

APPROVED
MINUTES OF THE MEETING

Ed Murray
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Osama Quotah, Chair

Shannon Loew, Vice Chair

Bernie Alonzo

Brodie Bain

Lee Copeland

Thaddeus Egging

Megan Groth

Martin Regge

Ellen Sollod

Ross Tilghman

Michael Jenkins
Director

Valerie Kinast
Coordinator

Nicolas Welch
Planner

Joan Nieman
Administrative Staff

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July 1, 2014

Convened 8:30 am

Adjourned 3:30 pm

Projects Reviewed

2026 E Madison St

Leaves of Remembrance

Fire Station 22

Commissioners Present

Osama Quotah, Chair

Shannon Loew, Vice Chair (arrived at 1:20 pm)

Bernie Alonzo (excused at 11:25 am)

Lee Copeland

Megan Groth

Ellen Sollod

Commissioners Excused

Brodie Bain

Thaddeus Egging

Martin Regge

Ross Tilghman

Staff Present

Michael Jenkins

Valerie Kinast

Nicolas Welch

Joan Nieman



July 1, 2014
1:00 – 3:00 pm

Project: Fire Station 22
Phase: 30% design
Previous reviews: n/a

Presenters: Ed Weinstein Weinstein A+U
 Mark Tilbe Murase Associates

Attendees: Dove Alberg FAS
 Michael Fernandes FAS
 David Jackson FAS
 Joy Jacobson FAS-ADA
 Lindsay King DPD
 David Kunselman FAS
 Kelly Pajek Office of Arts & Culture
 Lauren Rock Weinstein A+U
 Michael Sharp SFD
 Terri Simmons FAS-ADA

Recusals and Disclosures

There were no recusals or disclosures.

Purpose of Review

The purpose of this meeting was to review the 30% design of Fire Station 22 on E Roanoke St.

Summary of Proposal

The Department of Finance and Administrative Services proposes to build a new Fire Station 22 at the site of the existing station on E Roanoke St in North Capitol Hill. Built in 1964, the existing station is too small for current staffing demand and its building systems are outdated and out of regulatory compliance. The project site is located at a busy intersection near an exit for Interstate 5. The updated station will allow drive-through access, which the current station does not accommodate.

Summary of Presentation

Ed Weinstein introduced the project team, showed photographs of the existing station, and described the zoning and circulation surrounding the project site. He identified green spaces in the vicinity and mentioned the potential future addition of the Delmar Lid as part of the SR 520 project. The historic homes surrounding Roanoke Park are scarcely visible from the project site due to the tree canopy.

An agreement with WSDOT would facilitate drive-through access for the new fire station. The presentation identified two massing schemes: the preferred drive-through arrangement (contingent on the aforementioned agreement) and an alternative hammerhead configuration that would be an interim solution if the property “swap” were unsuccessful. Due to various site constraints, most of the program is located close to Roanoke, leaving room for the apparatus bay and drive-through at the south end of the site. Mr. Weinstein described a “zone of bad behavior” along E Roanoke St in front of the fire station

where, in his view, motorists turning north to I-5 and south onto 10th Ave E focus on queuing and give little attention to the surrounding buildings. The northeast corner of the project site is intended as the more public-facing front door in the proposed design. Given the site's single-family zoning, Mr. Weinstein stated that at a subsequent meeting the design team would request Commission support for a front yard setback departure.

A series of plans showed the proposed program. The second floor plan locates the beanery, dayroom, and exterior deck to capture natural light from the southwest and places the sleep rooms at the north side of the facility. According to Mr. Weinstein, the building will be LEED Gold minimum with a target of LEED Platinum, achieved in part through a vegetated roof, rainwater harvesting, geothermal heat pumps, bioretention, permeable paving, and a large-scale rooftop PV array visible from 10th Ave E.

Showing a series of elevations, Mr. Weinstein gave three reasons for the choice of brick: it is timeless and durable, most people perceive it as a civic material as opposed to commercial or residential, and the existing facility is brick. The hose tower and street trees will occupy similar locations to the current station. Wooden slats are intended to make a stronger design element out of the relatively few windows on the north façade. The east elevation showed a cantilevered roof above the apparatus bay. Windows at the northeast corner wrap around from the north façade.

Mark Tilbe showed the landscape plan for the project. In the eight feet between the building and sidewalk and four feet between the sidewalk and street, the team plans an "urban bosque" similar to the street trees currently present along Roanoke. Mr. Tilbe showed photographs of the tree species proposed.

Summary of Discussion

The primary issue raised in the discussion was the north façade. The Commission observed that recent successful fire stations have all put the apparatus bay in a prominent, visible location. Given that unfortunate site constraints preclude that at Fire Station 22, there was concern about the homogeneity shown in the north elevation. All of the Commissioners felt tentative about this façade and agreed something was missing. There were four primary suggestions for how to address this: study other materials, make the entry more prominent and transparent, use intensive landscaping and greenery, and select an artist that can be deeply involved with the façade. Whatever the solution, there was consensus that the north façade cannot be treated as the back of the building and must better engage with the street frontage, regardless of current pedestrian and motorist behavior along Roanoke.

Another area of focus was the need to strengthen the building entry. The Commissioners found the current configuration problematic because as visitors turn the corner to enter they see a blank brick wall. Instead, the Commission encouraged more attention to the landscaping around the public plaza at the northeast corner of the site with the goal of breaking down the scale of the building and drawing people in at the entry. One Commissioner suggested a more playful character for the building design to ensure it feels approachable and welcoming in a way that boxy structures often don't.

The final area of discussion was sustainability, where the Commissioners applauded the team on its LEED Platinum target and sustainability elements. The Commission encouraged identifying a more ambitious and aggressive sustainability target for the project, such as designing a net-zero ready building or participating in an initiative like the Seattle 2030 District. They noted the large amount of

concrete proposed for the site. At 60% design, the Commission expects a higher level of detail about stormwater management, the vegetated roof, and the proposed photovoltaic array.

Agency Comments

Lindsay King, DPD, is the land use planner assigned to this project. She noted that the project is in a single-family zone and thus subject to single-family development standards, which often are not translatable to institutional use. In addition to the setback departure Mr. Weinstein mentioned, the project may require height and lot coverage departures. Existing trees on the site and in the right-of-way will be reviewed in relation to the tree protection ordinance; any trees removed in the right-of-way will have to be approved by SDOT. Once at Master Use Permit (MUP) review, DPD will review the departures and bring them to the Design Commission for review. The London plane tree is exceptional due to its diameter.

Public Comments

none

Action

The Design Commission thanked the team for the presentation of Fire Station 22. The Commission recognizes the challenges inherent in building on this constrained site and, provided the negotiated agreement with WSDOT for the use of its property materializes, believes the site organization works well. While it is unfortunate that the apparatus bay must be located away from the active street frontage, the Commission appreciates the visual transparency it provides on the south façade.

The Commission's primary concerns center on the composition of the north façade and the homogeneity and proportions of transparency and opacity there. Outside of the apparatus bay, the rest of the design warrants a reexamination of how the architecture can better respond to the characteristics of the site.

With a **vote of 5 to 0**, the Design Commission approves the 30% design for Fire Station 22 with the following recommendations:

- Give more emphasis and expression to the building entry. Consider the experience of facing the elevator tower as you turn to enter the lobby. Establish a stronger hierarchy at the building entry in order to create a more dynamic yet balanced relationship among the building elements.
- Reconsider the strategy for the north façade. Study ways to reduce its calmness, opacity, and homogeneity in terms of composition, materials, and their relationship.
- Further develop the public plaza as a civic gesture that draws people in. Strengthen the landscape design at this part of the fire station, particularly as a way to address sustainability and the large amount of asphalt at the site.
- Consider orienting the photovoltaic panels flat rather than at an angle to reinforce the architecture and avoid detracting from the thin, clean lines of the building.
- Seek to make the updated fire station net-zero ready.
- Select an artist that will use the specific design challenges to guide his or her work so that he or she will be a meaningful and active member of the team.