

AGENDA

- + Previous Meetings Recap
- + Operations and Maintenance Cost
- + Neighborhood Landscapes
- + House Details and Materials
- + 41st Street Houses
- + Wetland Houses
- + Pond Houses

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

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

TALARIS PROJECT RECAP

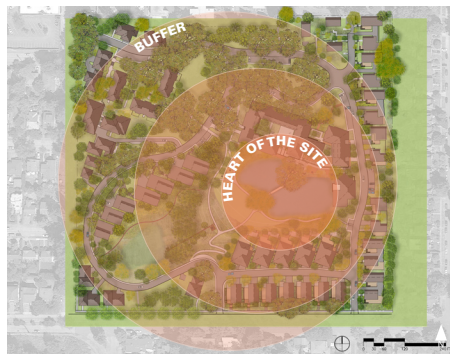
POND HOUSE



D ADDITION



HEART OF SITE



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

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

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

8/3/22 LPB Briefing:

- + Campus expansion history and removal of Phase 2 E and G Buildings
- + Balancing building and site landmarks
- + Pedestrian walk through heart of the campus video

WHAT WE HEARD

- + Owner offered to share maintenance and operating costs to add context to site development plan.
- + General understanding of need to remove Building G to balance buildings and landscape.
- + Desire to understand more about the new development homes.
- + 3D walk-throughs outlining overall conceptual site design approach was appreciated.
- + Heard variety of roof forms to create neighborhoods within site was appreciated.
- + We heard some debate over the density of the development related to number of homes.
- + 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.

- + History of the landscape design and overall tree health information was very helpful.
- + 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.

OPERATIONAL AND MAINTENANCE COST

SITE PLAN / VARIETY OF HOME TYPES WITHIN THE SITE



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

OPERATIONAL AND MAINTENANCE COSTS / ANNUAL COST DISTRIBUTION

TALARIS CAMPUS									
PROFORMA OPERATING BUDGET, YEAR 1		TOTAL		COMMERCIAL			RESIDENTIAL		
			% share	total	\$ per sq ft	% share	total	\$/yr	\$/mo
					50,000			53 units	
OPERATING EXPENSES									
UTILITIES									
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%	-	-	-
TOTAL UTILITIES		\$ 238,000	84%	\$ 198,750	3.98	16%	\$ 39,250	\$ 741	\$ 62
MAINTENANCE									
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
TOTAL MAINTENANCE		\$ 578,500	45%	\$ 260,125	5.20	55%	\$ 318,375	\$ 6,007	\$ 501
ADMINISTRATION									
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%	-	-	-
TOTAL ADMINISTRATION		\$ 480,000	90%	\$ 430,000	8.60	10%	\$ 50,000	\$ 943	\$ 79
TOTAL OPERATING EXPENSES		\$ 1,296,500	69%	\$ 888,875	17.78	31%	\$ 407,625	\$ 7,691	\$ 641
NON OPERATING EXPENSES									
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
TOTAL NON OPERATING EXPENSES		\$ 75,000	25%	\$ 18,750	0.38	75%	\$ 56,250	\$ 1,061	\$ 88
GRAND TOTAL EXPENSES		\$ 1,371,500	66%	\$ 907,625	18.15	34%	\$ 463,875	\$ 8,752	\$ 729

Operational and Maintenance Costs

- + Total site operating budget = \$1.37mm
- + Majority of costs are fixed.
- + Commercial space CAM charges = \$18.15/sf
- + HOA dues = \$729/mo
- + CAM and HOA dues at high end of market and supported by high end product.

NEIGHBORHOOD LANDSCAPES

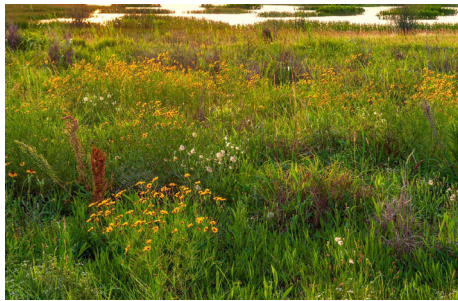
SITE PLAN / HOME NEIGHBORHOODS



Presentation Focus

1. 41st Street Neighborhood
2. Wetland Neighborhood
3. Pond Neighborhood

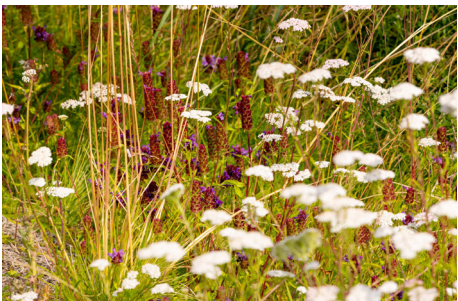
LANDSCAPE TYPOLOGIES / PLANTING SELECTIONS



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



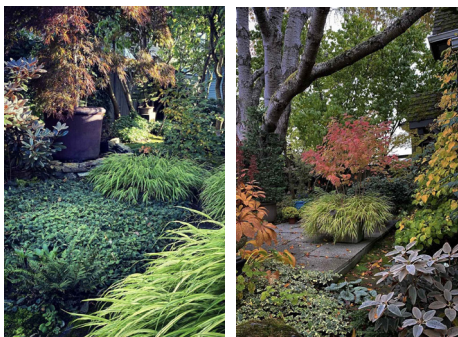
2 TURF GRASS
RETAIN OPEN SPACE. DROUGHT TOLERANT TURF GRASS. MOW MONTHLY DURING LATE SPRING TO EARLY FALL.



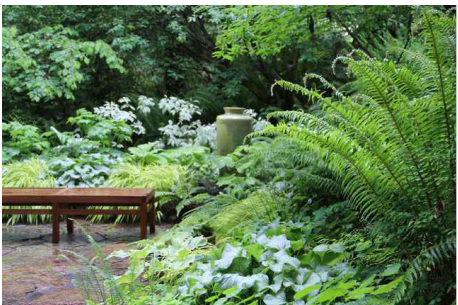
3 HABITAT MEADOW
MEADOW TO PROVIDE SEASONAL INTEREST AND HABITAT VALUE. MOW ONCE OR TWICE A YEAR.



4 MEADOW EDGE
INCREASE BIODIVERSITY OF ANIMAL SPECIES. A SERIES OF SEASONAL COLORFUL PLANTINGS THAT CREATE A TRANSITIONAL PROTECTION BETWEEN POLLINATORS AND HUMAN ENGAGEMENT. MOW ONCE OR TWICE A YEAR.



5 NORTHWEST JAPANESE
ALLUSION TO D COURTYARD. ESSENTIAL ELEMENTS INCLUDE STONE, WATER, AND PLANTS. LOOKING TO PROVIDE COLOR AND SEASONAL CHANGES. JAPANESE INSPIRED LANDSCAPES TO BE LOCATED IN SMALLER ENCLOSED PRIVATE RESIDENTIAL SPACES.



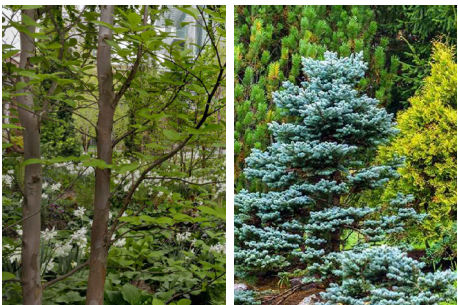
6 NORTHWEST GARDEN
INCREASE NUMBER OF NATIVE PLANT SPECIES. LAYER NATIVE EVERGREEN AND ADAPTIVE PLANTING WHICH FORMS STRUCTURE ON THE LANDSCAPE.



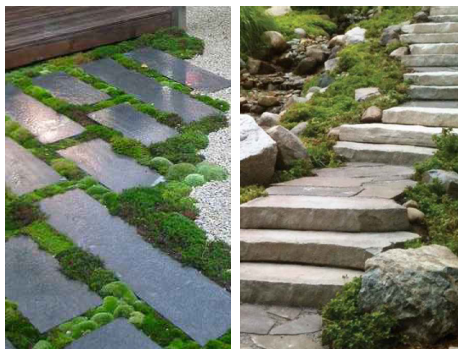
7 RAINGARDEN
MANAGE SITE STORMWATER. WATER-ACCEPTING STRUCTURED LANDSCAPE HOSTING LAYERED, LOW MAINTANCE PLANTING.



8 OAK GROVE
PRESERVE EXISTING GROVE AND ESTABLISH NEW OAK TREE CLUSTERS.



9 NORTHWEST DECIDUOUS/CONIFEROUS FOREST
PRESERVE AND INCREASE ORIGINAL TREE LIST. LAYERED PLANTING TO CREATE FILTERED VIEWS THROUGH THE LANDSCAPE. PLANTINGS INCLUDE LARGE CANOPIES, SUBLAYER OF SHRUBS, AND LOW GROUND COVER.



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






11 DECK
MINIMALIST PLATFORM DECKING.













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

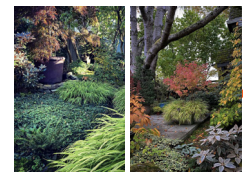
LANDSCAPE TYPOLOGIES / PLANTING CONCEPTS

TREE LEGEND:

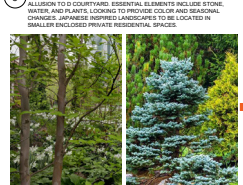
	EXISTING TREE FOR RETENTION OR POSSIBLE RETENTION.
	PROPOSED OPEN SPACE/BUFFER
	PROPOSED LOT TREES

HATCH LEGEND:

	WETLAND
	EMERGENT
	TURF GRASS
	HABITAT MEADOW
	MEADOW EDGE
	NORTHWEST JAPANESE
	NORTHWEST GARDEN
	RAINGARDEN
	OAK GROVE
	NORTHWEST CONIFEROUS FOREST



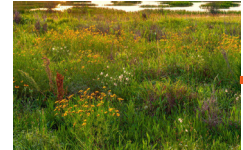
5 NORTHWEST JAPANESE



9 NORTHWEST DECIDUOUS/CONIFEROUS FOREST



2 TURF GRASS



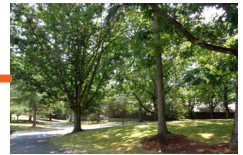
1 WETLAND/EMERGENT



3 HABITAT MEADOW



11 DECK



8 OAK GROVE



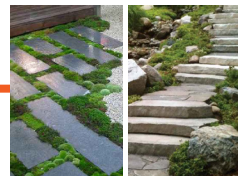
12 WALL



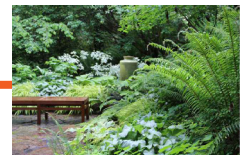
7 RAINGARDEN



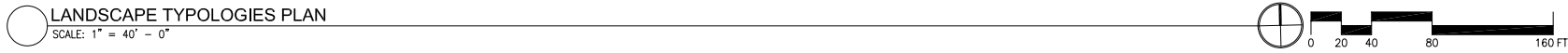
4 MEADOW EDGE



10 PAVERS/GARDEN STEPS








6 NORTHWEST GARDEN



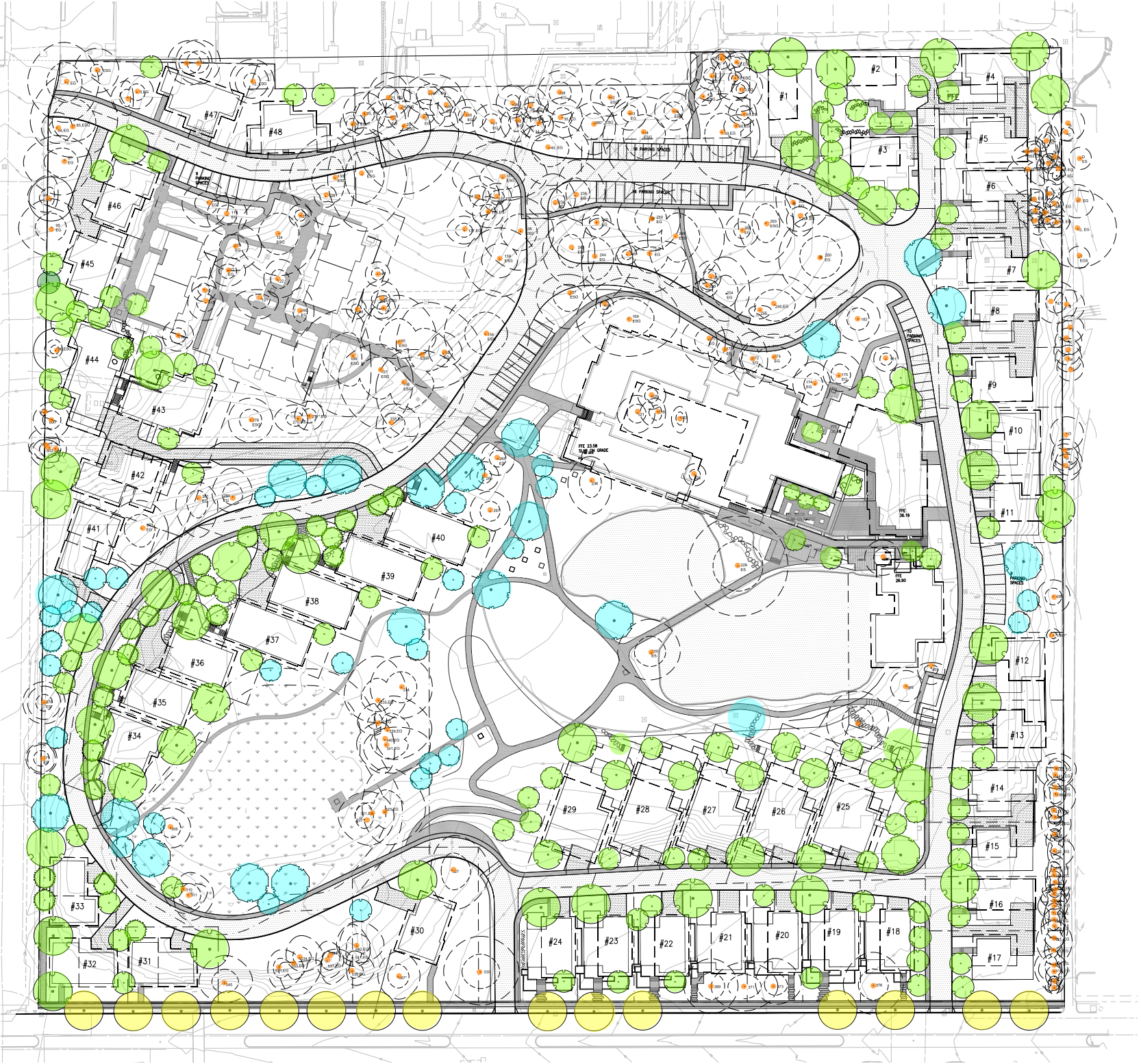
LANDSCAPE TYPOLOGIES / TREE SELECTIONS

TREE SCHEDULE

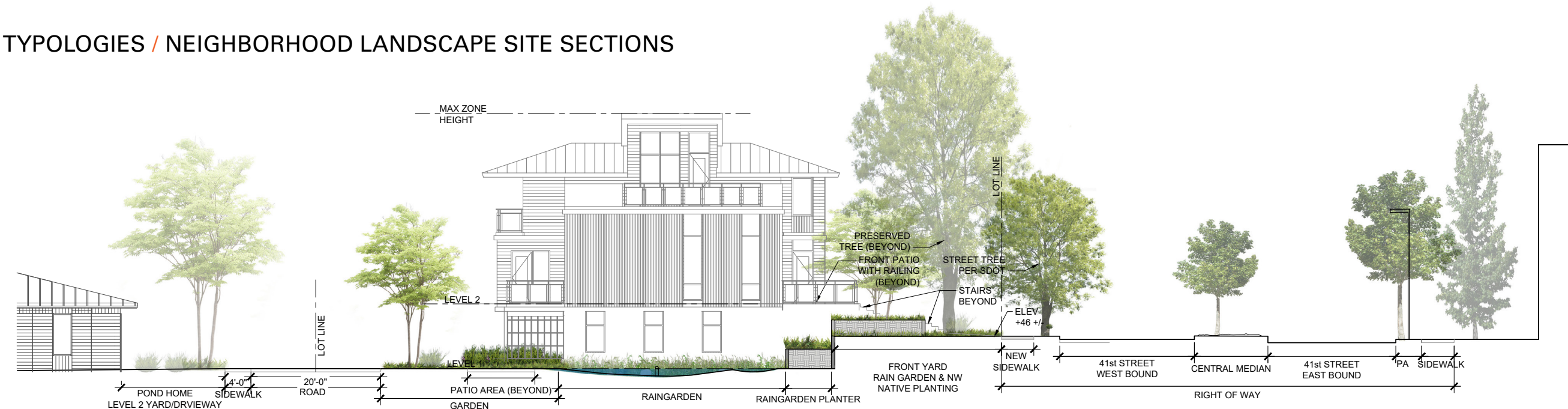
SYMBOL	DESCRIPTION	QUANTITY
	EXISTING TREE FOR RETENTION OR POSSIBLE RETENTION.	REF. TREE RETENTION PLAN
	PROPOSED STREET TREE ALONG NE 41st STREET	15
	PROPOSED OPEN SPACE/BUFFER TREES	39
	PROPOSED LOT TREES	152
	PROPOSED SITE TREES IN WETLAND	REF. TO CRITICAL AREA STUDY FOR TREE QUANTITIES AND SPACING

TREE LIST

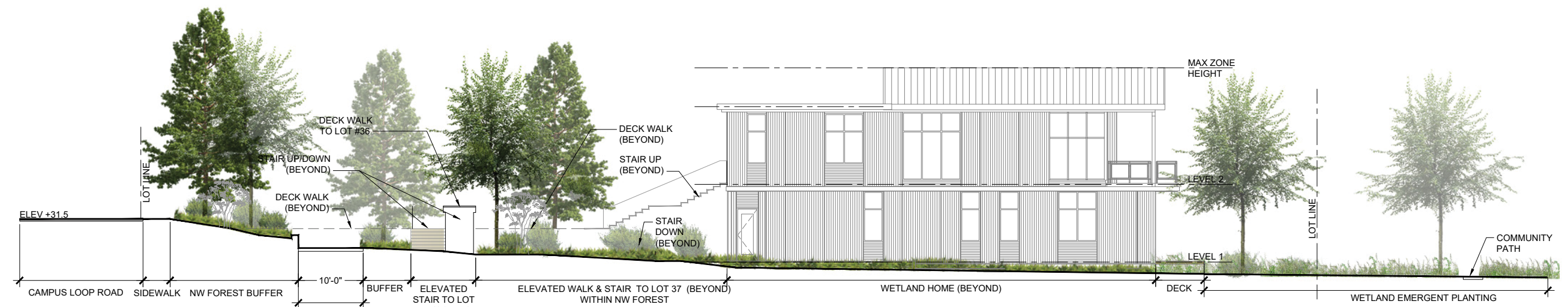
STREET TREES ALONG NE 41st ST		
SCIENTIFIC NAME	COMMON NAME	NOTES
LIRIODENDRON TULIPIFERA	TULIP POPLAR	SDOT APPROVED STREET TREE
BUFFER & SITE TREES		
ACER CIRCINATUM	VINE MAPLE	NATIVE
FRAXINUS LATIFOLIA	OREGON ASH	NATIVE
MALUS FUSCA	CRABAPPLE	NATIVE
METASEQUOIA GLYPTOSTROBODES	DAWN REDWOOD	IN KEEPING WITH LANDMARKED DESIGN
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	NATIVE, CA STOCK FOR RESILIENCY
QUERCUS GARRYANA	OREGON OAK	NATIVE
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	WEST COAST NATIVE, FOR RESILIENCY
QUERCUS RUBRA	RED OAK	IN KEEPING WITH LANDMARKED DESIGN
RHAMNUS PURSHIANA	CASCARA BUCKTHORN	NATIVE
TAXODIUM MUCRONATUM	MONTEZUMA CYPRESS	SPECIMEN TREE
TSUGA HETEROPHYLLA	WESTERN HEMLOCK	NATIVE
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	WEST COAST NATIVE, FOR RESILIENCY
LOT TREES		
ACER CIRCINATUM	VINE MAPLE	NATIVE
Carpinus japonica	Japanese Hornbeam	IN KEEPING WITH LANDMARKED DESIGN
Cercis chinensis	Chinese Redbud	IN KEEPING WITH LANDMARKED DESIGN
Chionanthus retusus	Chinese Fringe Tree	IN KEEPING WITH LANDMARKED DESIGN
Cornus 'starlight'	STARLIGHT DOGWOOD	HYBRID OF NATIVE AND KOREAN SPECIES
Quercus chrysolepis	Canyon Live Oak	WEST COAST NATIVE, FOR RESILIENCY
QUERCUS GARRYANA	OREGON OAK	NATIVE
QUERCUS RUBRA	RED OAK	IN KEEPING WITH LANDMARKED DESIGN
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	WEST COAST NATIVE, FOR RESILIENCY



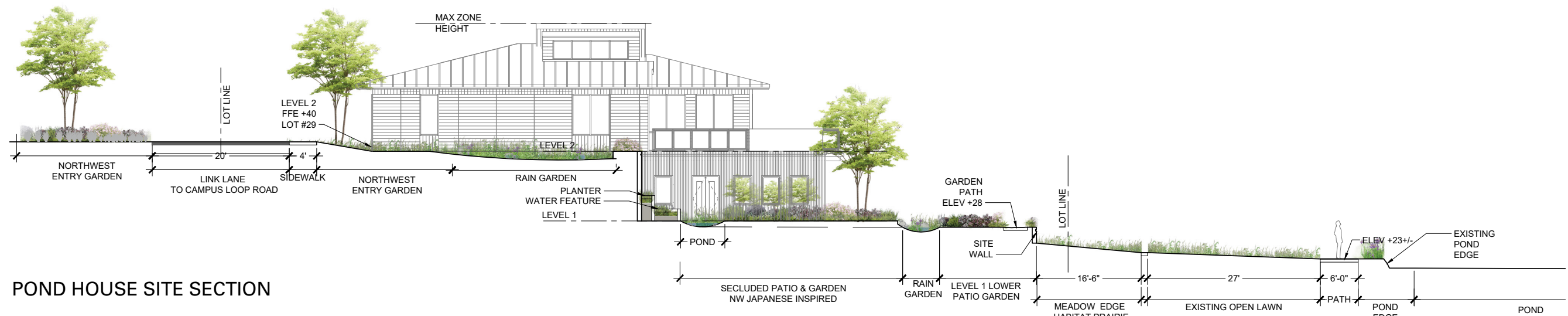
LANDSCAPE TYPOLOGIES / NEIGHBORHOOD LANDSCAPE SITE SECTIONS



41ST STREET HOUSE SITE SECTION



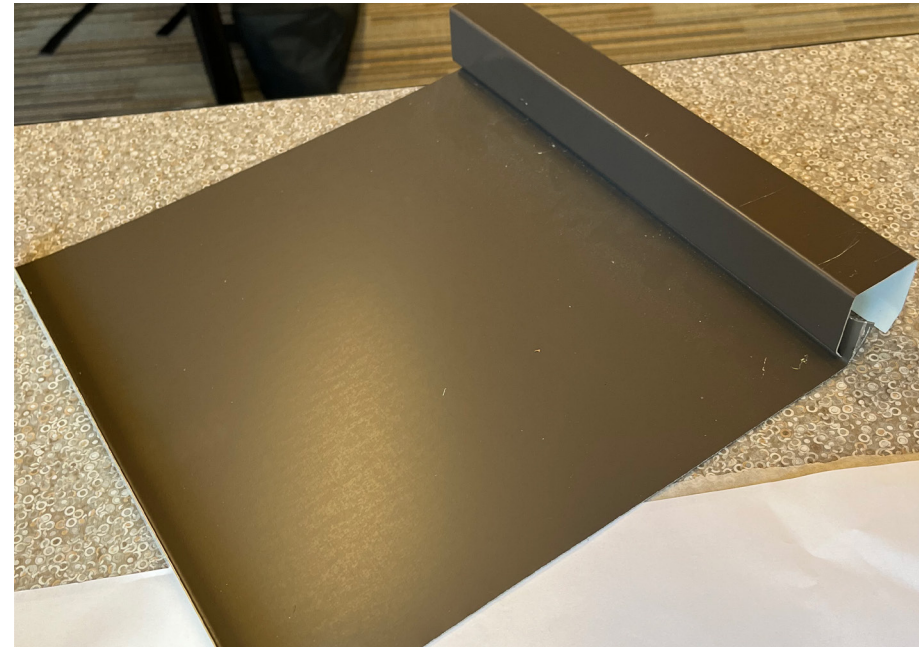
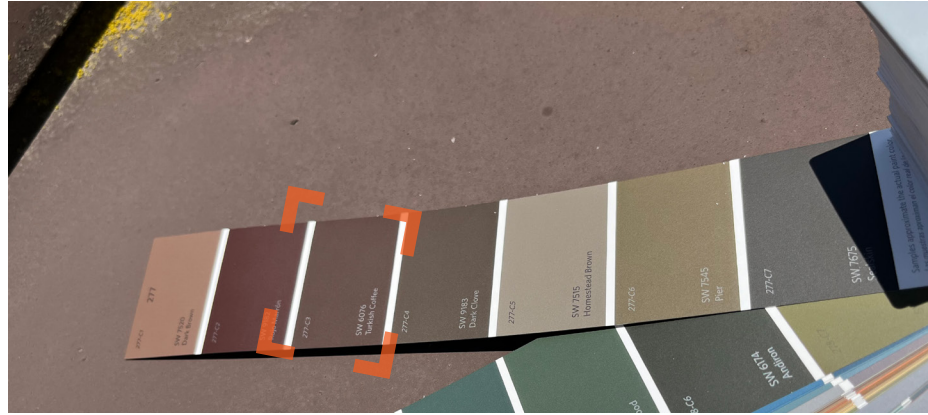
WETLAND HOUSE SITE SECTION



POND HOUSE SITE SECTION

TYPICAL SINGLE FAMILY HOME DETAILS AND MATERIALS

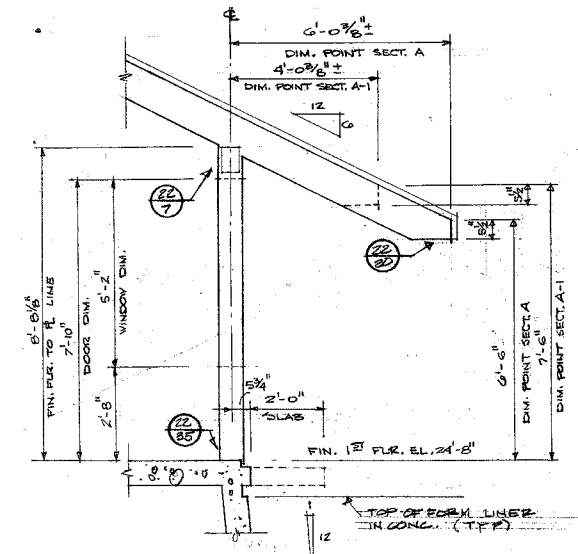
TYPICAL SINGLE FAMILY HOME / ROOF DETAILS AND MATERIALS



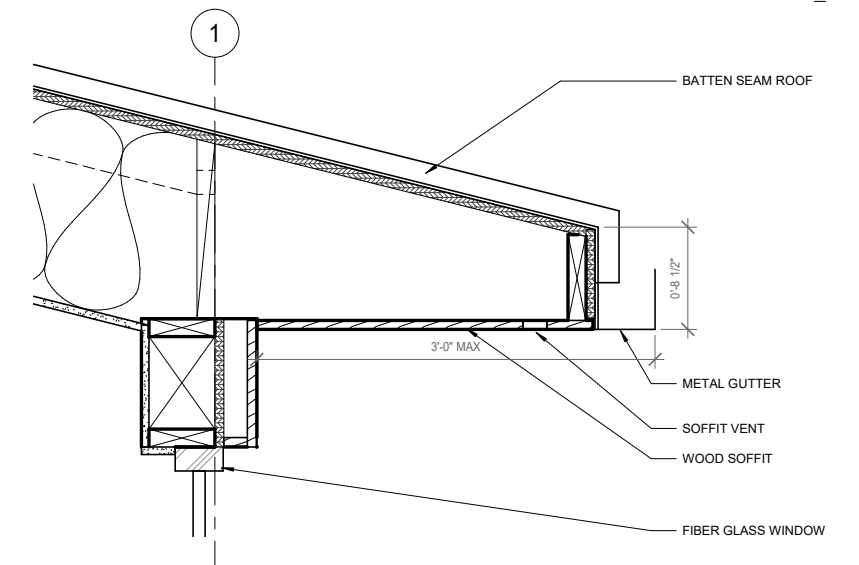
Single Family Home Roof Details:

Preliminary Replacement Roofing/Flashing System Options

Metal Sales box-batten 1-1/2" x 1-1/2" Metal
Panel Roof System in color Mansard Brown to
match existing



EXISTING EAVE DETAIL - BUILDING D



PROPOSED ROOF EAVE DETAIL

TYPICAL SINGLE FAMILY HOME / WINDOW DETAILS AND MATERIALS

SW 6991

Black Magic

Interior / Exterior

Location Number: 251-C3



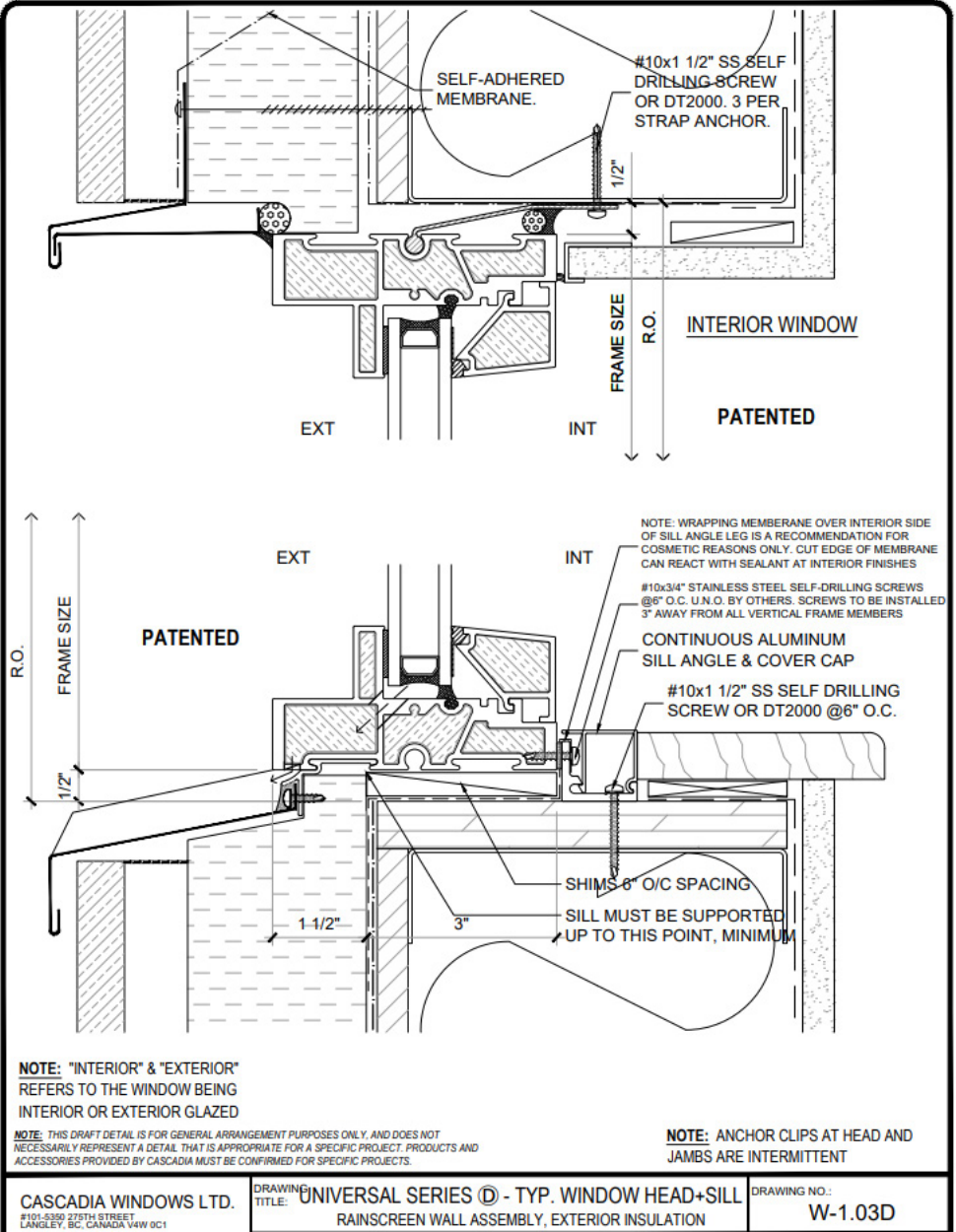
Single Family Home Window Details:

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

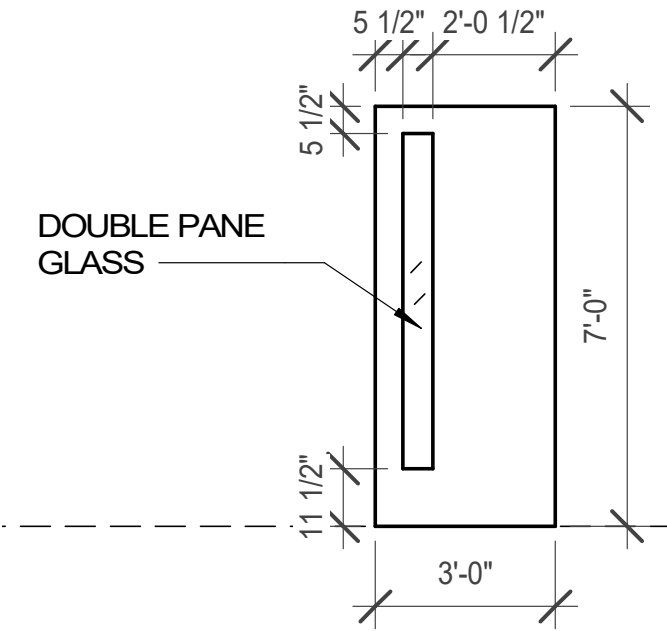


TYPICAL SINGLE FAMILY HOME / DOOR DETAILS AND MATERIALS

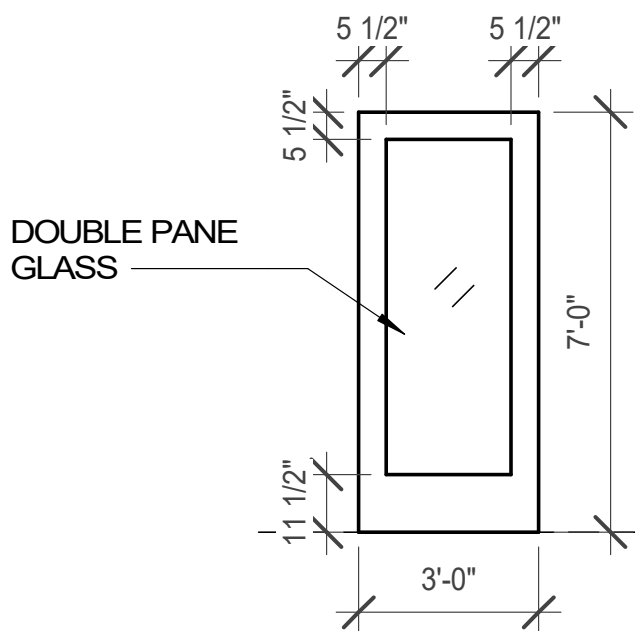


Single Family Home Door Details:

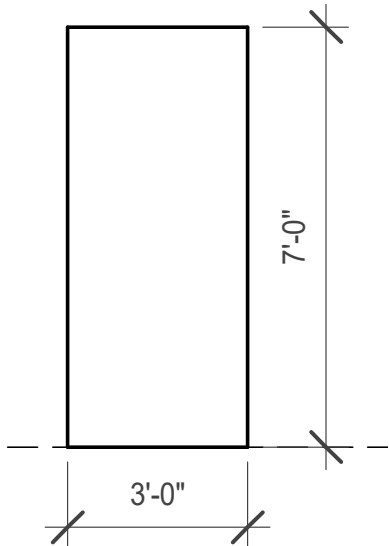
- 1. ENTRY DOORS SHALL BE SIMPSON MODEL 49908 OR SIMILAR WITH WOOD VENEER AND STAIN AND LACQUER OR PAINT FINISH.
- 2. STILE AND RAIL DOORS SHALL BE SIMPSON MODEL 4976 OR SIMILAR IN WOOD VENEER WITH STAIN AND LACQUER FINISH. OR CASCADIA FIBERGLASS, BLACK.
- 3. EXTERIOR DOORS SHALL BE SIMPSON MODEL 49900 OR SIMILAR WITH WOOD VENEER AND STAIN AND LACQUER OR PAINT FINISH. OR CASCADIA FIBERGLASS, BLACK.
- 4. EXTERIOR DOORS - CASCADIA FIBERGLASS STOREFRONT, BLACK.



1. NARROW LITE FRONT DOOR



2&4. STILE AND RAIL

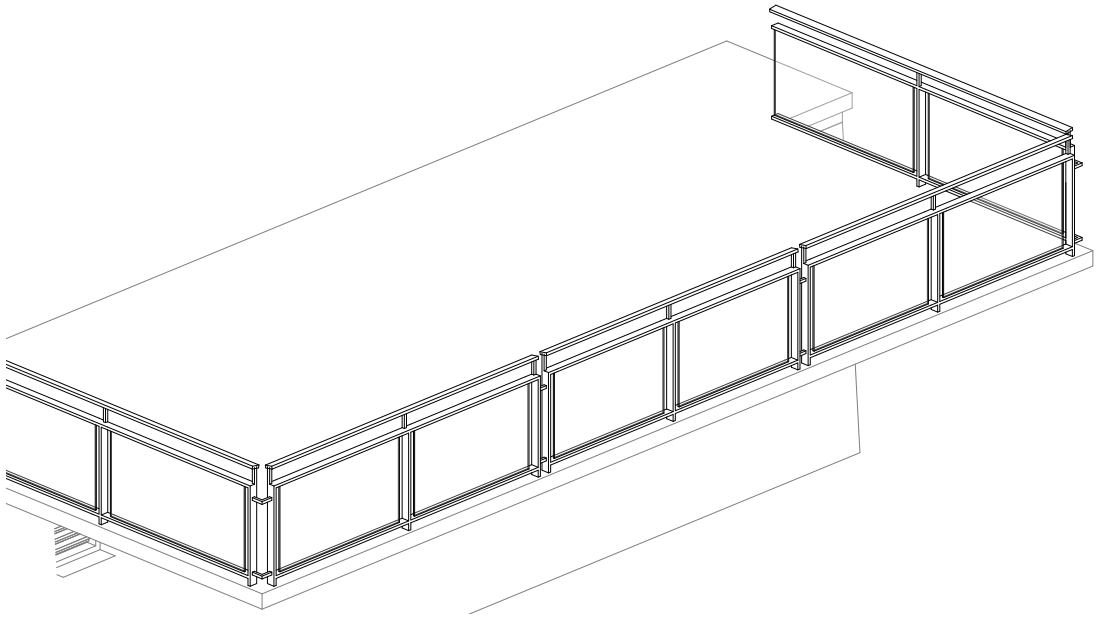


3. FLUSH

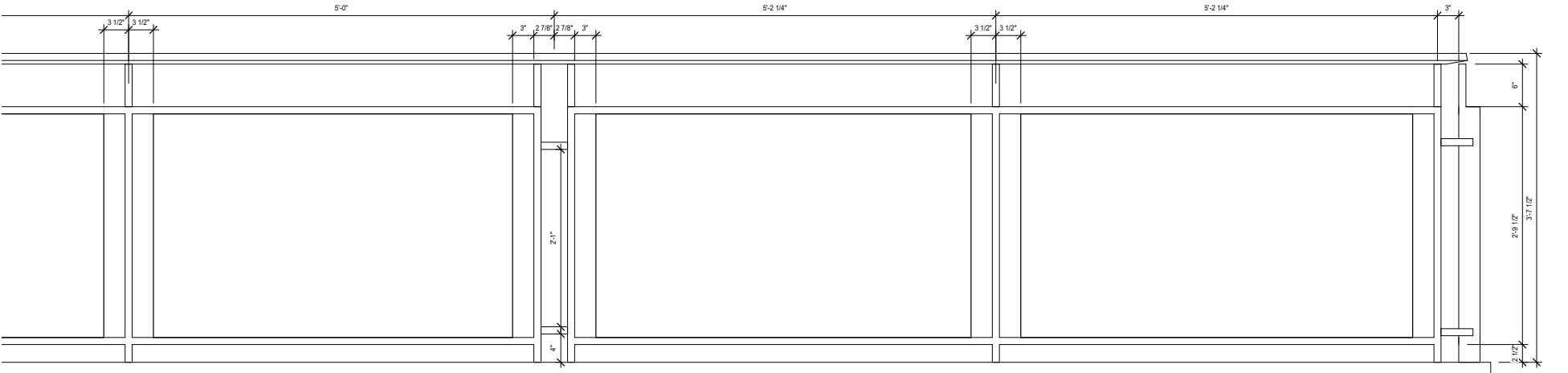
TYPICAL SINGLE FAMILY HOME / RAILINGS



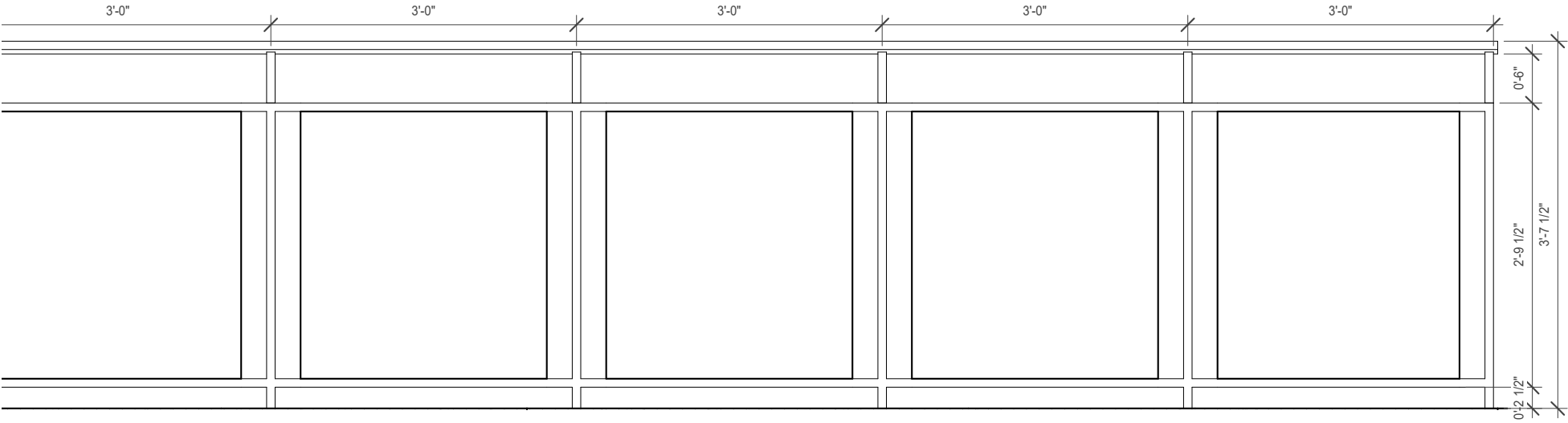
BUILDING D - EXISTING



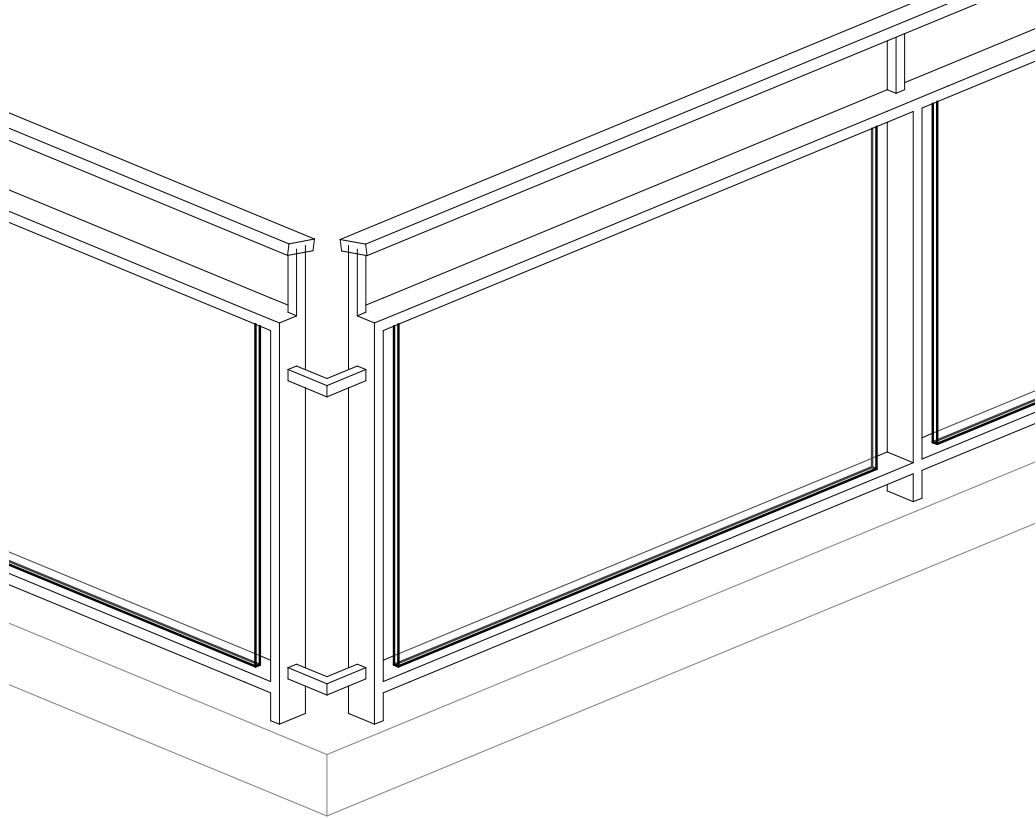
BUILDING D - NEW RAILING AT LOOK OUT



BUILDINGS D, D ADDITION & F RAILINGS



SINGLE FAMILY HOME RAILINGS



BUILDING D - NEW RAILING CORNER

TALARIS SINGLE FAMILY HOME / EXISTING FINISH PALETTE

EXISTING BUILDINGS

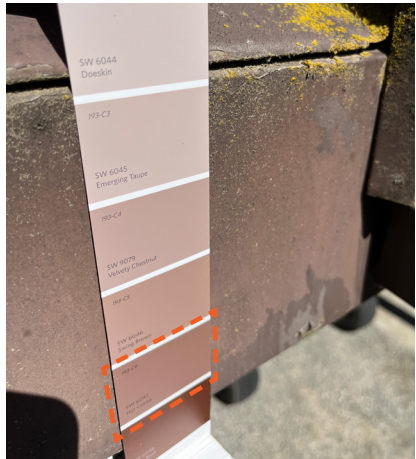
ROOF COLOR

SW 6047

Hot Cocoa

Interior / Exterior

Location Number: 193-C6



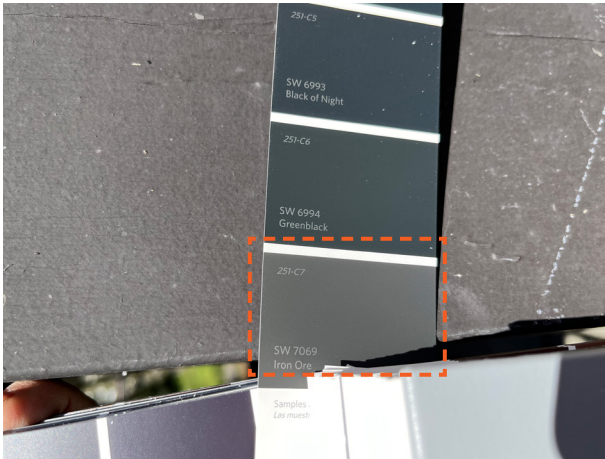
FRAME/TRIM/COLUMN/RAILING

SW 7069

Iron Ore

Interior / Exterior

Location Number: 251-C7



PAINTED CEDAR SIDING

SW 7053

Adaptive Shade

Interior / Exterior

Location Number: 246-C5

SW 6200

Link Gray

Interior / Exterior

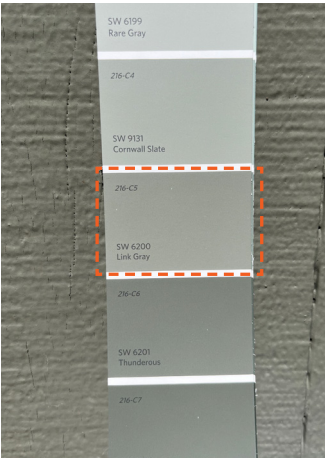
Location Number: 216-C5

SW 7029

Agreeable Gray

Interior / Exterior

Location Number: 243-C1



PRELIMINARY PROPOSAL
FROM 3/11/22 ARC MEETING

SW 6076

Turkish Coffee

Interior / Exterior

Location Number: 277-C3

SW 6991

Black Magic

Interior / Exterior

Location Number: 251-C3

SW 9570

Ironclad

Interior / Exterior

TYPICAL SINGLE FAMILY HOME / PROPOSED 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 Weathered Copper (W50)</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 FINISH PALETTE

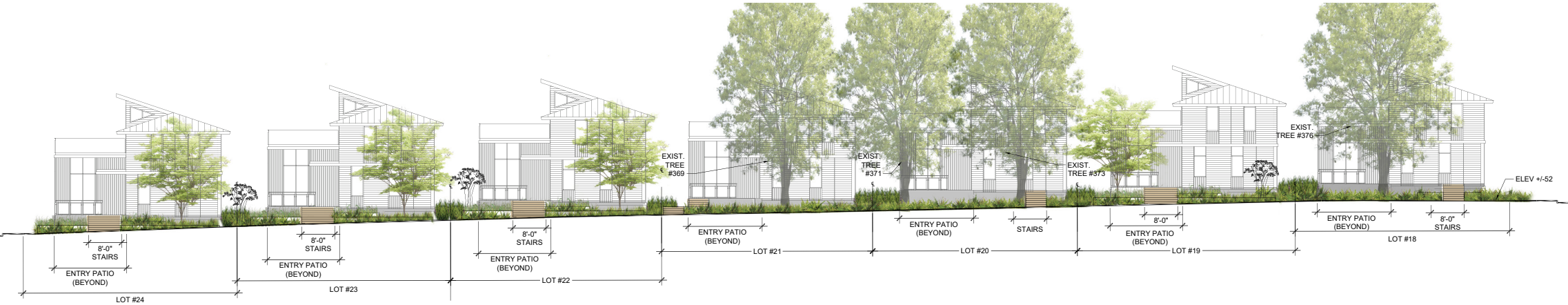
	ROOF COLOR	FRAME/TRIM/COLUMN/RAILING	PAINTED SIDING	ACCENTS/ DOORS
SCHEME 3	<div>Metal Sales Matte Black (106)</div>	<div>SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7</div>	<div>SW 7054 Oak Leaf Brown Interior / Exterior Location Number: 246-C6</div>	<div></div>
SCHEME 4	<div>Metal Sales 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>

41ST STREET HOUSES

41ST STREET HOUSES / BALANCING THE STREET PRESENCE AND BUFFERTO SITE



1 41ST HOMES - SITE PLAN
SCALE: 1/10" = 1' - 0"



2 41ST HOMES - SECTION ELEVATION LOOKING NORTH
SCALE: 1/10" = 1' - 0"

41st Street Houses:

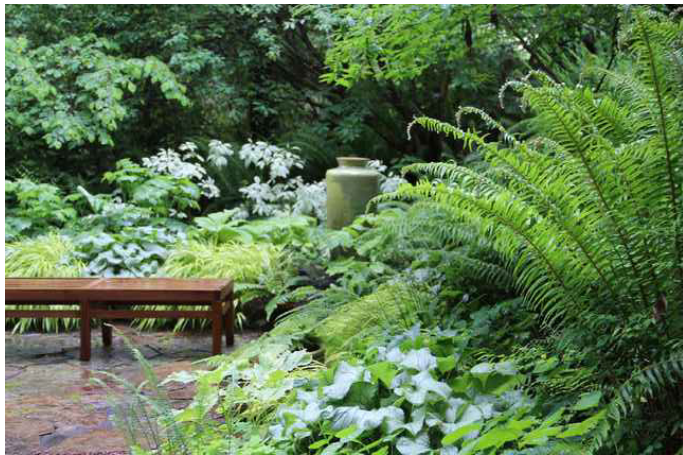
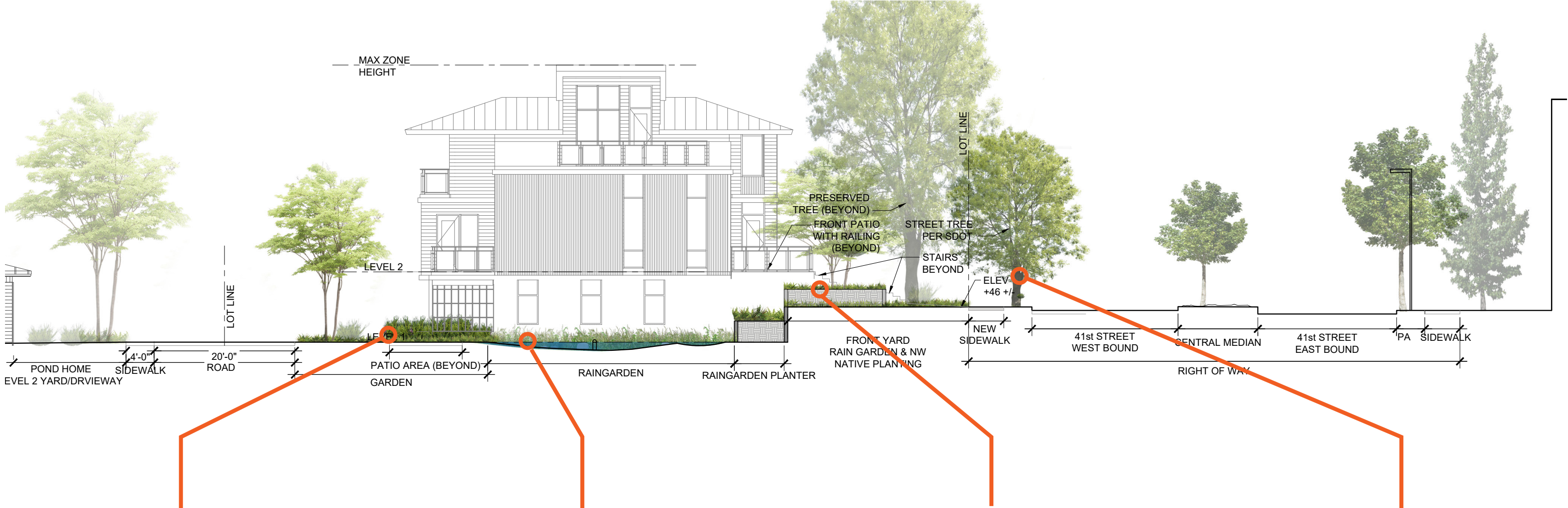
- + Create a buffer to heart of the site
- + Rehabilitate and enhance Japanese influenced garden design
- + Potential Attached Accessory Dwelling Units for cost viability and passive income potential
- + View from entry drive experience preserved by maintaining the existing tree grove

Planting Goals

- + Maintain the aesthetic and spirit of the original planting design
- + Pacific Rim plant palette
- + Strengthen the presence on 41st Street



41ST STREET HOUSES / LANDSCAPE CONCEPTS



NORTHWEST GARDEN
INCREASE NUMBER OF NATIVE PLANT SPECIES. LAYER NATIVE EVERGREEN AND ADAPTIVE PLANTING WHICH FORMS STRUCTURE ON THE LANDSCAPE.



RAIN GARDEN
MANAGE SITE STORMWATER, WATER-ACCEPTING STRUCTURED LANDSCAPE HOSTING LAYERED, LOW MAINTENANCE PLANTING.

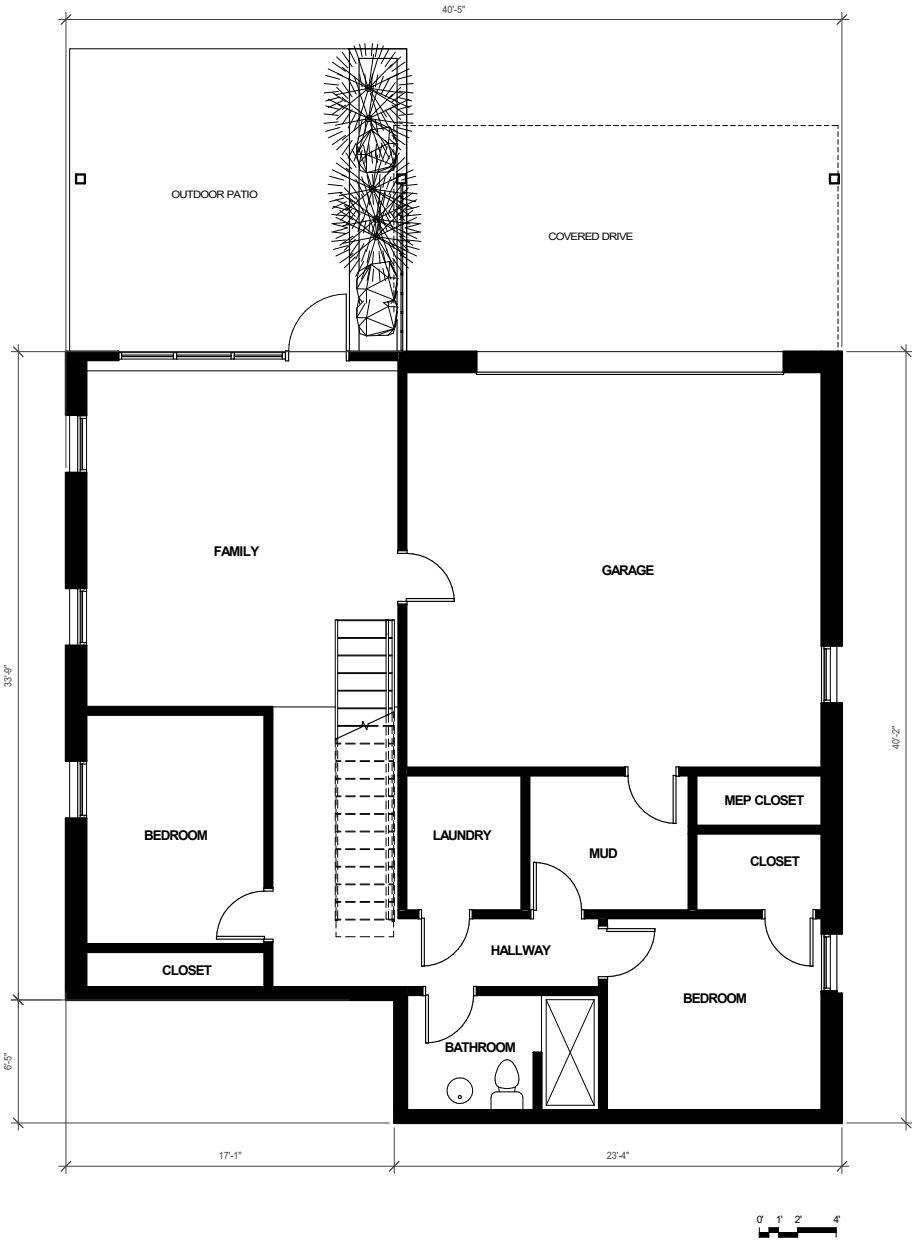


NORTHWEST JAPANESE
ALLUSION TO D COURTYARD, ESSENTIAL ELEMENTS INCLUDE STONE, WATER, AND PLANTS, LOOKING TO PROVIDE COLOR AND SEASONAL CHANGES. JAPANESE INSPIRED LANDSCAPES TO BE LOCATED IN SMALL ENCLOSED PRIVATE RESIDENTIAL SPACES.

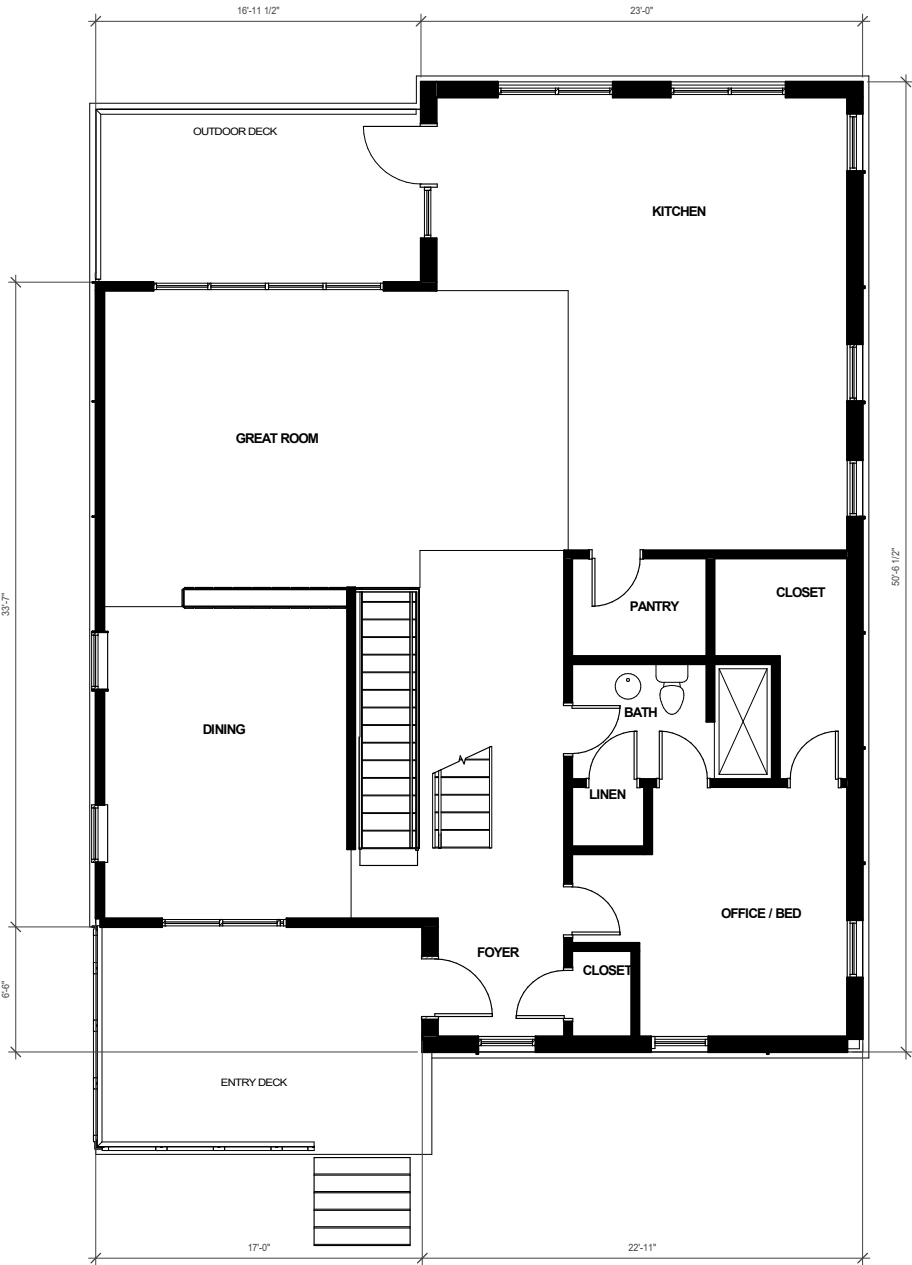


OAK GROVE
PRESERVE EXISTING GROVE AND ESTABLISH NEW OAK TREE CLUSTERS.

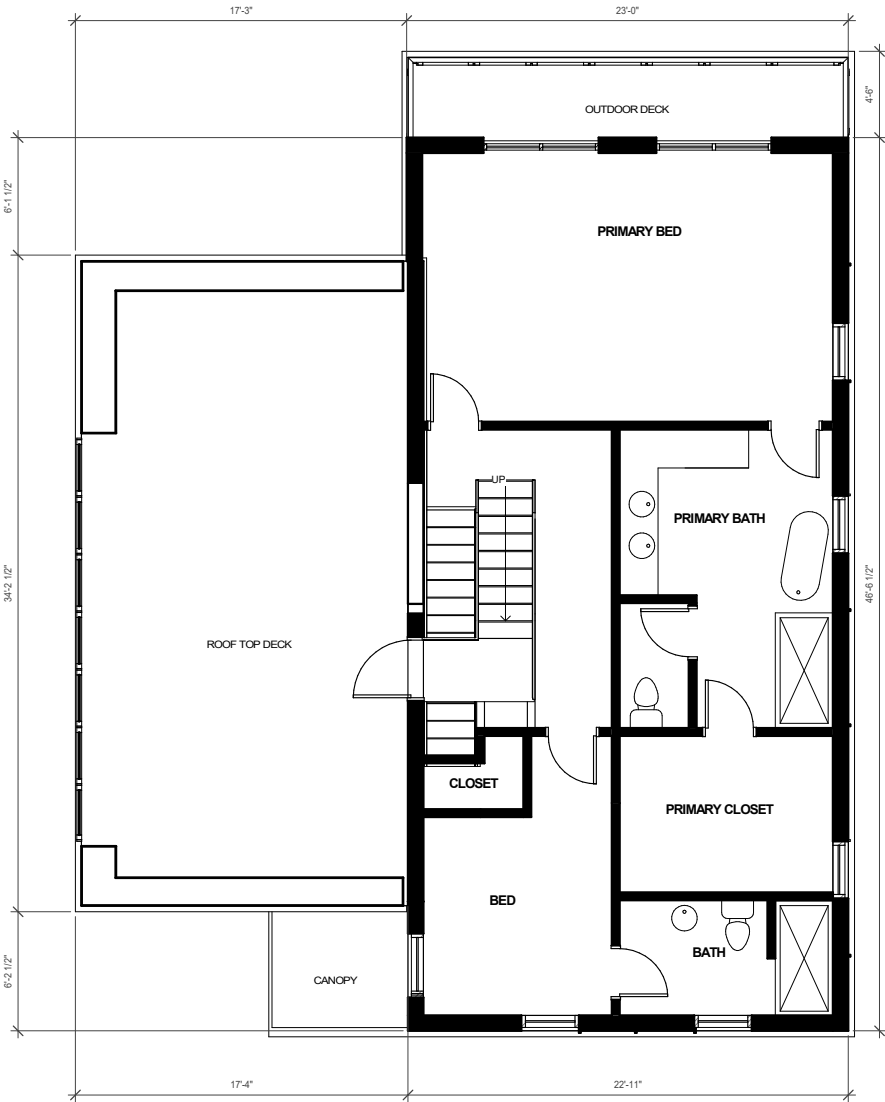
41ST STREET HOUSES / FLOOR PLANS



LEVEL 1

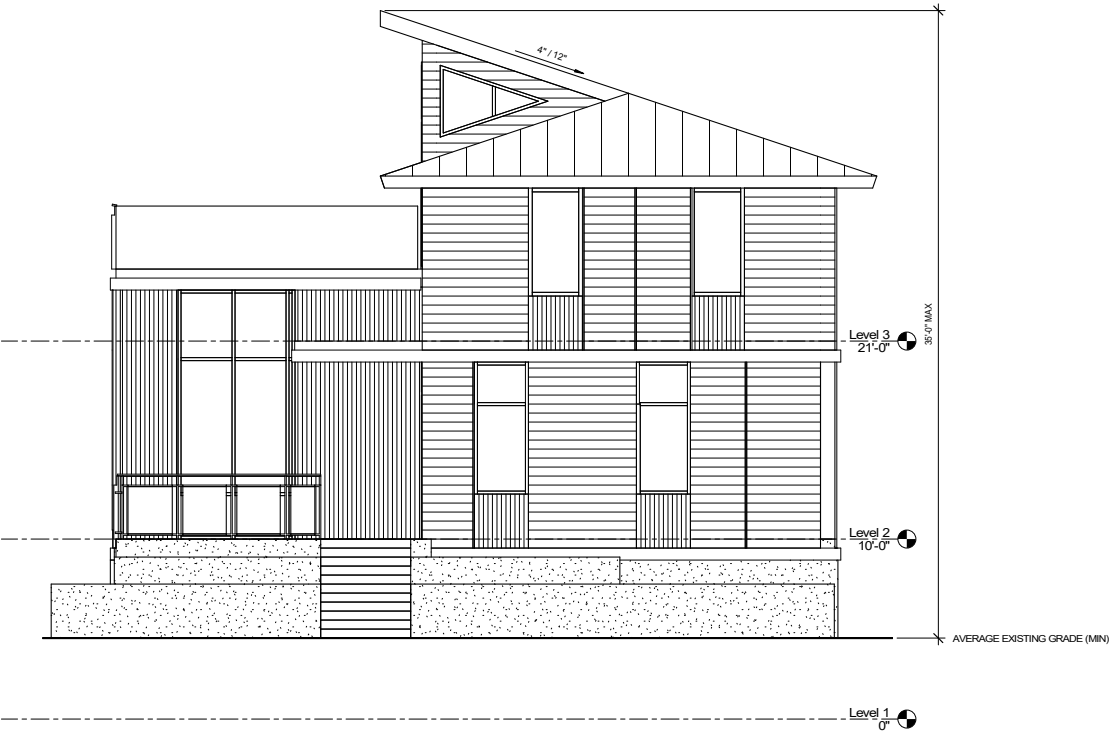


LEVEL 2



LEVEL 3

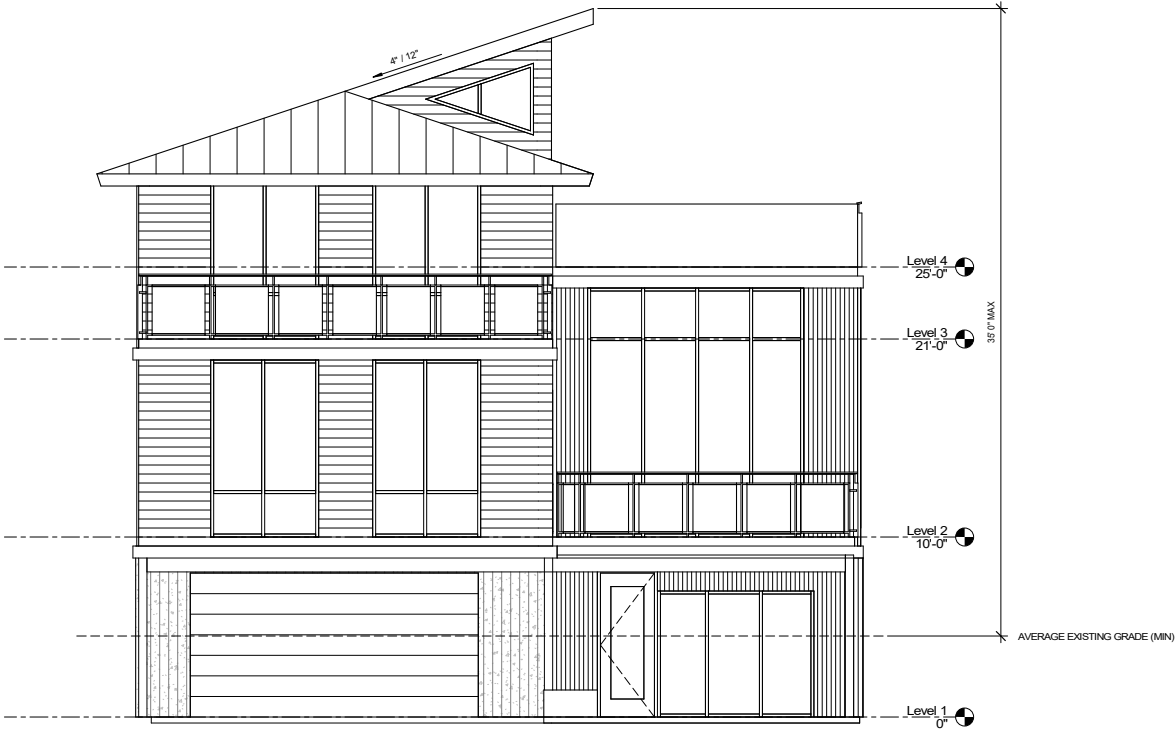
41ST STREET HOUSES / ELEVATIONS



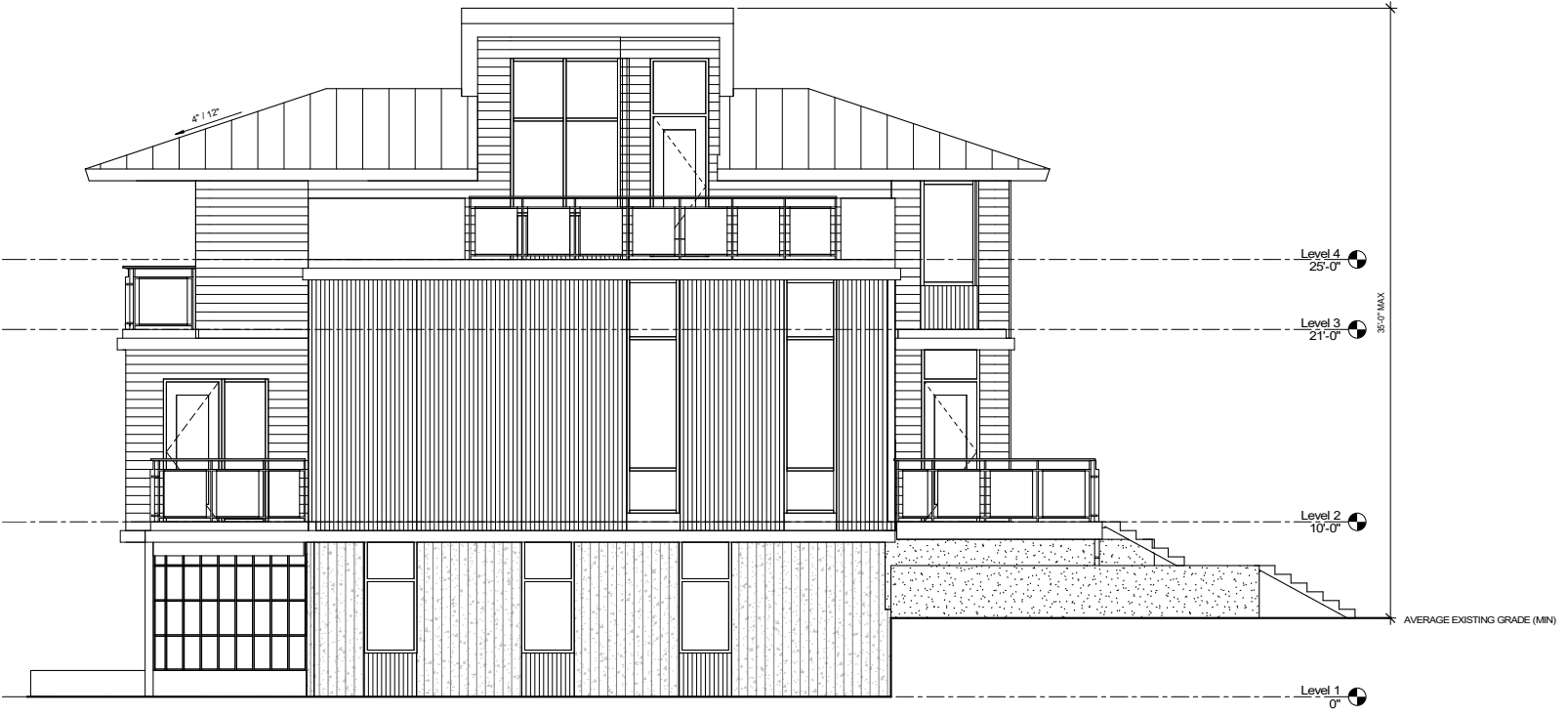
SOUTH ELEVATION



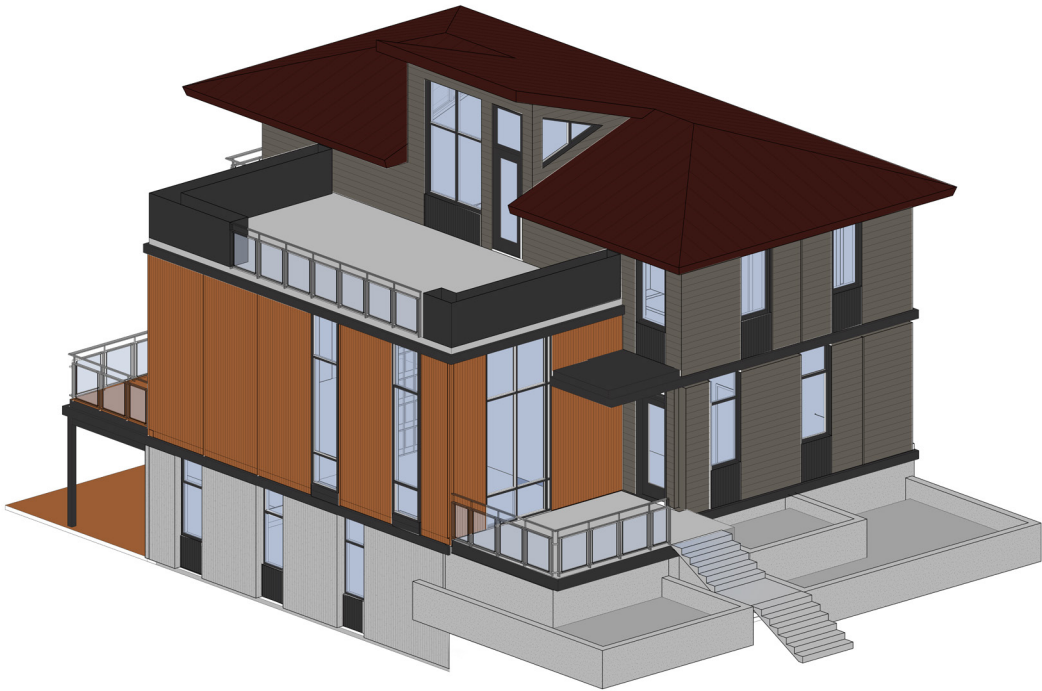
EAST ELEVATION



NORTH ELEVATION

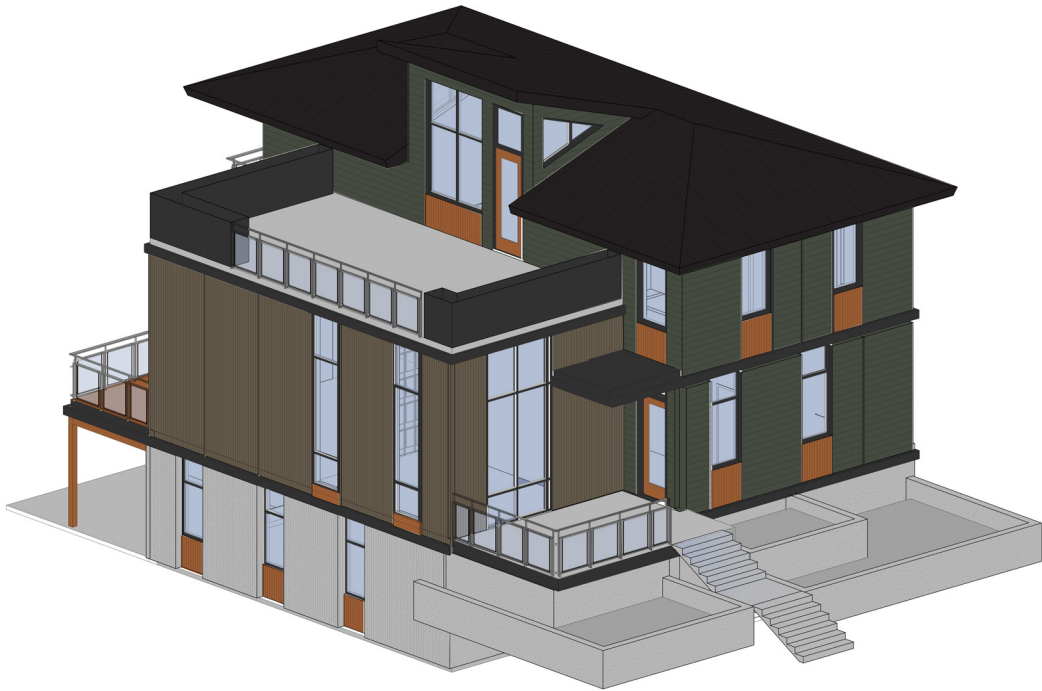


WEST ELEVATION



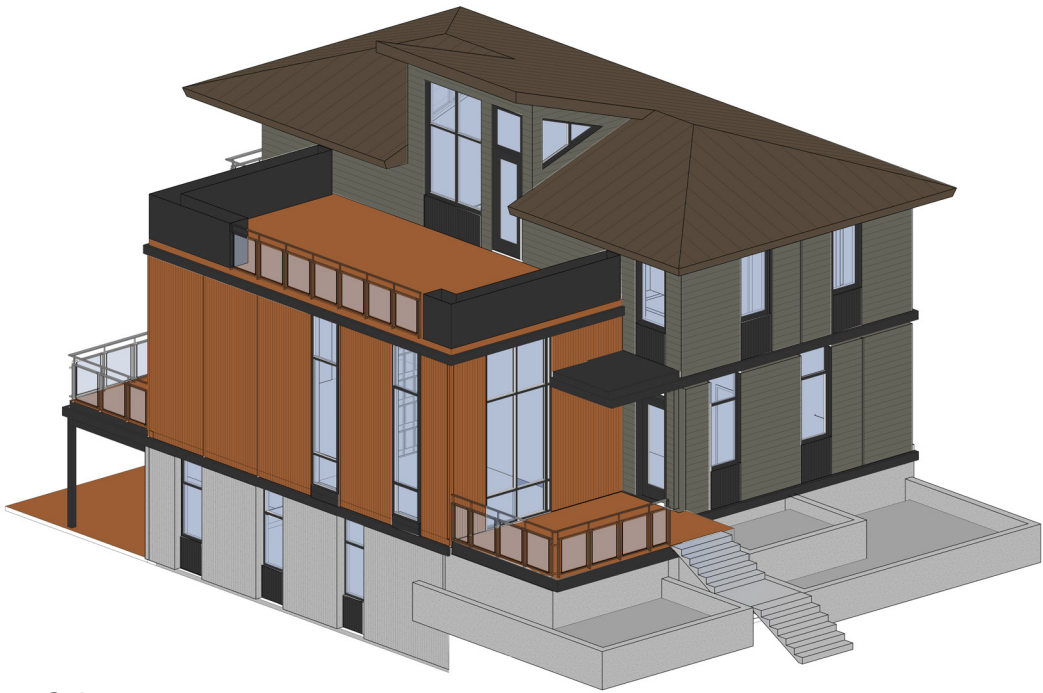
- Roof Material:
Metal Sides
Matte Black (106)
- Trim Color:
Sherwin Williams
Black Magic (6991)
- Facade Color:
Sherwin Williams
Iron Clad
- Trim/Accent Material:
Wood Siding
- Concrete

Scheme 1



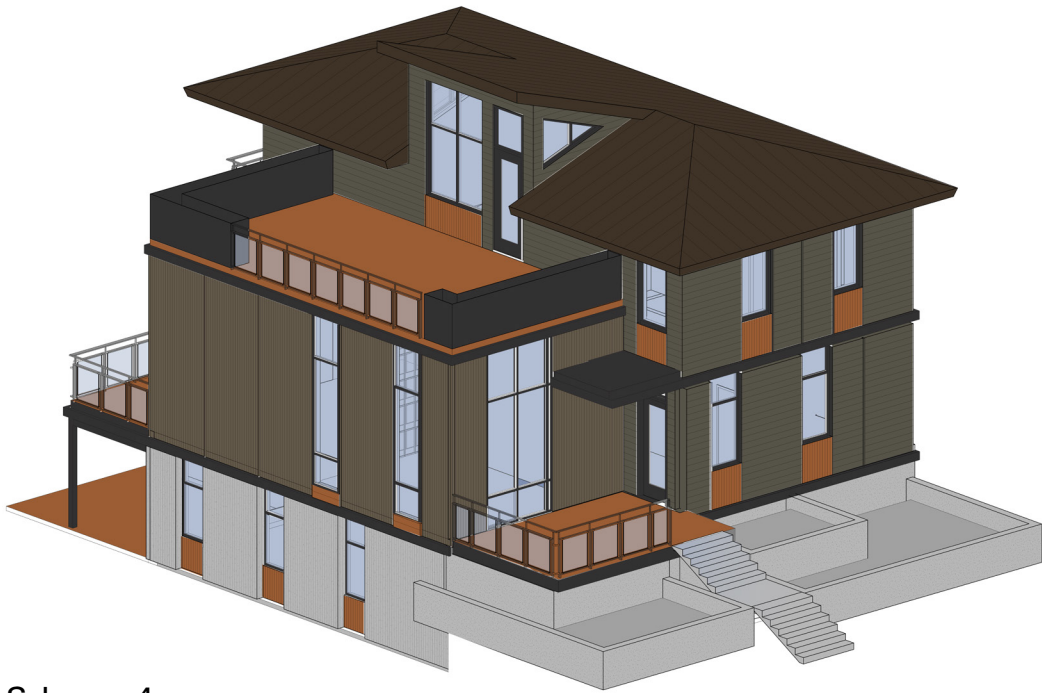
- Roof Material:
Metal Sides
Matte Black (106)
- Trim Color:
Sherwin Williams
Black Magic (6991)
- Facade Color:
Sherwin Williams
Foxhall Green
- Accent Color:
Sherwin Williams
Oak Leaf Brown
- Concrete

Scheme 2



- Roof Material:
Metal Sides
Weathered Copper
- Trim Color:
Sherwin Williams
Black Magic
- Facade Color:
Sherwin Williams
Cast Iron
- Trim/Accent Material:
Wood Siding
- Concrete

Scheme 3



- Roof Material:
Metal Sides
Dark Bronze
- Trim Color:
Sherwin Williams
Black Magic
- Facade Color:
Sherwin Williams
Roxcroft Bronze Green
- Accent Color:
Sherwin Williams
Oak Leaf Brown
- Concrete

Scheme 4

WETLAND HOUSES

WETLAND HOUSES / LANDSCAPE NEIGHBORHOOD PLAN AND ELEVATION



1 WETLAND HOMES - SITE PLAN
SCALE: 1/10" = 1' - 0"



2 WETLAND HOMES SECTION ELEVATION LOOKING EAST FROM CAMPUS LOOP ROAD
SCALE: 1/8" = 1' - 0"

Wetland Houses:

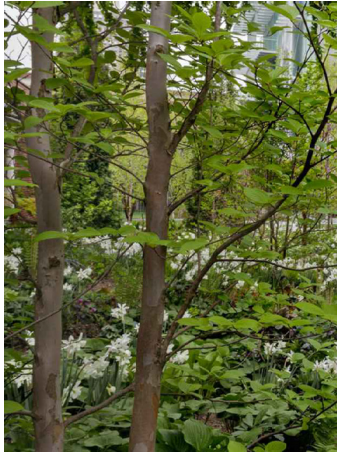
- + Create an edge buffer of native trees to enhance recessive nature of homes
- + Provide elevated entry walks and stairs through forest buffer to main level of homes.

Planting Goals

- + Deciduous and coniferous Northwest forest
- + Increase biodiversity and resilience
- + Anticipate a changing climate
- + Increase Wildlife habitat
- + Restore wetland



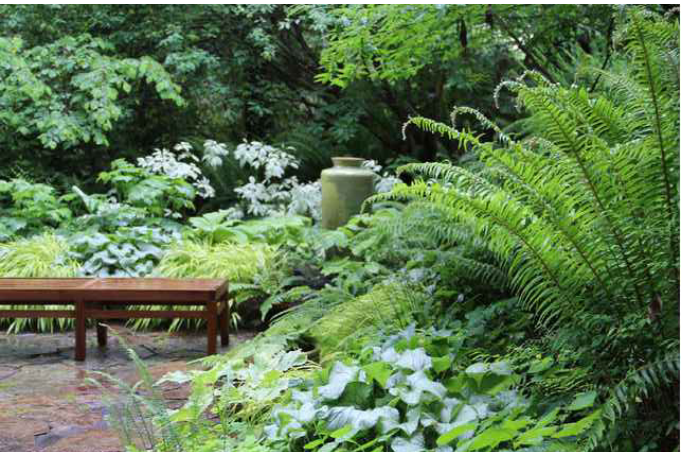
WETLAND HOUSES / LANDSCAPE SECTION AND CONCEPTS



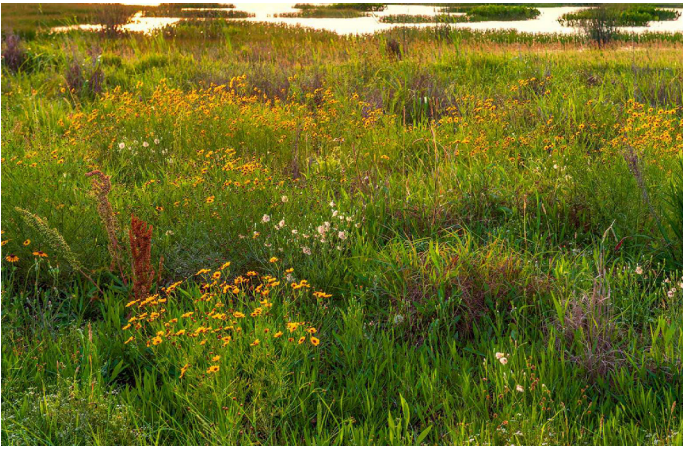
NORTHWEST DECIDUOUS/CONIFEROUS FOREST
PRESERVE AND INCREASE ORIGINAL TREE LIST. LAYERED PLANTING TO CREATE FILTERED VIEWS THROUGH THE LANDSCAPE. PLANTINGS INCLUDE LARGE CANOPIES, SUBLAYER OF SHRUBS, AND LOW GROUND COVER.



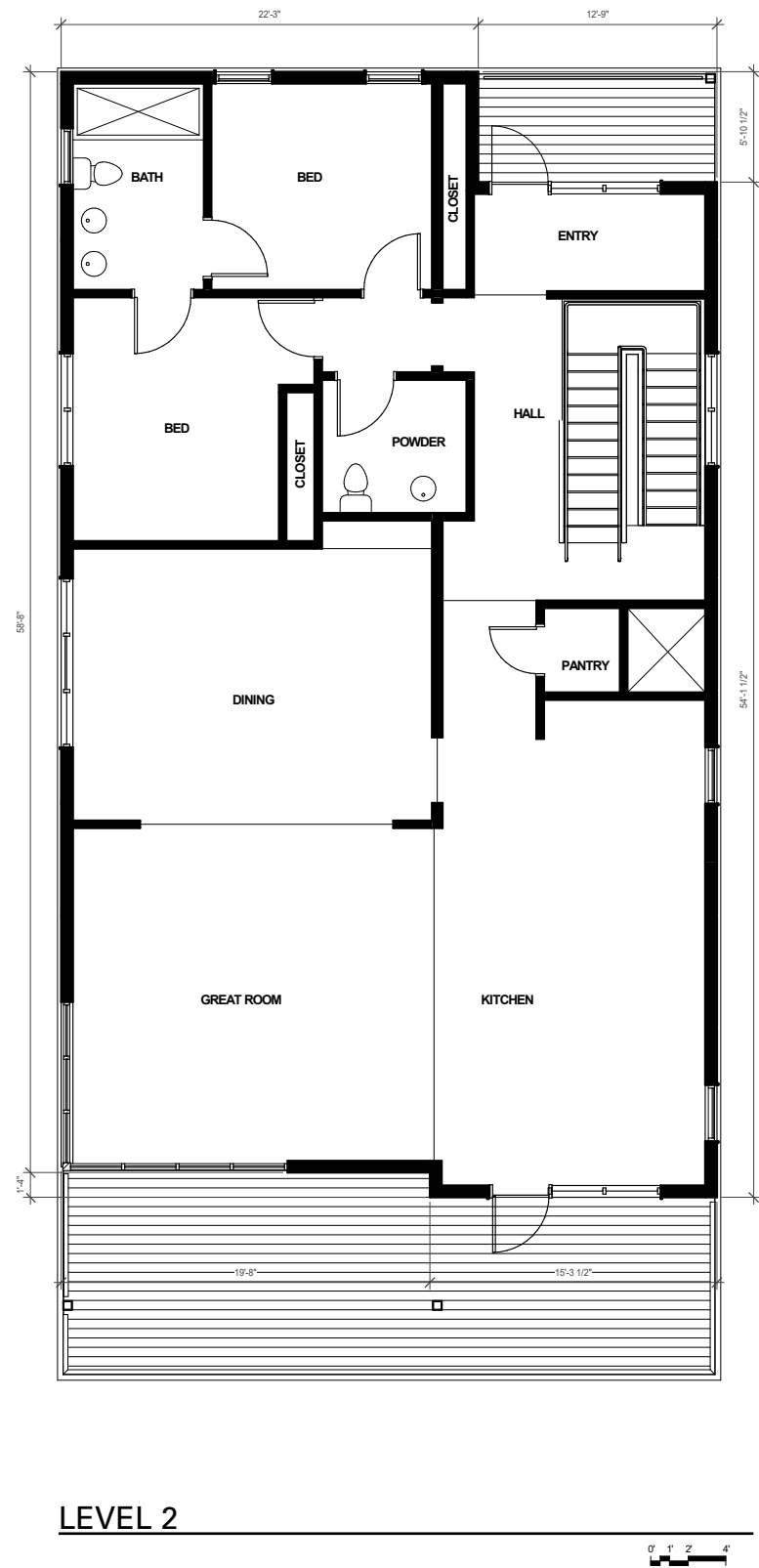
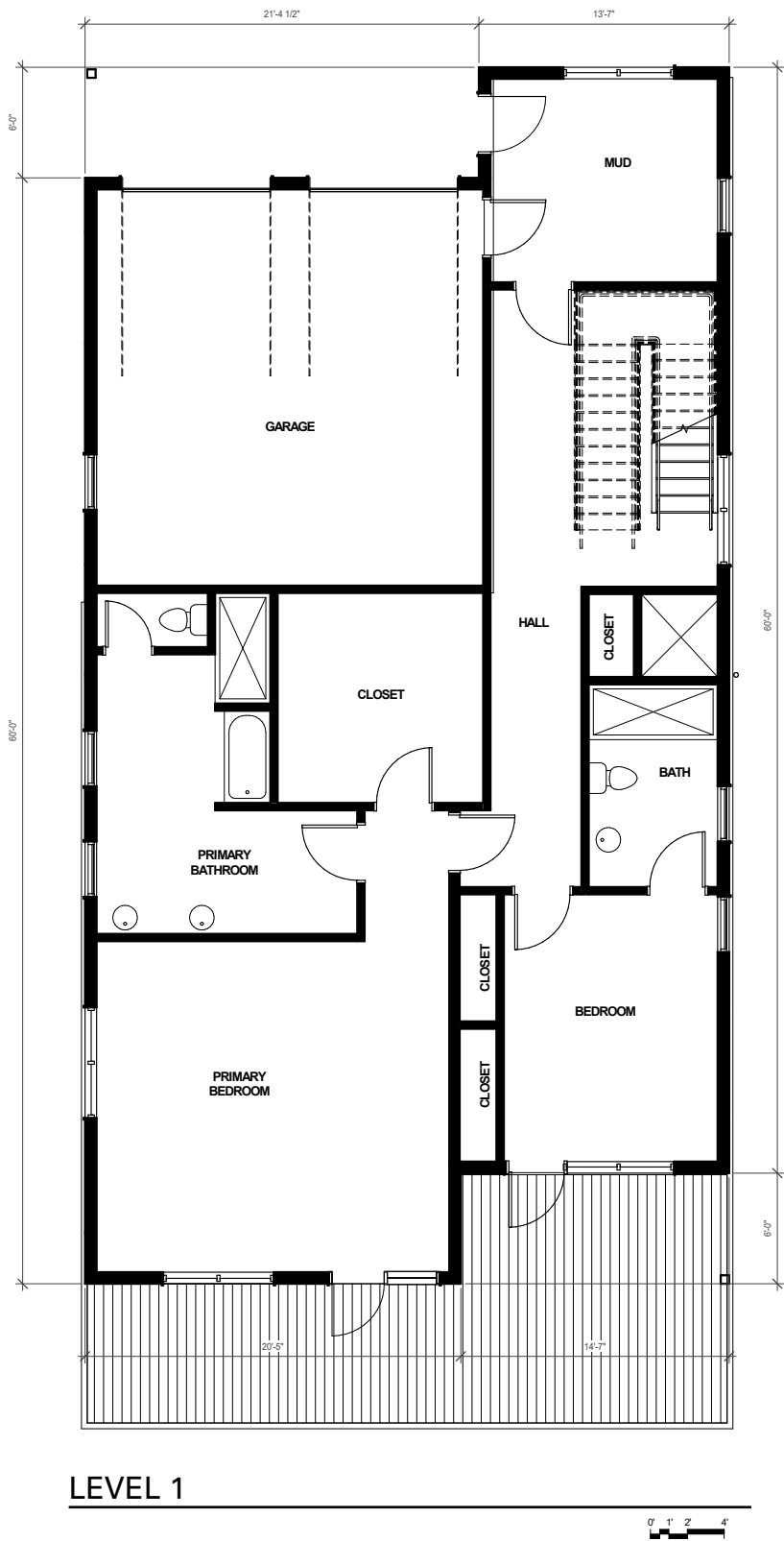
DECK
MINIMALIST PLATFORM DECKING.

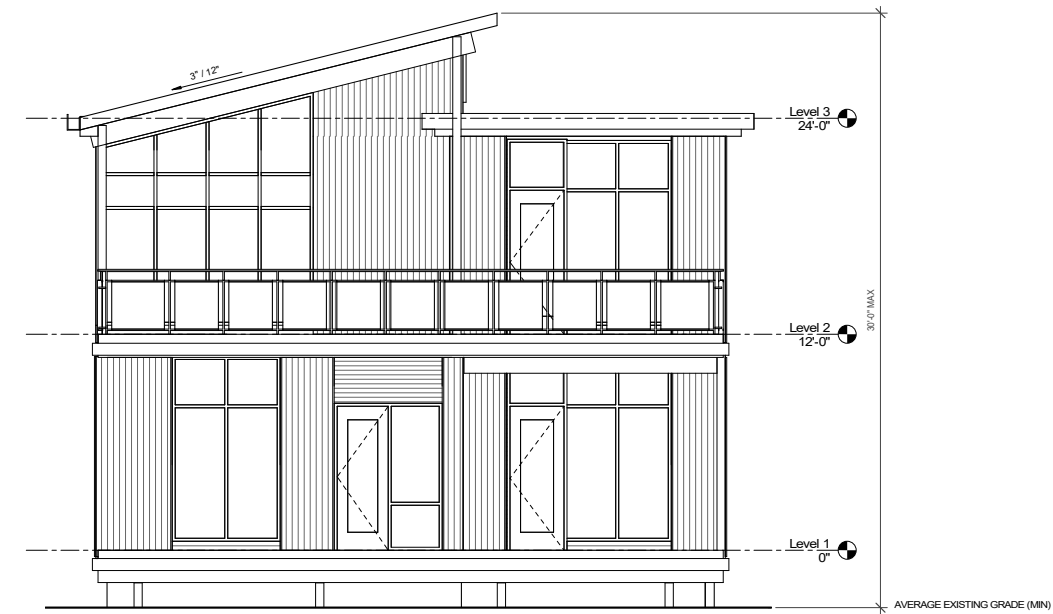


NORTHWEST GARDEN
INCREASE NUMBER OF NATIVE PLANT SPECIES. LAYER NATIVE EVERGREEN AND ADAPTIVE PLANTING WHICH FORMS STRUCTURE ON THE LANDSCAPE.



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

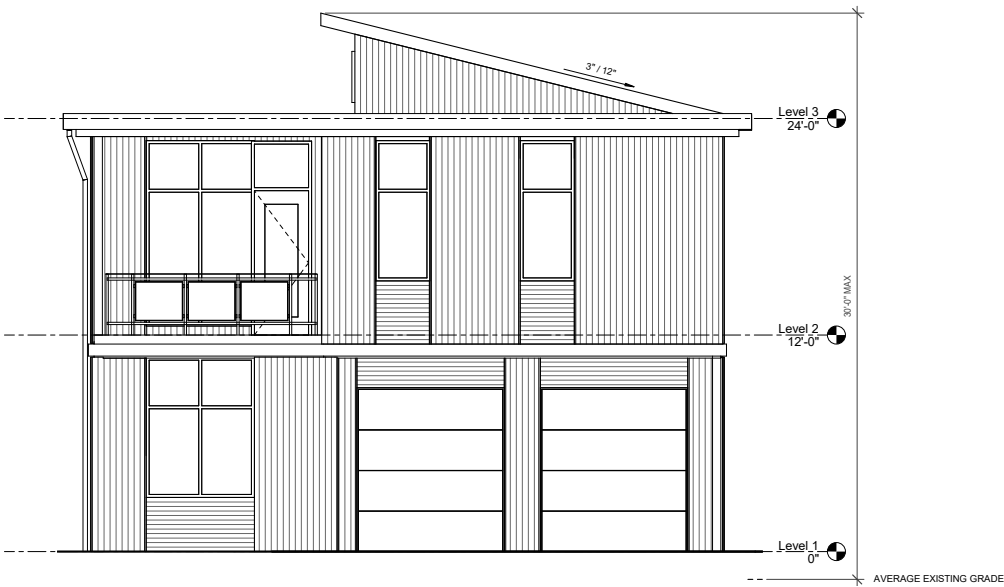




EAST ELEVATION



NORTH ELEVATION

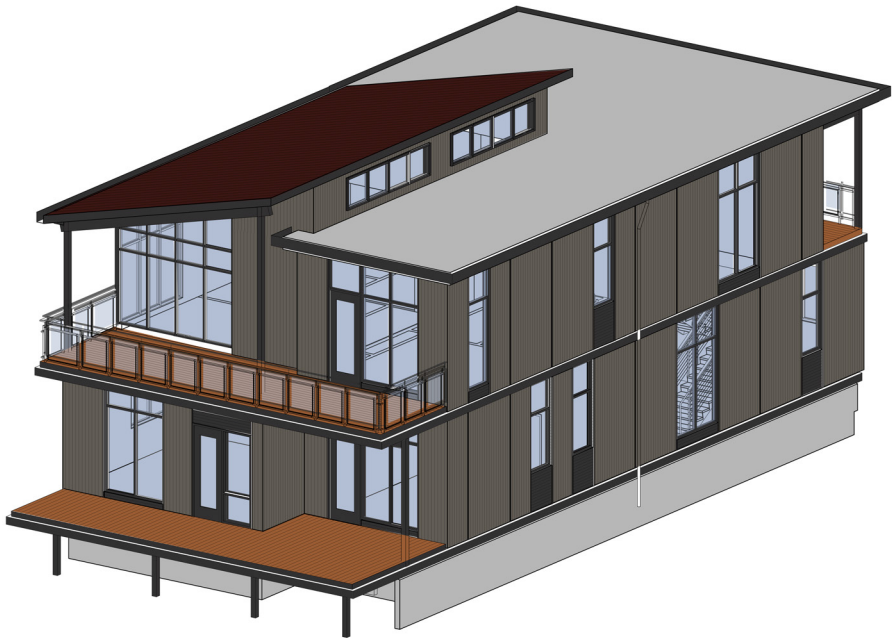


WEST ELEVATION



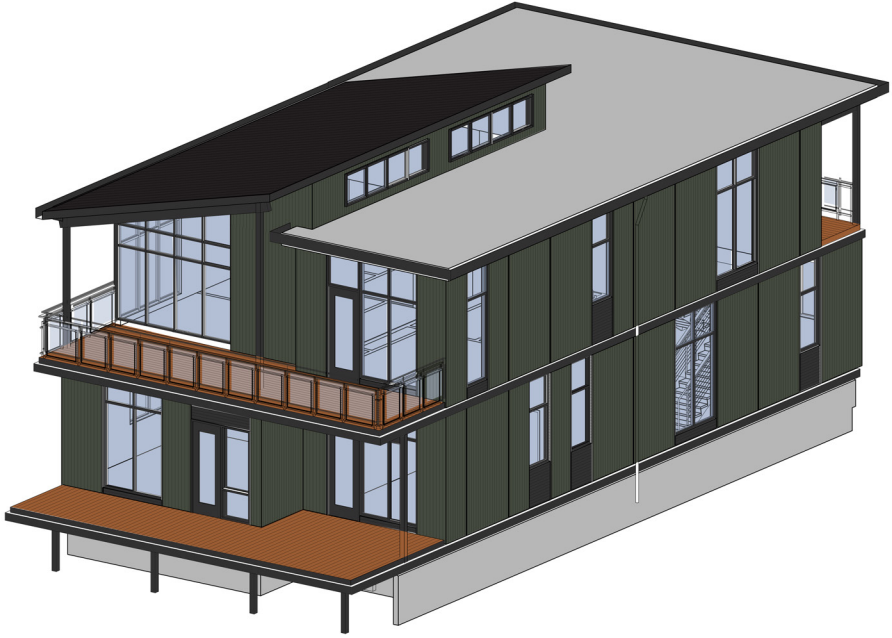
SOUTH ELEVATION





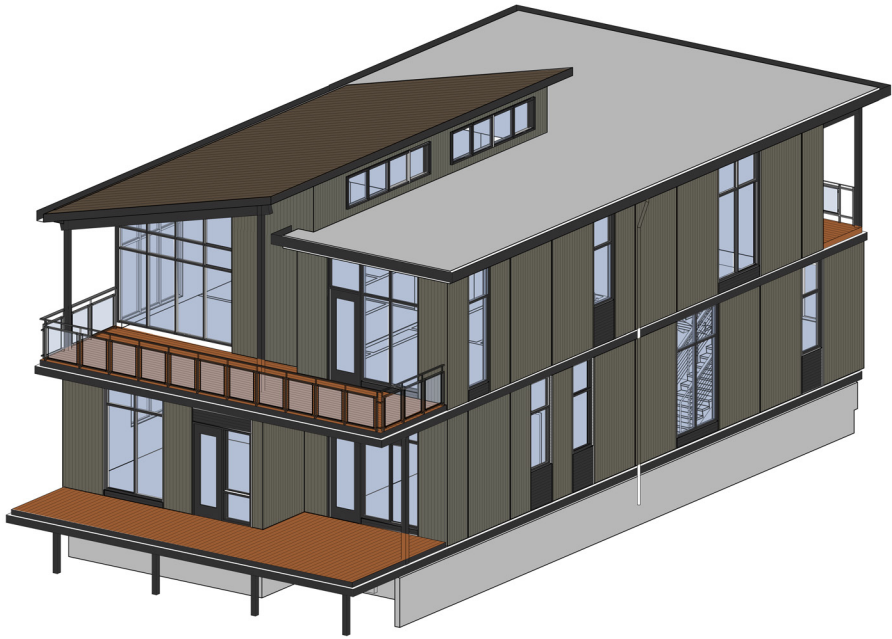
- Roof Material: Metal Sides, Mansard Brown
- Trim Color: Sherwin Williams Black Magic
- Facade Color: Sherwin Williams Iron Clad
- Trim/Accent Material: Wood Siding
- Concrete

Scheme 1



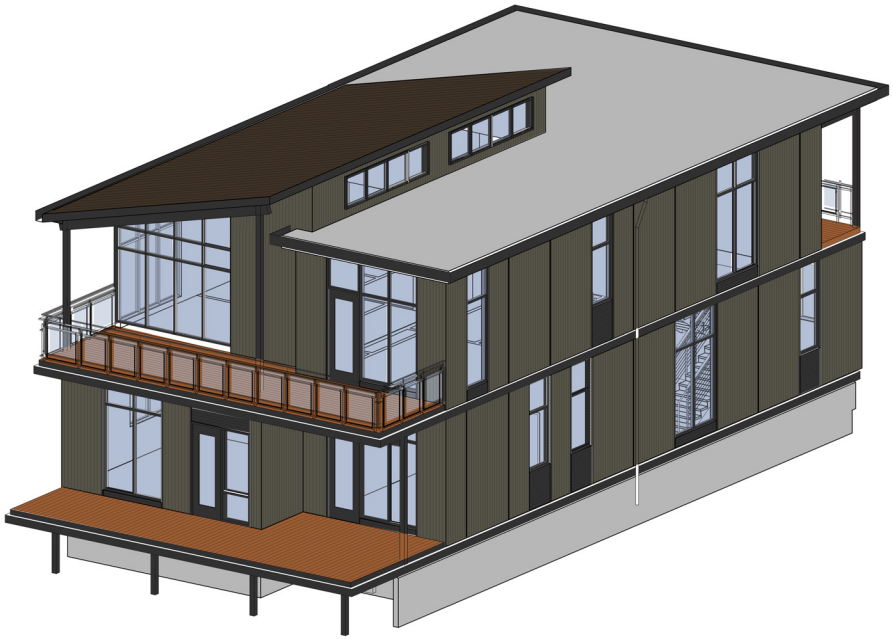
- Roof Material: Metal Sides, Matte Black
- Trim Color: Sherwin Williams Black Magic
- Facade Color: Sherwin Williams Foxhall Green
- Trim/Accent Material: Wood Siding
- Concrete: Vertical board form

Scheme 2



- Roof Material: Metal Sides, Weathered Copper
- Trim Color: Sherwin Williams Black Magic
- Facade Color: Sherwin Williams Cast Iron
- Trim/Accent Material: Wood Siding
- Concrete

Scheme 3



- Roof Material: Metal Sides, Dark Bronze
- Trim Color: Sherwin Williams Black Magic
- Facade Color: Sherwin Williams Roycroft Bronze Green
- Trim/Accent Material: Wood Siding
- Concrete

Scheme 4

POND HOUSES

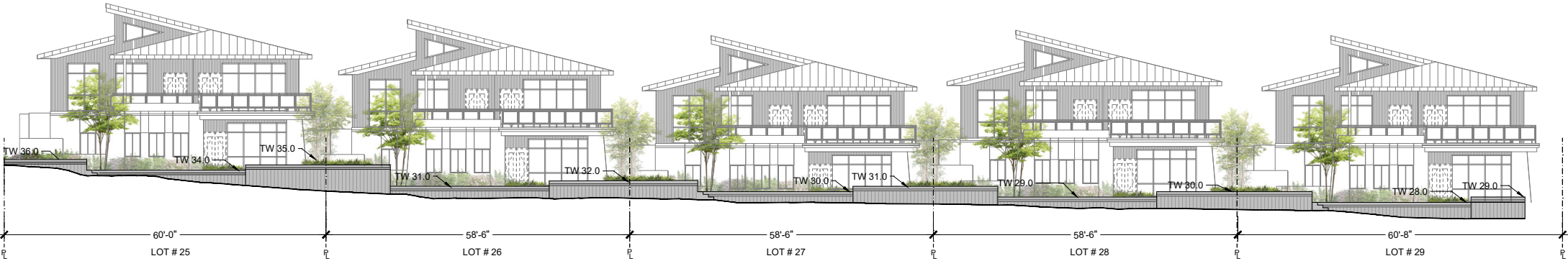
POND HOUSES / LANDSCAPE NEIGHBORHOOD PLAN AND ELEVATION



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



POND HOUSES / INDIVIDUAL HOUSE LANDSCAPE PLAN

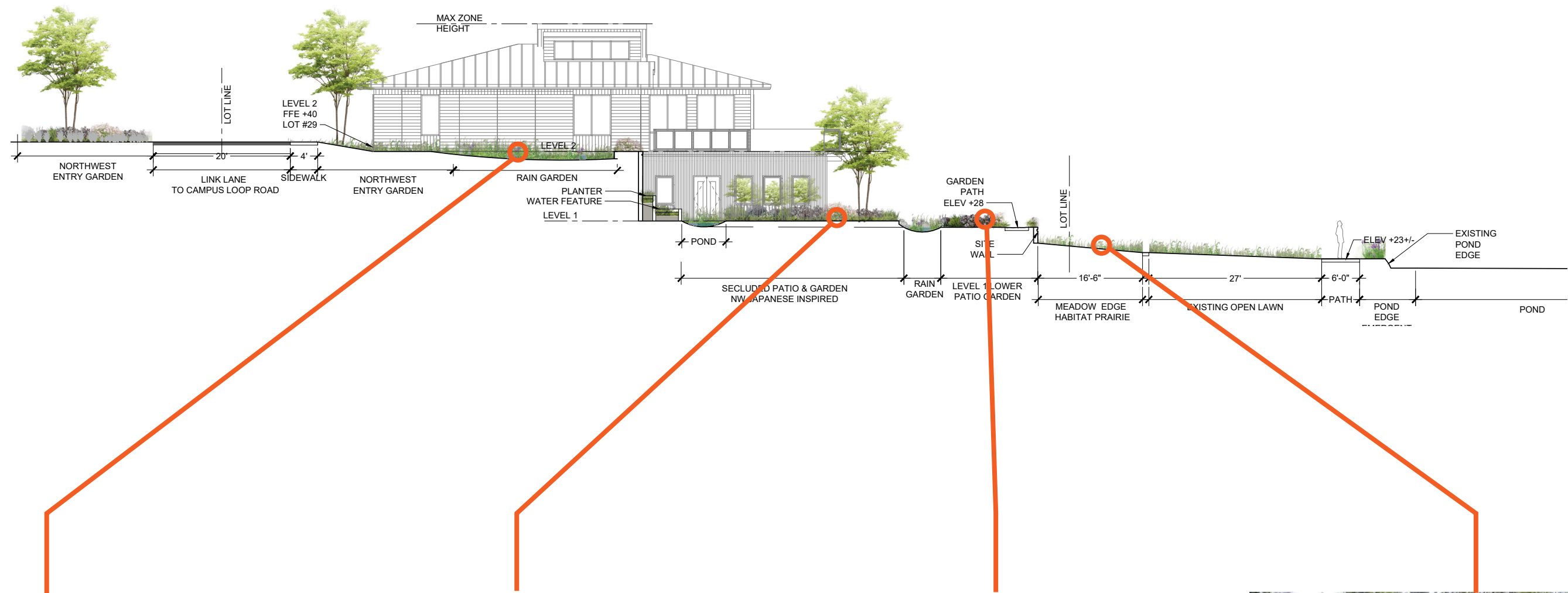


1 POND HOME SITE PLAN - LEVEL 1
SCALE: 1/10" = 1' - 0"



2 POND HOME SITE PLAN - LEVEL 2
SCALE: 1/10" = 1' - 0"

POND HOUSES / LANDSCAPE SECTION AND CONCEPTS



RAIN GARDEN
MANAGE SITE STORMWATER, WATER-ACCEPTING STRUCTURED LANDSCAPE HOSTING LAYERED, LOW MAINTENANCE PLANTING.



NORTHWEST JAPANESE
ALLUSION TO D COURTYARD, ESSENTIAL ELEMENTS INCLUDE STONE, WATER, AND PLANTS, LOOKING TO PROVIDE COLOR AND SEASONAL CHANGES. JAPANESE INSPIRED LANDSCAPES TO BE LOCATED IN SMALL ENCLOSED PRIVATE RESIDENTIAL SPACES.

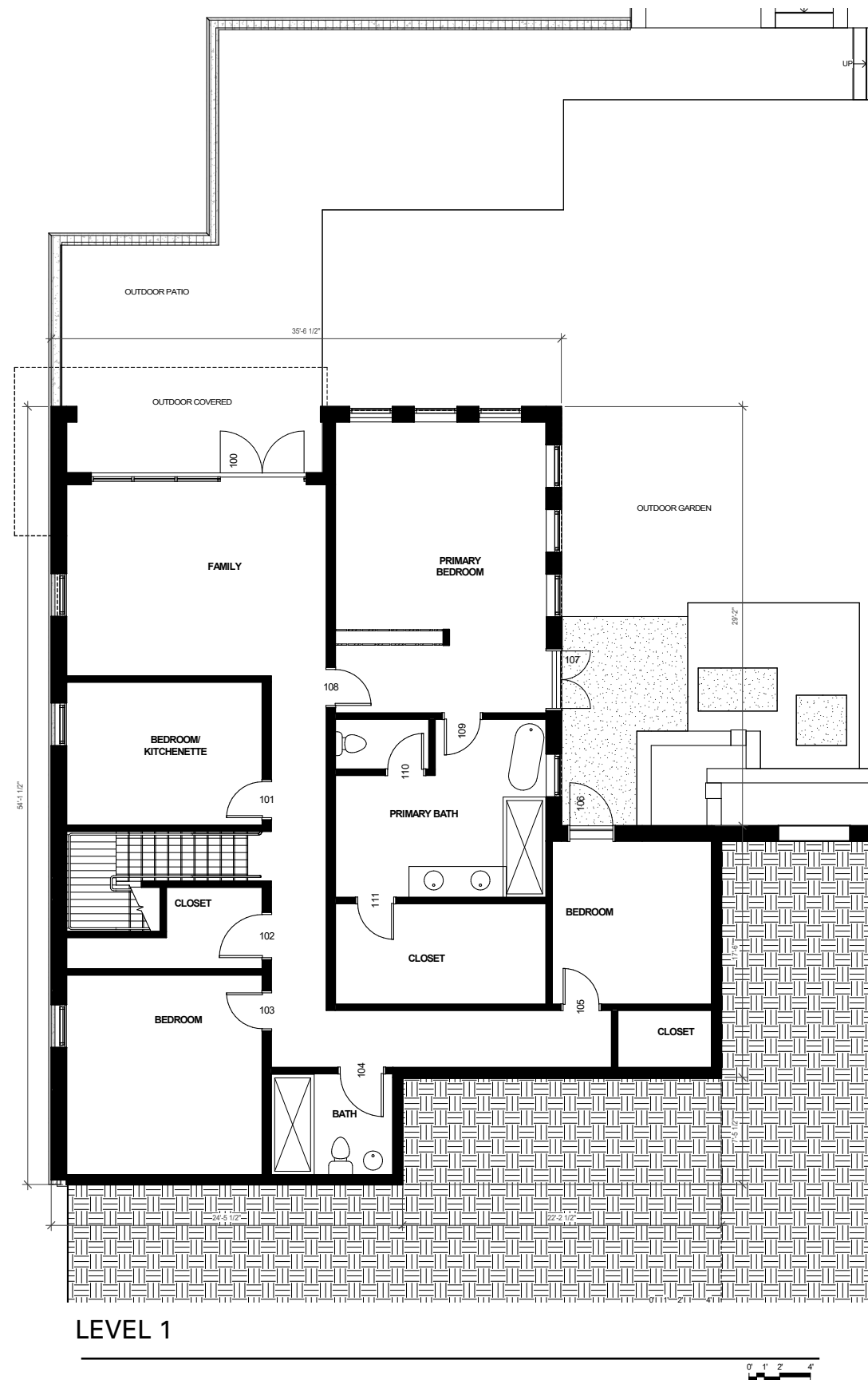


PAVER/GARDEN STEPS
EDGE AND PAVER FORMS BLENDED INTO LANDSCAPE.

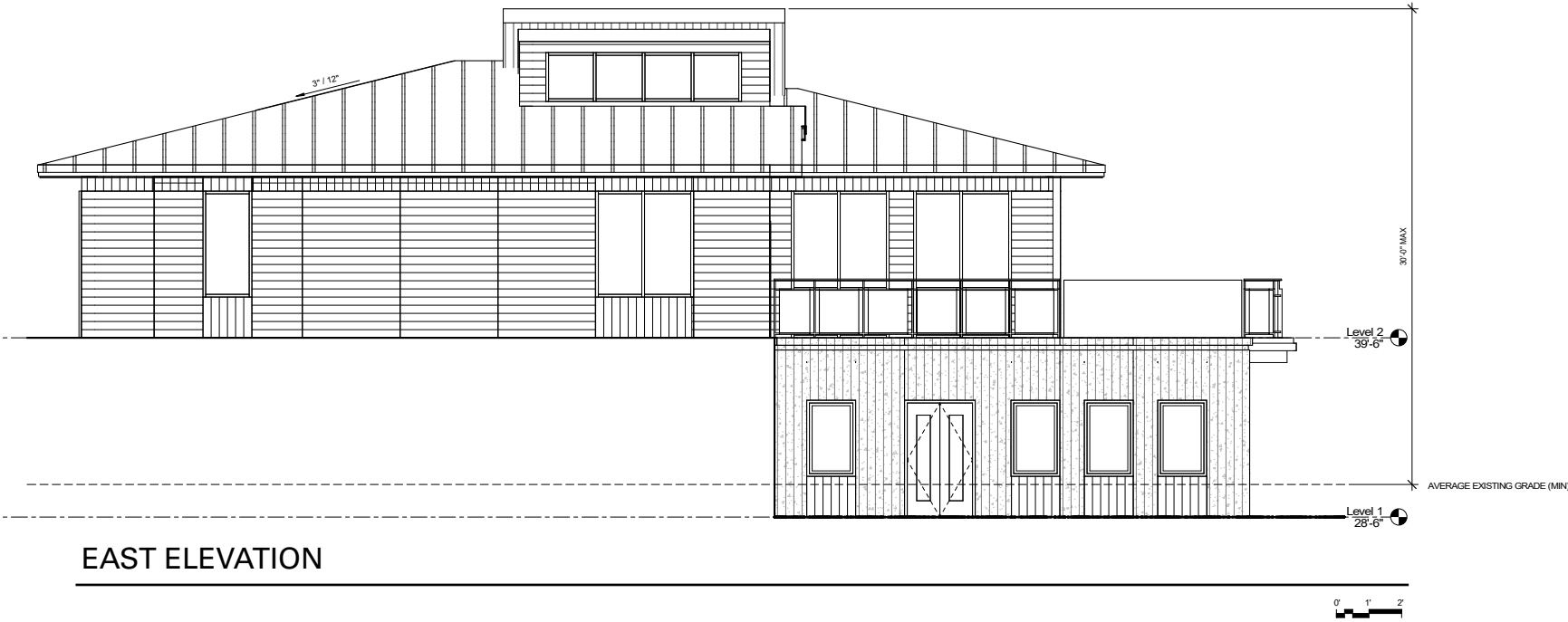


MEADOW EDGE
INCREASE BIODIVERSITY OF ANIMAL SPECIES. A SERIES OF SEASONAL COLORFUL PLANTINGS THAT CREATE A TRANSITIONAL PROTECTION BETWEEN POLLINATORS AND HUMAN ENGAGEMENT. MOW ONCE OR TWICE A YEAR.

POND HOUSES / PLANS



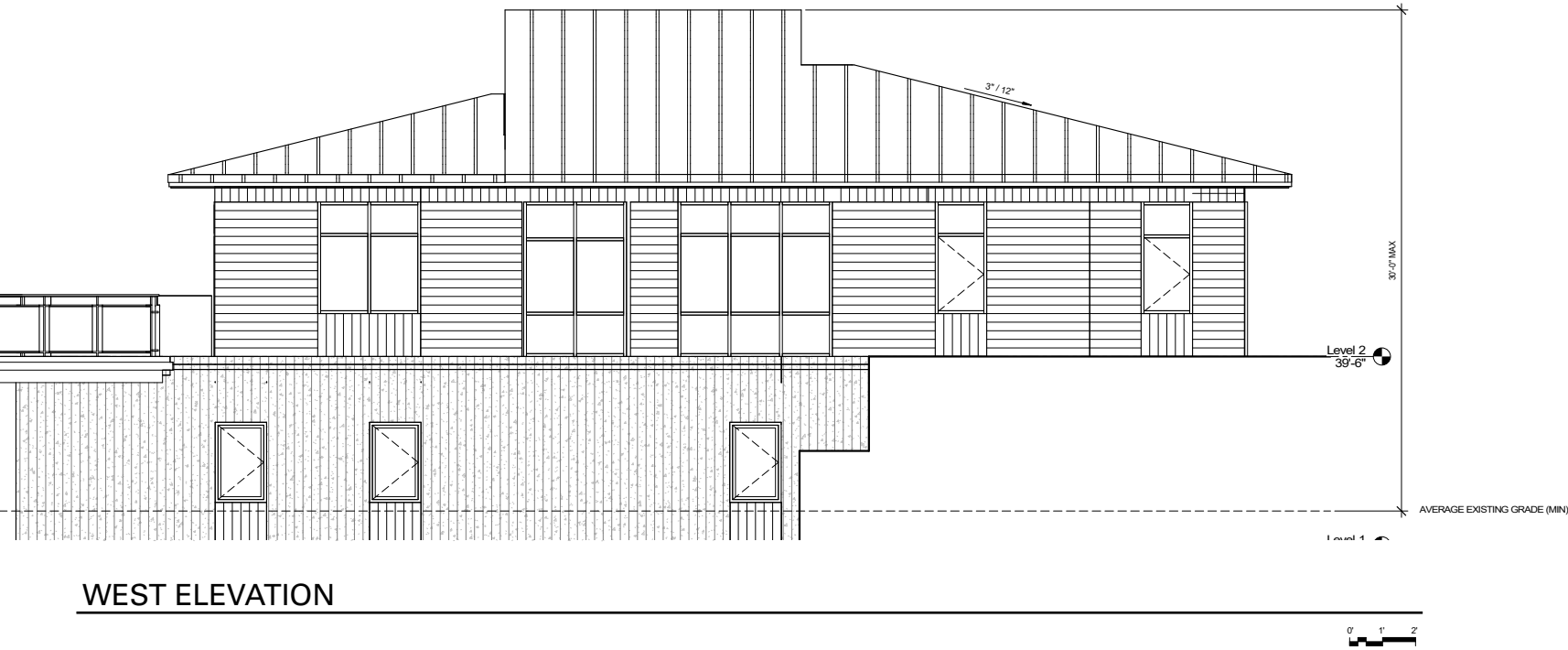
POND HOUSES / ELEVATIONS



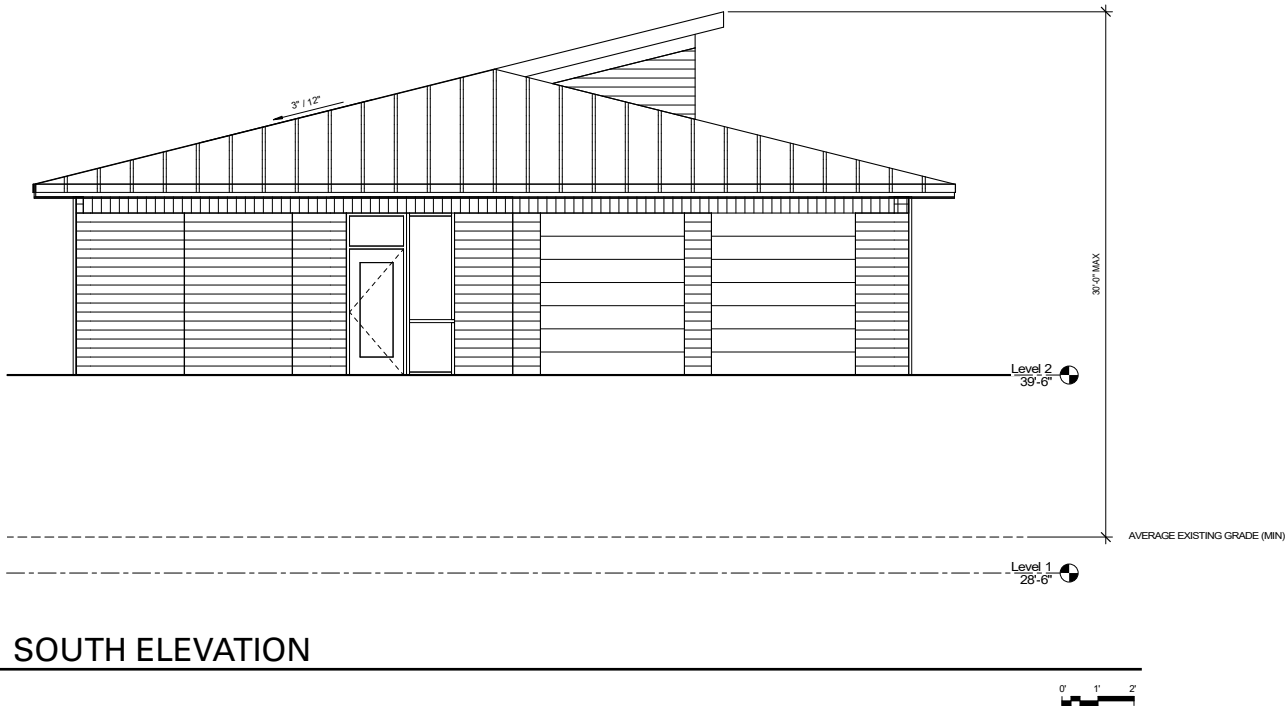
EAST ELEVATION



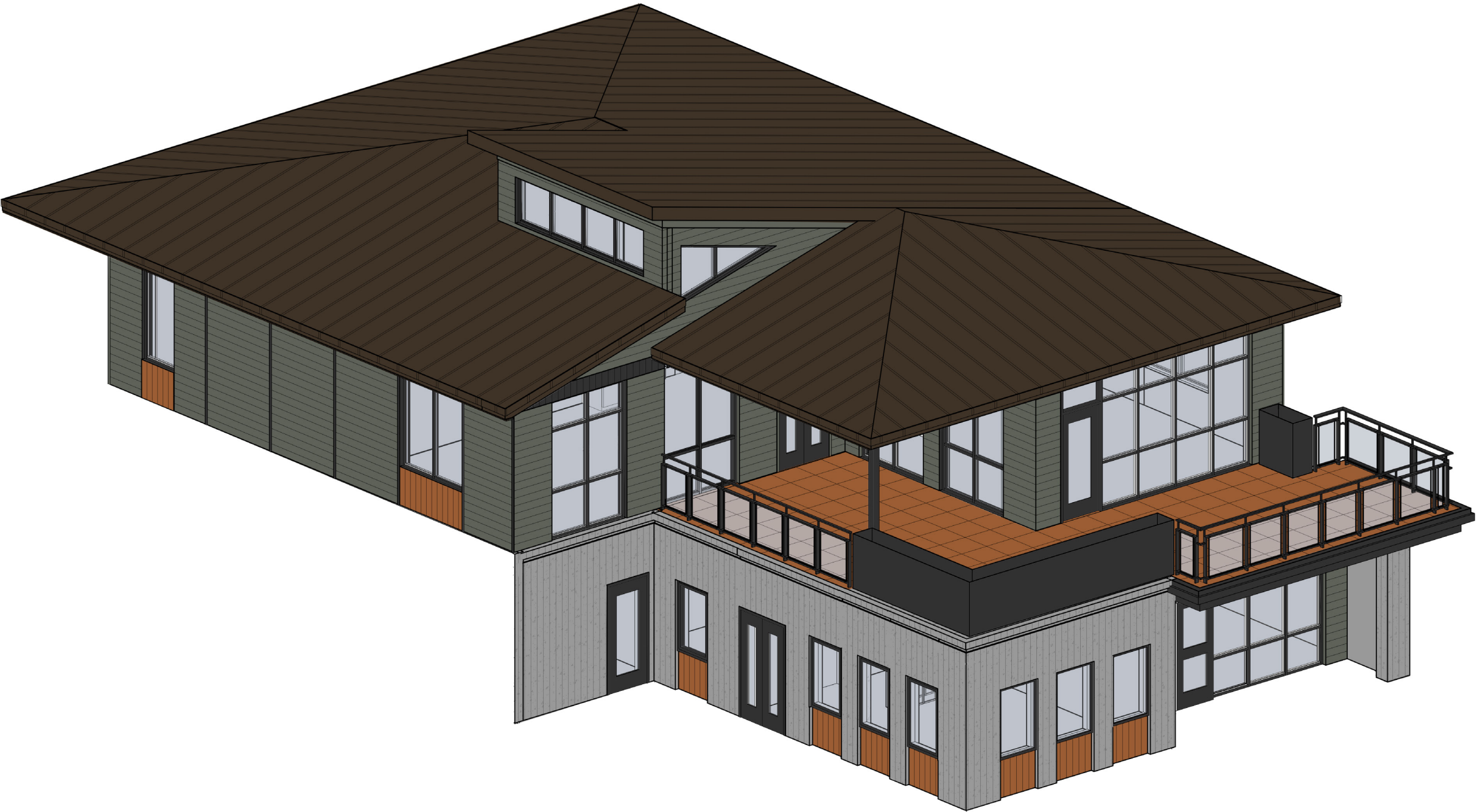
NORTH ELEVATION

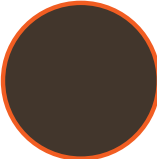
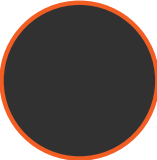





WEST ELEVATION



SOUTH ELEVATION



- Roof Material:
Metal Sales
Dark Bronze
- Trim Color:
Sherwin Williams
Black Magic
- Facade Color:
Sherwin Williams
Roycroft Bronze Green
- Trim/Accent Material:
Wood Siding
- Concrete:
Vertical board form

THANK YOU.