



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Graham Black

Malika Kirkling

Laurel Kunkler

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Debbie Wick-Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

April 7, 2011

Convened 8:30 am
Adjourned 4:00 pm

Projects Reviewed

Fire Station 20 – Queen Anne Interbay
Yesler Terrace Redevelopment
Homeless Place of Remembrance
First Hill Streetcar

Commissioners Present

Tom Nelson, Acting Chair
Malika Kirkling (excused from 8:30am-11:00am)
Laurel Kunkler (excused from 3:00pm-4:00pm)
Julie Parrett (excused from 1:00pm-4:00pm)
Osama Quotah
Donald Vehige

Commissioners Excused

Julie Bassuk, Chair
Graham Black
Norie Sato

Incoming Commissioners Present

Debbie Wick-Harris

Staff Present

Valerie Kinast
Tom Iurino



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April 7, 2011	Project:	Fire Station 20 – Queen Anne Interbay
	Phase:	Concept Design
	Last Reviewed:	N/A
	Presenters:	David Jackson, FAS Walter Schacht, Schacht Aslani Architects
	Attendees:	Jack Brautigan, Seattle City Light Michael Crow, Queen Anne Community Council Ross Budden, community member Marcia Iwasaki, Office of Arts and Cultural Affairs Lindsay King, DPD David Kunselman, FAS Paul Fletcher, Seattle Fire Department Ida Ottesen, Nakano Associates Eric Aman, Schacht Aslani Architects

Time: 9am – 10am

PRESENTATION

The design team presented the new Fire Station 20, which will be located at Armour and 15th Ave NW. The site is highly visible to cars traveling along 15th. There are apartment buildings to the north and east of the site, commercial uses to the south, and the entrance to a golf range is across the street to the west. The north east half of the site slopes somewhat steeply and contains a potential landslide area. There are good views west to Magnolia. The fire station is proposed on the southern third of the site, the parking and maneuvering area in the middle third, and approximately the northern third of the site will be left undeveloped. The station will include a drive through apparatus bay to house one engine and a possible future EMS vehicle. On the first floor is also the entry and main office, training and day rooms, and mechanical and storage space. Upstairs is the beanery, bunk rooms, and an office. The project will be LEED silver, and possibly higher.

ACTION

The Design Commission thanked the design team for its clear presentation and excellent graphics of Fire Station 20. The commission appreciated the use of living roofs in this context as they relate back to the slope, offer relief for the views from the neighborhood and provide sustainable benefits to the project; every effort should be made to keep them in the final project.

With a vote of 5-0, the commission approved concept design with the following recommendations:

- **Provide a better civic presence on 15th Ave. Include more windows on 15th Ave. and reconsider the siting of the building so that the most public parts of the station – the trucks and common areas – are on 15th Ave. Show the programmatic, siting, and vehicular circulation studies that led to the proposed site design. In particular, show the studies with the apparatus bay directly on 15th Ave.**
- **Strengthen the relationship of the east side of the building and site to neighborhood. Make a better connection to alley; consider placing parking there.**
- **Provide a more balanced approach to the cutting and filling of the hill slope. Review the siting and orientation of the building and study options for parking in the alley. Although the commission appreciates the sustainability measures taken, cutting into hillside is not sustainable and developing a green wall as proposed isn't going to solve the problem.**

- **Strengthen the topographic analogy in the building and expand it to include the site. In particular, the topographic analogy should read better from the west side of the building, through stepping of the massing and selectively pulling walls out from the building to reinforce how the building connects to the landscape.**
- **Treat the roof as a façade as well as a living roof. Due to the topography, the roof will be seen by the neighbors to the east. Refine the design with this view in mind. Consider using green roofs and photo voltaic panels in conjunction with one another; they are compatible sustainability strategies.**
- **Use a gate and a fence that is substantial, civic and well designed.**
- **Engage the artist early in the design process. The fence may be a place for art but do not presume that; the art could be elsewhere or incorporate the whole site.**
- **Provide a holding area for transit riders at the bus stop on 15th Ave. near the apparatus bay and driveway. Provide audio and visual cues for pedestrians on 15th Ave. near the gate.**
- **Use surfaces for the parking and pedestrian areas that will reduce stormwater runoff such as pervious pavement, and permeable paver material such as paving blocks, open celled paving grids and plastic lattices.**
- **Study the effects of the bus stop and its relationship to the civic presence of the building. Also study the vehicular conflicts between the bus stop (volume and headway between buses) and movements into and out of the proposed driveway on 15th Ave.**

Commissioners Bassuk, Sato, Black and Kirkling were not present and did not vote.

Commissioner Wick-Harris abstained from voting because she is not yet confirmed.