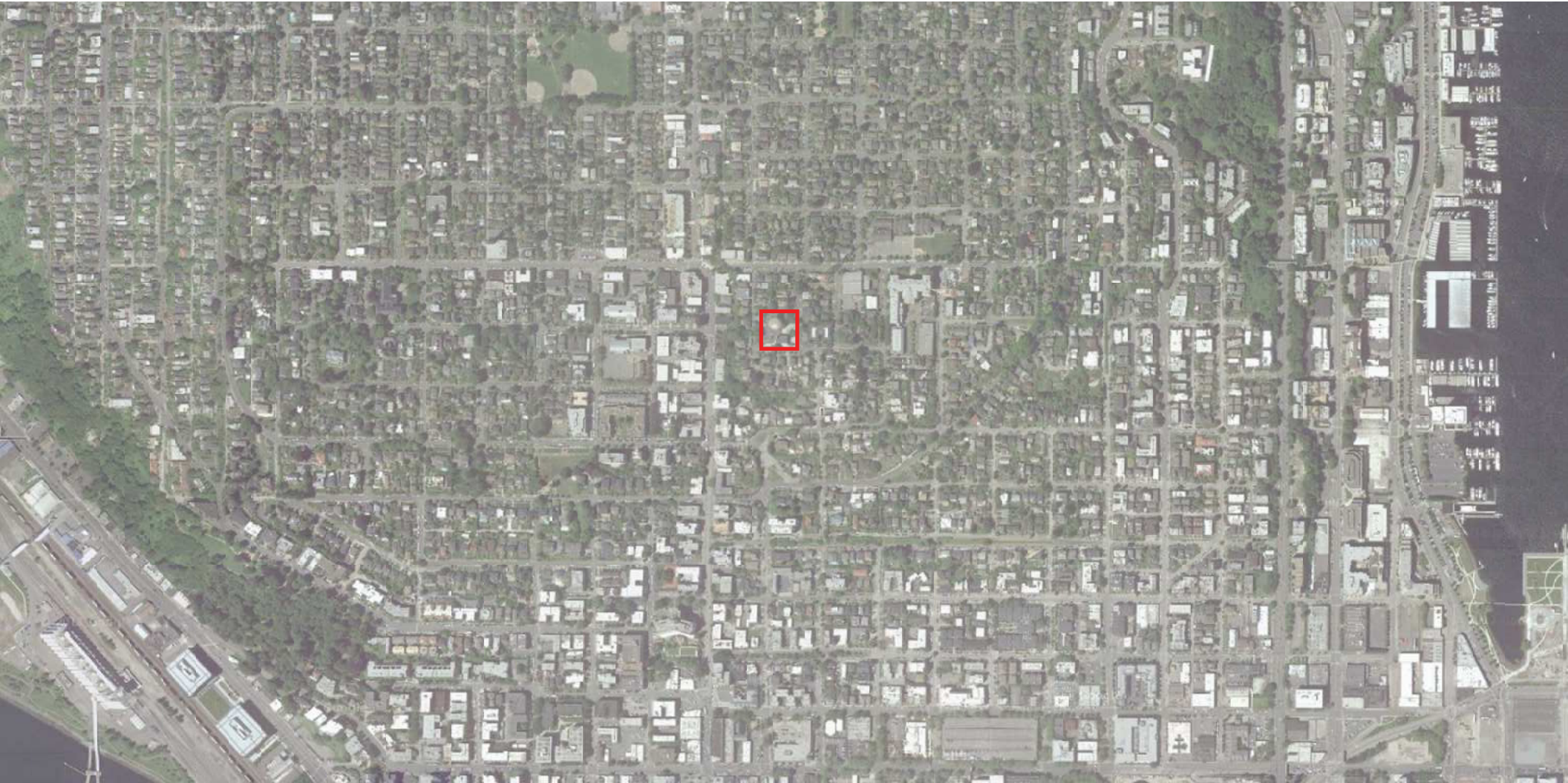


SEATTLE DESIGN COMMISSION

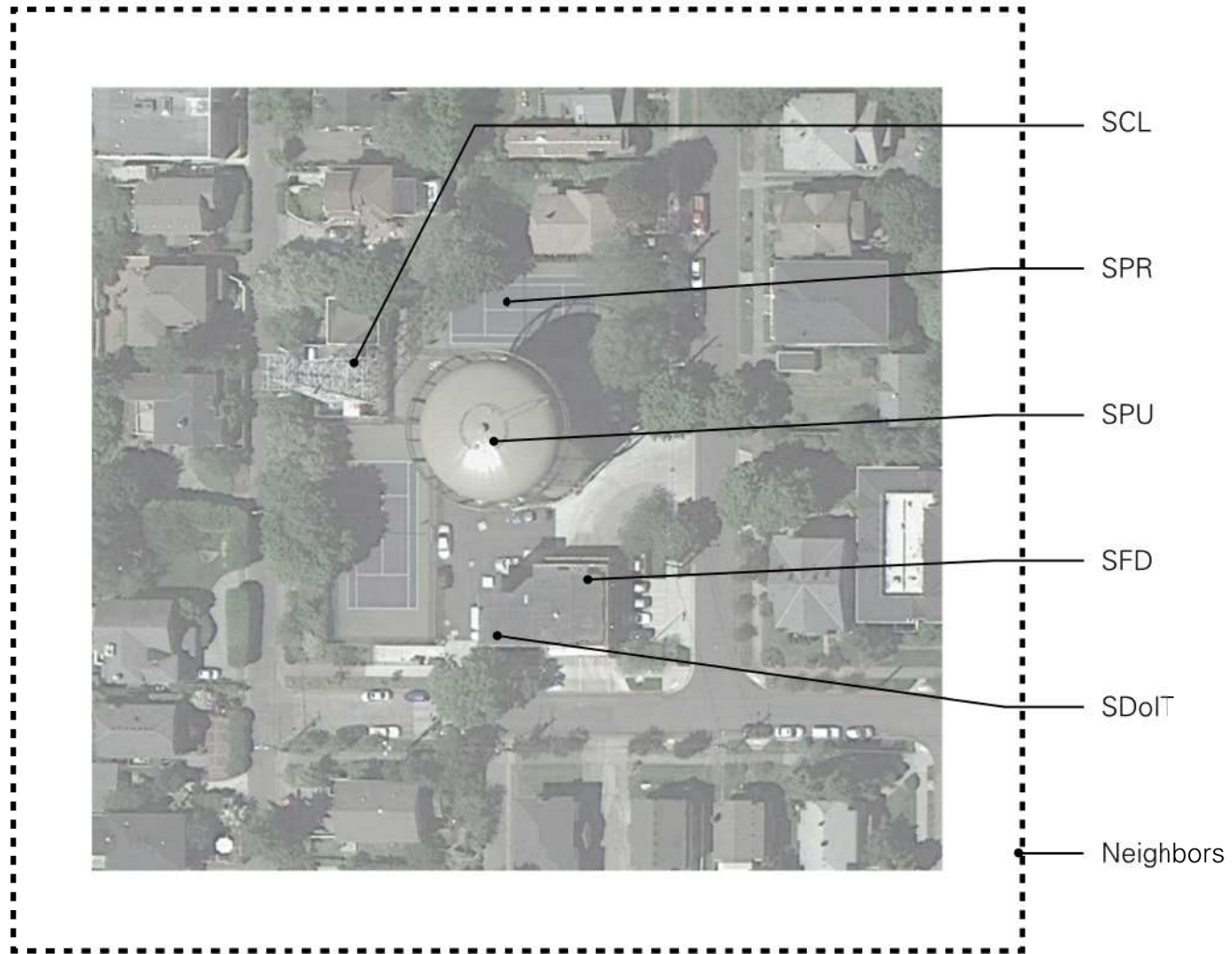
Fire Station 8: 60% Design Development



CONTEXT



SITE STAKEHOLDERS



PROJECT SUMMARY



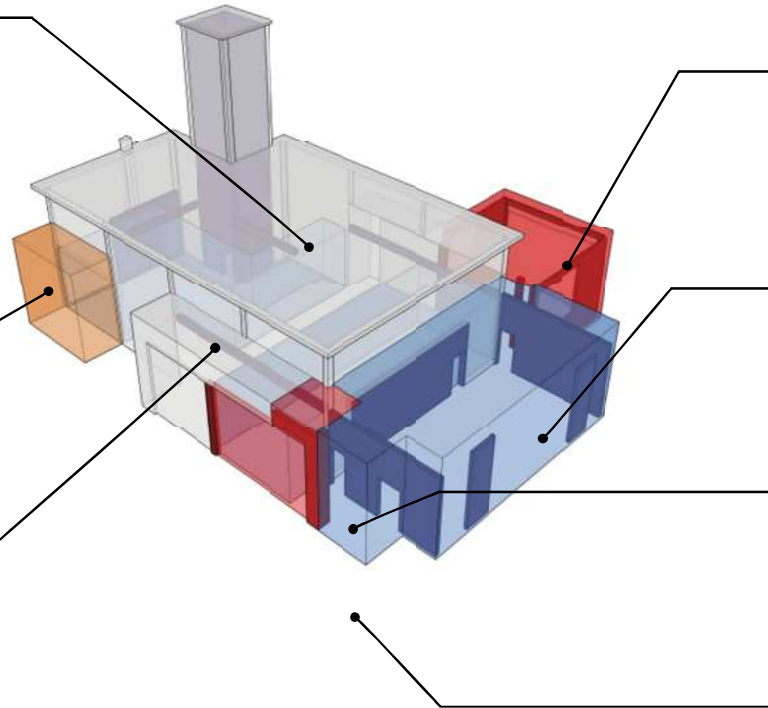
Decontamination Room:
Improve station's
operations.



Bunker Gear Storage
Addition:
Alleviate congestion on
App Bay floor.



Emergency Medical
Supply Room:
Increase station's
storage.



Tiller Addition:
Accommodates 60 foot
vehicle



Fitness Room:
Natural light and
ventilation.



Relocated Watch Office:
Accessible entry and ADA
restroom.



Increased vegetation
along street.

DESIGN COMMISSION'S PREVIOUS COMMENTS

- ① Use appropriate **green stormwater infrastructure**. Study grading, types of **permeable paving**, and accommodation for run-on (run off).
- ② Refine the **materials** and articulation of the building to enhance its **civic presence** and better integrate it into the neighborhood. Improve the building's **relationship to the street**. Develop glazing concepts that show the **activity** inside; also, develop a consistent concept to add **windows** to the new green walls.
- ③ Study the **green walls**. Use suitable materials to support them. Choose the green wall **planting material** carefully; provide more options than vines over a trellis.
- ④ Develop plans for **signage**.

COMMUNITY OPEN HOUSE - 8/6/11

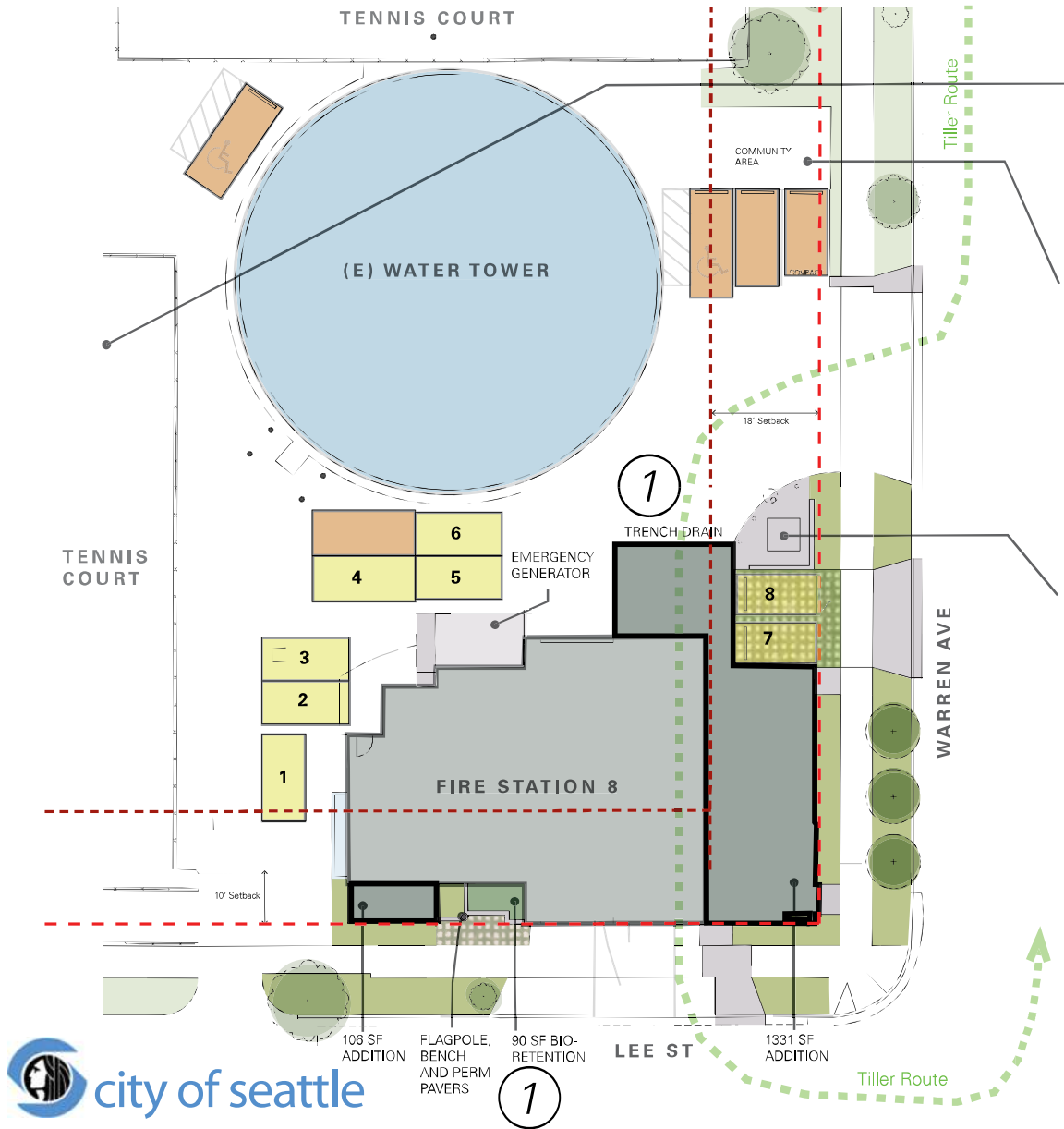


REQUESTED DEVELOPMENT WAIVERS

MUP intake 9/14/11

Code Section	Requirement	Requested Waiver	Type of Waiver	Reason for Request
SMC 23.45.570.F.1: Setback Requirements in Lowrise zones	Front Setback. The minimum depth of the required front setback is determined by the average of the setbacks of structures on adjoining lots, but is not required to exceed 20 feet. The setback shall not be reduced below an average of 10 feet, and no portion of the structure may be closer than 5 feet to a front lot line.	Proposed Front Setback = 0 feet.	Council	Proposed program cannot be accommodated elsewhere on site. Required adjacencies for operational needs mandate addition at east side of existing building.
SMC 23.45.570 Table C: Side Setback Requirements for Institutional Structures Greater than 65 Feet in Depth in Lowrise zones	Proposed Building Depth: 86' Tower Height: 47'. Building Height: 24' Required Setback: 18'	Proposed Side Setback = 0 feet.	Council	Proposed addition widens existing apparatus bay to accommodate tiller truck. Proposed wall on property line aligns with existing building. A previous addition was approved with a zero-foot setback in 1986.
SMC 23.45.570 G: Parking location	Parking shall not be located in the setbacks.	Proposed parking located in front setback.	Council	Proposed addition eliminates 3 existing parking spaces in front setback. Proposed 2 replacement parking spaces cannot be located elsewhere on site.

SITE PLAN



Maintain access to tennis courts.



Maintain existing Parking & Community Area



Relocate existing fuel tank.



Respect surrounding neighborhood.
Appropriateness of scale, color, and material.

Firestation 8

- (E) Fire Station
- Fire Station Addition

Parking:

- Existing Parks' and SPU parking to remain
- 8 stalls requested by Department of Planning and Development. 8 provided.

Site Improvements:

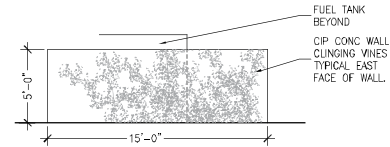
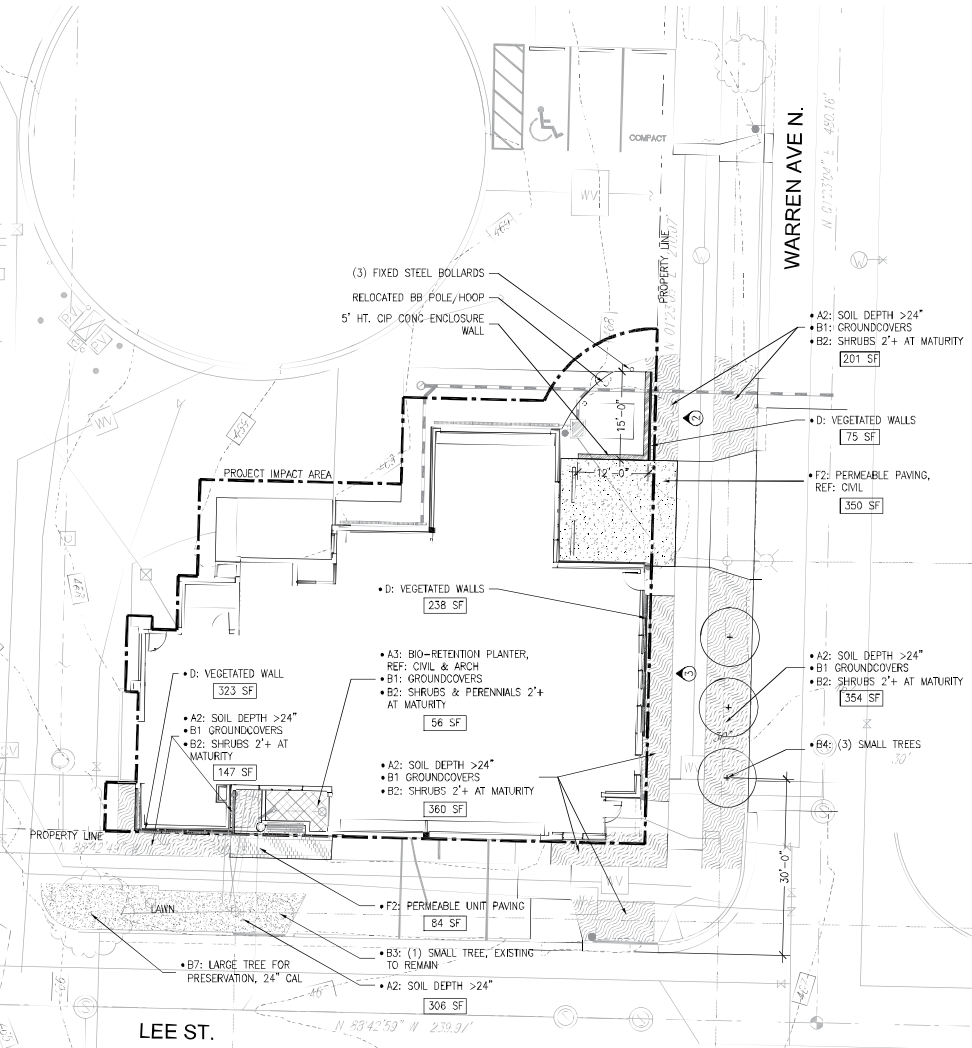
- (E) Landscaping
- (E) Tree
- Landscaping
- Tree
- Concrete
- Permeable Paving. The design includes accommodation for run-on as necessary (24-inch permeable aggregate subgrade).
- Bioretention
- Setback Line
- Property Line

green factor

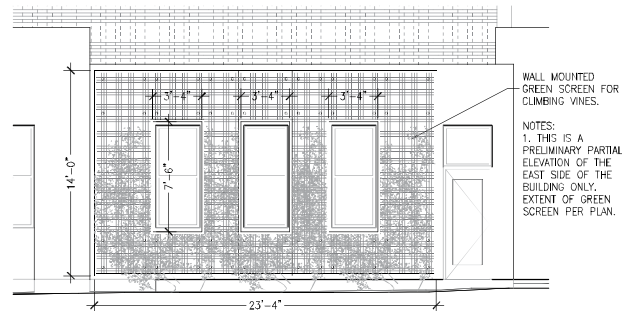
This project will comply with the City's new "Green Factor" criteria.

- Larger plants
- Permeable paving
- Vegetated walls
- Preservation of existing trees
- Vegetation along streets

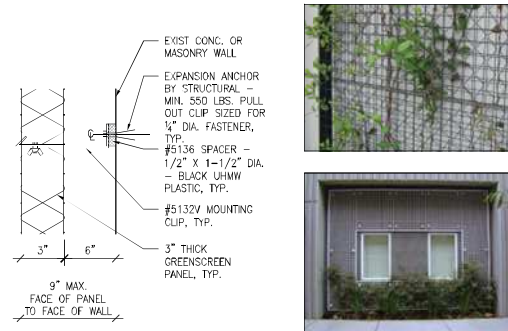
LANDSCAPE PLAN



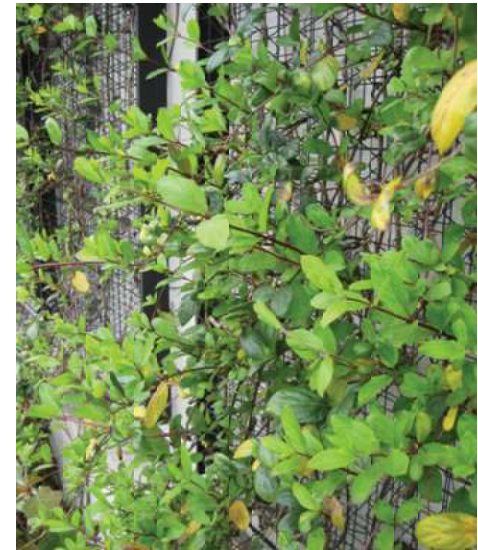
2 FUEL TANK ENCLOSURE EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 GREEN SCREEN - EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



3



VEGETATED WALL ③

Actinidia 'Issai'

Hardy Kiwi

12'-20'

Deciduous; self-pollinating to produce 1" fruit; fragrant, inconspicuous flowers.



Jasminum officinale 'Inverleith'

Poet's Jasmine

12'-18'

Deciduous; adaptable and vigorous; red buds open to white flowers; fine leaves turn brilliant red in fall.



Holboellia latifolia 'Ritak'

Purple-Flowered Sausage Vine

15'

or

Holboellia coriacea 'Cathedral Gem'

White-Flowered Sausage Vine

25'

Evergreen; clusters of purple, cinnamon-scented or perfumed, white flowers yield large, purple fruit.



Hydrangea integrifolia

Climbing Evergreen Hydrangea

20-30'

Evergreen; bronzy new growth, turning deep green; lacy white blooms.



Parthenocissus quinquefolia

Virginia Creeper

15'-30'

or

Parthenocissus henryana

Silvervein Creeper

15'-30'

Deciduous; bronzy new growth, turning dark green, brilliant fall color; small flowers yield bluish fruit.



Schizophragma hydrangeoides 'Moonlight'

Hydrangea Vine

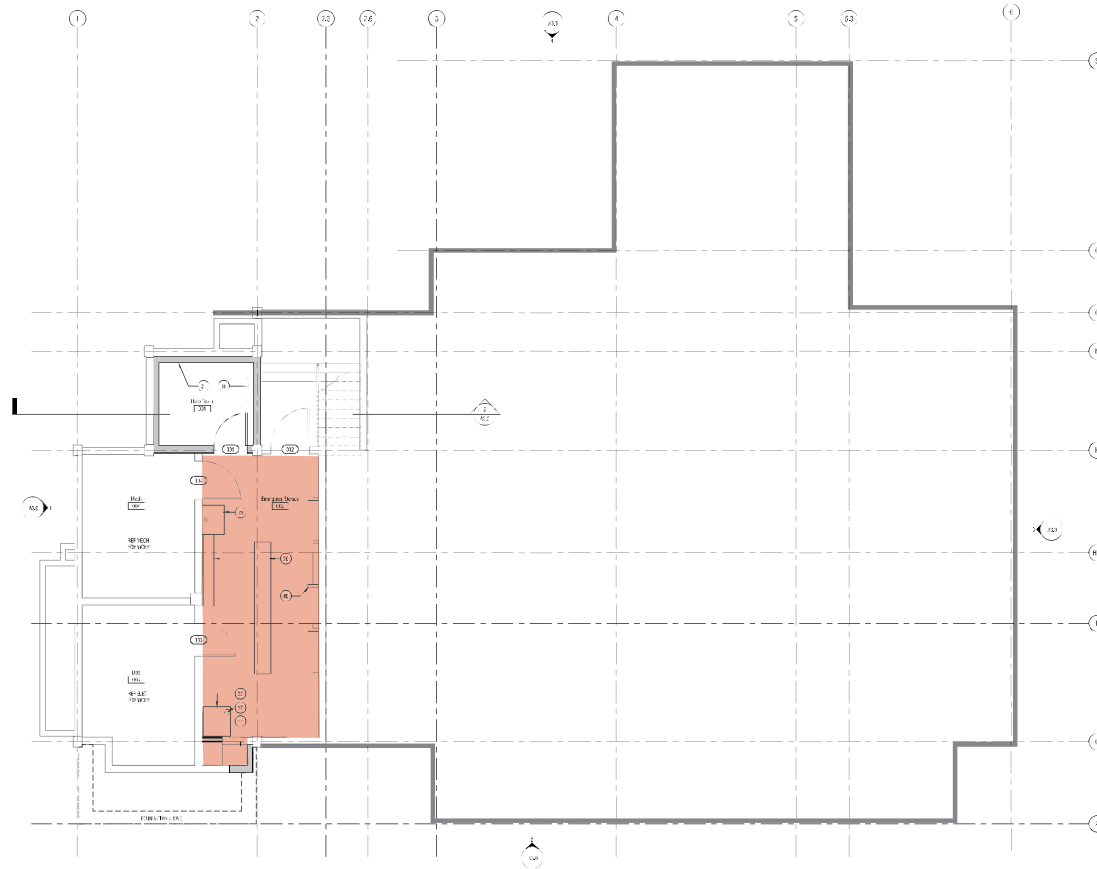
15'-30'

Deciduous, silvery blue-green, heart-shaped leaves; lace-cap white flower clusters; yellowish fall color.



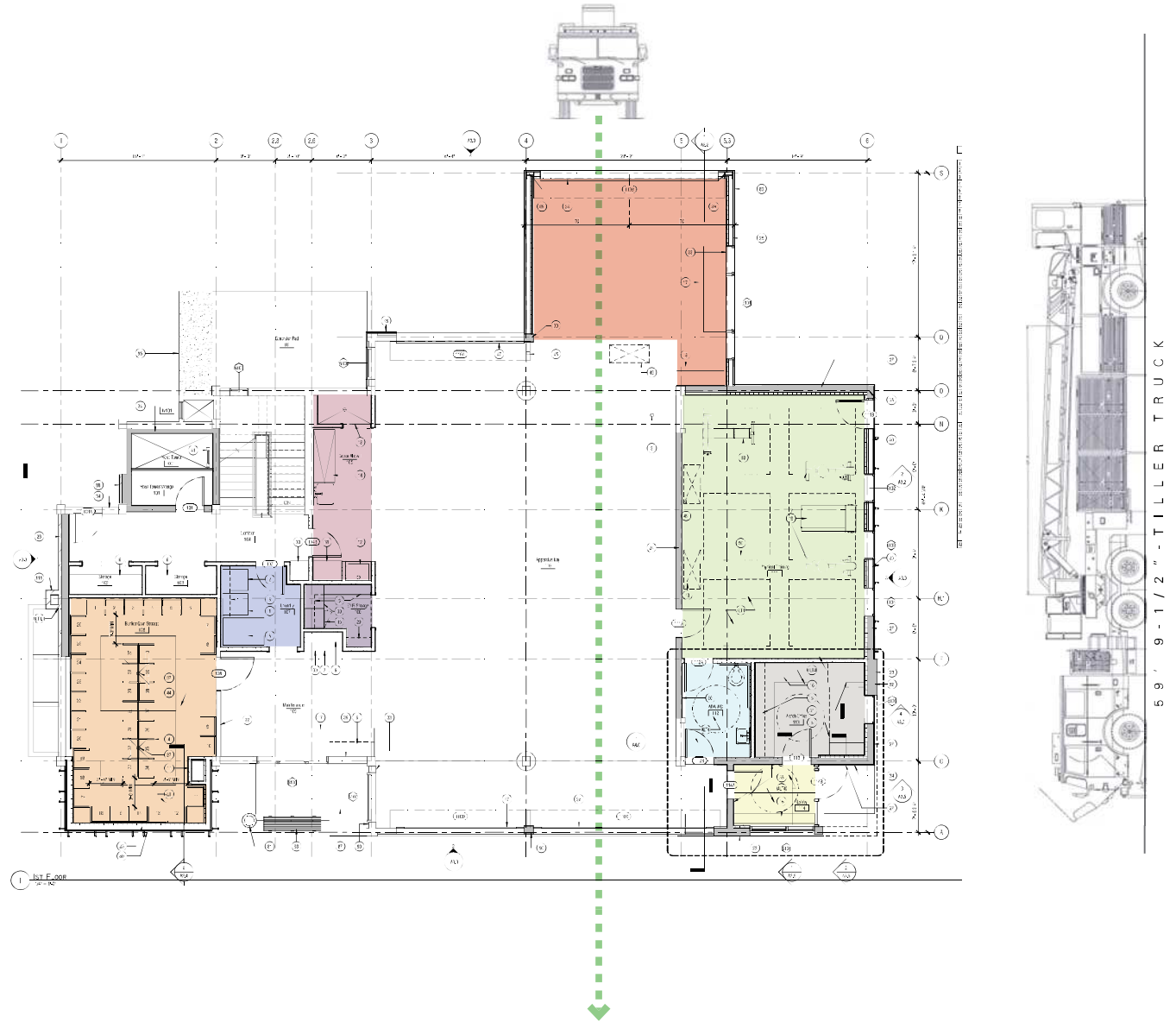
BASEMENT PLAN

 Major Disaster Supply Storage



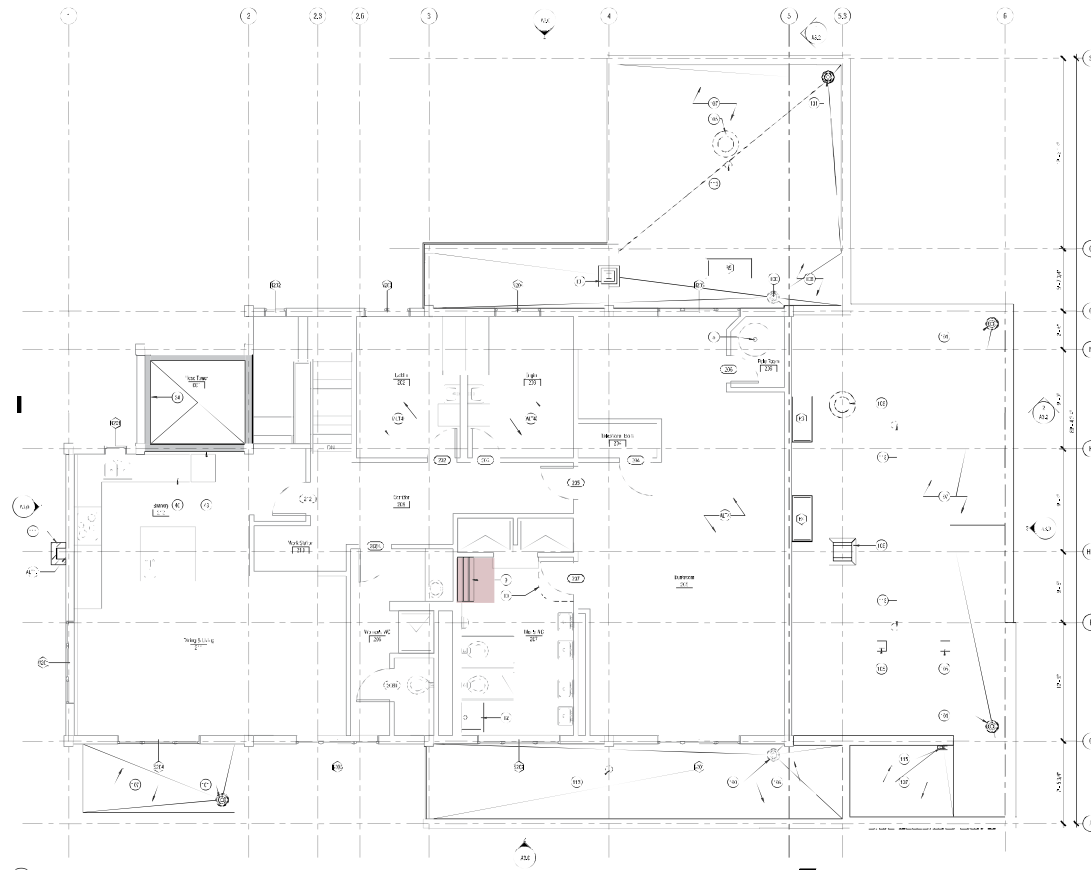
FIRST FLOOR PLAN

- Tiller Addition
- Decon Alcove
- EMS Storage
- Laundry
- Bunker Gear Storage
- Fitness Room
- Restroom
- Watch Office
- Lobby

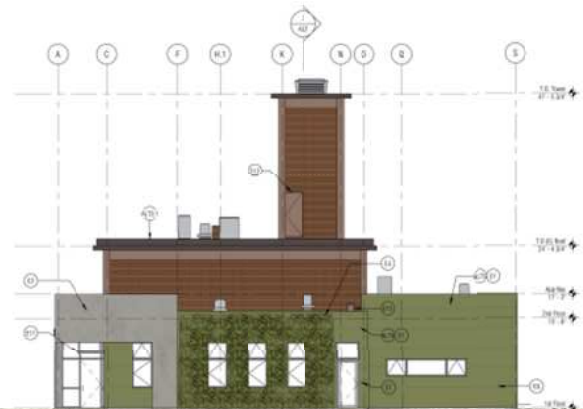
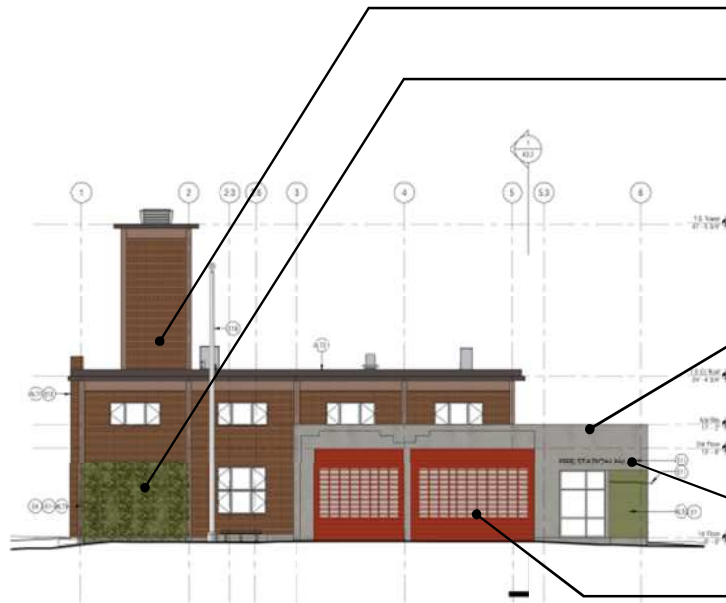


SECOND FLOOR PLAN

Relocate Laundry to First Floor



ELEVATIONS



(E) Masonry

Hardipanel and Eco Mesh at Additions



2

(E) and (N) concrete at Apparatus Bays and Entry



2

Reuse (E) signage

4

Vision lites in coiling doors. *Size of fenestration limited by size of slats.*



2



Glazed storefront provided at "public" entry. Residential scaled windows at east elevation permit views out and light in, while activating street facade.

VIEW FROM LEE ST. LOOKING NW



VIEW FROM WARREN ST. LOOKING SW



DESIGN GOALS AND OBJECTIVES

1. Increase safety.
2. Satisfy operational needs of the fire station.
3. Increase comfort.
4. Respond to the texture and scale of the existing building and surrounding context.
5. Implement sustainable approaches where feasible and appropriate.
6. Continue community outreach during the project.
7. Maintain and enhance the building's civic presence within the community.
8. Meet budget.



SEATTLE DESIGN COMMISSION

Fire Station 8: 60% Design Development



ADDRESSING COMMENTS

1. *Use appropriate green stormwater infrastructure. Study grading, types of permeable paving, and accommodation for run-on.*
 - a. **Bioretention planter proposed along south elevation to handle partial roof run-off.**
 - b. **Trench drain at north apron will be relocated to accommodate Tiller Bay extension and apron run-off. Apron will be graded to prevent water from flowing into the station.**
 - c. **New parking spaces and seating area at flagpole will include permeable pavers with 24-inch permeable aggregate subgrade**
 - d. **Other disturbed areas of paving will be replaced in-kind with asphalt or concrete to handle the loads of the apparatus.**
2. *Refine the materials and articulation of the building to enhance its civic presence and better integrate it into the neighborhood. Improve the building's relationship to the street. Develop glazing concepts that show the activity inside; also, develop a consistent concept to add windows to the new green walls.*
 - a. **The concrete walls at the southeast corner reinforce the building's civic presence at the relocated Lobby. Paneled siding with a vegetated walls address scale and texture of surrounding residential neighborhood.**
 - b. **Trees, shrubs, and groundcover will be added to planters along Warren Ave. N and Lee Street to buffer the additions from the neighbors. The additions step down to minimum heights required for the seismic upgrade.**
 - c. **A glazed storefront is provided at the "public" entry. Residential-scaled windows are provided along the east elevation to permit views out and light in, while activating street facade. Windows are framed by the vegetated walls.**
 - d. **The existing coiling door will be retrofitted with vision lites. New coiling doors will also have vision lites to increase transparency at the street.**

3. *Study the green walls. Use suitable materials to support them. Choose the green wall planting material carefully; provide more options than vines over a trellis.*

- a. 3" thick Eco-Mesh modular green screen.**
- b. Climbing vines proposed at exposed concrete screening wall.**
- c. Seasonal vegetation, bringing color and texture to building year round.**

4. *Develop plans for signage.*

- a. Existing building letters from 1963 shall be salvaged and reinstalled above new entry.**