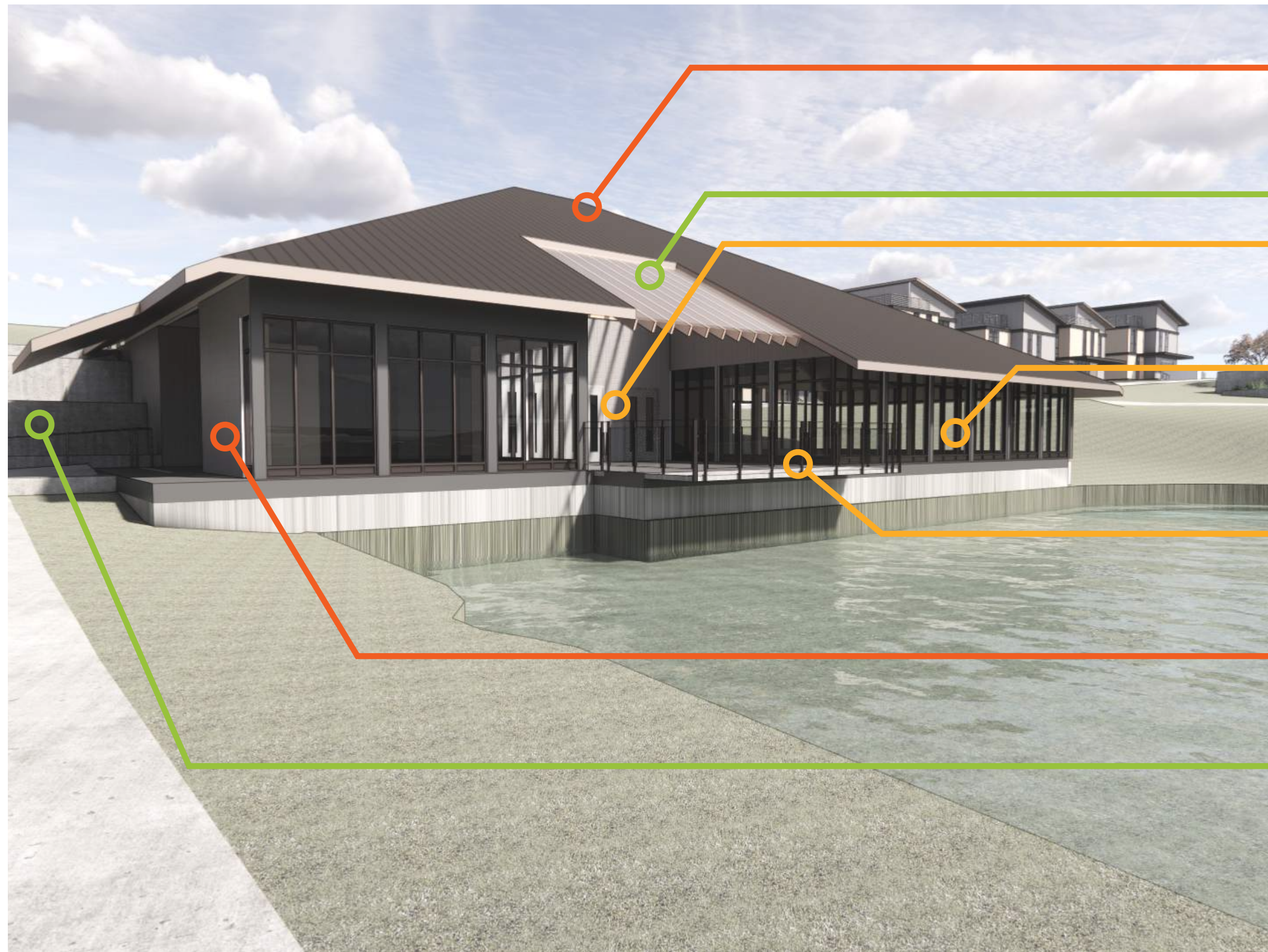




BUILDING F / REHABILITATION/ALTERATIONS

LEGEND:

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



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

ADD CLEAR GLASS CANOPY

REPLACE DOORS WITH NEW FULL LIGHT DOORS

REPLACE WINDOWS WITH UPGRADED GLASS UNITS

REPLACE RAILINGS WITH ADA COMPLIANT RAILINGS INSPIRED BY BUILDING D ORIGINAL RAILING DESIGN

REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH

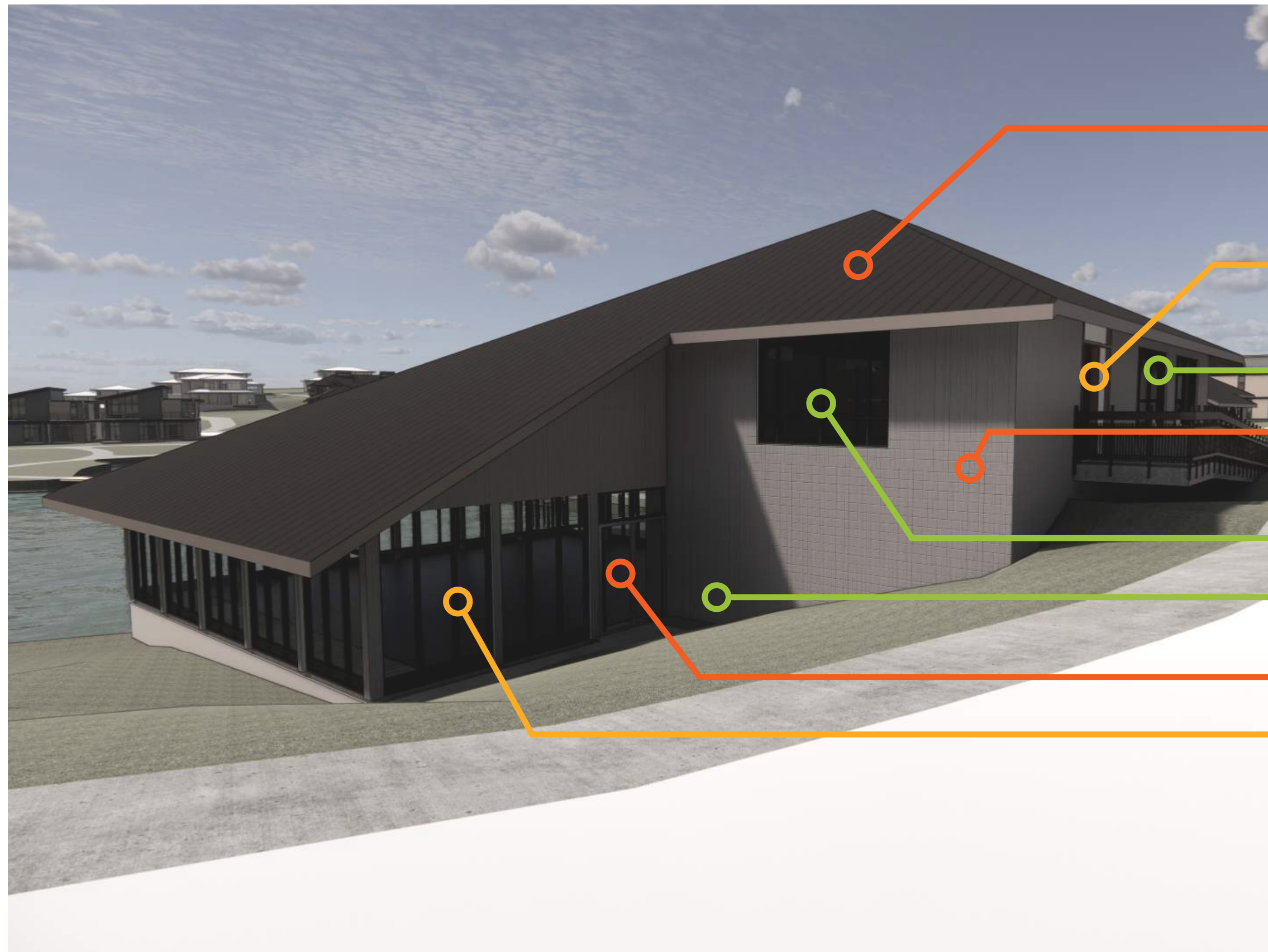
ADD RETAINING WALL, LANDSCAPE, AND STAIR BETWEEN BUILDING F AND D ADDITION



BUILDING F / REHABILITATION/ALTERATIONS

LEGEND:

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



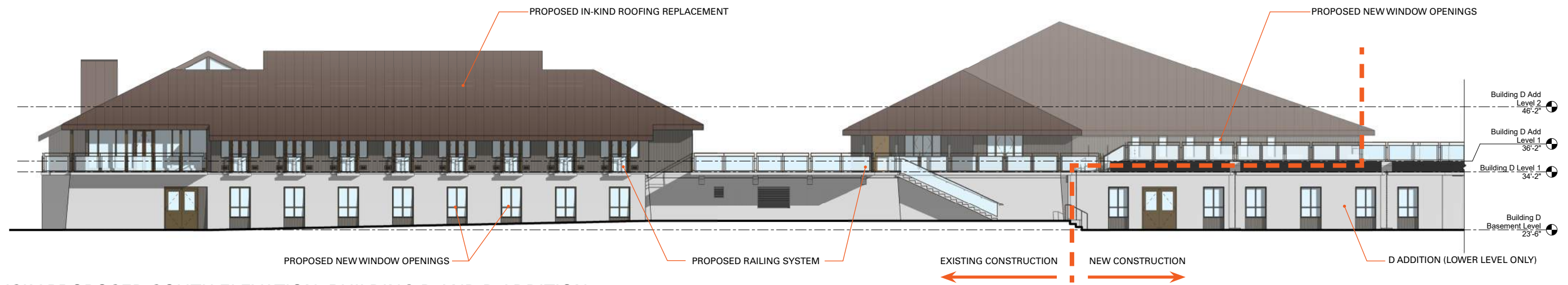
- REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION.
- REPLACE MECHANICAL LOUVERS WITH DOOR AND WINDOW
- ADD WINDOWS
- REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH
- ADD WINDOW
- PROVIDE EGRESS PATH FROM EXIT DOORS
- REPLACE FULL LIGHT WOOD DOORS IN KIND
- REPLACE WINDOWS WITH UPGRADED GLASS UNITS



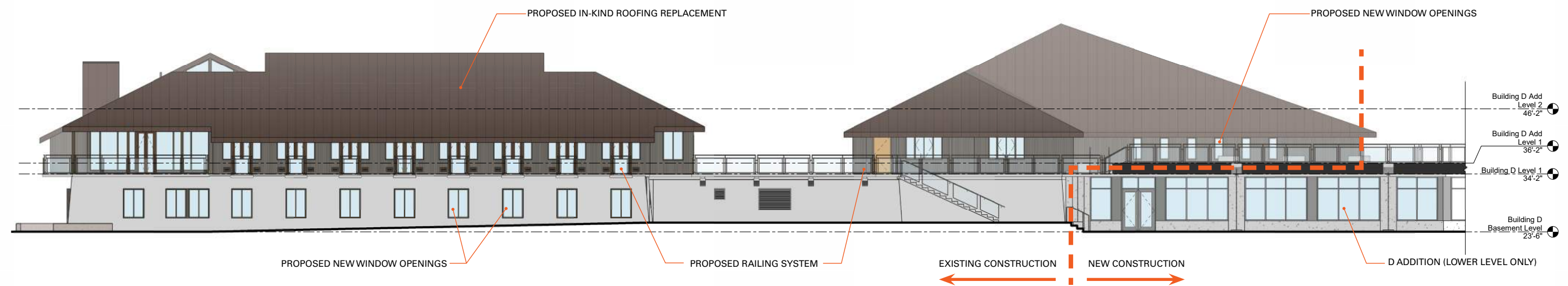
# BUILDING D ADDITION



BUILDING D LEVEL 0 / DESIGN UPDATES



PREVIOUSLY PROPOSED SOUTH ELEVATION: BUILDING D AND D ADDITION



PROPOSED SOUTH ELEVATION: BUILDING D AND D ADDITION









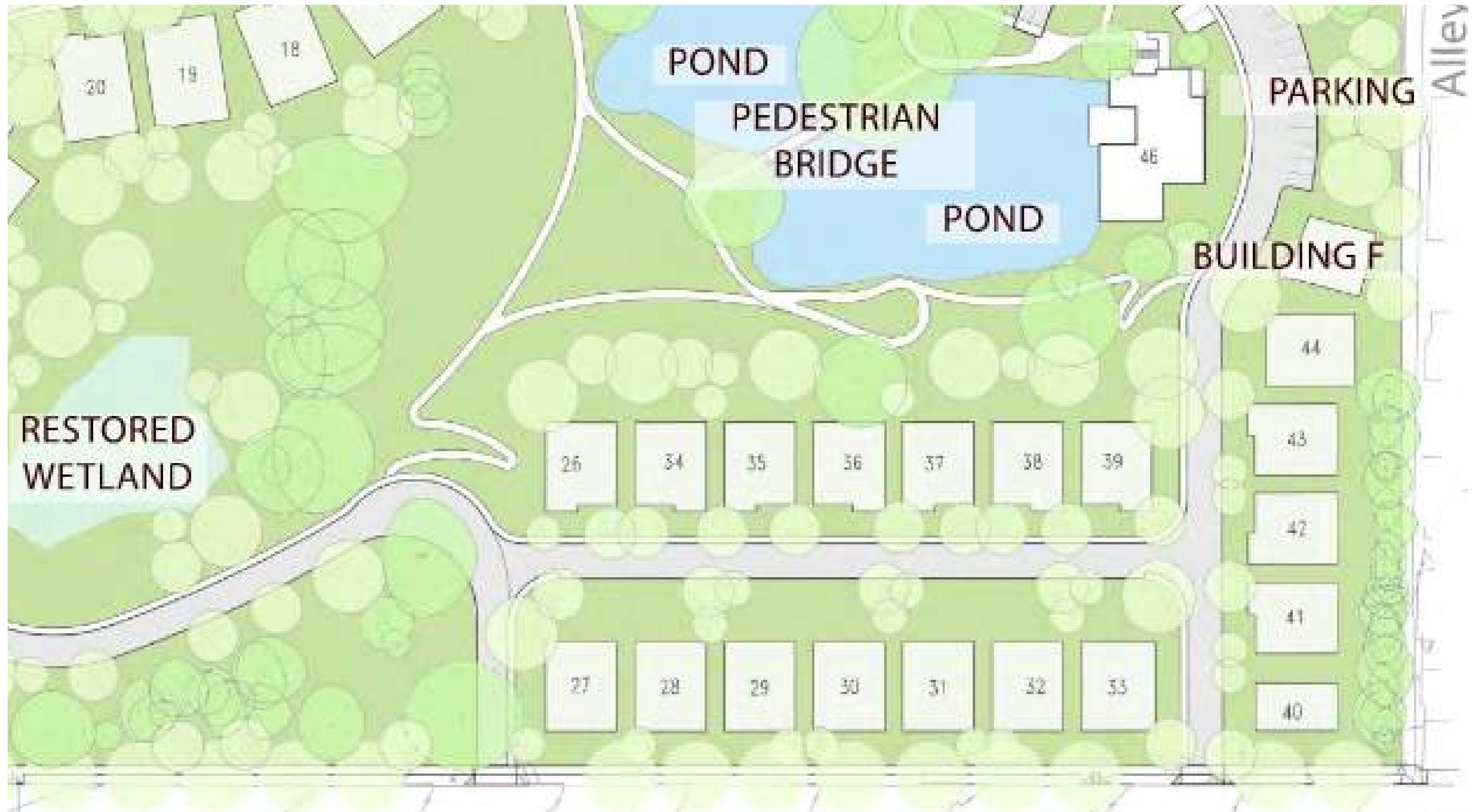






# THE POND HOMES























































# 3D FLYTHROUGH VIDEO



# What we hope we conveyed:

- + **Many LPB members over many years** have volunteered their time to collaborate to develop this campus master plan that will become one of the most unique and thoughtfully designed projects in the city.
- + Owner has been working to solve a **complex community engagement and regulatory process** since site was landmarked in 2013. Collaboration and input from the LPB and neighborhood has significantly shaped this project. Owner has incurred substantial design, carrying, and opportunity cost to arrive at the campus master plan in front of you.
- + To meet owner, neighborhood, historic preservation, and regulatory objectives, **prioritization is required.**
- + This site must be considered holistically – **it is not about a single building or tree.** A design team with deep historic preservation experience, in consultation with the LPB, has identified and documented Character Defining Features for the buildings and landscape. These Character Defining Features have shaped the campus master plan.
- + This unique campus requires a significant infusion of investment capital to rehabilitate, and it will require **significant annual investment to maintain.** This can only be achieved with high value uses to support the initial rehabilitation, and with enough site users who can afford to steward the site indefinitely.