

SEATTLE FIRE STATION 22

Seattle Design Commission Presentation 2 • 60% Review • January 15, 2015

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



COMMUNITY OPEN HOUSE

SATURDAY, JANUARY 10, 2015



GREEN SPACE DIAGRAM

WITHOUT SR-520 LID



**GREEN SPACE
DIAGRAM**
WITH SR-520 LID



SITE CONTEXT

Broadway E looking south.



Looking southwest along E. Roanoke St.



Looking southeast along E. Roanoke St.



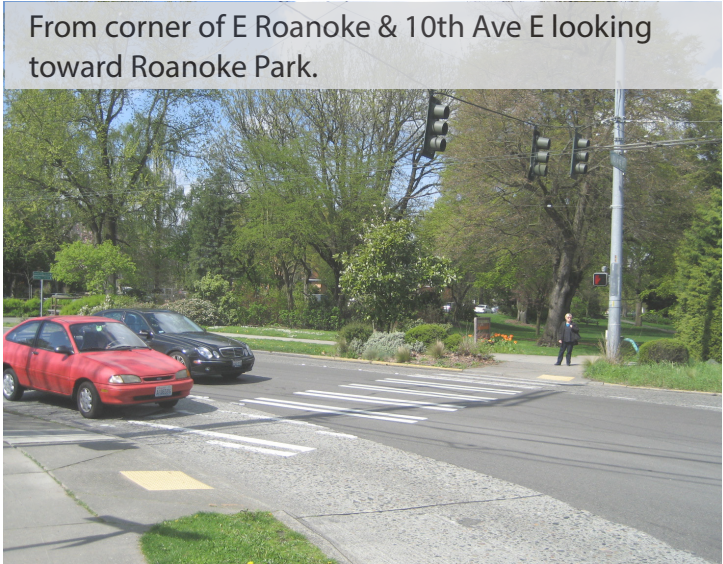
Looking east at sidewalk along E. Roanoke St.



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.

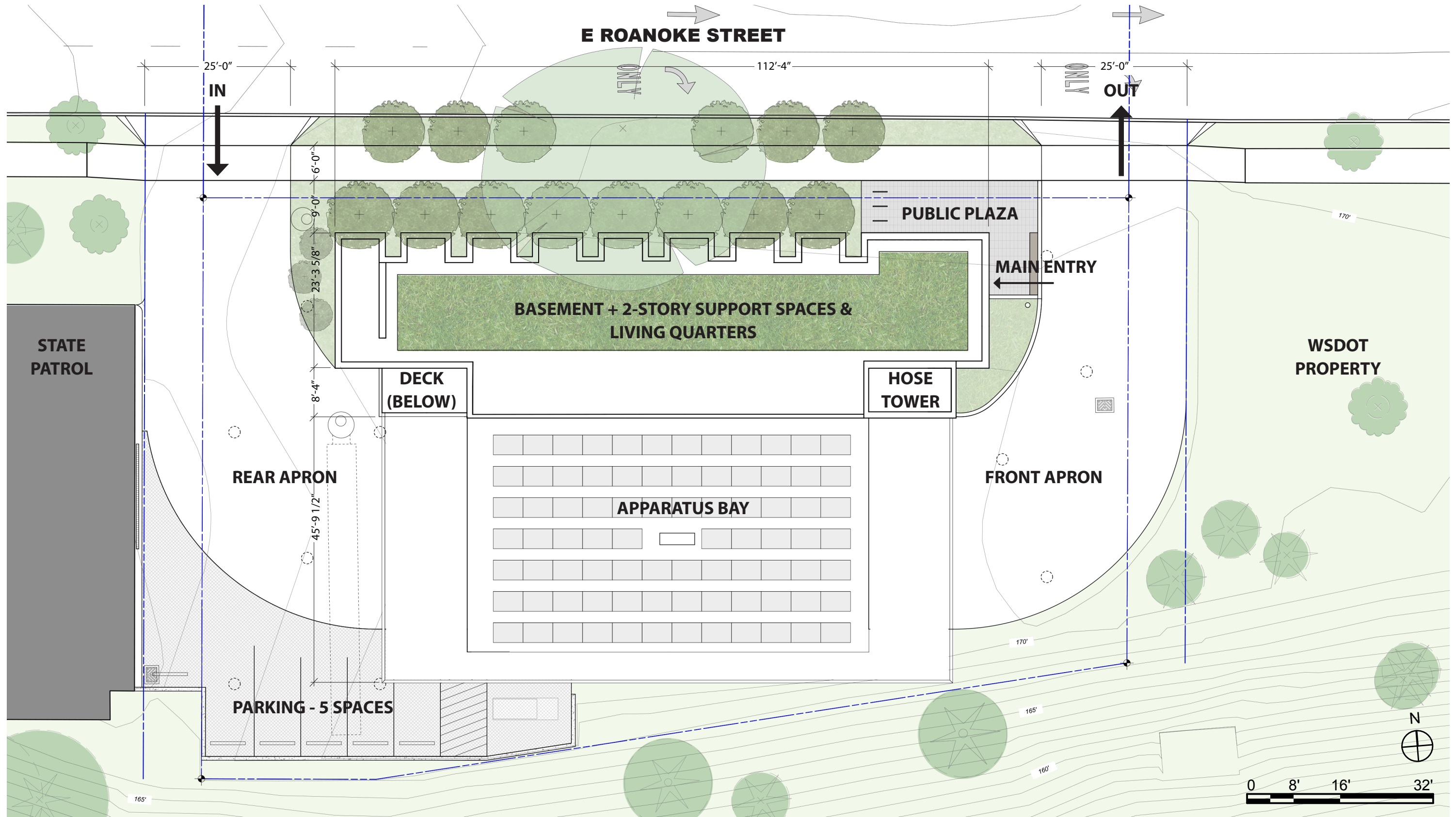
Image credit: WSDOT Seattle Community Design Process Final Report, July 2012.

CONCEPTUAL NEIGHBORHOOD CONTEXT
& SITE ACTIVITY DIAGRAM

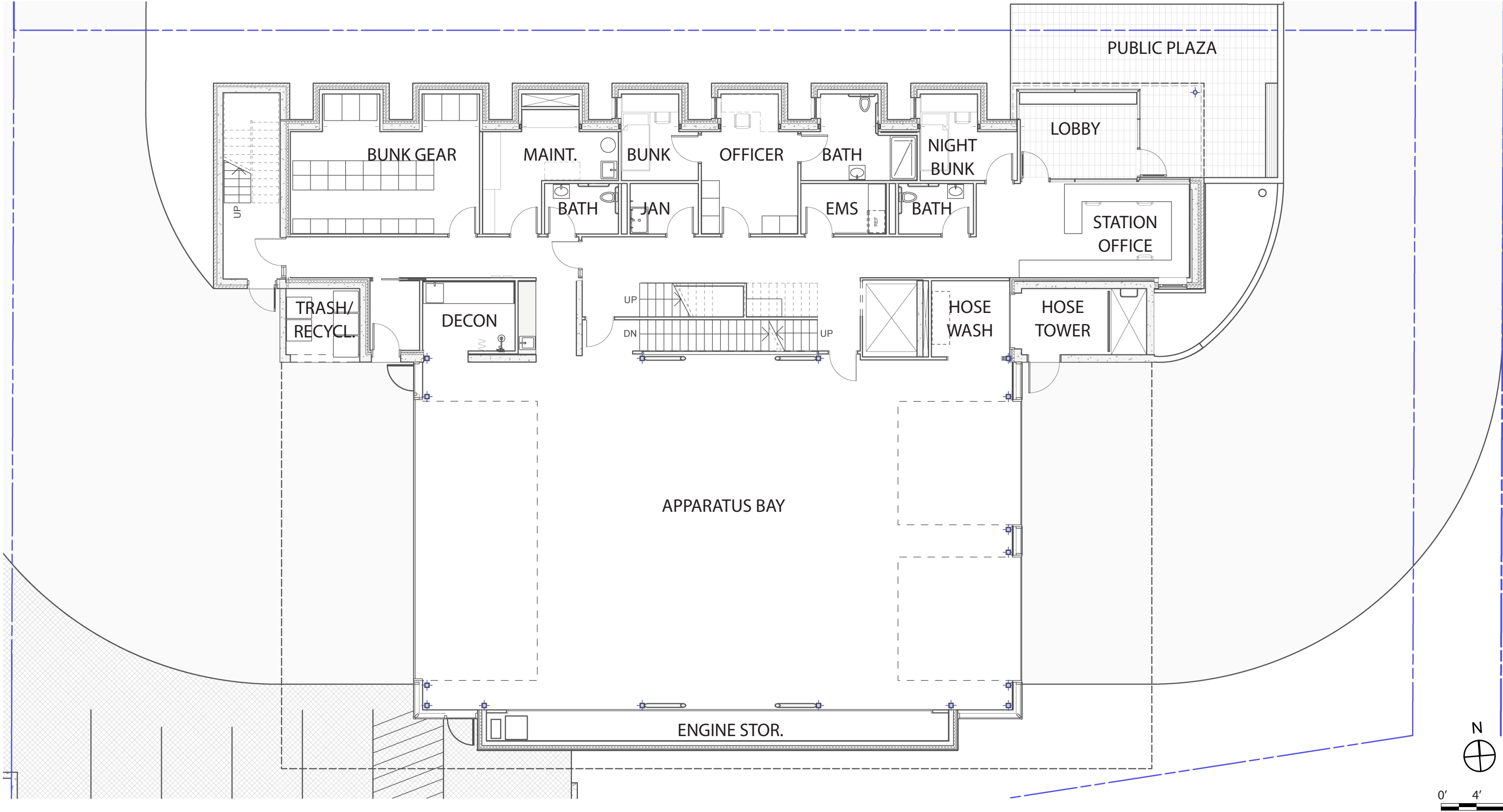


SITE PLAN

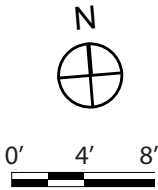
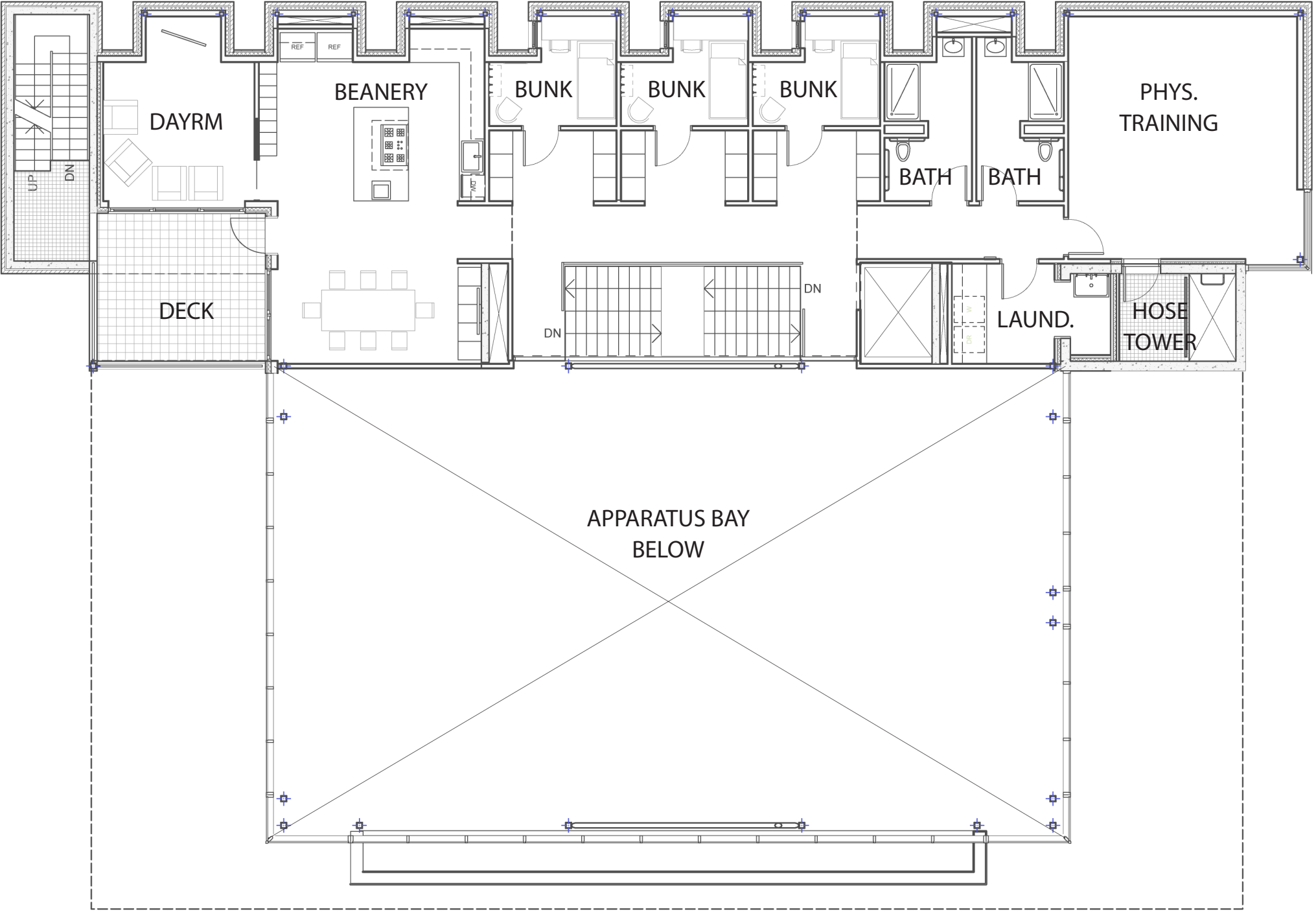
SITE AREA = 14,625 SQ.FT



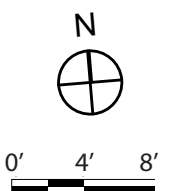
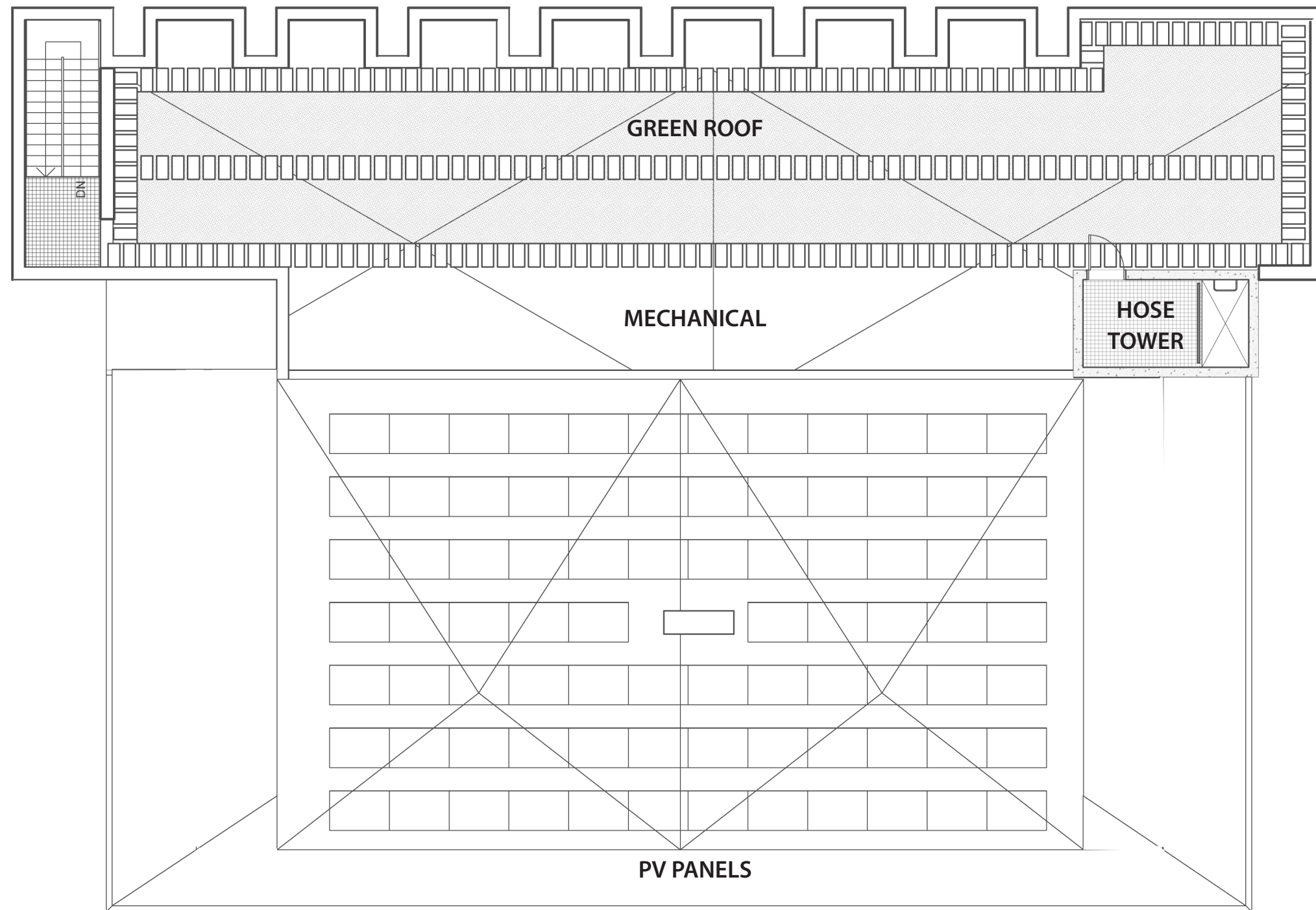
FIRST FLOOR PLAN



SECOND FLOOR PLAN

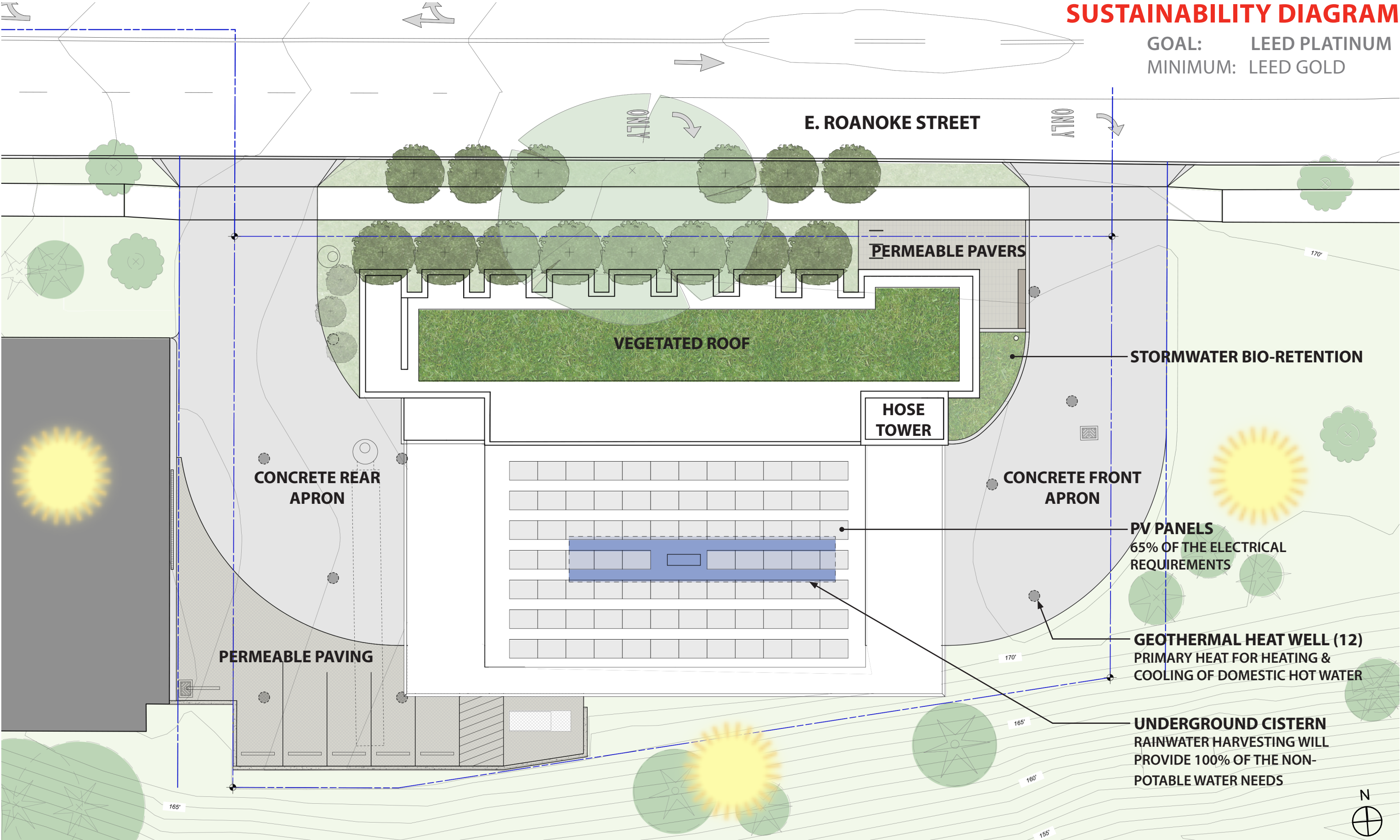


ROOF PLAN



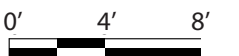
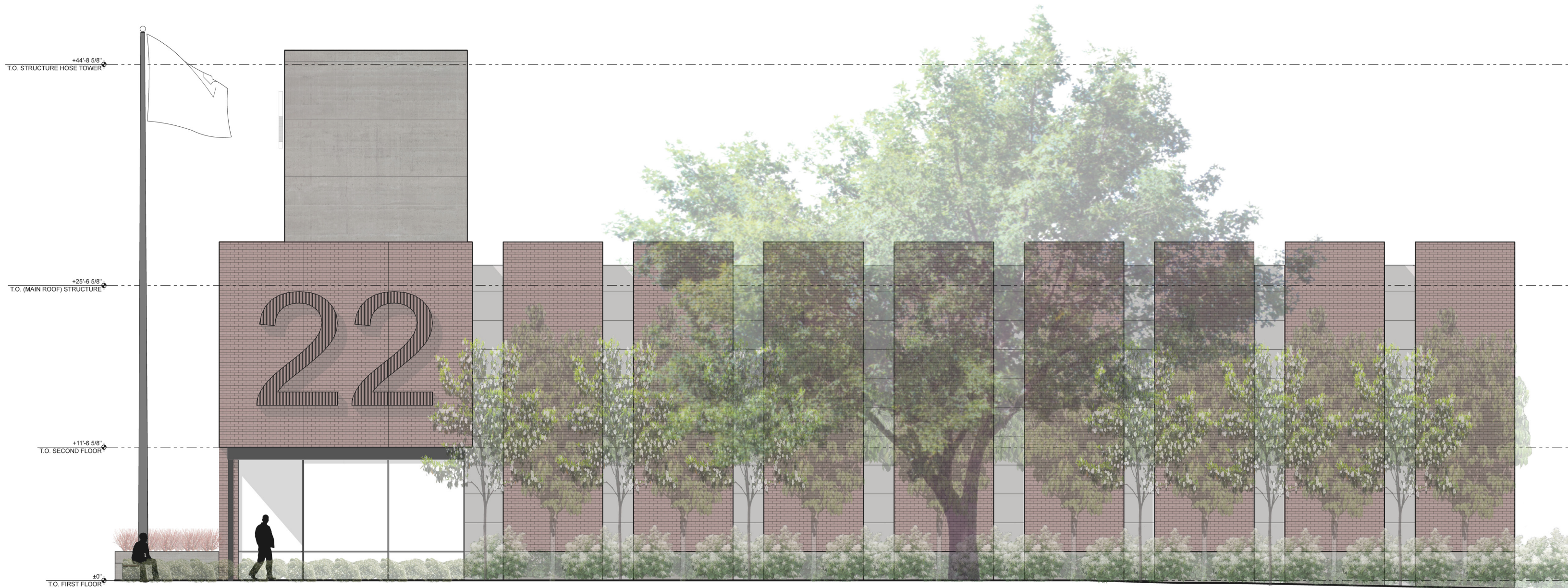
SUSTAINABILITY DIAGRAM

GOAL: LEED PLATINUM
MINIMUM: LEED GOLD

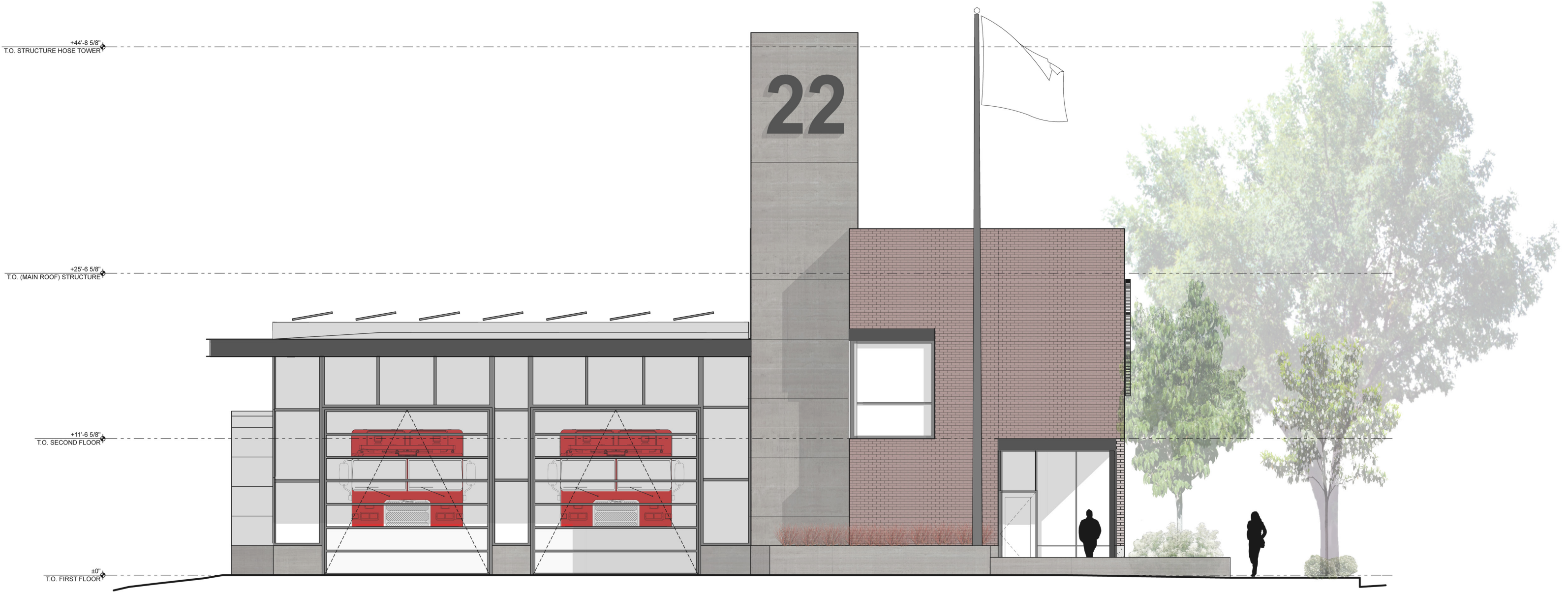


NORTH ELEVATION

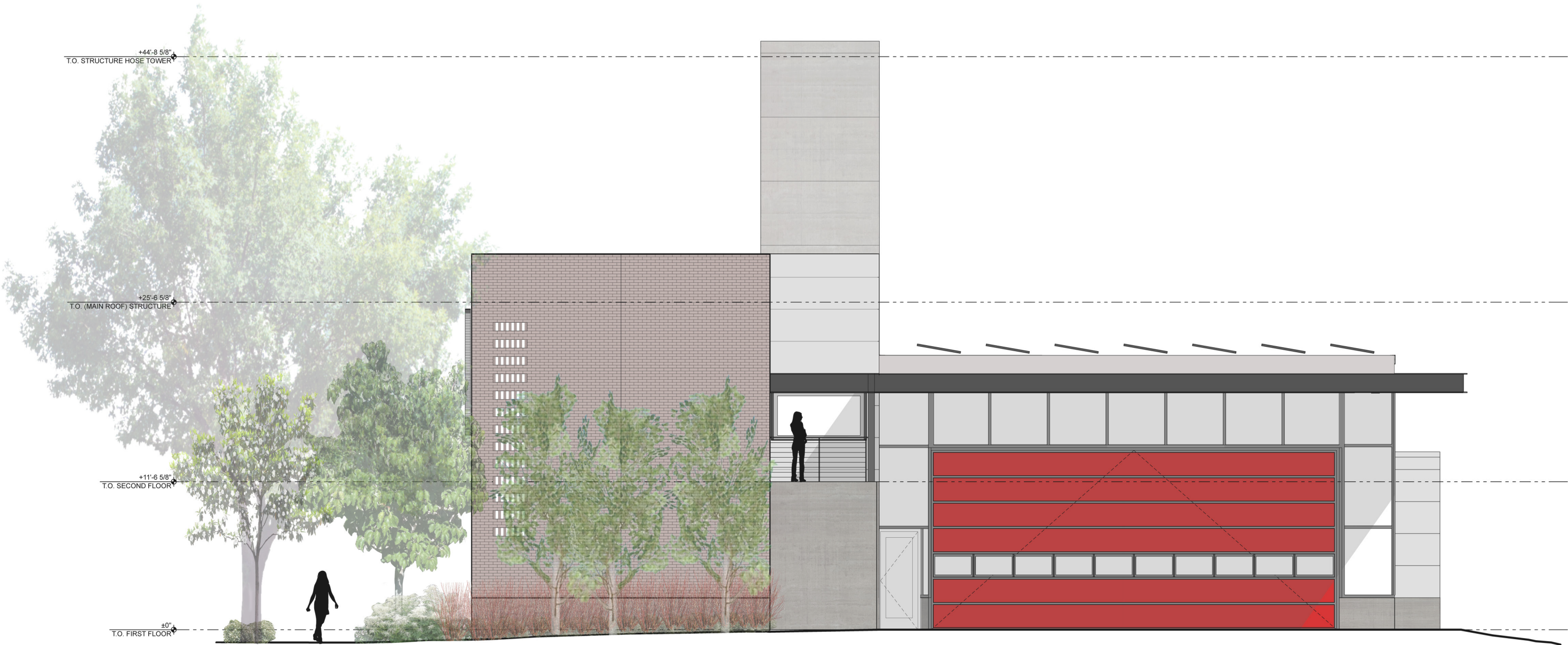
ROANOKE STREET



EAST ELEVATION
10TH AVENUE

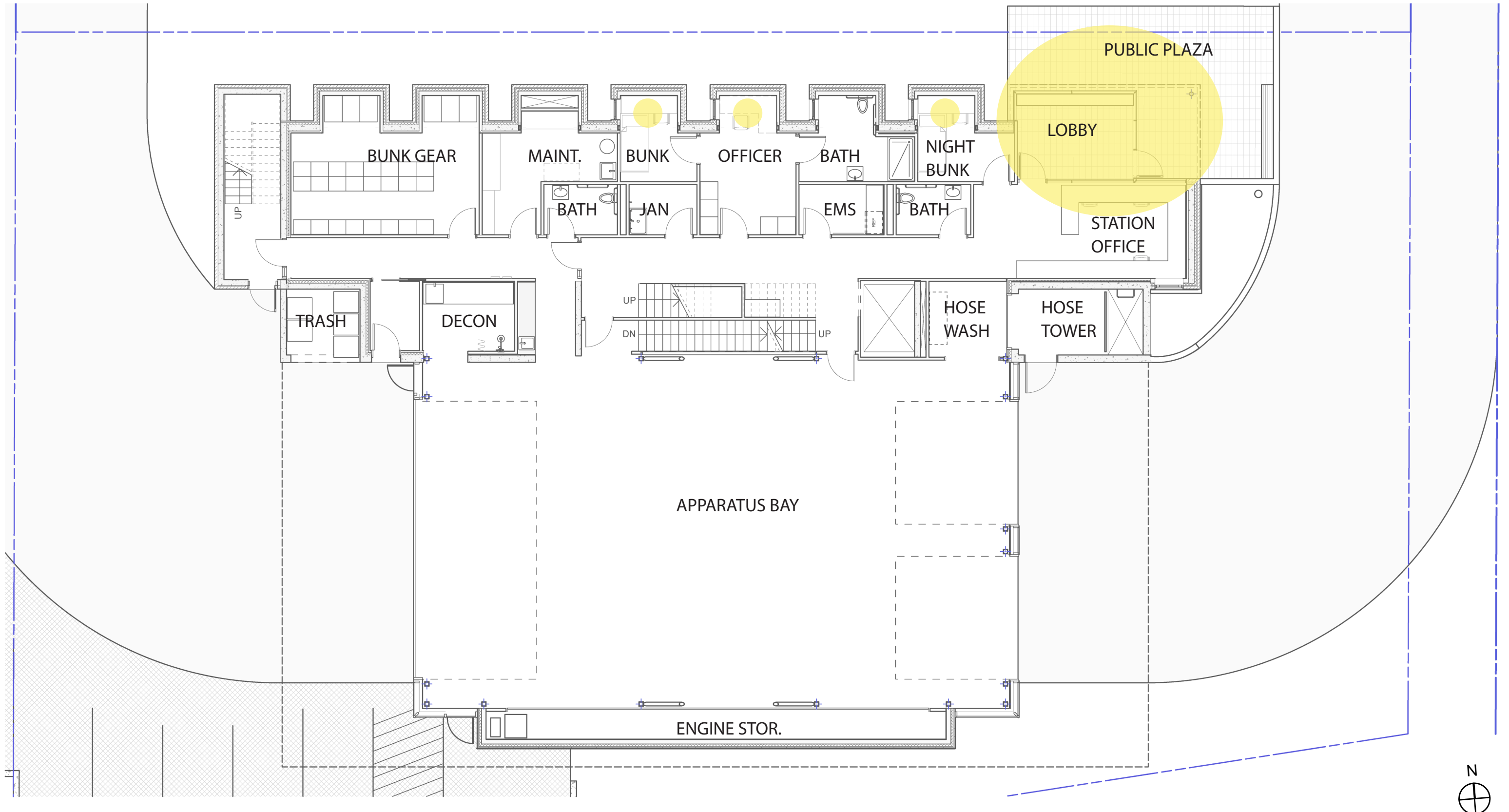


WEST ELEVATION



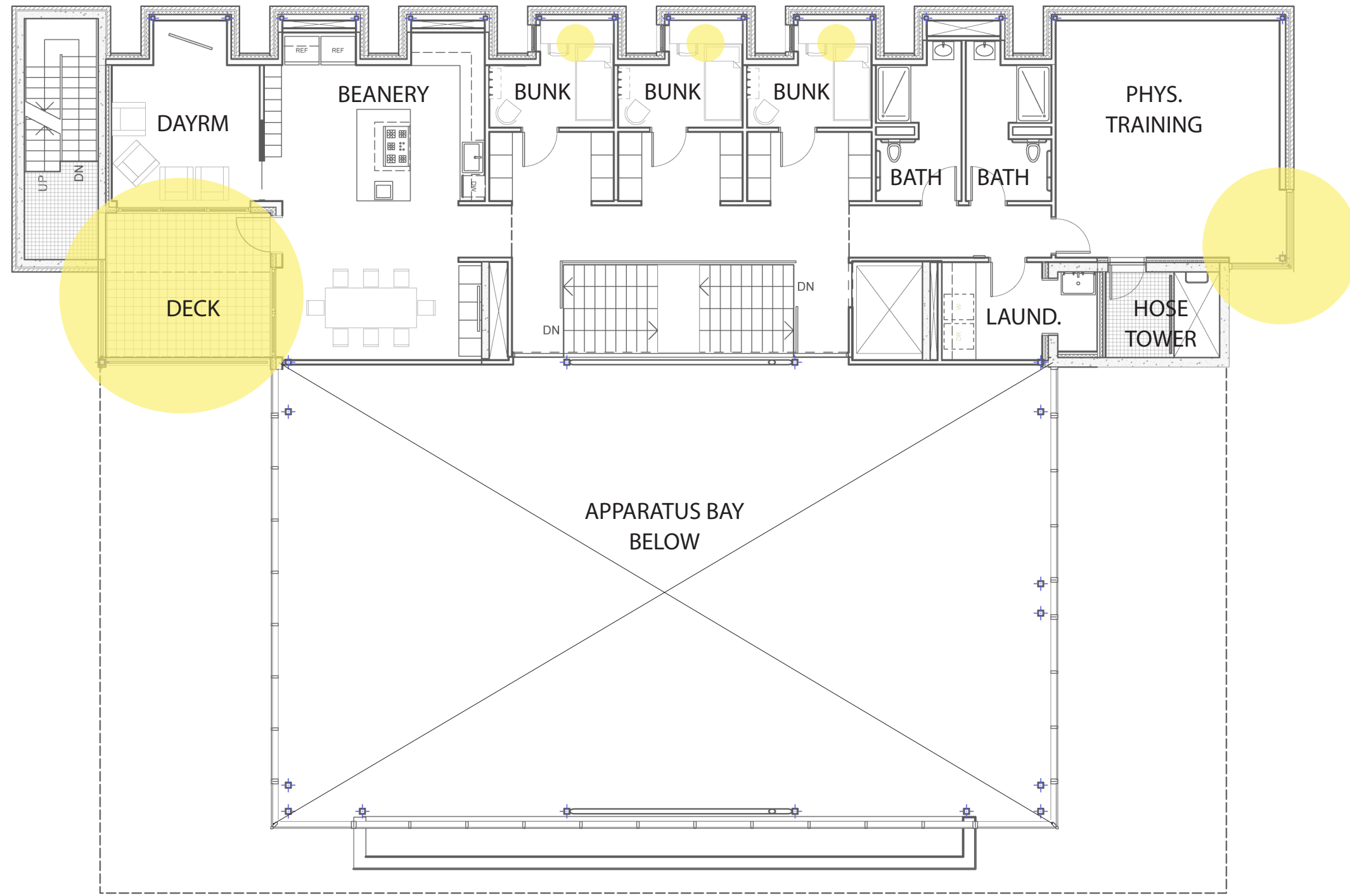
FIRST FLOOR PLAN

FENESTRATION REQUIREMENTS



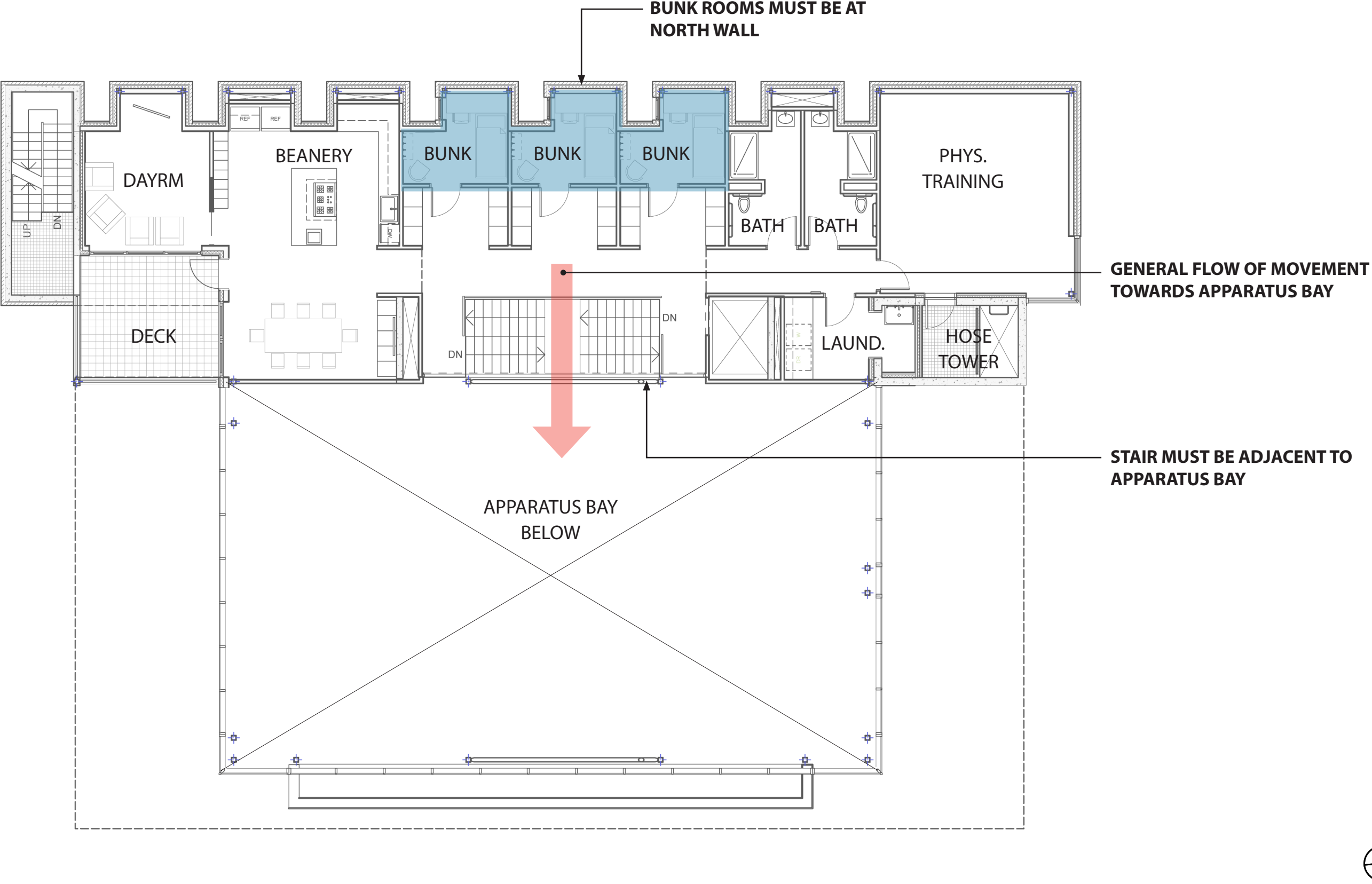
SECOND FLOOR PLAN

FENESTRATION REQUIREMENTS

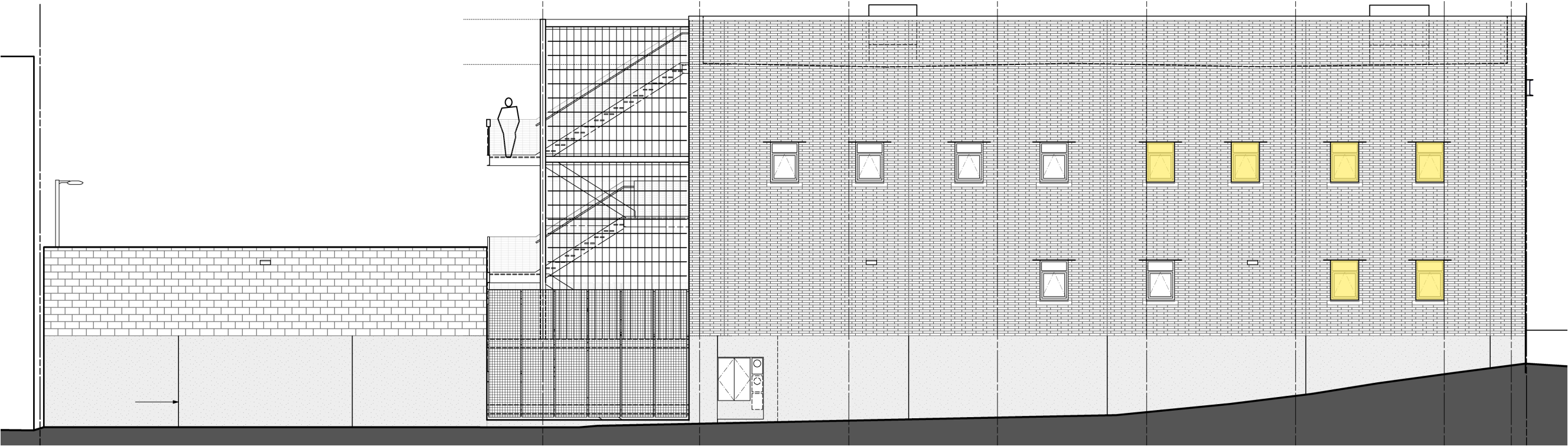


SECOND FLOOR PLAN

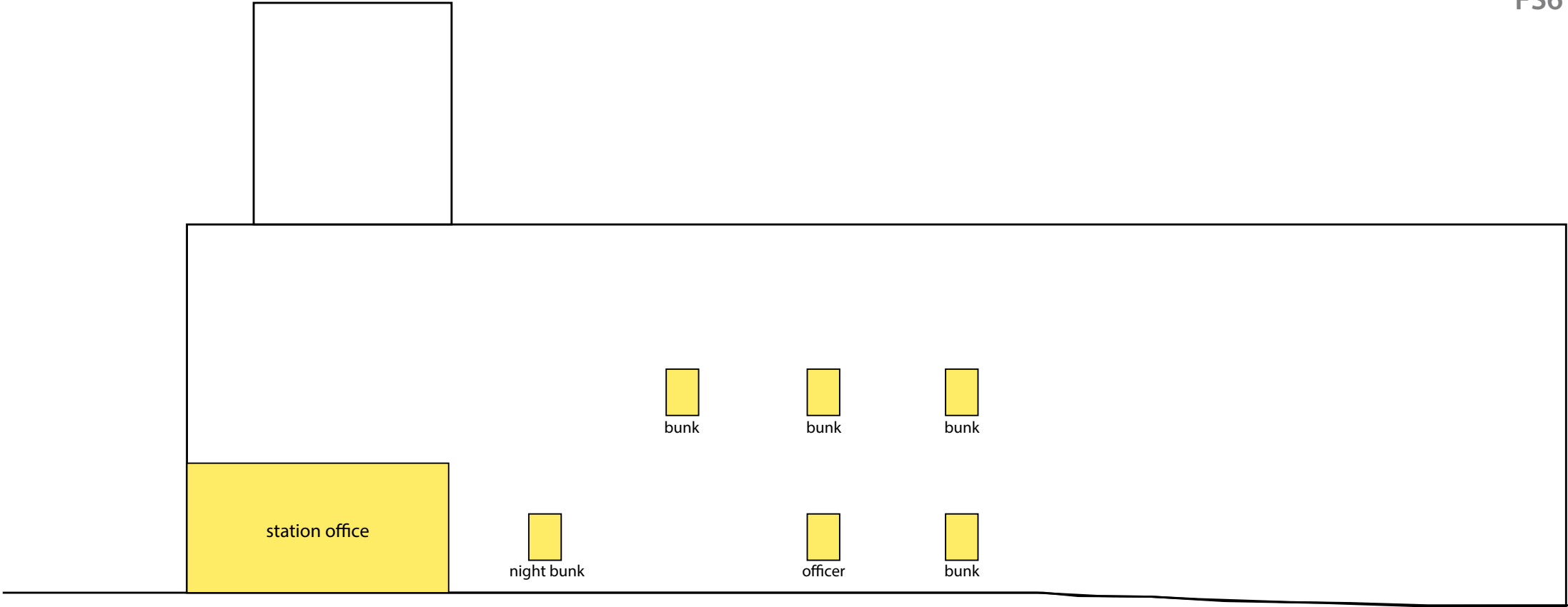
FLOOR PLAN REQUIREMENTS



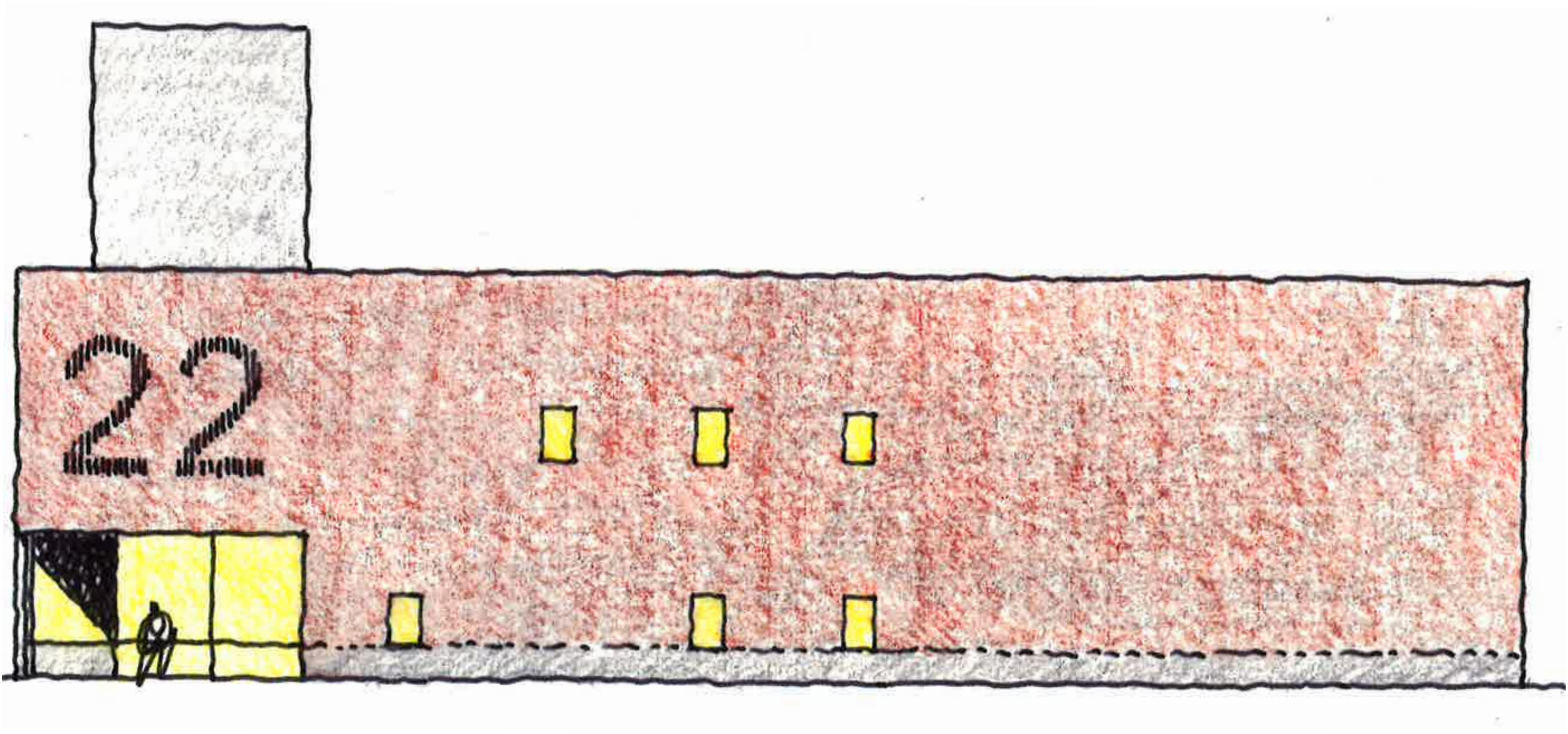
FENESTRATION REQUIREMENTS



FS6 SOUTH (ALLEY) ELEVATION

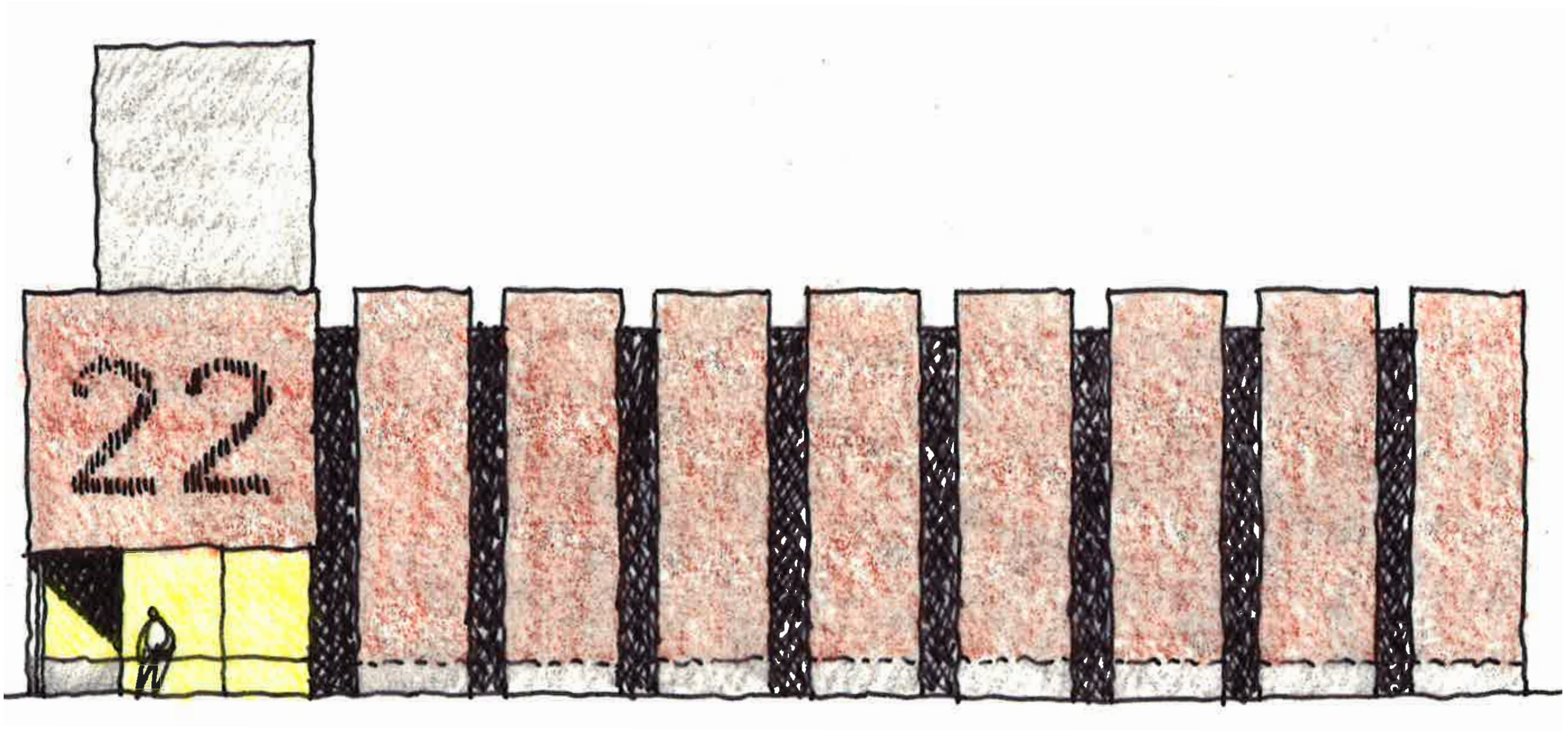


FS22 NORTH ELEVATION



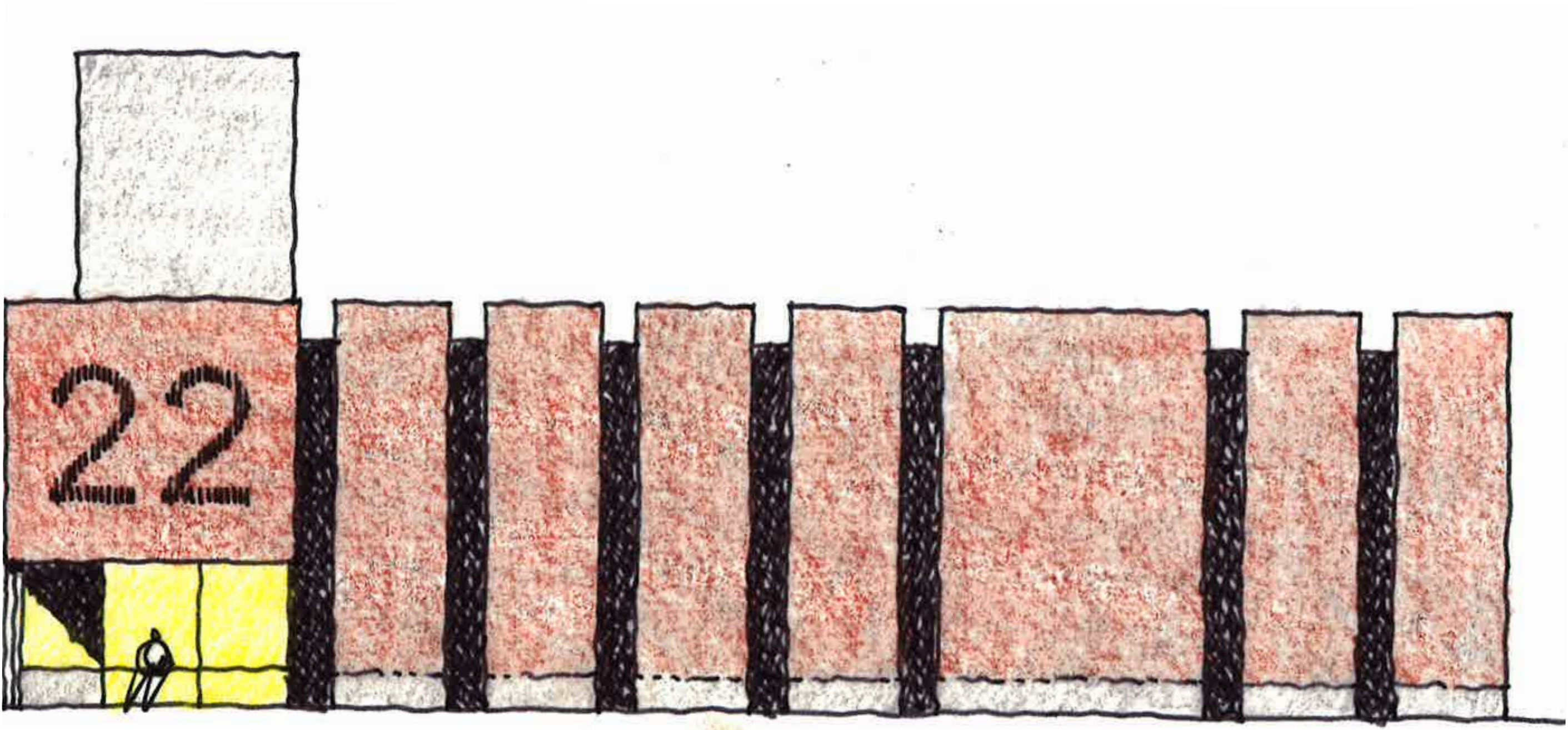
NORTH FACADE STUDY

AS DESIGNED



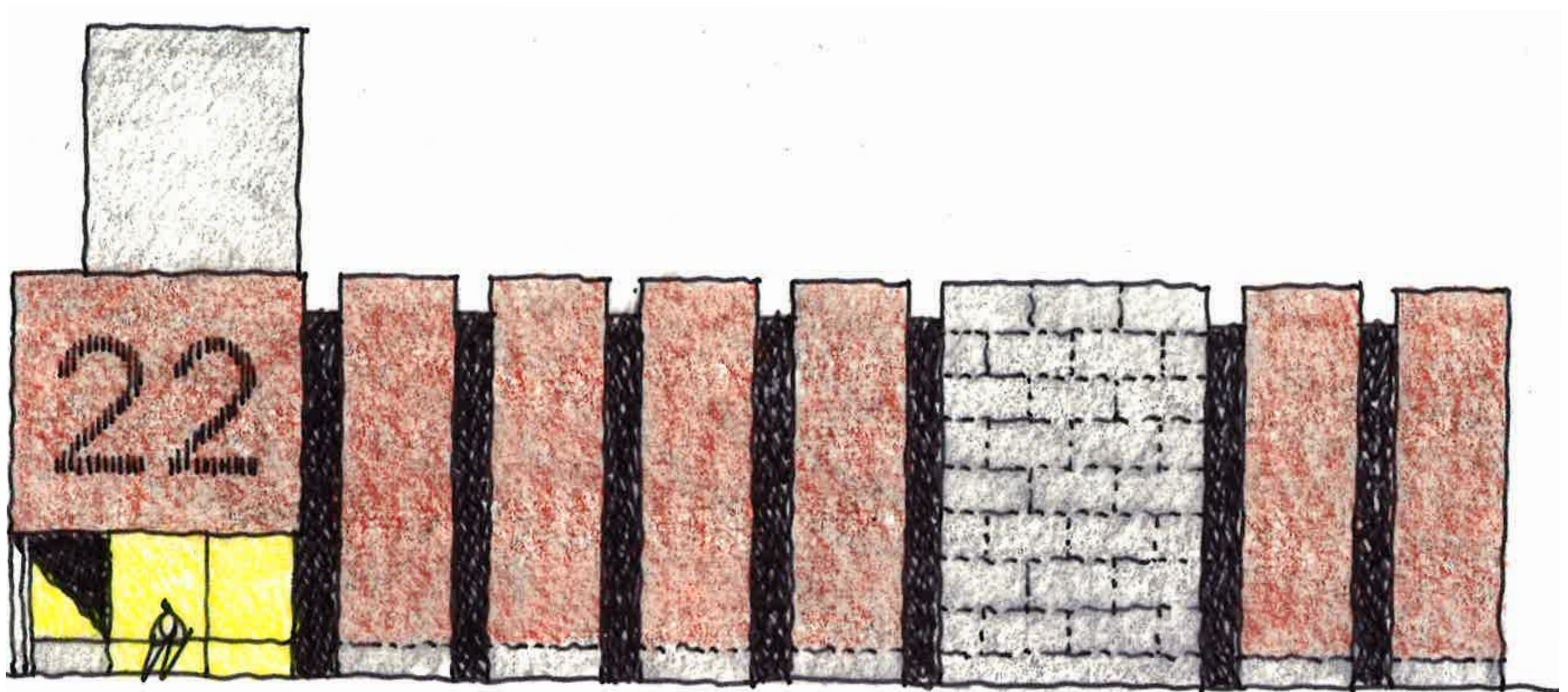
NORTH FACADE STUDY

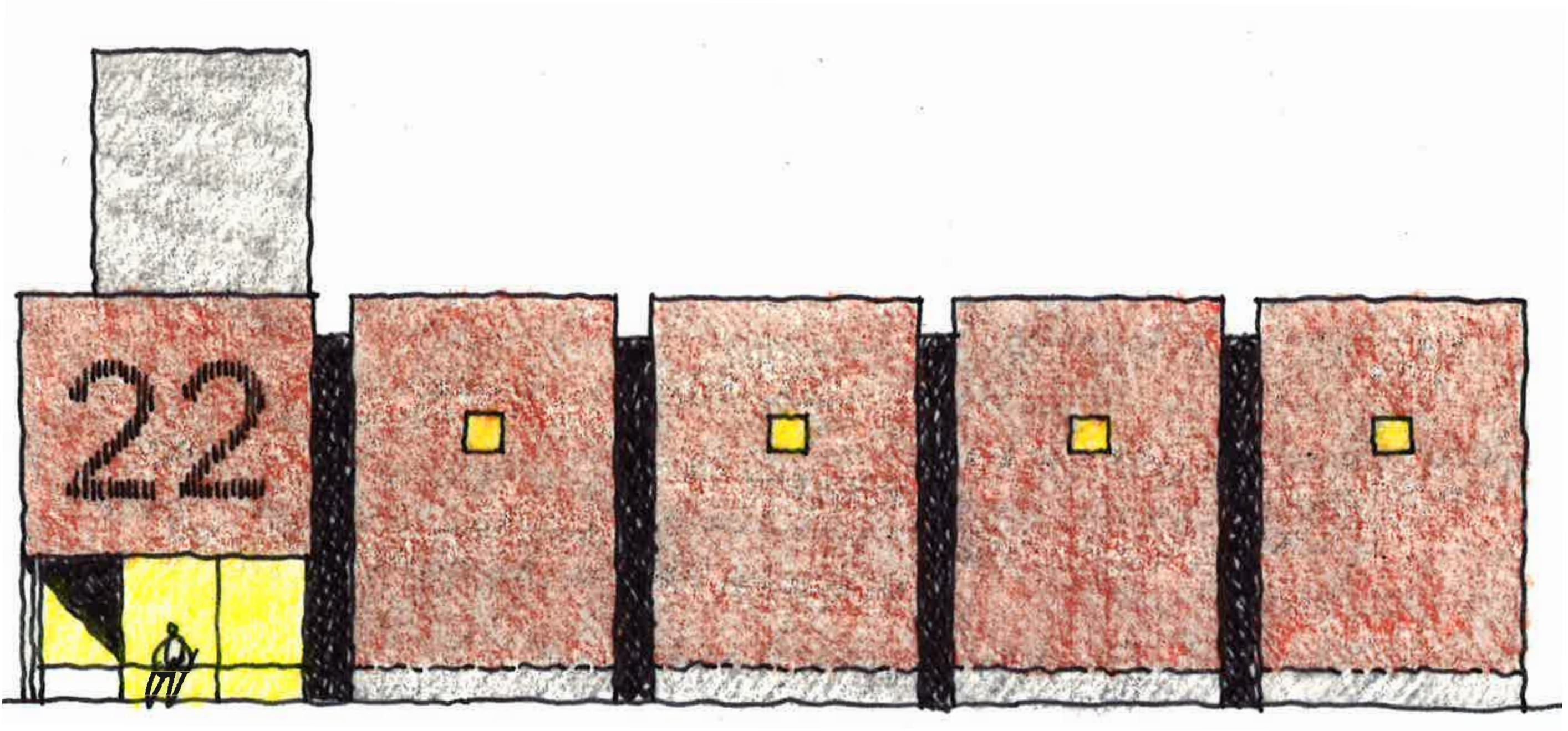
WIDENED BEANERY MODULE

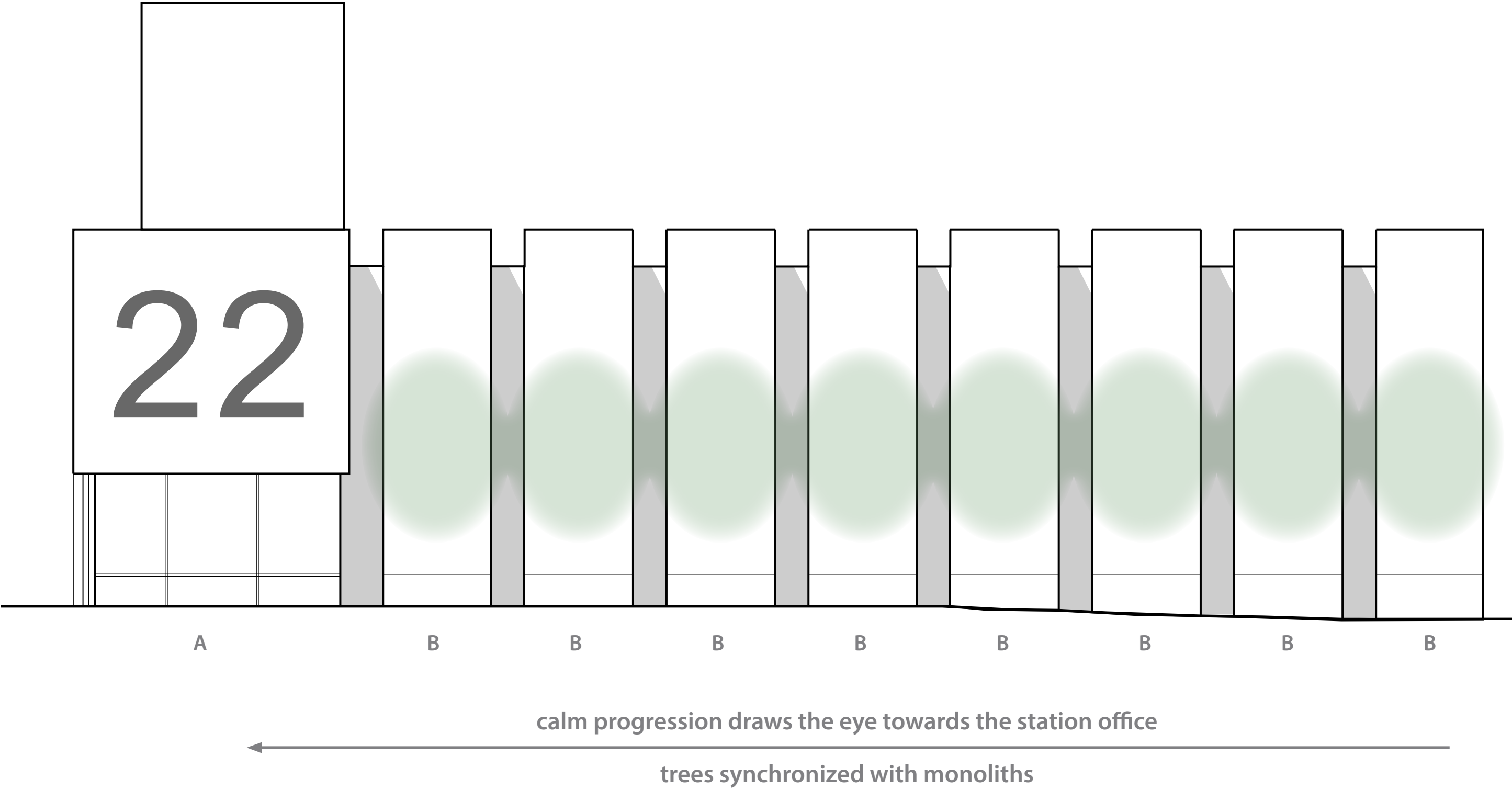


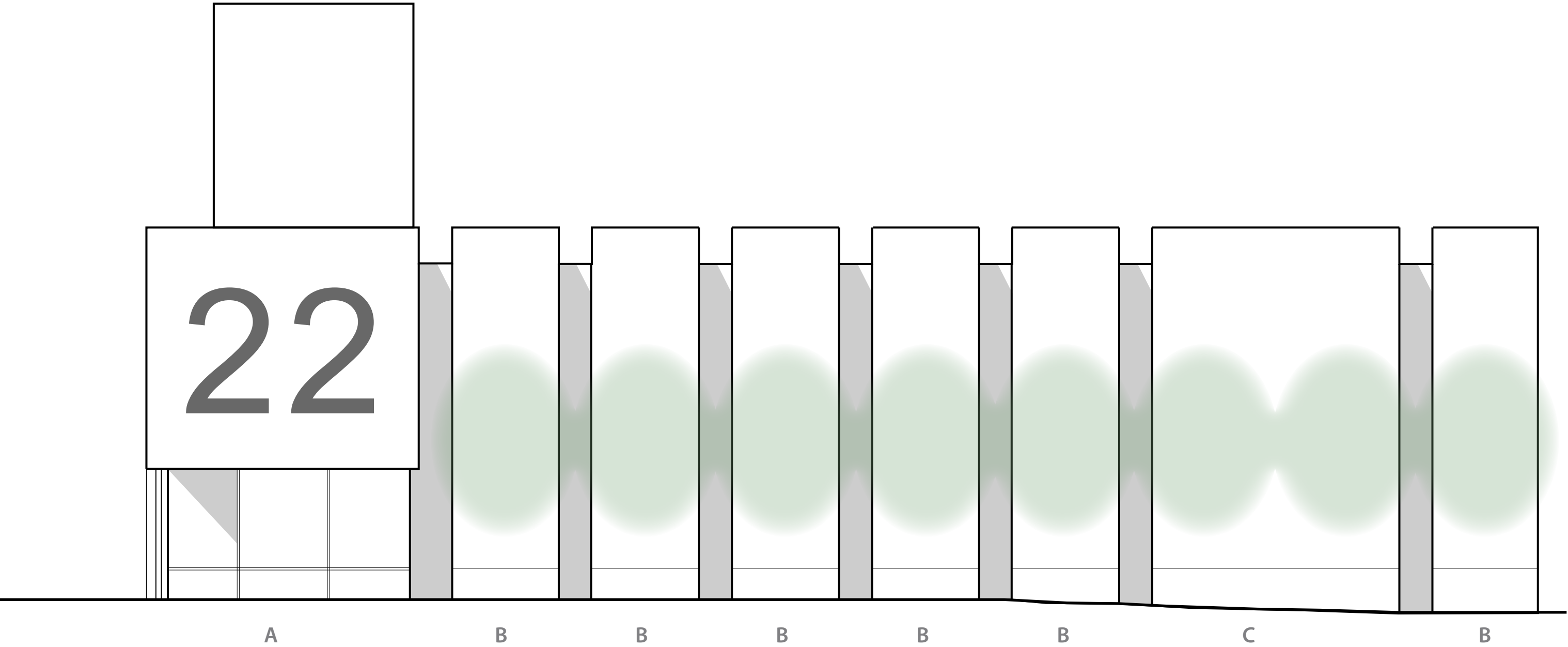
NORTH FACADE STUDY

WIDENED BEANERY MODULE
W/ CONTRASTING CLADDING

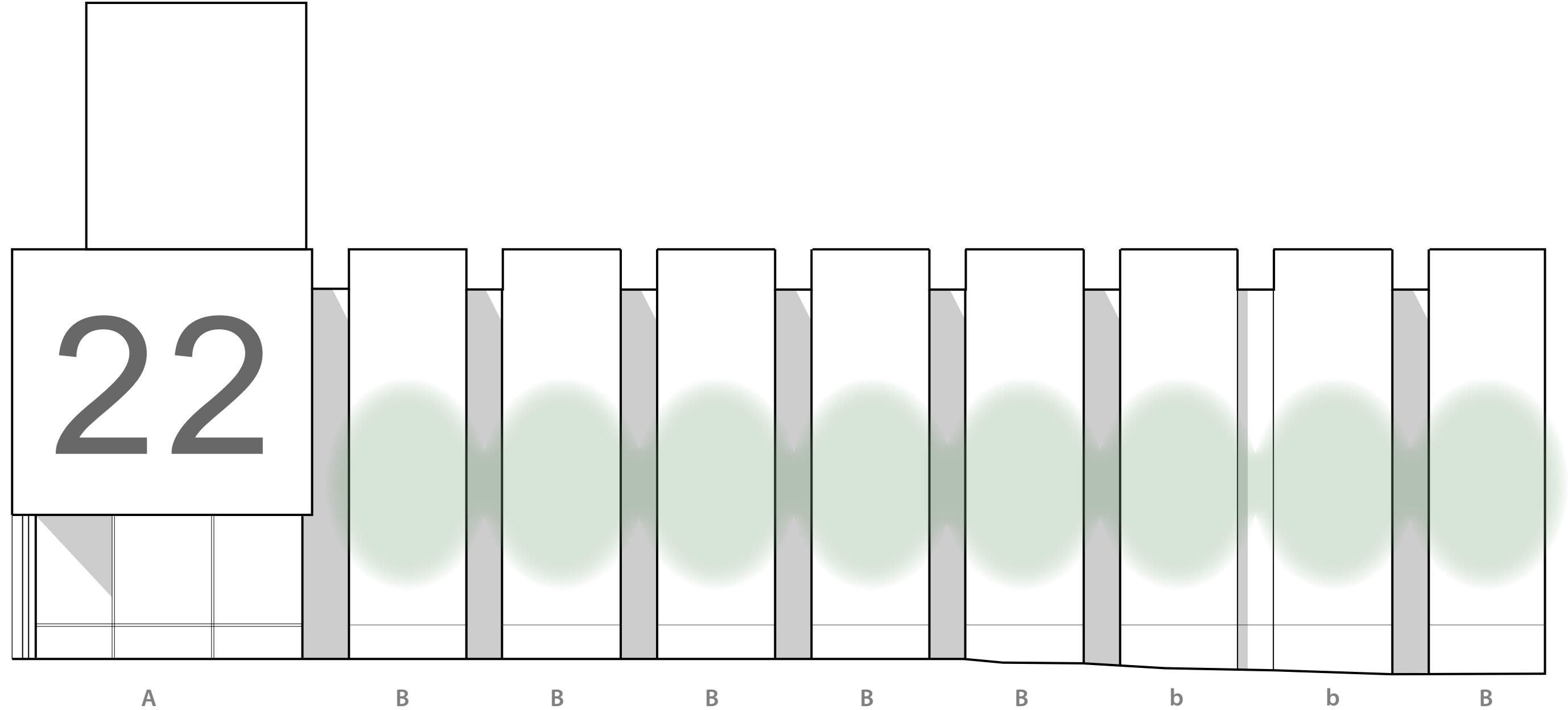




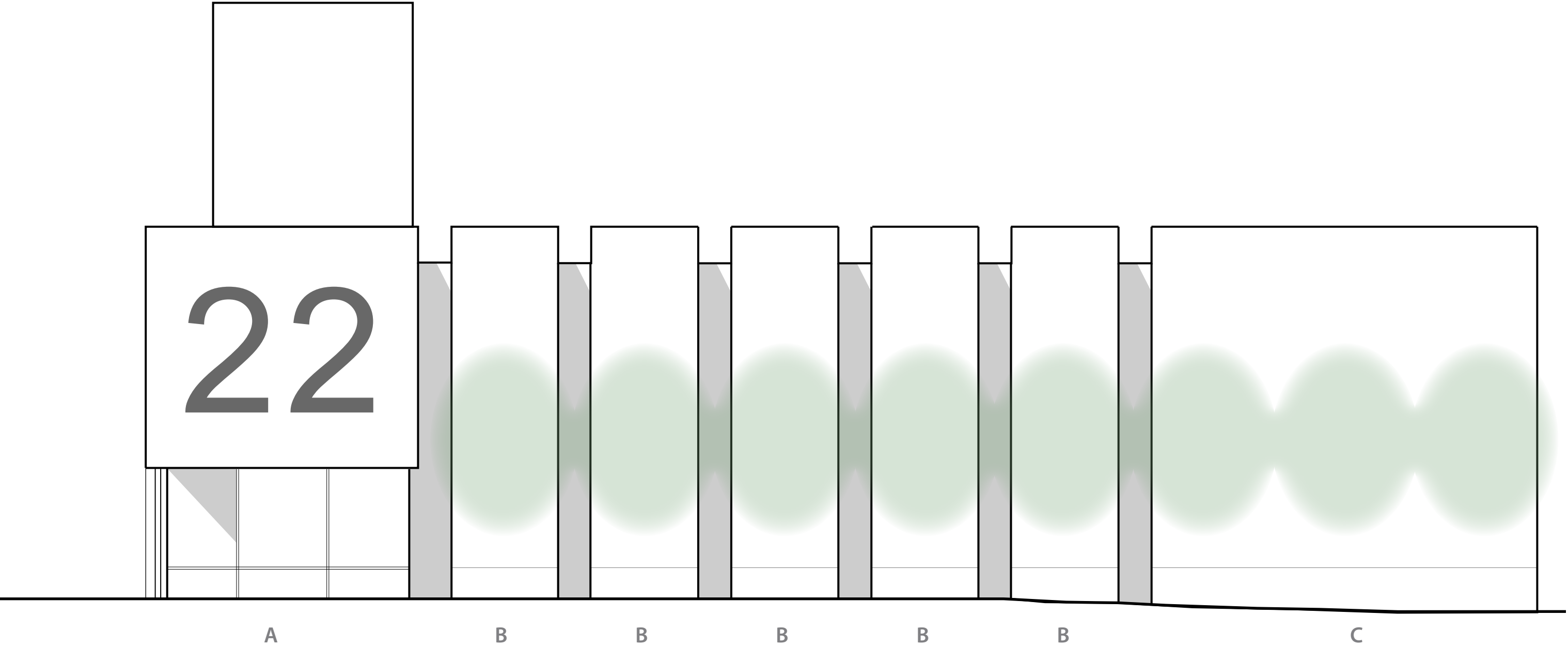




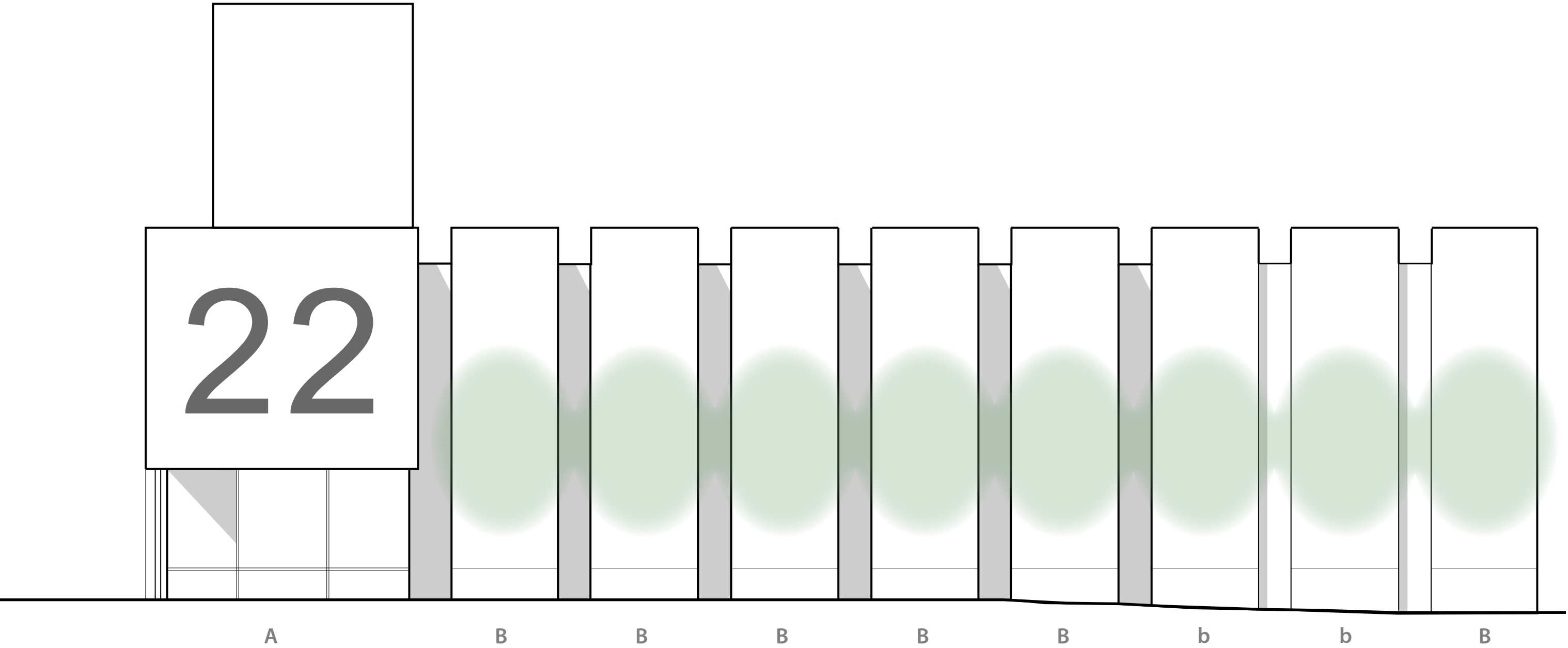
create one wide crenellation at Beanery



create one wide crenellation at Beanery with shallow indents

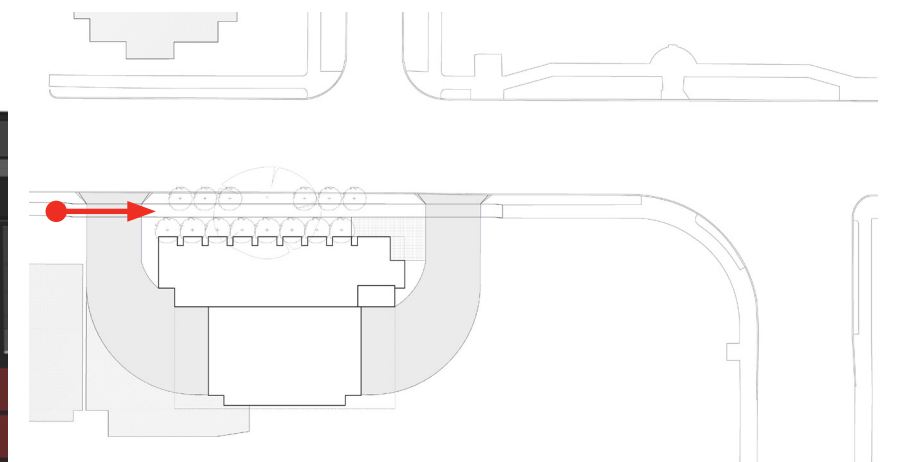


create one wide crenellation at Beanery and egress stair

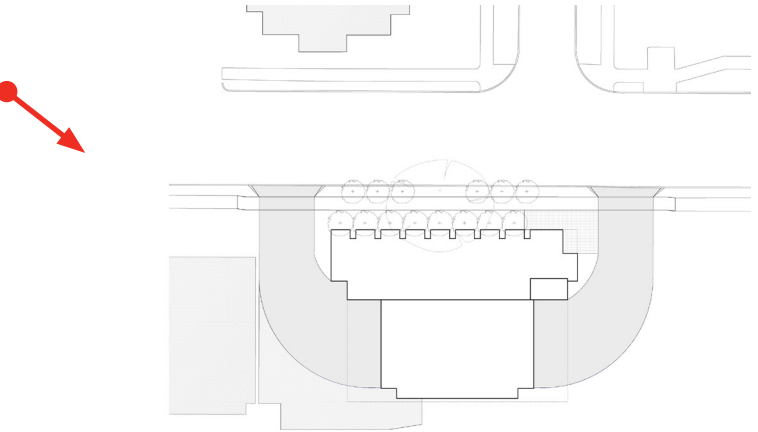


create one wide crenellation at Beanery and egress stair with shallow indents

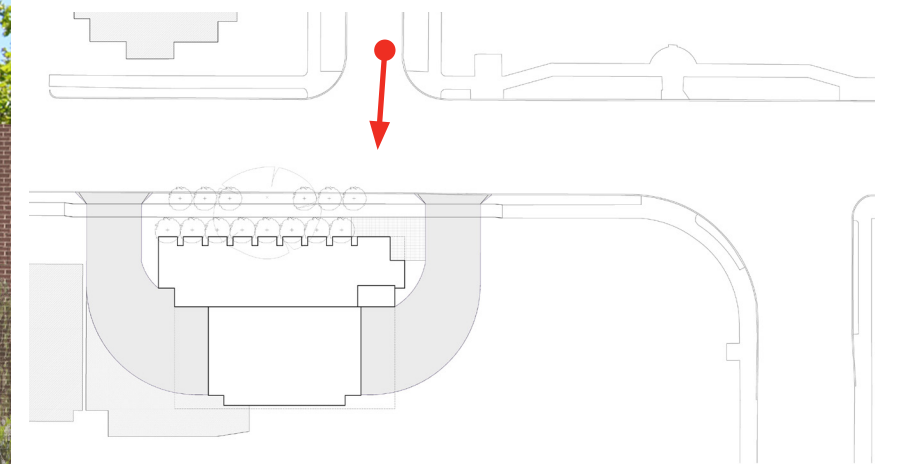
**VIEW LOOKING EAST
FROM E ROANOKE ST**



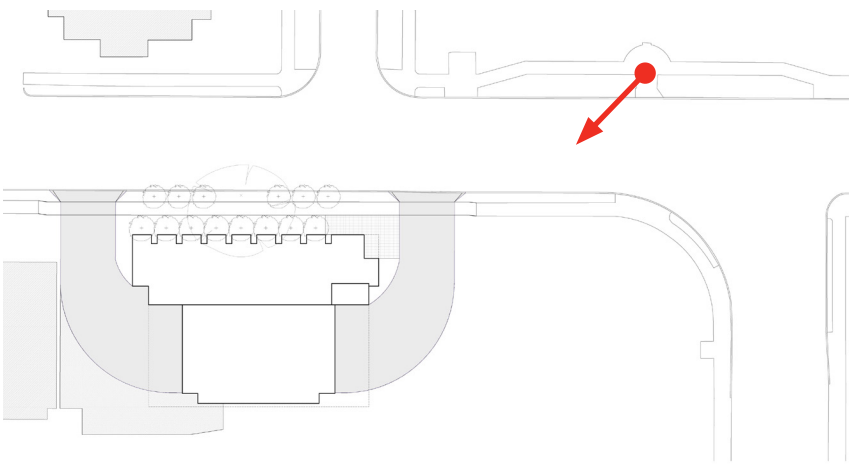
**VIEW LOOKING SOUTHEAST
FROM E ROANOKE ST**



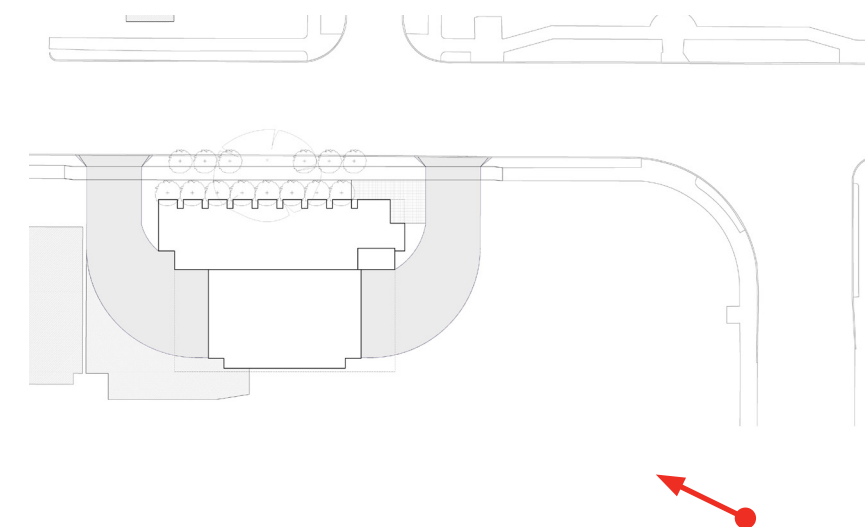
**VIEW LOOKING SOUTH
FROM BROADWAY E**



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



VIEW FROM 10TH AVE BRIDGE





HEIGHT OF HOSE TOWER AND FLAG POLE

REQUIRED: 30'-0" height limit (above average grade level) for any structure not in a required yard.

PROPOSED:
46'-5" parapet at hose tower
48'-0" flag pole
29'-4" portion of building located in required front yard setback

30'-0" HEIGHT LIMIT

"22" SIGNAGE

FRONT YARD SETBACK

REQUIRED: 20'-0" min.
PROPOSED: 6'-0"

LOT COVERAGE

REQUIRED: 35% max.
PROPOSED: 51.5%



Braid of life (working title)

For Fire Station 22, the braid is used to suggest the interwoven relationship and the multiple roles firefighters hold within the community.

The intent is for a triaxial braid of recycled firehoses to clad the hose tower. Using reclaimed fire hose, thousands of feet will be used to create a panel of braids which will be attached to the tower with metal attachments or frames.

A multilayer vinyl impregnated synthetic fabric reinforced jacket layer over the rubber hose is quite common and will likely work great for the purposes of this artwork.

There is the potential for a community event where the hoses may be braided by the public and firefighters as a safe and fun way for the community to get involved with the new fire station and feel a long term relationship to it.



CONCEPTUAL ART INSTALLATION

ARTIST: OLIVER HESS



LANDSCAPE DESIGN



Pachysandra



Goatsbeard



Rockrose



Japanese Anemone



Lilyturf



Sedum Greenroof



Redtwig Dogwood



Aspen



Flowering Dogwood

