Seattle design Commission

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Malika Kirkling

Laurel Kunkler

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Debbie Wick-Harris

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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 Kirkling (excused from 12:00pm-3:30pm)
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.

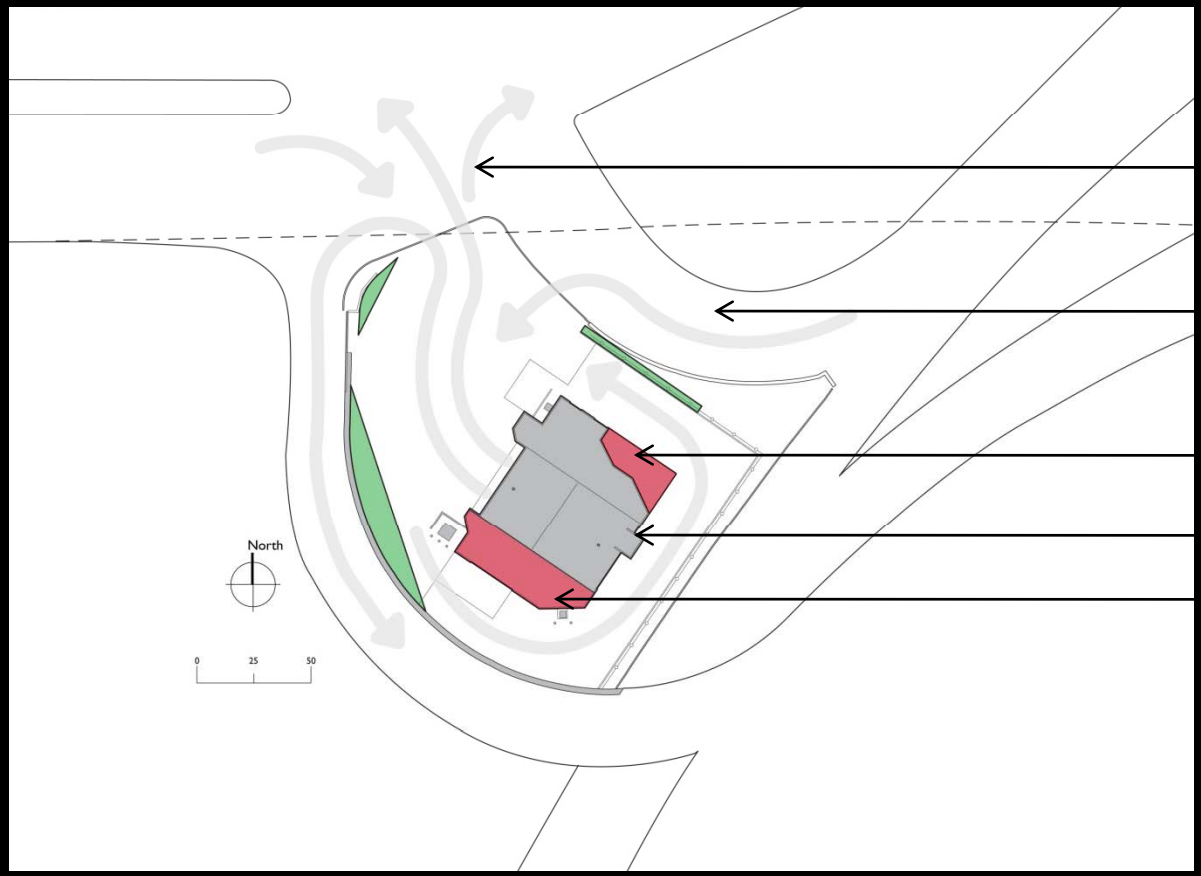
By a vote of 5-0, the commission recommended SDOT approve the street vacation and the public benefit package which included station enhancements, an emergency response generator, an offset of greenhouse gas emissions, visual relief for drivers, an attenuation of ambient railroad and freeway noise, and 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

Fabric matrix

Vines and mesh

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

Before

After

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