

FIRE STATION 31

SEATTLE DESIGN COMMISSION
DESIGN DEVELOPMENT REVIEW

AGENDA

PROJECT STATUS UPDATES
DESIGN COMMISSION RECOMMENDATIONS
CONTEXT INFORMATION
DEPARTURES
DESIGN UPDATES

PROJECT STATUS UPDATES

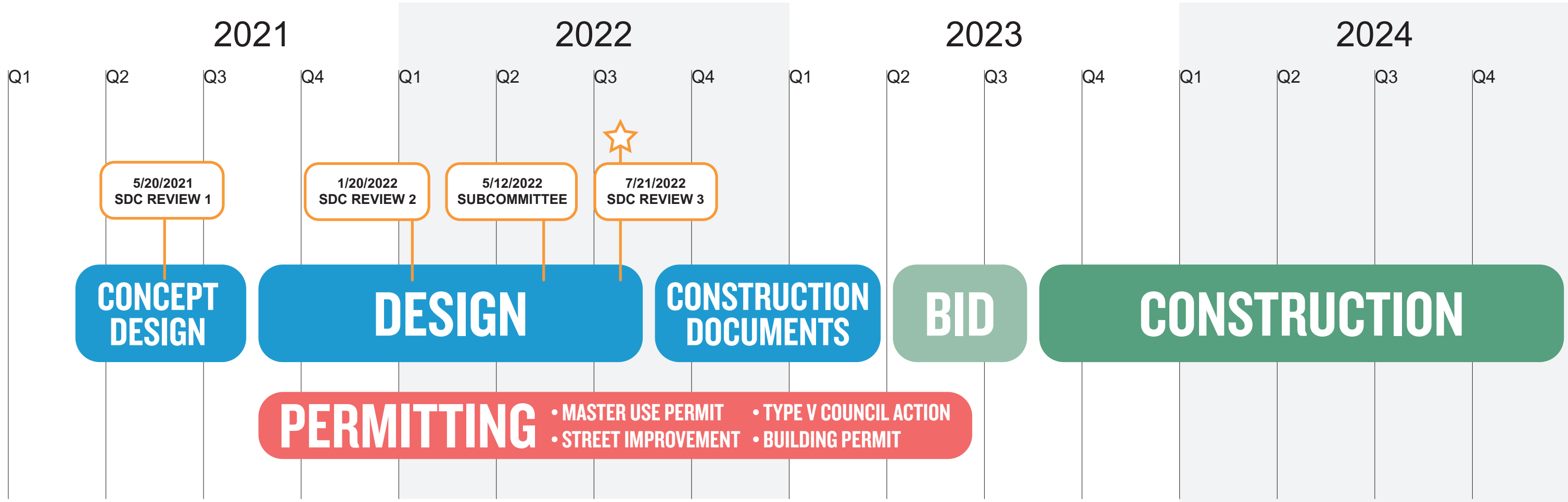
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SCHEDULE UPDATE



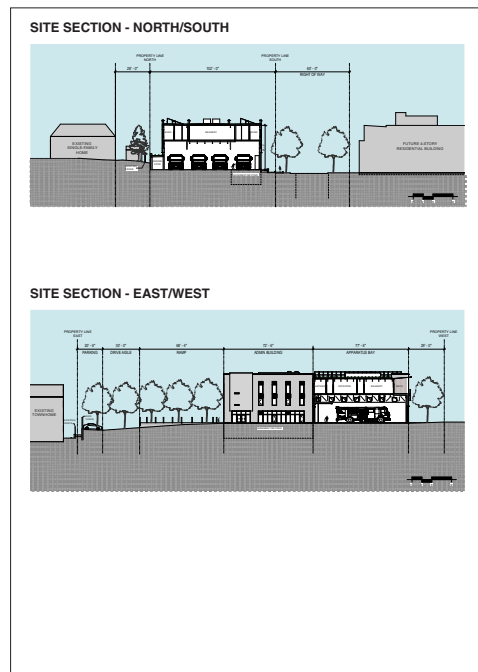
COMMUNITY OPEN HOUSES

30% DESIGN VIRTUAL OPEN HOUSE

- Virtual Project Update website available mid-January through March
- Over 120 views of the video presentation were recorded
- Summary of email feedback received presented at Schematic Design stage review

60% DESIGN IN-PERSON OPEN HOUSE

- Event took place at North Seattle Alliance Church on Saturday, June 25th from 2 pm - 4 pm
- Format was project boards and open conversation with project team
- Summary of feedback received from attendees



AGENCY UPDATES

MASTER USE PERMIT

- Intake date of 5/13/22.
- SEPA public comment period closed 6/21/22, anticipate receiving DNS.
- First review cycle comments anticipated 7/18/22.

STREET IMPROVEMENT PERMIT

- Met with SDOT signals group on 3/30/22 to discuss Emergency Vehicle Signalization.
- Received direction on 5/2/22 from SDOT that Emergency Vehicle Signal is approved on Meridian Ave N, while 113th will remain stop controlled. No crosswalk will be striped on Meridian.
- Signal design will be provided under the design team umbrella by Concord Engineering.
- Final 30% SIP revised drawings were submitted on 7/7/2022.

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DESIGN COMMISSION SCHEMATIC DESIGN REVIEW - 1/20/2022

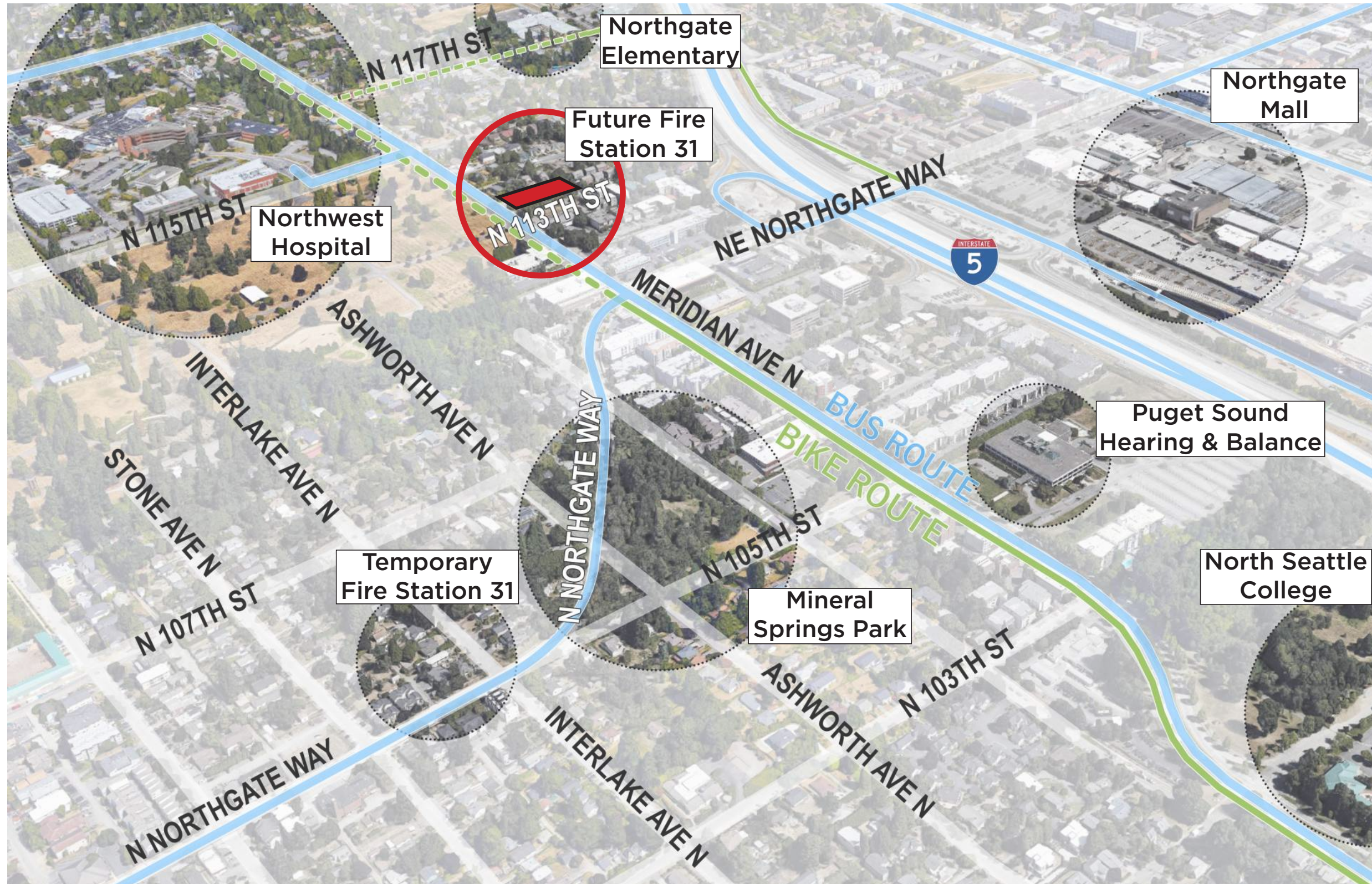
APPROVAL CONDITION	
Increase how the public interacts with the building by increasing the opportunities for public to see and interact with building, including the south retaining wall and the separation created between the building and the public realm.	
RECOMMENDATIONS	
1.	Create a facility that is as transparent and welcoming as possible.
2.	Study planting and the proposed north property line treatments, including fencing options, that provide safety and security without relying on chain link fencing.
3.	Look at enhancing the public nature of west apron along Meridian Ave N, including use of materials, integration with seating area at N 113th and Meridian corner, artistic interventions, and refinements to west wall to enhance visibility into building.
4.	Look at bringing on the artist into next round of public engagement and design development.
5.	Evaluate the width of the N 113th driveway with goal of reducing its width.
6.	Consider making ground floor meeting room available for public use.
7.	Look at vertical elements to offset bulk and scale of facades, in particular those that are facing N 113th and Meridian Ave N.
8.	Look at optimizing N 113th right of way to create a more welcoming urban condition through greater planting width, reducing turning area, enhanced pedestrian movements, and other similar features.
9.	Look at the SW building corner at the intersection of N 113th and Meridian Ave N more welcoming through refinement to the public realm or the building.

DESIGN COMMISSION SUBCOMMITTEE UPDATE - 5/12/2022

RECOMMENDATIONS	
1.	Explore how you can continue to develop the southwestern corner into a place that supports neighbors gathering and lingering.
2.	Similar to the building cut outs, continue to explore where to locate the art so that it can strengthen the expression of the building. Perhaps extend it eastward or to another façade.
3.	Work to avoid the art looking applied. As you try to give it more dimensionality, question whether the top edge of the art panel needs to be continuously horizontal and whether you can do something impactful like you did with the building cut outs.
4.	Consider providing climbing plants on the retaining wall along the sidewalk where it gets higher east of the entrance.
5.	Explore extending the form liner wall texture beyond the entrance area to where it screens the parking lot.
6.	Continue to explore what plane the art will be on in relation to the panels above.
7.	Consider interactive lighting that expresses operations in some way.
FOCUS ELEMENTS FOR NEXT REVIEW	
1.	Retaining wall and frontage elements at the east and south south property edge.
2.	Dumpster screening area.
3.	Access points.
4.	Site lighting.
5.	Site furnishings.

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NORTHGATE NEIGHBORHOOD



NEIGHBORHOOD PHOTOS

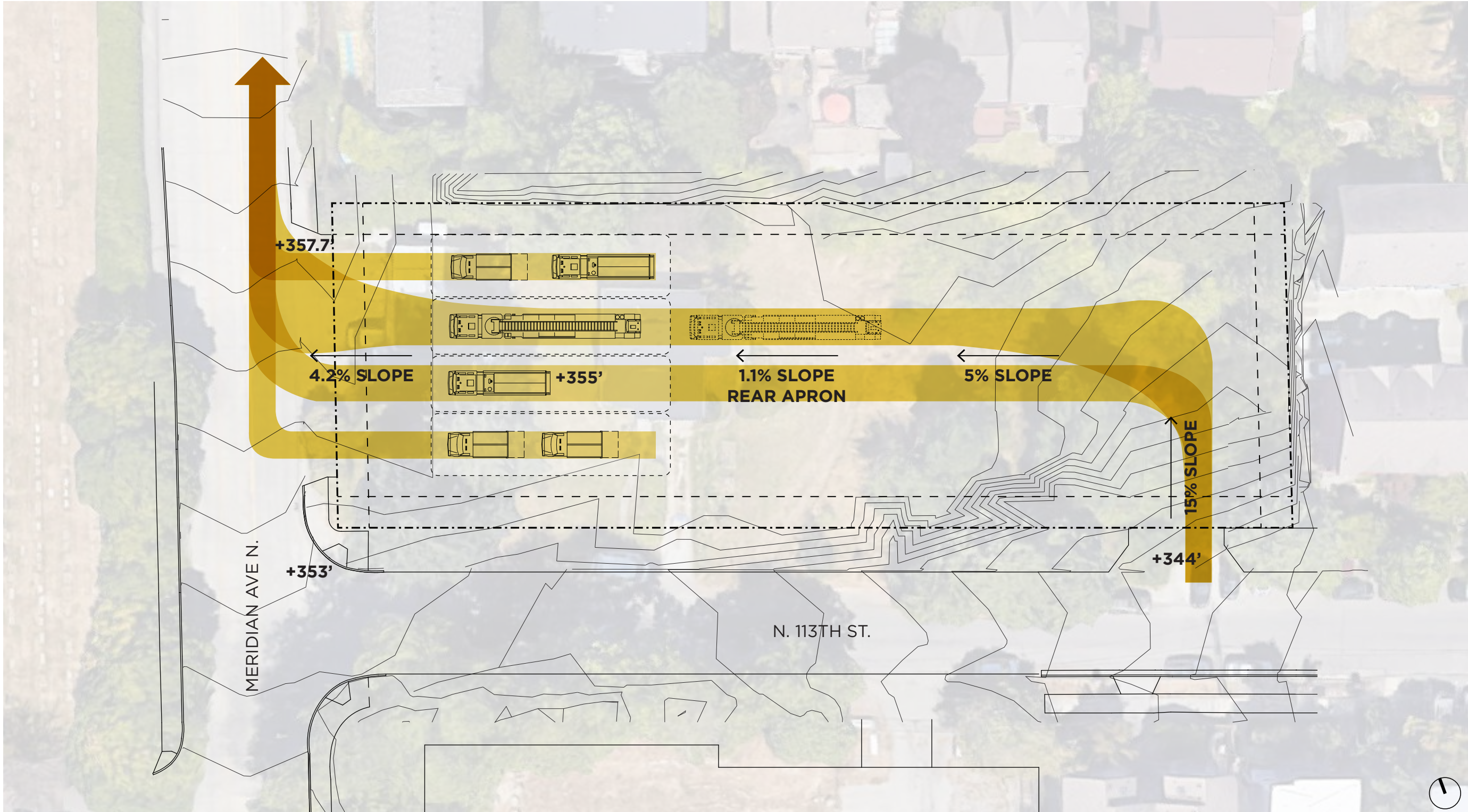


VICINITY MAP



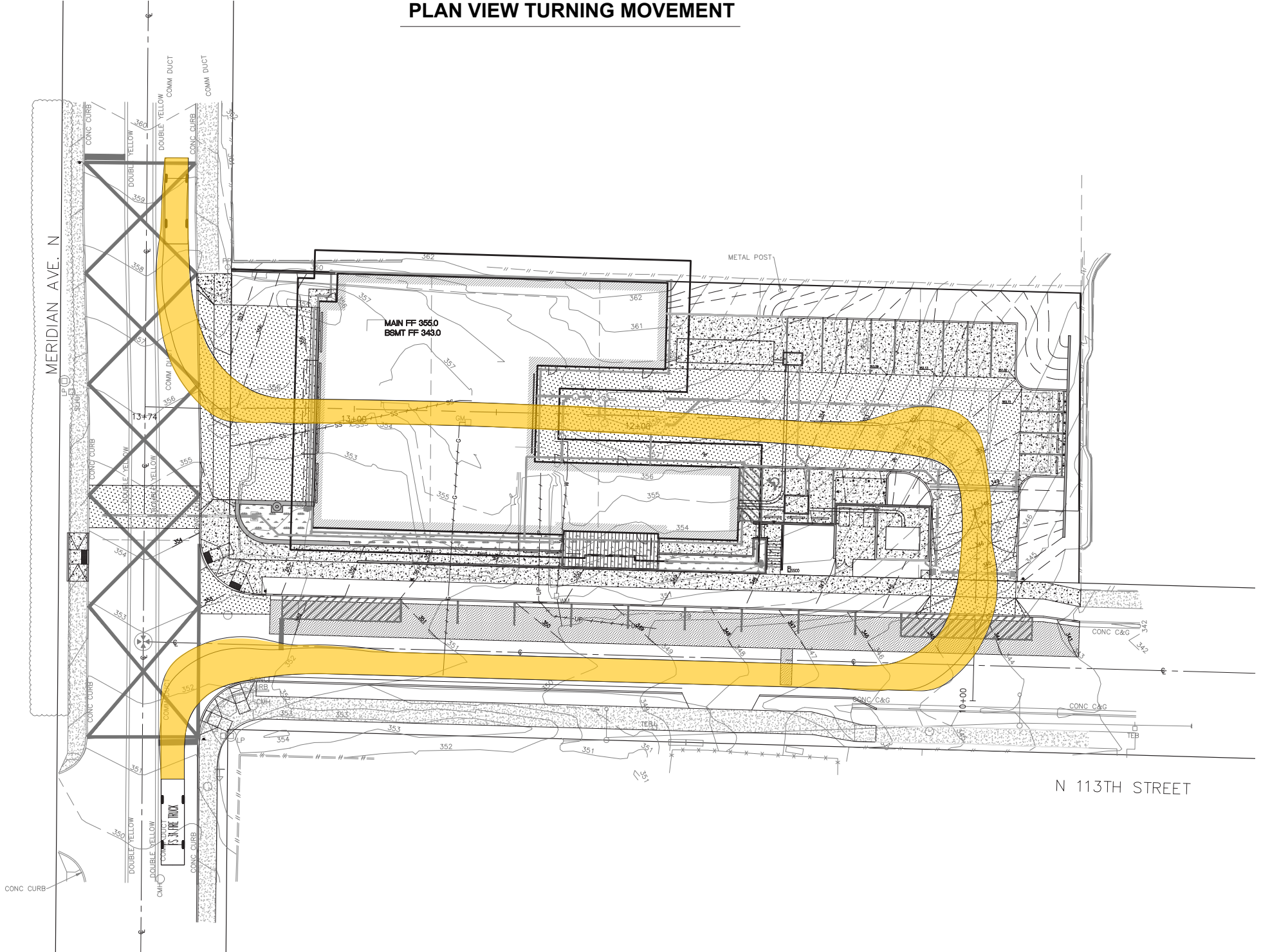
PROPERTY LINE — — — — —
PROPOSED BUILDING —————

SITE CONSTRAINTS



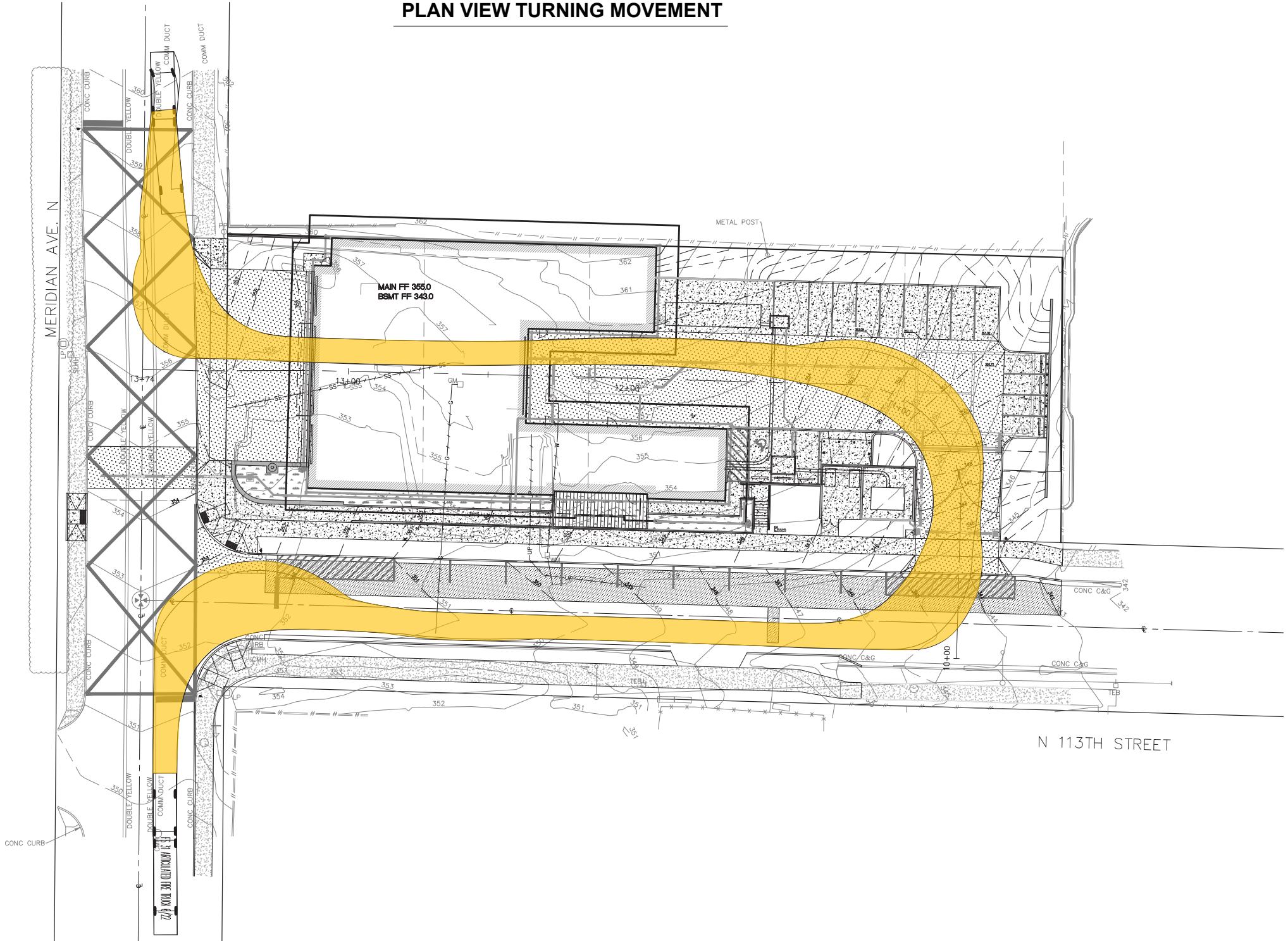
APPARATUS MANEUVERABILITY

**PIERCE ENFORCER FIRE TRUCK
PLAN VIEW TURNING MOVEMENT**



APPARATUS MANEUVERABILITY

ARTICULATED FIRE TRUCK
PLAN VIEW TURNING MOVEMENT



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LAND USE CODE SUMMARY

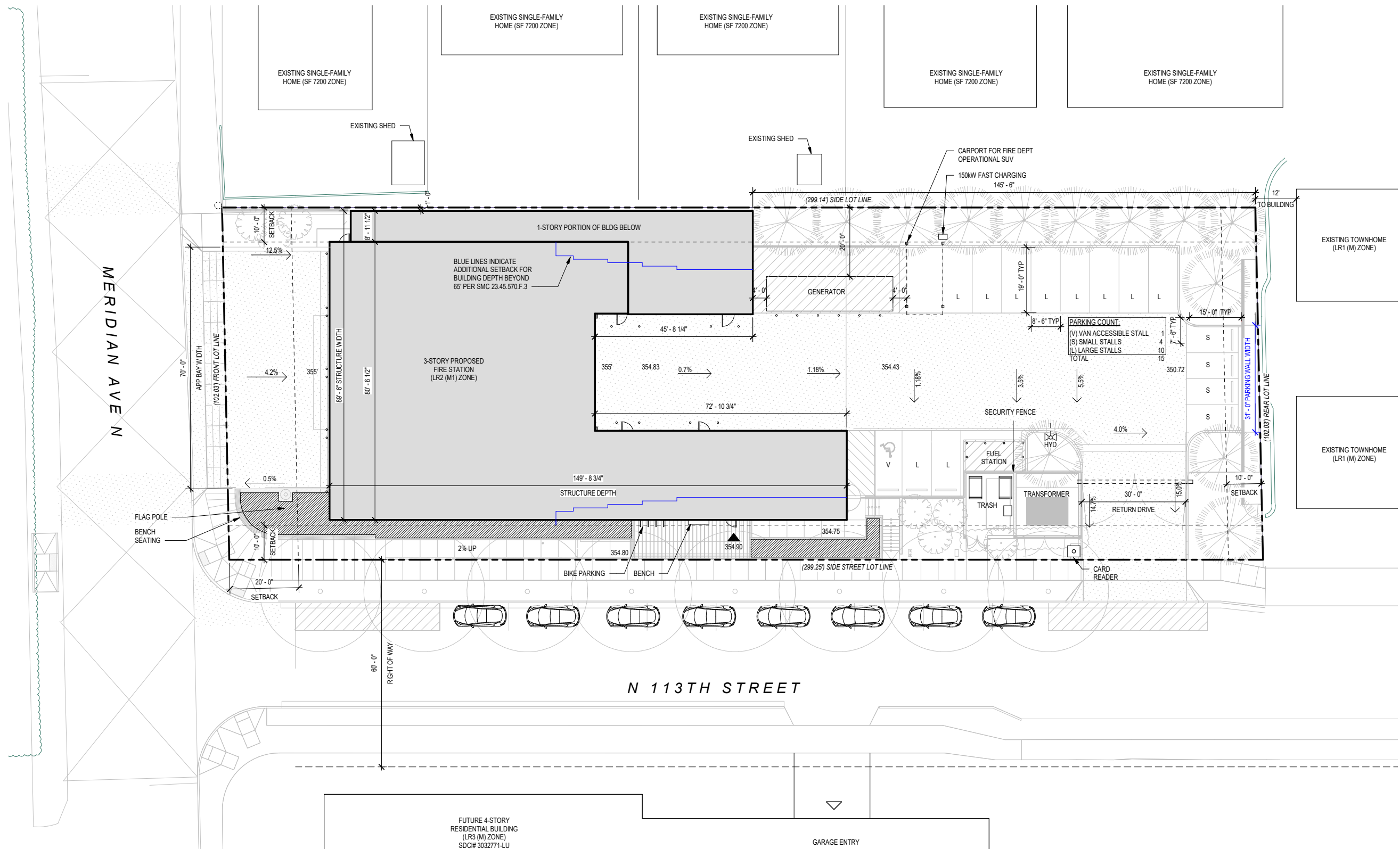
SMC 23.45.570 Requirements

- Per SMC 23.51A.004, the primary section governing development standards for this project is SMC 23.45.570. Project is anticipated to **COMPLY** with all requirements for structure height (C), structure width (D), structure depth (E), front (F.1) and rear (F.2) setbacks, setbacks for specific items (F.4), parking (G), odors (H), and light and glare (I).

Anticipated Departures Needed

- SMC 23.45.570.F.3 - Side Setbacks at North property line and South property line
- SMC 23.54.030.F.2.b.4 - Curb Cut Widths
- SMC 25.11.070 - Tree Protection

CURB CUTS AND SIDE SETBACKS



ARBORIST REPORTS

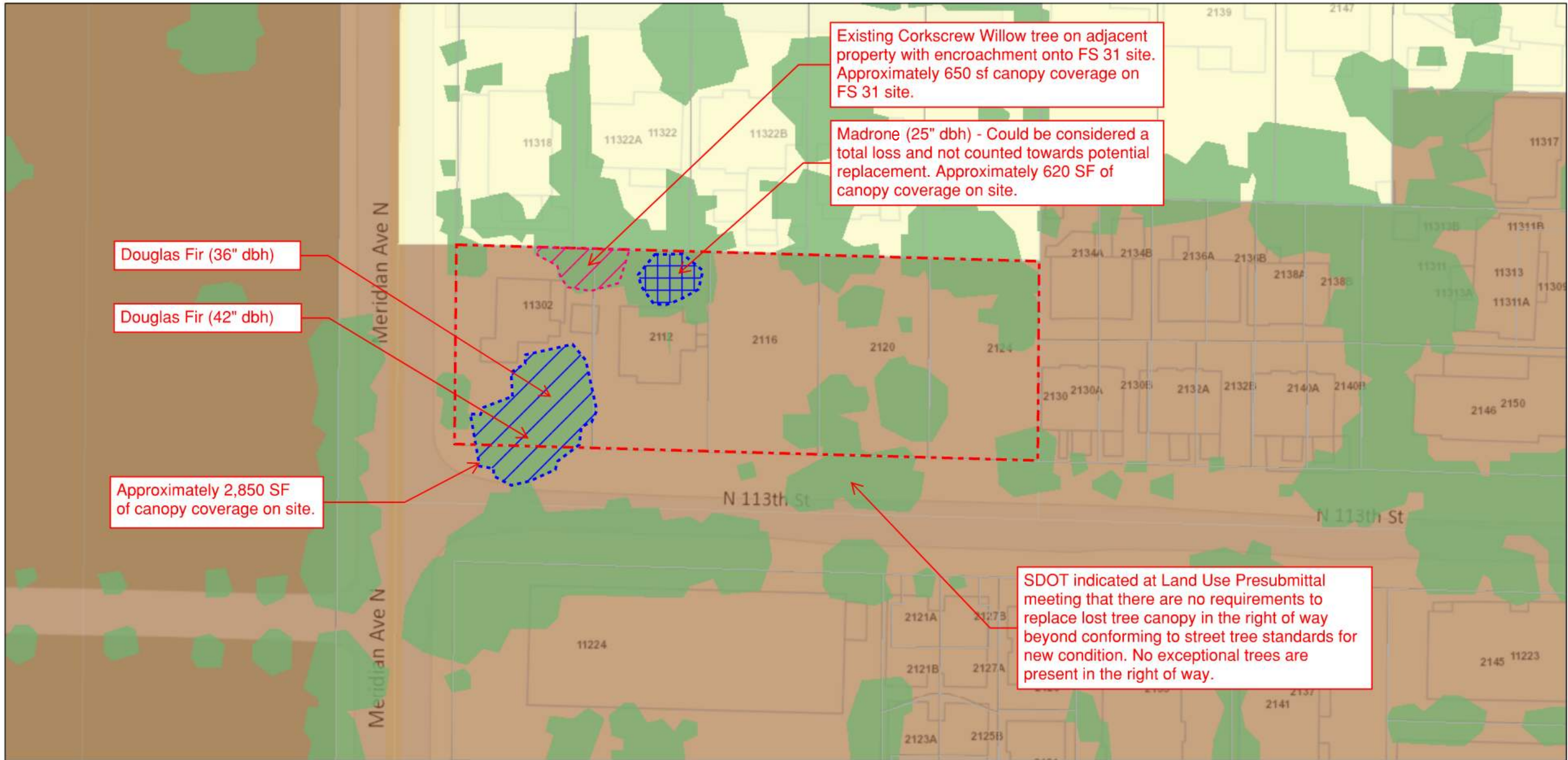
Arborist Report Prepared by Douglas Smith of Seattle Tree Consulting - 2/7/2020

- (3) Total Exceptional Trees Identified
- Douglas Fir - 42" DBH, 30' DLR, Condition 1 (Good), may have been topped and regrown with single leader
- Douglas Fir - 36" DBH, 30' DLR, Condition 2 (Acceptable), topped and regrown multiples iterations
- Madrona - 25" DBH, 25' DLR, Condition 3 (Declining), good structure, but excessive dead wood and minimal live foliage

Arborist Findings by Douglas Smith of Seattle Tree Consulting - 11/18/2021

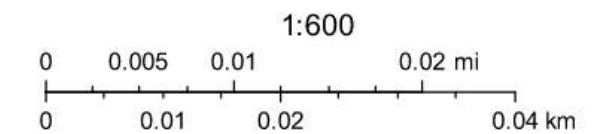
- Multiple small not-"exceptional", not-"significant" trees are present at the properties to the North of the proposed building. These trees have driplines that do not extend, or barely extend, onto the Fire Station 31 property, and will not be impacted by the anticipated building footprint.
- At 11322 A Meridian Ave North there is one "significant" Corkscrew Willow, 21" DBH. This tree should be assigned a critical root zone diameter of 20' based on species and condition, and thus should not be affected by the project. This is a non-native tree that could be removed and replaced without a permit if desired.

TREE REPLACEMENT ANALYSIS



11/11/2021, 10:31:08 AM

Parcels
Tree Canopy Coverage



TREE REPLACEMENT PROPOSAL

- All three exceptional trees on-site must be removed to accommodate the operational footprint and needs of the new essential public safety facility.
- Pending SDCI approval, FAS is currently anticipating to replace the lost exceptional tree canopy with new plantings at the North Precinct site at 10049 College Way North, which has a wetland area whose habitat potential could benefit from the addition of a diversity of new plant types. Replacement at this location would also avoid the need for permanent or temporary irrigation systems to establish and maintain the trees. This is also in the same neighborhood as the project site, approximately 1/2 mile to the South.
- FAS and Design Team are researching ways to have the exceptional trees used in a meaningful way.



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PERSPECTIVE FROM STREET CORNER - JAN 2022



UPDATED PERSPECTIVE FROM STREET CORNER



WEST ELEVATION PERSPECTIVE



PERSPECTIVE FROM SOUTHEAST - JAN 2022



UPDATED PERSPECTIVE FROM SOUTHEAST



PERSPECTIVE AT MAIN ENTRY - JAN 2022



UPDATED PERSPECTIVE AT MAIN ENTRY



EAST ELEVATION PERSPECTIVE



PERSPECTIVE AT ENTRY APPROACH



PERSPECTIVE AT ENTRY LOOKING WEST



PERSPECTIVE FROM NORTHEAST - JAN 2022



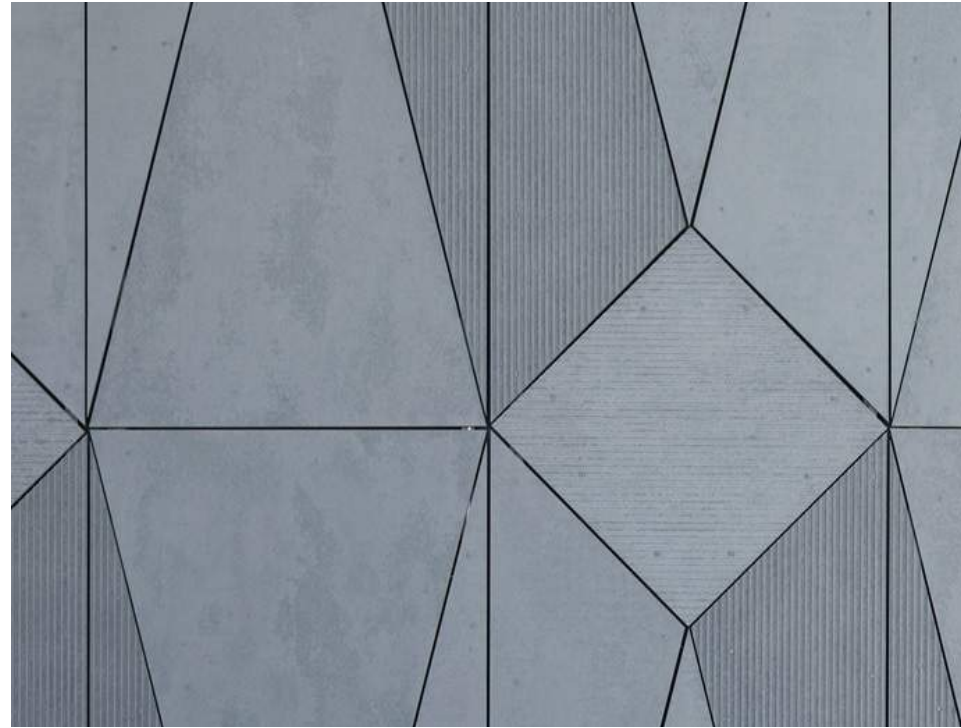
UPDATED AERIAL PERSPECTIVE FROM NORTHEAST



MATERIAL PALETTE



BOARD & BATTEN WEATHERED WOOD



TEXTURED FIBER CEMENT PANEL



TRANSPARENCY AT APPARATUS BAYS - MERCER ISLAND FS 92
Miller Hull Partnership



WEATHERED WOOD AT FACADE - MULTNOMAH COUNTY
Hennebery Eddy Architects

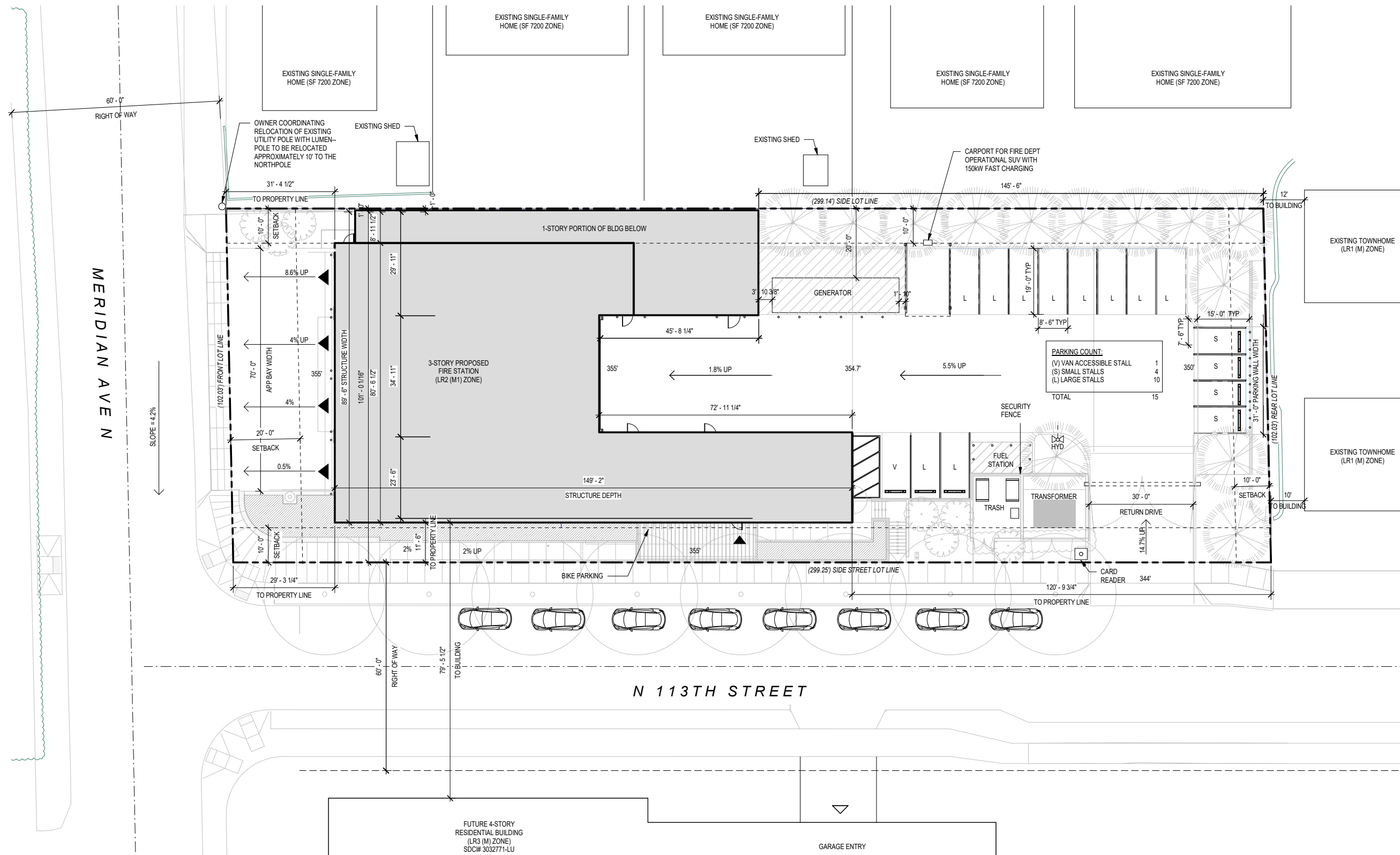


WARM WOOD TONES AT FACADE - MERCER ISLAND FS 92
Miller Hull Partnership



TRANSPARENCY AT ACTIVE AREAS - MERCER ISLAND FS 92
Miller Hull Partnership

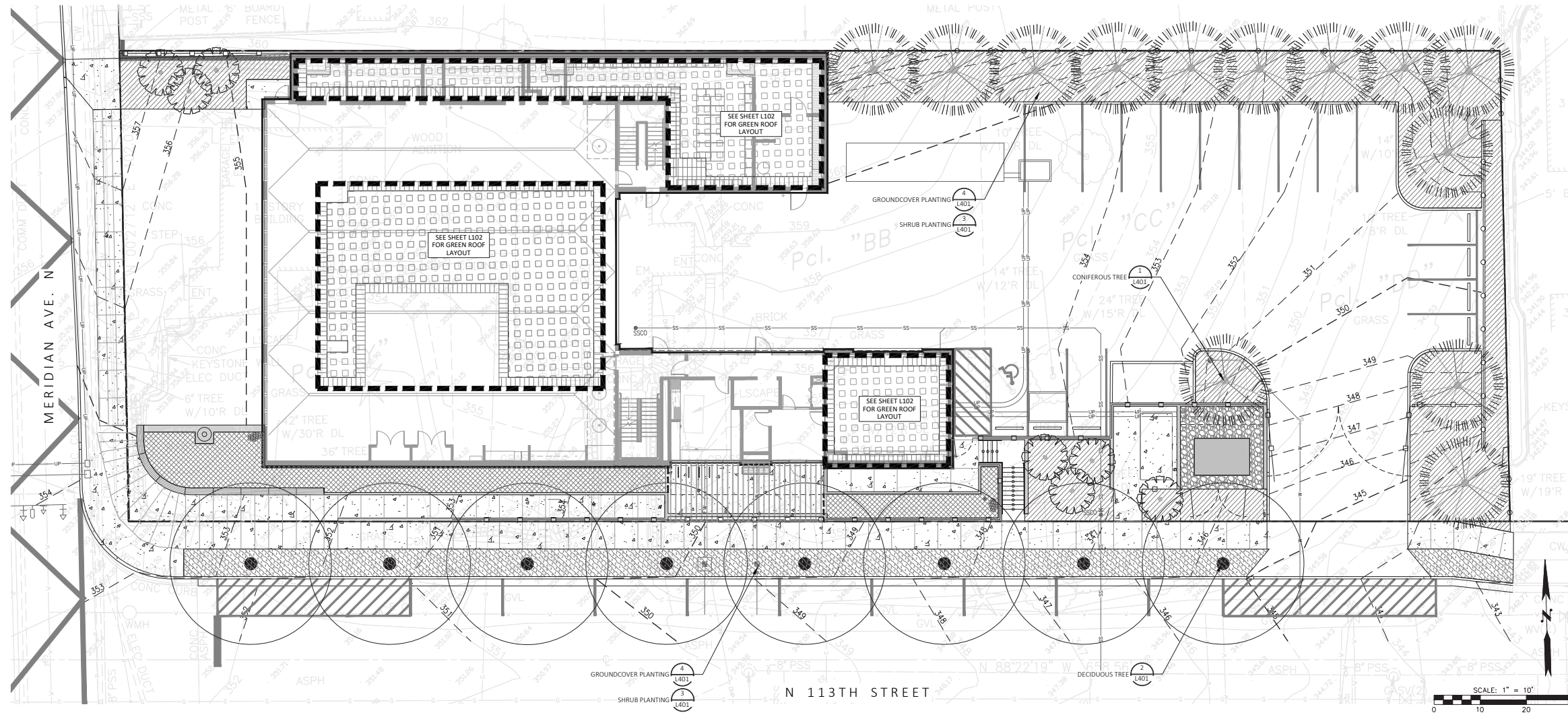
SITE PLAN



PARKING COUNT:

(V) VAN ACCESSIBLE STALL	1
(S) SMALL STALLS	4
(L) LARGE STALLS	10
TOTAL	15

PLANTING PLAN



PLANTING SCHEDULE

PROPOSED STREET TREES	QTY	SIZE/SPACING	BIORETENTION PLANTING	RIGHT-OF-WAY PLANTING	SITE PLANTING
<ul style="list-style-type: none"> LIRIODENDRON TULIPIFERA / TULIP TREE (DT) NYSSA SYLVATICA / TUPELO ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA (DT) 	8	B & B, 2" CAL., AS SHOWN, 6' HT. MIN., AS SHOWN B & B, 2" CAL., AS SHOWN, 6' HT. MIN., AS SHOWN B & B, 2" CAL., AS SHOWN, 6' HT. MIN., AS SHOWN	<ul style="list-style-type: none"> DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS (DT) (N) IRIS TENAX / OREGON IRIS (DT) JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH (DT) SPIRAEA JAPONICA 'LITTLE PRINCESS' / 'LITTLE PRINCESS' JAPANESE SPIREA (DT) 	<ul style="list-style-type: none"> ARCTOSTAPHYLOS UVA-URSI / KINNICKINICK (DT) (N) GAULTHERIA SHALLON / SALAL (DT) (N) PRUNUS LAUROCERASUS 'MT. VERNON' / 'MT. VERNON' ENGLISH LAUREL 	<ul style="list-style-type: none"> ACANTHUS MOLLIS / BEAR'S BREECH (DT) ADIANTUM PEDATUM / NORTHERN MAIDENHAIR FERN (DT) ARCTOSTAPHYLOS UVA-URSI / KINNICKINICK (DT) (N) AUCUBA JAPONICA 'NANA' / JAPANESE LAUREL (DT) CEANOTHUS GLORIOSUS 'POINT REYES' / POINT REYES CEANOTHUS (DT) CHOISYA TERNATA / MEXICAN ORANGE (DT) CISTUS X HYBRIDUS / WHITE ROCKROSE (DT) CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD (DT) CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD (DT) DRYOPTERIS ERYTHROSORA / AUTUMN FERN (DT) GAULTHERIA SHALLON / SALAL (DT) (N) LONICERA PILEATA / PRIVET HONEYSUCKLE (DT) MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA (DT) POLYSTICHUM POLYBLEPHARUM / JAPANESE TASSEL FERN PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL (DT) RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON (DT) (N) SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA (DT) SENECIO GREYI / SENECIO (DT) VIBURNUM DAVIDII / DAVID VIBURNUM (DT)
<ul style="list-style-type: none"> PSEUDOTSUGA MENZIESII / DOUGLAS FIR (N) 	13	B & B, 6-8' HT. NOT SHEARED, AS SHOWN		1,511 SF	3,924 SF
<ul style="list-style-type: none"> ACER CIRCINATUM / VINE MAPLE STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA 	7	B & B, 2" CAL., AS SHOWN, 6' HT. MIN., MULTI-STEMMED, 2 STEM MIN., AS SHOWN B & B, 2" CAL., AS SHOWN, 6' HT. MIN., AS SHOWN			
				<ul style="list-style-type: none"> #1 @ 24" oc #1 @ 18" oc #1 @ 18" oc #1 @ 3" oc 	<ul style="list-style-type: none"> #1 @ 30" oc #2 @ 2.5' oc #1 @ 18" oc #5 @ 4' oc #2 @ 4' oc #5 @ 5' oc #2 @ 4' oc #3 @ 4' oc #1 @ 2' oc #1 @ 2' oc #1 @ 2' oc #1 @ 3' oc #5 @ 3' oc #1 @ 2.5' oc #2 @ 2' oc #5 @ 6' oc #3 @ 3' oc #2 @ 4' oc #2 @ 4' oc

PLANTING PALETTE



TULIP TREE



BLACK GUM TREE (TUPELO)



DOUGLAS FIR



VINE MAPLE



OREGON IRIS



ELK BLUE JUNCUS



SALAL







MAIDENHAIR FERN

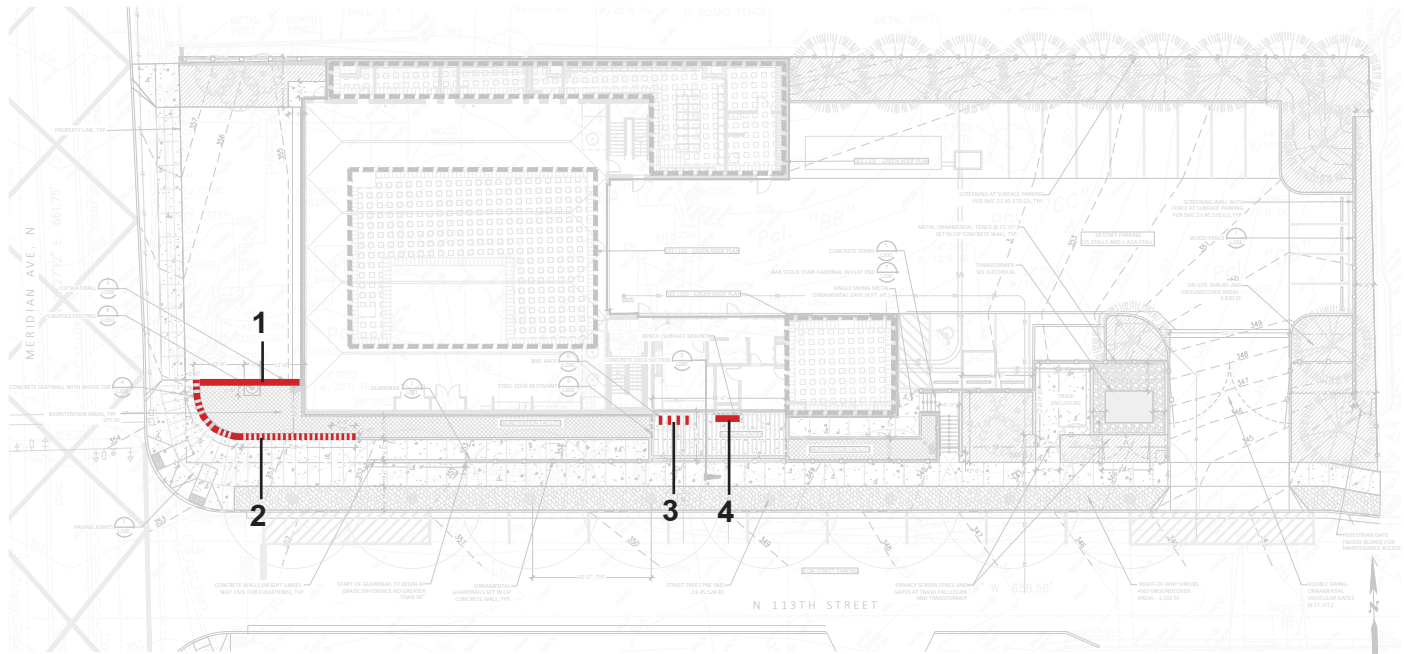


MEXICAN ORANGE

PLANTING SCHEDULE

PROPOSED STREET TREES	QTY	SIZE/SPACING	BIORETENTION PLANTING	RIGHT-OF-WAY PLANTING	SITE PLANTING
 <ul style="list-style-type: none"> LIRIODENDRON TULIPIFERA / TULIP TREE (DT) NYSSA SYLVATICA / TUPELO ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA (DT) 	8	B & B, 2" CAL., AS SHOWN, 6' HT. MIN., AS SHOWN B & B, 2" CAL., AS SHOWN, 6' HT. MIN., AS SHOWN B & B, 2" CAL., AS SHOWN, 6' HT. MIN., AS SHOWN	 <ul style="list-style-type: none"> DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS (DT) (N) IRIS TENAX / OREGON IRIS (DT) JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH (DT) SPIRAEA JAPONICA 'LITTLE PRINCESS' / 'LITTLE PRINCESS' JAPANESE SPIREA (DT) 	 <ul style="list-style-type: none"> ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK (DT) (N) GAULTHERIA SHALLON / SALAL (DT) (N) PRUNUS LAUROCERASUS 'MT. VERNON' / 'MT. VERNON' ENGLISH LAUREL 	 <ul style="list-style-type: none"> ACANTHUS MOLLIS / BEAR'S BREECH (DT) ADIANTUM PEDATUM / NORTHERN MAIDENHAIR FERN (DT) ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK (DT) (N) AUCUBA JAPONICA 'NANA' / JAPANESE LAUREL (DT) CEANOTHUS GLORIOSUS 'POINT REYES' / POINT REYES CEANOTHUS (DT) CHOISYA TERNATA / MEXICAN ORANGE (DT) CISTUS X HYBRIDUS / WHITE ROCKROSE (DT) CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD (DT) CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD (DT) DRYOPTERIS ERYTHROSORA / AUTUMN FERN (DT) GAULTHERIA SHALLON / SALAL (DT) (N) LONICERA PILEATA / PRIVET HONEYSUCKLE (DT) MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA (DT) POLYSTICHUM POLYBLEPHARUM / JAPANESE TASSEL FERN PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL (DT) RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON (DT) (N) SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA (DT) SENECIO GREYI / SENECIO (DT) VIBURNUM DAVIDII / DAVID VIBURNUM (DT)
PROPOSED EVERGREEN TREES PSEUDOTSUGA MENZIESII / DOUGLAS FIR (N)	13	B & B, 6-8' HT. NOT SHEARED, AS SHOWN	981 SF	1,511 SF	3,924 SF
PROPOSED SMALL TREES ACER CIRCINATUM / VINE MAPLE STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	7	B & B, 2" CAL., AS SHOWN, 6' HT. MIN., MULTI-STEMMED, 2 STEM MIN., AS SHOWN B & B, 2" CAL., AS SHOWN, 6' HT. MIN., AS SHOWN	#1 @ 24" oc #1 @ 18" oc #1 @ 18" oc #1 @ 3" oc	#1 @ 18" oc #1 @ 18" oc #3 @ 36" oc	#1 @ 30" oc #2 @ 2.5' oc #1 @ 18" oc #5 @ 4' oc #2 @ 4' oc #5 @ 5' oc #2 @ 4' oc #3 @ 4' oc #1 @ 2' oc #1 @ 2' oc #1 @ 3' oc #5 @ 3' oc #1 @ 2.5' oc #2 @ 2' oc #5 @ 6' oc #3 @ 3' oc #2 @ 4' oc #2 @ 4' oc

SITE FURNISHINGS



KEY PLAN



1. CIP SEATWALL



2. SEATWALL WITH WOOD TOP

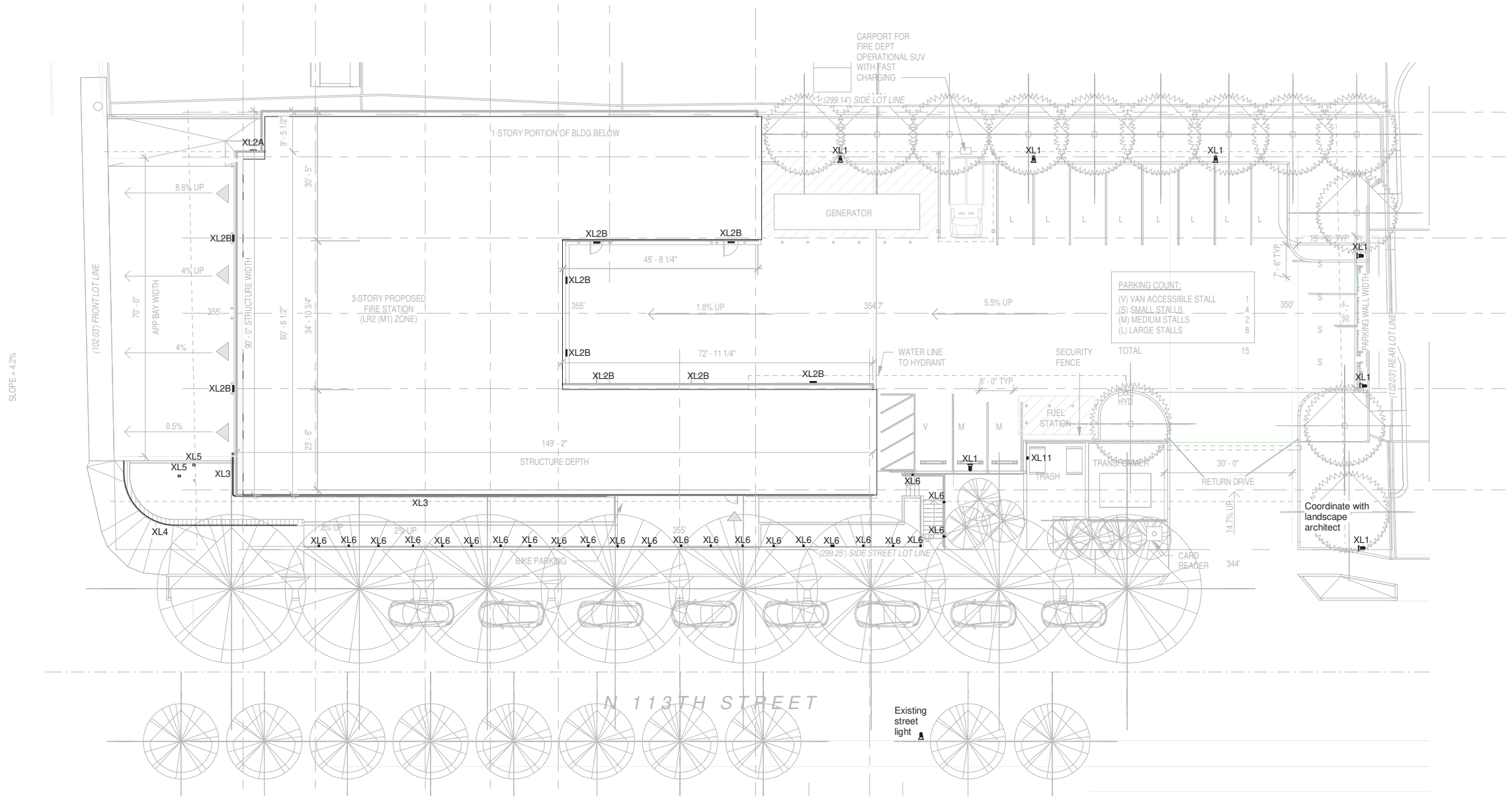


3. BIKE RACK



4. BENCH

SITE UPDATES - LIGHTING PLAN



SITE UPDATES - LIGHTING FIXTURES



XL 1: ALTITUDE ALT1
ARCHITECTURAL AREA/SITE LIGHT

LUMEN RANGE: 308-18,452
WATTAGE RANGE: 22-156



XL 2A,2B (OPTION 1): ULEW-30021
LEEDS 3 LARGE SURFACE WEDGE
DOWNLIGHT

LUMEN RANGE: 2422-3200
WATTAGE RANGE: 20-28



XL 2A,2B (OPTION 2): ULEE-30021
LEEDS 6 LARGE SURFACE
DOWNLIGHT

LUMEN RANGE: 2422-3200
WATTAGE RANGE: 20-28



XL 3: ZOLO™ 5
SLIM INDOOR/OUTDOOR
LED WASHER/GRAZER

LUMEN: 100 LM/W, 800LM/FT
WATTAGE: 8W/FT
DIMMABLE



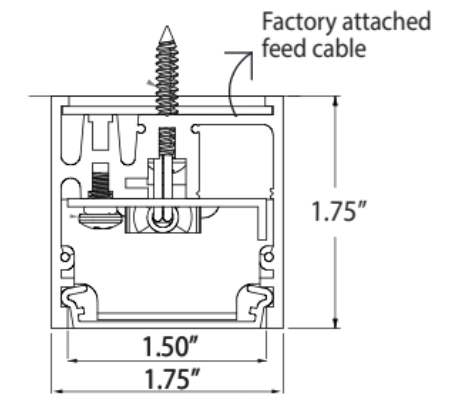
XL 4: PJ - PERFORMANCE 100
(OUTDOOR) LINEAR LED LIGHT IN
CH-014-C EXTRUDED ALUMINUM
MOUNTING CHANNEL
LINEAR LED LIGHTING

LUMEN RANGE: 74-98 LM/FT
WATTAGE: 0.9W/FT
DIMMABLE



XL 5: POLELED O², EXTENDED, BASIC
FLAG AND BANNER LIGHTING

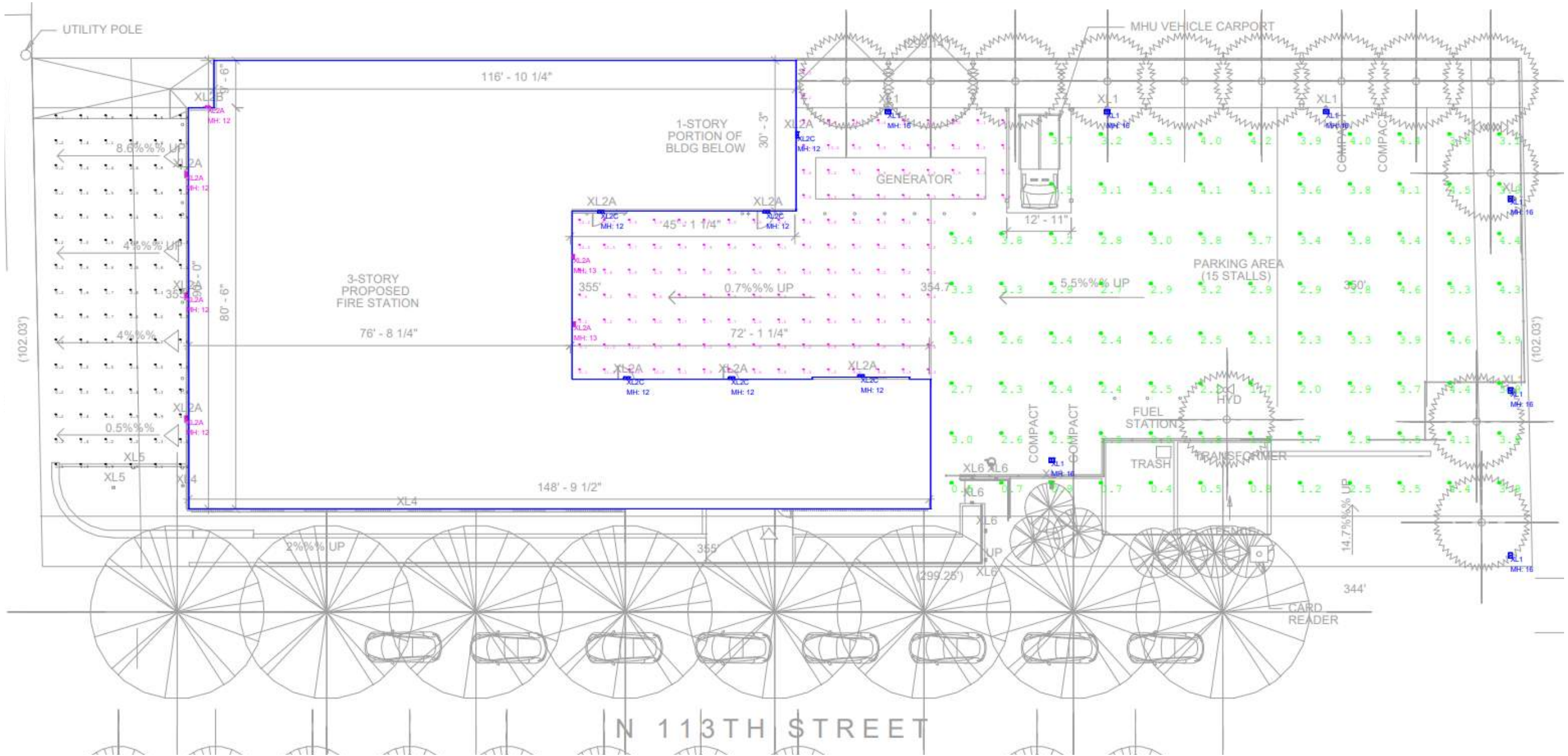
LUMEN RANGE: 2300-9500
WATTAGE RANGE: 24-90



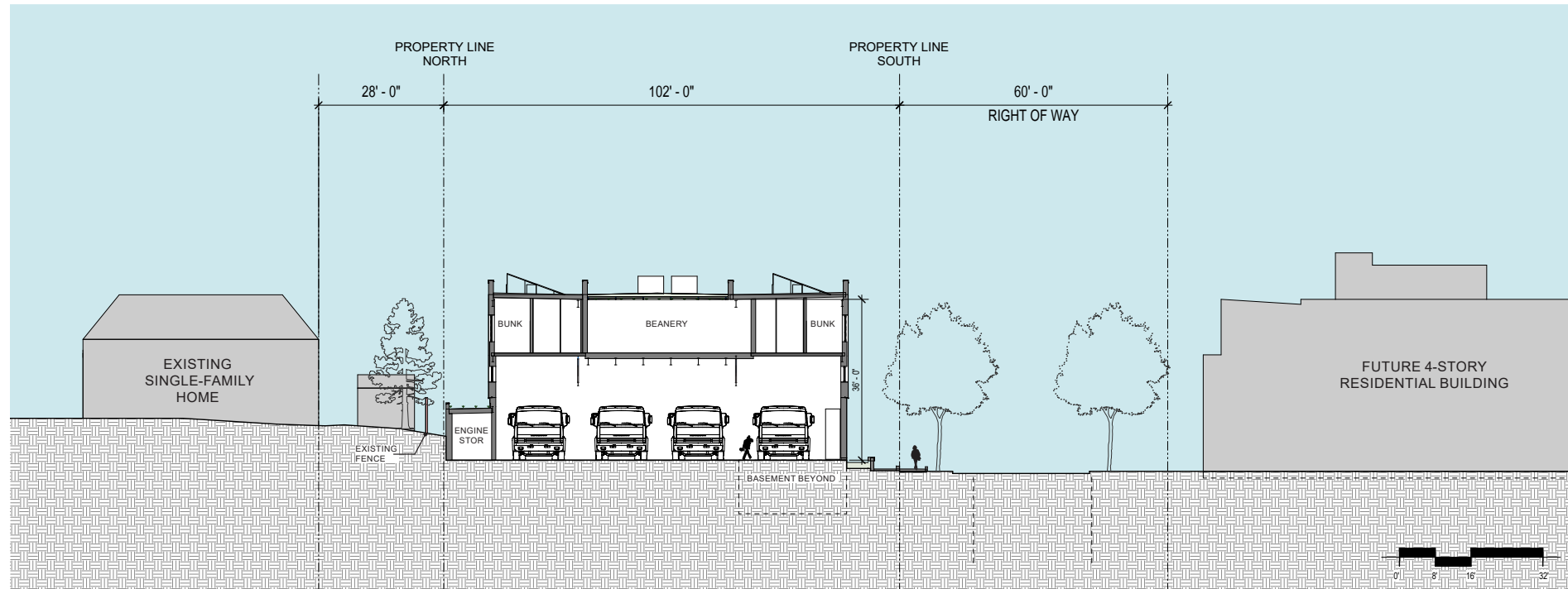
XL 6: DADO EXTERIOR HARDLINE LED
CONCEALED GUARDRAIL POST LIGHTING

LUMEN: 285LU/FT
WATTAGE: 6.1W/FT

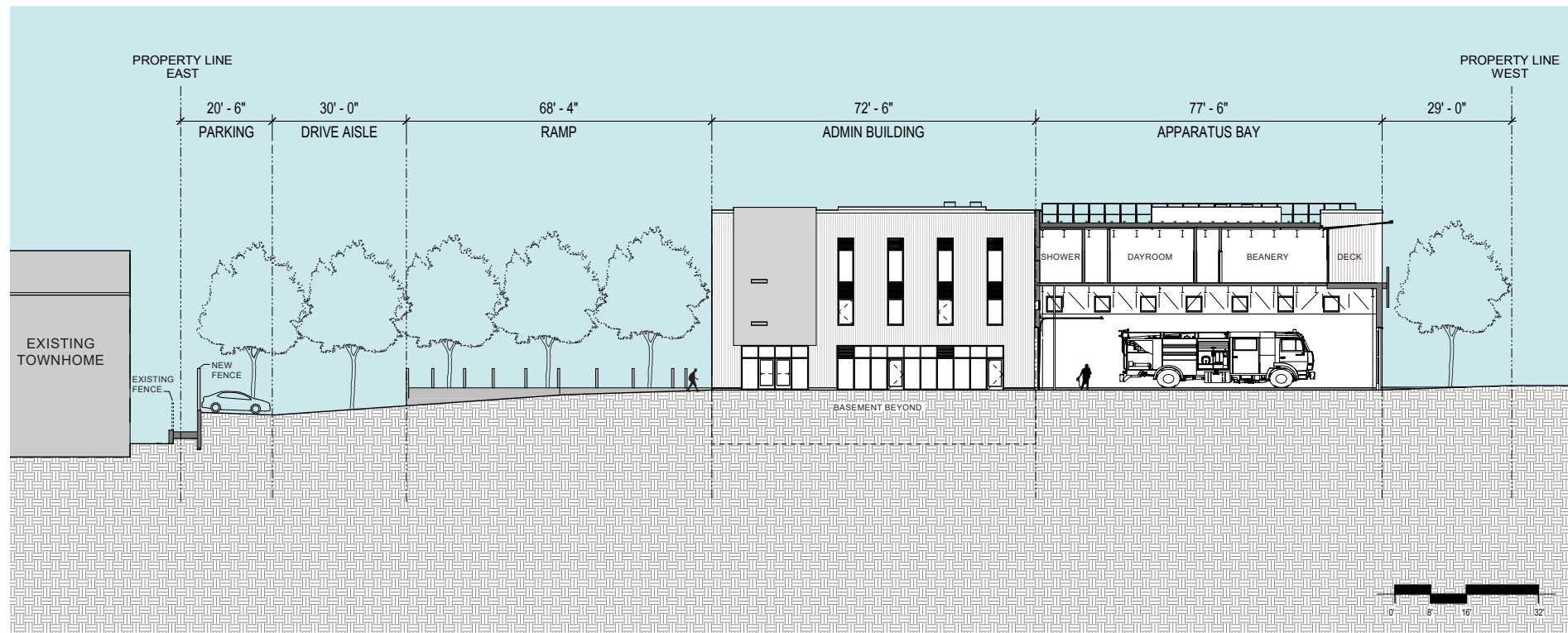
SITE UPDATES - LIGHTING PHOTOMETRICS PLAN



PERIMETER STUDIES - SITE SECTIONS



NORTH-SOUTH SITE SECTION



EAST-WEST SITE SECTION

NORTH NEIGHBORS' YARDS - SINGLE-FAMILY HOMES



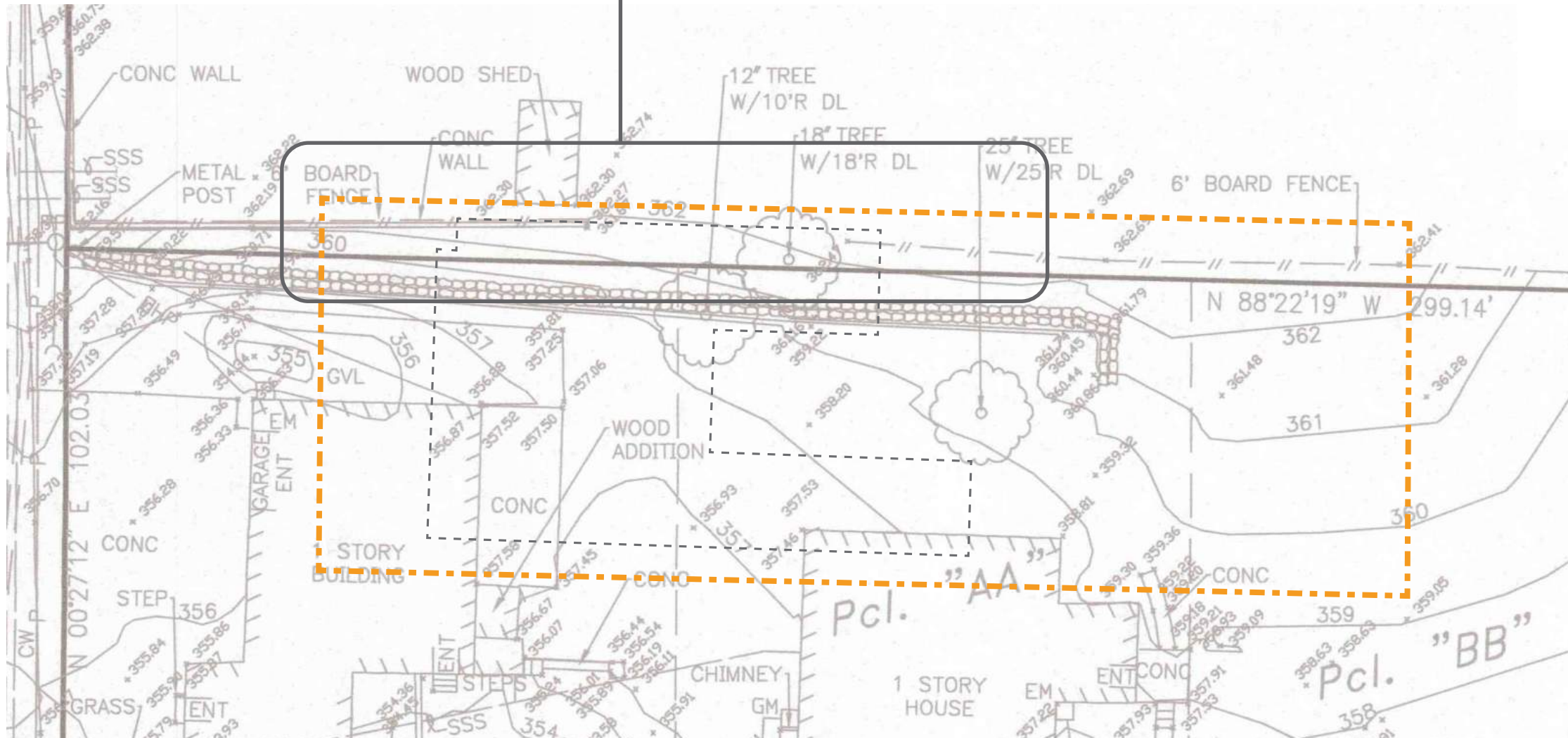
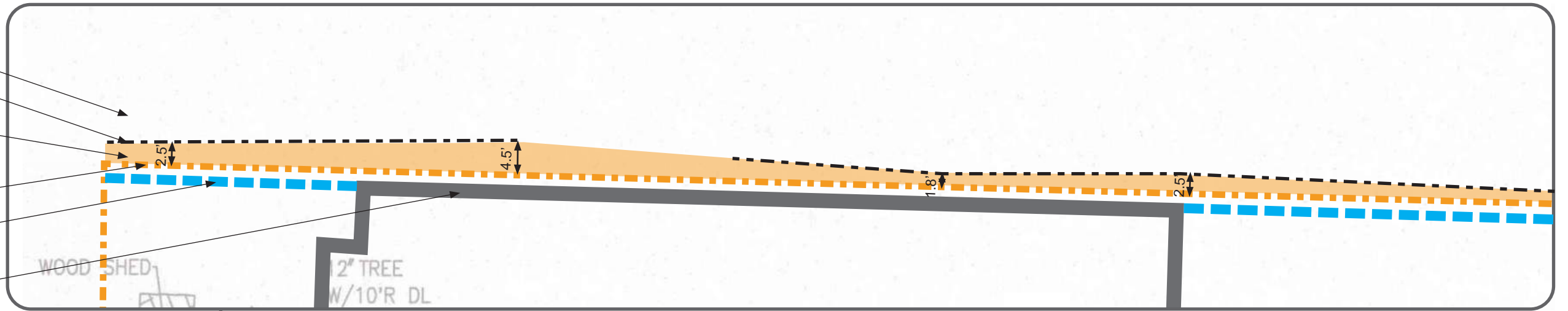
NEIGHBOR #1

NEIGHBOR #2

NEIGHBOR #3

SITE SURVEY

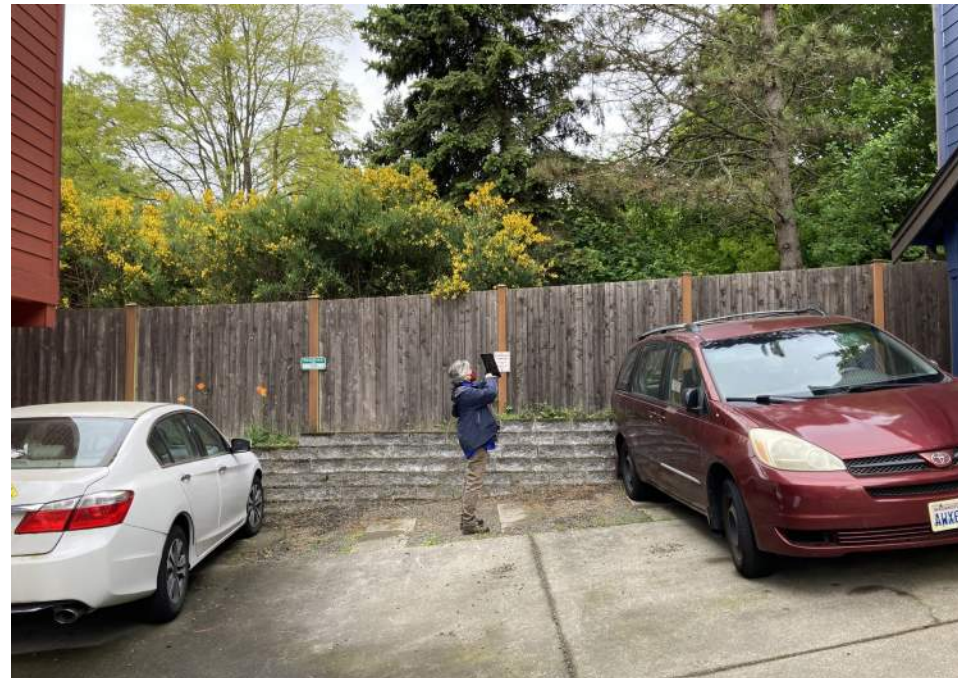
- NEIGHBOR'S PROPERTY
- NEIGHBOR'S FENCE (EXISTING)
- BUFFER SPACE BETWEEN NEIGHBOR'S FENCE AND PROPERTY LINE
- PROPERTY LINE
- PROPOSED WOOD FENCE
- BUILDING WALL 1' SOUTH OF PROPERTY LINE



EAST NEIGHBORS' YARD - TOWNHOMES



LOOKING NORTH TOWARDS HOUSE #6



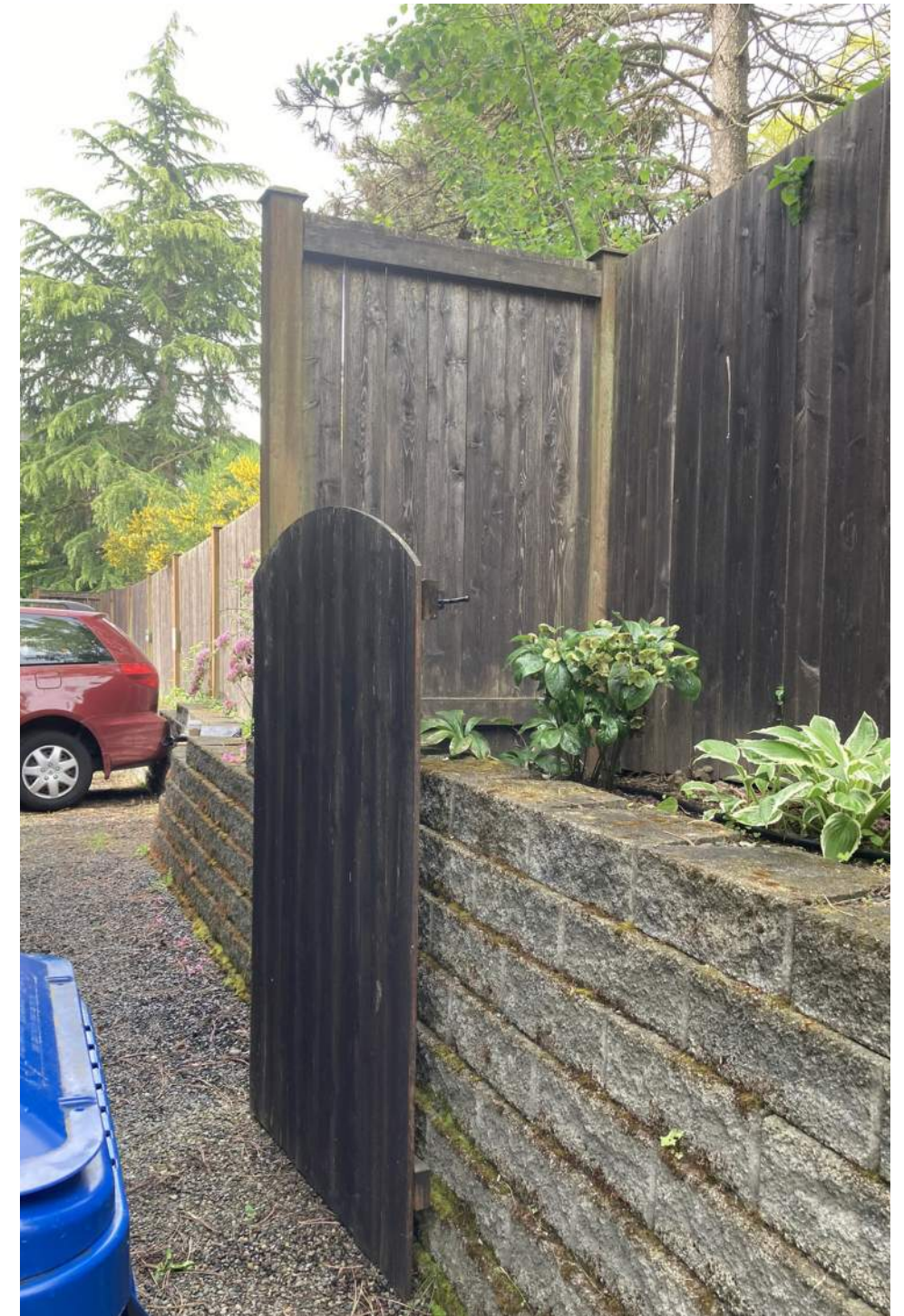
LOOKING WEST TOWARDS FENCE FACING THE SITE



LOOKING SOUTH TOWARDS HOUSE #7

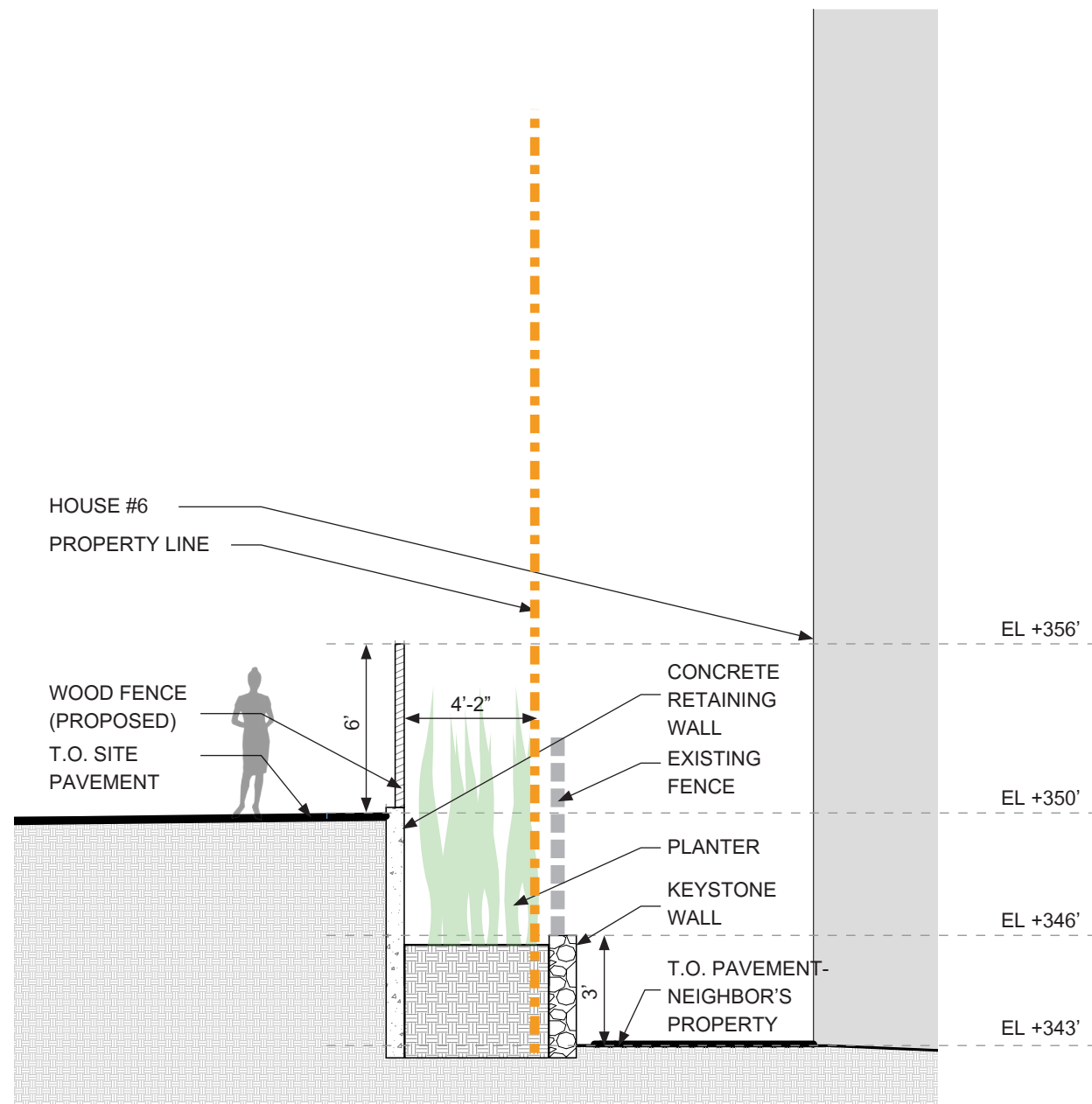


LOOKING NORTHWEST FROM HOUSE #6

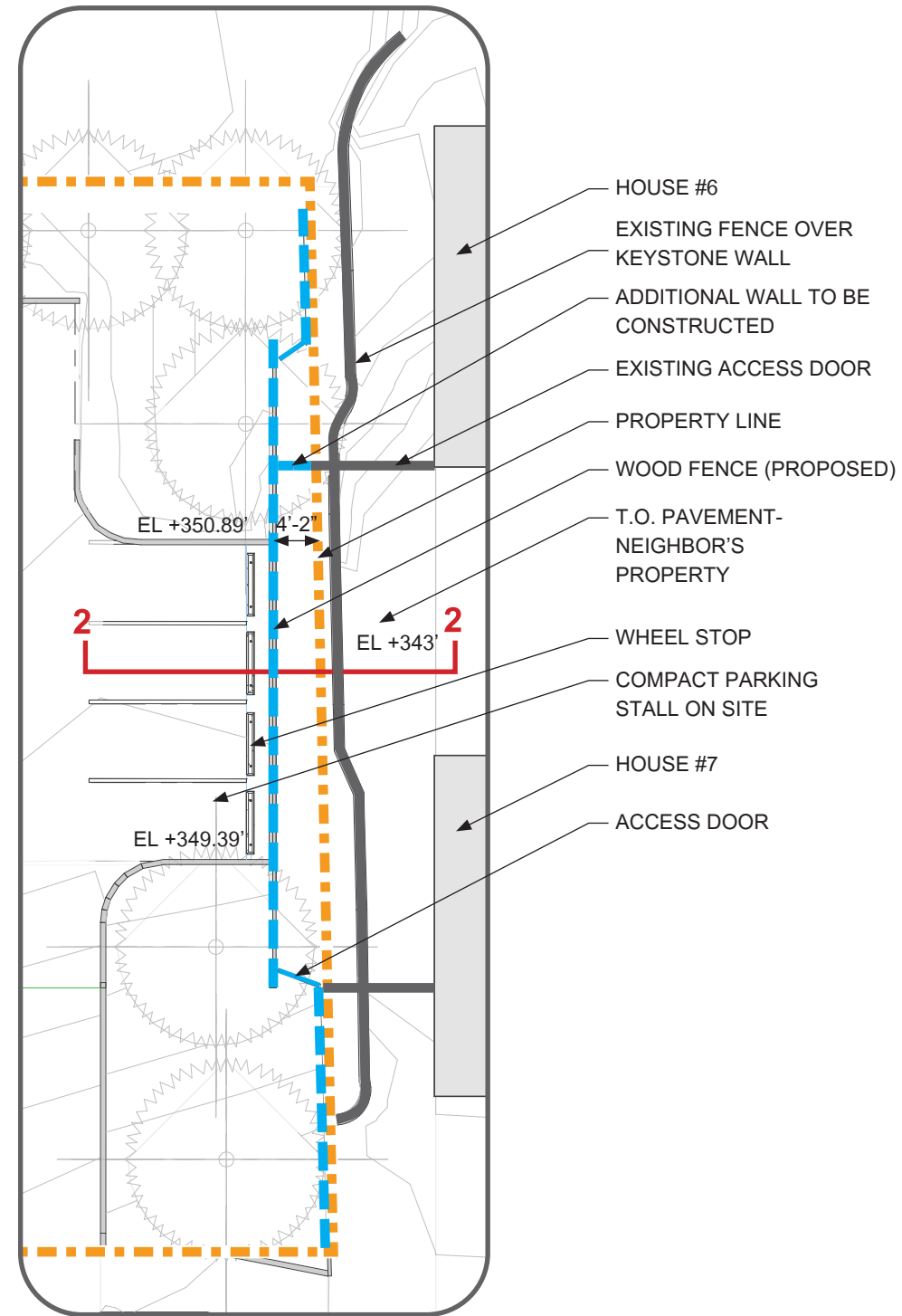


LOOKING SOUTHWEST FROM HOUSE #6

EAST LOT LINE

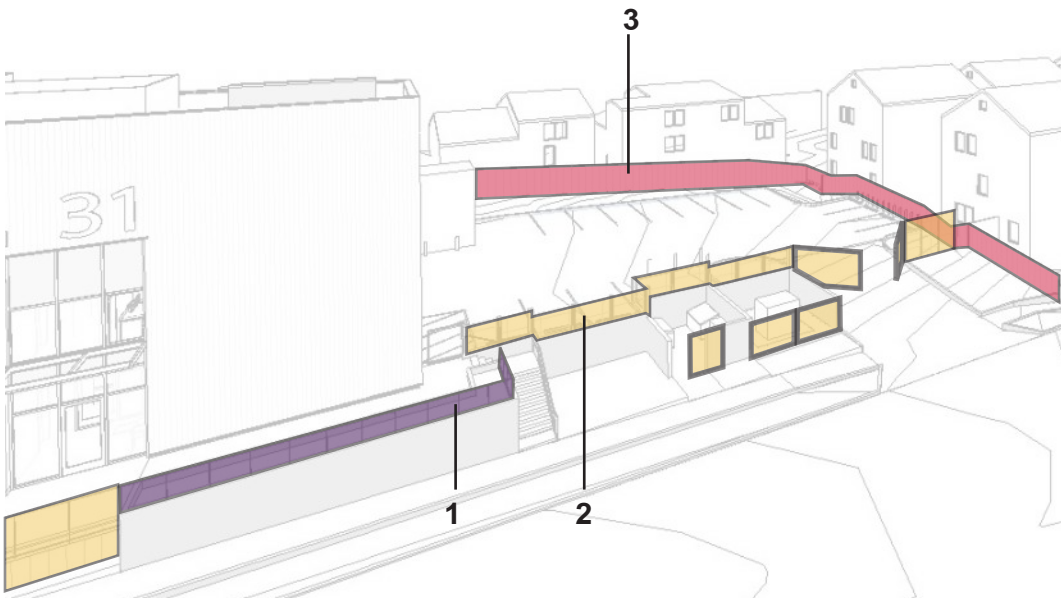


SITE SECTION 2-2: EAST LOT LINE



EAST LOT LINE- ENLARGED PLAN

SITE UPDATES - FENCING



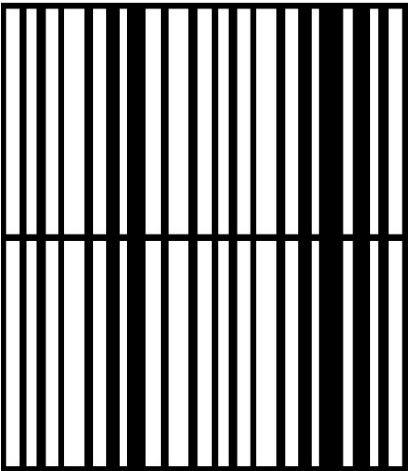
KEY VIEW



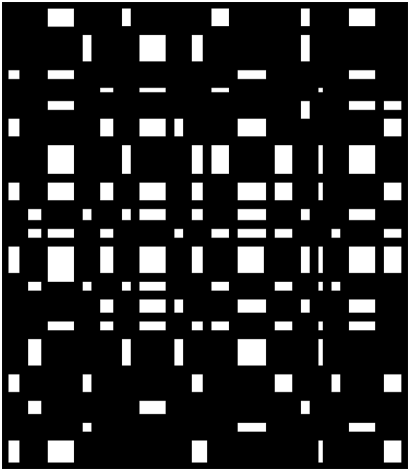
1. GUARDRAIL - STEEL GRATING



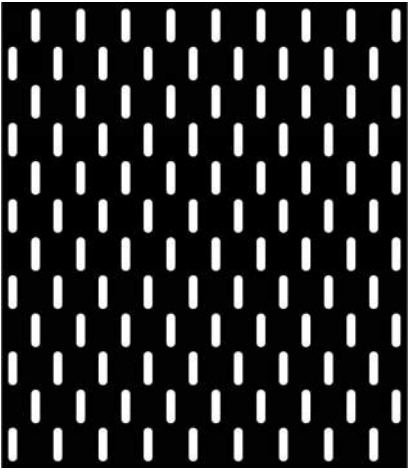
2. FRONT FENCE (SOUTH) - DECORATIVE STEEL GRATING



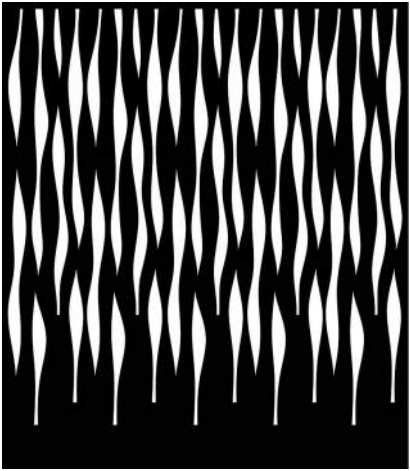
PATTERN 1



PATTERN 2

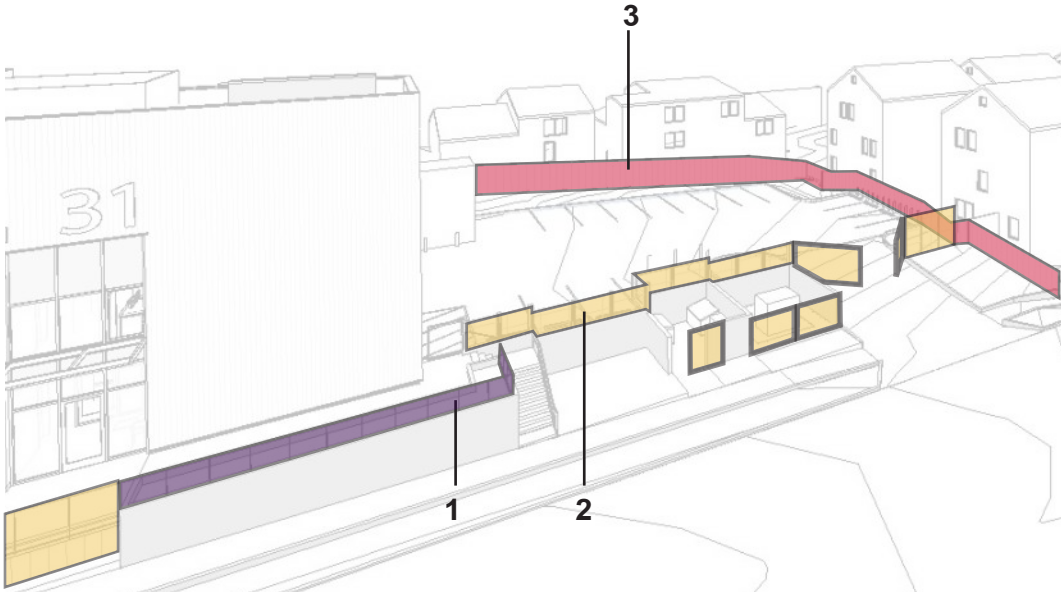


PATTERN 3



PATTERN 4

SITE UPDATES - FENCING



KEY VIEW



3. REAR FENCING (NORTH, EAST)- OPTION A: WOOD



3. REAR FENCING (NORTH, EAST)- OPTION B: METAL

PUBLIC ART UPDATES

CITY OF SEATTLE 1% FOR ART

The program specifies that 1% of eligible city capital improvement project funds be set aside for the commission, purchase and installation of artworks in a variety of settings.

PROJECT ARTIST: DAMON BROWN



I am a Seattle, WA based artist who, from an early age, knew I loved art and to create new designs. I drew inspiration from comic books as I spent countless hours exploring different images and heroic storylines which opened my eyes to artistic creation. As my imagination grew, I began to study various art movements, illustration styles, and urban art. This, in turn, taught me how things like color, shape, story, and texture can manifest into something so vivid for people to feel and see. I was then able to blend my love for classical art and illustration.

ARTWORK GOALS

- Tell the stories of the community's past and present residents
- Create dynamic artwork that showcases the fire fighters while giving the community a sense of place and identity

ARTWORK INSPIRATION

- Indigenous plants of the region
- Northgate area serviced by Firestation 31
- The past present community members



ARTWORK CONCEPT

My concept includes two public art pieces that are intended to tell the stories of the community's past and present residents. While drawing on the perspectives of the firefighters of Station 31 and the myriad ways they serve the community. The goal is to create public art pieces that the community will be proud of while giving the community a firm sense of place and identity.

PRELIMINARY SKETCH – INTEGRATED MURAL



PRELIMINARY SKETCH – 3D SCULPTURE



RENDERINGS



PUBLIC ART UPDATES - LIGHTING



XL 3: ZOLO™ 5
 SLIM INDOOR/OUTDOOR
 LED WASHER/GRAZER

 LUMEN: 100 LM/W, 800LM/FT
 WATTAGE: 8W/FT
 DIMMABLE



LIGHT FIXTURE

PROJECT INSTALLATION REFERENCES



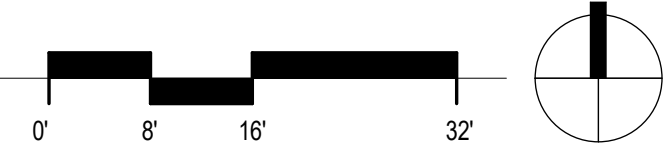
DESIGN UPDATE SUMMARY



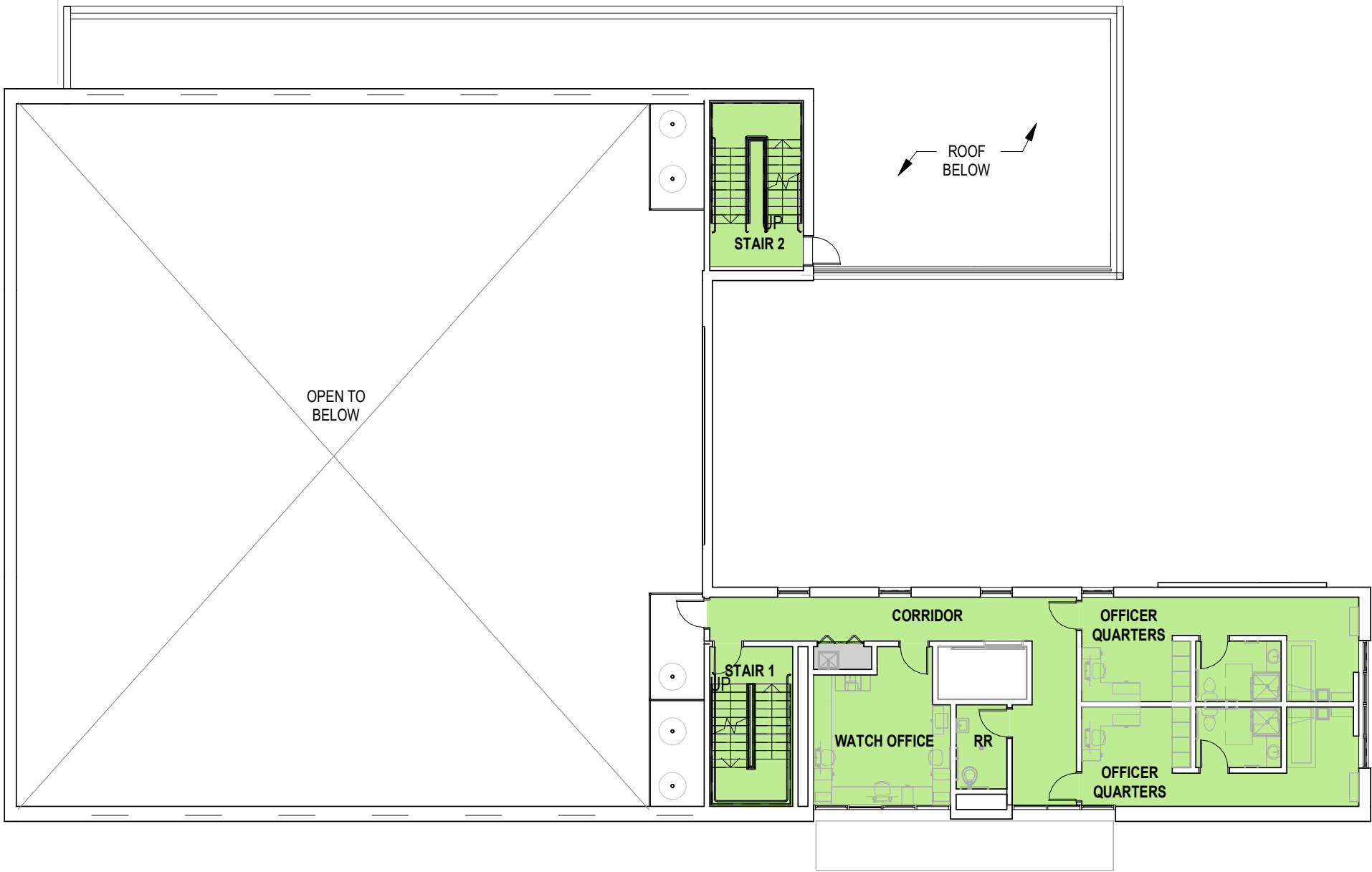
FLOOR PLANS



LEVEL 1



FLOOR PLANS



LEVEL 2



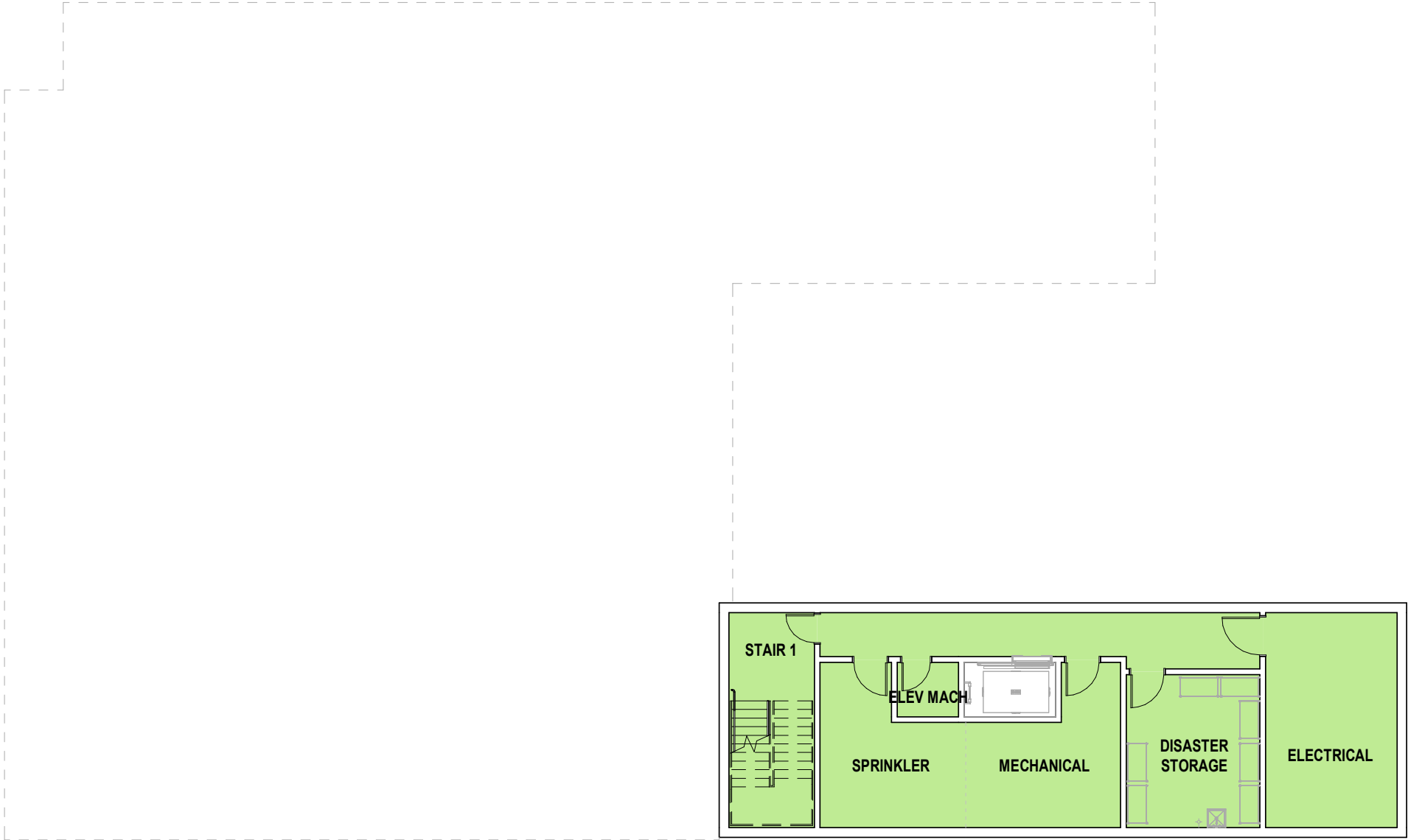
FLOOR PLANS



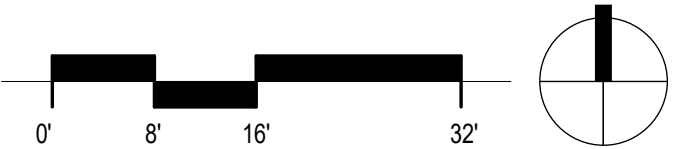
LEVEL 3



FLOOR PLANS



BASEMENT



THANK YOU



Seattle

