APPROVED
MINUTES OF THE MEETING

May 19, 2011
Convened 10:00 am
Adjourned 3:30 pm

Projects Reviewed
Fire Station 36
Grange Insurance Association Skybridge
Yesler Terrace Redevelopment

Commissioners Present
Julie Bassuk, Chair
Graham Black (excused from 10:30am-11:30am)
Malika Kirckling (excused from 12:00pm-3:30pm)
Julie Parrett
Osama Quotah
Tom Nelson (excused from 10:00am-11:00am)
Julie Parrett
Osama Quotah
Norie Sato (excused from 10:00am-11:45am)

Commissioners Excused
Laurel Kunkler
Don Vehige

Incoming Commissioners Present
Debbie Wick-Harris

Staff Present
Valerie Kinast
Tom Iurino
May 19, 2011  
Project: Fire Station 36  
Phase: Street Vacation  
Last Reviewed: N/A  
Presenters: Teresa Rodriquez, FAS  
            Ray Johnston, Johnston Architects

Attendees: Beverly Barnett, SDOT  
           Daniel Bretzke, FAS  
           David Kunselman, FAS  
           Hillary Hamilton, FAS  
           Mark Tilbe, Murase Associates  
           Michael H. Walsh, Fire Department

Time: 10:30am – 11:30am

Presentation
The Department of Finance and Administrative Services presented its plans to renovate Fire Station 36, which include seismic upgrades and a small addition. To facilitate the addition, the department proposed a street vacation of the right-of-way surrounding Fire Station 36 and to incorporate this property into its site. The fire department has been using the property for decades; it is leftover from the development of the West Seattle Bridge. The department proposed a public benefit package of additional landscaping (400 square feet of planted area), including four possible locations for green “walls”, for both visual relief and ecological function.

ACTION
The Design Commission thanked the design team for its presentation of the renovation of Fire Station 36 and its request for a street vacation.

The commission believed that vacating the right-of-way did not affect the area’s urban design. By a vote of 6-0, the commission approved the urban design merit portion of the street vacation.

By a vote of 5-0, the commission recommended SDOT approve the street vacation and the public benefit package which included station enhancements, an emergency response generator, an offset of greenhouse gas emissions, visual relief for drivers, an attenuation of ambient railroad and freeway noise, and four possible areas for green walls of planting. (See details attached.) The commission’s recommendation was contingent upon review of the final plan by the Design Commission chair. The commission made the following conditions:

- Explore a green roof for the fire station.
- Choose plant and tree species strategically; they should be able to withstand the site’s inhospitable conditions.
- Develop the design to enhance the views and public amenities surrounding the site.
Proposed Public Benefit

• Provide all station enhancements planned in the Fire Levy.
• Provide space for 72-hour emergency response generator.
• Offset greenhouse gas emissions of station operations.
• Provide visual relief for drivers.
• Attenuate some of the ambient railroad and freeway noise.
Potential Location of Green Walls

- Truck mobilization paths
- Freeway ramps
- Proposed Addition
- Existing Station
- Existing area to be modified

Masterplan Planting and Green Wall Locations
Types of Green walls

Hedge/Trees

Vines and mesh

Fabric matrix
Possible Location of Green Walls

- Flanking off ramp to north
- In the curve of the on ramp
- At west hand rail near on ramp
- At east chain link fence
Conceptual Masterplan Proposal:

1. Design a landscape master plan for the site.

2. In selected areas, commit to 400 s.f. of planted area with material height of to 8’ or more.

3. Request flexibility due to operational design yet to be completed.

4. Review final design approach with DRC Chair.

If vacation is approved, design can start with confirmation of benefit in design development.