

# SEATTLE FIRE STATION 22

Seattle Design Commission Presentation • 30% Review • July 1, 2014

## CITY OF SEATTLE

Project Manager, FAS-CDCM: David Jackson  
FAS-CDCM: David Kunselman  
SFD Liason: Charles Cordova  
Public Art Liason: Kelly Pajek

## DESIGN TEAM

|                           |                      |
|---------------------------|----------------------|
| Architect:                | Weinstein A+U        |
| Structural Engineer:      | Swensen Say Faget    |
| Mechanical Engineer:      | The Greenbusch Group |
| Landscape Architect:      | Murase Associates    |
| Civil Engineer:           | LPD Engineering      |
| Electrical Engineer:      | Sparling             |
| Lighting Design:          | Blanca Lighting      |
| Alerting & Signalization: | Tetra Tech           |



**WEINSTEIN A+U**  
ARCHITECTS + URBAN DESIGNERS



## SITE LOCATION

901 E. ROANOKE STREET





SITE VICINITY / ZONING





# GREEN SPACE DIAGRAM

WITHOUT SR-520 LID





**GREEN SPACE  
DIAGRAM**

WITH SR-520 LID





NEIGHBORHOOD CONTEXT

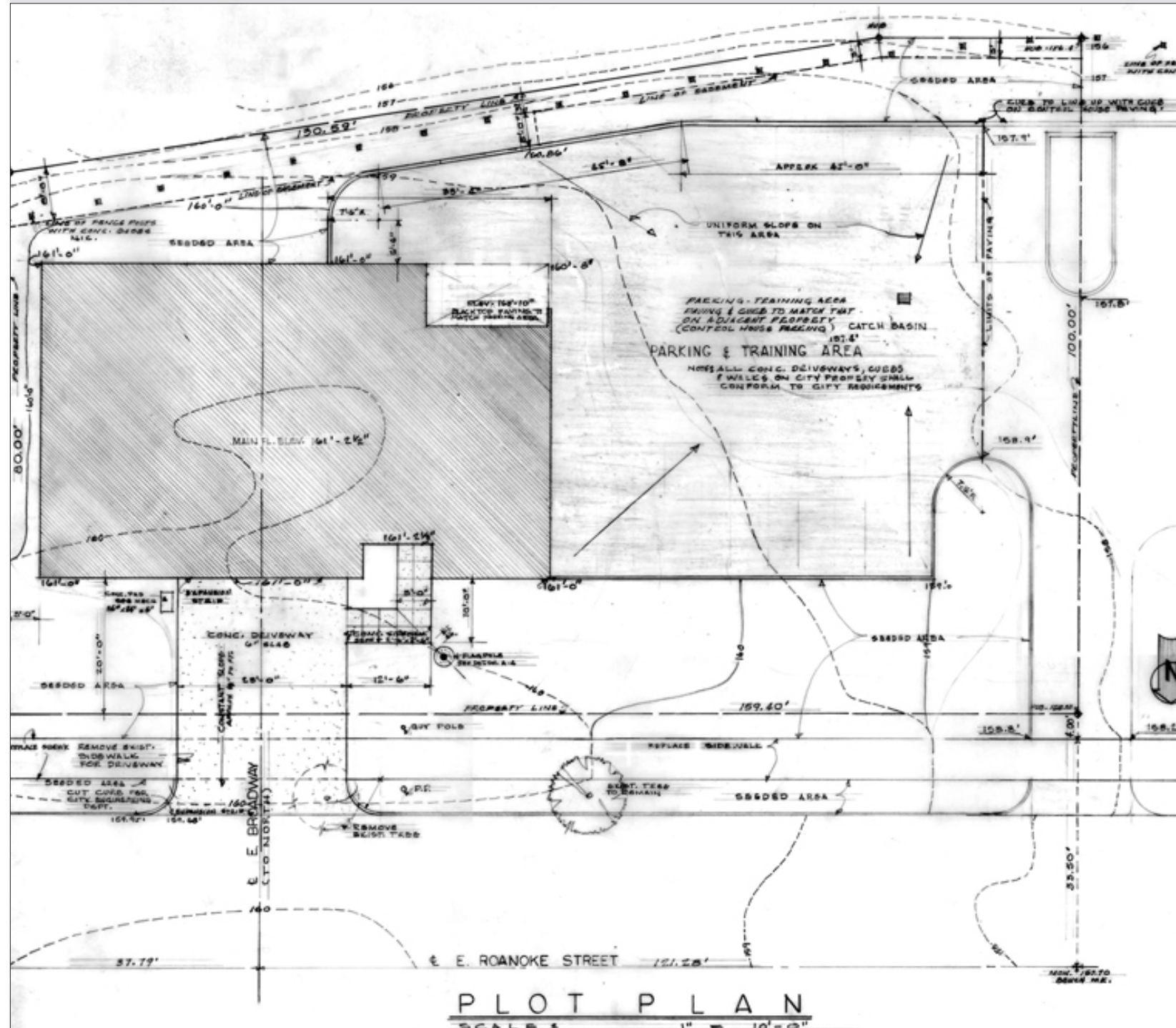
SITE AREA = 14,625 SQ.FT





## EXISTING BUILDING

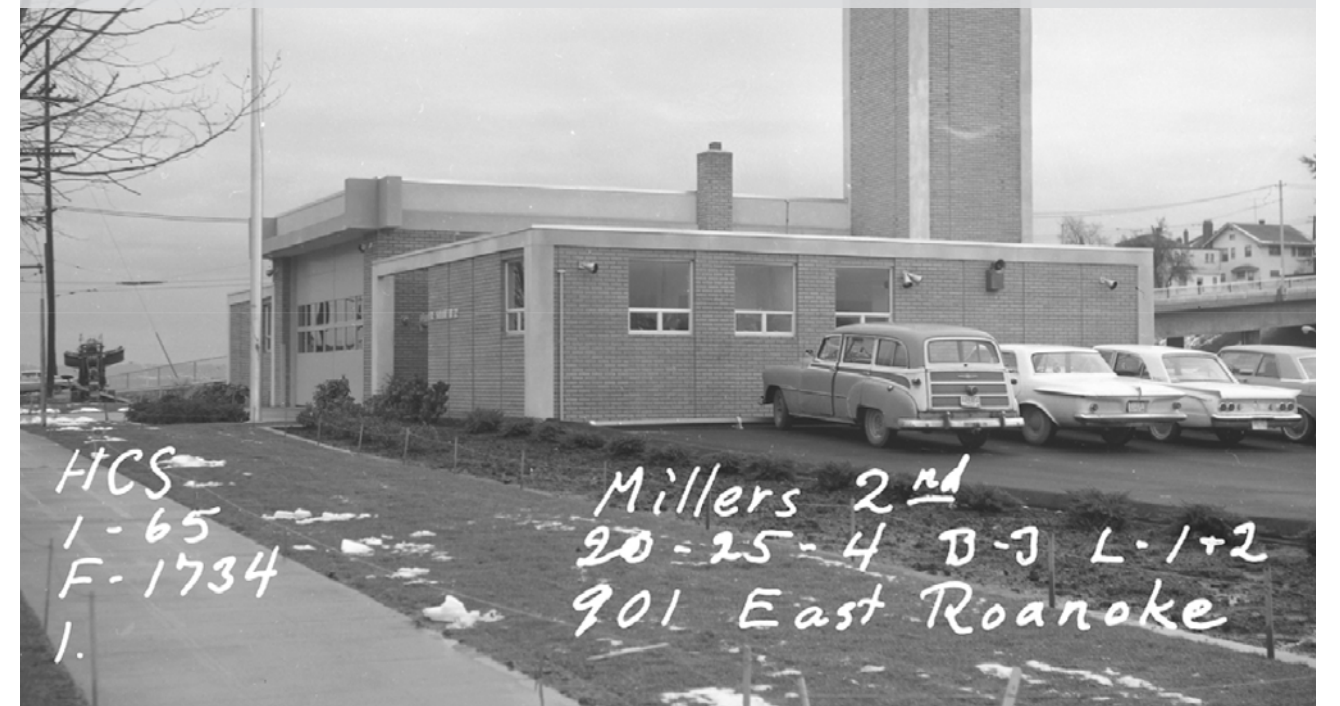
Original plot plan of the existing building by architect La Monte Shorett, dated December 1963. NORTH IS DOWN  
Image credit: City of Seattle



Existing Fire Station 22, December 2013.



Existing Fire Station 22 shortly after it was built, January 1965.  
Image credit: King County Tax Assessor's property record card photograph.





## SITE CONTEXT

Broadway E looking south.



Looking southwest along E. Roanoke St.



Looking southeast along E. Roanoke St.



Looking east at sidewalk along E. Roanoke St.

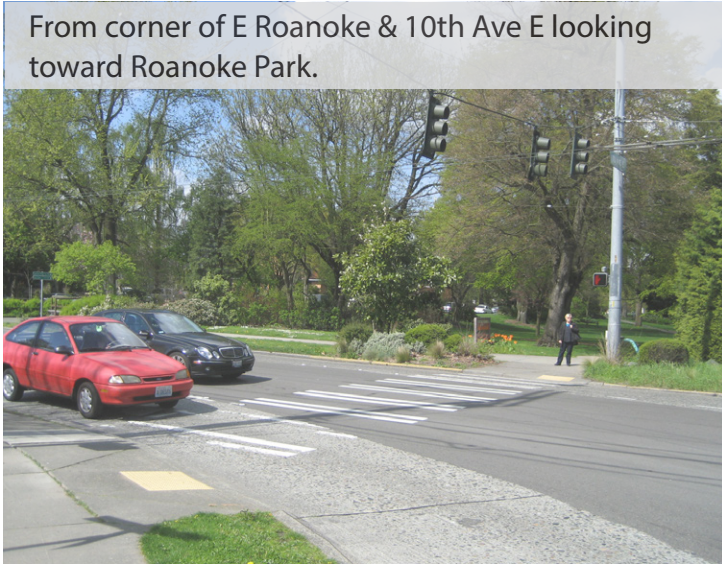


Panoramic view of the site looking southwest from 10th Ave E and E Roanoke St.





NEIGHBORHOOD CONTEXT





# SR-520 LID PROJECT

## ROANOKE AREA DESIGN

Preliminary design of the SR-520 lid project adjacent to 10th Avenue E:

- Emphasizes the sense of threshold between Roanoke Park and North Capitol Hill.
- Design not yet finalized.
- Construction schedule not yet established.

Image credit: WSDOT Seattle  
Community Design Process Final  
Report, July 2012.





## SR-520 LID PROJECT

### ROANOKE AREA DESIGN

Aerial view of the proposed SR-520 lid project in relation to FS22.

Image credit: WSDOT simulation.





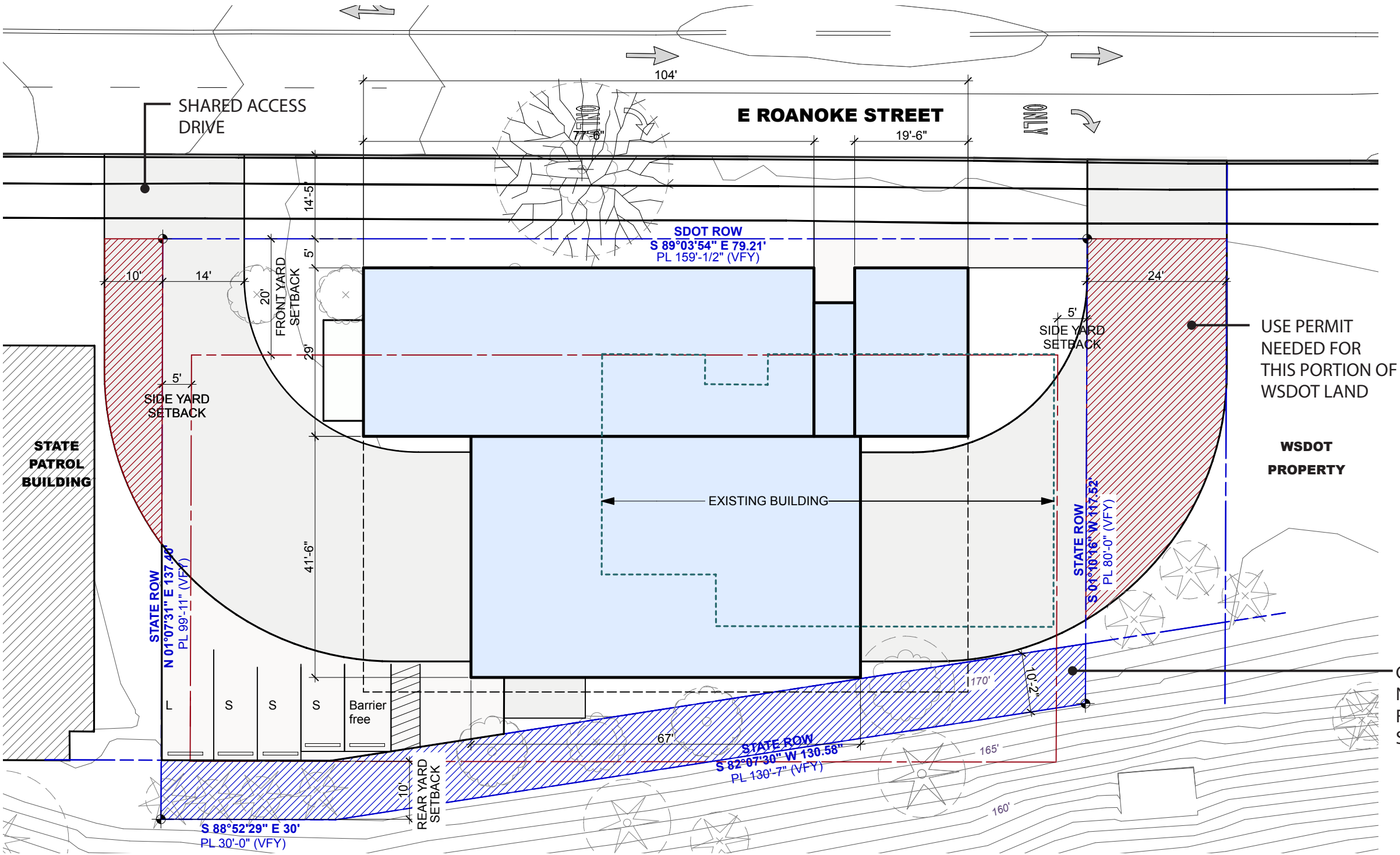
PROPERTY NEGOTIATIONS

The proposed preliminary designs make use of a portion of the undeveloped WSDOT property at the east to allow for drive-through access. A primary goal of the City and the design team, currently in process, is to:

- Negotiate a revision to the existing use permit to extend the City’s use of the west portion of the state property to the east from 10’ to 24’ for an egress drive.
- Formalize the shared access between the State Patrol and fire station sites.

In exchange, the City would:

- Reserve 10’ of land along the south portion of the site for possible future use by WSDOT when SR-520 is widened.



NOT TO SCALE

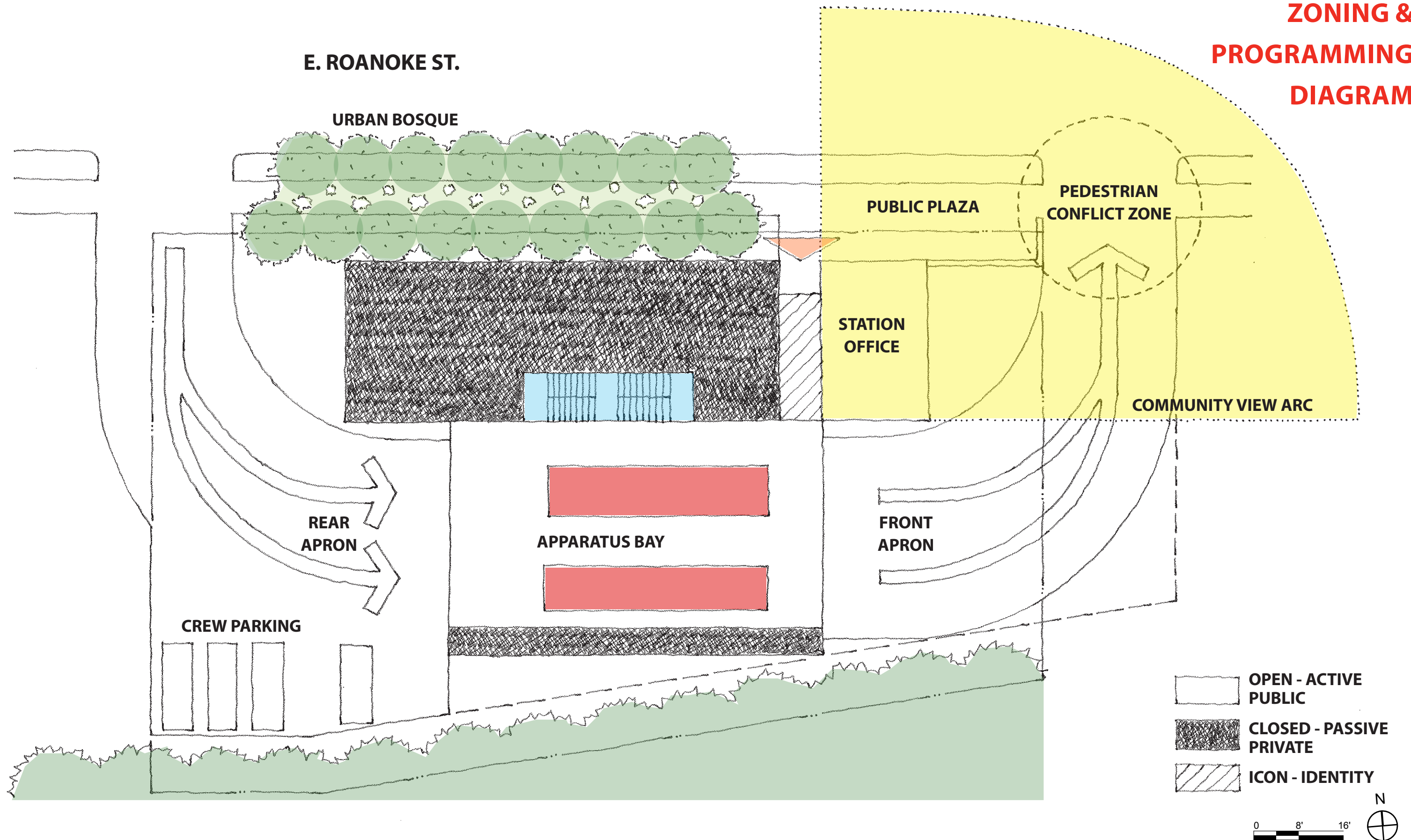


NEIGHBORHOOD CONTEXT  
& SITE ACTIVITY DIAGRAM





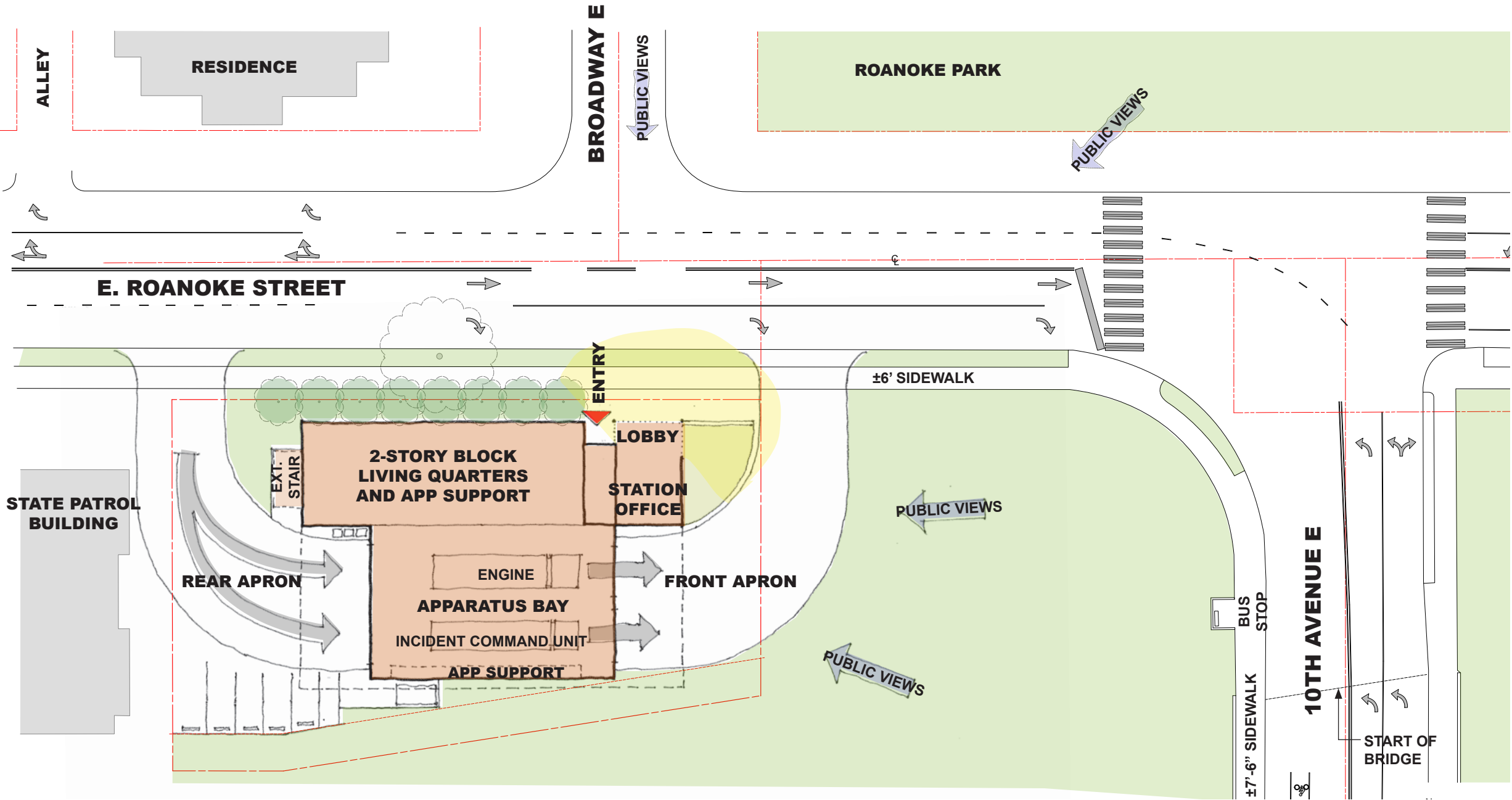
# ZONING & PROGRAMMING DIAGRAM





PRELIMINARY SITE STUDY

OPTION 1: DRIVE-THROUGH  
(PREFERRED)



- Drive-through capability immediately upon occupancy.
- Requires successful negotiation between the City and WSDOT for the property exchange.
- Design Team's preferred configuration.

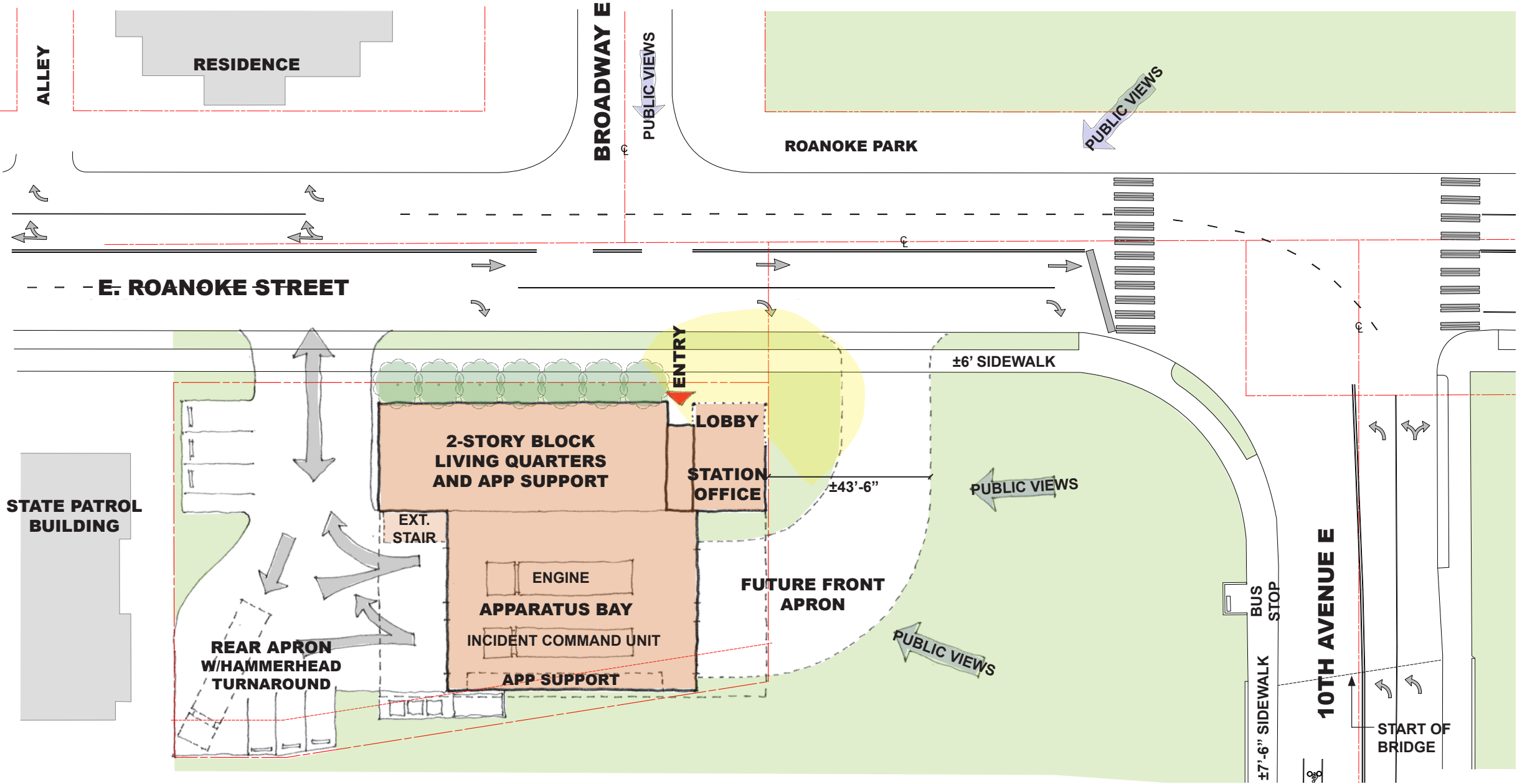
NOT TO SCALE





PRELIMINARY SITE STUDY

OPTION 2: HAMMERHEAD



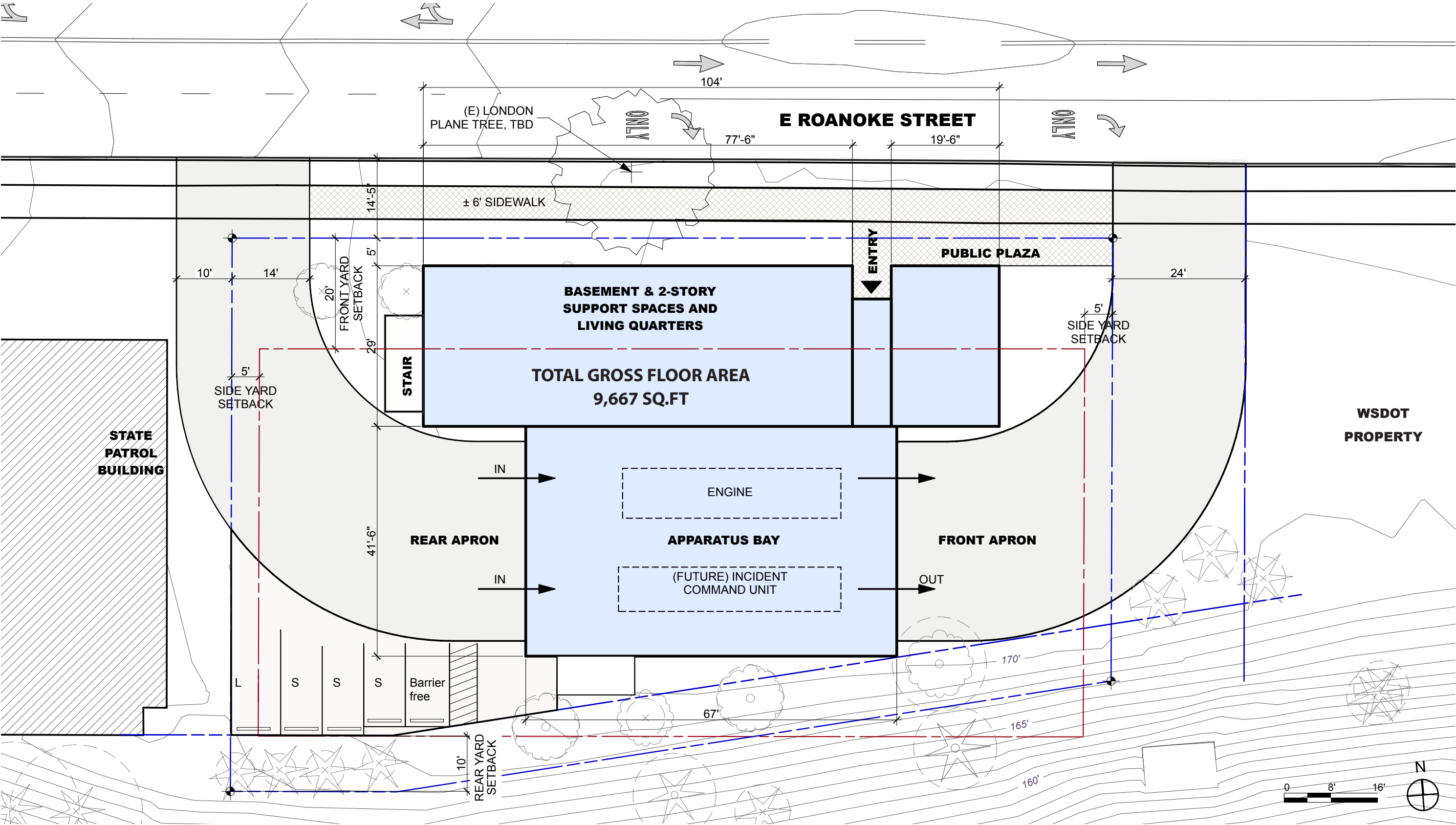
- If a property "swap" is unsuccessful, this could be an interim solution until SR-520 lid project is finished.
- Option 1 massing moved 20' east.

NOT TO SCALE



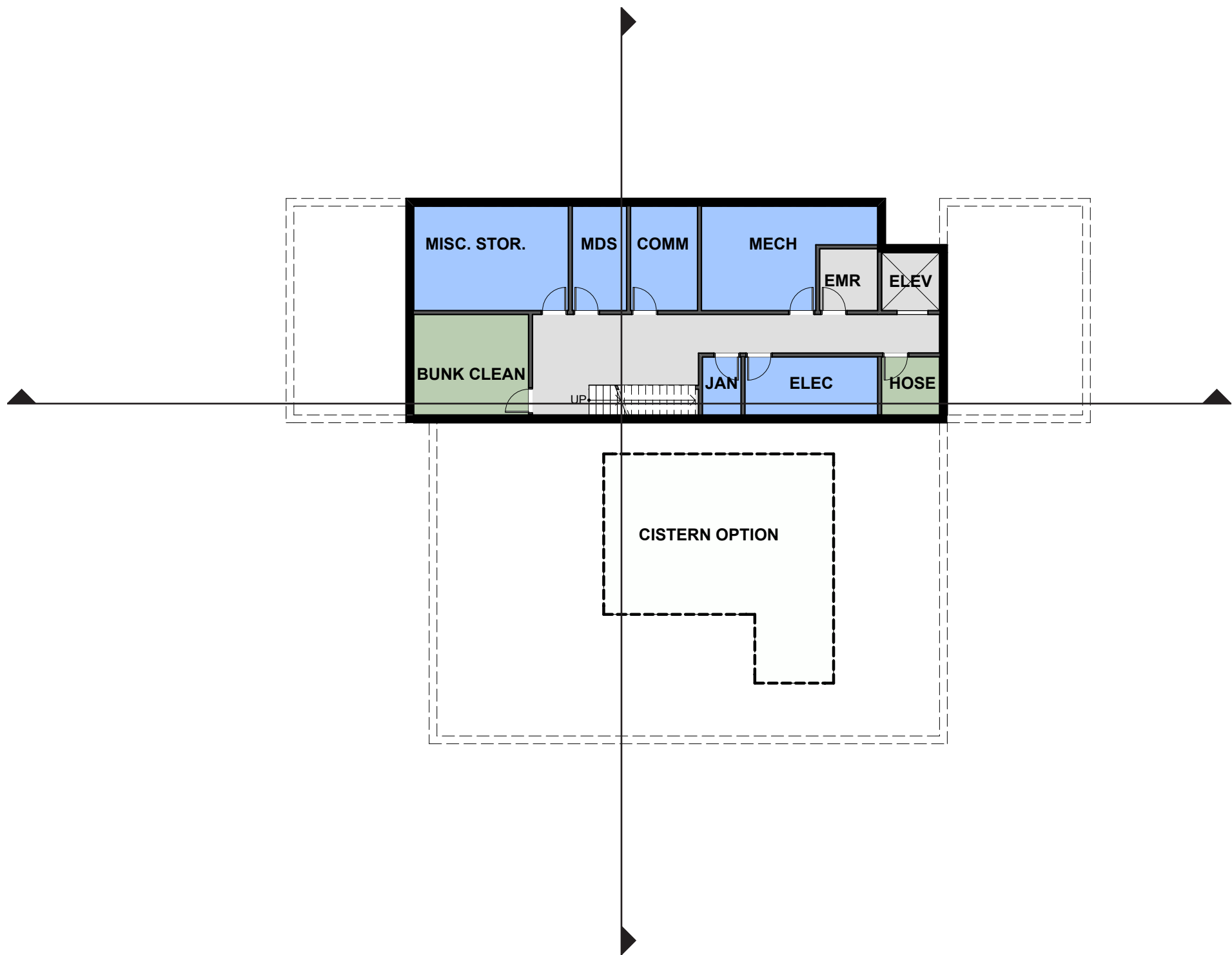


SITE PLAN

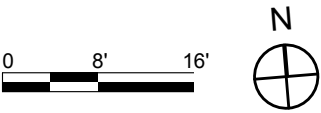




BASEMENT PLAN

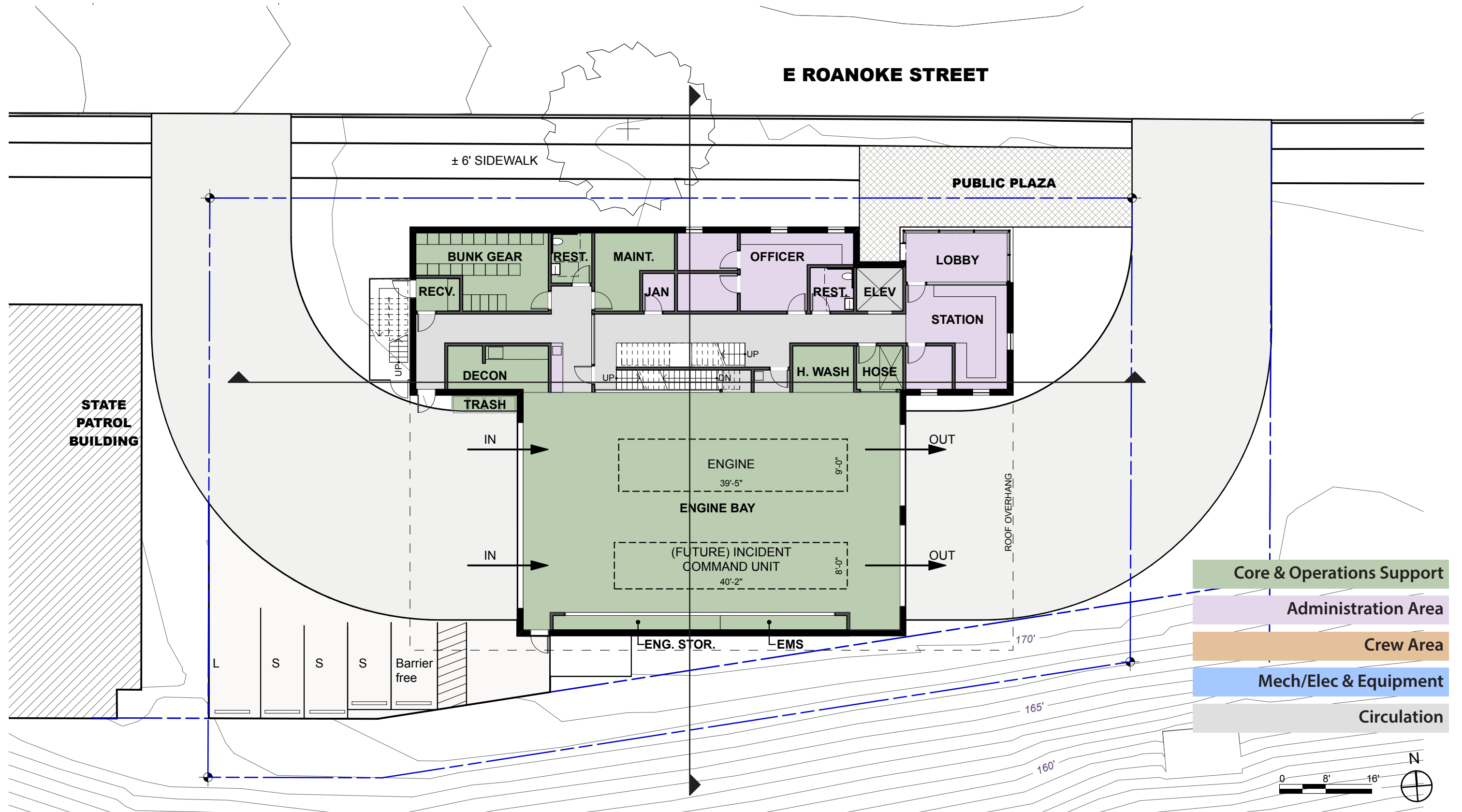


- Core & Operations Support
- Administration Area
- Crew Area
- Mech/Elec & Equipment
- Circulation





# FIRST FLOOR PLAN





# SECOND FLOOR PLAN



- Core & Operations Support
- Administration Area
- Crew Area
- Mech/Elec & Equipment
- Circulation



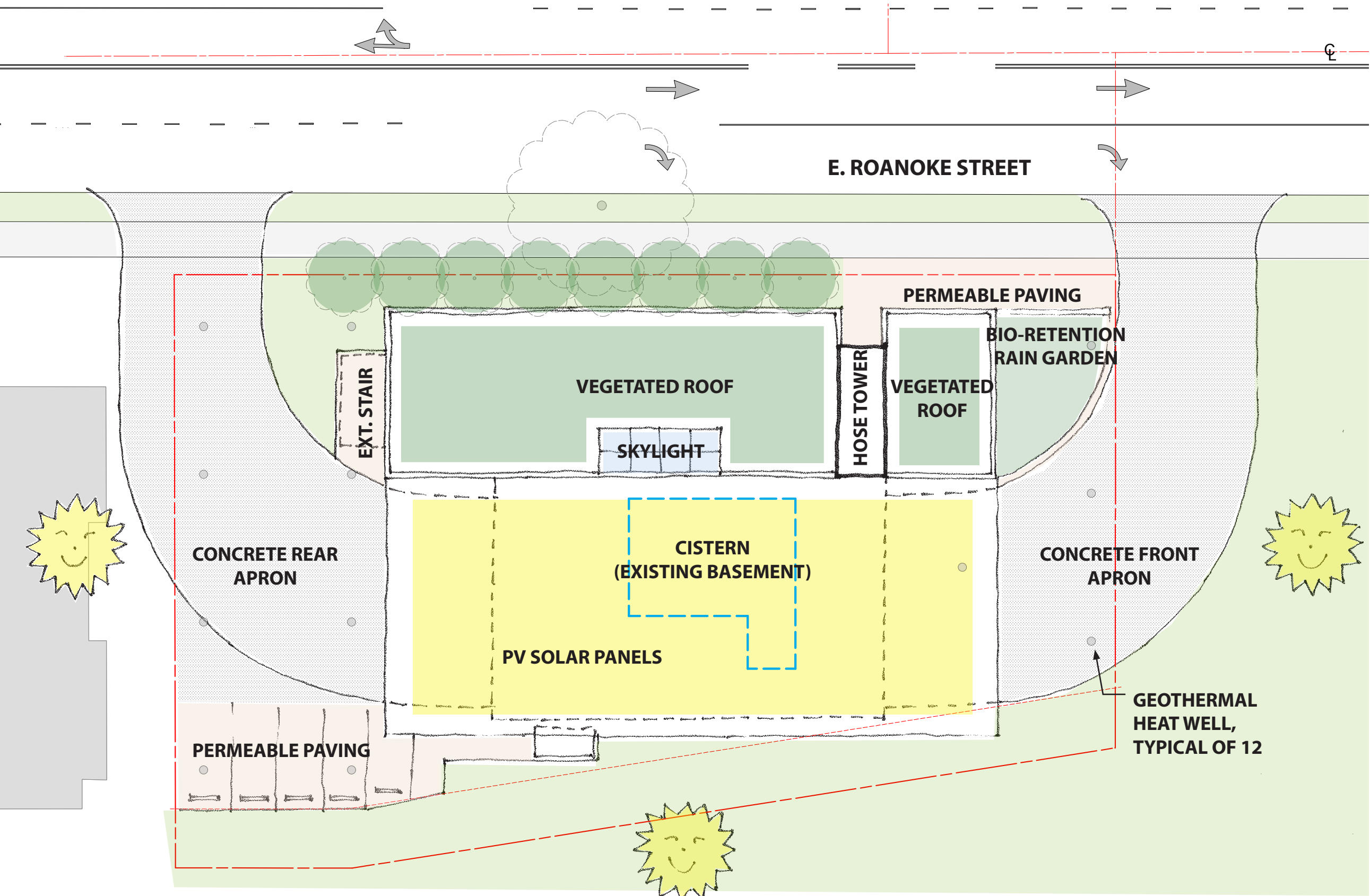
SUSTAINABILITY DIAGRAM

GOAL: LEED PLATINUM

The new Fire Station 22 will be minimum LEED Gold Certified, with a goal of achieving LEED Platinum Certification.

Sustainable design strategies include:

- Photovoltaic panels to handle a minimum of 65% of the building's electrical requirements
- Rainwater harvesting to provide 100% of the project's non-potable water needs (flushing, truck-washing, irrigation)
- Geothermal heat pumps to provide primary heat for heating/cooling and domestic hot water
- Vegetated roof
- Stormwater bio-retention (rain garden)
- Permeable paving





**NORTH ELEVATION**  
ROANOKE STREET



0 8' 16'



# NORTH ELEVATION

ROANOKE STREET

CLIMBING HYDRANGEA



0 8' 16'



# NORTH ELEVATION

ROANOKE STREET

CLIMBING HYDRANGEA

REDTWIG DOGWOOD

MOUNTAIN ASH



0 8' 16'



# NORTH ELEVATION

ROANOKE STREET

CLIMBING HYDRANGEA

RED TWIG DOGWOOD

MOUNTAIN ASH

WHITE ROCK ROSE

EDDIE'S WHITE WONDER DOGWOOD

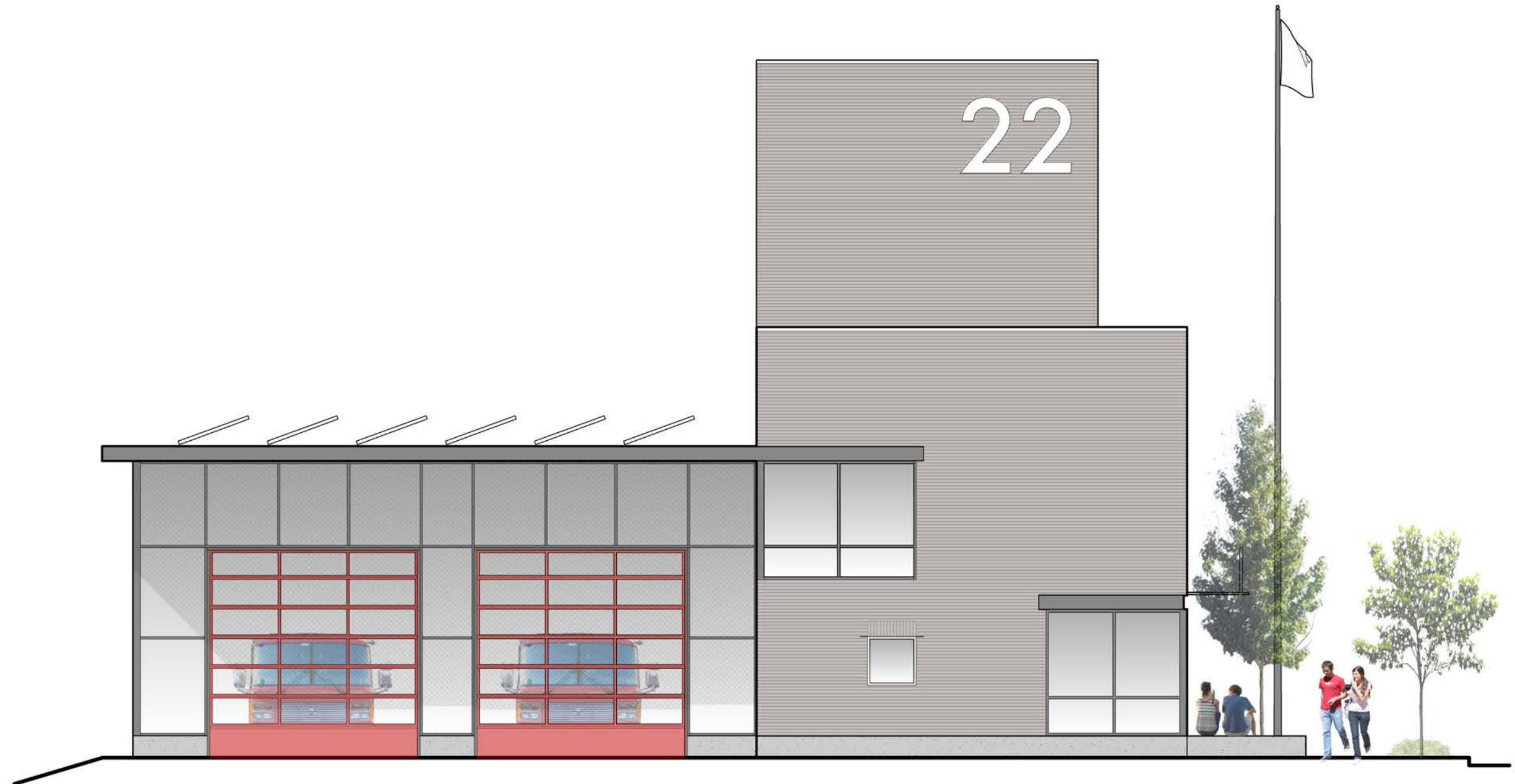


0 8' 16'



# EAST ELEVATION

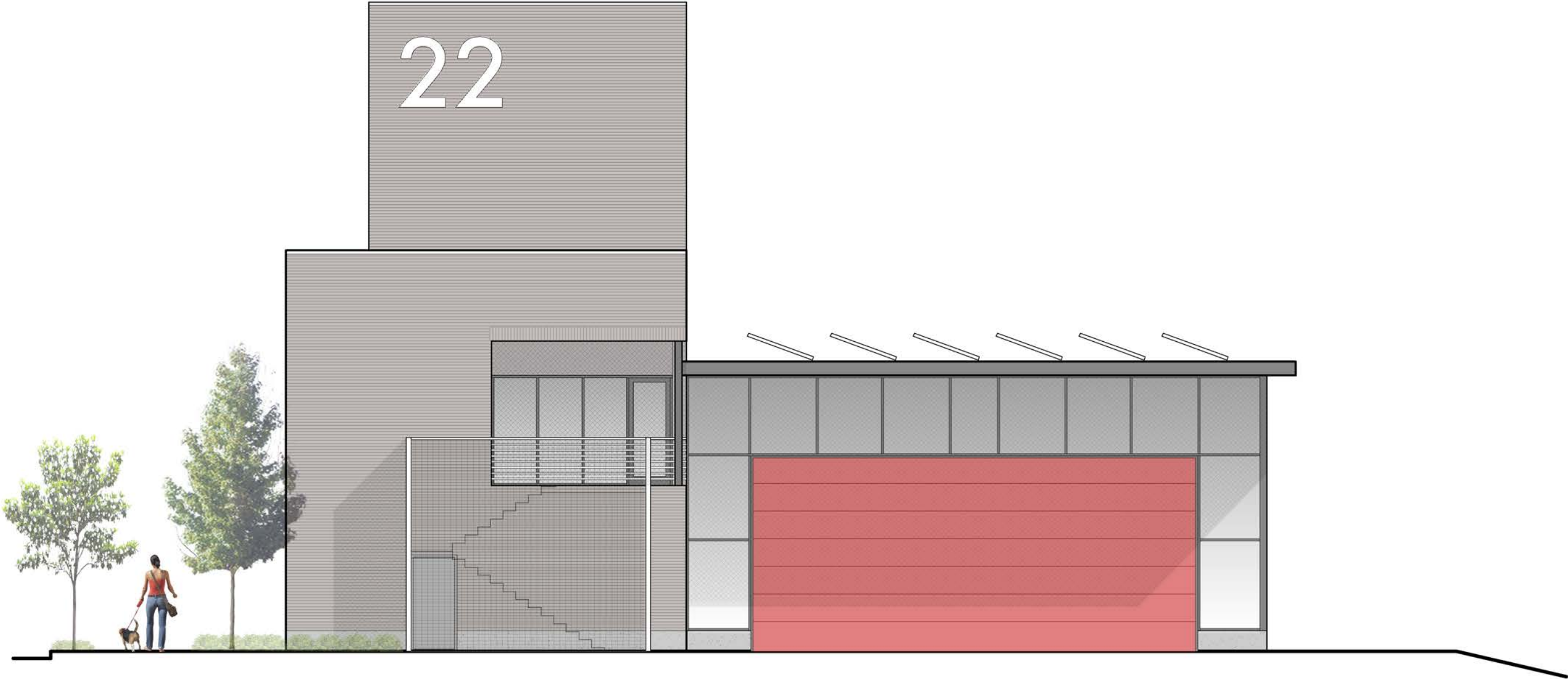
10TH AVENUE



0 8' 16'



WEST ELEVATION

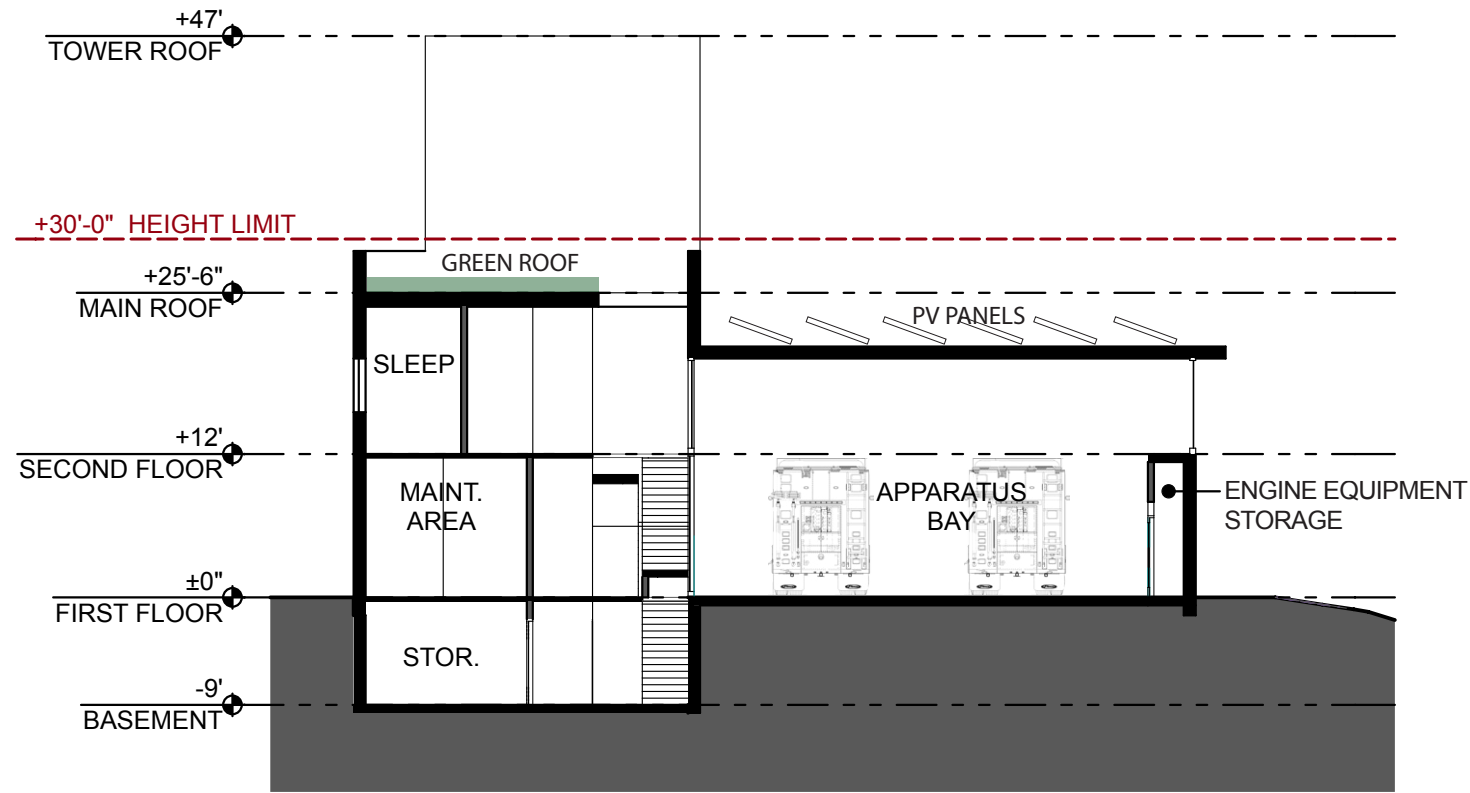


0 8' 16'

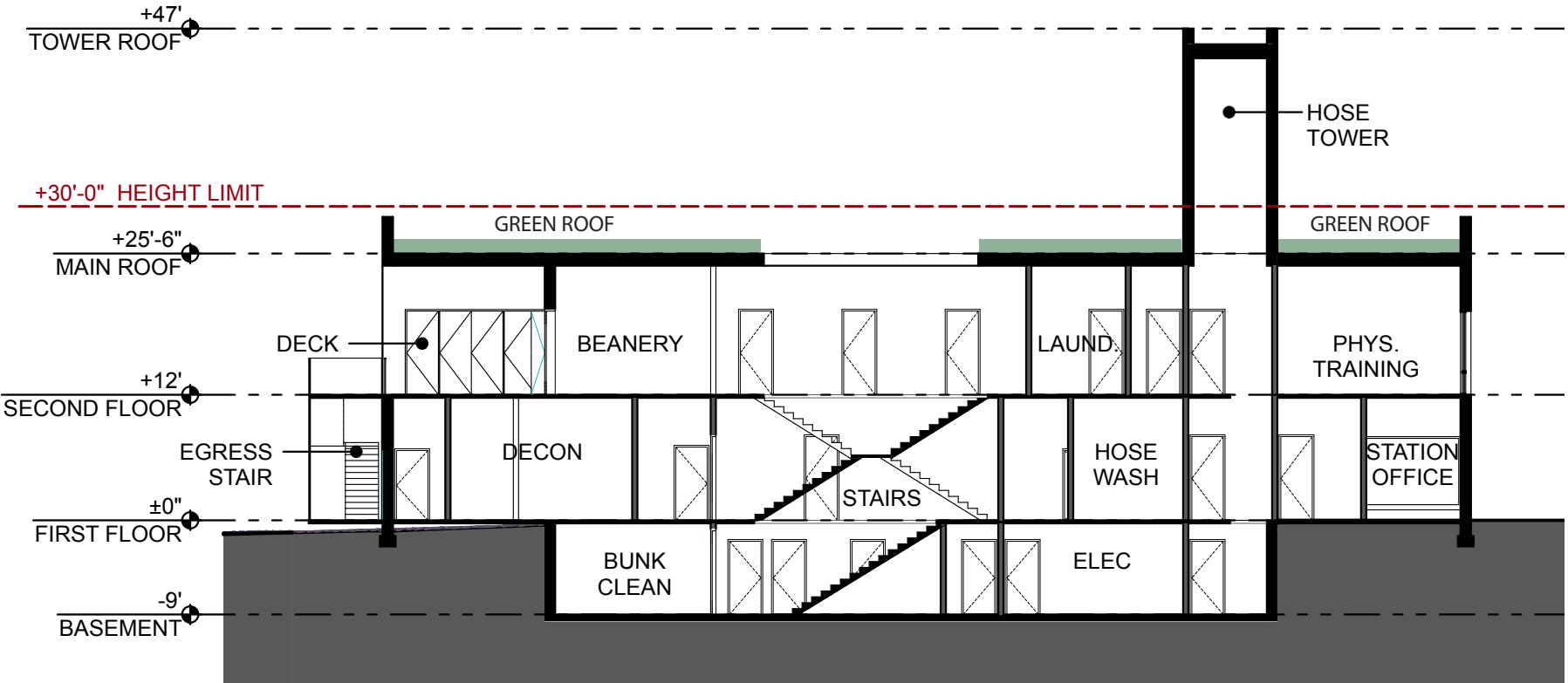


# BUILDING SECTIONS

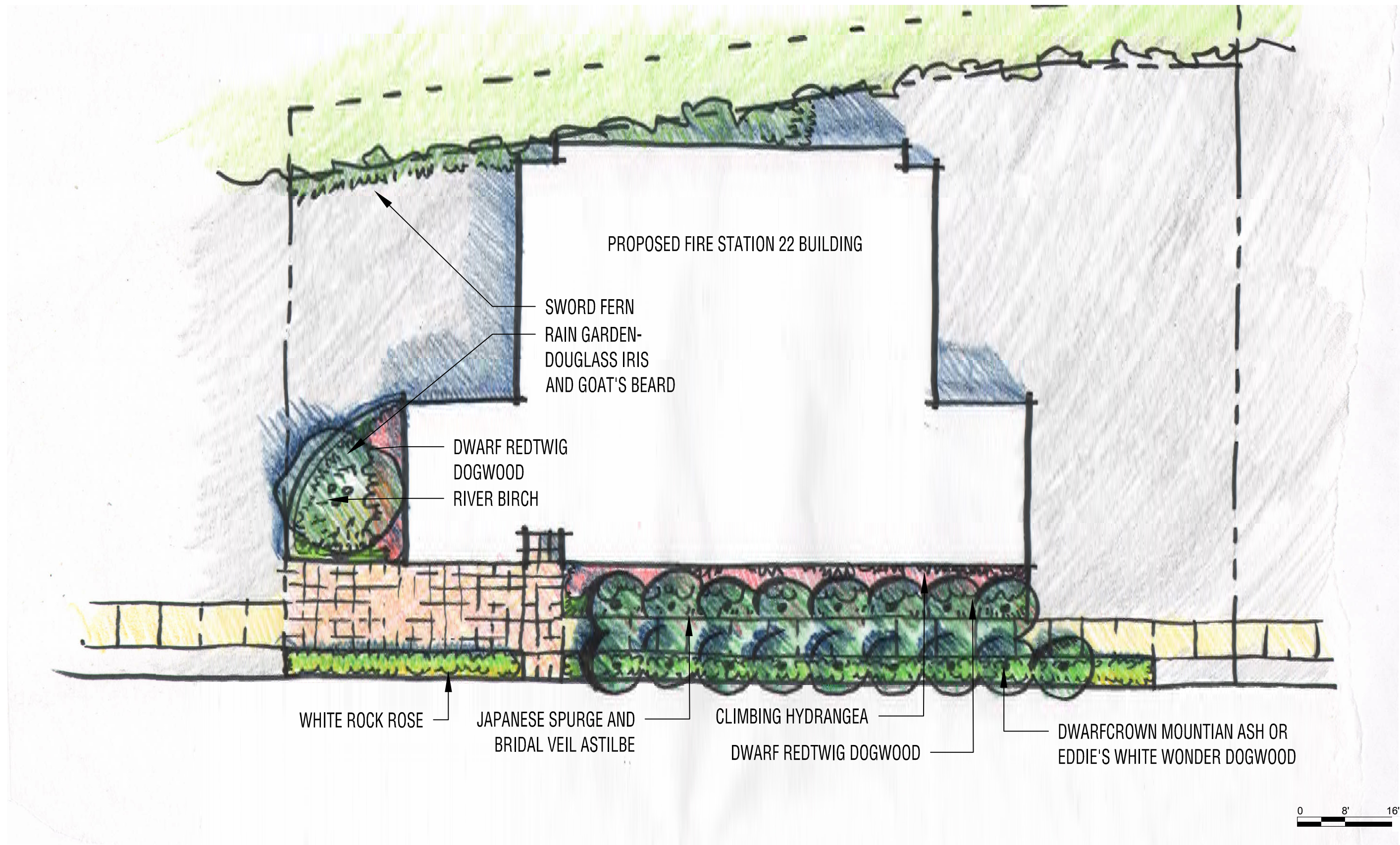
NORTH-SOUTH SECTION



EAST-WEST SECTION









# LANDSCAPE DESIGN

## PLANT SPECIES

### Roanoke Frontage Garden:



Climbing Hydrangea- *Hydrangea anomala* ssp. *petiolaris*



Bridal Veil Astilbe- *Astilbe arendsii* 'Bridal Veil'



Japanese Spurge- *Pachysandra terminalis*



Red Cascade Mountain Ash- *Sorbus americana* 'Dwarfcrowne'



Red Dogwood- *Cornus sericea*



Eddie's White Wonder Dogwood- *Cornus nuttallii* 'Eddie's White Wonder'



White Rockrose- *Cistus corbariensis*

### East Beds and Rain Garden Planter:



River Birch- *Betula nigra*



Douglas Iris & Goat's Beard



Goat's Beard- *Aruncus dioicus*



Douglas Iris- *Iris douglasiana*

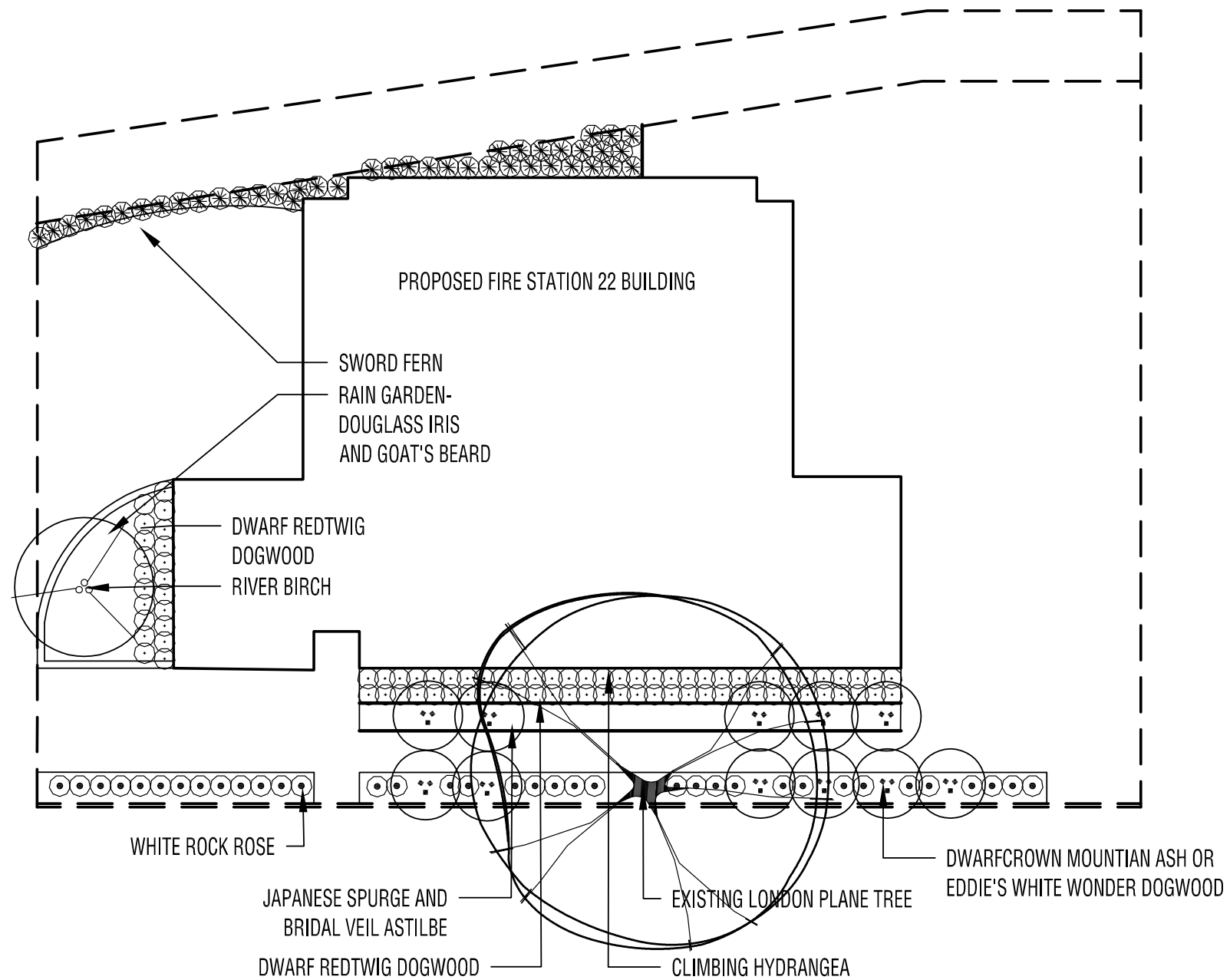


Swordfern- *Polystichum munitum*

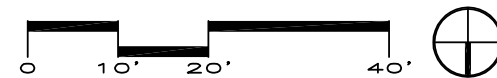


# LANDSCAPE DESIGN

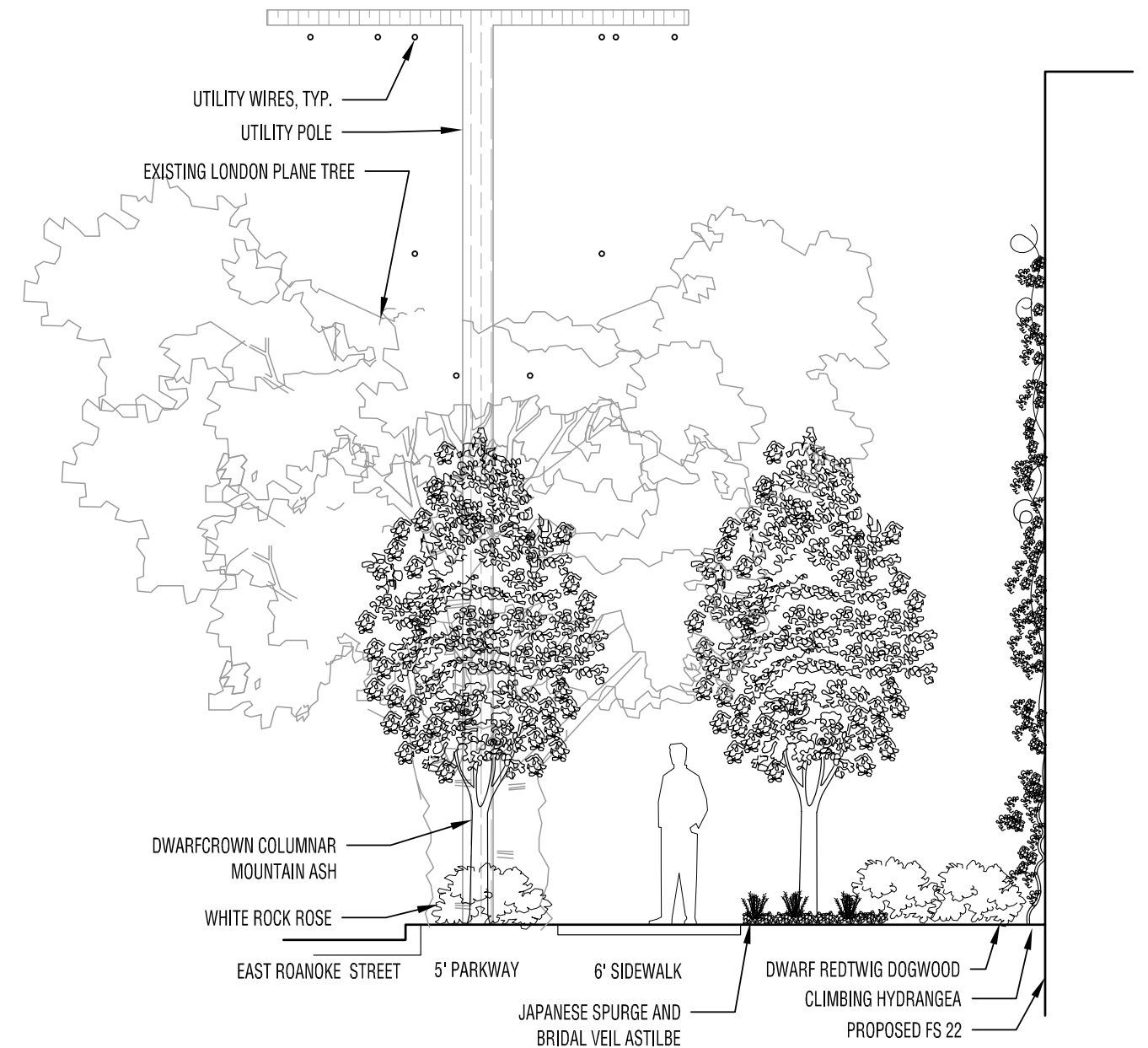
## OPTION 1: WITH LONDON PLANE TREE



PLAN



ELEVATION



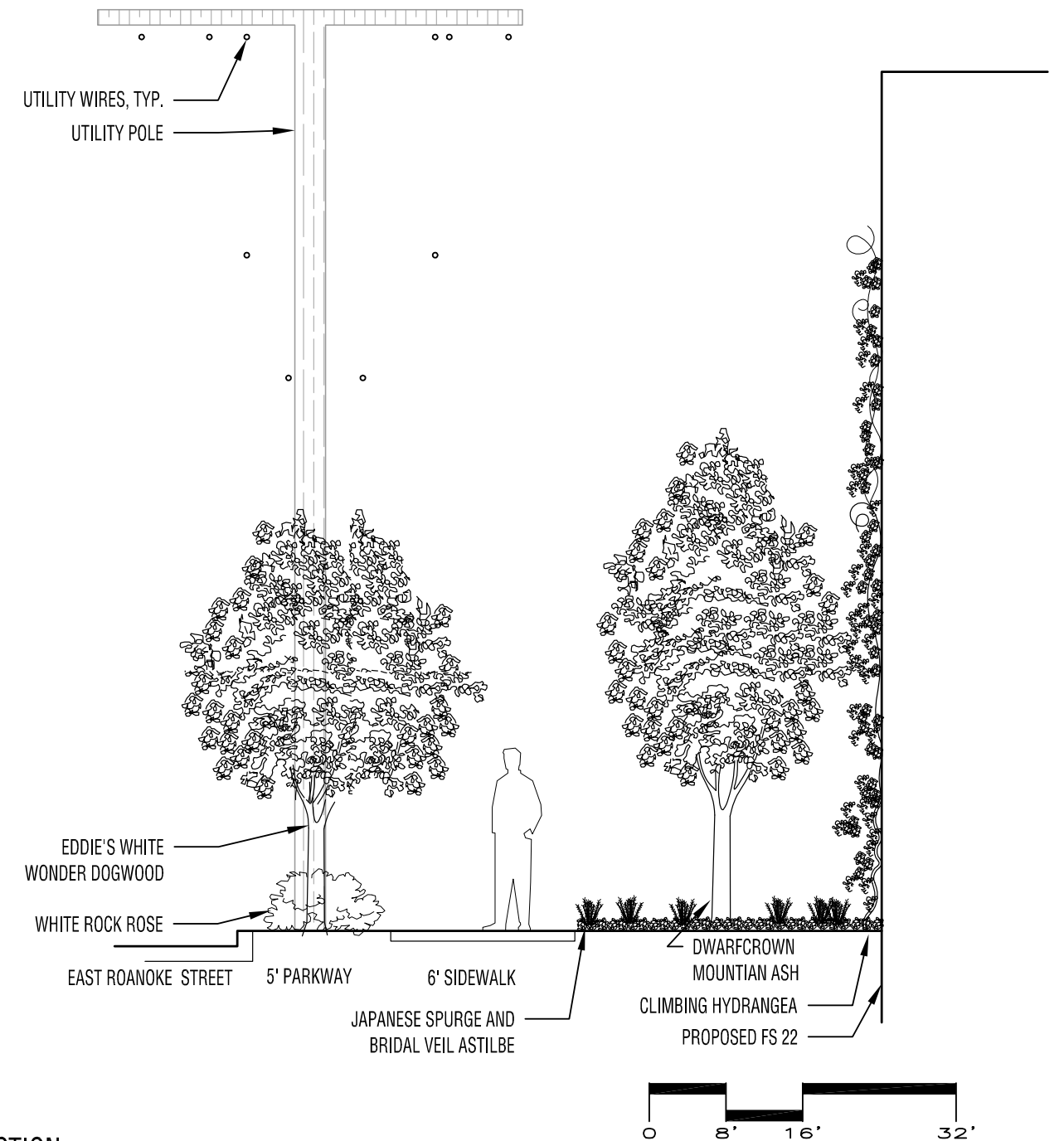
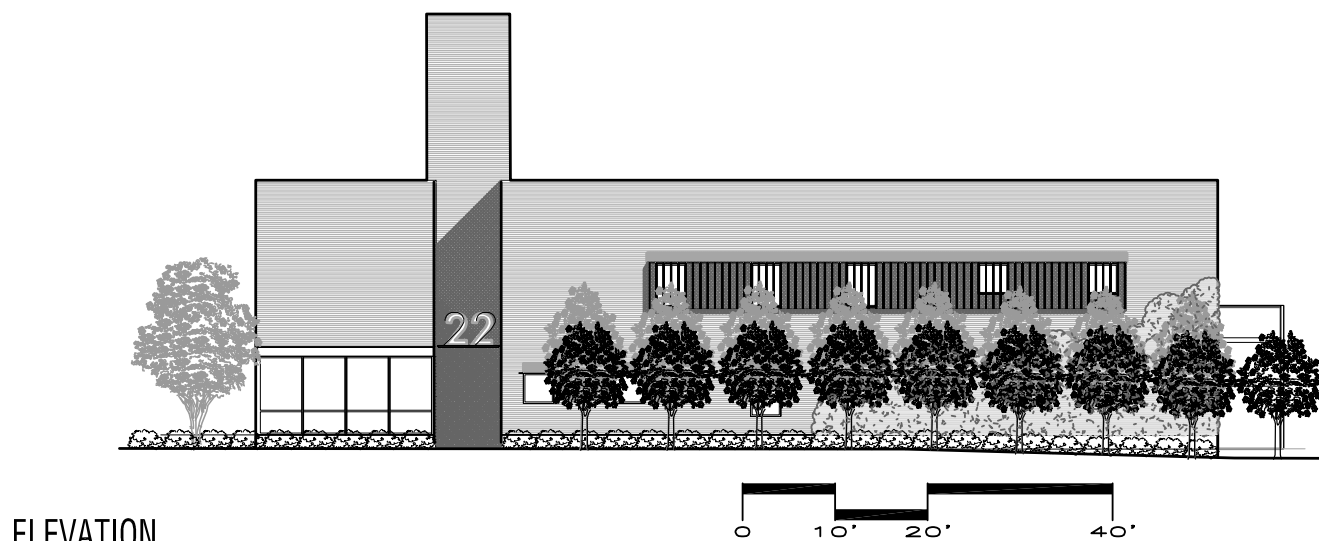
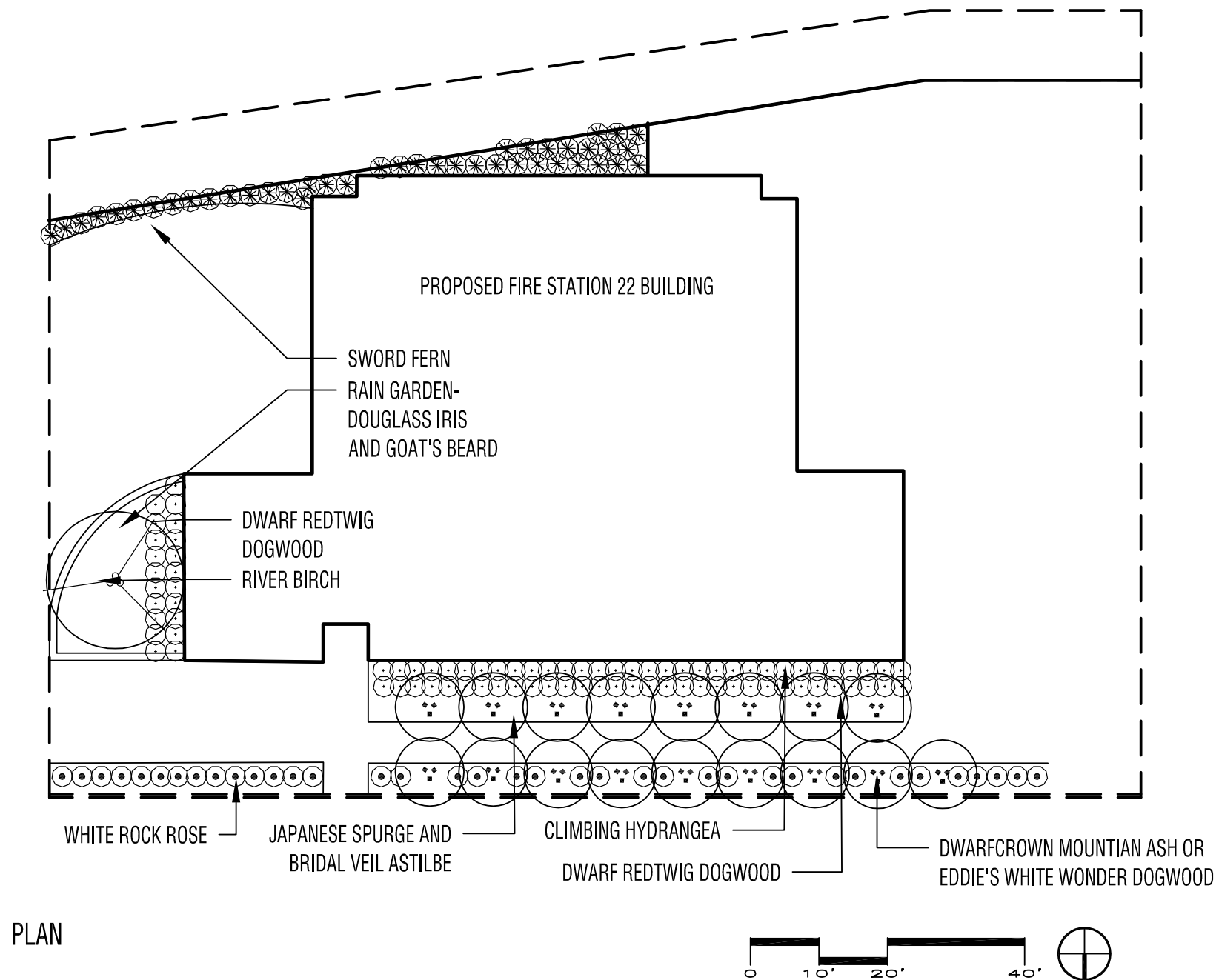
SECTION





# LANDSCAPE DESIGN

## OPTION 2: LONDON PLANE TREE REMOVED







SIENNA IRONSPOT BRICK



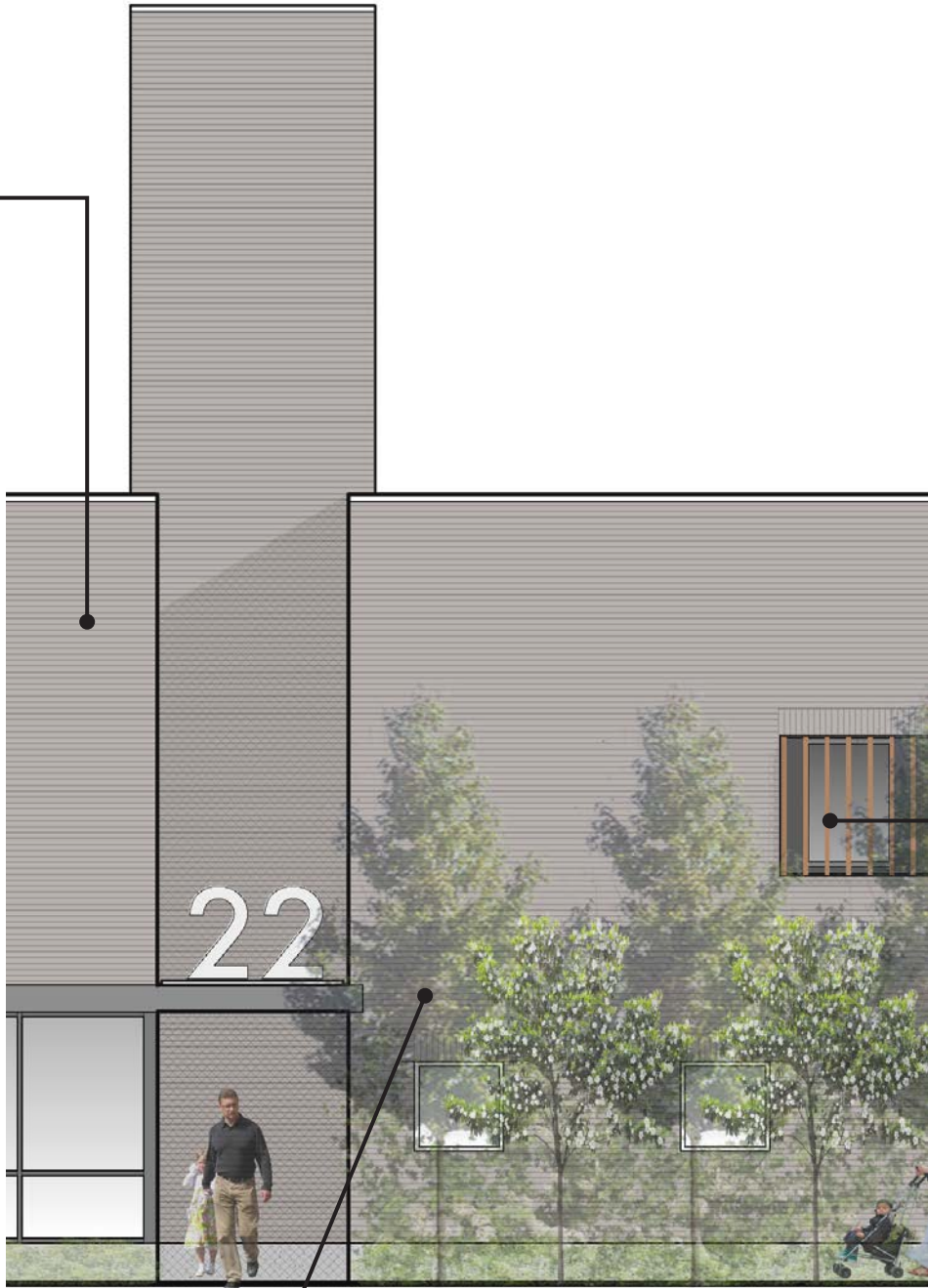
CLIMBING HYDRANGEA



EDDIE'S WHITE WONDER

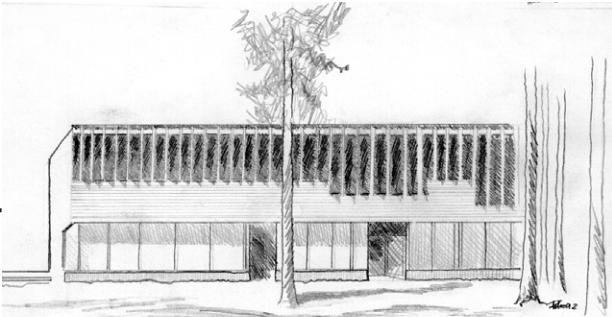


RED CASCADE MOUNTAIN ASH



# MATERIALITY

ROANOKE ST ELEVATION (NORTH)



Hotel de ville (Town Hall) Saynatsalo, Finland by Alvar Aalto.



Wood slat precedent image.



Clyfford Still Museum, Denver by Allied Works.



SUN SHADING DIAGRAMS

March 20, Spring Equinox



9AM

June 21, Summer Solstice



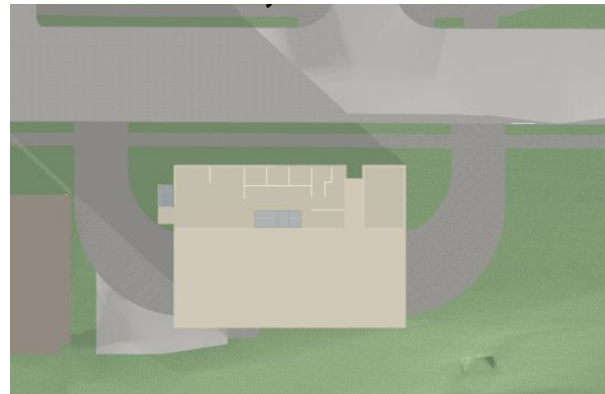
9AM

September 22, Autumn Equinox

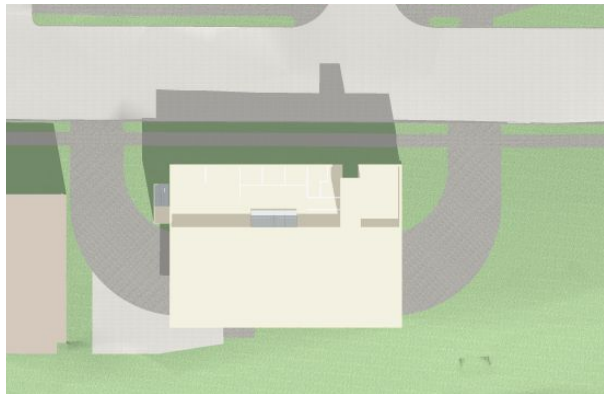


9AM

December 21, Winter Solstice



9AM



12PM



12PM



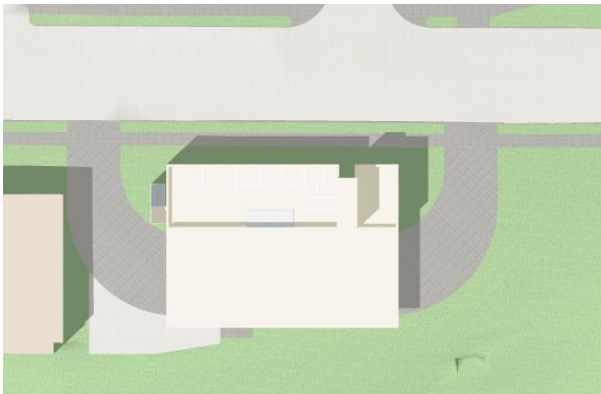
12PM



12PM



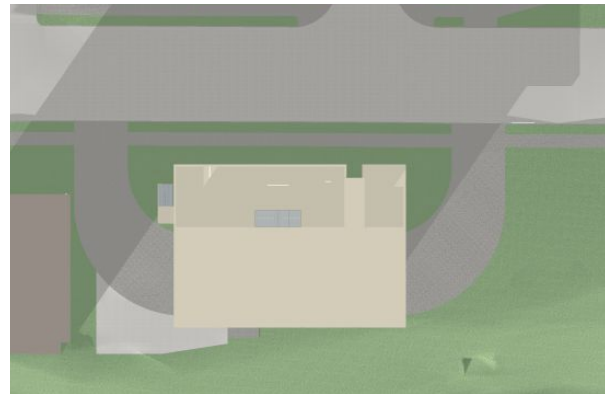
3PM



3PM



3PM

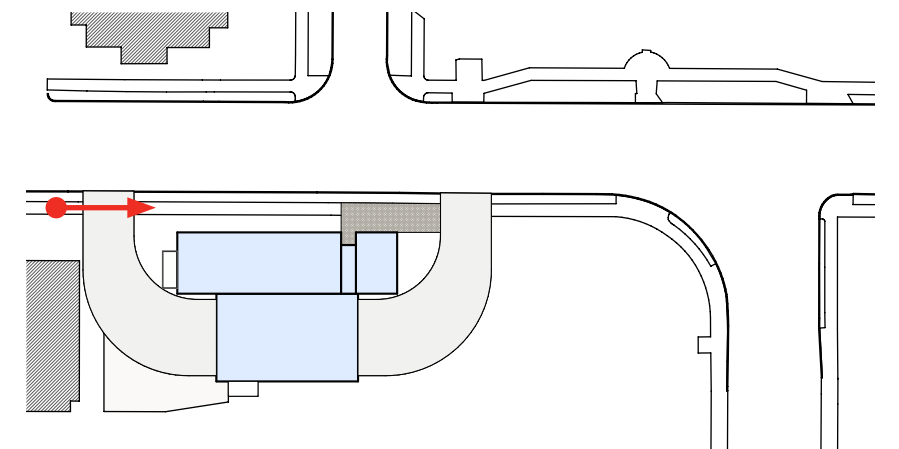


3PM



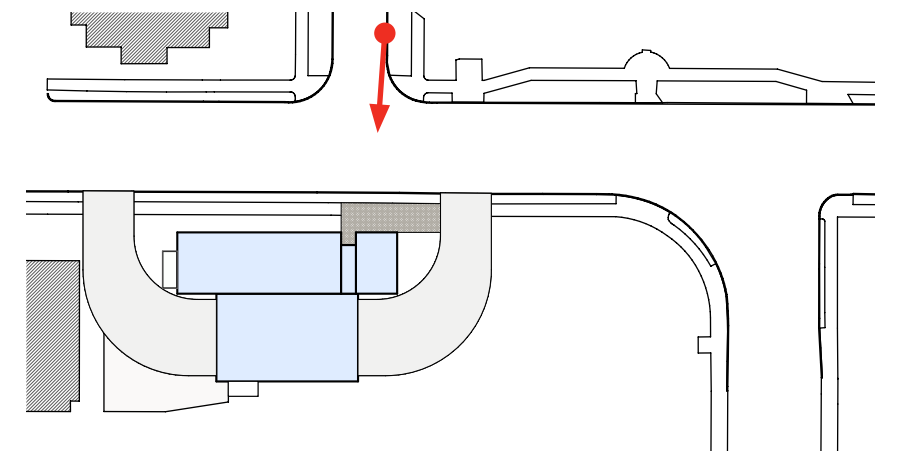


**VIEW LOOKING EAST  
FROM E ROANOKE ST**



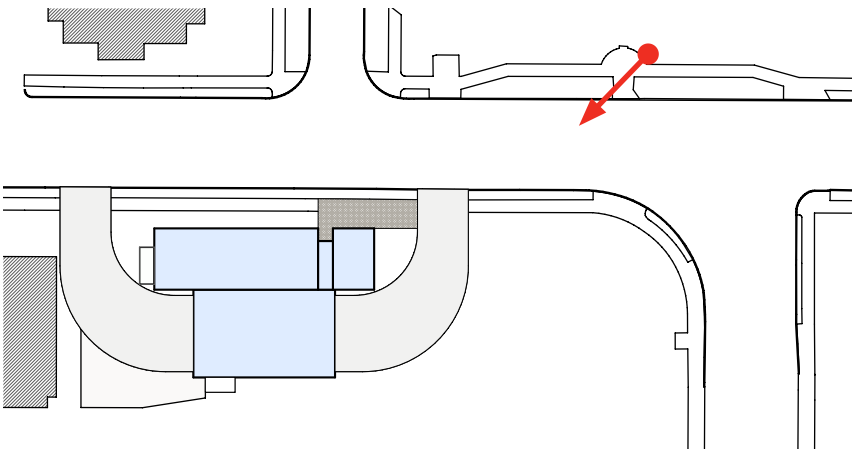


**VIEW LOOKING SOUTH  
FROM BROADWAY E**



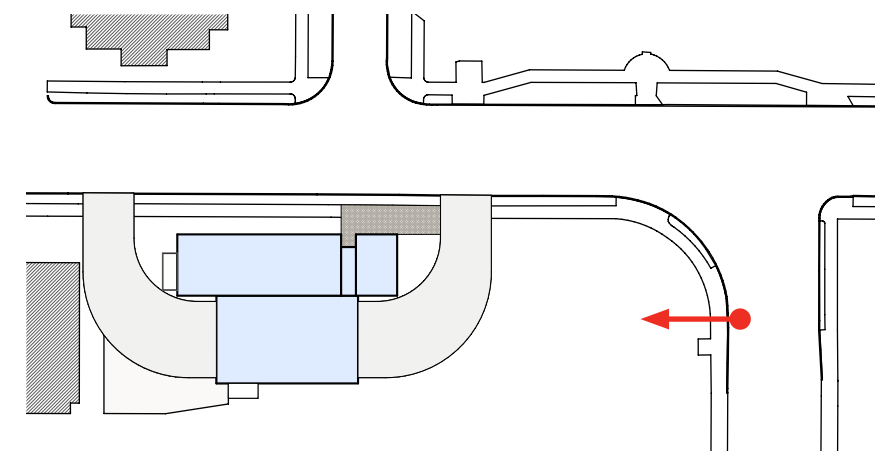


**VIEW LOOKING SOUTHWEST  
FROM ROANOKE AND 10TH AVE**





**VIEW LOOKING WEST  
FROM 10TH AVE**





## VIEW FROM 10TH AVE BRIDGE

