CITY OF SEATTLE
Project Manager, FAS-CDCM: David Jackson
FAS-CDCM: David Kunselman
SFD Liason: Charles Cordova
Public Art Liaison: Kelly Pajek

DESIGN TEAM
Architect: Weinstein A+U
Structural Engineer: Swensen Say Faget
Mechanical Engineer: The Greenbusch Group
Landscape Architect: Murase Associates
Civil Engineer: LPD Engineering
Electrical Engineer: Sparling
Lighting Design: Blanca Lighting
Alerting & Signalization: Tetra Tech
NEIGHBORHOOD CONTEXT
SITE AREA = 14,625 SQ.FT

First Floor Plan
121 Stewart Street, Suite 200
Seattle, Washington 98101
Telephone 206 443-8606
Facsimile  206 443-1218

E ROANOKE STREET

FS22
901 E ROANOKE ST.

ROANOKE PARK

PUBLIC PLAZA

SITE AREA = 14,625 SQ.FT
Original plot plan of the existing building by architect La Monte Shorett, dated December 1963. NORTH IS DOWN
Image credit: City of Seattle

Existing Fire Station 22, December 2013.

Figure 4
Below, an original plot plan by architect La Monte Shorett, dated December 1963, with the building footprint shown in pattern. This plan identifies East Roanoke Street along the north side of the property. Not shown or identified on this plan is Roanoke Park on the north side of this street. North is oriented down on this plan.

Property dimensions cited on this plot plan are consistent with those on a later 2003 site plan, which is provided near the end of this report: 100’ along the west property line, 80’ along the east, 159.4’ on the north. There is an estimated total of 161’ along the south property line with about 130.6’ making up the eastern angled portion and an additional estimated 30’ along the westernmost straight portion.

Existing Fire Station 22 shortly after it was built, January 1965.
Image credit: King County Tax Assessor’s property record card photograph.
SITE CONTEXT

Looking east at sidewalk along E. Roanoke St.

Looking southeast along E. Roanoke St.

Looking southwest along E. Roanoke St.

Panoramic view of the site looking southwest from 10th Ave E and E Roanoke St.
NEIGHBORHOOD CONTEXT

Panoramic view of the site looking northwest from 10th Ave Bridge.
The Roanoke area comprises three subareas: the I-5 Crossing, the 10th and Delmar lid and Bagley Viewpoint, and the Delmar Drive East to Boyer Avenue East pedestrian connection. The area is characterized by both residential and commercial communities, including the nationally designated Roanoke Park Historic District and North Capitol Hill. Set on a high ridge, the area has panoramic views from Bagley Viewpoint to the east of Portage Bay, the University of Washington, Lake Washington and the Cascade Mountains; and from the 10th Avenue East bridge and the I-5 Crossing to the west of the Olympic Mountains, downtown Seattle and Lake Union.

Three busy streets converge where the new lid will be located: 10th Avenue East, East Roanoke Street and Delmar Drive East. Steep grades act as both opportunities for exercise and views, while at the same time presenting obstacles to mobility for some users. The area also has two schools: The Option Program at Seward (TOPS) School and Seattle Preparatory High School.

Roanoke Park and Interlaken Park are important components of the Olmsted brothers' historic parks and green boulevards plan. The SR 520 project has the opportunity to enhance and reconnect these green spaces with the 10th and Delmar lid and by providing safe and memorable connections to Portage Bay and Lake Union.

Preliminary design of the SR-520 lid project adjacent to 10th Avenue E:

- Emphasizes the sense of threshold between Roanoke Park and North Capitol Hill.
- Design not yet finalized.
- Construction schedule not yet established.

SR-520 LID PROJECT
ROANOKE AREA DESIGN

Aerial view of the proposed SR-520 lid project in relation to FS22. Image credit: WSDOT simulation.
The proposed preliminary designs make use of a portion of the undeveloped WSDOT property at the east to allow for drive-through access. A primary goal of the City and the design team, currently in process, is to:

- Negotiate a revision to the existing use permit to extend the City’s use of the west portion of the state property to the east from 10’ to 24’ for an egress drive.
- Formalize the shared access between the State Patrol and fire station sites.

In exchange, the City would:

- Reserve 10’ of land along the south portion of the site for possible future use by WSDOT when SR-520 is widened.
• Drive-through capability immediately upon occupancy.
• Requires successful negotiation between the City and WSDOT for the property exchange.
• Design Team's preferred configuration.
• If a property “swap” is unsuccessful, this could be an interim solution until SR-520 lid project is finished.

• Option 1 massing moved 20’ east.
The new Fire Station 22 will be minimum LEED Gold Certified, with a goal of achieving LEED Platinum Certification.

Sustainable design strategies include:

- Photovoltaic panels to handle a minimum of 65% of the building’s electrical requirements
- Rainwater harvesting to provide 100% of the project’s non-potable water needs (flushing, truck-washing, irrigation)
- Geothermal heat pumps to provide primary heat for heating/cooling and domestic hot water
- Vegetated roof
- Stormwater bio-retention (rain garden)
- Permeable paving
NORTH ELEVATION
ROANOKE STREET

CLIMBING HYDRANGEA
REDTWIG DOGWOOD
MOUNTAIN ASH
NORTH ELEVATION
ROANOKE STREET

CLIMBING HYDRANGEA
RED TWIG DOGWOOD
MOUNTAIN ASH
WHITE ROCK ROSE
EDDIE’S WHITE WONDER DOGWOOD
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LANDSCAPE DESIGN
PLANT SPECIES

Roanoke Frontage Garden:

Climbing Hydrangea- Hydrangea anomala ssp. petiolaris

Red Cascade Mountain Ash- Sorbus americana "Dwarfcrown"

Bridal Veil Astilbe- Astilbe arenata "Bridal Veil"

Red Dogwood- Cornus sericea

Japanese Spurge- Pachysandra terminalis

Eddie’s White Wonder Dogwood- Cornus nuttallii "Eddie’s White Wonder"

White Rocciose- Cistus cyparissifolius

East Beds and Rain Garden Planter:

Goat’s Beard- Aruncus dioicus

River Birch- Betula nigra

Douglas Iris- Iris douglasiana

Douglas Iris & Goat’s Beard

Swordfern- Polystichum munitum
LANDSCAPE DESIGN

OPTION 1: WITH LONDON PLANE TREE
LANDSCAPE DESIGN

OPTION 2: LONDON PLANE TREE REMOVED

PROPOSED FIRE STATION 22 BUILDING

- SWORD FERN
- RAIN GARDEN DOUGLAS IRIS AND GOAT’S BEARD
- DWARF REDTWIG DOGWOOD
- RIVER BIRCH
- WHITE ROCK ROSE
- JAPANESE SPURGE AND BRIDAL VEIL ASTILBE
- CLIMBING HYDRANGEA
- DWARFCROWN MOUNTAIN ASH OR EDDIE’S WHITE WONDER DOGWOOD

PLAN

ELEVATION

SECTION
Clyfford Still Museum, Denver by Allied Works.

Hotel de ville (Town Hall) Saynatsalo, Finland by Alvar Aalto.

Wood slat precedent image.

Clyfford Still Museum, Denver by Allied Works.
VIEW LOOKING EAST FROM E ROANOKE ST
VIEW LOOKING SOUTHWEST FROM ROANOKE AND 10TH AVE
VIEW LOOKING WEST FROM 10TH AVE
VIEW FROM 10TH AVE BRIDGE