

SEATTLE DESIGN COMMISSION

Fire Station 8: Schematic Design



PROJECT SCOPE SUMMARY

Building:

Seismic Upgrade

Apparatus Bay expansion to accommodate Tiller

Addition for Watch Office and Bunker Gear

Remodel of existing spaces for EMS storage, Decontamination Room, Laundry, Maintenance, Battery Charging, and General Storage

Relocation of Fitness Room to First Floor

ADA improvements

Site:

Relocate existing fuel tank

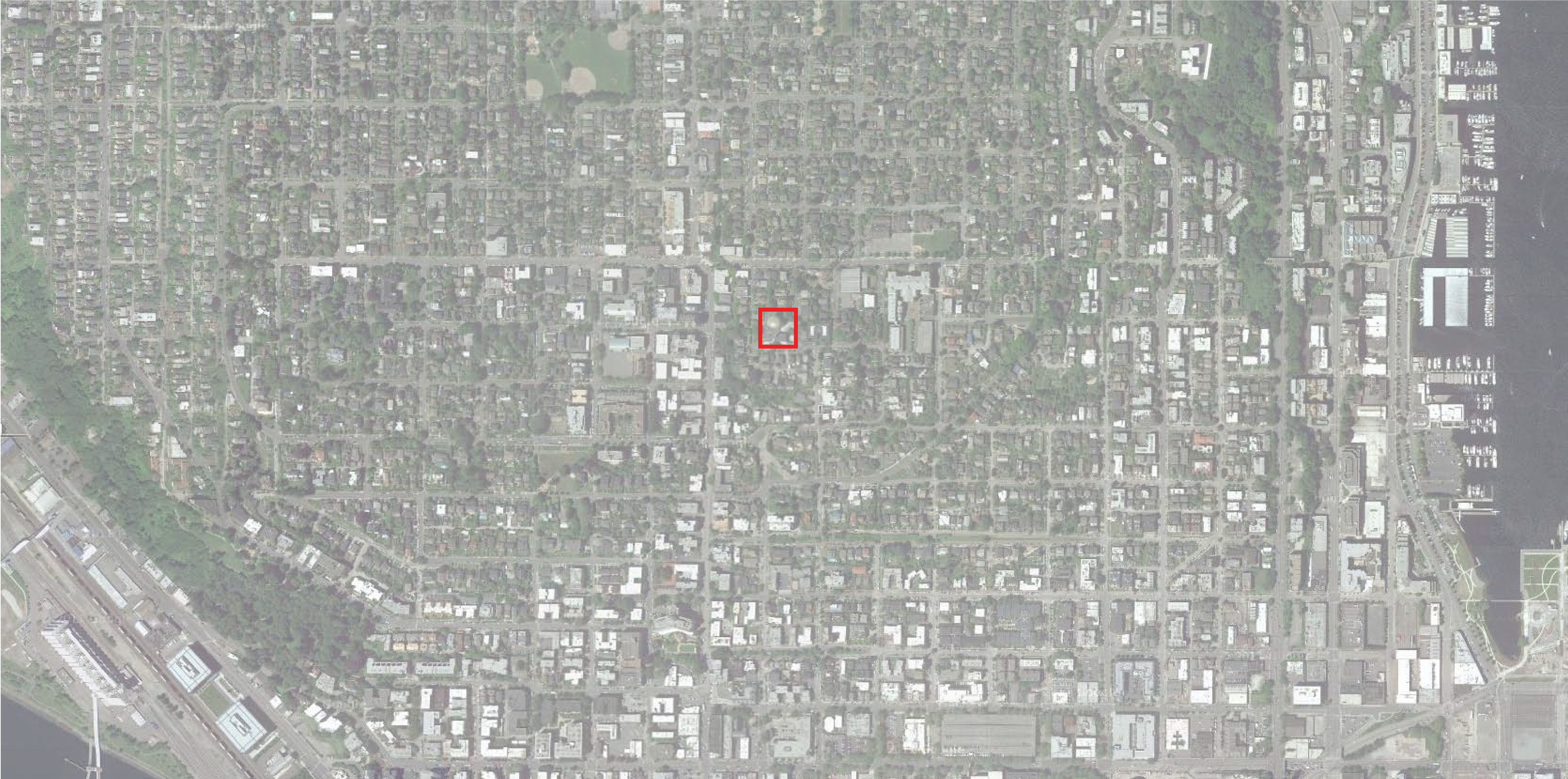
Emergency Generator

Relocate parking stalls

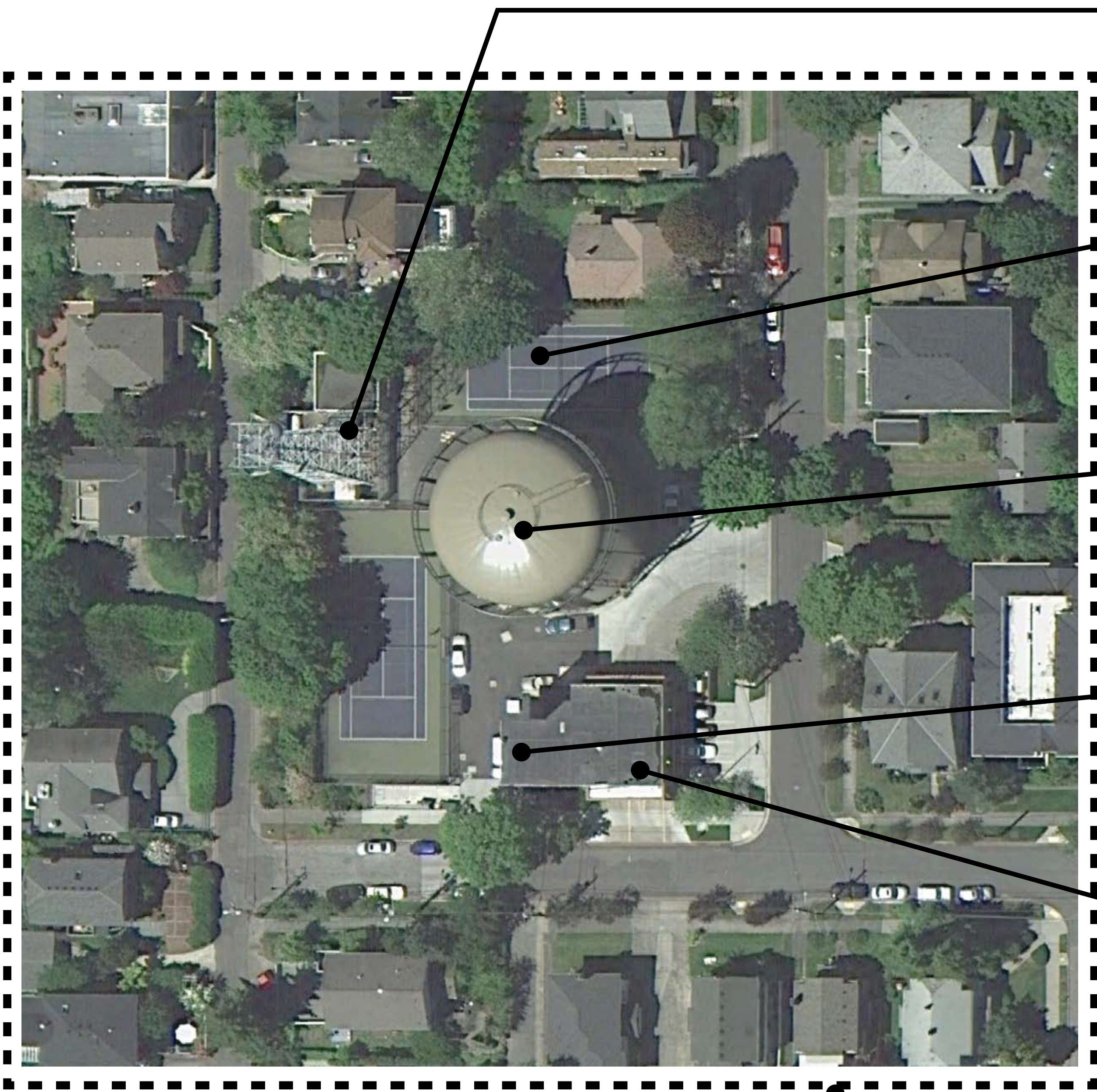
Landscaping



CONTEXT



SITE STAKEHOLDERS



Seattle City Light - Maintain driveway access from Lee Street

Seattle Parks and Recreation - Maintain parking and access

Seattle Public Utilities - Maintain clearance around water tower

Seattle Department of Information Technology - Maintain access to basement

Seattle Fire Department - Improve safety and operations

Neighbors

NEIGHBORHOOD



View of Lee Street



View of Lee Street
(from roof)

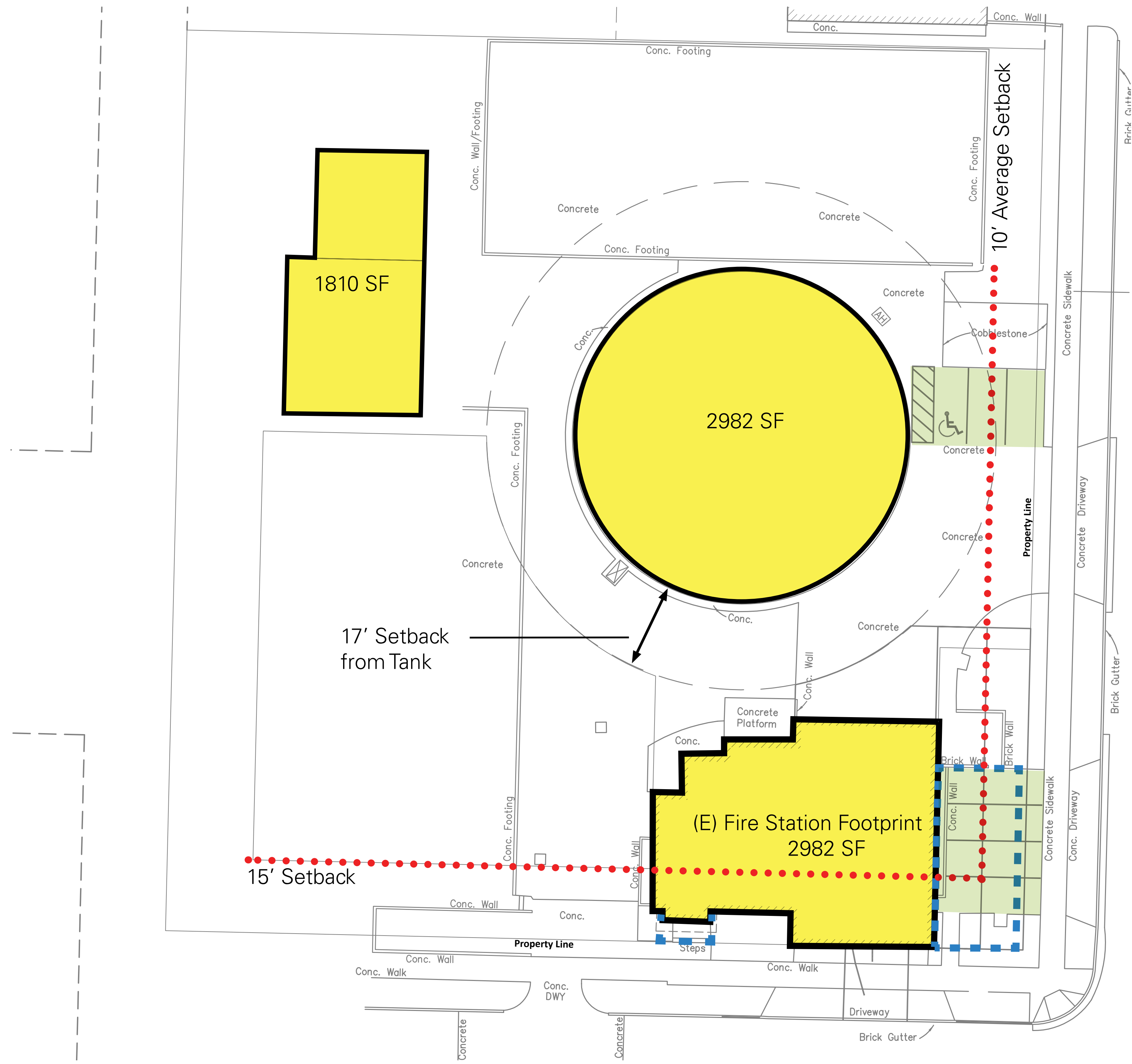


View of Warren Street

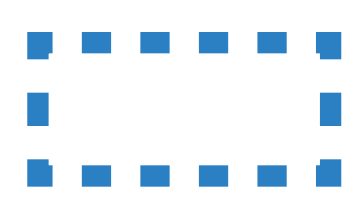


View of Warren Street
(from roof)

ZONING ANALYSIS



(E) Structures on site.



Addition allowed to 25% of Gross SF. No SEPA review required.



Required Setback

GREEN FACTOR

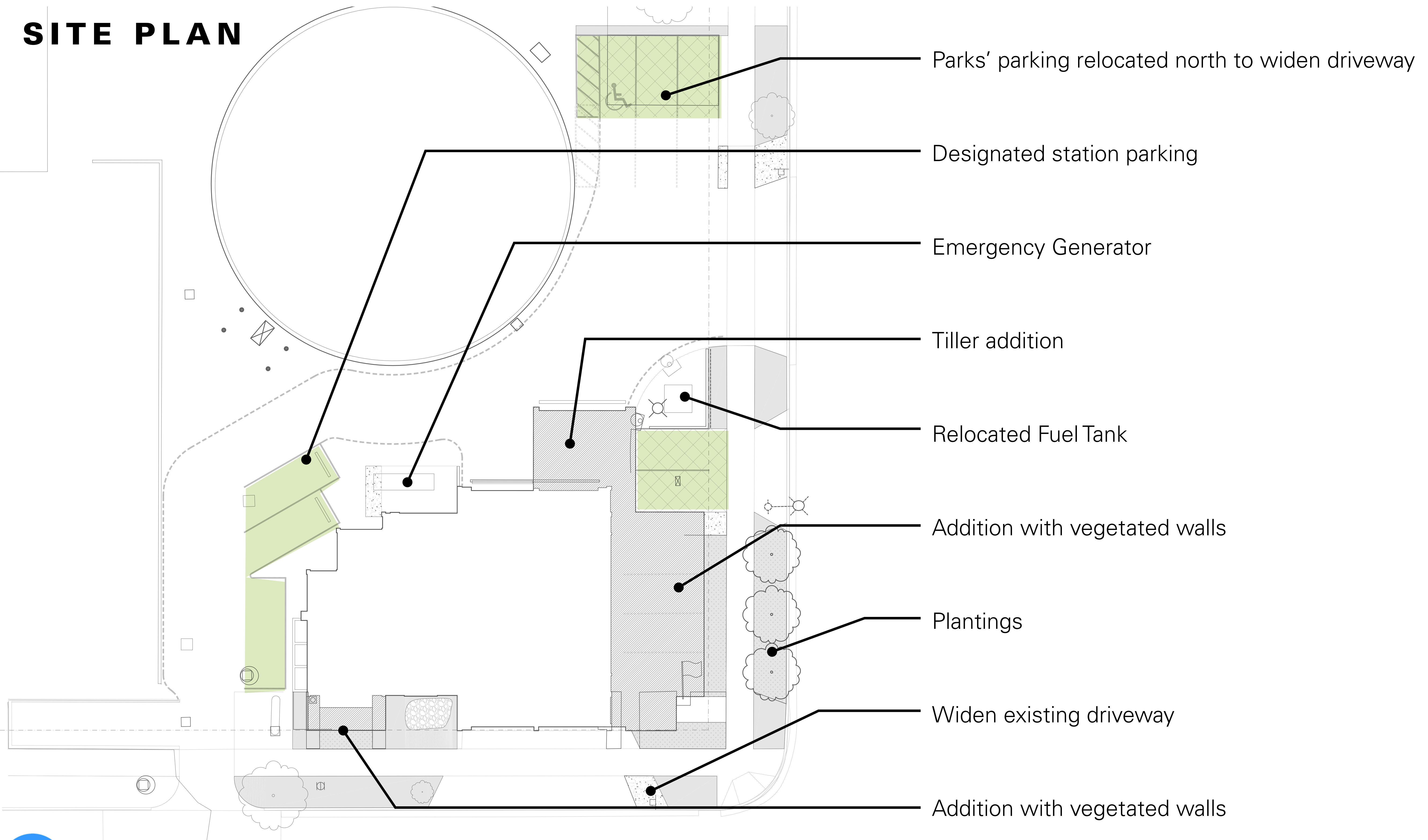
0.5 Green Factor required. Current design assumes vegetated walls, permeable paving, additional trees, and plantings to achieve 0.5.

PARKING



Existing site has 4 designated parking stalls. 5 designated parking stalls proposed. These totals do not include Parks' parking (3 stalls).

SITE PLAN



Parks' parking relocated north to widen driveway

Designated station parking

Emergency Generator

Tiller addition

Relocated Fuel Tank

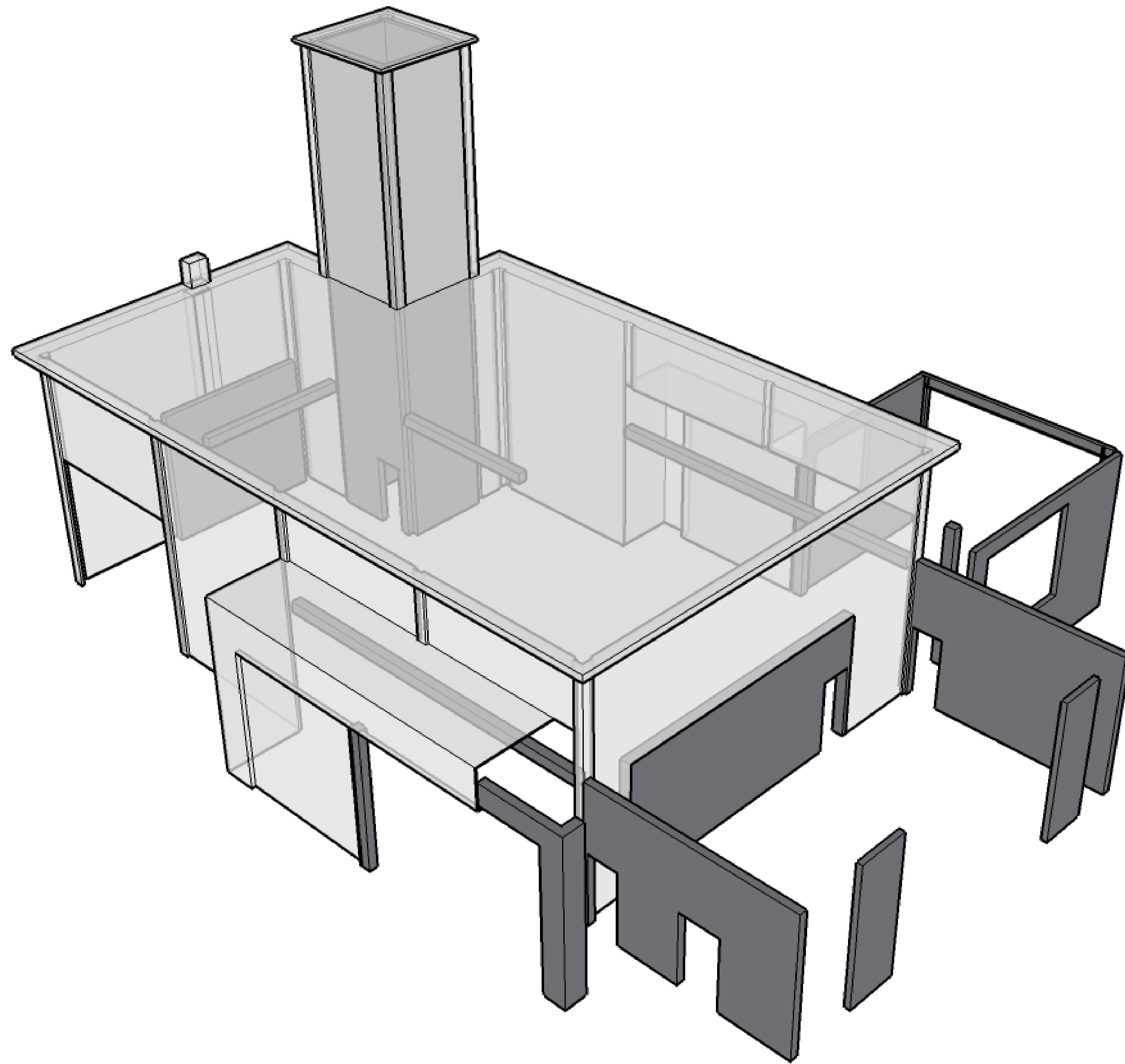
Addition with vegetated walls

Plantings

Widen existing driveway

Addition with vegetated walls

SEISMIC UPGRADE

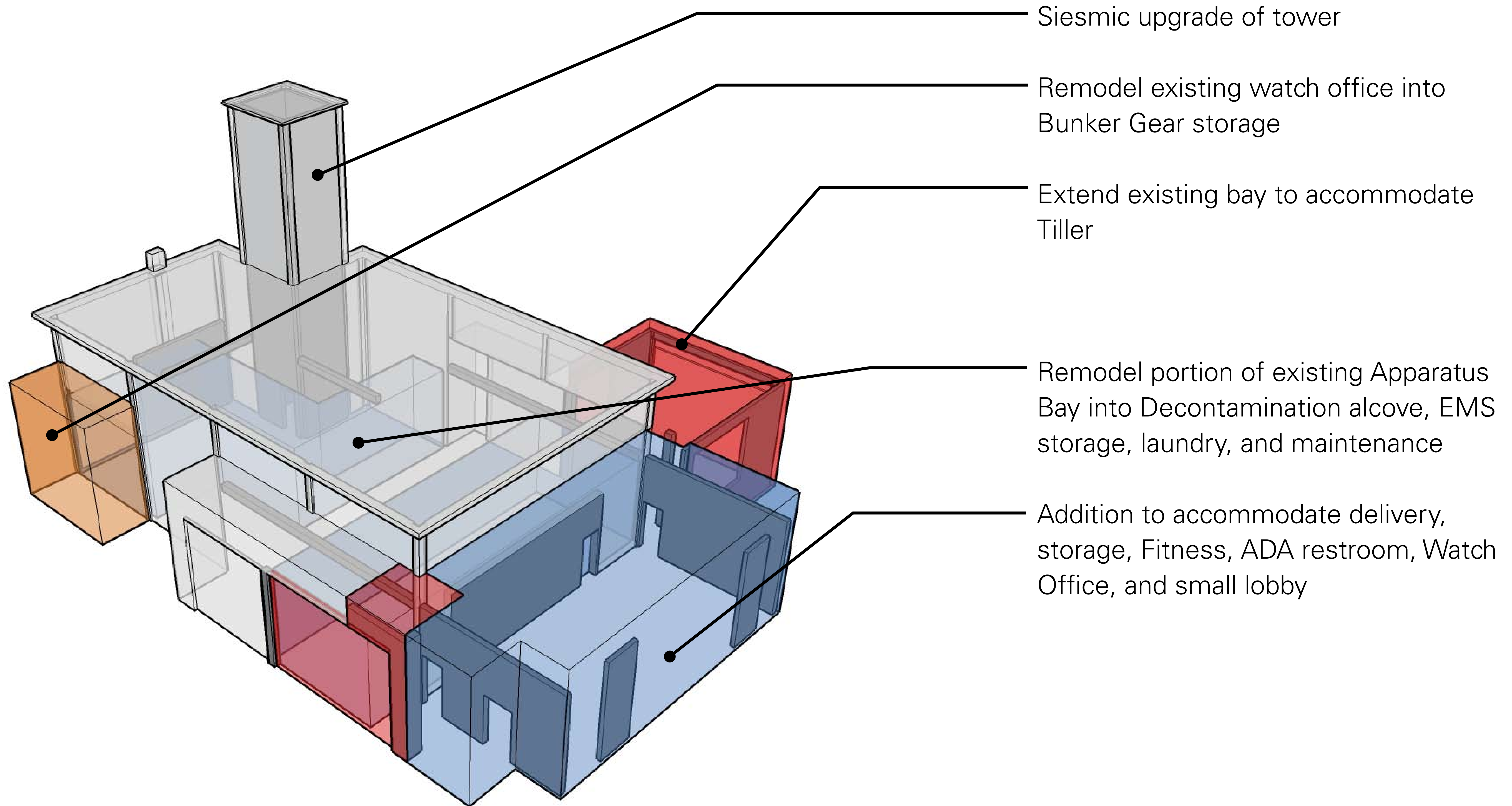


“Immediate Occupancy” Performance Level at First Floor; “Life Safety” at Second Floor and Basement

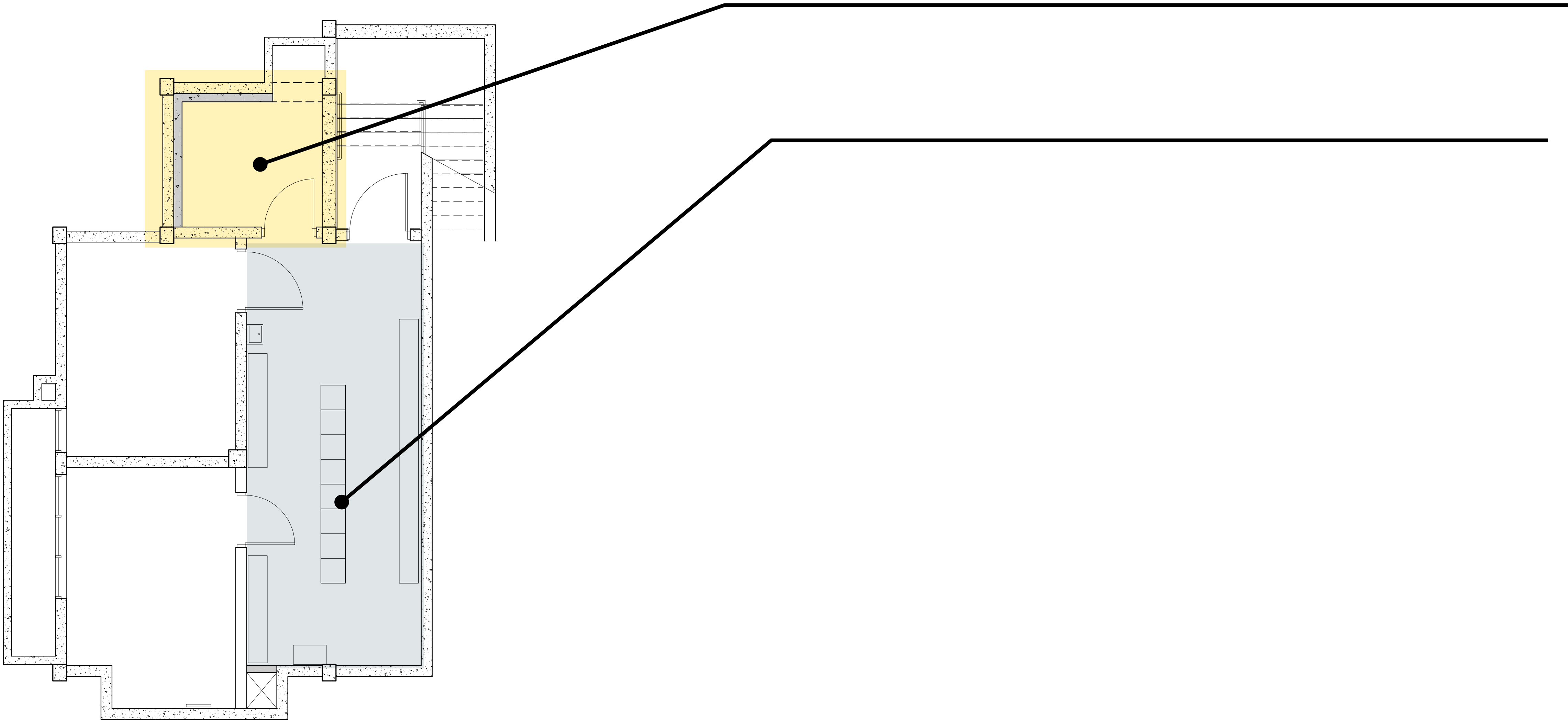
Improvements include:

- Reinforce existing shear walls and diaphragms
- Install drag struts
- Column to beam connection reinforcement
- Strengthen existing hose drying tower
- Infill existing openings

PROGRAM



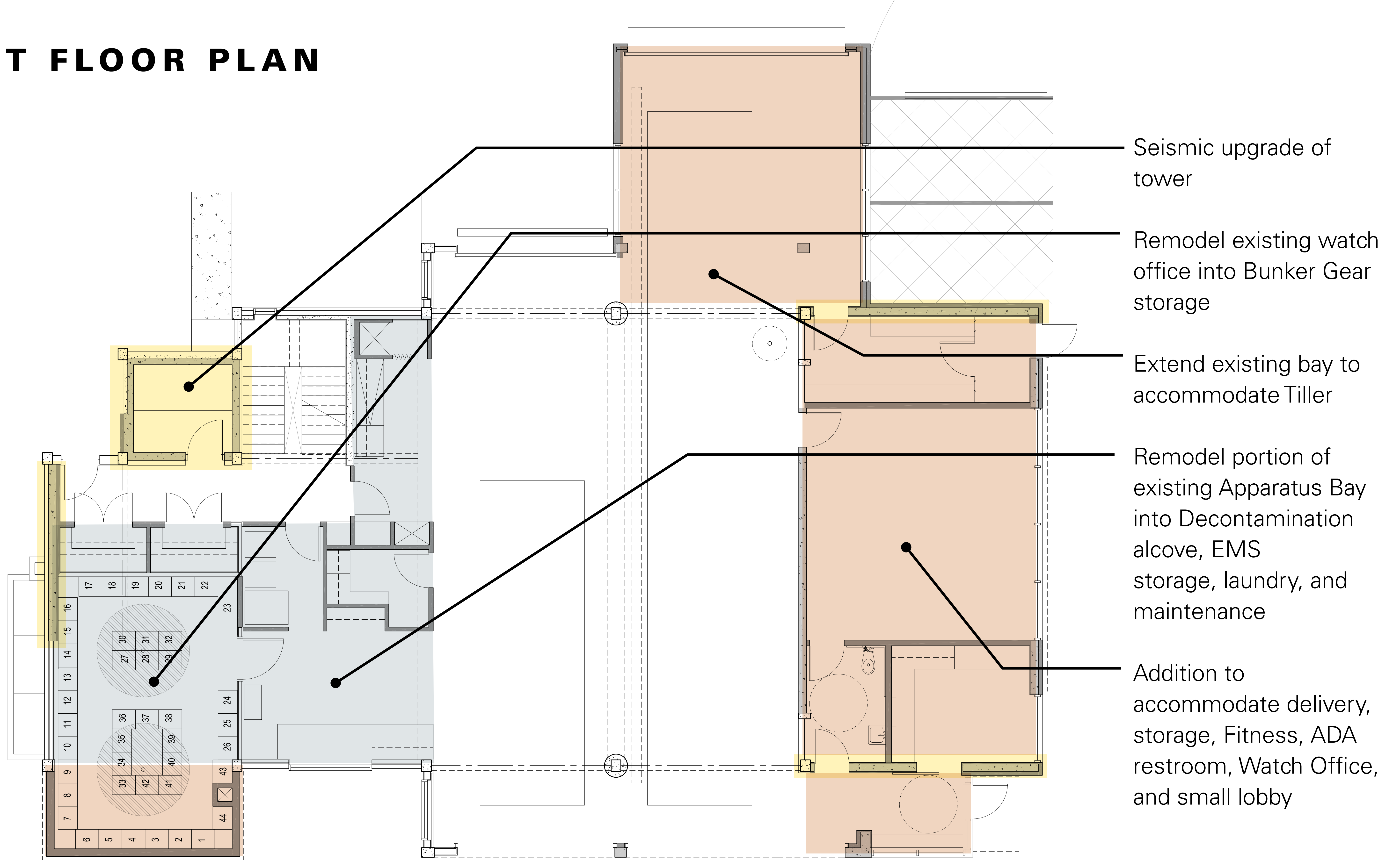
BASEMENT PLAN



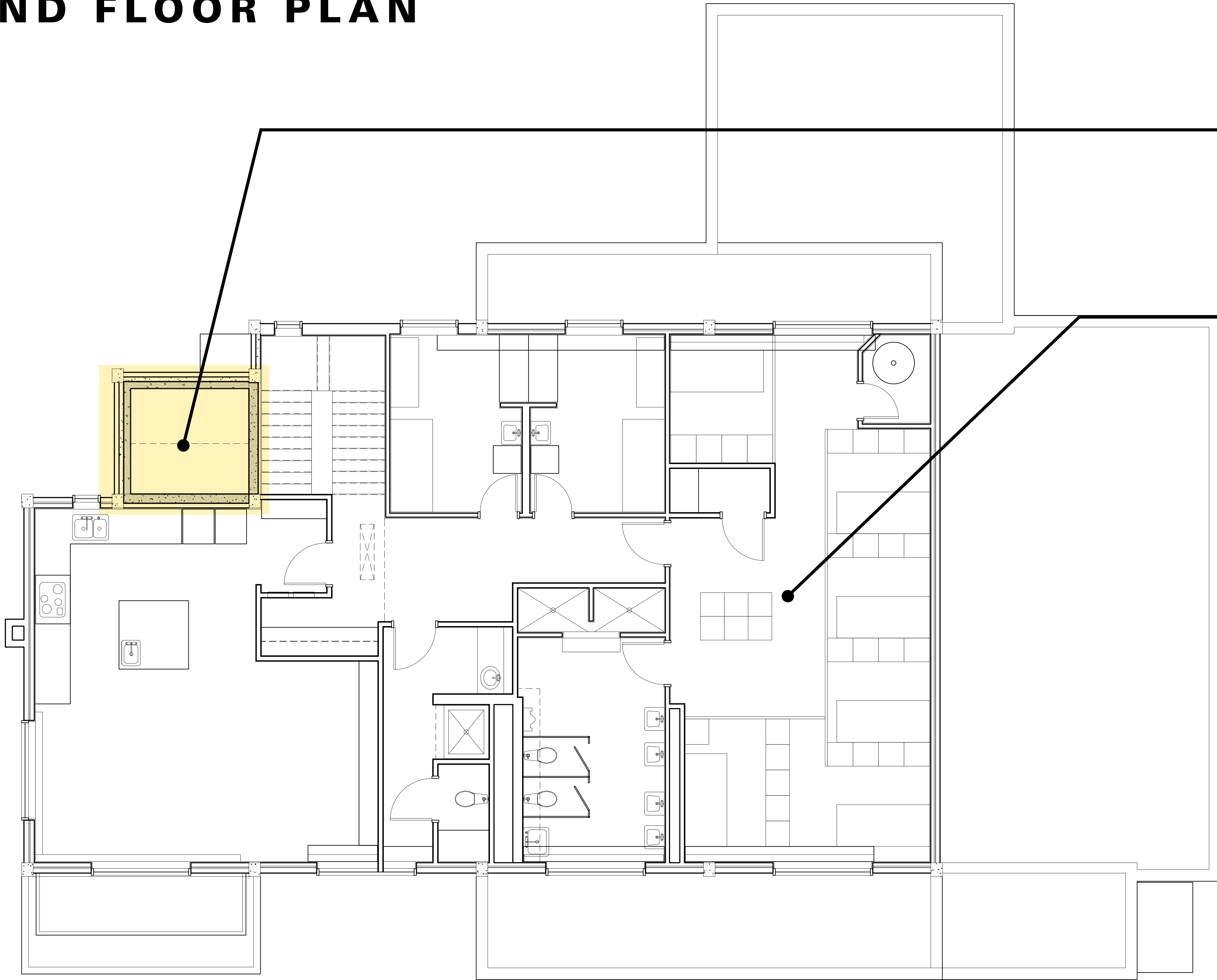
Seismic upgrade of tower

Relocate Fitness to First Floor to accommodate storage in basement.

FIRST FLOOR PLAN



SECOND FLOOR PLAN

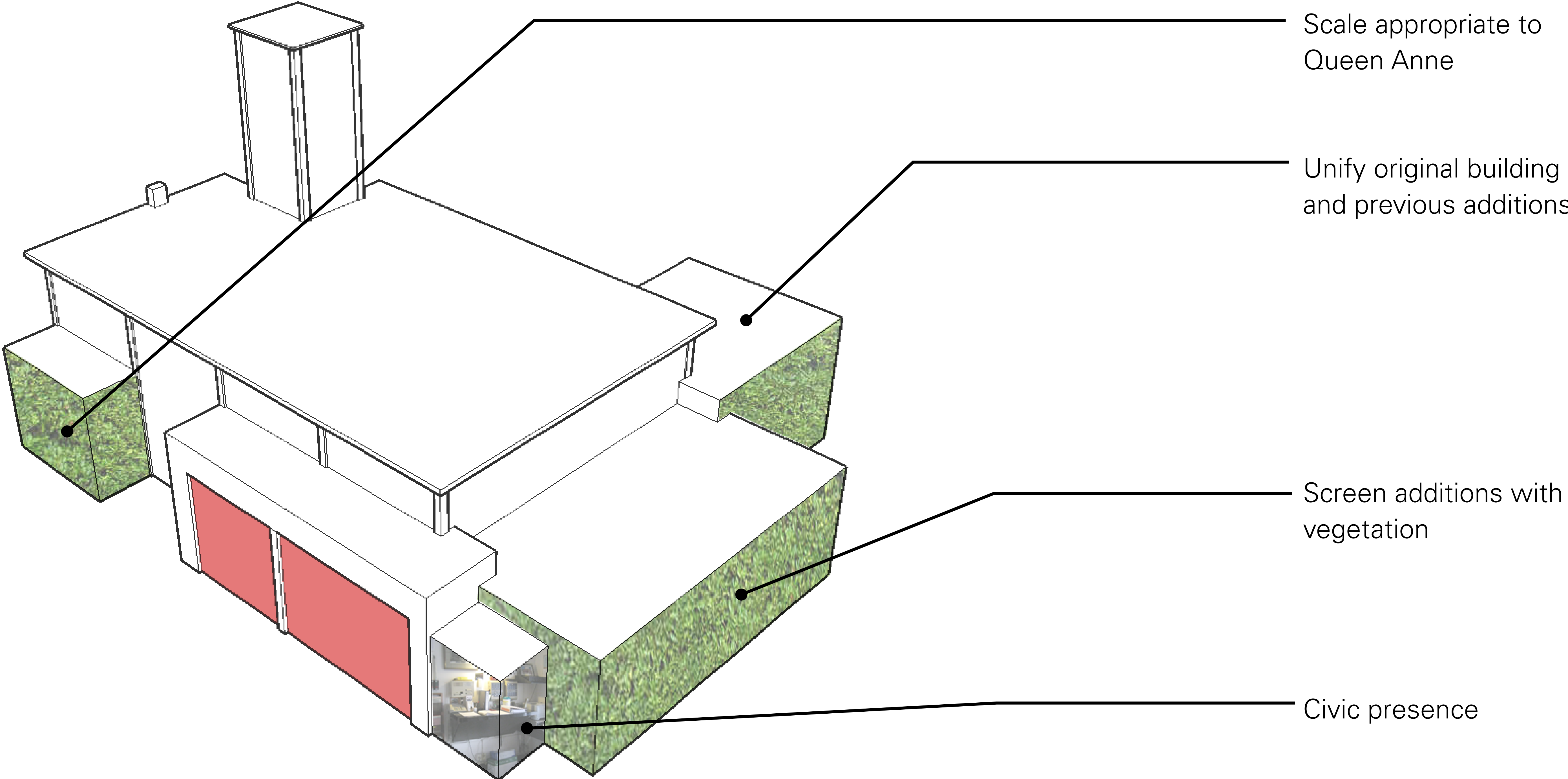


Seismic upgrade of tower

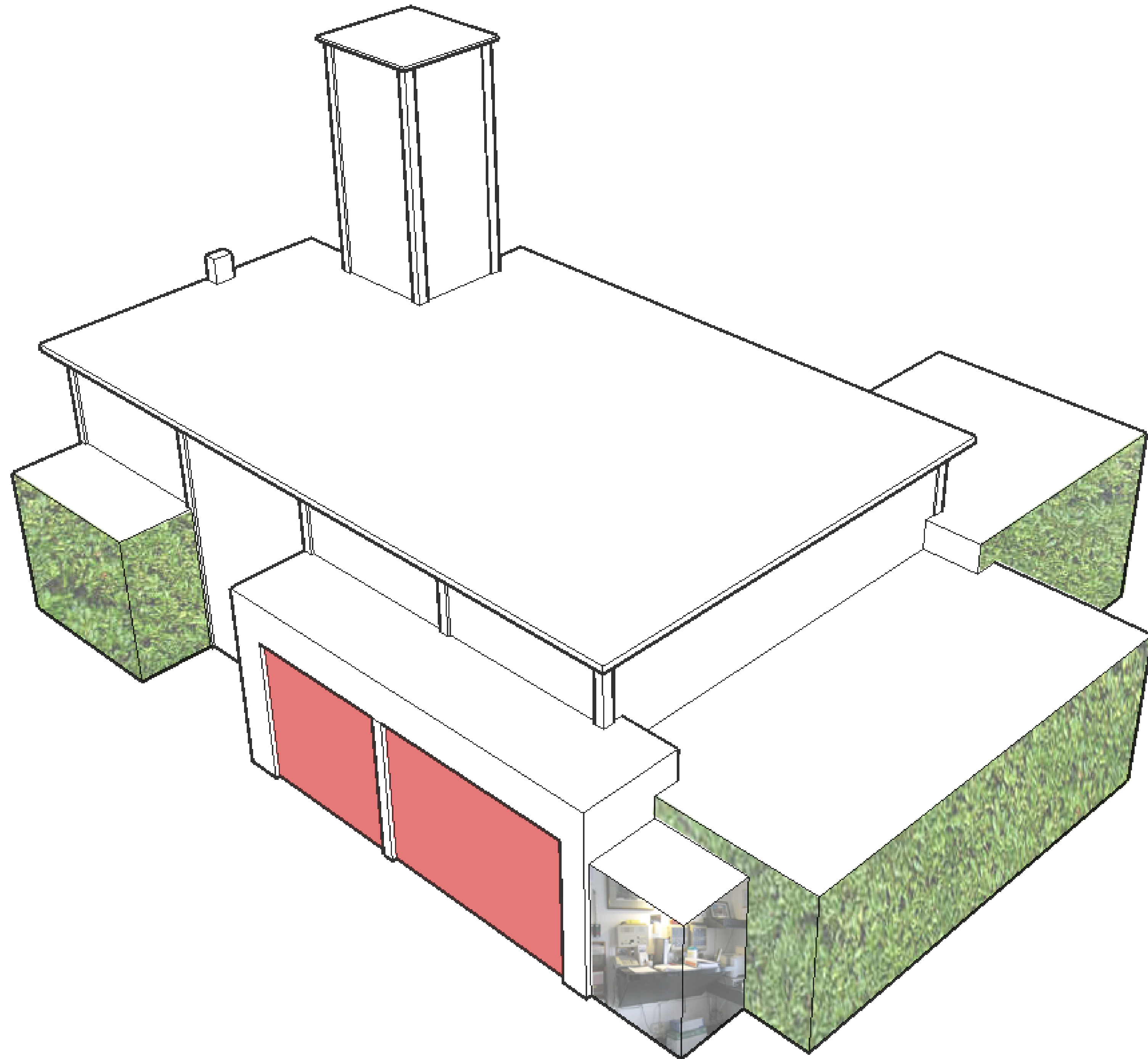
Remove existing carpet and seal concrete floors

Seismic improvements

IDENTITY



SUMMARY



Increase Safety

Enhance Operations

Improve comfort

Sustainability

Adaptability

Budget \$1.5m - \$1.6m

Schedule Construction: August 2012