

AGENDA

- + Previous Meetings Recap
- + Site History: Battelle Campus Master Planning
- + Site Plan: Rehabilitation and Balance
- + Balancing Landmark Buildings and Landscape
- + Preserving & Enhancing Landscape Character
- + Pedestrian 3D Video Walks and Views

TALARIS PROJECT RECAP

67 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.
- + Applicant eventually withdrew from project and turned over work product to property owner (current applicant).

62 LOT SITE PLAN



10/20/21 ARC Briefing:

- + 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.

10/29/21 ARC Briefing:

- + 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.
- + Original design and evolution of the site - further development was anticipated
- + Presented revised site plan with over 20% fewer single family home sites (62 to 48)
- + Adaptive reuse of historic buildings to partially offset economics of having fewer homes
- + Described current approach to adaptive reuse of historic buildings

48 LOT SITE PLAN



TALARIS PROJECT RECAP

POND HOUSE



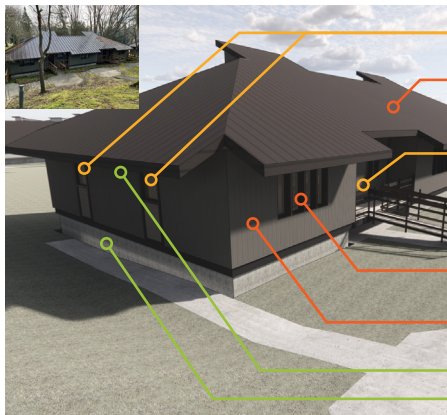
1/5/22 LPB Briefing:

- + Revised site plan with focus on hiding garages and reducing driveways
- + Outlined the defining characteristics of the historic structures
- + Outlined a potential compatible architectural vocabulary
- + Shared some conceptual images of new pond and wetland homes

2/4/22 LPB Briefing:

- + Reviewed revised overall site plan
- + Outlined the recent history of the property
- + Reviewed defining characteristics of the historic landscape
- + Arborist's overview of tree conditions - restoring canopy, removing poor health trees
- + Walk through of overall site plan concept from the loop road

A, B, & C BUILDINGS



3/1/22 ARC Briefing:

- + Reviewed defining characteristics of Buildings A, B, C, D, and F
- + Outlined existing materials and colors for Buildings A, B, C, D, and F
- + Reviewed preliminary modifications for Buildings A, B, C, D, and F

D ADDITION



5/13/22 ARC Briefing:

- + Reviewed updated preliminary modifications for Building D and F
- + Reviewed conceptual design of Building D-Addition
- + Walk through updated site and buildings from the loop road

WHAT WE HEARD

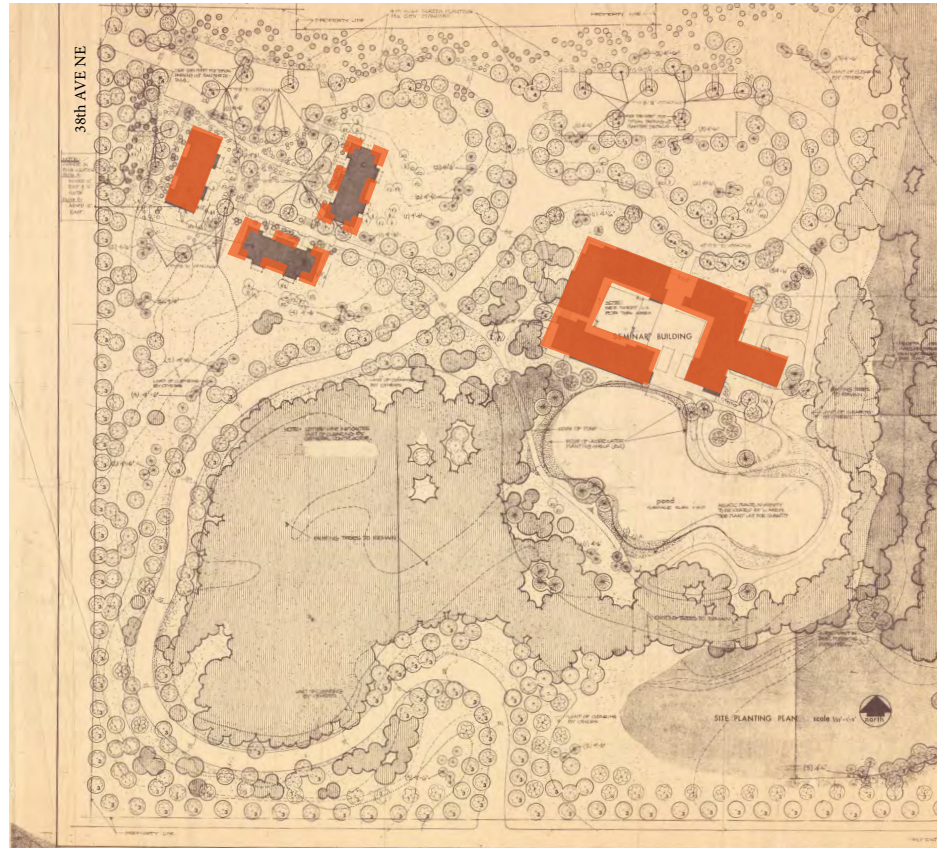
- + We heard some debate over the density of the development related to plan but not necessarily related to number of homes. 3D Walk-through fostered a desire for the board to see more vignettes of the site.
- + Would like to see pedestrian walk-through of preserved landmarked views.
- + Board requested additional site analysis of building G impacts and more detail on how the replacement structures would interact with the heart of the campus.
- + Design and location of Building D addition was considered a reasonable approach.
- + Insertion of windows and doors in Building D foundation walls to increase usable floor area understood.
Request for details to confirm design approach.
- + Heard variety of roof forms to create neighborhoods within site was appreciated.
- + Appreciate changes in new home roof forms near pond and A, B, C buildings.
- + 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.
- + 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.
- + Understand the need to remove Building E.

SITE PLAN / REHABILITATION AND BALANCE



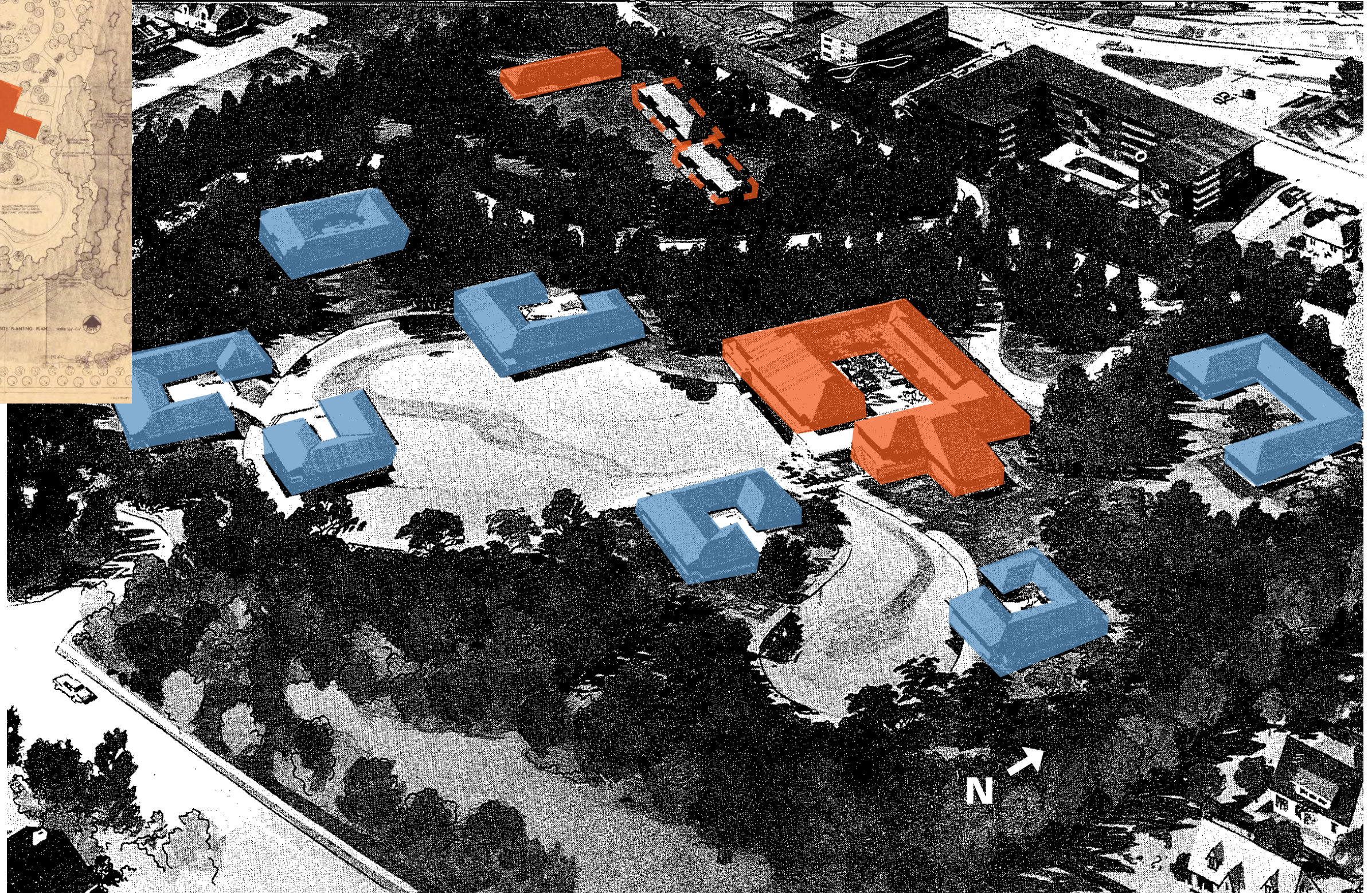
Design Approach

- + Protect the Key Defining Characteristics of the property while establishing an economic solution to preserve it
- + Protect the inner sanctum, "the core", to retain the sense of place intended by the founding designers
- + Place new development on the "edges", replacing Buildings E and G with economically viable solutions
- + Introduce new buildings in areas where Haag and NBBJ anticipated future development intended in their Battelle Master Plan
- + Protect landmark quality tree groves and other healthy and significant trees wherever possible.
- + Strategically focus on regeneration and replanting.



MASTER PLAN & SCHEMATIC DESIGN ANALYSIS
BATTELLE - SEATTLE RESEARCH CENTER

NARAMORE ARCHITECTS & ENGINEERS
BAIN & BRADY
JOHANSON SEATTLE





Campus Expansion History

- + Team used NBBJ/Haag's various expansion ideas to guide site planning.
- + Expansion design maintained pond and wetlands landscape and the northern planted oak grove
- + Original design did not have view from entry road.
- + Unbuilt Wetlands Building and parking added to the SW core of the site and introduced new view from entry across to Building D
- + Despite the SW expansion not getting built, a new view from the entry view was created by removing trees.

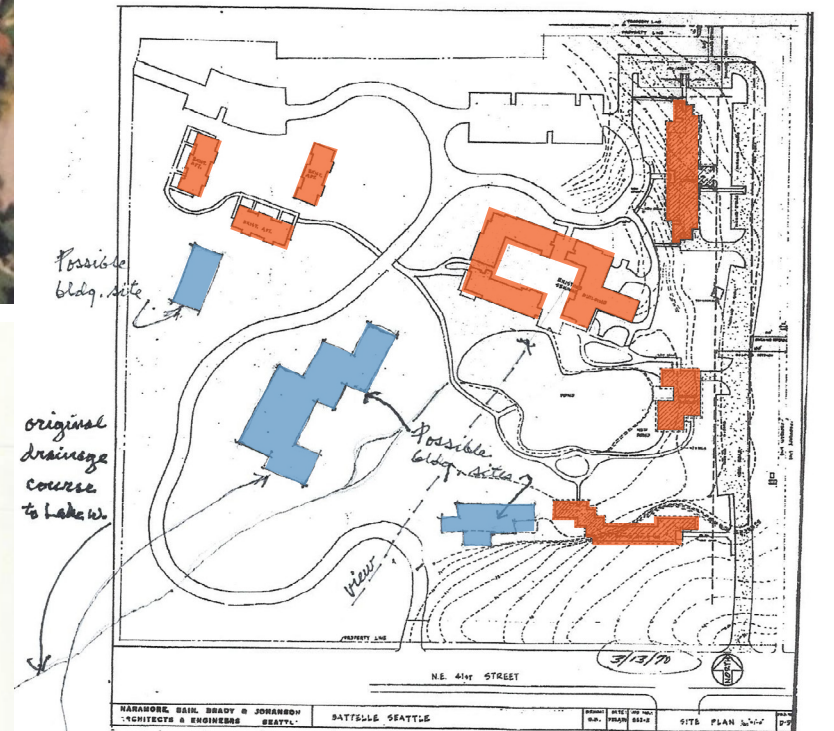
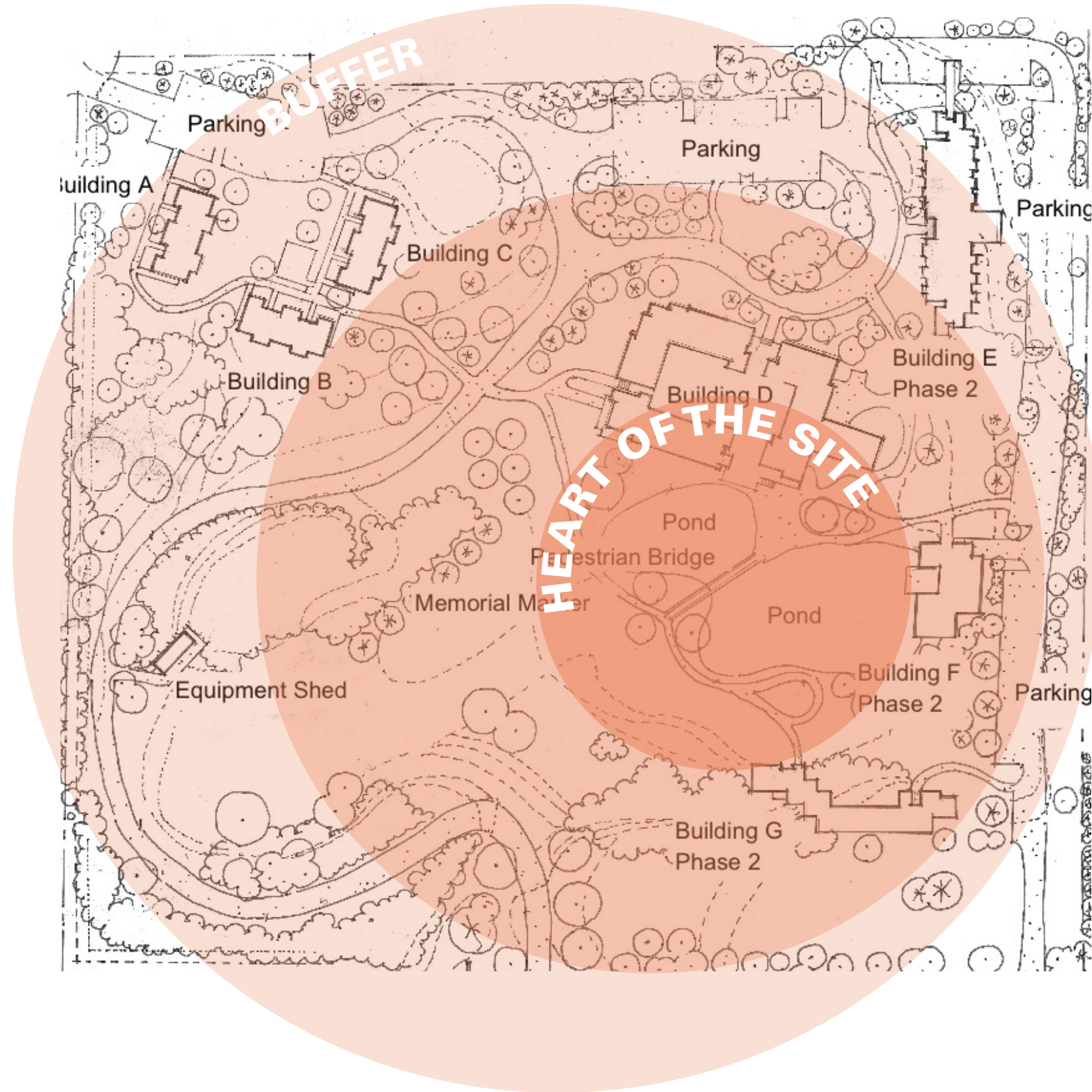


Fig. 55. Phase Two site plan by Naramore, Bain, Brady & Johanson, 1970. Phase Two buildings indicated by shaded footprints. Source: City of Seattle Department of Planning and Development, Microfilm Library.

{ Bill Evans did a rendering of a bldg. designed for this site. }

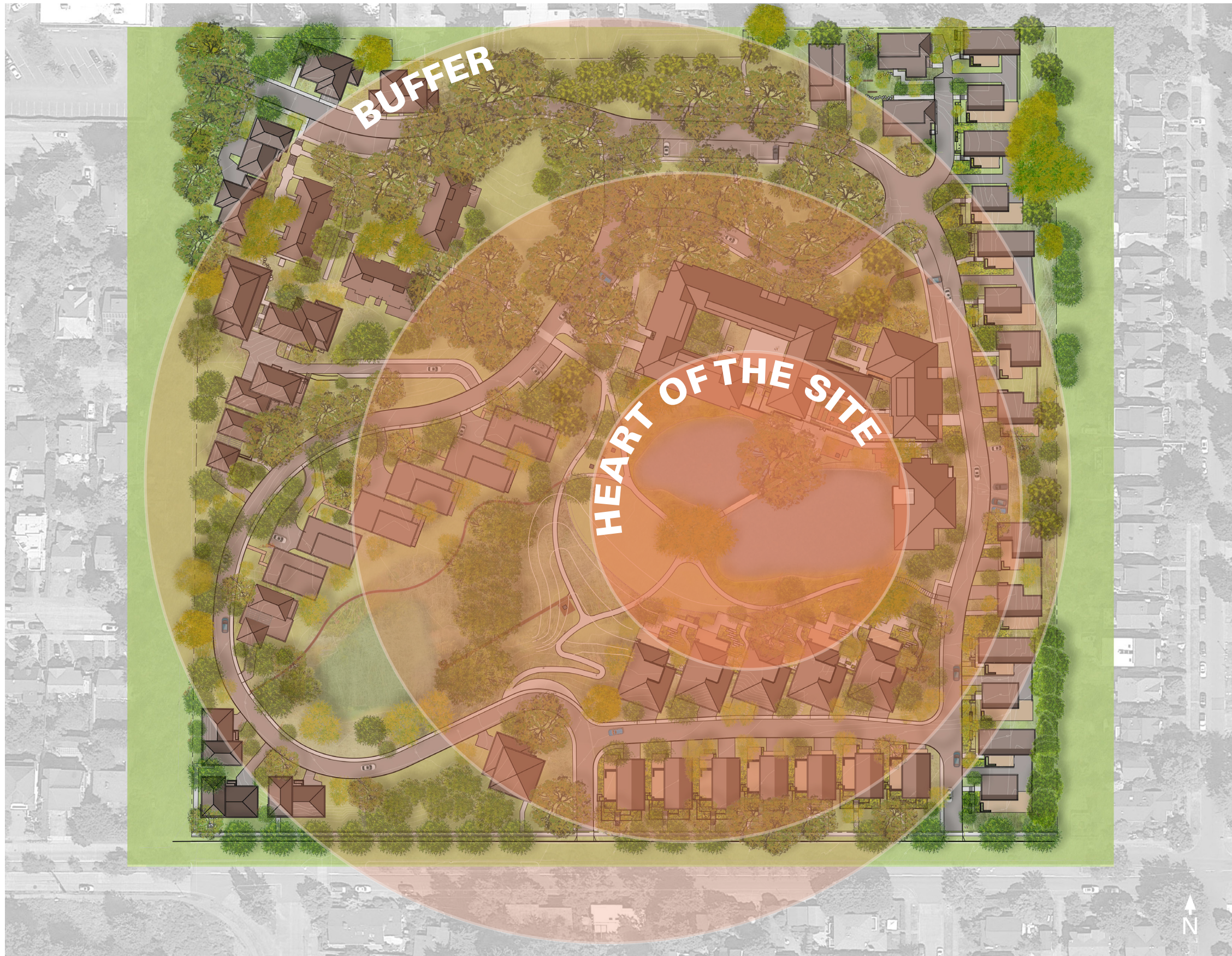
ORIGINAL SITE CONCEPT / HEART OF THE SITE



Primary Defining Characteristics:

- + Heart of the Campus/Pond
- + Park Like Setting
- + Meandering Entry Drive
- + Mature Oak Grove
- + Pedestrian and Vehicular road network
- + Building A, B, C Courtyard
- + Building D Courtyard
- + Mature Conifer Grove
- + Wetland and Existing Planting

SITE PLAN / REHABILITATION AND BALANCE



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Design Approach

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- + Protect the inner sanctum, "the core", to retain the sense of place intended by the founding designers
- + Place new development on the "edges", replacing Buildings E and G with economically viable solutions
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- + Protect landmark quality tree groves and other healthy and significant trees wherever possible.
- + Strategically focus on regeneration and replanting.

SITE PLAN / REHABILITATION AND BALANCE



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BALANCING LANDMARK BUILDINGS AND LANDSCAPE

DESIGN CHALLENGES WITH MAINTAINING BUILDING G / BALANCING WHOLE SITE LANDMARK CHARACTERISTICS



- Retain Existing
- Removed
- Relocated
- Existing Utility Easement

Impacts of Retaining Building G

1. Five (5) Pond Houses Removed.
2. Maintain current loop road location impacting four (4) home sites in the SE corner.
3. Five (5) 41st Street Houses and alley pushed south causing removal of tree grove on 41st Street.
4. Three (3) southeast corner houses removed.
5. Six (6) home sites relocated to northern oak grove requiring removal of a large number of oak trees.

Moving home sites into the northern Oak Grove displaces existing parking for commercial buildings into the other areas of the site. (Impacts not depicted)

6. One (1) home site added north of the wetland homes and west of the pond impacting views of the campus heart from the loop road and northwest portions of the site.



Building G Site Planning Impacts





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

Challenges With Retaining Building G

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

SITE DESIGN CHALLENGES / BALANCING WHOLE SITE LANDMARK CHARACTERISTICS



-  Retain Existing
-  Removed
-  Relocated
-  Existing Utility Easement

Impacts of House Relocations:

1. Three (3) Eagles Nest Homes removed. Southwest cottonwood trees retained.
2. Two (2) houses added between A, B, C cluster and Building D. Mature oaks removed.
3. One (1) house added at north end of wetland houses. Added house blocks views from loop road and historic ABC courtyard.
4. Area of wetland homes removed.
5. Area of wetland homes relocated to Oak Grove.

PRESERVING HISTORIC VIEWS & SPACES

SITE VIEW COMPARISONS / BUILDING D ADDITION

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 / ENTRY DRIVE & PEDESTRIAN PATH

EXISTING



PROPOSED



TALARIS SITE DEVELOPMENT - LPB / AUGUST 3, 2022

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



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.



PRESERVING AND ENHANCING LANDSCAPE CHARACTER

PRESERVING LANDSCAPE CHARACTER / REVITALIZED HISTORIC COURTYARDS



Historic ABC Courtyard:

- + Rehabilitate existing pedestrian pathways and bridges to A, B, and C buildings.
- + Remove "cow path" south of Building A
- + Install new keblis benches in original locations.
- + Provide shared courtyard between new Upland Houses and Building A.

Historic D Building Courtyard:

- + Rehabilitate existing pedestrian pathways into and through the courtyard.
- + Restore west breezeway bridge for better light and connection to the courtyard.
- + Replace the railing system at south pond overlook to code compliant system that is consistent with the original design intent.
- + Restore plant materials and storm water drainage runnels.

PRESERVING LANDSCAPE CHARACTER / ENHANCED HEART OF THE CAMPUS



Entry Overlook and Meadow:

- + Enhance pathways and views from the entry drive overlook to the pond and Buildings D and F.
- + Bowl shaped meadow gives buffer to the revitalized wetland with focus toward the core of the site
- + The meadow area provides open space for play and views of historic structures

NW Peekaboo to the Pond:

- + Preserve view to pond from entry drive and Buildings A, B, C historic courtyard.
- + Provide seating with views to the meadow and pond

D-Addition Connection to Campus Heart:

- + Provide new pedestrian pathway and entrance into the heart of the campus and the pond from the east between Building D Addition and Building F.
- + New at grade exterior gathering areas with landscaping and seating at the restored north pond edge.
- + New elevated terraces overlooking the pond to the south, and the historic oak grove to the north

South Pond Edge

- + New meandering pathway through enhanced and restored landscape.
- + Provides visual and physical buffer to Pond Houses consistent with Building G's heavy base hidden behind shrubs.

PRESERVING LANDSCAPE CHARACTER / ENHANCED OVERALL CAMPUS OUTDOOR SPACES



Canopy Walk:

- + Elevated walkway over rain gardens connecting the Oak Grove to the Upper Court of the D Addition.

Wetland Overlook:

- + Raised walkway overlooking wetland and wildlife

Wetland Forest:

- + Forest buffer edge between historic loop road and houses.

Upland Court:

- + Private court with keblis terminus

Midland Court:

- + Shared private court, multilevel

Eagle Court:

- + Shared entry and courtyard.

Rain Gardens:

- + Linear storm water gardens with bridges to single family home entries.

41st Street Gardens:

- + Terraced planted gardens and beds.

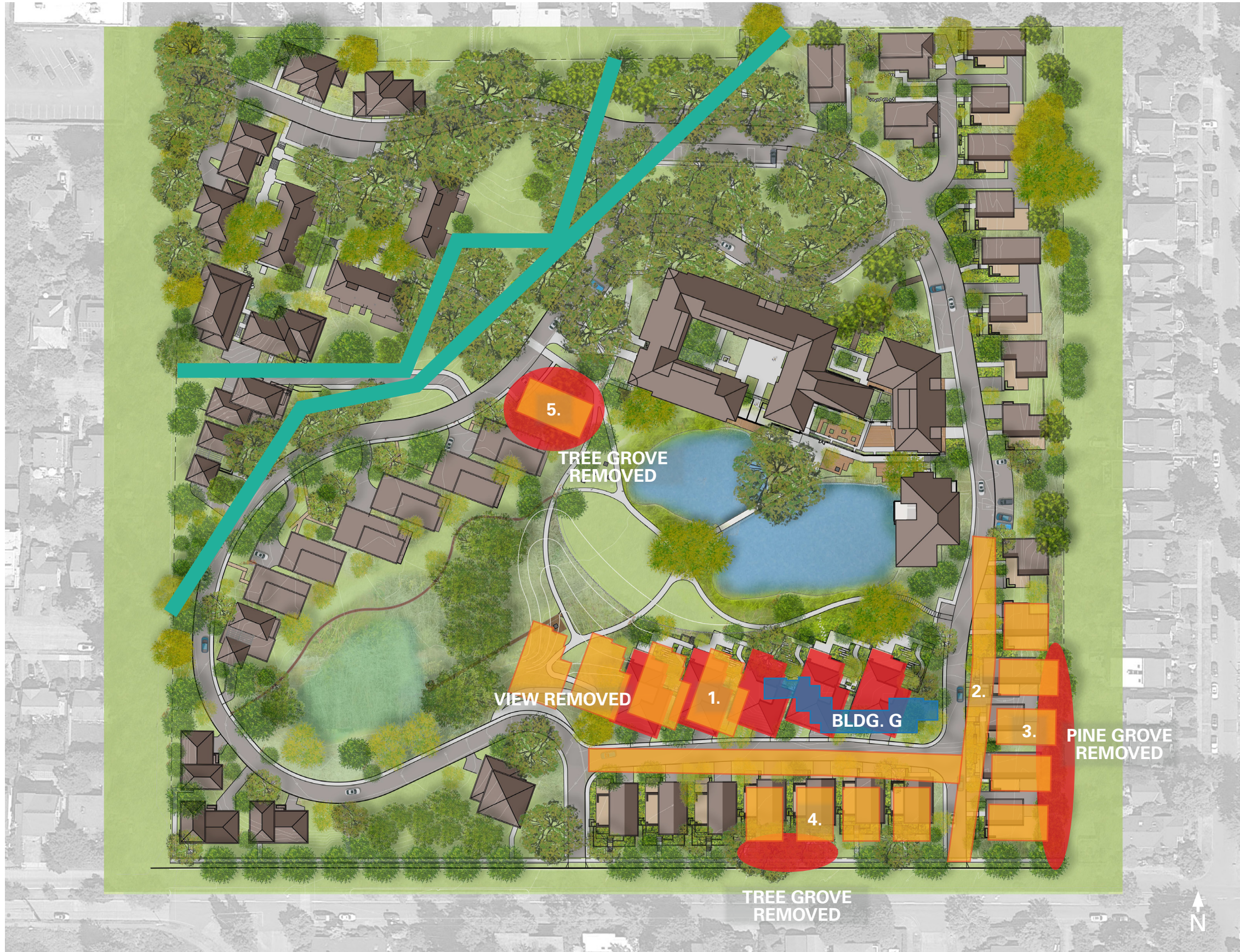
Oak Court:

- + Shared private Japanese inspired garden courtyard.

PEDESTRIAN 3D VIDEO WALK AND VIEWS

APPENDIX

DESIGN CHALLENGES WITH MAINTAINING BUILDING G / BALANCING WHOLE SITE LANDMARK CHARACTERISTICS



- Retain Existing
- Removed
- Relocated
- Existing Utility Easement

Impacts of Retaining Building G

1. Four (4) Pond Homes shifted west. One (1) Pond Home removed. Loss of entry overlook view from loop road and loss of access to the meadow from the west entry.
2. Adjusted loop road location removes new rain garden storm water feature along loop road.
3. Five (5) Southeast corner houses relocated, southeast pine grove removed.
4. Four (4) 41st Street Homes and access alley pushed south causing removal of tree grove on 41st Street.
5. One (1) house added at north end of wetland houses. Added house blocks views from loop road and historic ABC courtyard.

DESIGN CHALLENGES WITH MAINTAINING BUILDING G / BALANCING WHOLE SITE LANDMARK CHARACTERISTICS



- Retain Existing
- Removed
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Impacts of Retaining Building G

- Three (3) Pond Homes removed.
- Adjusted loop road location removes new rain garden storm water feature along loop road.
- Five (5) Southeast corner houses relocated, southeast pine grove removed.
- Four (4) 41st Street Homes and access alley pushed south causing removal of tree grove on 41st Street.
- One (1) house added at north end of wetland houses. Added house blocks views from loop road and historic ABC courtyard.
- Two (2) houses added between A, B, C cluster and Building D. Mature oaks removed.

DESIGN CHALLENGES WITH MAINTAINING BUILDING G / BALANCING WHOLE SITE LANDMARK CHARACTERISTICS



- Retain Existing
- Removed
- Relocated
- Existing Utility Easement

Impacts of Retaining Building G

1. Five (5) Pond Homes removed.
2. Adjusted loop road location removes new rain garden storm water feature along loop road.
3. Five (5) Southeast corner houses relocated, southeast pine grove removed.
4. Four (4) 41st Street Homes and access alley pushed south causing removal of tree grove on 41st Street.
5. Three (3) homes added to Wetlands Neighborhood. Wetlands neighborhood reorganized to fit added houses. Alley way access added and northern tree grove and peekaboo view from ABC to pond blocked.
6. Two (2) houses added between A, B, C cluster and Building D. Mature oaks removed.

SITE DESIGN CHALLENGES / BALANCING WHOLE SITE LANDMARK CHARACTERISTICS



- Retain Existing
- Removed
- Relocated
- Existing Utility Easement

Impacts of Retaining Southwest Cottonwoods:

1. Three (3) Eagles Nest Homes removed. Southwest cottonwood trees retained.
2. Two (2) houses added between A, B, C cluster and Building D. Mature oaks removed.
3. One (1) house added at north end of wetland houses. Added house blocks views from loop road and historic ABC courtyard.

SITE VIEW COMPARISONS / LOOKING SOUTH ACROSS THE POND FROM BUILDING D

EXISTING



PROPOSED



Key design considerations for the replacement of Building G.

The new homes:

- + Preserve strong roof lines stepping uphill
- + Hold the edge of the center core
- + Resolve accessibility 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
- + Provide an economically viable alternative





Challenges Retaining Building E

- + Retaining the road in current location reduces home site count that can't be made up elsewhere without detrimental overall landmark impacts
- + Retaining Building E makes it impossible to capture many of the proposed home sites while preserving historic views and large groves of trees.
- + Locating homes in this inconspicuous corner leads to fewer impacts due to the amount of existing pavement and development while maintaining core design principles and landmark characteristics.
- + Retaining Building E requires additional parking.
- + Costs to retain, adaptively re-use, and modernize Building E are infeasible.
- + Removing Building E allows the location of homes, preserving important areas like oak groves and the center core.
- + Maintaining Building E requires moving houses into the Oak Grove area and displaces required parking into other areas of the site.

CHALLENGES WITH MAINTAINING BUILDING E / BALANCING WHOLE SITE LANDMARK CHARACTERISTICS

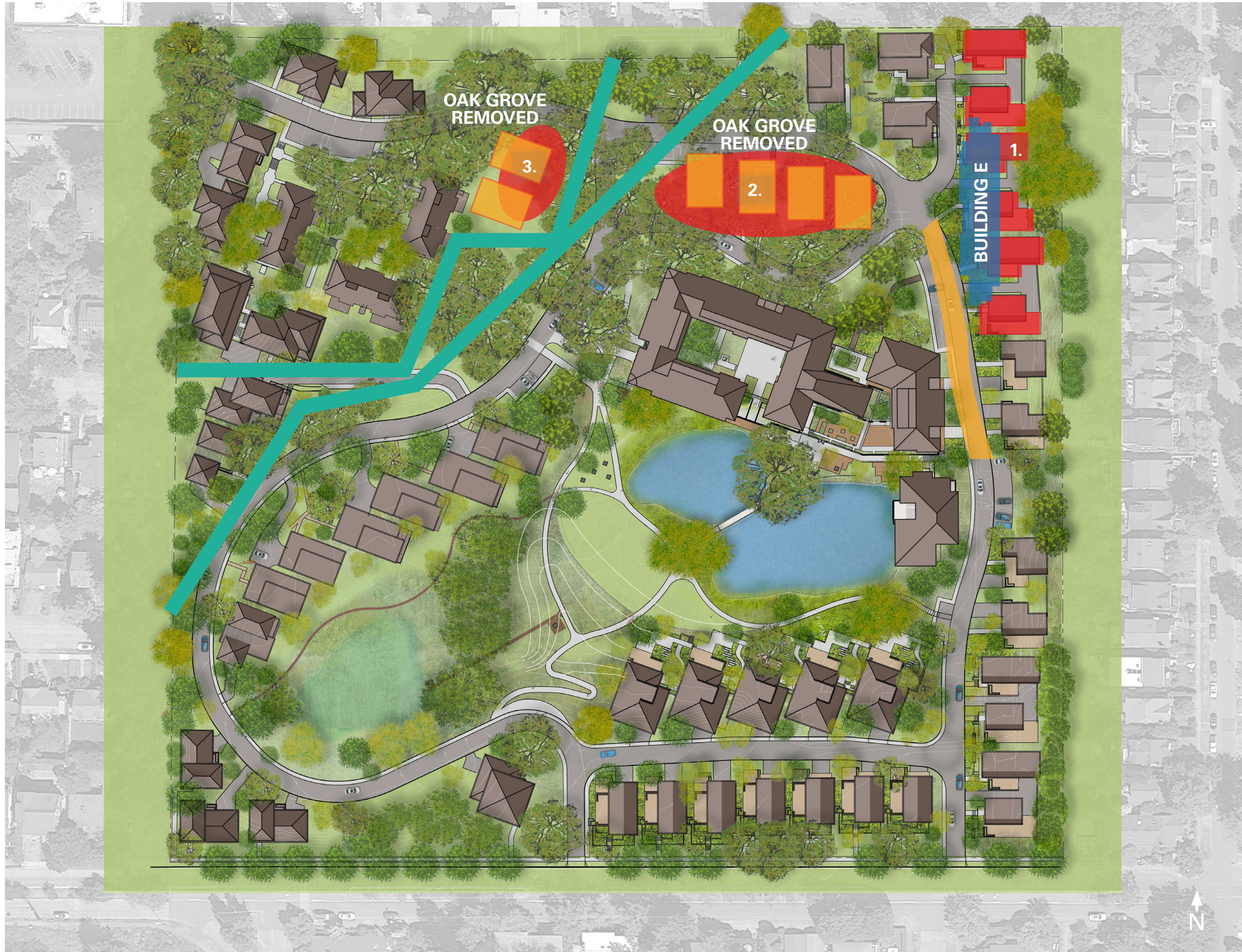






- Retain Existing
- Removed
- Relocated
- Existing Utility Easement

Impacts of Retaining Building E

1. Existing road around Building E maintained. Remove nine (9) Oak Grove Neighborhood homes.
2. Seven (7) homes added in oak grove. Oak grove trees removed. Required commercial parking relocated (not depicted graphically).
3. Two (2) houses added between A, B, C cluster and Building D. Oaks removed.

CHALLENGES WITH MAINTAINING BUILDING E / BALANCING WHOLE SITE LANDMARKS



-  Retain Existing
-  Removed
-  Relocated
-  Existing Utility Easement

Impacts of Retaining Building E

1. Remove six (6) Oak Grove Neighborhood homes. Relocate existing road west of Building E. Impacts to proposed Building D addition.
2. Four (4) homes added in oak grove. Oak grove trees removed. Required commercial parking relocated (not depicted graphically).
3. Two (2) houses added between A, B, C cluster and Building D. Oaks removed.

CHALLENGES WITH MAINTAINING BUILDING E / BALANCING WHOLE SITE LANDMARKS



- Retain Existing
- Removed
- Relocated
- Existing Utility Easement

Impacts of Retaining Building E

1. Remove nine (9) Oak Grove Neighborhood homes. Relocate existing road west of Building E.
2. Add five (5) houses in revised orientation at north of Building E. Conifers removed.
3. One (1) home added in oak grove. Oak grove trees removed.
4. Two (2) houses added between A, B, C cluster and Building D. Oaks removed.
5. One (1) house added at north end of wetland houses. Added house blocks views from loop road and historic A, B, C Courtyard.

SITE VIEW COMPARISONS / OAK GROVE LOOKING TO BUILDING E

EXISTING



PROPOSED

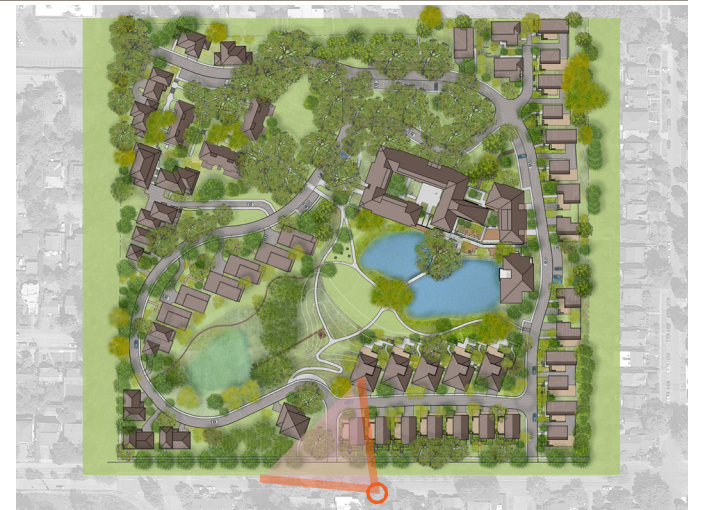


Key design considerations for the replacement of Building E.

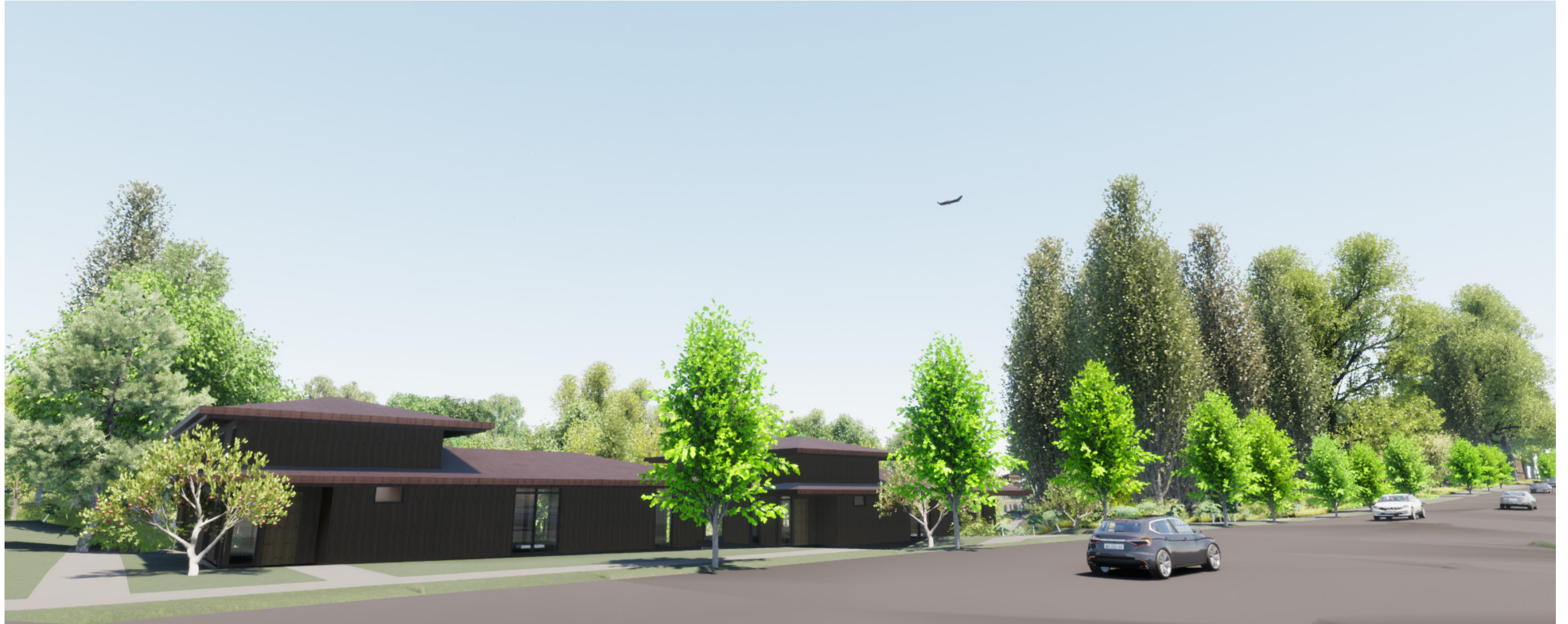
The new design:

- + Creates less paved area and more landscaping in this area of the site
- + Allows Building D-Addition to connect existing historic buildings and provide new pathways and landscape at the edge of the preserved Oak Grove
- + Will celebrate storm water management of proposed development by displaying through the creation of rain gardens north of new Building D Addition.
- + Will enhance connectivity with a bridge from the northern oak grove to the new elevated courtyard of the D Addition.
- + Provides a bridge spanning the rain gardens to offer new elevated views of the oak grove tree canopy.
- + Provides an economically viable alternative.





3D VIEWS / 41ST STREET LOOKING NORTHEAST



3D VIEWS / MEADOW LOOKING SOUTHWEST

