CITY OF SEATTLE
Project Manager, FAS-CDCM: David Jackson
FAS-CDCM: David Kunselman
SFD Liason: Jay Schreckengost
Public Art Liason: 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
SITE CONTEXT

Looking east at sidewalk along E. Roanoke St.

Looking southeast along E. Roanoke St.

Looking southwest along E. Roanoke St.

Broadway E looking south.

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

Residence, Roanoke Park neighborhood.

From corner of E Roanoke & 10th Ave E looking toward Roanoke Park.

Front yard of FS22 looking north toward Roanoke Park.

Roanoke Park.

Panoramic view of the site looking northwest from 10th Ave Bridge.
GREEN SPACE DIAGRAM
WITHOUT SR-520 LID

ROGERS PLAYGROUND
ROANOKE PARK
FS22 SITE
E. ROANOKE ST.
BAGLEY VIEWPT.
SEATTLE PREP SCHOOL
SR-520
DELMAR AVE E
HARVARD-MILLER/ ROANOKE ANNEX
INTERLAKEN PARK
GREEN SPACE
PUBLIC PLAZA
DIAGRAM

WEINSTEIN A+U

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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.

CONCEPTUAL NEIGHBORHOOD CONTEXT & SITE ACTIVITY DIAGRAM

“ZONE OF BAD BEHAVIOR”

E. ROANOKE ST.

LANDSCAPED AREA

PUBLIC PLAZA

COMMUNITY VIEW ARC

APPARATUS BAY

FRONT APRON

REAR APRON

STATION OFFICE

NOON

PM

AM

ROANOKE PARK

10TH AVE. E.

PUBLIC PLAZA

LANDSCAPED AREA

"ZONE OF BAD BEHAVIOR"

ROANOKE PARK

10TH AVE. E.

PUBLIC PLAZA

LANDSCAPED AREA

"ZONE OF BAD BEHAVIOR"
12 YEAR FUTURE SITE PLAN W/ SR-520 LID & BIKE PATH

SHOWING FUTURE SHARED USE PATH

E ROANOKE STREET

BASEMENT + 2-STORY SUPPORT SPACES & LIVING QUARTERS

MAIN ENTRY

WSDOT PROPERTY

PUBLIC PLAZA

RECONFIGURATION OF STREETS & SIDEWALKS SHOWN IS APPROXIMATE

IN

OUT

12' WIDE SHARED USE PATH

(E) LONDON PLANE TREE TO REMAIN

STATE PATROL

REAR APRON

PARKING - 5 SPACES

APPARATUS BAY

GENERATOR

DECK (BELOW)

Hose Tower

FS22 RETAINING WALL

WSDOT SHORING

RECEI

BUNK GEAR

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SUSTAINABILITY DIAGRAM

GOAL: LEED PLATINUM GOLD MINIMUM

- **PV Panels**: 16% of the building's annual electrical needs (approx. 11% of the building's energy needs)
- **Underground Cisterns**: Rainwater harvesting will provide 100% of non-potable water needs
- **± 15' Overhang**: For solar shading
- **Stormwater Bio-Retention**
- **Concrete Front Apron**
- **Concrete Rear Apron**
- **Permeable Pavers**
- **Hose Tower**
- **Concrete Front Apron**
- **Line of Future 12'-0" Shared Use Path**
- **(E) London Plane Tree to Remain**
- **Swedish Aspens**
- **Flowering Dogwoods**
- **Public Plaza**
- **E. Roanoke Street**

Location: Seattle, WA
Print Date: 6/17/14
Telephone 206 443-8606
Facsimile 206 443-1218

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PREVIOUS VIEW OF WEST FACADE
VIEW OF WEST FACADE
VIEW LOOKING SOUTHEAST FROM E ROANOKE ST
VIEW LOOKING SOUTH FROM BROADWAY E
VIEW LOOKING SOUTHWEST
FROM ROANOKE AND 10TH AVE
PUBLIC PLAZA & LOBBY

- PUBLIC PLAZA
  - BIKE RACKS
  - PERMEABLE PAVERS
  - +32" CONC WALL
  - OVERHANG
  - WD BENCH
  - SUSTAINABILITY & ART INFO DISPLAYS: ACID ETCHED SST
  - BIORETENTION PLANTER

- LOBBY
  - WD BENCH
  - STL ARM REST
  - BUILT-IN WD INFO DISPLAY
  - RECESSED WALKOFF MAT
MATERIALS

ENDICOTT BRICK, RUNNING BOND
DARK IRONSPOT

ALUMINUM CURTAINWALL
CHARCOAL

PRECAST CONCRETE PLINTH
CIP CONCRETE HOSE TOWER
CIP CONCRETE SITE WALL
ACID ETCHED

DRI DESIGN PAINTED ALUMINUM PANELS
WEATHERED ZINC

STEPSTONE PERMEABLE PAVERS
PORCELAIN, LIGHT SANDBLAST

PLAZA & LOBBY BENCHES
FSC-CERTIFIED WOOD
SIGNAGE

SST 19-SW-4, 2" BEARING BARS:
3/16" X 2" BEARING BARS AT 1-3/16" O.C.
SPACING, WELDED CROSS BARS AT 4" O.C
DEVELOPMENT WAIVERS REQUESTED

**HEIGHT OF HOSE TOWER**
REQUIRED: 30’-0” height limit (above average grade level) for any structure not in a required yard.

PROPOSED:
+ 46’-7 1/4” parapet at hose tower
+ 30’-0” portion of building located in required front yard setback
(heights measured from ave grade lvl)

**FLAGPOLE**
PROPOSED: 25’-6 1/4” located within front yard setback

**“22” SIGNAGE**
PROPOSED: 8’-6” high

**FRONT YARD SETBACK**
REQUIRED: 20’-0” min.
PROPOSED: 8’-0”

**LOT COVERAGE**
REQUIRED: 35% max.
PROPOSED: 51.5%
STANDPIPE FALLS is a sculpture comprised of a concrete catch basin with an electric water circulation apparatus which pumps water through custom-built manifolds that contain solenoids to control the release of water into individual reclaimed fire hoses.

The fire hoses are animated in a dance which is inspired by predictions of activity at the fire station. These patterns are based on analytics of the past and extrapolation of the future as determined by a machine learning system which controls the solenoids.
LANDSCAPE DESIGN

Pachysandra  Goatsbeard  Japanese Anemone  Rockrose  Lilyturf

Mt Vernon Laurel

Swedish Aspen

Common Rush

Redtwig Dogwood

Flowering Dogwood

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