Seattle Fire Department
Neighborhood Fire Station #21

Design Commission DD Review
2 April 2009

MILLER | HULL

Fire Station #21

7304 Greenwood Avenue N

Neighborhood I Station

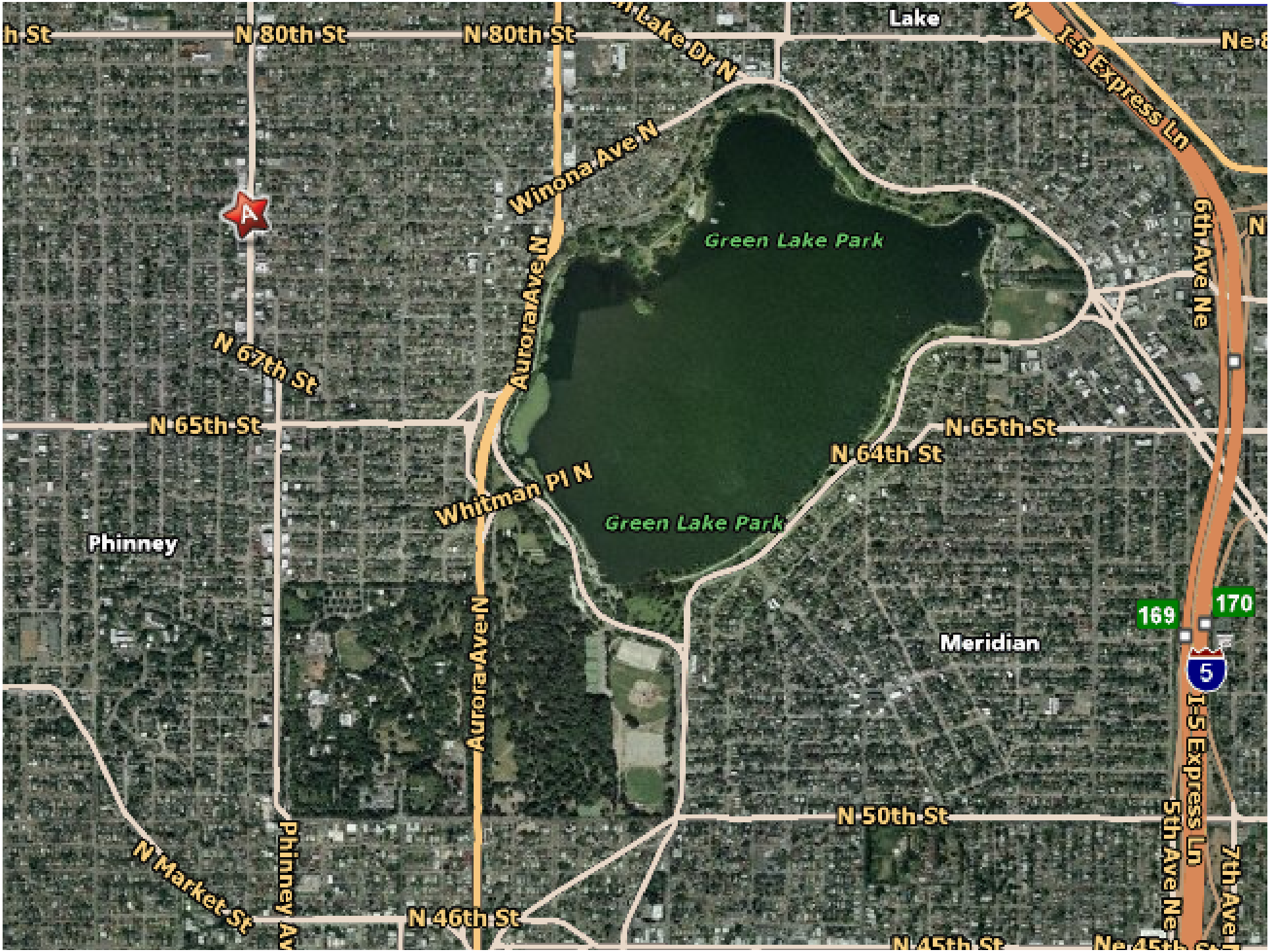
FS21 houses one engine company and the Department's Mass Casualty Unit

The existing station is obsolete and not suited for renovation due to its age (built in 1951), code deficiencies and outdated systems.

FS21 will be rebuilt in the same location but on an expanded site.

Program calls for approximately 7900sf.

An interim facility will be provided during construction to ensure continued emergency service to the neighborhood.

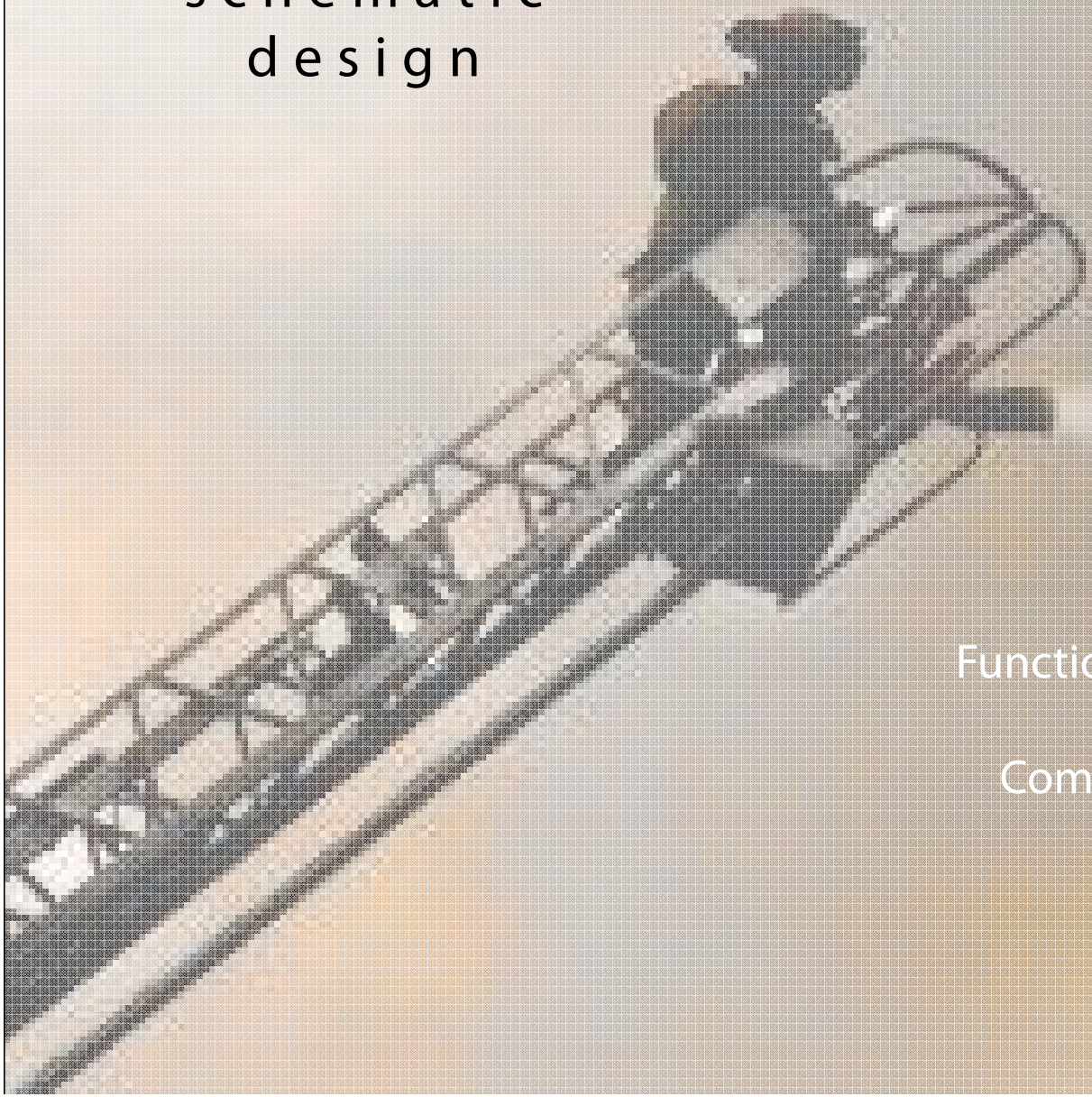

N 80th St
N 80th St
Lake
I-5 Express Ln
Winona Ave N
Aurora Ave N
Green Lake Park
6th Ave Ne
N 67th St
N 65th St
N 65th St
N 64th St
Whitman Pl N
Green Lake Park
Phinney
Aurora Ave N
169
170
Meridian
5
I-5 Express Ln
N 50th St
5th Ave Ne
7th Ave
N Market St
Phinney Av
N 46th St
N 45th St

Greenwood • Phinney

Chamber of Commerce

"Just a Little Off-Center"

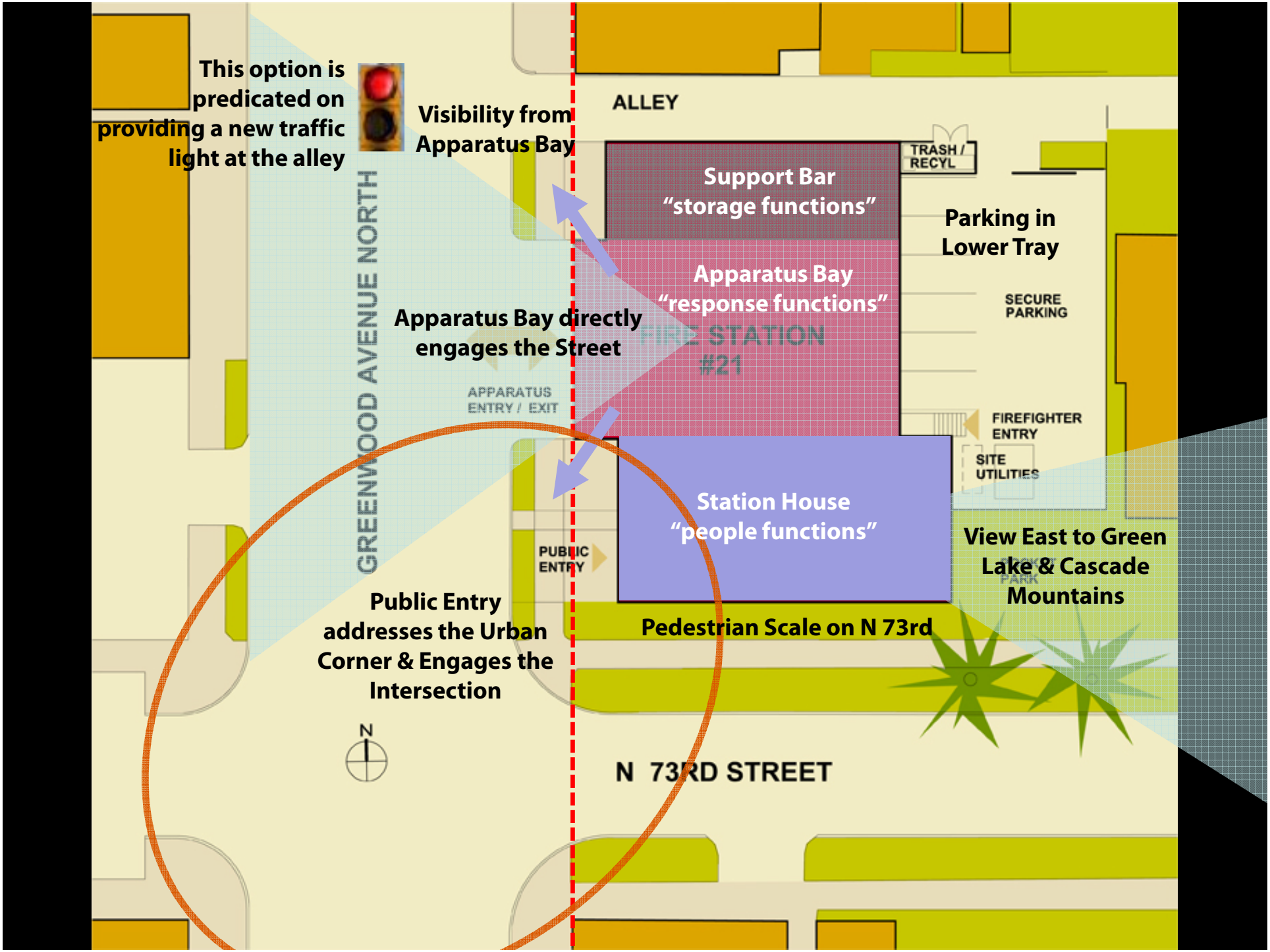
schematic design

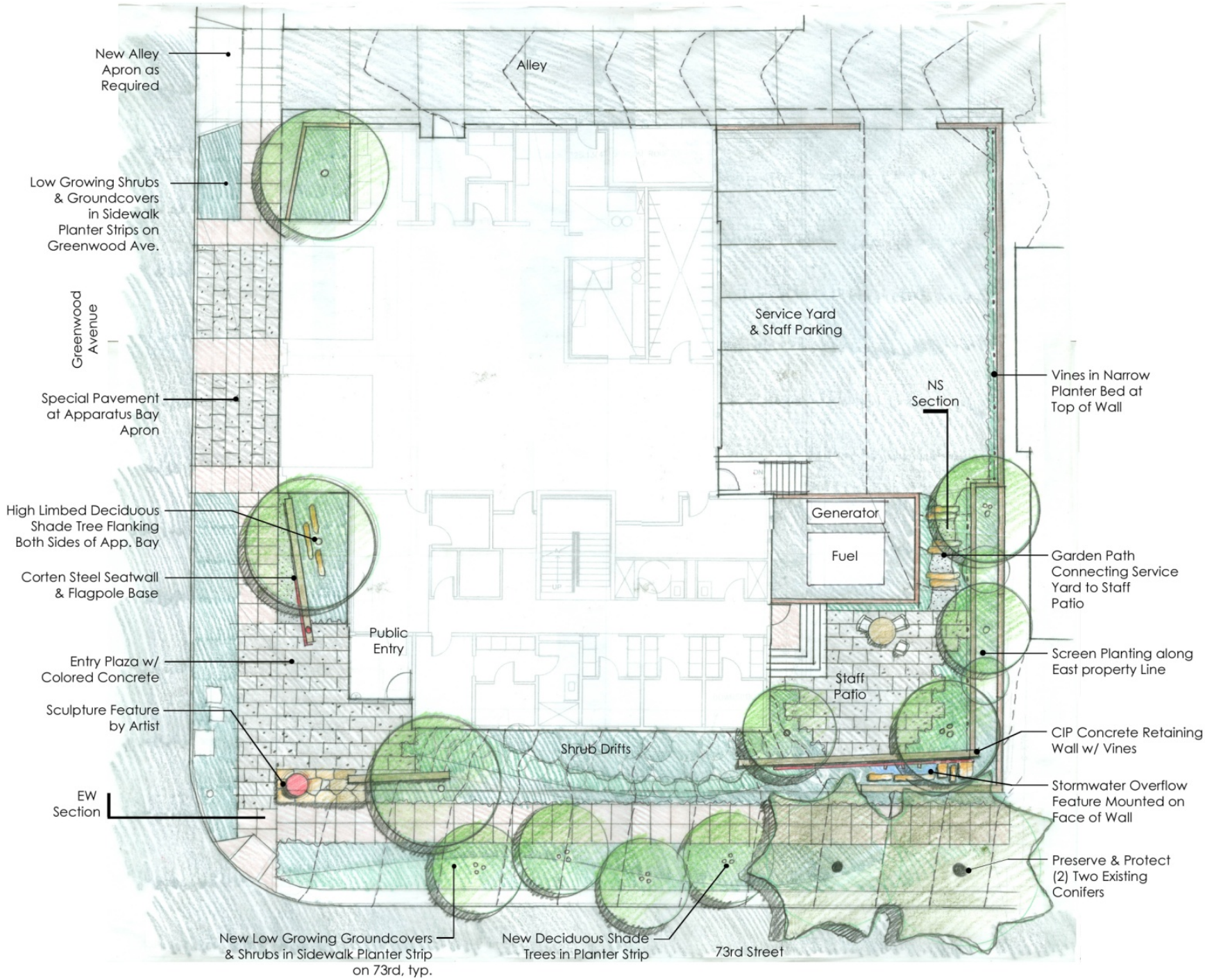


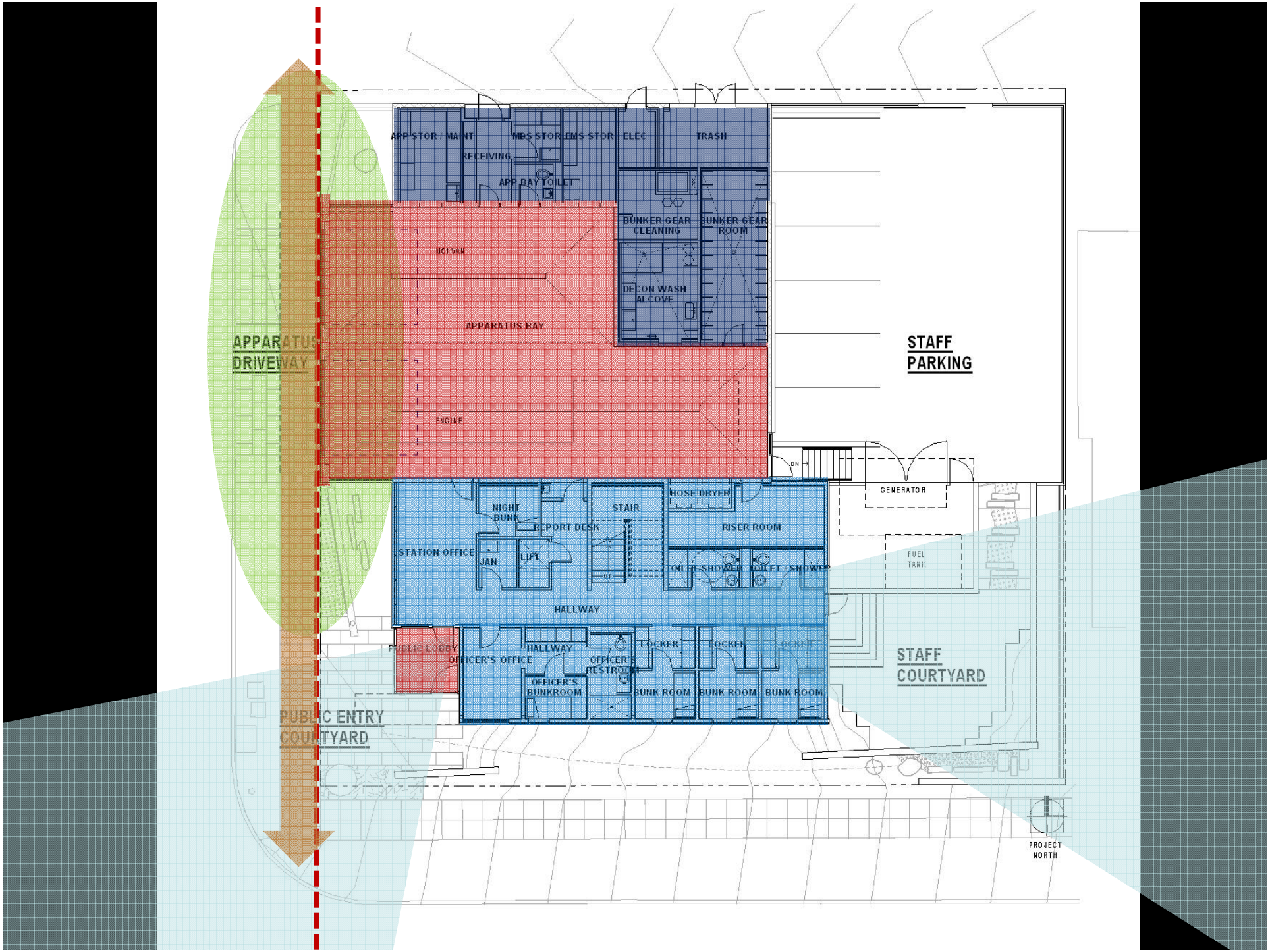
Function / Operations

Community / Site

Budget

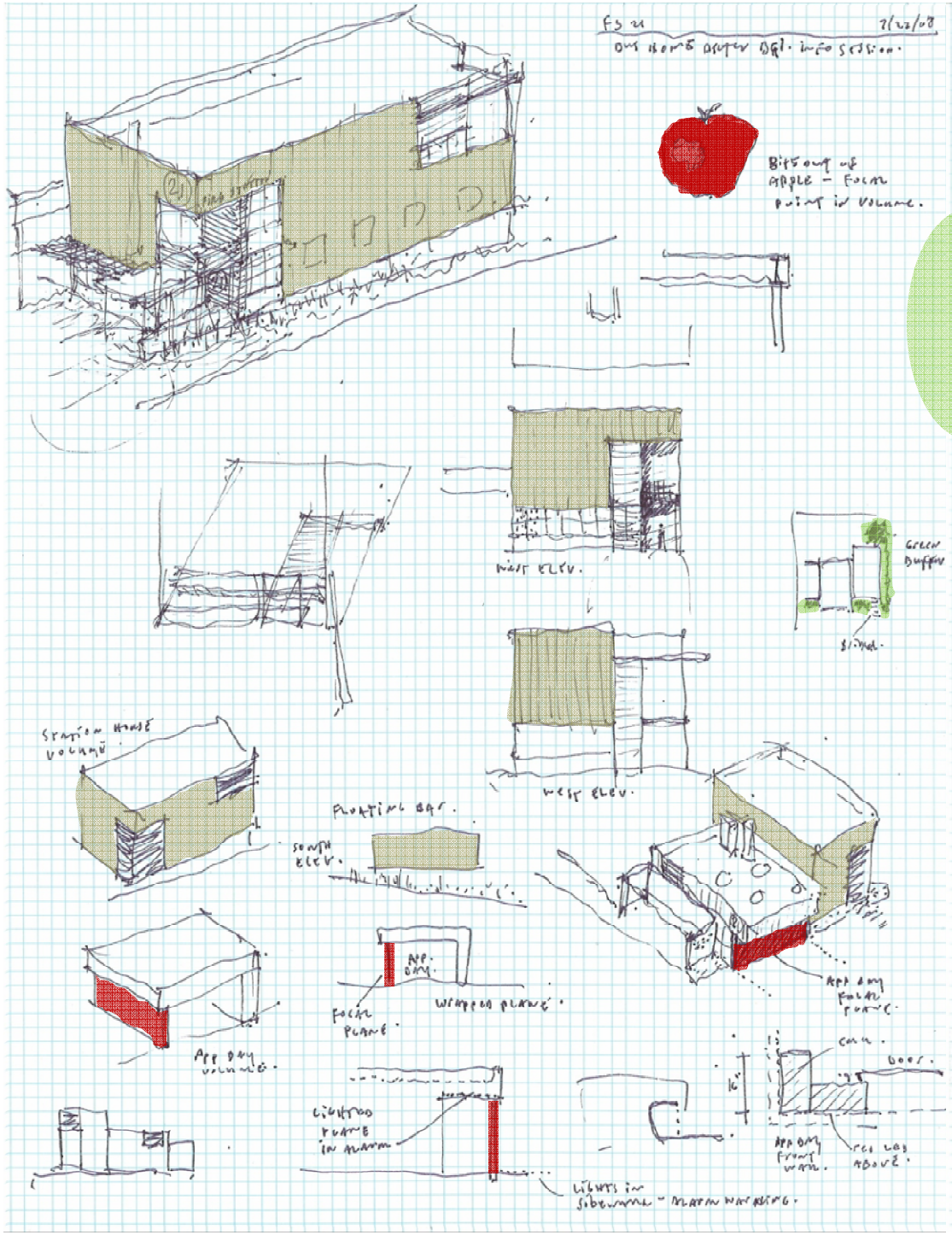

This option is predicated on providing a new traffic light at the alley
Visibility from Apparatus Bay
ALLEY
TRASH / RECYL
Support Bar "storage functions"
Parking in Lower Tray
Apparatus Bay "response functions"
SECURE PARKING
Apparatus Bay directly engages the Street
FIRE STATION #21
APPARATUS ENTRY / EXIT
FIREFIGHTER ENTRY
SITE UTILITIES
GREENWOOD AVENUE NORTH
Station House "people functions"
PUBLIC ENTRY
View East to Green Lake & Cascade Mountains
Public Entry addresses the Urban Corner & Engages the Intersection
Pedestrian Scale on N 73rd
N
N 73RD STREET


New Alley Apron as Required
Alley
Low Growing Shrubs & Groundcovers in Sidewalk Planter Strips on Greenwood Ave.
Greenwood Avenue
Service Yard & Staff Parking
Vines in Narrow Planter Bed at Top of Wall
NS Section
Special Pavement at Apparatus Bay Apron
High Limbed Deciduous Shade Tree Flanking Both Sides of App. Bay
Generator
Fuel
Garden Path Connecting Service Yard to Staff Patio
Corten Steel Seatwall & Flagpole Base
Public Entry
Screen Planting along East property Line
Entry Plaza w/ Colored Concrete
Staff Patio
Sculpture Feature by Artist
Shrub Drifts
CIP Concrete Retaining Wall w/ Vines
EW Section
Stormwater Overflow Feature Mounted on Face of Wall
Preserve & Protect (2) Two Existing Conifers
New Low Growing Groundcovers & Shrubs in Sidewalk Planter Strip on 73rd, typ.
New Deciduous Shade Trees in Planter Strip
73rd Street


APP STOR / MAINT
MDS STOR
EMS STOR
ELEC
TRASH
RECEIVING
APP BAY TOILET
BUNKER GEAR CLEANING
BUNKER GEAR ROOM
MCI VAN
DECON WASH ALCOVE
APPARATUS BAY
APPARATUS DRIVEWAY
STAFF PARKING
ENGINE
DN
GENERATOR
HOSE DRYER
NIGHT BUNK
REPORT DESK
STAIR
RISER ROOM
STATION OFFICE
JAN
LIFT
FUEL TANK
TOILET
SHOWER
TOILET
SHOWER
HALLWAY
PUBLIC LOBBY
HALLWAY
LOCKER
LOCKER
LOCKER
OFFICER'S OFFICE
OFFICER'S RESTROOM
STAFF COURTYARD
OFFICER'S BUNKROOM
BUNK ROOM
BUNK ROOM
BUNK ROOM
PUBLIC ENTRY COURTYARD
PROJECT NORTH

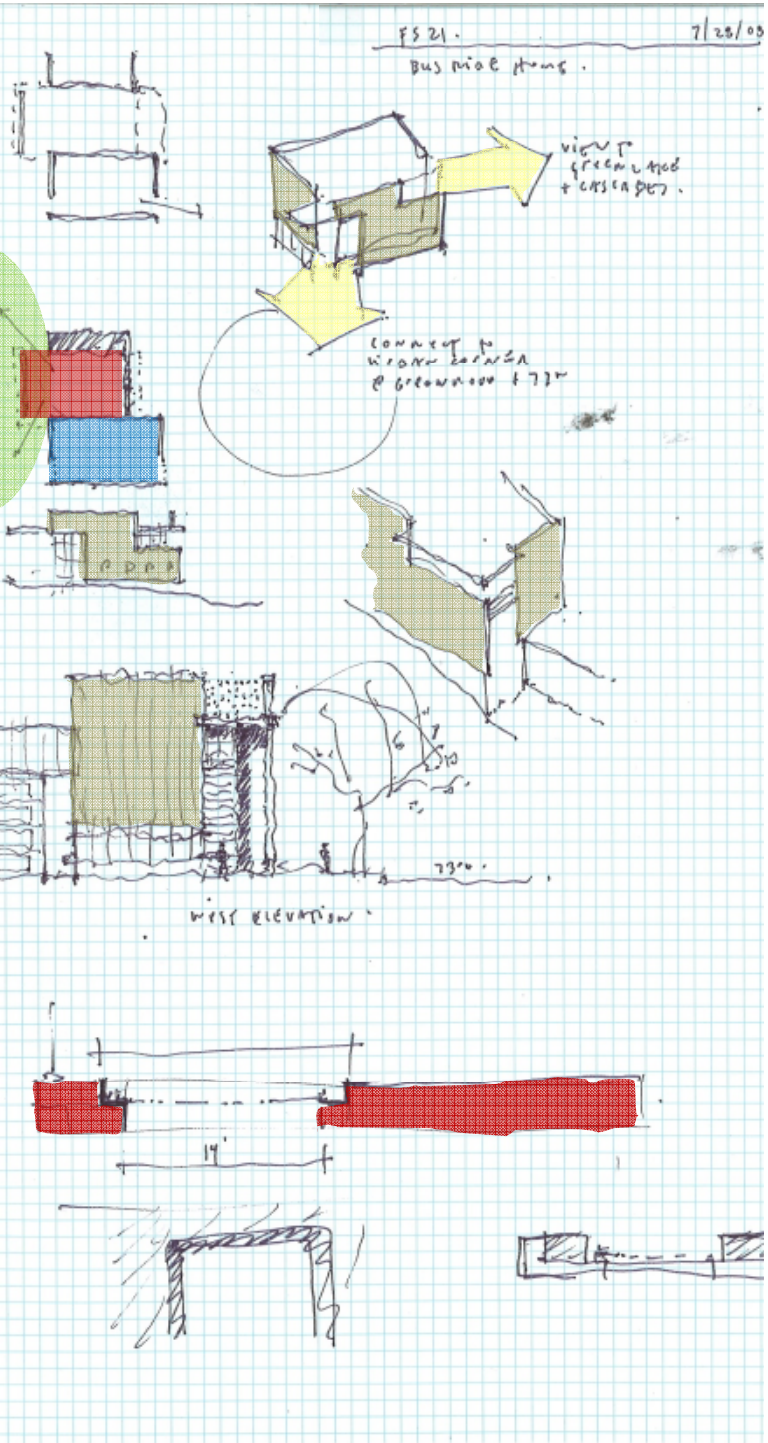
FS 21 7/22/08

OMS HOME DRIVER DGI. INFO SESSION.



FS 21. 7/28/08

BUS RIDE HOME.



Design Commission Comments

Schematic Design Presentation

4 September 2008

Commended the project for:

the overall design direction

site plan, art & architectural integration

glazing the sides of the app bay to encourage views

a unique expression of a civic building

Encouraged team to:

simplify the various elements

resolve the "wrapped box" vs. "planar" expression of the forms

make the staff patio accessible and bolder

study location and visibility of street trees

Noted concerns about:

entry door oriented towards 73rd Street

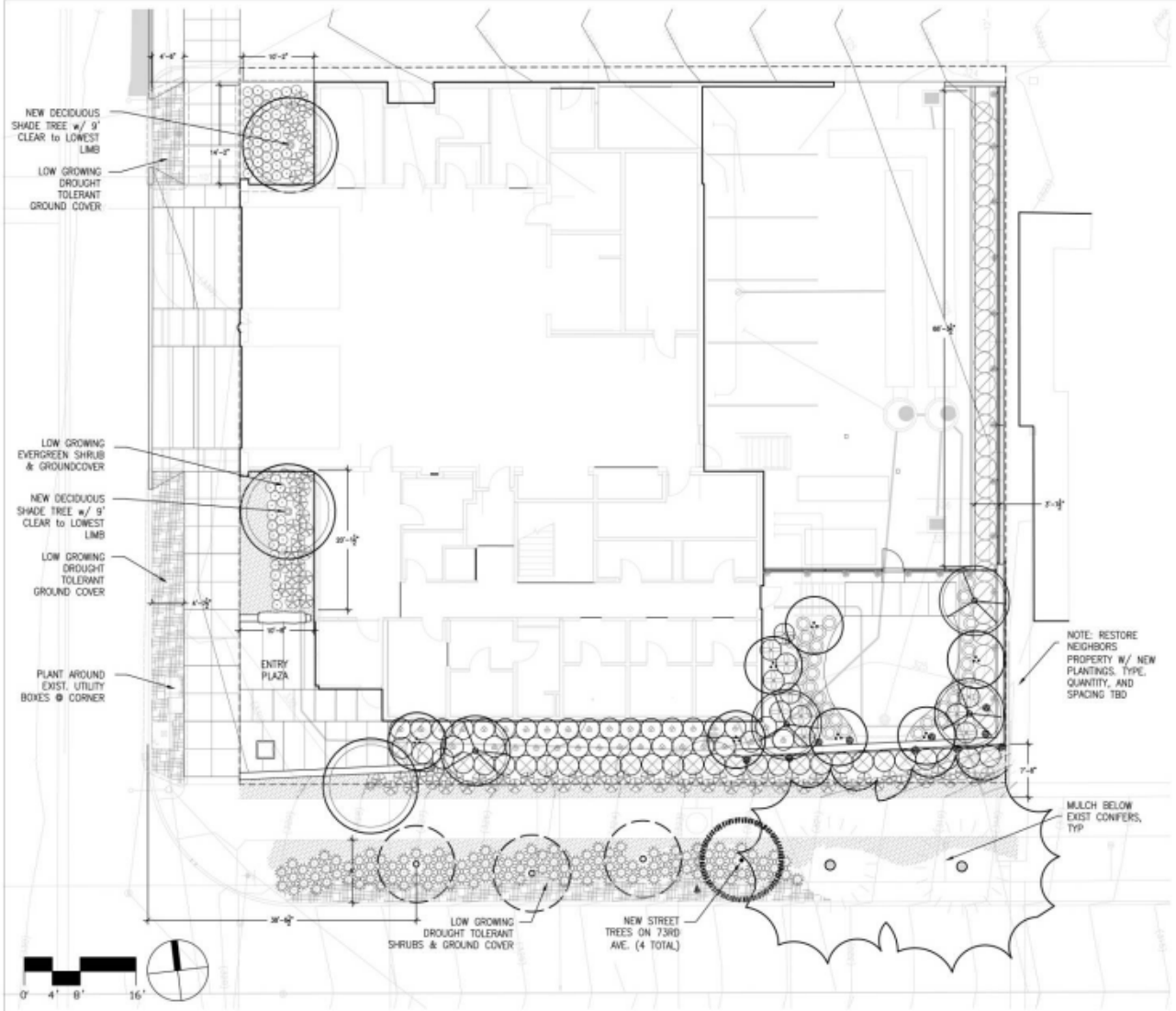
further study the app bay canopy to distinguish between civic and retail character along Greenwood

the MUP & Council Conditional Use Process

Design Development Focus

- Resolve the formal expression of building
- Strengthen integration of art, landscape and structure
- Develop details that support the concept
- Simplify to stay on budget

rendering looking NE from Greenwood & 73rd



PLANTING NOTES

GENERAL: THESE NOTES ARE HIGHLIGHTS FROM THE SPECIFICATIONS AND INTENDED TO PROVIDE CLARIFICATION AND DIRECTION TO CERTAIN ASPECTS OF THE PLANTING. IF THESE NOTES ARE IN CONFLICT WITH THE SPECIFICATIONS AND DRAWINGS, THE SPECIFICATIONS WILL PREVAIL.

1. LANDSCAPE ARCHITECT WILL APPROVE FINISH GRADES AT ALL LANDSCAPE AREAS PRIOR TO PLANTING. FINISH GRADES AT PLANTING AREAS SHALL MEET THE SPECIFIED CRITERIA FROM TOP OF ADJACENT HEADER, WALL, CURB, OR FINISHED SURFACE OF WALK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL PLANT COUNTS, QUANTITIES, OR AREA CALCULATIONS. THE QUANTITIES OR AREA COUNTS HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY.
3. ANY ROCK, CLODS, OR DEBRIS GREATER THAN 3/4" SHALL BE REMOVED FROM SHRUB, LAWN, OR GROUNDCOVER AREAS.
4. FINISHED INSTALLATIONS AT THE CROWN OF PLANTS SHALL BE HIGHER THAN ADJACENT FINISH GRADE AS DETAILED.
5. PLANT TREES LARGER THAN 2" CALIPER OR SPECIMEN CLUMPS PRIOR TO INSTALLATION OF IRRIGATION MAINLINES OR LATERALS, IF APPLICABLE.
6. TREES AND SHRUBS SHALL BE INSTALLED PRIOR TO GROUNDCOVERS.
7. TOPSOIL DEPTH:
   - NEW SHRUB BEDS TO RECEIVE 6" DEPTH MIN. NEW TOPSOIL.

   MULCH DEPTH:
   - NEW SHRUB BEDS TO RECEIVE 3" DEPTH OF NEW MULCH PRODUCT. MULCH PRODUCT TO BE CLEAN SHREDDED WOOD CHIPS OR HOG FUEL.
8. SHRUB BED PREPARATION: REMOVE ALL ROCK CLODS AND DEBRIS AS STATED ABOVE. ROTOTILL SUBGRADE TO A DEPTH OF 8" MINIMUM. INSTALL TOPSOIL IN TWO LIFTS OF EQUAL AMOUNTS. FIRST LIFT OF TOPSOIL TO BE ROTOTILLED 6" DEPTH INTO SUBGRADE TO PROPERLY MIX THE TWO SOIL TYPES. UPON COMPLETION OF ROTOTILLING, INSTALL REMAINING TOPSOIL AND FINISH GRADE SMOOTH PRIOR TO PLANTING.
9. PLANTING AREAS TO BE CROWNED IN THE CENTER AT 1/4-INCH PER FOOT FROM THE EDGE UNLESS OTHERWISE NOTED. GRADES SHALL FLOW SMOOTHLY INTO ONE ANOTHER AND PRODUCE POSITIVE DRAINAGE. SLOPE ALL BEDS AWAY FROM BUILDING WALLS UNLESS OTHERWISE INDICATED.
10. CONTRACTOR SHALL ALLOW FOR THE ADDITION OF THE SPECIFIED QUANTITIES OF SOIL AMENDMENTS AND CONDITIONERS IN SOIL PREPARATION AND FINISH GRADING.
11. ALL PLANTS SHALL BE SPOTTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
12. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT. ADJUSTMENTS IN LOCATION IN THESE AREAS SHALL BE FIELD SPOTTED BY LANDSCAPE ARCHITECT.
13. FINAL LAYOUT OF ALL PLANT MATERIALS WILL BE COORDINATED WITH LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND ACCOUNTING FOR ALL BID QUANTITIES IN EACH CATEGORY AS OUTLINED ABOVE. ANY PLANTS THAT ARE NOT USED AS PART OF THIS ALLOWANCE SHALL BE CREDITED TO THE OWNER.

** NOTE: FOR GREEN FACTOR WORKSHEET AND ALL REQUIRED CALCULATIONS – SEE SHEET L601

CHECKED

Issue Date: 27 March 2009
Drawn: JJ
Checked: JJ
MJH Project No.: 0740

REVISIONS

No.	Description	Date

STAMP

CONSULTANT

outdoor studio, LLC
landscape architecture & planning

Fire Station 21

7304 Greenwood Avenue North | Seattle, Washington 98103

100% DESIGN DEVELOPMENT
27 March 2009

ARCHITECT
The Miller/Hull Partnership, LLP
Architecture and Planning
Polson Building
71 Columbia, Sixth Floor
Seattle, WA 98104
Phone 206.682.6837
Fax 206.682.3892
MILLER HULL

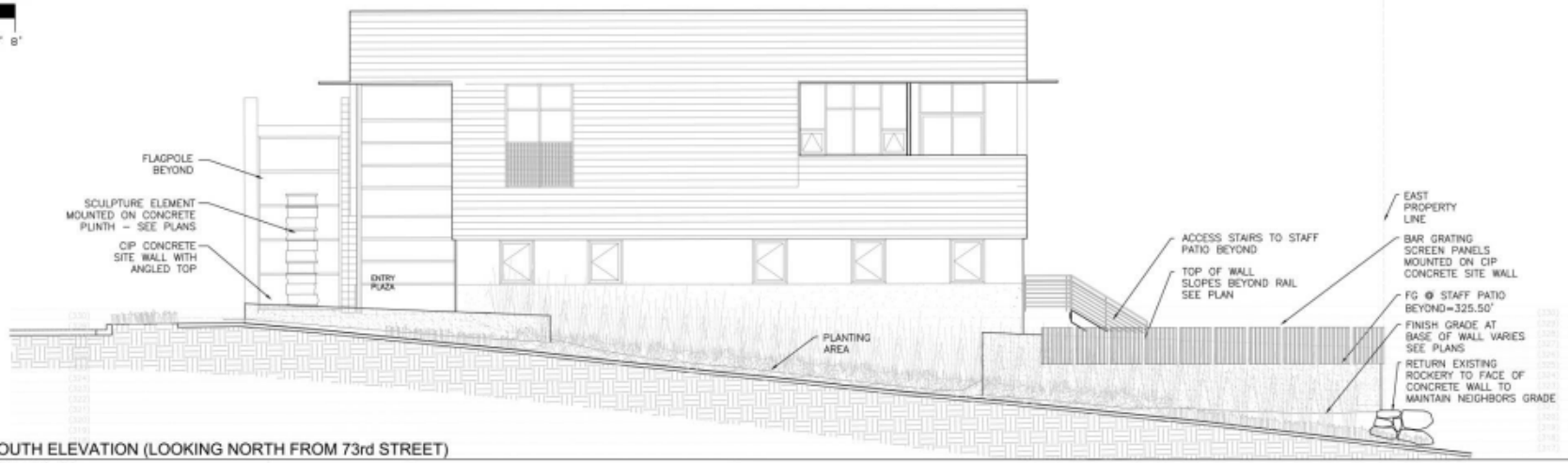
SHEET

PLANTING PLAN

L-600

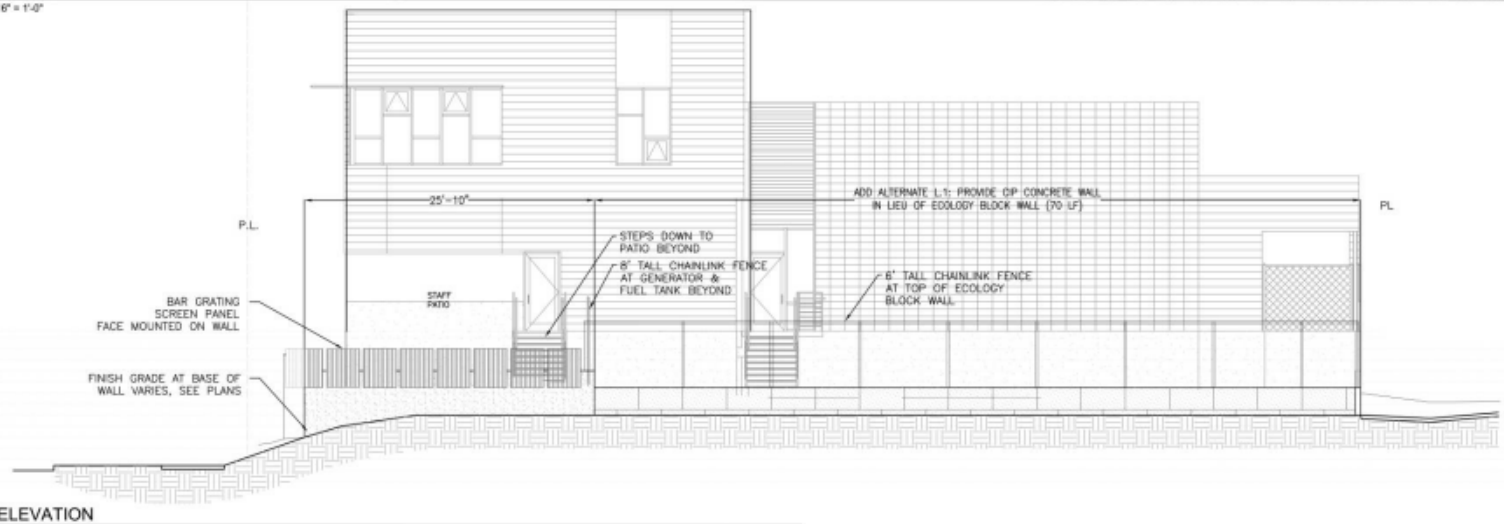
scale: 3/16"=1'-0" @ full size

0' 2' 4' 6' 8'



1 SOUTH ELEVATION (LOOKING NORTH FROM 73rd STREET)

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"

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MILLER HULL

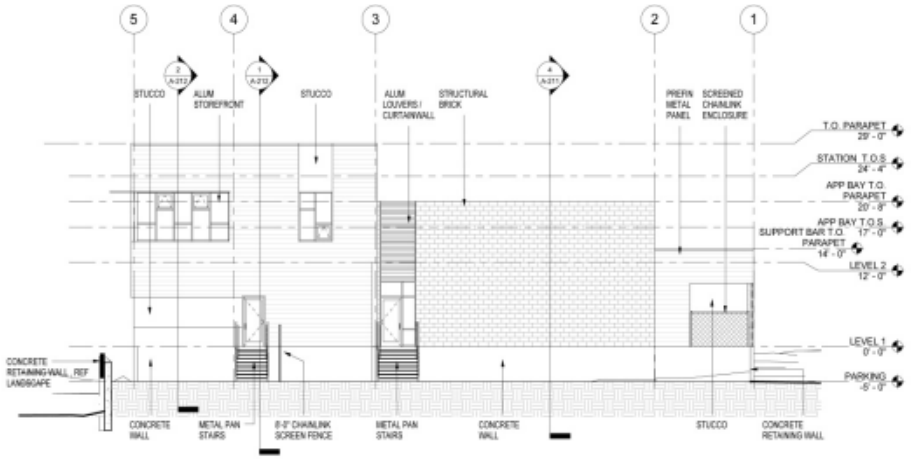
SHEET

SECTIONS & ELEVATIONS

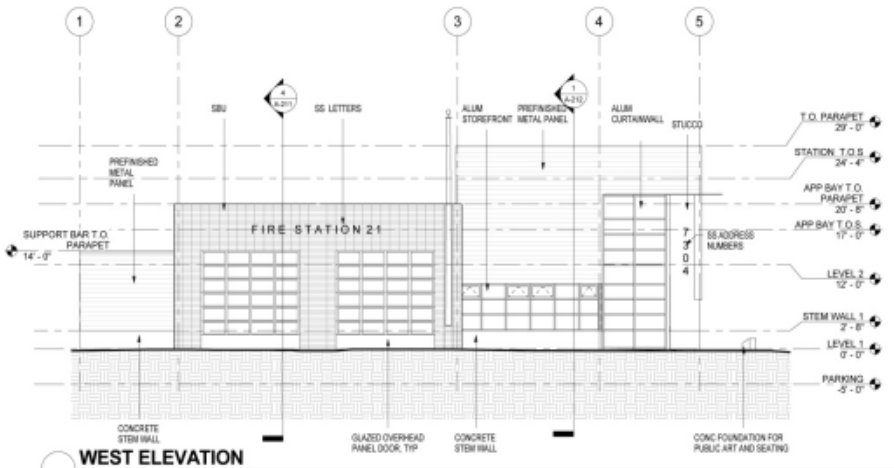
L-200


APP STOR / MAINT
RECEIVING
MDS STOR
APP BAY TOILET
EMS STOR
ELEC
TRASH/RECYL
BUNKER GEAR CLEANING
BUNKER GEAR ROOM
MCI VAN
APPARATUS BAY
DECON WASH ALCOVE
APPARATUS DRIVEWAY
ADA VAN STALL
STAFF PARKING
ENGINE
DN
HOSE DRYER
STAIR
GENERATOR
RISER ROOM
NIGHTBUNK
STATION OFFICE
REPORT DESK
130
JAN
LIFT
UP
TOILET SHOWER
TOILET / SHOWER
FUEL TANK
HALLWAY
131
DN
PUBLIC LOBBY
OFFICER'S OFFICE
HALLWAY
123
OFFICER'S RESTROOM
LOCKER
LOCKER
LOCKER
OFFICER'S BUNKROOM
BUNK ROOM
BUNK ROOM
BUNK ROOM
STAFF COURTYARD
PUBLIC ENTRY COURTYARD
PROJECT NORTH
ADMIN
CIRCULATION
CREW
MECH / STOR
OPERATIONS

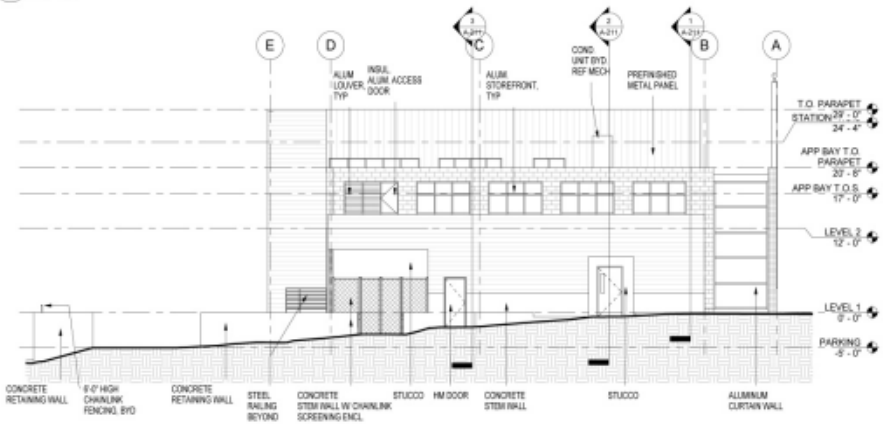

MECH
OPEN TO BELOW
COMM RM
JAN / LAUNDRY
BEANERY
DW
REF
REFR
PHYSICAL TRAINING
LIFT
HALLWAY
DN
ACC TOILET
DAY ROOM
DECK
STORAGE
ADMIN
CIRCULATION
CREW
MECH / STOR
OPERATIONS
PROJECT NORTH



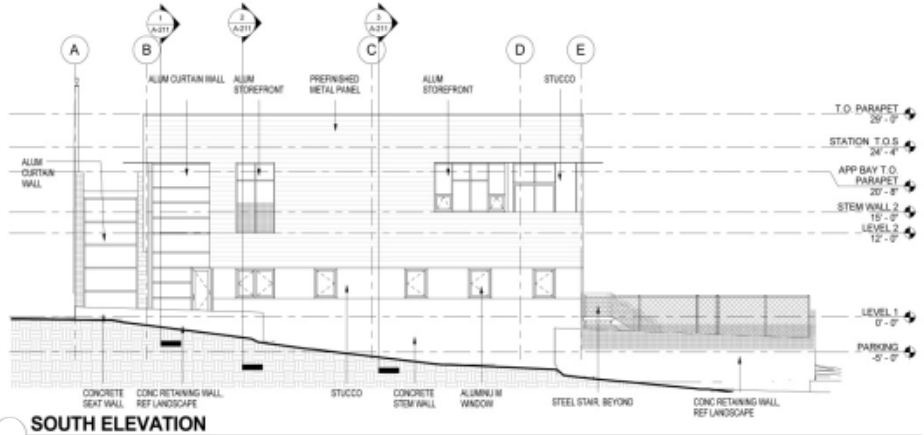
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

CHECKED

Issue Date: 27 MARCH 2009
Drawn: Author
Checked: Checker
MJH Project No.: 0740

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Phone 206.682.6937
Fax 206.682.3682
MILLER HULL

SHEET

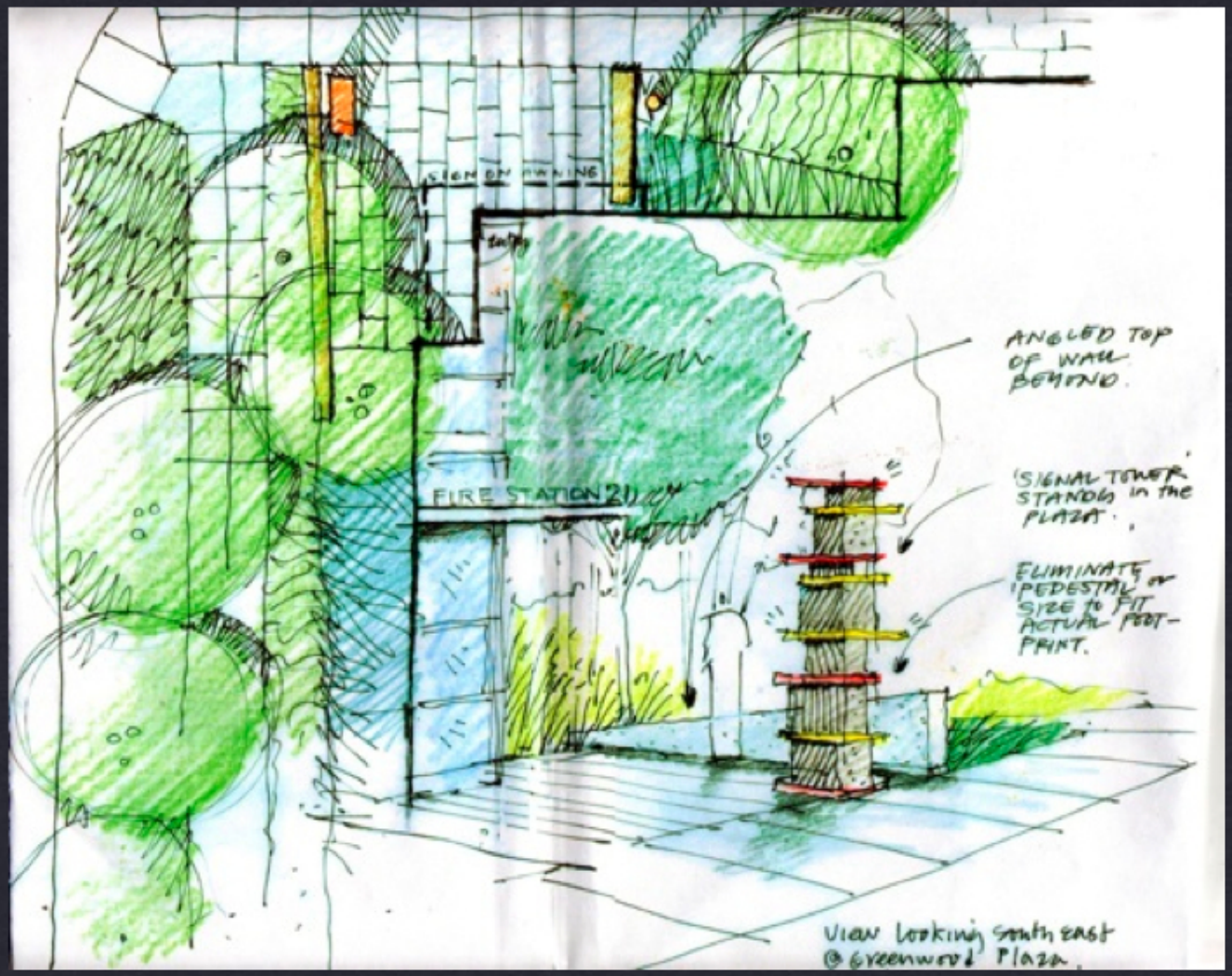
BUILDING ELEVATIONS

A-202

perri lynch
artist

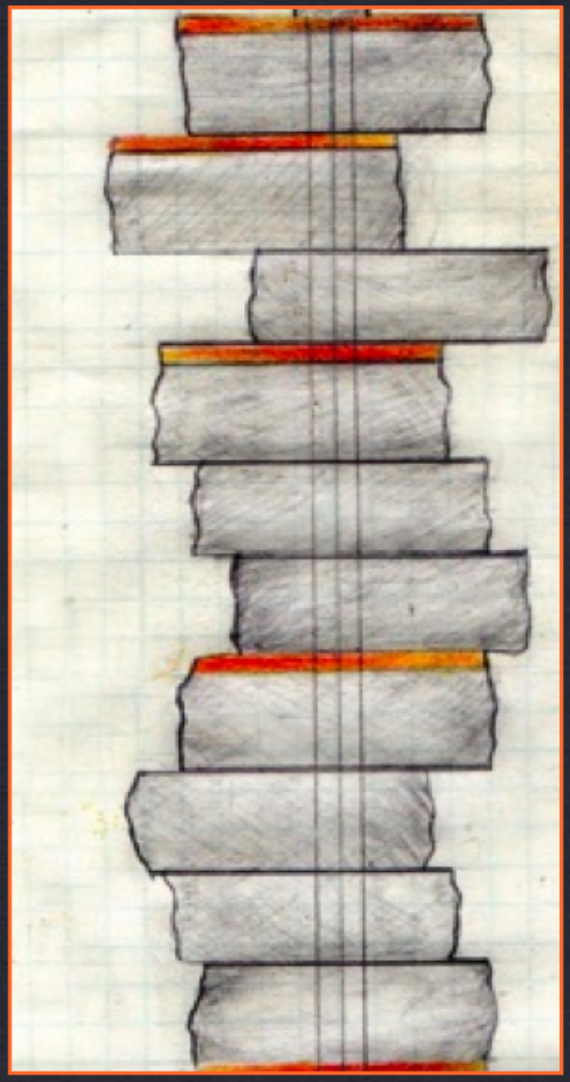
artwork proposal
approved by the PAAC
17 March 2009

DESIGN STRATEGY
PLACEMENT



LANDSCAPE/ART INTEGRATION SCHEMATIC
BY JACK JOHNSON, OUTDOOR STUDIO.

Conceptual Approach



Time Dilation

When seconds become minutes in times of crisis

Order & Chaos

Calming charged situations

Cut & Flow

When crisis interrupts the rhythm of daily life

DESIGN STRATEGY
MATERIAL

TENINO GRANITE

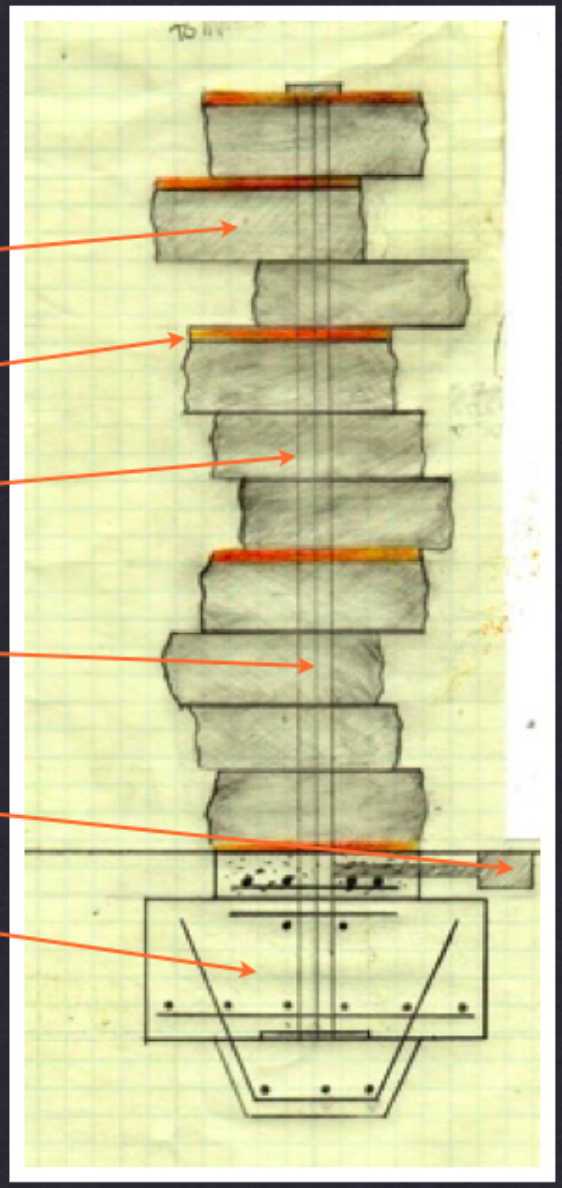
FUSED GLASS PANELS

STEEL SUPPORT

LEDS AND ARMATURE

ELECTRICAL

CONCRETE FOOTING



FORM

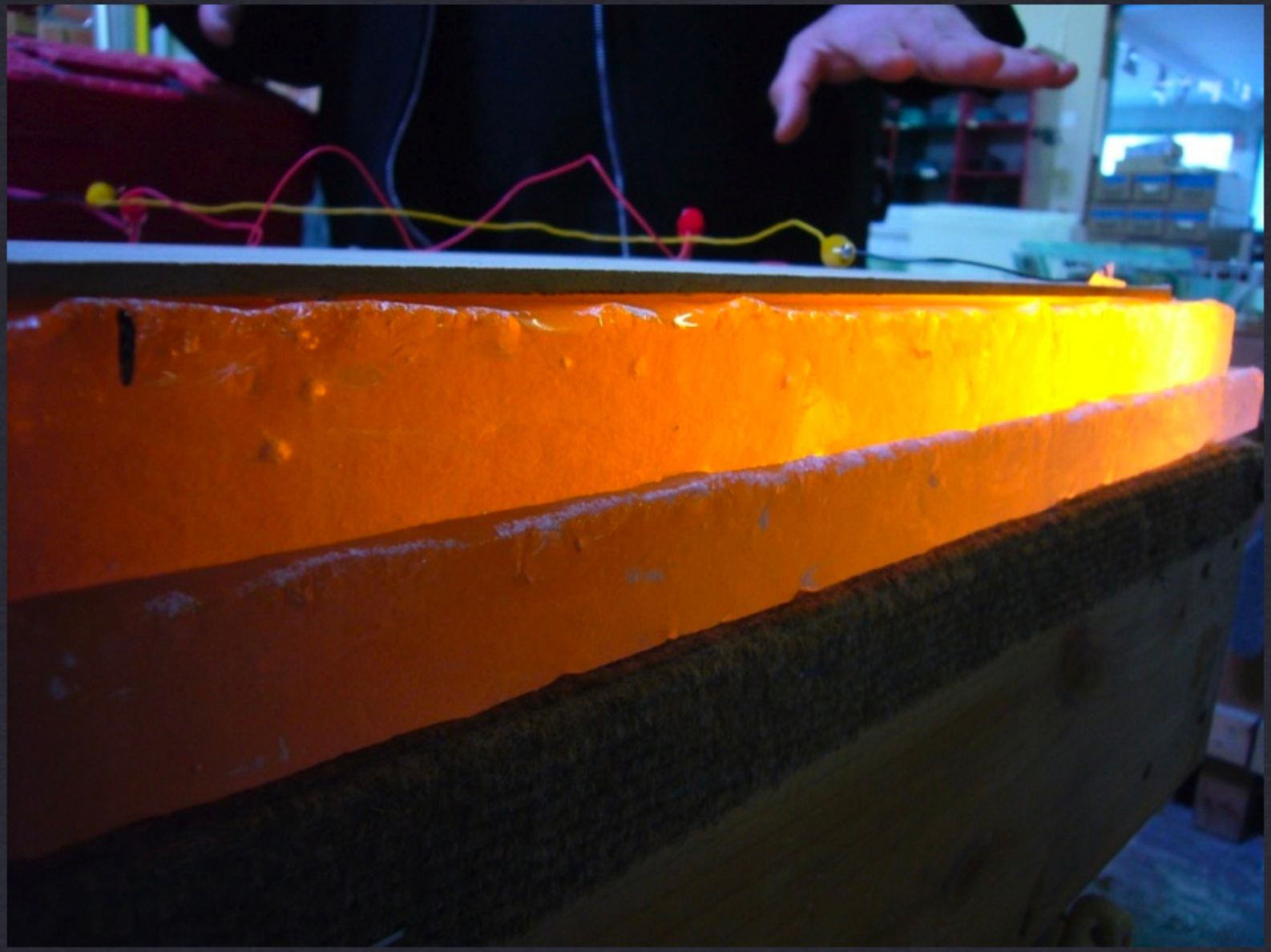
11'H X 30"W X 30"D

WEIGHT

3,600 LBS. (1.8 TONS)
<FOOTING NOT INCLUDED>

NITTY-GRITTY

ELECTRICAL



NITTY-GRITTY

ELECTRICAL


LEED status

LEED-NC

LEED-NC Version 2.2 Registered Project Checklist

Fire Station 21
Seattle, WA

Yes	?	No			
9	3	2	**Sustainable Sites**		14 Pts
Y			Prereq 1	**Construction Activity Pollution Prevention**	Req'd
1			Credit 1	**Site Selection**	1
1			Credit 2	**Development Density & Community Connectivity**	1
		1	Credit 3	**Brownfield Redevelopment**	1
1			Credit 4.1	**Alternative Transportation**, Public Transportation Access	1
1			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1
1			Credit 4.3	**Alternative Transportation**, Low-Emitting/Fuel-Efficient Vehicles	1
	1		Credit 4.4	**Alternative Transportation**, Parking Capacity	1
	1		Credit 5.1	**Site Development**, Protect of Restore Habitat	1
1			Credit 5.2	**Site Development**, Maximize Open Space	1
1			Credit 6.1	**Stormwater Design**, Quantity Control	1
		1	Credit 6.2	**Stormwater Design**, Quality Control	1
	1		Credit 7.1	**Heat Island Effect**, Non-Roof	1
1			Credit 7.2	**Heat Island Effect**, Roof	1
1			Credit 8	**Light Pollution Reduction**	1

Yes	?	No		
5			**Water Efficiency**	5 Pts
1			Credit 1.1	**Water Efficient Landscaping**, Reduce by 50%	1
1			Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation	1
1			Credit 2	**Innovative Wastewater Technologies**	1
1			Credit 3.1	**Water Use Reduction**, 20% Reduction	1
1			Credit 3.2	**Water Use Reduction**, 30% Reduction	1

Yes	?	No			
6	3	8	**Energy & Atmosphere**		17 Pts
Y			Prereq 1	**Fundamental Commissioning of the Building Energy Systems**	Req'd
Y			Prereq 2	**Minimum Energy Performance**	Req'd
Y			Prereq 3	**Fundamental Refrigerant Management**	Req'd
4	2	4	Credit 1	**Optimize Energy Performance**	1 to 10
		3	Credit 2	**On-Site Renewable Energy**	1 to 3
1			Credit 3	**Enhanced Commissioning**	1
		1	Credit 4	**Enhanced Refrigerant Management**	1
	1		Credit 5	**Measurement & Verification**	1
1			Credit 6	**Green Power**	1

Yes	?	No			
4	2	7	**Materials & Resources**		13 Pts
Y			Prereq 1	**Storage & Collection of Recyclables**	Req'd
		1	Credit 1.1	**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof	1
		1	Credit 1.2	**Building Reuse**, Maintain 95% of Existing Walls, Floors & Roof	1
		1	Credit 1.3	**Building Reuse**, Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	**Construction Waste Management**, Divert 50% from Disposal	1
1			Credit 2.2	**Construction Waste Management**, Divert 75% from Disposal	1
		1	Credit 3.1	**Materials Reuse**, 5%	1
		1	Credit 3.2	**Materials Reuse**,10%	1
1			Credit 4.1	**Recycled Content**, 10% (post-consumer + ½ pre-consumer)	1
	1		Credit 4.2	**Recycled Content**, 20% (post-consumer + ½ pre-consumer)	1
1			Credit 5.1	**Regional Materials**, 10% Extracted, Processed, Manuf'd Regionally	1
	1		Credit 5.2	**Regional Materials**, 20% Extracted, Processed, Manuf'd Regionally	1
		1	Credit 6	**Rapidly Renewable Materials**	1
		1	Credit 7	**Certified Wood**	1

Yes	?	No			
12	2	1	**Indoor Environmental Quality**		15 Pts
Y			Prereq 1	**Minimum IAQ Performance**	Req'd
Y			Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	Req'd
1			Credit 1	**Outdoor Air Delivery Monitoring**	1
	1		Credit 2	**Increased Ventilation**	1
1			Credit 3.1	**Construction IAQ Management Plan**, During Construction	1
1			Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
1			Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
1			Credit 4.2	**Low-Emitting Materials**, Paints & Coatings	1
1			Credit 4.3	**Low-Emitting Materials**, Carpet Systems	1
1			Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	1
		1	Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1			Credit 6.1	**Controllability of Systems**, Lighting	1
1			Credit 6.2	**Controllability of Systems**, Thermal Comfort	1
1			Credit 7.1	**Thermal Comfort**, Design	1
	1		Credit 7.2	**Thermal Comfort**, Verification	1
1			Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
1			Credit 8.2	**Daylight & Views**, Views for 90% of Spaces	1

Yes	?	No			
3	2		**Innovation & Design Process**		5 Pts
	1		Credit 1.1	**Innovation in Design**: VRV First Use SFD?	1
1			Credit 1.2	**Innovation in Design**: Water Use Reduction - 40%	1
1			Credit 1.3	**Innovation in Design**: Green Power - 100%	1
	1		Credit 1.4	**Innovation in Design**: Alternative Vehicle Charging Stations - 100%	1
1			Credit 2	**LEED® Accredited Professional**	1

Yes	?	No		
39	12	18	**Project Totals** (pre-certification estimates)	69 Points

Certified: 26-32 credits
Silver 33-38 credits
Gold: 39-51 credits
Platinum: 52-69 credits

Fire Station 21
39 Credits
per checklist review
at 100% DD Phase

Council Conditional Use Issues

Fire Stations are not permitted outright as a use in this location and will therefore be require a Type V City Council Action. We are seeking departures from two other zoning code issues, and have been advised by DPD planners to include those for Council review in the Type V application.

Departures that will be Proposed to Council:

1) Street Level Uses

Fire Station is not a Pedestrian Zone street-level use, and therefore can not exceed 20% of frontage except thru a Type V City Council Action.

2) Street-Level Development Standards

60% of street-facing façade between 2' and 8' above sidewalk shall be transparent. Because of slope along 73rd, we do not meet this requirement on the south side of the building.

3) Street-Level Floor Height Requirements

Floor to floor height for nonresidential uses must be 13-feet minimum. In order to meet the project budget, the floor-to-floor height was reduced to 12-feet.

Schedule

DD Phase Complete	April 2009
CD Phase Complete	July 2009
Council Review	Fall 2009
Temporary Station Available	March 2010
Bid/Award	Feb/Mar 2010
Construction Start	April 2010

Budget

The MACC is $3.6m.

The project is on budget at 100% DD.