Seattle design Commission

APPROVED MEETING MINUTES
June 18, 2015

Fire Station 22 – Roanoke

Ed Murray
Mayor

Diane Sugimura
Director, DPD

Shannon Loew, Chair

Ellen Sollod, Vice Chair

Brodie Bain

Lee Copeland

Thaddeus Egging

Rachel Gleeson

Grant Hromas

Martin Regge

John Savo

Ross Tilghman

Michael Jenkins
Director

Valerie Kinast
Coordinator

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Planner

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Commissioners Present

Shannon Loew, Chair
Brodie Bain
Lee Copeland
Rachel Gleeson
Grant Hromas

Commissioners Excused

Ellen Sollod, Vice Chair
Thaddeus Egging
Martin Regge
John Savo
Ross Tilghman

Project Description

The Department of Finance and Administrative Services (FAS) proposes to build a new Fire Station 22 at the site of the existing station at 901 E Roanoke St. Built in 1964, the existing station no longer meets staffing and service requirements. The project site, located near Interstate 5 and the terminus of State Route 520 (SR 520), serves the North Capitol Hill neighborhoods. The updated station will be designed for service needs and allow drive-through access, which the current station does not accommodate. On January 15, 2015, the Design Commission reviewed and approved the schematic design for the station.

Meeting Summary

The Design Commission approved the design development of Fire Station 22 with a vote of 5 to 0. This was the Commission's third review of Fire Station 22. The Commission approved the schematic design of the fire station in January 2015.

The Commission was encouraged to see that coordination among the project team, WSDOT, and SDOT had resulted in a design solution that accommodates the future 12-foot-wide multi-use path proposed as part of the SR 520 replacement project. The Commission recommended that these agencies continue to coordinate and explore how the WSDOT property east of the fire station could provide space to expand the plaza, landscaping, and/or art of the fire station.

The Commission also supported the five development waivers that the fire station would require since it is located on a single-family zoned site.

Refer to the action on page 4 for the full list of comments and recommendations.

Recusals and Disclosures

There were no recusals or disclosures.

June 18, 2015

3:00 – 5:00 pm

Type

CIP

Phase

Design Development

Location

901 E Roanoke St

Previous Reviews

July 1, 2014

January 1, 2015

Project Team Present

David Jackson
FAS

David Kunselman
FAS

Lauren Rock
Weinstein A+U

Mark Tilbe
Murase Associates

Ed Weinstein
Weinstein A+U

Kirsten Wild
Weinstein A+U

Attendees

Candida Lorenzana
SDOT

Kelly Pajek
Office of Arts & Culture

Jay Schreckengost
Seattle Fire Department

Summary of Presentation

Ed Weinstein identified the project location and showed several perspectives of the existing conditions. A site plan showed current and future open space around the site, including the future Delmar Lid. The presentation is available on the Design Commission website.

Mr. Weinstein explained how the proposed fire station will accommodate the future 12-foot-wide multi-use path that will be constructed 8-10 years from now as part of the SR 520 replacement project. A site plan showed the proposed station in the current context and with the potential reconfiguration of the intersection of E Roanoke St and 10th Ave E, as shown in Figure 1.

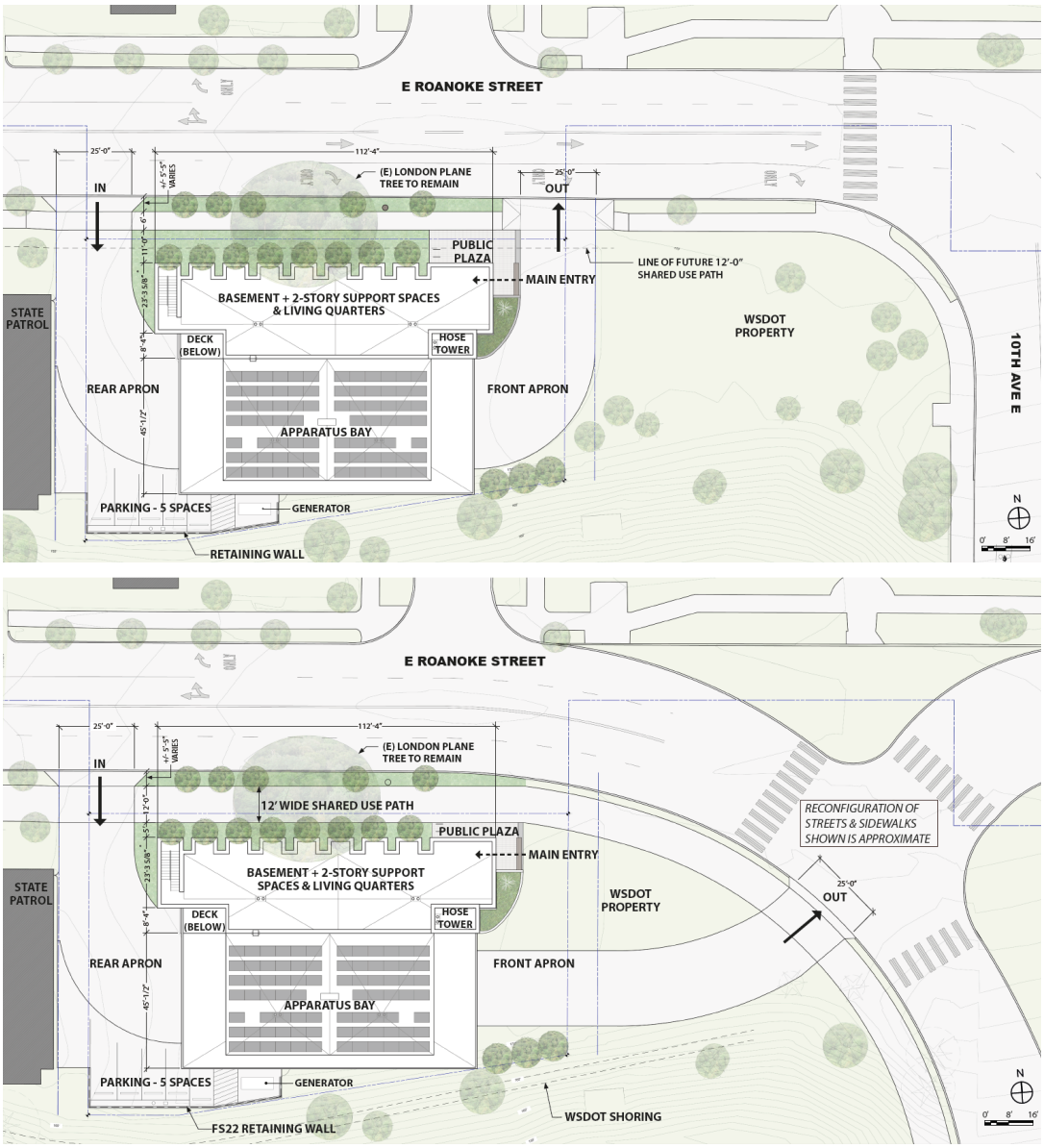

Figure 1. *Proposed site plane (above) and +/- 10-year future site plan, including reconfigured intersection of 10th Ave E and E Roanoke St*

Mr. Weinstein also described changes to the proposed public art. Previously integrated into the hose tower design, the current proposal includes a dynamic standalone sculpture located at the east side of the building, as shown in Figure 2.

Mr. Weinstein then explained changes to the sustainability programming, including removal of the proposed ground-source heat pump and green roof. According to

Mr. Weinstein, the rooftop solar photovoltaic (PV) array remains in the project and is expected to meet 16% of the building's electricity demand.

Finally, as shown in Figure 3, Mr. Weinstein reviewed changes to the west façade following the Commission's previous recommendations from the January 15, 2015, schematic design review. He also summarized the development waivers that the fire station would require, which had not substantively changed since the last review.

Agency Comments

Candida Lorenzana stated that there has been great collaboration between the project team and SDOT. She noted that the Delmar Lid and multi-use path would be constructed at least 8 or 10 years from now.

Public Comments

none

Figure 2. *Revised design for the proposed art sculpture*

Summary of Discussion

The Commission focused its discussion on several key changes to the design since its last review of the fire station. First, the Commission appreciated the coordination among the project team, SDOT, and WSDOT around the question of the multi-use path. The Commissioners supported setting the building back two feet to accommodate the path along E Roanoke St and encouraged the project team and WSDOT to explore how the plaza, landscape, and/or art could expand into the WSDOT property to the east when SR 520 is completed.

The Commissioners also considered the proposed changes to the artwork. They believed relocating the sculpture from the hose tower was a very positive move and agreed with the recommendation of the PAAC that the sculpture should be larger. The Commissioners also appreciated that the sculpture would have a dynamic quality.

Finally, the Commissioners agreed the changes to the west façade were an improvement over the schematic design, particularly because the sliding metal panel would and flagpole would provide dynamic elements to animate this side of the facility.

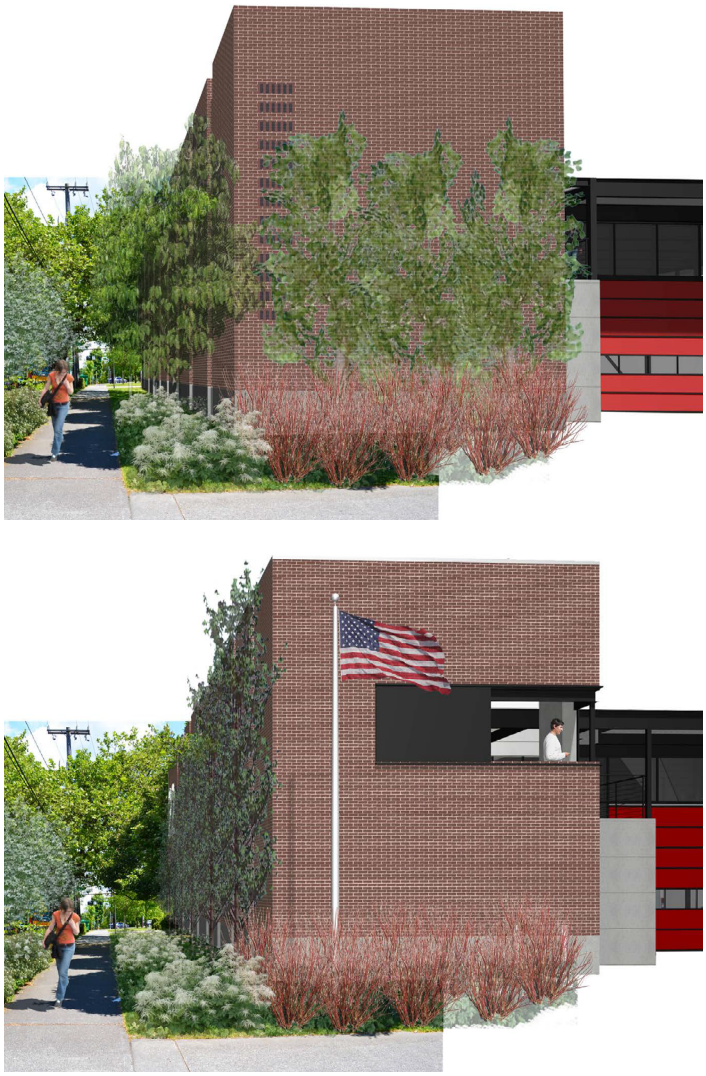

Figure 3. *Schematic design for the west facade (above) and revised proposal in design development presentation.*

Action

The Design Commission thanked the project team for presenting the design development of Fire Station 22 at 903 E Roanoke St in North Capitol Hill. The Commission encouraged the team to pursue its ambitious goal of LEED Platinum certification for the fire station. The Commissioners also appreciated the team's responsiveness to previous concerns about the west façade and the proposed artwork.

With a **vote of 5 to 0**, the Design Commission approved the design development of Fire Station 22 with the following comments recommendations:

1. Maintain the possibility that the WSDOT property east of Fire Station 22 could provide space for an expanded plaza, additional landscape, relocation of the flag pole, and/or space for the public artwork after the completion of the SR 520 replacement project.
2. Continue close coordination with SDOT and WSDOT on the proposed relocation of the Fire Station 22 driveway and reconfiguration of the intersection of 10th Ave E and E Roanoke St to promote safe and accessible connections for bicycles and pedestrians.
3. Incorporate the human aspect of the art concept and its narrative (e.g., firefighters' superstitions about when they will get a call) more prominently into the sculpture. Provide additional detail about materials.
4. Explore opportunities to increase direct access to daylight for building occupants, which remains a concern. (See Figure 5.)
5. Because several of the development standards of the underlying Single Family zoning are fundamentally incompatible with an institutional use such as a fire station, the Commission supports the five development waivers requested:
   a. Height of hose tower
   b. Flagpole located within front yard setback
   c. "22" signage
   d. Front yard setback
   e. Lot coverage

   The Commission recommends the City Council explore land use changes that would anticipate similar situations of institutional or public uses in single-family zones.

This is the final time the Design Commission expects to review Fire Station 22. If any significant changes to the building or site design occur, or any of the fundamental sustainability components is found to be infeasible, the Commission requests that the project return for another review.

Figure 4. *Illustration of proposed "Standpipe Falls" sculpture by Oliver Hess*

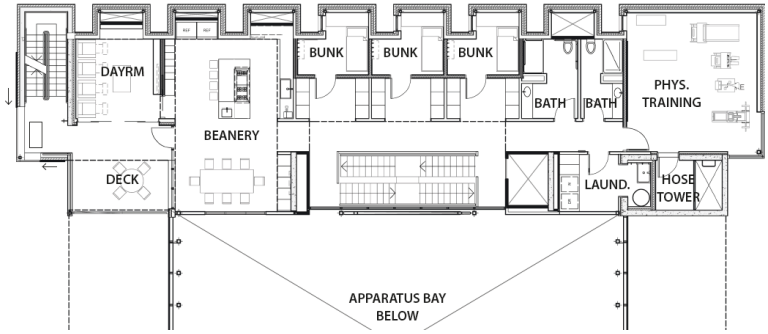

Figure 5. *The Commission remained concerned about the lack of direct access to daylight for building occupants.*

Figure 6. *Nighttime view of proposed Fire Station 22 looking northwest from 10th Ave E*