

Seattle **design** Commission

Greg Nickels
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Diane Sugimura
Director, DPD

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Planning Director, DPD

Mary Johnston
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Andrew Barash

Graham Black

Brendan Connolly

John Hoffman

Julie Parrett

Nathan Polanski

Dennis Ryan

Norie Sato

Guillermo Romano
Executive Director

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff



**Department of Planning
and Development**
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883

APPROVED MINUTES OF THE MEETING

April 2, 2009

Convened 8:30 am

Adjourned 5:15 pm

Projects Reviewed

Maynard Avenue Kiosk

Yesler Terrace Redevelopment

100 Republican Alley Vacation

SR519 Phase II Grade Separation

Seattle Theater Commons

Fire Station 21 - Greenwood

Seattle Childrens Hospital

Commissioners Present

Mary Johnston, Chair

Andrew Barash

Graham Black

John Hoffman

Julie Parrett

Nathan Polanski

Dennis Ryan

Norie Sato

Staff Present

Guillermo Romano

Valerie Kinast

Tom Iurino

Jeff Arango

Celebrating 40 Years 1968-2008



April 2, 2009

Project: Fire Station 21 - Greenwood

Phase: Design Development

Last Reviewed: September 4, 2008; April 17, 2008

Presenters: Kate Spitzer, Miller Hull Partnership
Rich Hennings, Fleets and Facilities Department
Scott Wolf, Miller Hull Partnership

Attendees: Rich Hennings, Fleets and Facilities Department
Jack Johnson, Outdoor Studio
David Jackson, Fleets and Facilities Department
Jeremy Nichols, Fleets and Facilities Department
Chief M. Douce, Fire Department
David Kunselman, Fleets and Facilities Department
Scott Kemp, DPD
Jason Huff, Office of Arts and Cultural Affairs
Perri Lynch, Artist

Time: .5 hours

(169/RS0609)

ACTION

The Design Commission thanks the project team for the quick and clear presentation of the changes made to the plans for Fire Station 21 since the last presentation and unanimously approves Design Development with the following comments:

- The Commission supports the request for conditional approval to rebuild the fire station in a pedestrian zone. It also supports departures in order to provide a 12 ft. floor to ceiling height instead of 13 ft., and to not provide transparency of the face along the sidewalk of N 73rd St.
- Commissioners would have liked to see more detail in the planting plans.
- The Commission generally regrets that the fire station projects are not provided the financing in measure with their importance as civic structures.

Presentation

Project is located at Greenwood Ave. and 73rd St. The three portions of the building are the support bar, station house and apparatus bay. The sides of the apparatus bay will be glazed and tie into the pedestrian zone in the city.

They've revised the landscaping. Emphasis is on 73rd to serve as space for staff.

The design intent is to make the support bar and station house tie together and contrast with the apparatus bay.

The station house has a bite out of it on 73rd to engage with the street.

The public art, at 73rd and Greenwood, consists of a series of stacked stone blocks, sandwiched between are cast glass pieces with LED lights. When the alarm goes off the colors go from blue/green to orange/red to signify a response mode.

The project is solidly in the range of silver LEED certification, but they may achieve gold.

Fire stations do not meet the pedestrian zone requirements; they have to get a Type V City Council Action. They also are departing from two zoning requirements: street level transparency requirements (due to grade) and the height of first floor non-residential uses requires 13', but 12' is proposed to meet the budget.



Rendering of Proposed Fire Station 21

Construction is slated to start on April 2010.

Commissioners' Questions and Comments

I'm concerned about this 73rd Street wall Transparency might not be possible, but are there other things you could do?

We can't meet transparency requirements, but in terms of articulating more, we were trying to add art elements to that area, but budget limitations prevented us from doing this. Hopefully, the landscaping plan here will mitigate some impacts. Low level deciduous plantings and street trees will be installed on 73rd.

Are you looking at any non-deciduous in the plan?

Just some evergreen ground cover.

As far as our support for the items needed to get concessions from City Council, I support the elimination of transparency requirement. The 13' height limit is arbitrary.

Is it only a budget limitation in meeting the 13'?

For the most part, yes.

These are important public buildings and the budgets are too tight.

I see the project meeting the intent of the city's transparency rules. The glimpses into the apparatus, significant green zones and all of these elements add to the purposes of having transparency requirements. The ceilings are an important part of the project. It seems like you are keeping the details reigned in, which you have to do.

Does the support bar have 12' ceilings?

Yes

I support the changes requested from the City Council. When I look at this elevation, I see the wood wrapping the building and brick of the apparatus bay and I think it should be consolidated in terms of two materials.

We looked at this, but we felt that we needed a third material (wood) although we're looking to go away from the wood, but something in similar terms of colors.

I recommend some evergreen plantings and perhaps also some vertical elements. I'd also like to see the planting list for future projects.

I appreciate that the artwork will be a strong element. It's not active, but it has personality or response that will be a nice asset for the neighborhood.