West Seattle

FIRE STATION 32

Replacement Project

Seattle Design Commission Meeting 2
Schematic Design

Presented by
Bohlin Cywinski Jackson
August 1, 2013

PROJECT TEAM

CLIENT

City of Seattle
Dept. of Finance and Administrative Services
700 5th Ave., Suite 5200
PO Box 94680
Seattle WA 98124-4689

David Kunselman, Fire Levy Administrator
Mark Nakagawara, Senior Project Manager
Chief Michael H. Walsh, Battalion Chief, Retired

Seattle Fire Department
Chief William Hepburn, Deputy Fire Chief
Lt. Jared Fields, Station Representative
Sean Plattner, Station Representative
Michael Mann, Station Representative

DESIGN TEAM

Architect
Bohlin Cywinski Jackson
1932 First Avenue, Suite 916
Seattle, WA 98101
Peter Bohlin, FAIA, Lead Designer
Robert Miller, FAIA, LEED, Principal in Charge
Mark Adams, AIA, Project Manager
Emma Nowinski, Project Architect

Structural
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811 First Avenue, Suite 510
Seattle WA 98104
Craig D. Stauffer, PE, President
Bob Copeland, PE, Project Manager

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Coughlin Porter Lundeen
413 Pine Street, Suite 300
Seattle WA 98101
Alan Jacobson, PE, Associate Principal
Bart Balko, PE, Project Manager

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Hargis
600 Stewart Street, Suite 1000
Seattle WA 98101
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1200 Westlake Avenue N, Suite 509
Seattle WA 98109
Kevin Wartelle, Principal

Sustainability
Brightworks
412 NW Couch Street, Suite 202
Portland OR 97209
Joshua Hatch, Sustainability Advisor

Energy Modeling and Daylighting
Integrated Design Lab
100 NE Northlake Way, Suite 100
Seattle WA 98105
Joel Loveland, Director
Christopher Meek, Daylighting Specialist

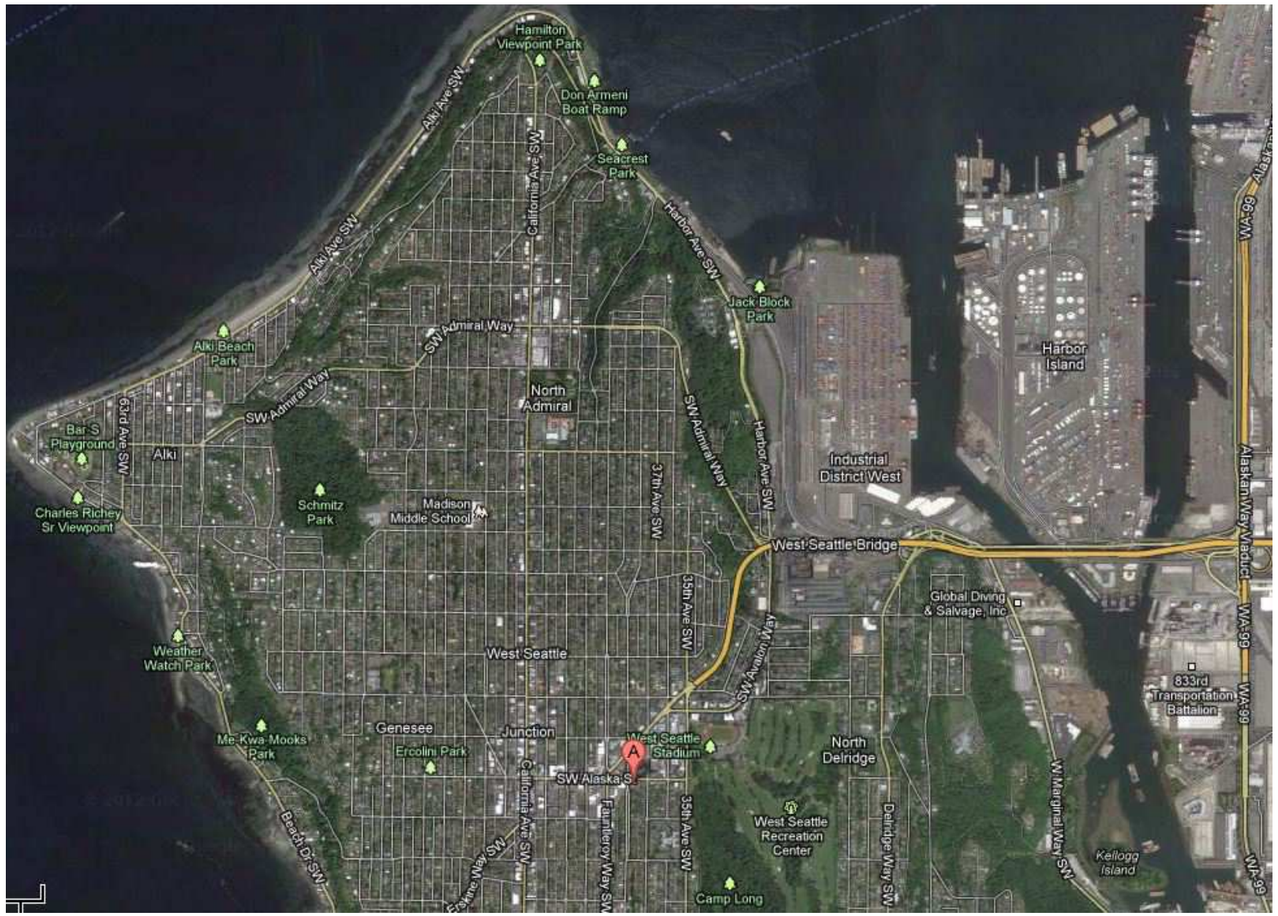
Solarc Engineering
223 West 12th Avenue
Eugene, OR 97401
Michael Hatten, Principal
Eric Knowles

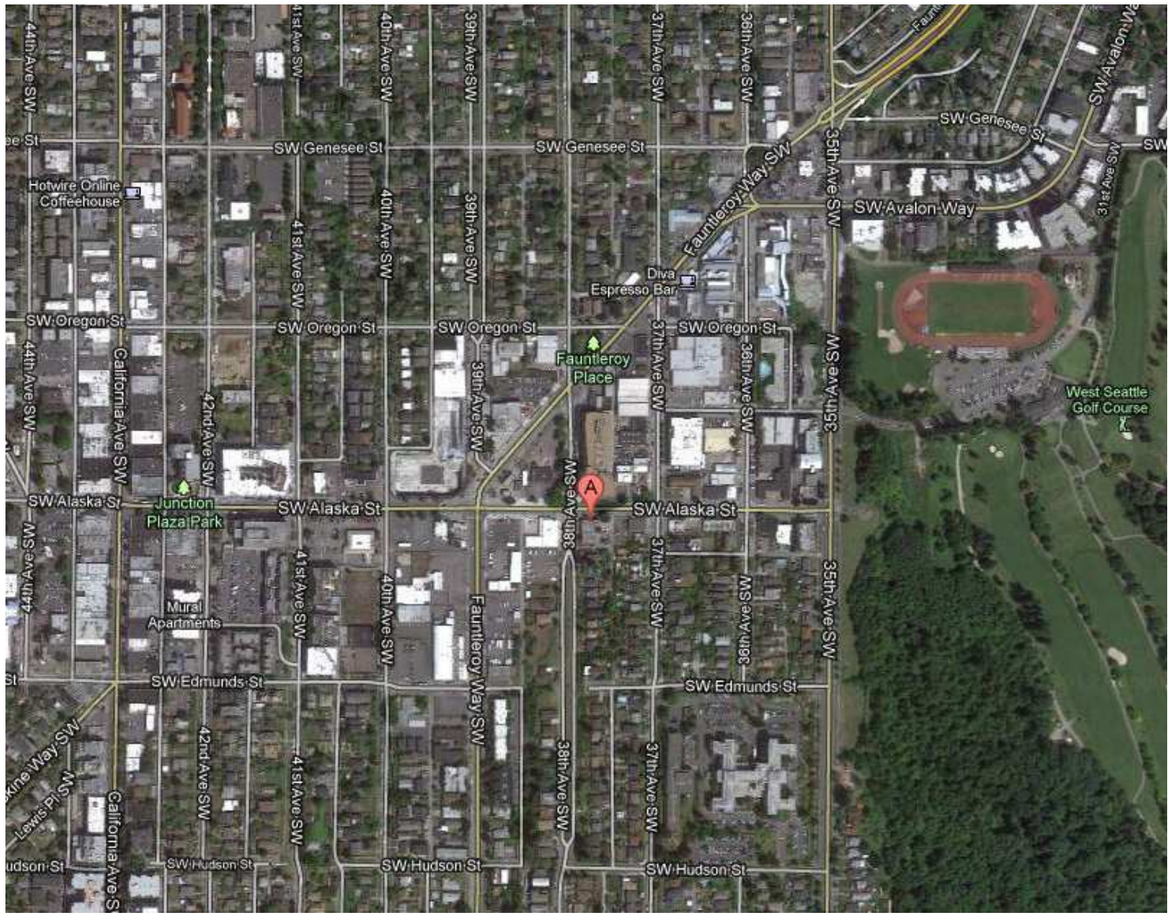
Fire Station Consultant
TCA Architecture and Planning
6211 Roosevelt Way NE
Seattle WA 98115
Brian Harris, Principal

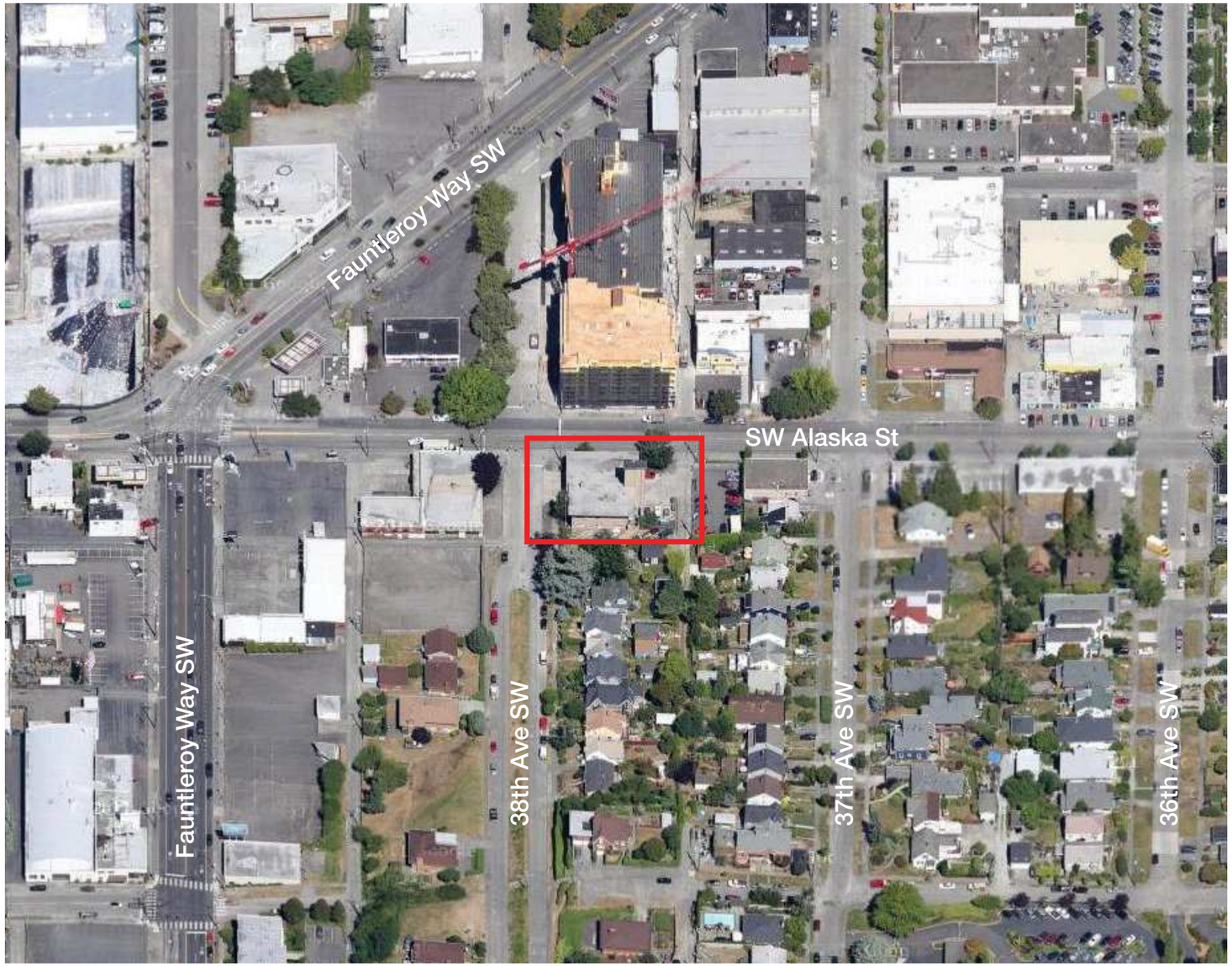
Cost
Robinson Company
101 Stewart Street, Suite 925
Seattle WA 98101
Sharon Kennedy, Chief Estimator
Dan Cassady, Project Manager

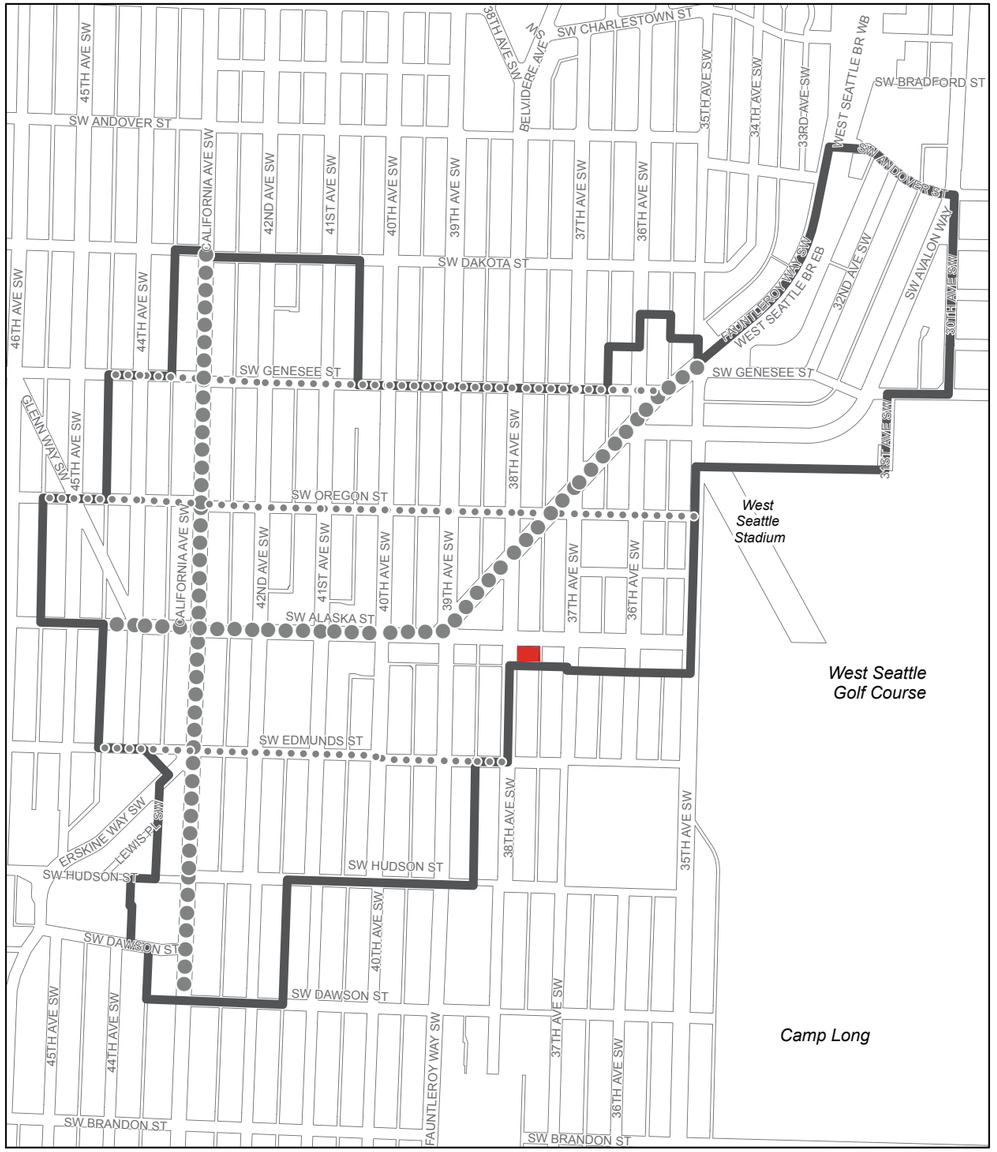
Artist
Sean Orlando
Engineered Art Works
1422 Glenfield Avenue
Oakland CA 94602

Seattle Office of Arts & Cultural Affairs
Marcia Iwasaki, Public Art Program


Hamilton Viewpoint Park
Don Armeni Boat Ramp
Seacrest Park
Alki Ave SW
California Ave SW
Harbor Ave SW
Jack Block Park
Alki Beach Park
SW Admiral Way
North Admiral
Harbor Island
Bar S Playground
63rd Ave SW
Alki
Schmitz Park
Madison Middle School
37th Ave SW
Industrial District West
Alaskan Way Viaduct
WA-99
West Seattle Bridge
Charles Richey Sr Viewpoint
Global Diving & Salvage, Inc
35th Ave SW
SW Avalon Way
West Seattle
Weather Watch Park
833rd Transportation Battalion
Me-Kwa-Mooks Park
Genesee
Junction
Ercolini Park
West Seattle Stadium
SW Alaska St
North Delridge
Beach Dr SW
Fauntleroy Way SW
Delridge Way SW
W Marginal Way SW
West Seattle Recreation Center
Kellogg Island
Camp Long


SW Genesee St
Hotwire Online Coffeehouse
44th Ave SW
41st Ave SW
40th Ave SW
39th Ave SW
37th Ave SW
36th Ave SW
35th Ave SW
31st Ave SW
SW Avalon Way
Fauntleroy Way SW
Diva Espresso Bar
SW Oregon St
Fauntleroy Place
California Ave SW
42nd Ave SW
West Seattle Golf Course
SW Alaska St
Junction Plaza Park
38th Ave SW
Mural Apartments
SW Edmunds St
SW Hudson St





West Seattle Junction Hub Urban Village Pedestrian Connectors

Hub Urban Village Boundary

Major Pedestrian Street

Important Pedestrian Connectors

0 250 500 1,000 Feet

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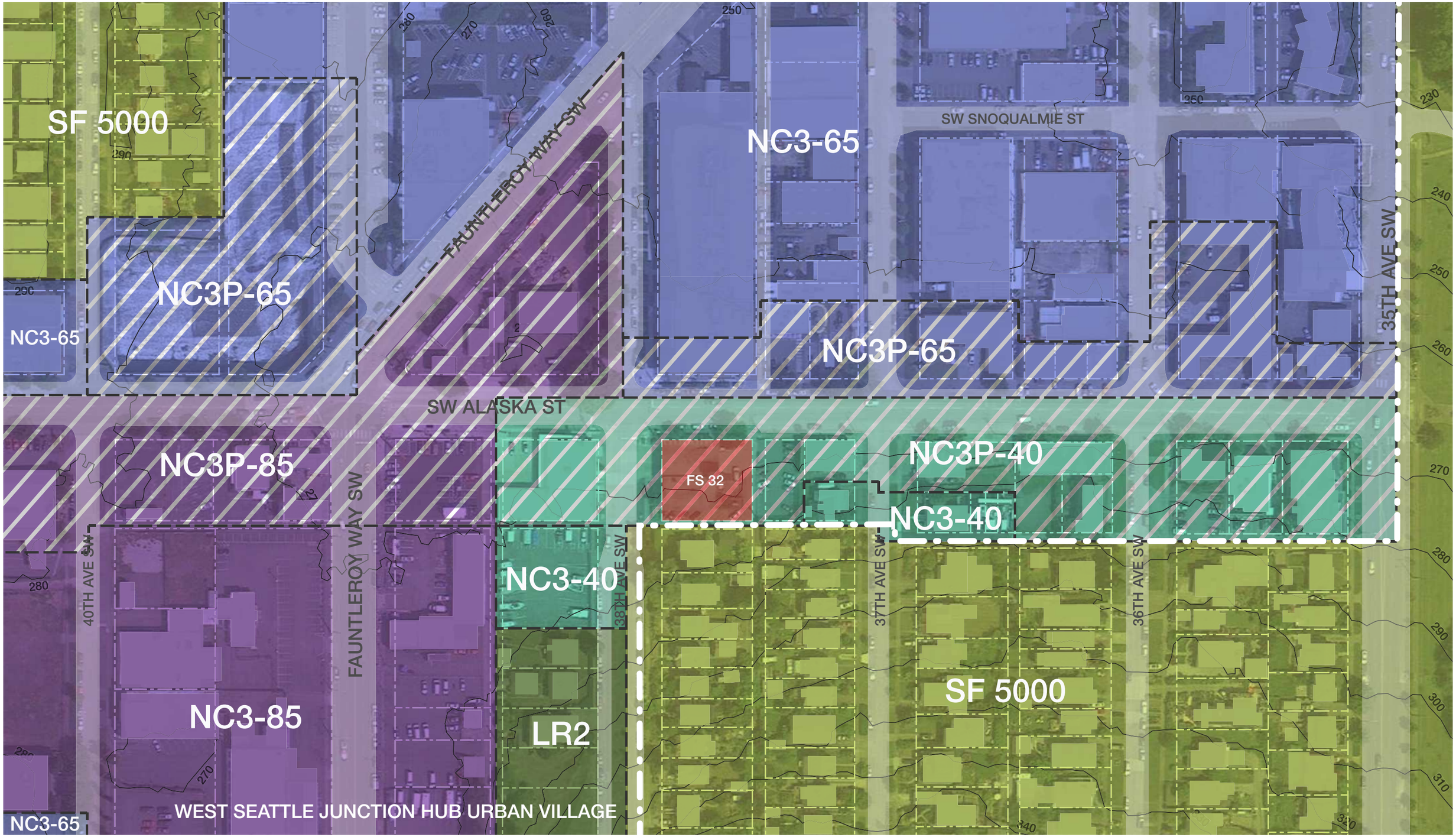
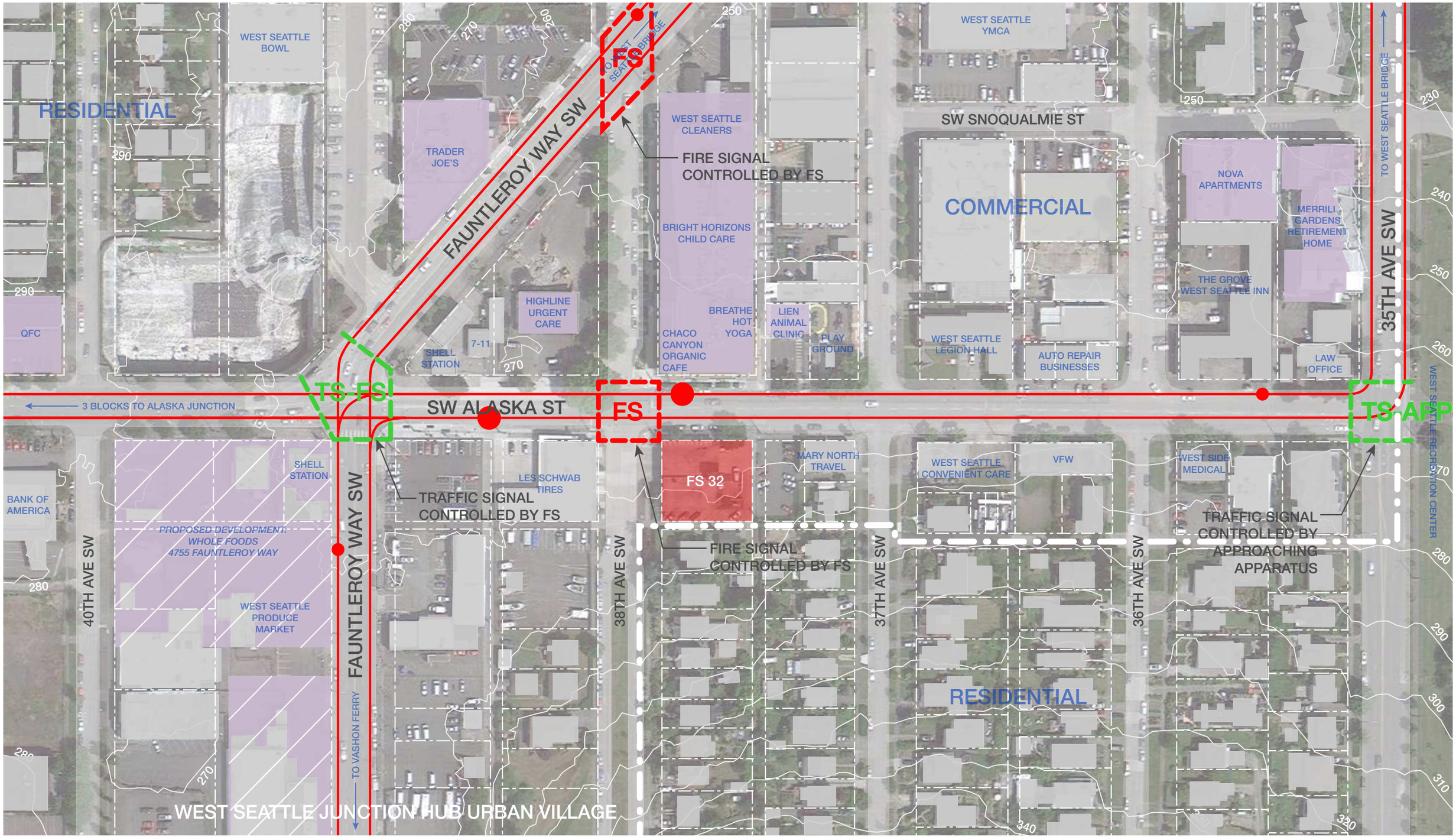
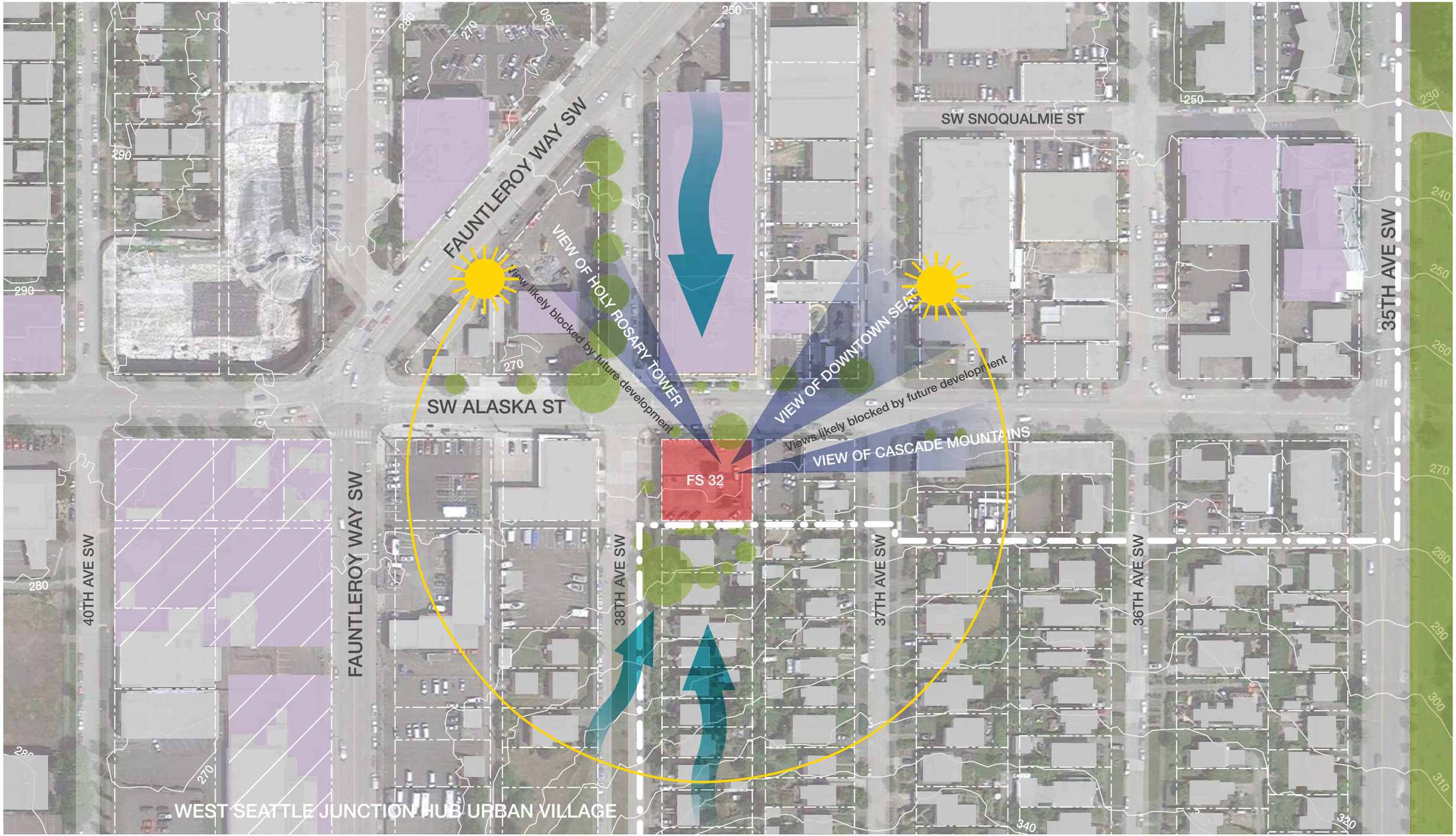


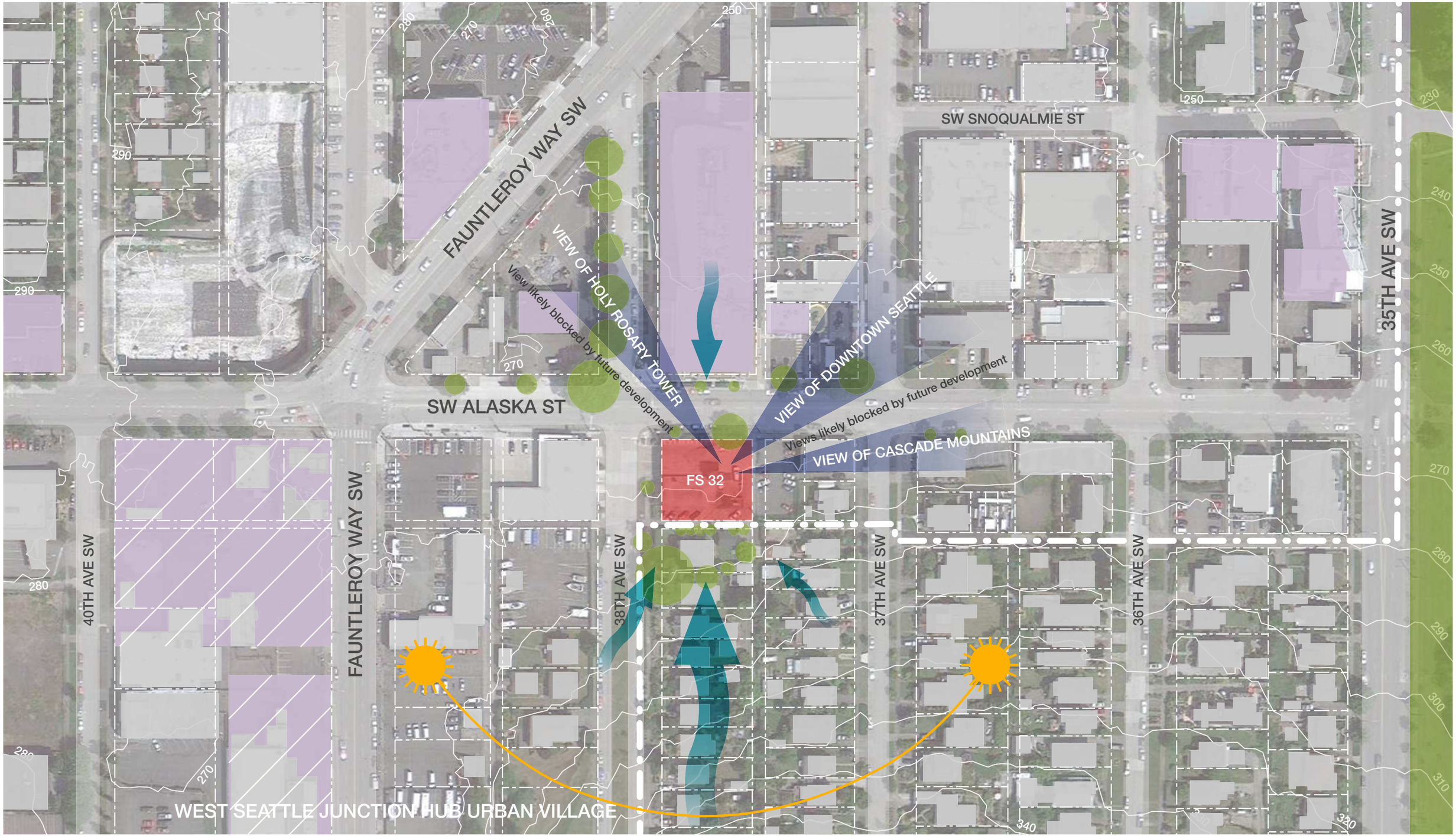
SITE EVALUATION - ZONING



SITE EVALUATION - TRAFFIC



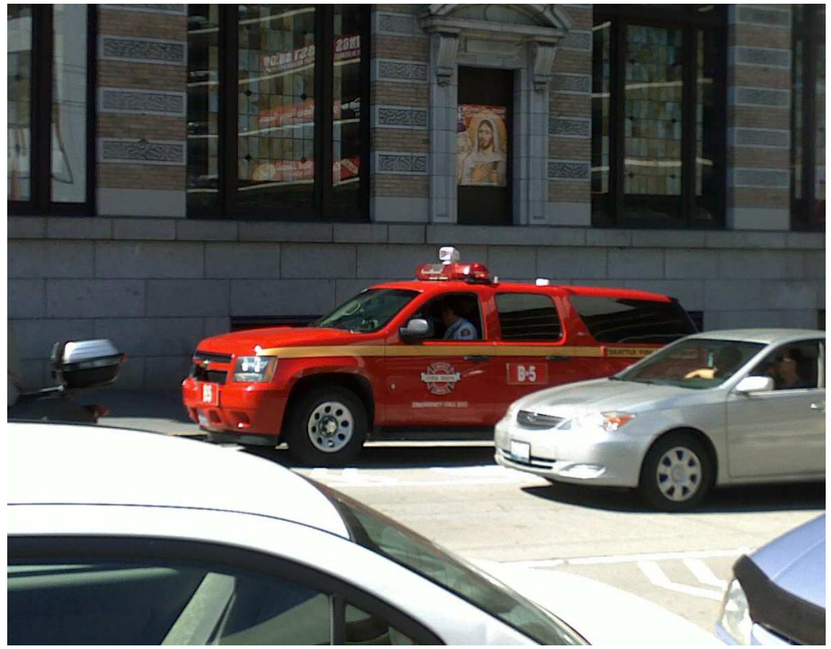
SITE EVALUATION - SUMMER CONDITIONS



SITE EVALUATION - WINTER CONDITIONS

EXISTING STATION 32 - WEST ELEVATION

TILLERED LADDER TRUCK



BATTALION CHIEF'S VEHICLE

MEDIC TRUCK

ENGINE

VIEW OF STATION, FACING EAST

VIEW OF STATION, FACING SOUTHWEST

VIEW TO SOUTH

SOUTH ALLEY

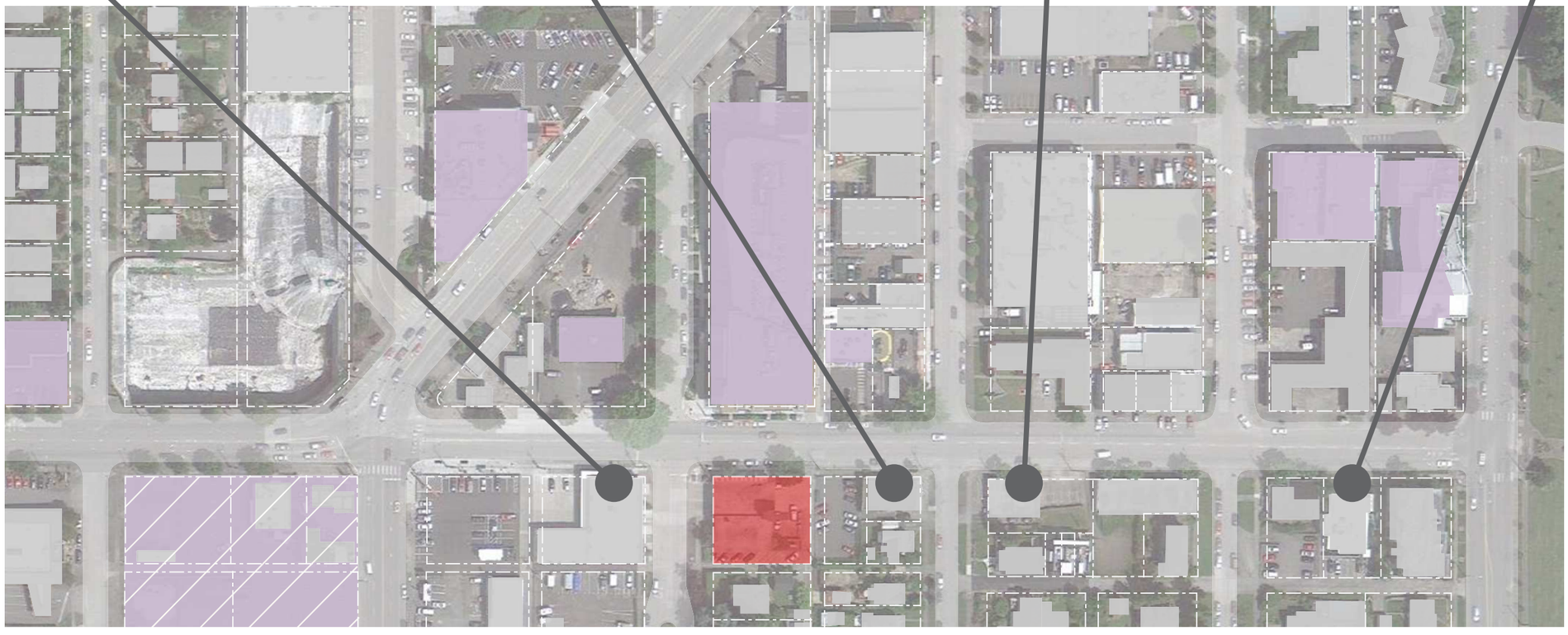
VIEW FROM DRILL TOWER LOOKING EAST

VIEW FROM DRILL TOWER LOOKING WEST

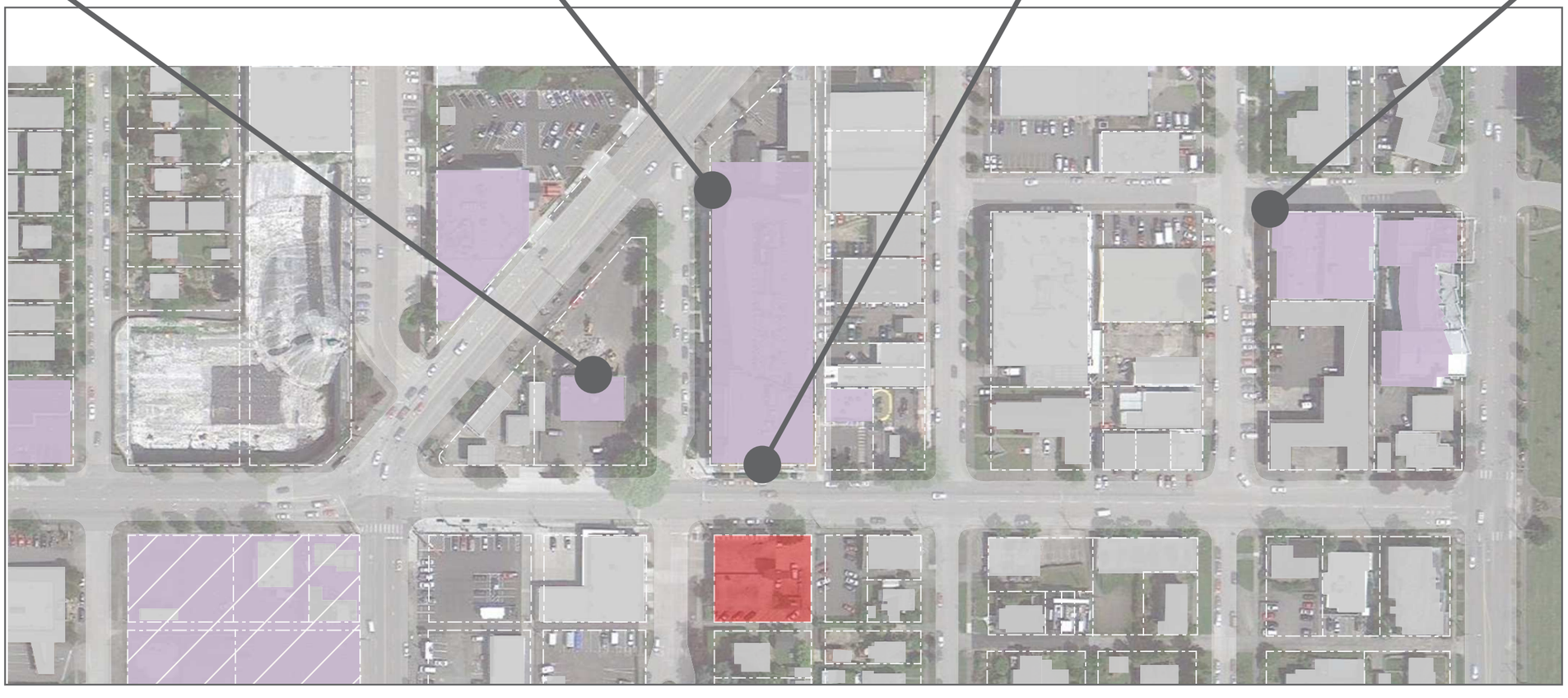
VIEW FROM DRILL TOWER LOOKING NORTHEAST

VIEW OF STATION, FACING NORTHEAST

VIEW OF STATION, FACING NORTH ON 38TH AVE SW

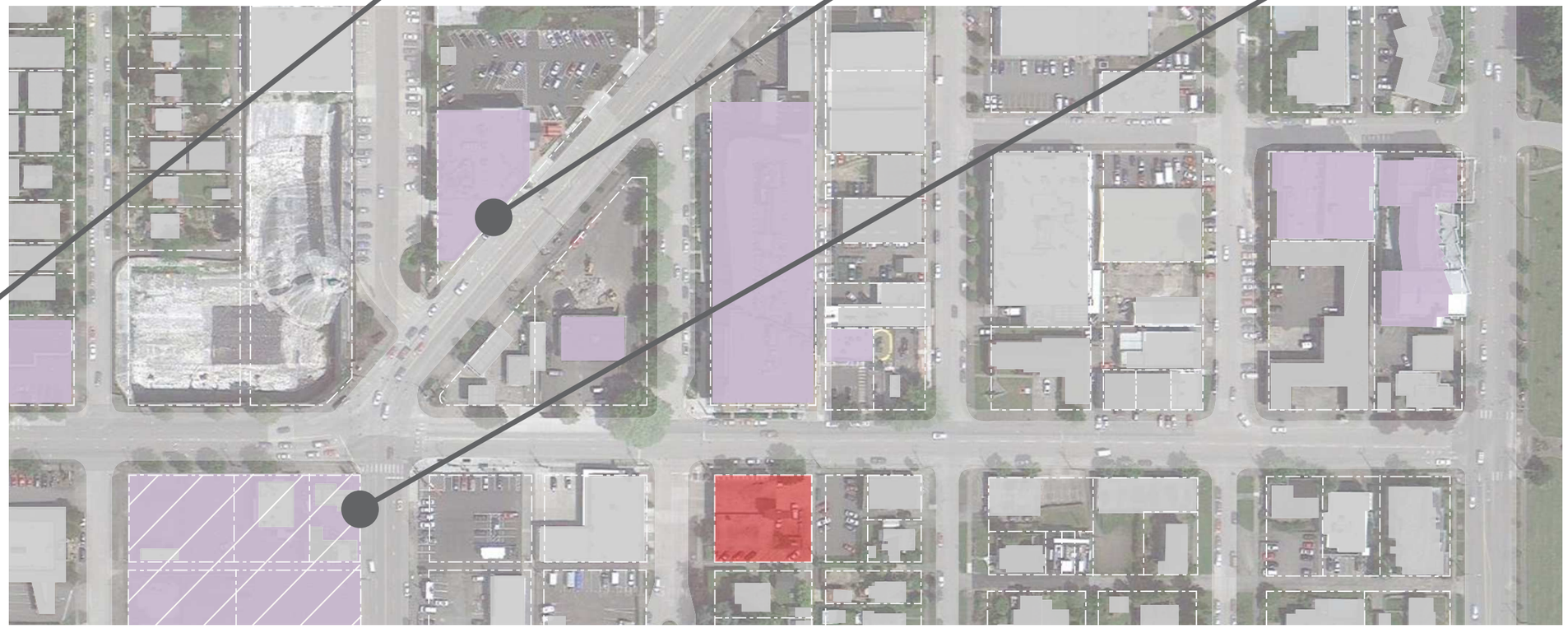


EXISTING NEIGHBORHOOD BUILDINGS - OLDER

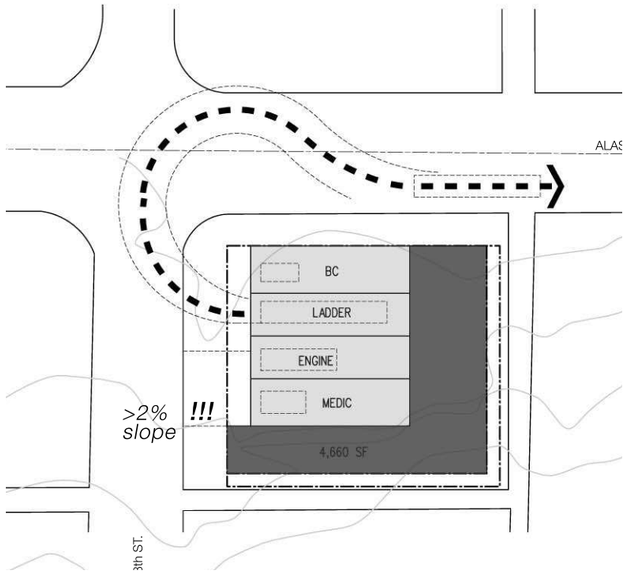


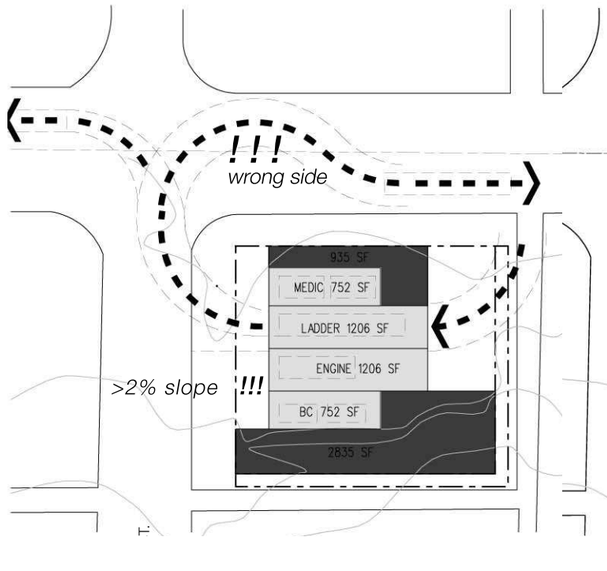
EXISTING NEIGHBORHOOD BUILDINGS - NEWER

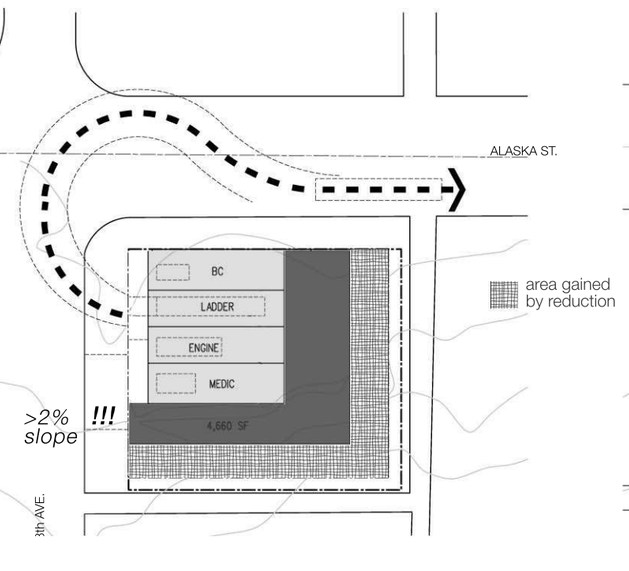
RENDERING OF FUTURE DEVELOPMENT

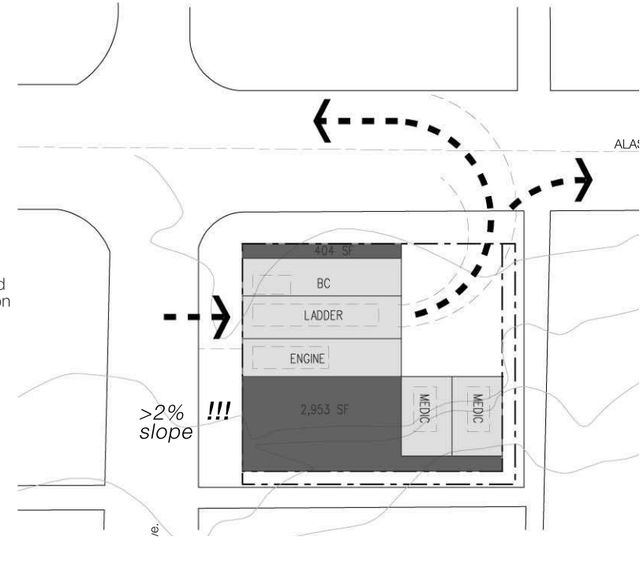


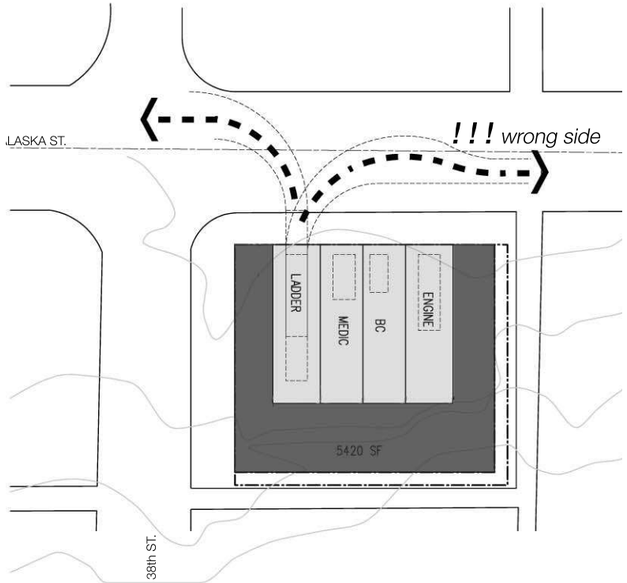
EXISTING NEIGHBORHOOD BUILDINGS - NEWER

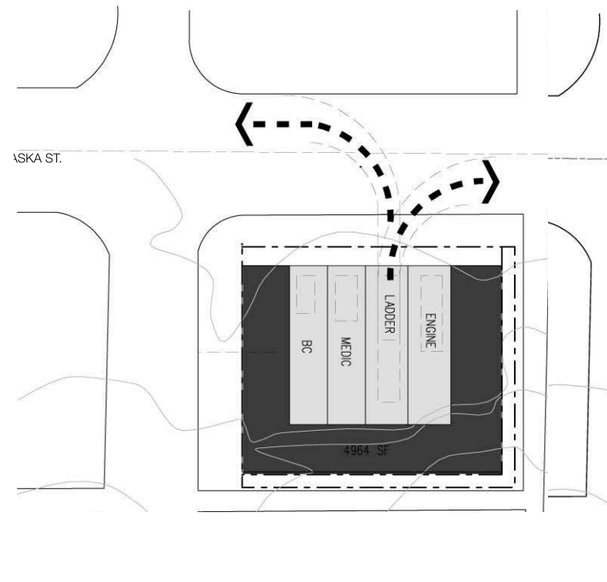


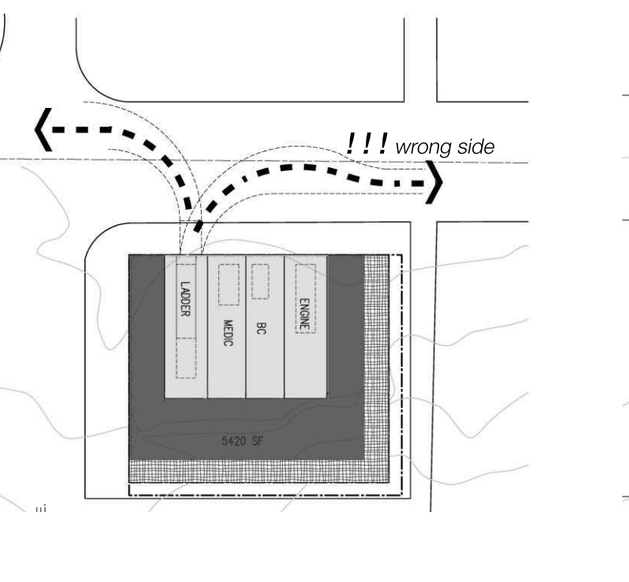


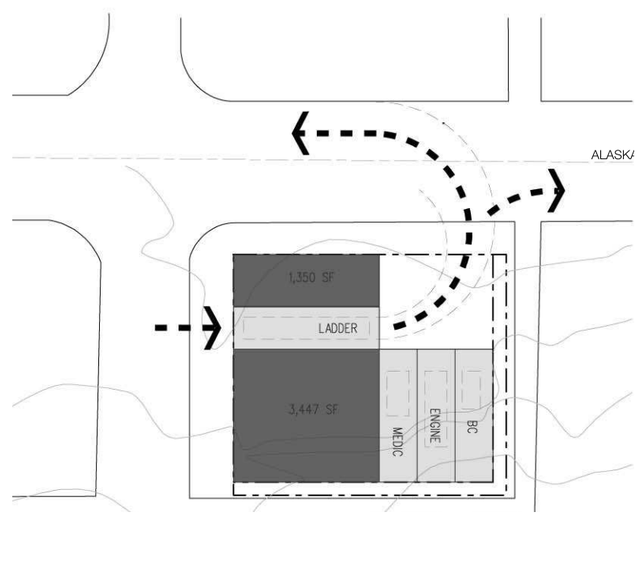












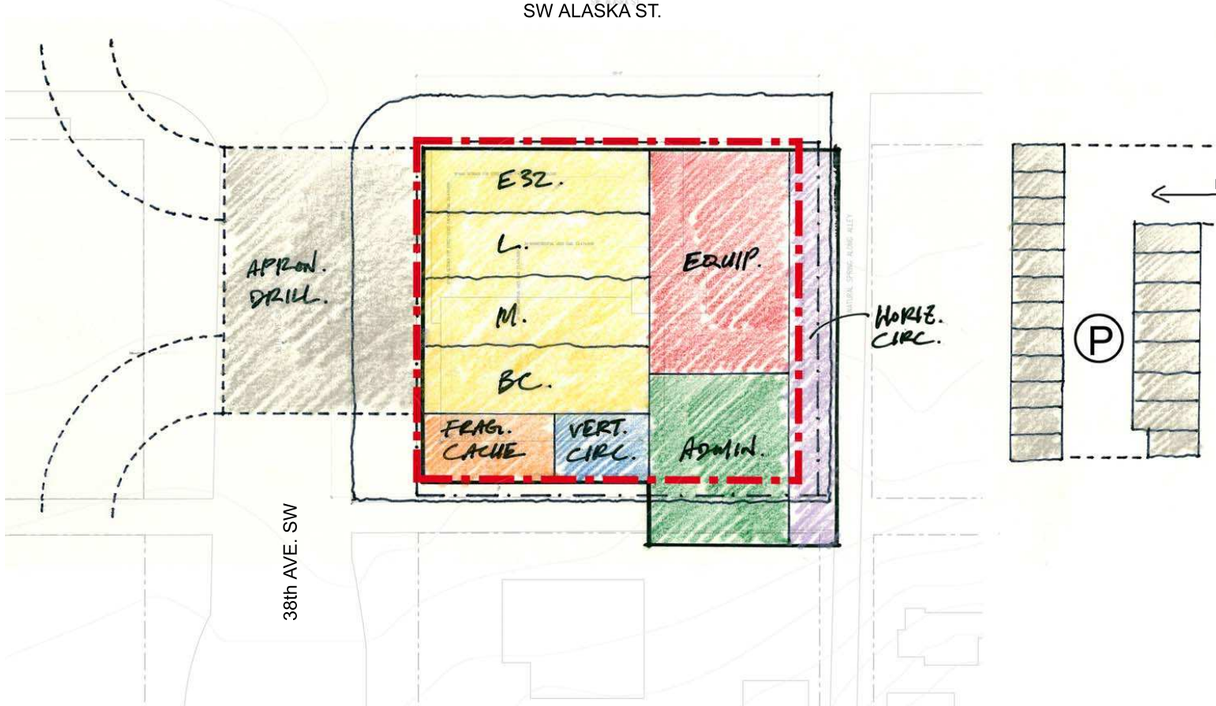
1. Maximum Build Out

2. Drive-through | Apron

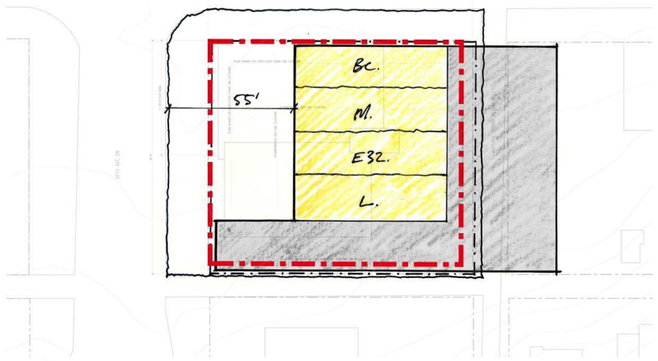
3. Area Reduction

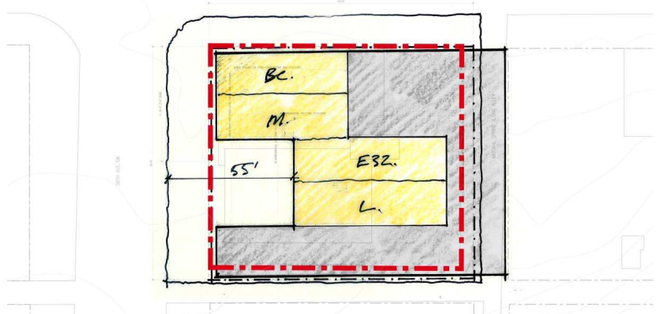
4. Split Bays

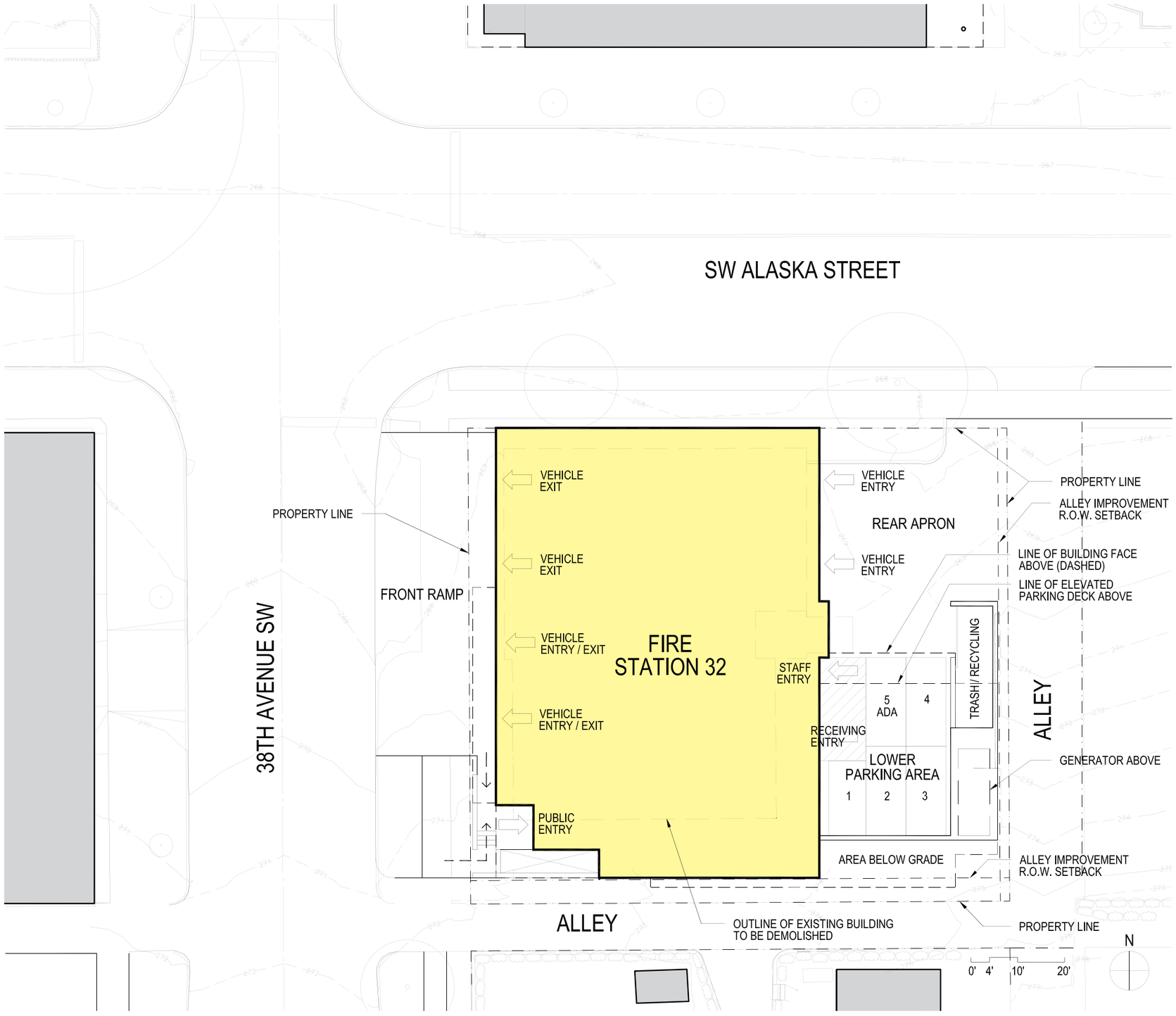
APPARATUS BAY LOCATION TEST FITS


SW ALASKA ST.
E32.
L.
M.
BC.
EQUIP.
ADMIN.
FRAG. CACHE
VERT. CIRC.
APRON. DRILL.
HORIZ. CIRC.
RAMP
P
38th AVE. SW

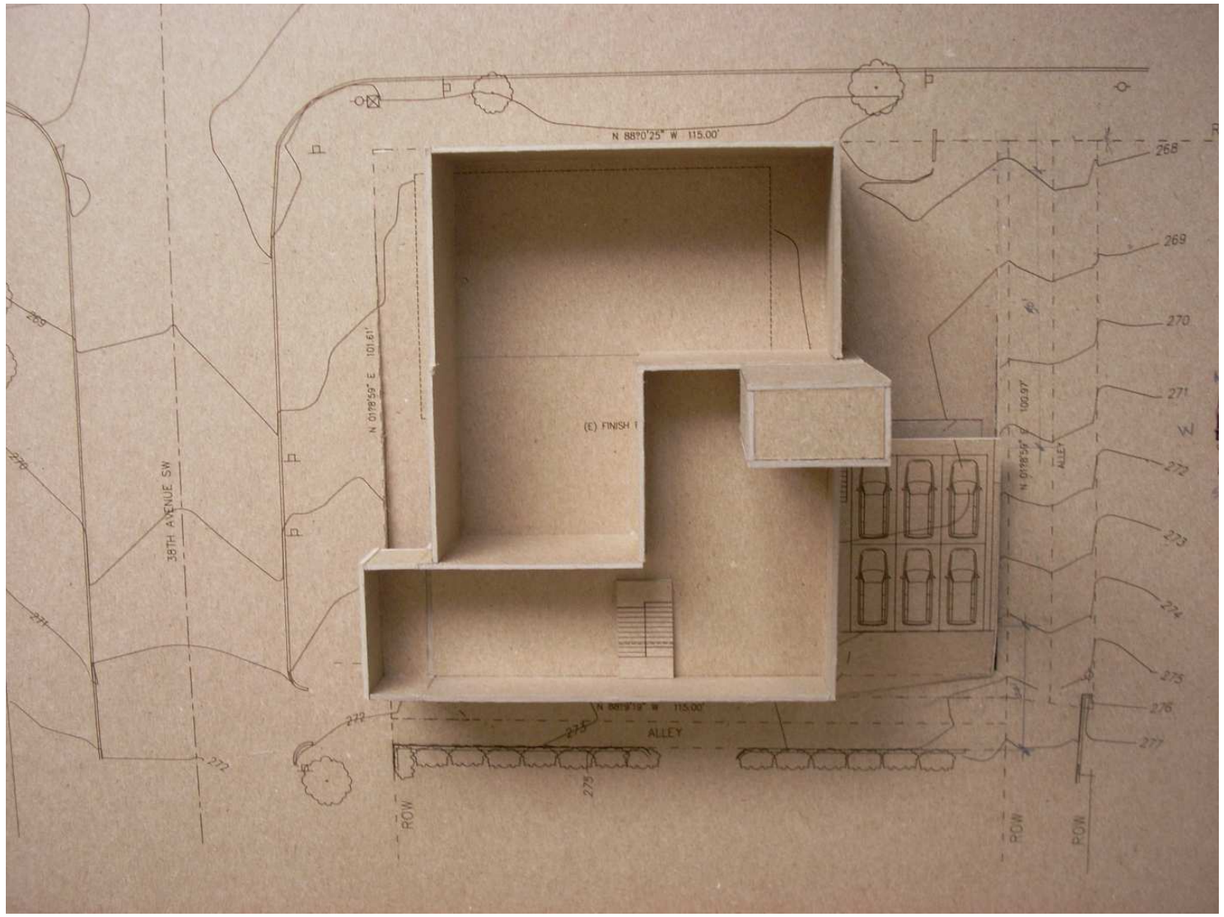
BC.
M.
E32.
L.
55'

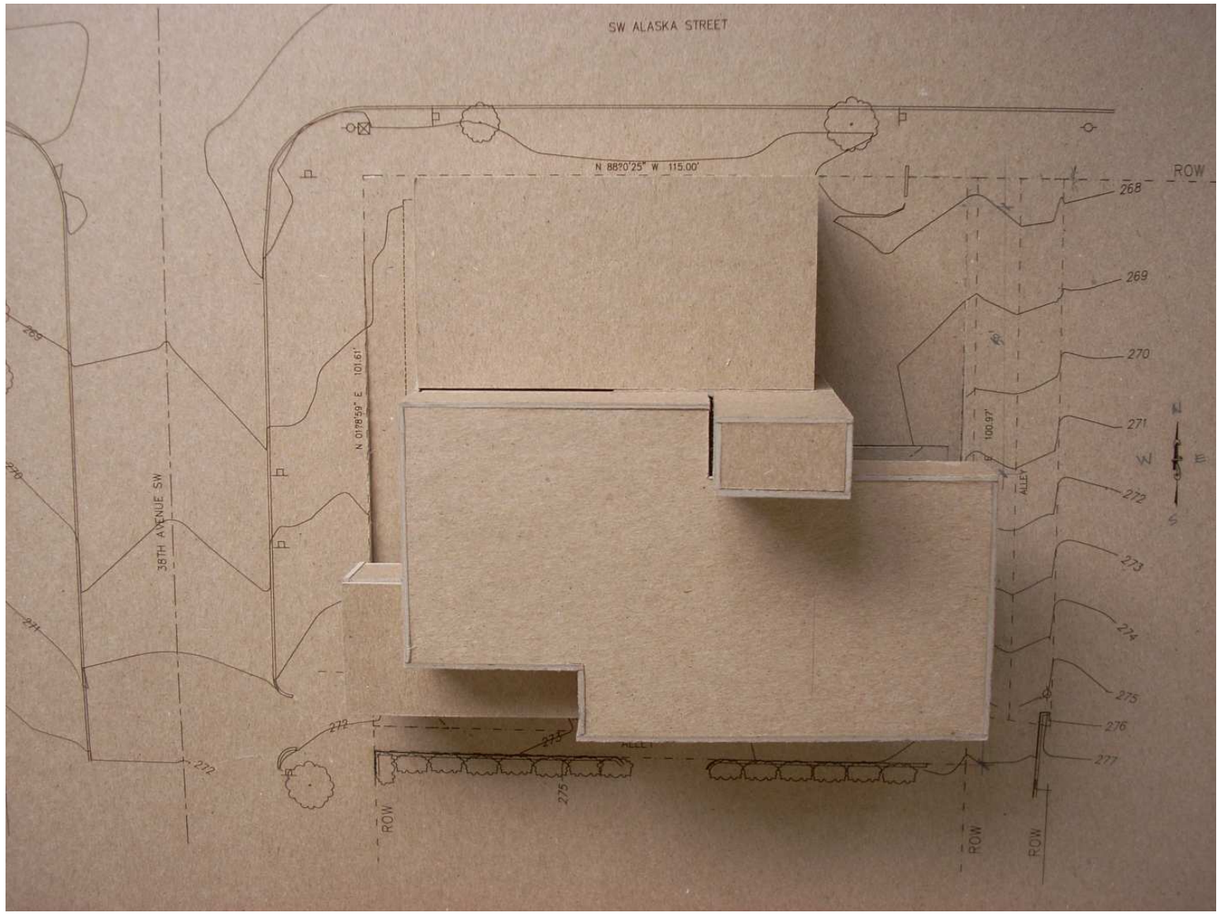

BC.
M.
E32.
L.
55'


BC.
M.
E32.
L.
55'

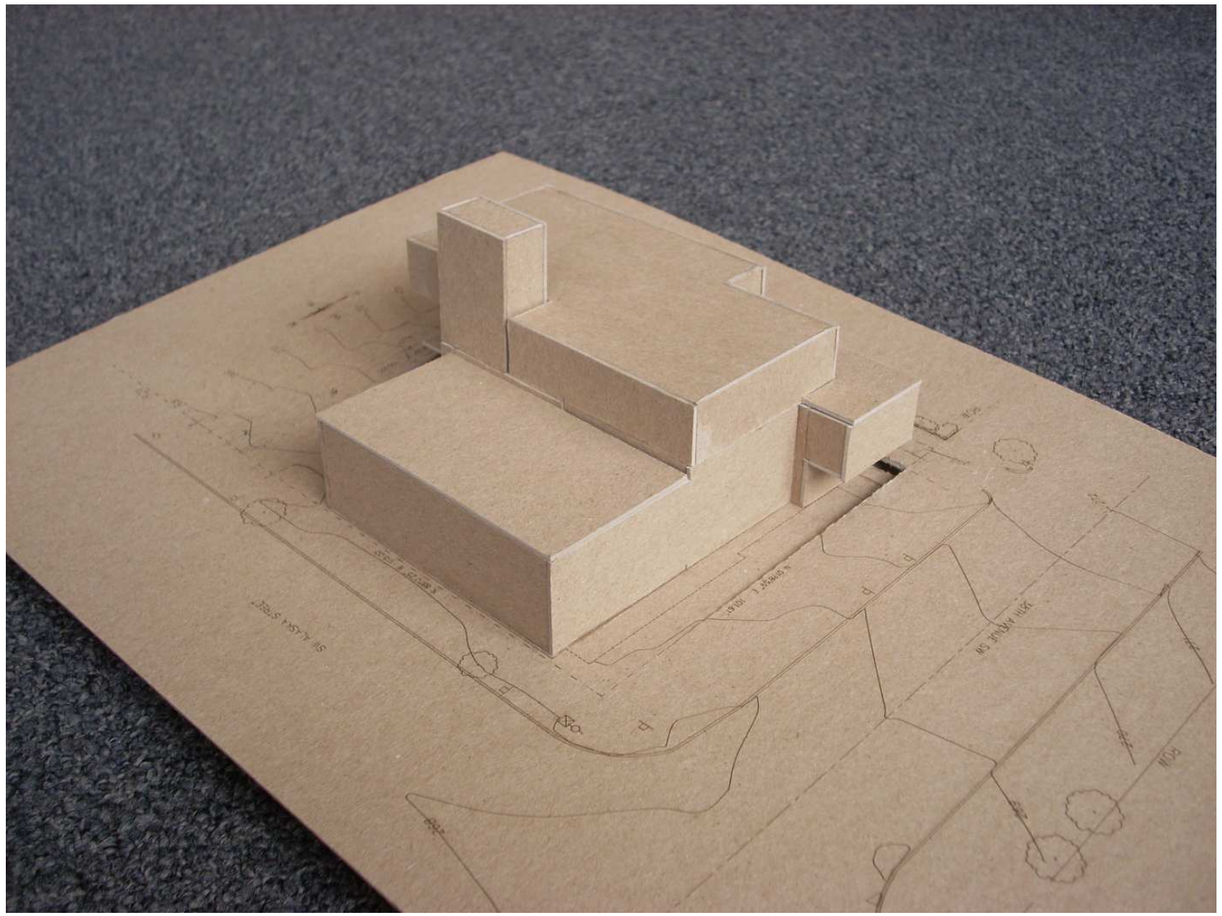

SW ALASKA STREET
38TH AVENUE SW
ALLEY
PROPERTY LINE
VEHICLE EXIT
VEHICLE EXIT
FRONT RAMP
VEHICLE ENTRY / EXIT
VEHICLE ENTRY / EXIT
FIRE STATION 32
PUBLIC ENTRY
VEHICLE ENTRY
REAR APRON
VEHICLE ENTRY
STAFF ENTRY
RECEIVING ENTRY
5 ADA
4
TRASH/ RECYCLING
LOWER PARKING AREA
1
2
3
AREA BELOW GRADE
ALLEY
PROPERTY LINE
ALLEY IMPROVEMENT R.O.W. SETBACK
LINE OF BUILDING FACE ABOVE (DASHED)
LINE OF ELEVATED PARKING DECK ABOVE
GENERATOR ABOVE
ALLEY IMPROVEMENT R.O.W. SETBACK
PROPERTY LINE
OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
N
0' 4' 10' 20'

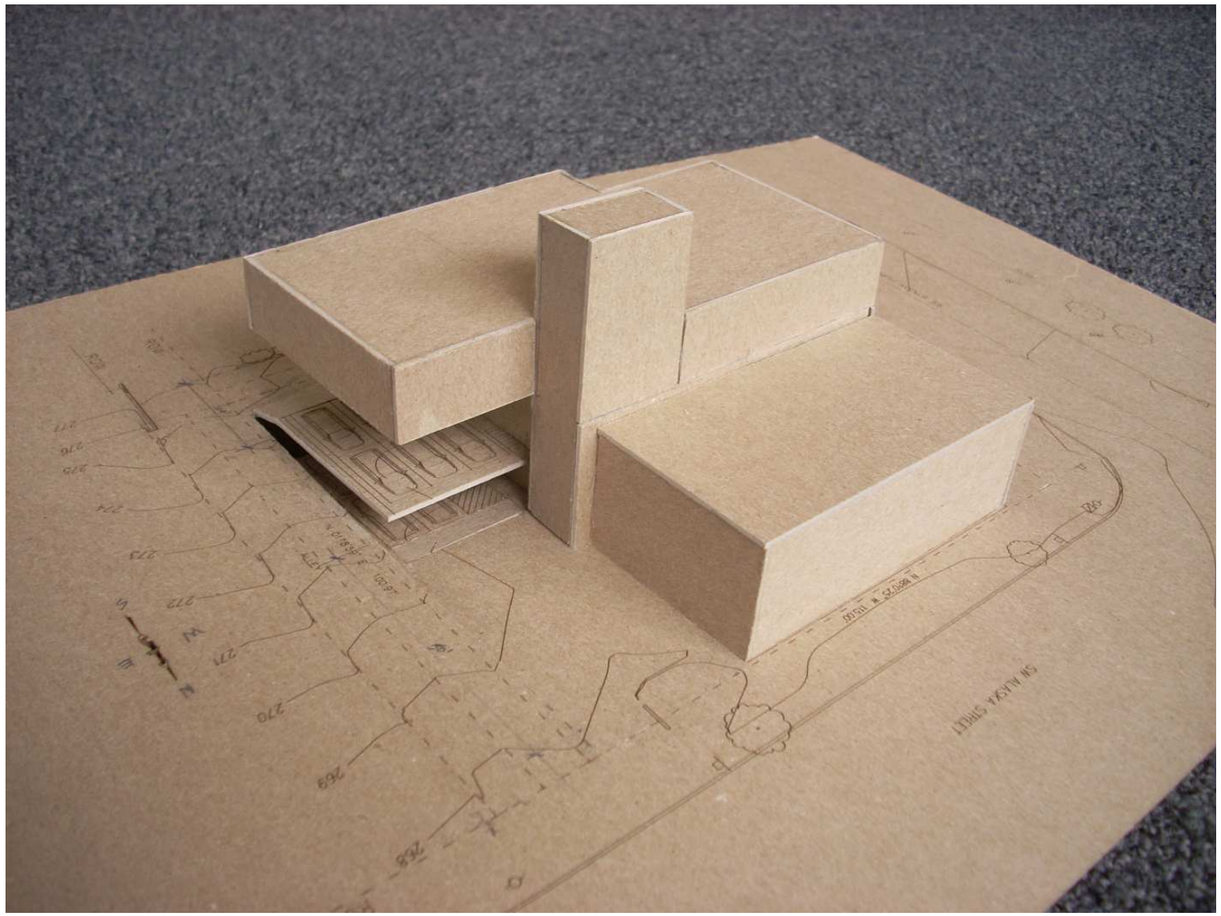
SITE PLAN



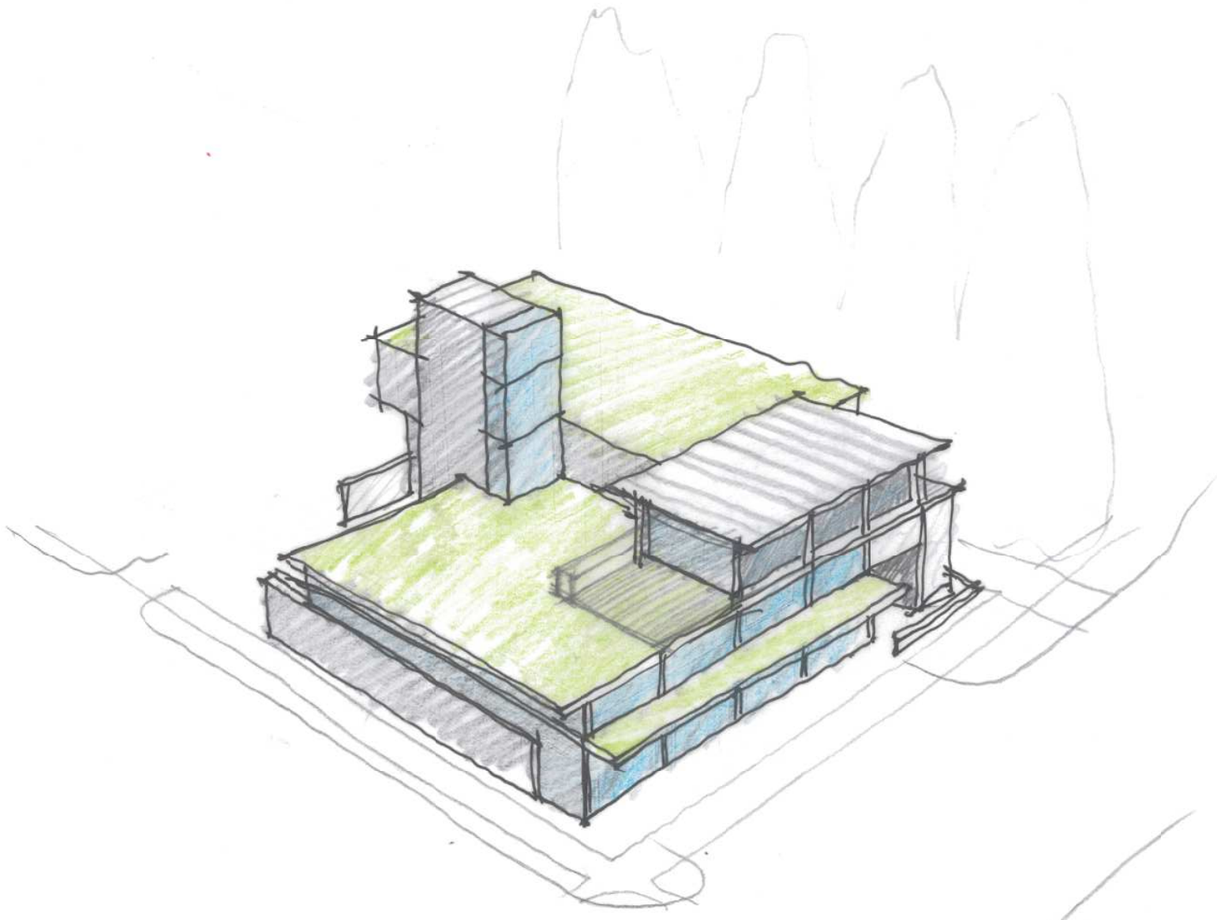


PRE-DESIGN CONCEPT MODEL

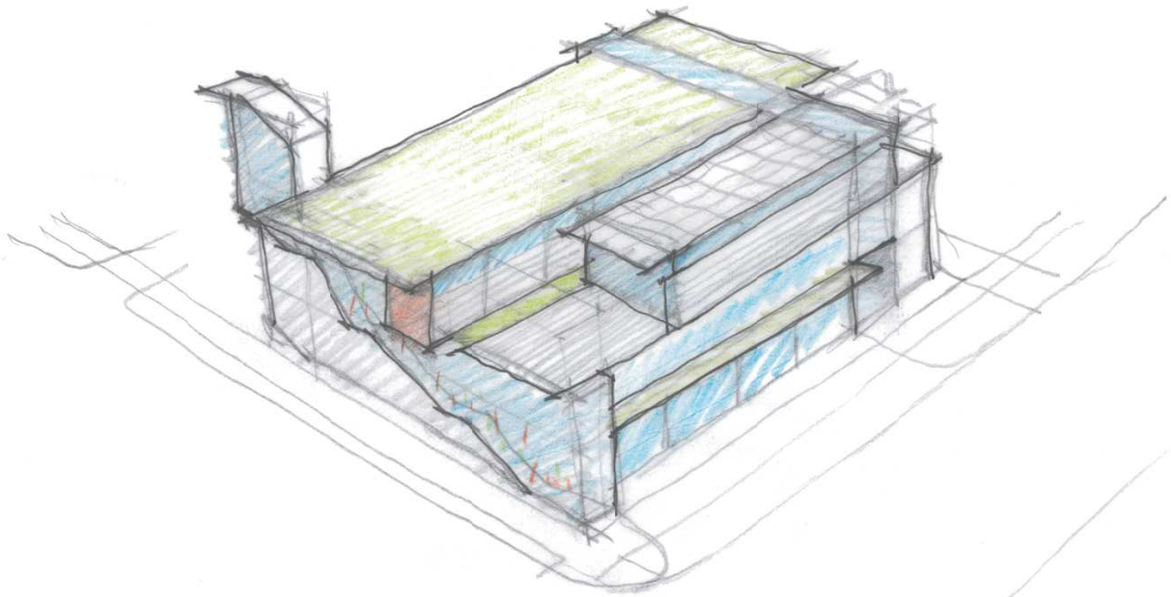




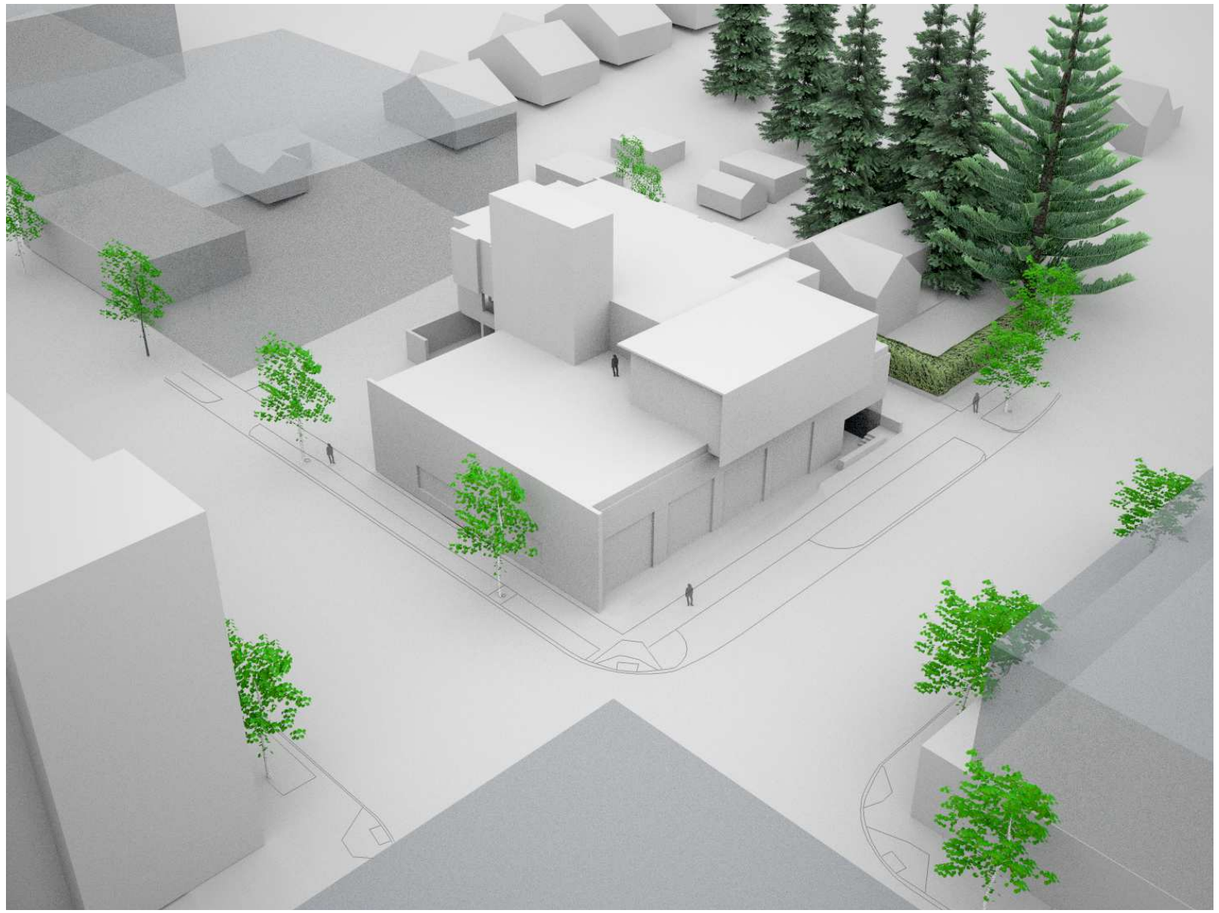
PRE-DESIGN CONCEPT MODEL



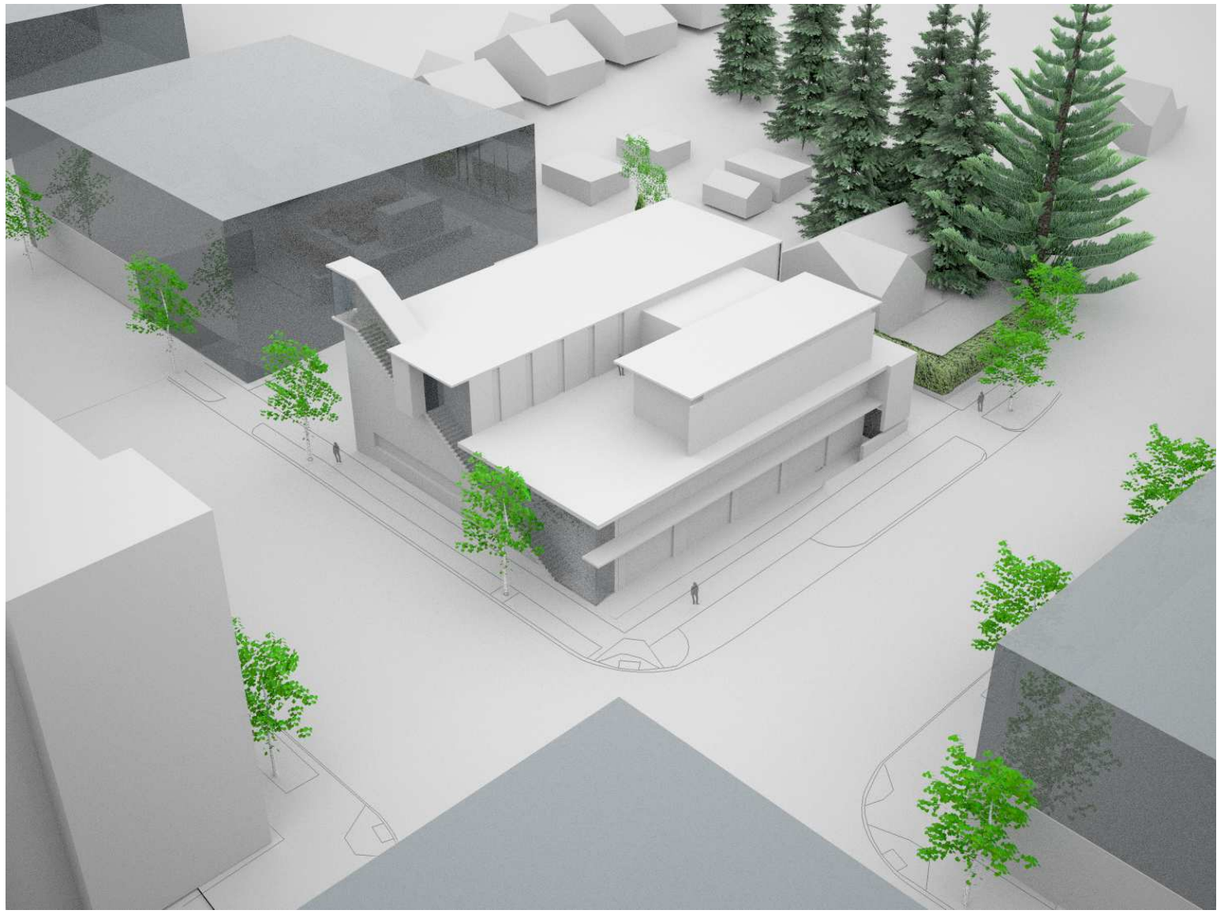
SCHEME 1 - TOWER



SCHEME 2 - STACKED



SCHEME 1 - TOWER



SCHEME 2 - STACKED

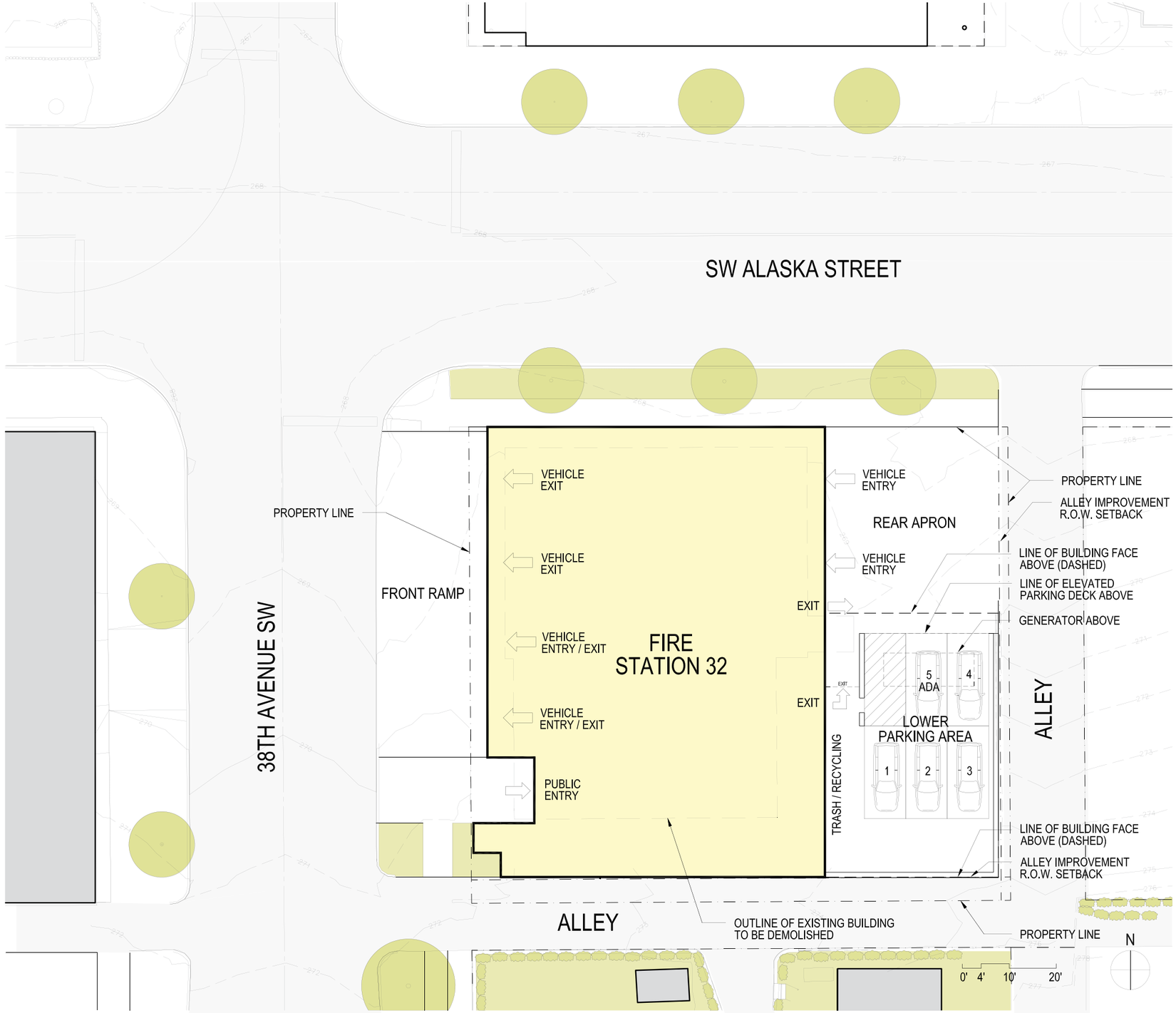
AERIAL LADDER CHECK

LADDER DRILL

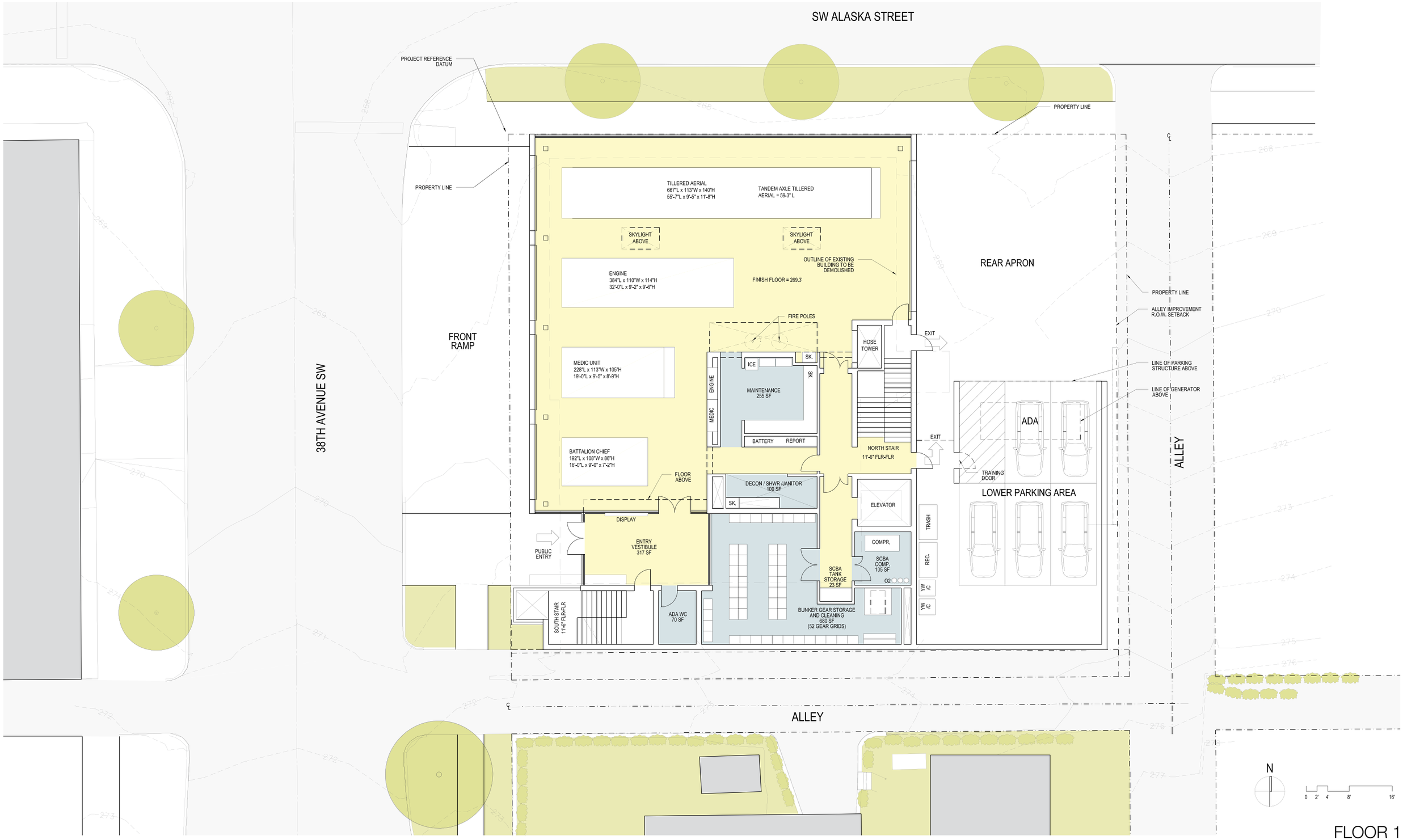
EQUIPMENT CHECK

SHIFT CHANGE

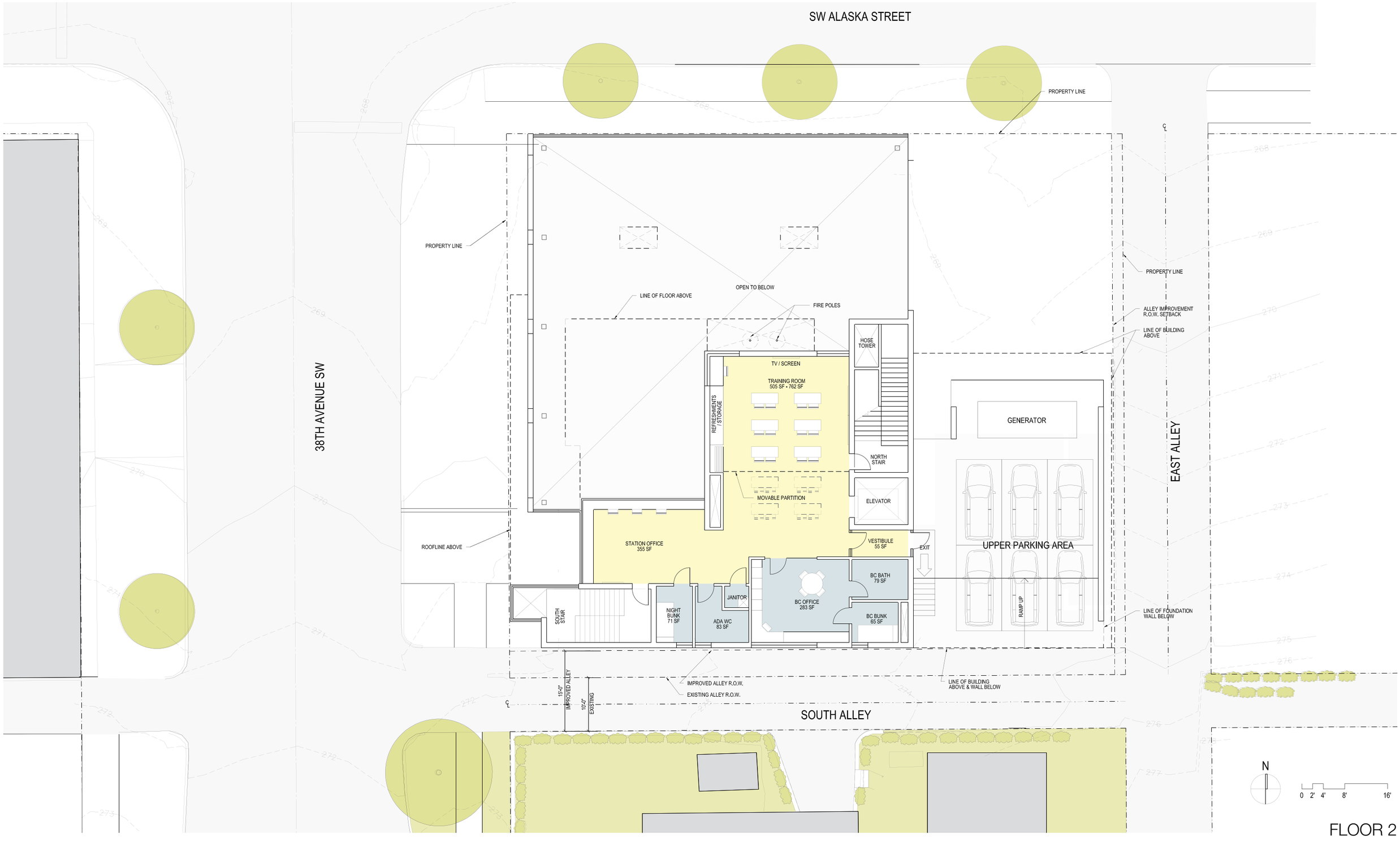
VIEW OF STATION FROM NORTHWEST


SW ALASKA STREET
VEHICLE EXIT
VEHICLE ENTRY
PROPERTY LINE
ALLEY IMPROVEMENT R.O.W. SETBACK
REAR APRON
PROPERTY LINE
VEHICLE EXIT
VEHICLE ENTRY
LINE OF BUILDING FACE ABOVE (DASHED)
FRONT RAMP
LINE OF ELEVATED PARKING DECK ABOVE
EXIT
GENERATOR ABOVE
VEHICLE ENTRY / EXIT
FIRE STATION 32
5 ADA
4
EXIT
EXIT
38TH AVENUE SW
ALLEY
LOWER PARKING AREA
VEHICLE ENTRY / EXIT
1
2
3
TRASH / RECYCLING
PUBLIC ENTRY
LINE OF BUILDING FACE ABOVE (DASHED)
ALLEY IMPROVEMENT R.O.W. SETBACK
ALLEY
OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
PROPERTY LINE
N
0'
4'
10'
20'

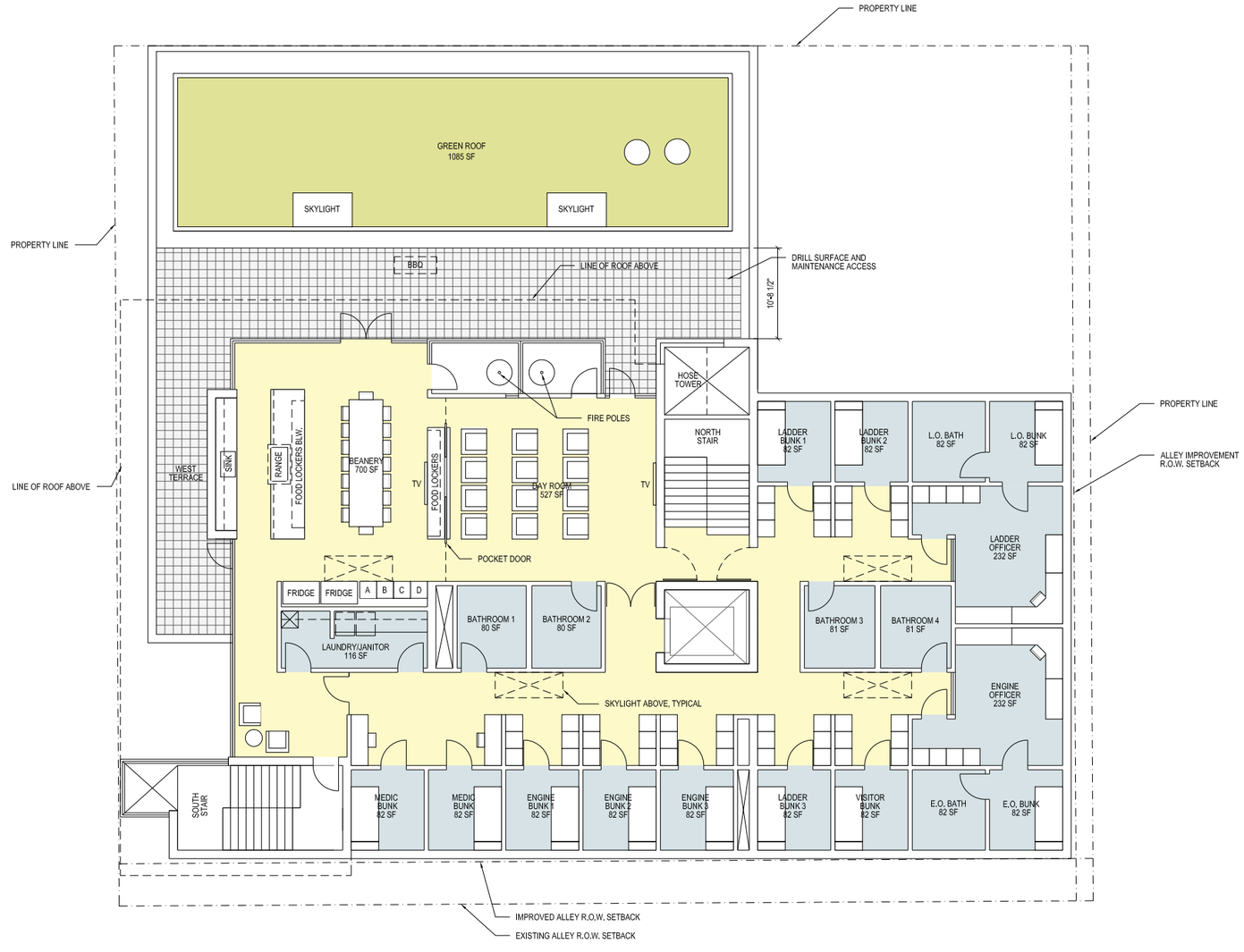
SITE PLAN


SW ALASKA STREET
PROJECT REFERENCE DATUM
PROPERTY LINE
PROPERTY LINE
TILLERED AERIAL
667"L x 113"W x 140"H
55'-7"L x 9'-5" x 11'-8"H
TANDEM AXLE TILLERED
AERIAL = 59-3" L
SKYLIGHT ABOVE
SKYLIGHT ABOVE
OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
ENGINE
384"L x 110"W x 114"H
32'-0"L x 9'-2" x 9'-6"H
FINISH FLOOR = 269.3'
REAR APRON
PROPERTY LINE
ALLEY IMPROVEMENT R.O.W. SETBACK
FRONT RAMP
FIRE POLES
HOSE TOWER
EXIT
MEDIC UNIT
228"L x 113"W x 105"H
19'-0"L x 9'-5" x 8'-9"H
ICE
SK.
ENGINE
MEDIC
MAINTENANCE
255 SF
SK.
LINE OF PARKING STRUCTURE ABOVE
LINE OF GENERATOR ABOVE
ADA
EXIT
BATTALION CHIEF
192"L x 108"W x 86"H
16'-0"L x 9'-0" x 7'-2"H
BATTERY
REPORT
NORTH STAIR
11'-6" FLR-FLR
TRAINING DOOR
38TH AVENUE SW
FLOOR ABOVE
DECON / SHWR /JANITOR
100 SF
SK.
ELEVATOR
LOWER PARKING AREA
DISPLAY
ENTRY VESTIBULE
317 SF
PUBLIC ENTRY
TRASH
REC.
COMPR.
SCBA COMP.
105 SF
O2
SCBA TANK STORAGE
23 SF
YW /C
YW /C
SOUTH STAIR
11'-6" FLR-FLR
ADA WC
70 SF
BUNKER GEAR STORAGE AND CLEANING
680 SF
(52 GEAR GRIDS)
ALLEY
ALLEY
N
0 2' 4' 8' 16'

FLOOR 1


SW ALASKA STREET
38TH AVENUE SW
EAST ALLEY
SOUTH ALLEY
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
LINE OF FLOOR ABOVE
OPEN TO BELOW
FIRE POLES
ALLEY IMPROVEMENT R.O.W. SETBACK
LINE OF BUILDING ABOVE
HOSE TOWER
TV / SCREEN
TRAINING ROOM
505 SF - 762 SF
REFRESHMENTS / STORAGE
NORTH STAIR
MOVABLE PARTITION
ELEVATOR
GENERATOR
ROOFLINE ABOVE
STATION OFFICE
355 SF
VESTIBULE
55 SF
EXIT
UPPER PARKING AREA
BC BATH
79 SF
JANITOR
BC OFFICE
283 SF
SOUTH STAIR
NIGHT BUNK
71 SF
ADA WC
83 SF
BC BUNK
65 SF
RAMP UP
LINE OF FOUNDATION WALL BELOW
15'-0" IMPROVED ALLEY
10'-0" EXISTING
IMPROVED ALLEY R.O.W.
EXISTING ALLEY R.O.W.
LINE OF BUILDING ABOVE & WALL BELOW
N
0 2' 4' 8' 16'

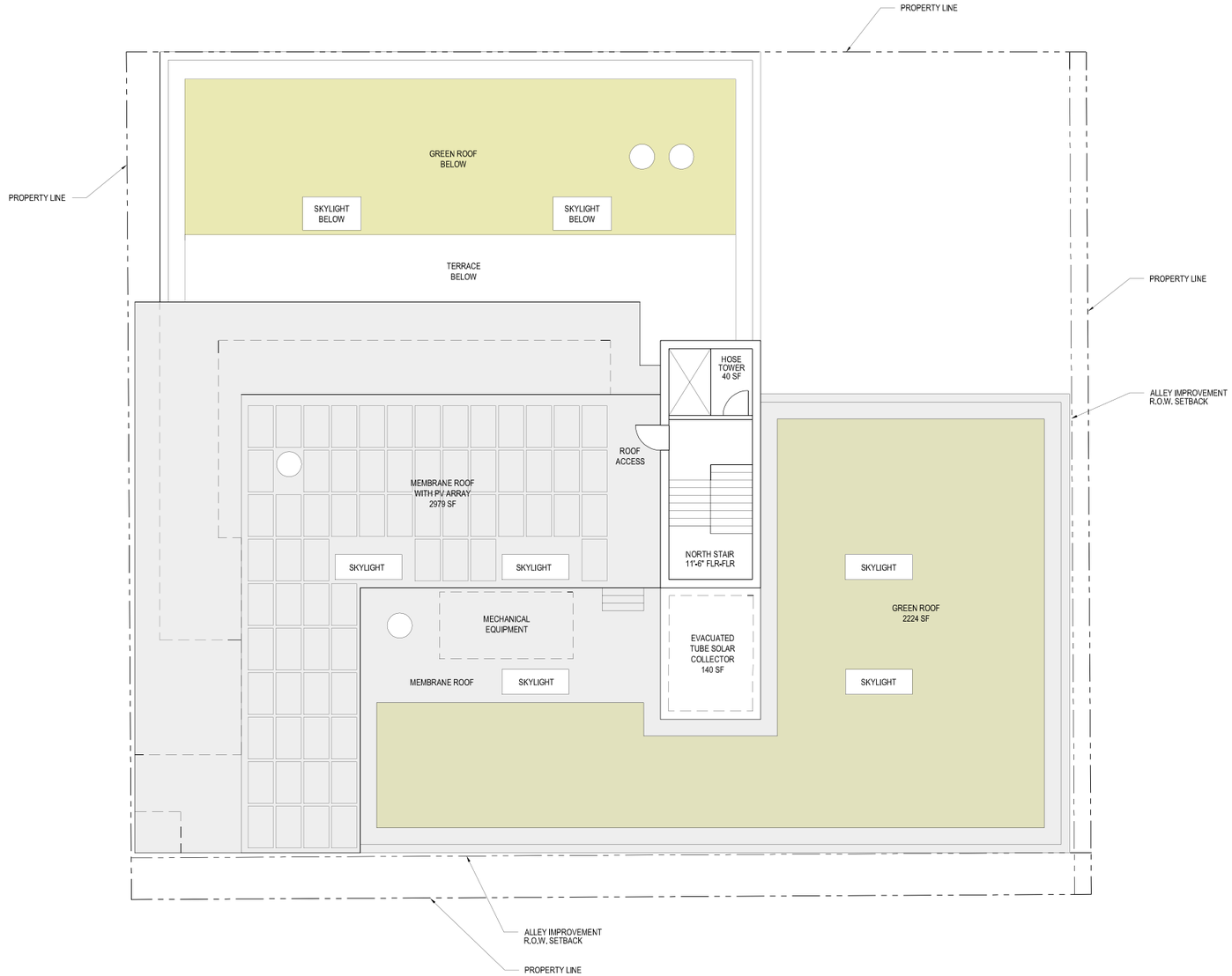
FLOOR 2



N

0 2' 4' 8' 16'

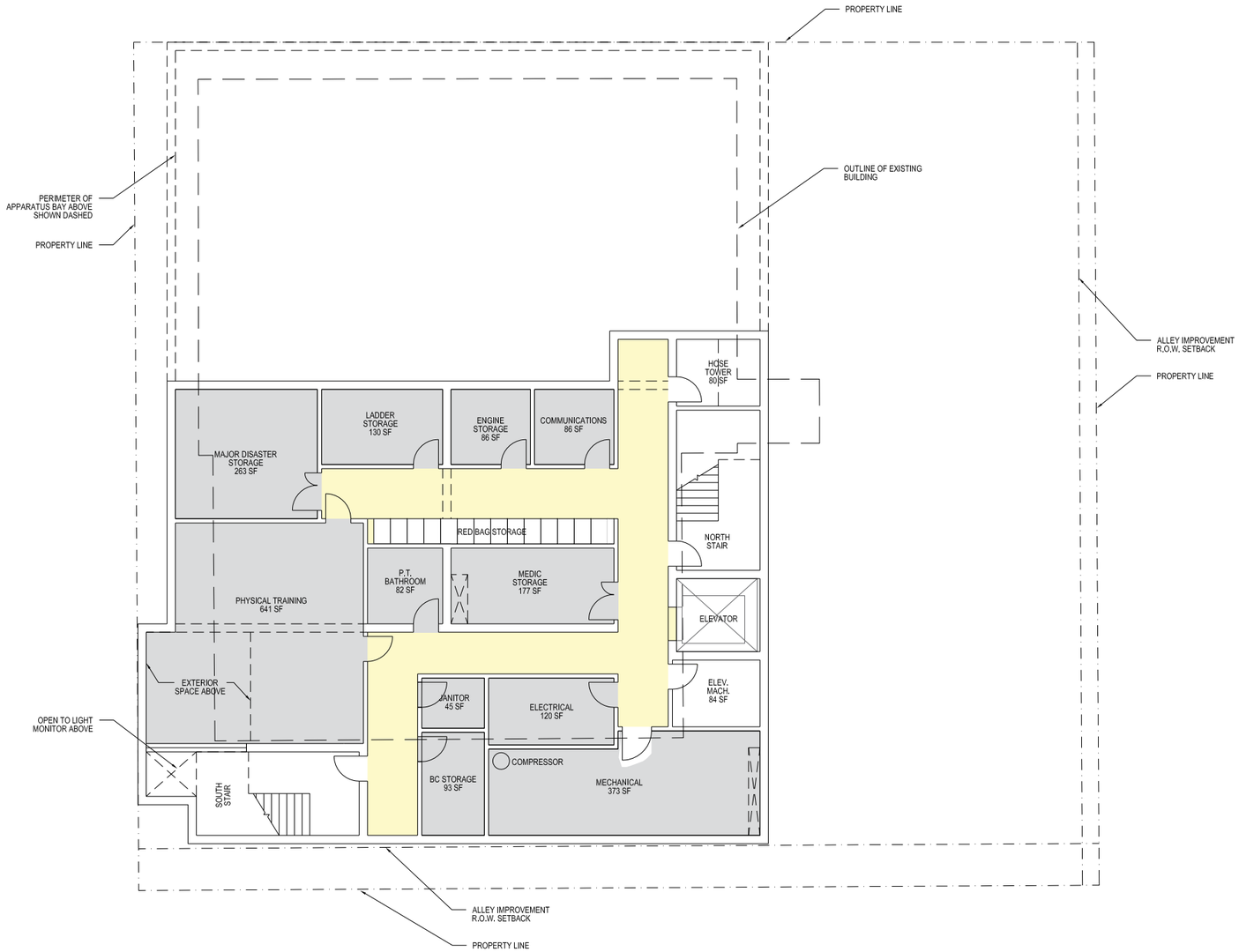
FLOOR 3



N

0 2' 4' 8' 16'

ROOF PLAN

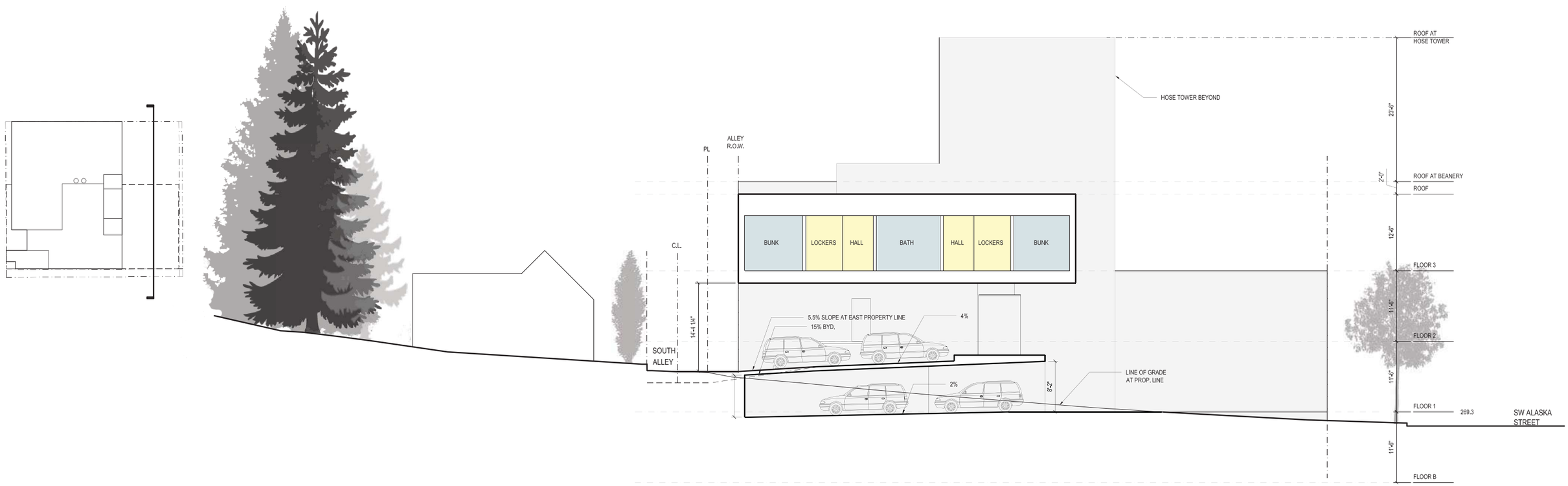


N

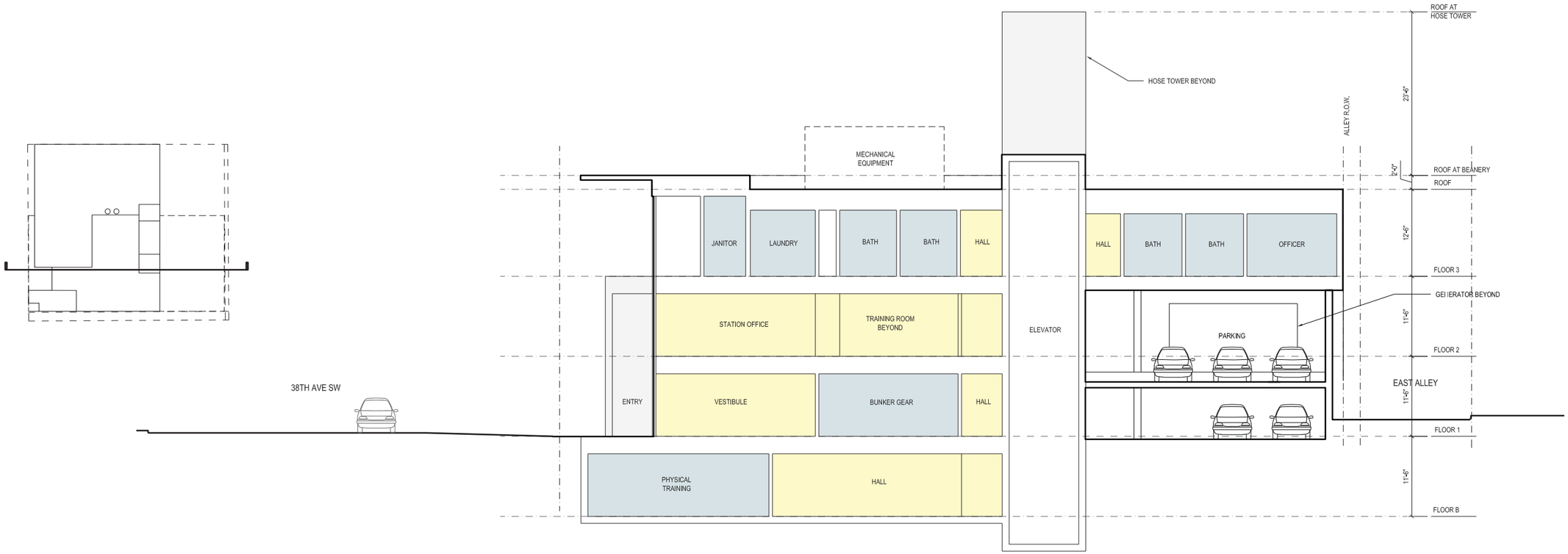
0 2' 4' 8' 16'

BASEMENT

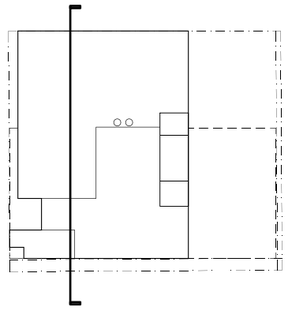
SECTION A THROUGH HOSE TOWER LOOKING WEST

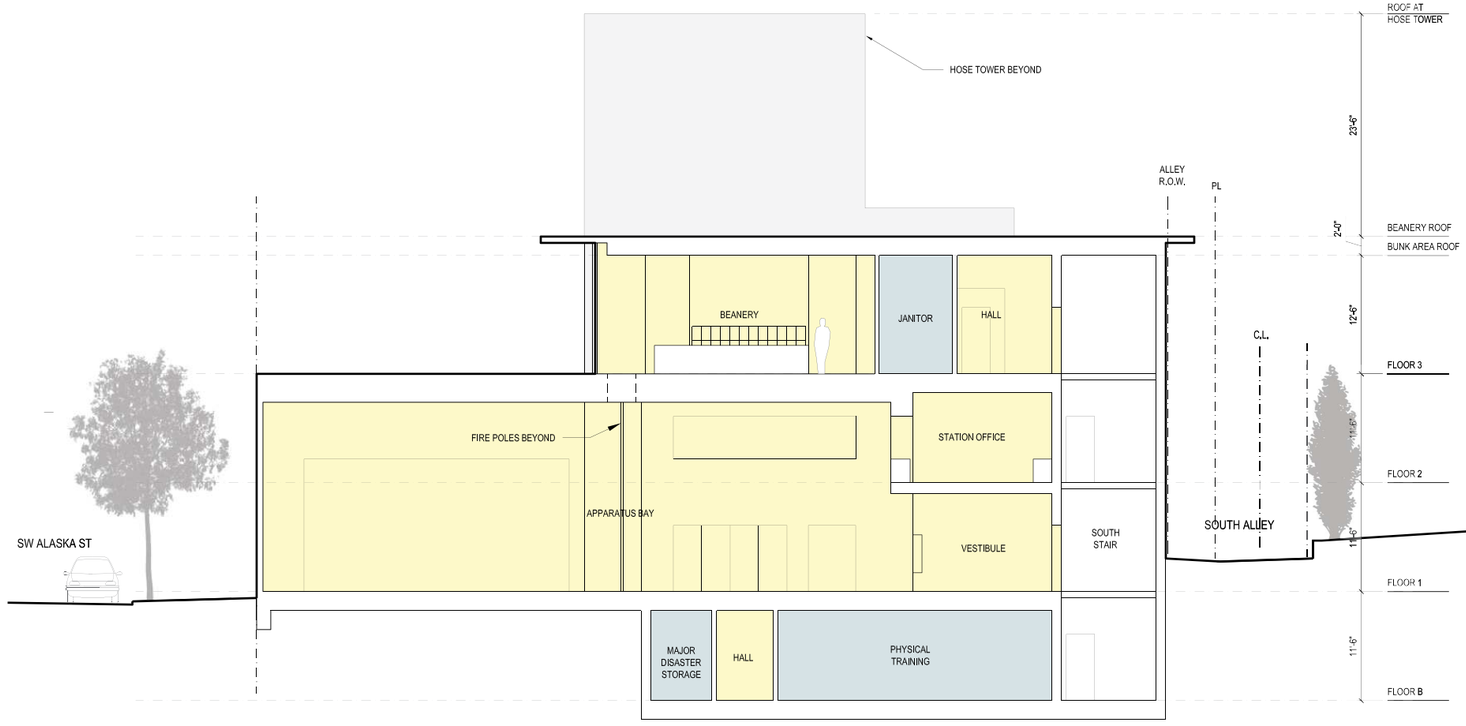


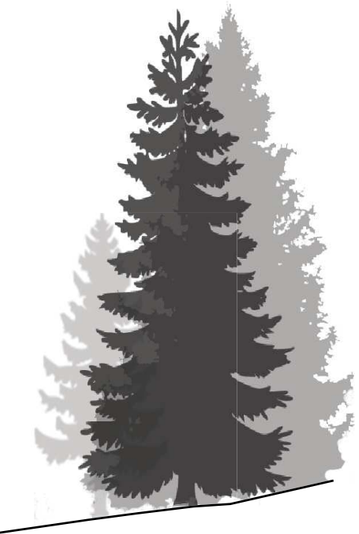
SECTION B THROUGH PARKING LOOKING WEST



SECTION THROUGH ENTRY LOOKING NORTH







SECTION THROUGH PUBLIC SPACES LOOKING EAST

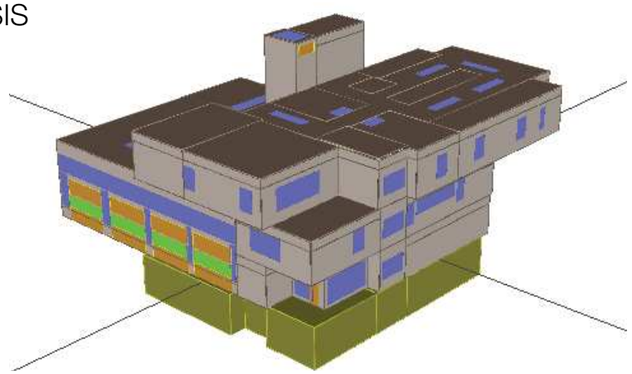
AERIAL VIEW FROM NORTHWEST

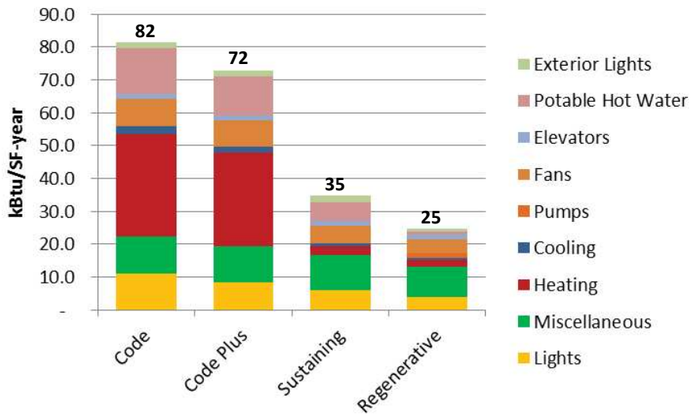
AERIAL VIEW FROM SOUTHWEST

AERIAL VIEW FROM SOUTHEAST

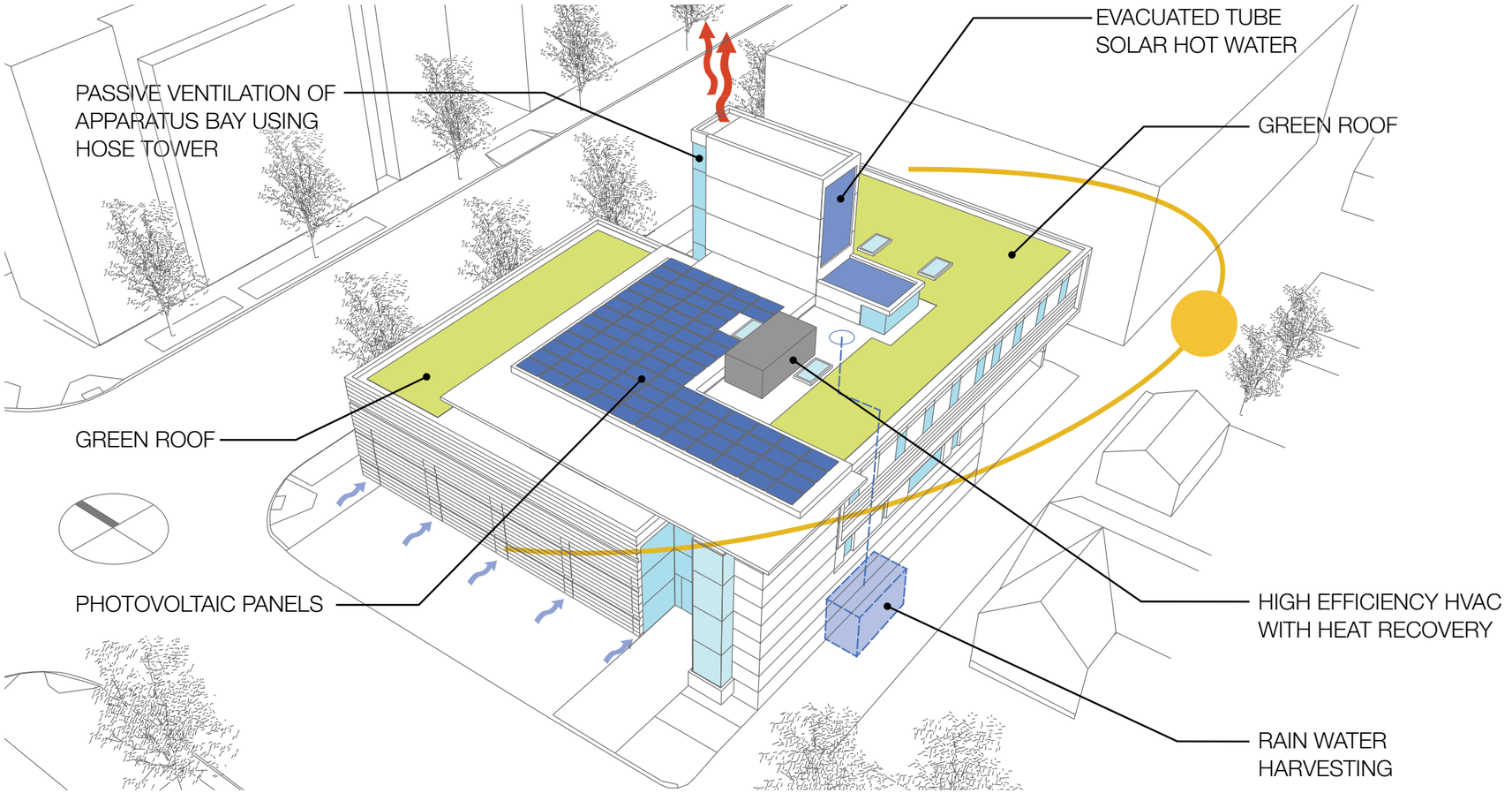
AERIAL VIEW FROM NORTHEAST

ENERGY ANALYSIS





BUILDING SYSTEMS



SUSTAINABILITY STRATEGIES

ENERGY

- Highly insulated building envelope
- High performance glazing
- Passive ventilation
- Thermal mass
- Daylighting of occupied spaces
- Lighting and power outlet controls
- High efficiency appliances and HVAC system
- Waste water heat recovery
- Solar thermal domestic water heating
- Photovoltaic energy production

WATER

- Low-flow plumbing fixtures
- Drought-tolerant, native vegetation
- Rainwater for toilet flushing and truck washing

SITE AND NEIGHBORHOOD

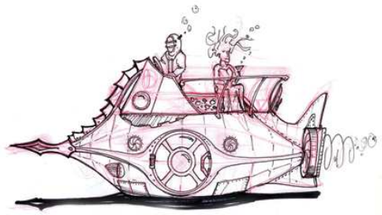
- Green roofs and wall
- Street trees and low planting
- Permeable pedestrian paving
- Electric car charging station
- Bicycle parking

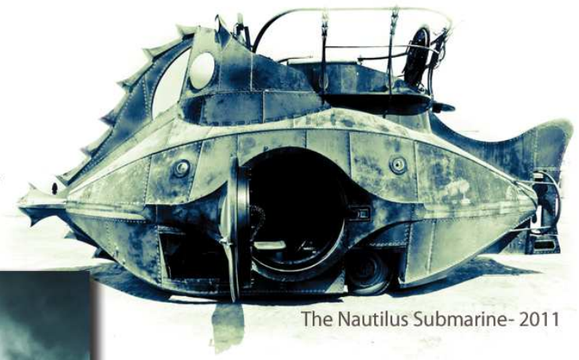
MATERIALS

- Durable, low-maintenance materials
- Low-VOC finishes
- Sustainably harvested wood products
- Red list material awareness
- Construction material reuse

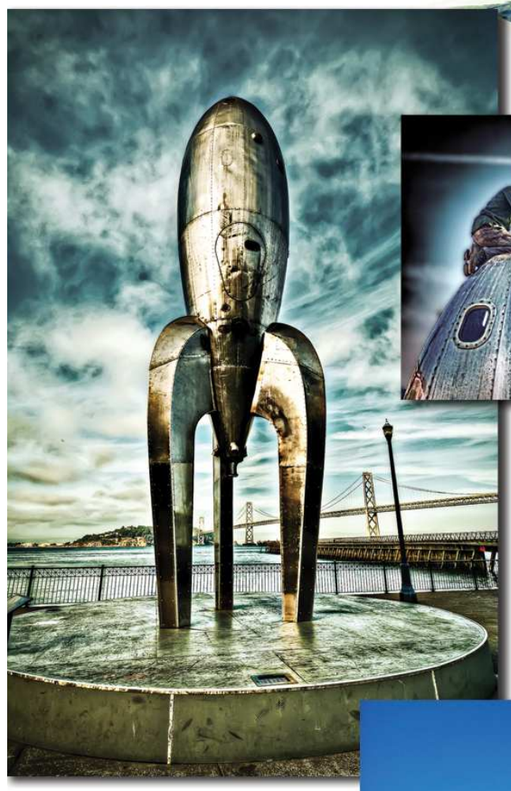
LEED

Required Certification:	Gold	60-79 Points
Target Certification:	Platinum	80+ Points
Anticipated LEED Credits:		73-95 Points





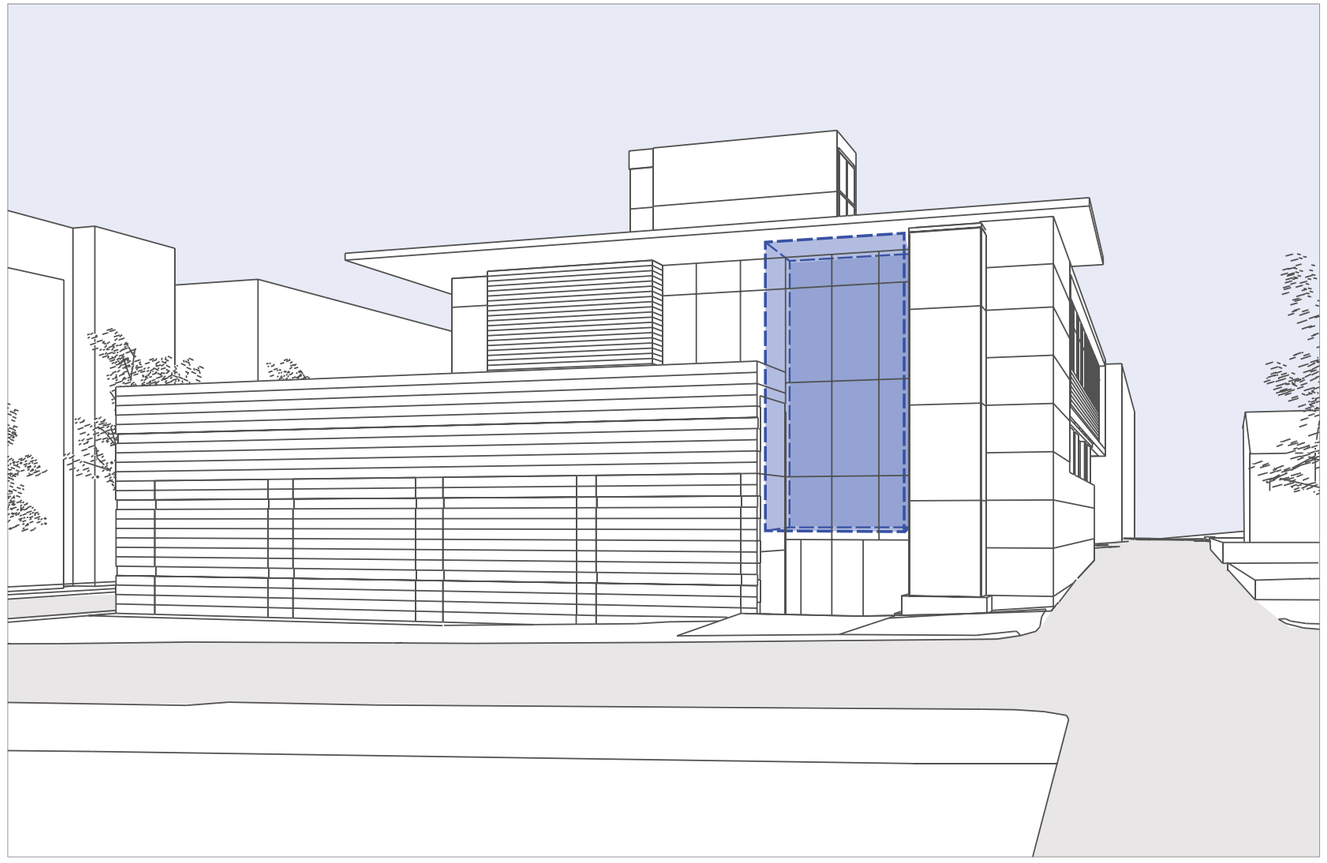
The Nautilus Submarine- 2011



Raygun Gothic Rocketship - 2009

Steampunk Tree House- 2007

PREVIOUS WORKS



PROPOSED FIRE STATION 32 INSTALLATION LOCATION

FIRE STATION ARTIST: SEAN ORLANDO

VIEW OF PUBLIC ENTRY LOOKING EAST

VIEW ALONG SW ALASKA ST LOOKING EAST

VIEW ALONG SW ALASKA ST LOOKING WEST

VIEW OF STATION FROM NORTHWEST