

SEATTLE FIRE STATION 22

Seattle Design Commission Presentation 3 • June 18, 2015



WEINSTEINA+U
ARCHITECTS + URBAN DESIGNERS

PROJECT TEAM

CITY OF SEATTLE

Project Manager, FAS-CDCM: David Jackson
FAS-CDCM: David Kunselman
SFD Liason: Jay Schreckengost
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





COMMUNITY OPEN HOUSE

MEETING 1: JANUARY 10, 2015

MEETING 2 (FUTURE): JUNE 27, 2015



SITE LOCATION

901 E. ROANOKE STREET



SITE CONTEXT

Broadway E looking south.



Looking southwest along E. Roanoke St.



Looking southeast along E. Roanoke St.



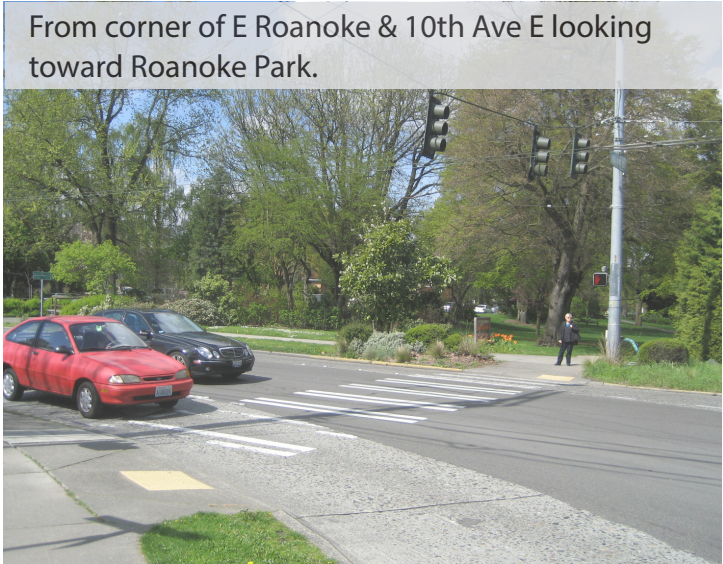
Looking east at sidewalk along E. Roanoke St.



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



NEIGHBORHOOD CONTEXT



**GREEN SPACE
DIAGRAM**

WITHOUT SR-520 LID



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



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.

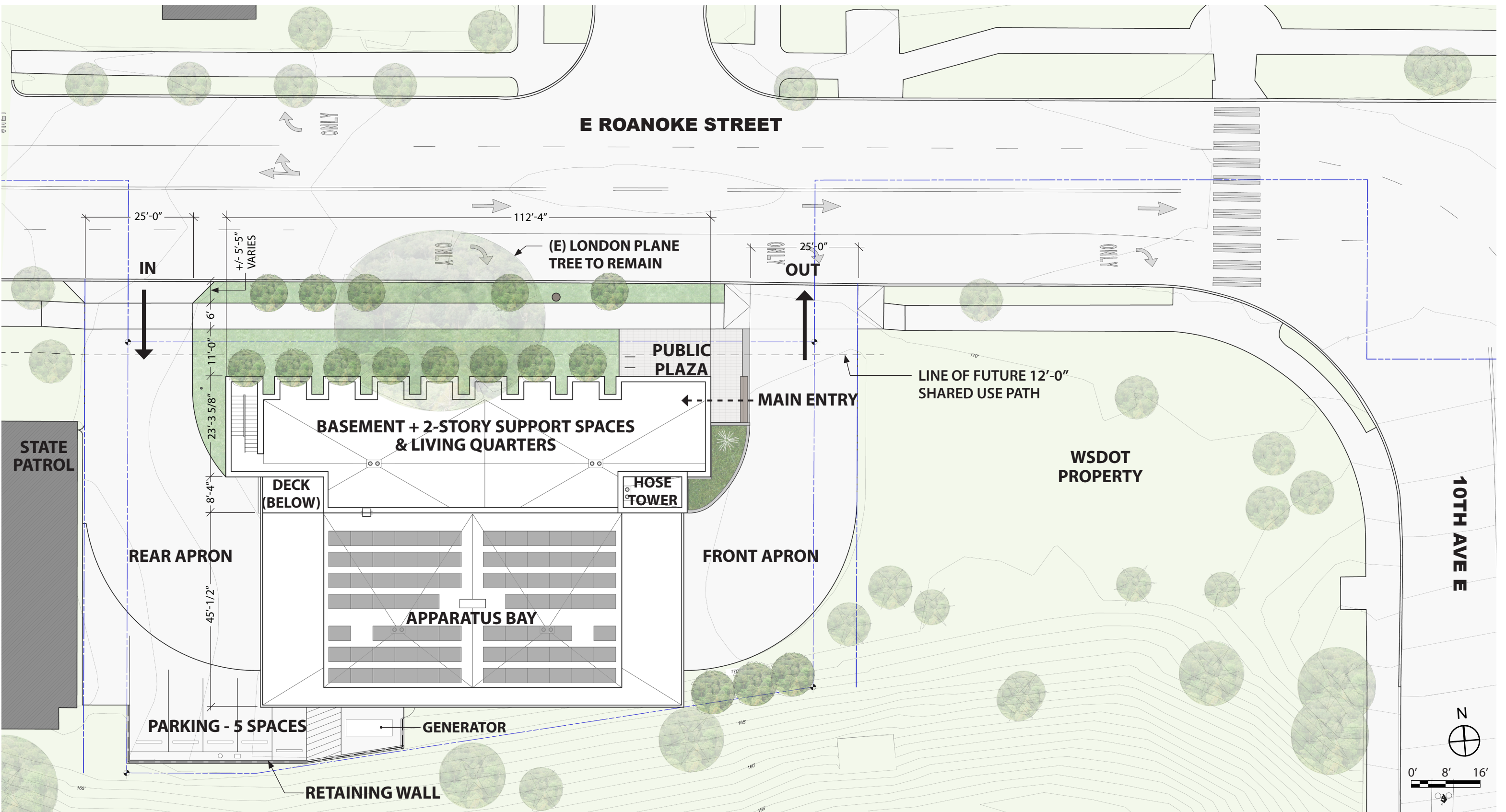
Image credit: WSDOT Seattle Community Design Process Final Report, July 2012.

CONCEPTUAL NEIGHBORHOOD CONTEXT
& SITE ACTIVITY DIAGRAM



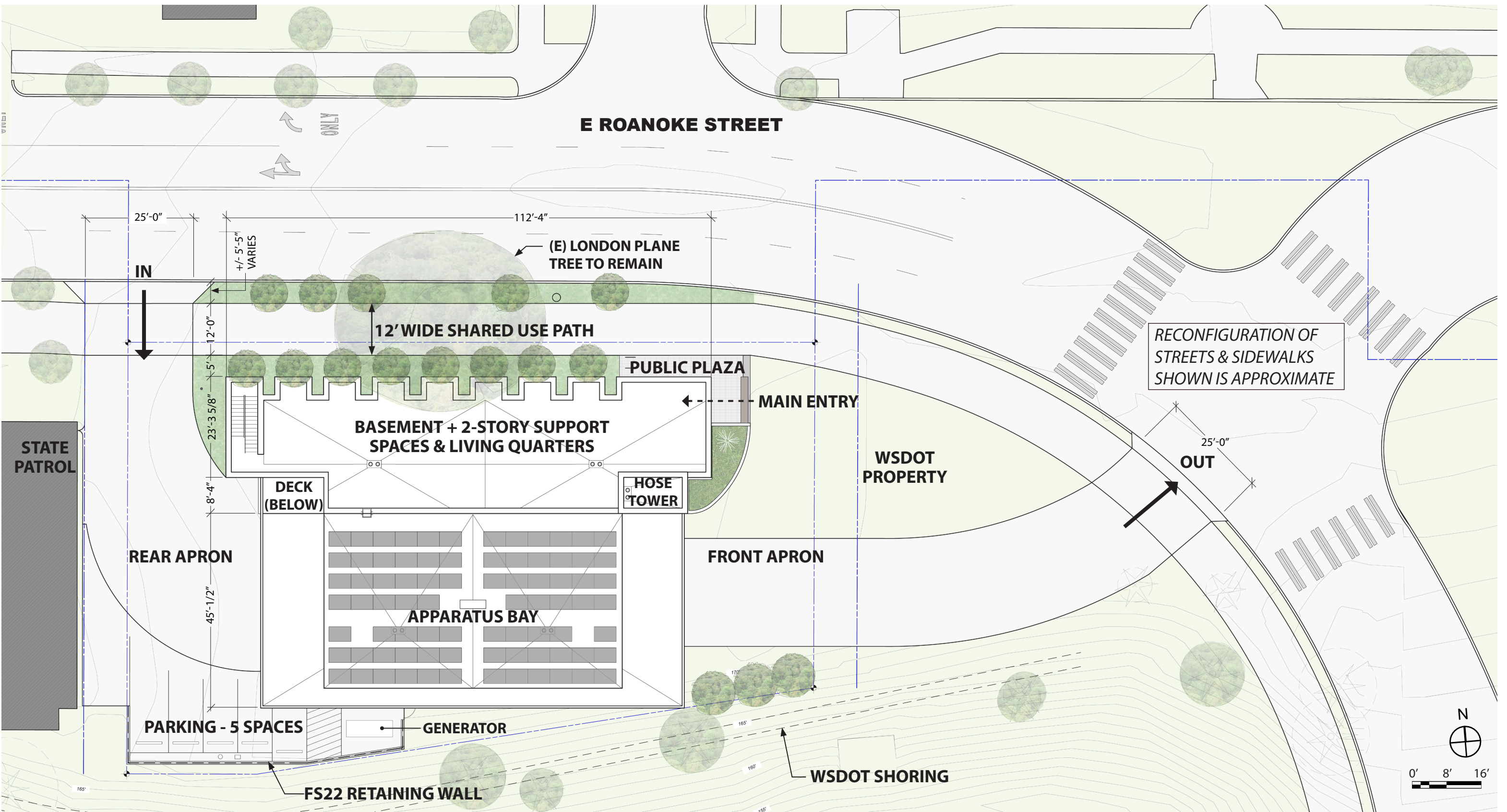
SITE PLAN

SITE AREA = 14,625 SQ.FT

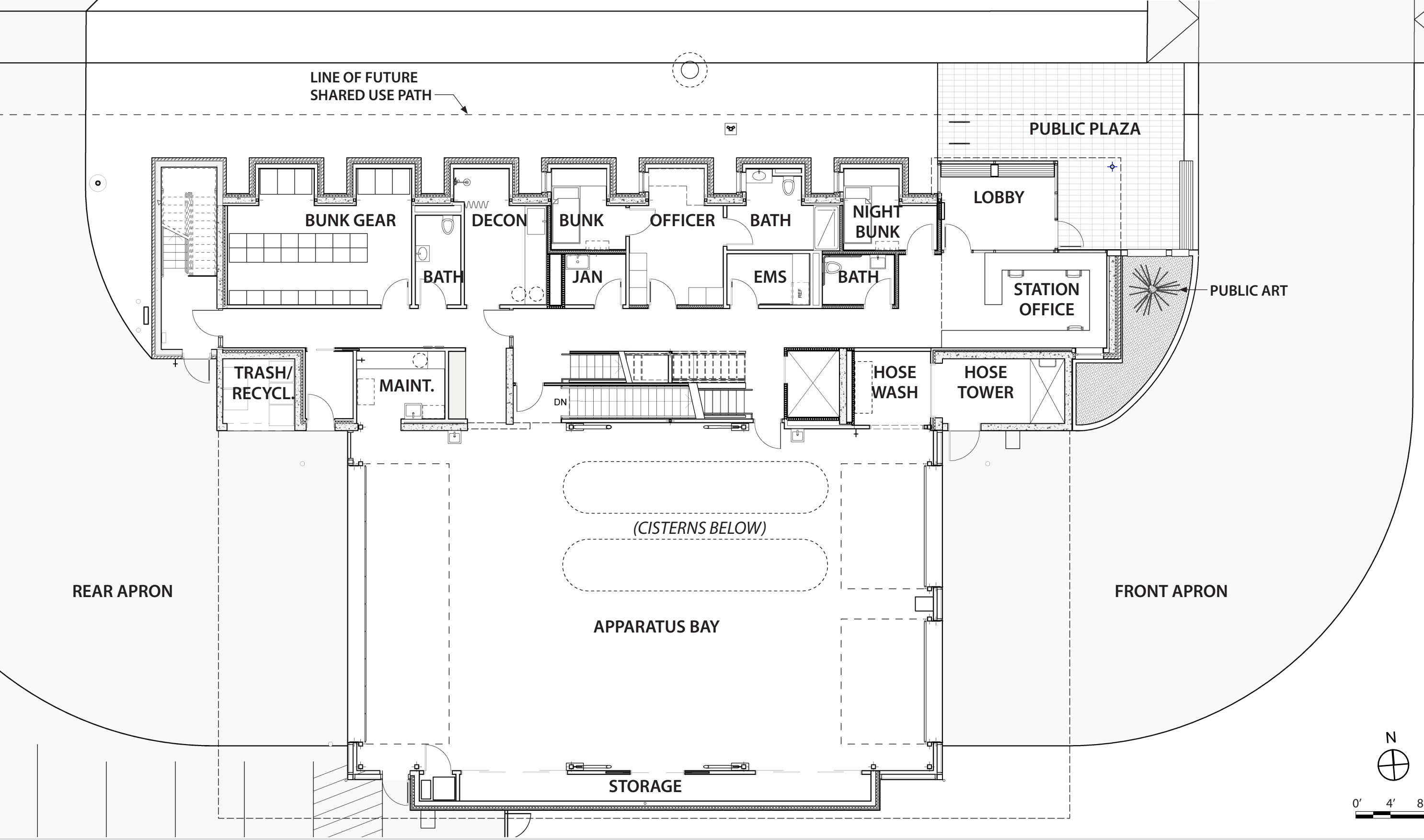


+/- 10 YEAR FUTURE SITE PLAN W/ SR-520 LID & BIKE PATH

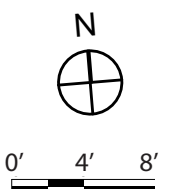
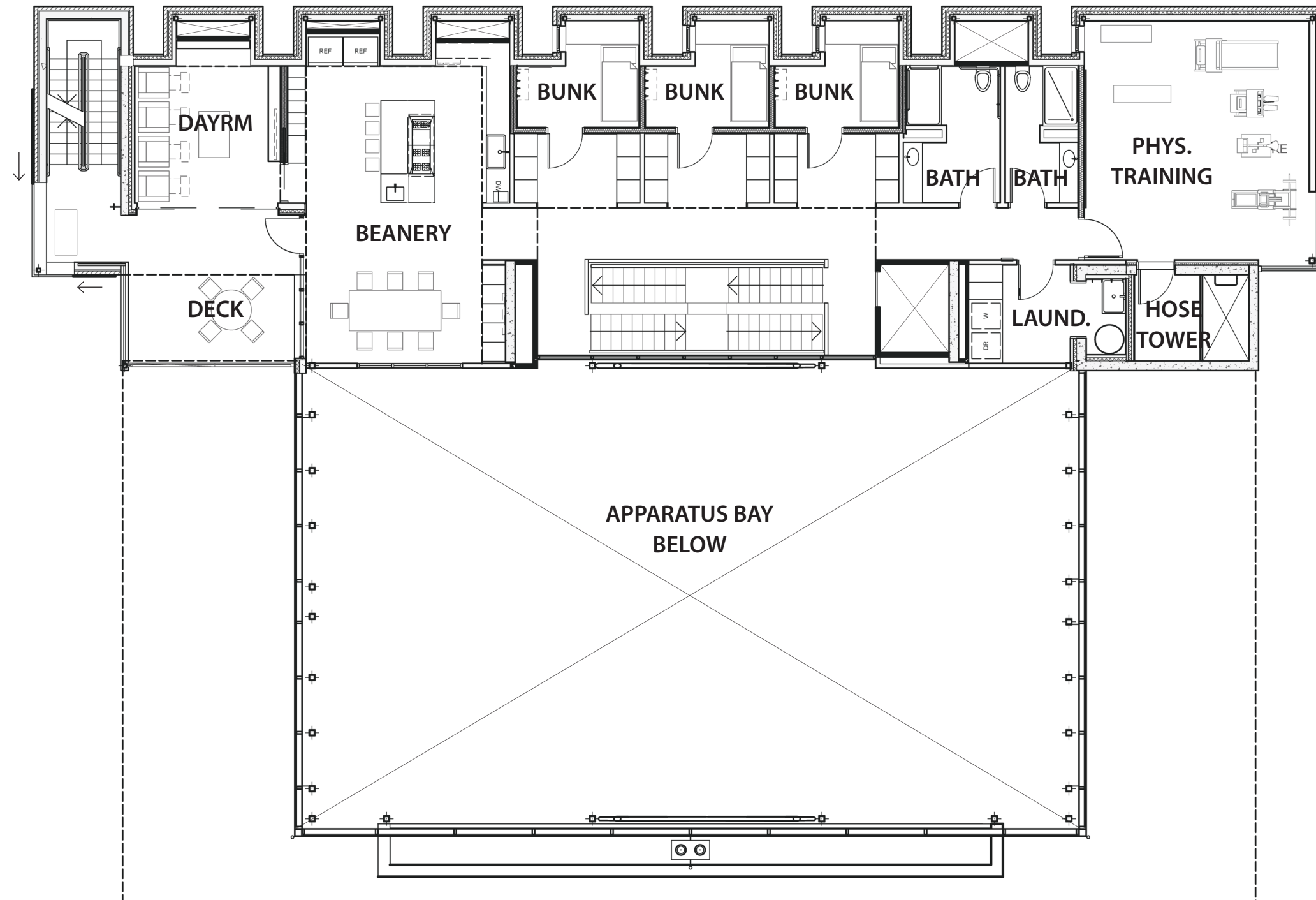
SHOWING FUTURE SHARED USE PATH



FIRST FLOOR PLAN

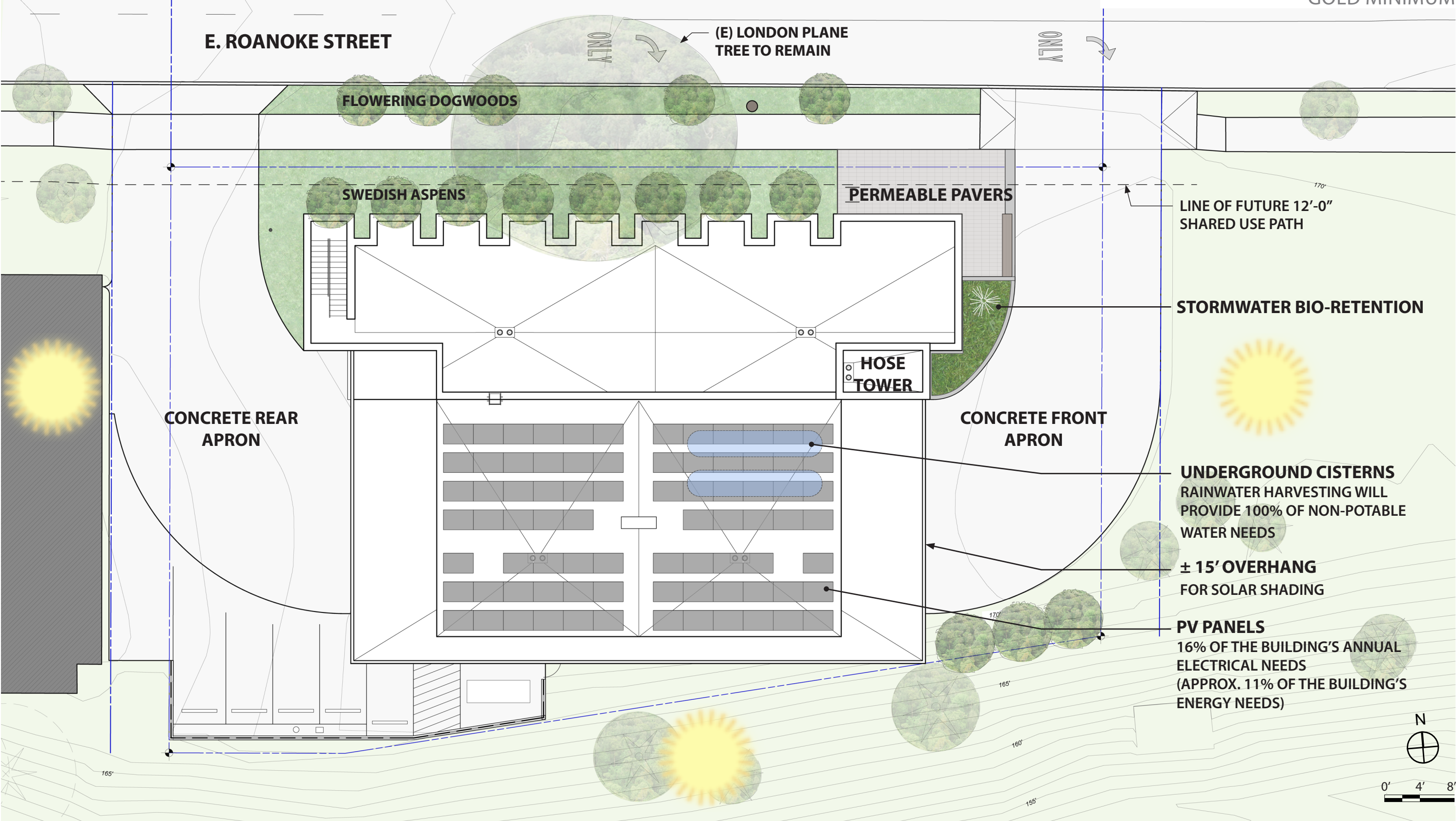


SECOND FLOOR PLAN



SUSTAINABILITY DIAGRAM

GOAL: LEED PLATINUM
GOLD MINIMUM



NORTH ELEVATION
ROANOKE STREET



0' 4' 8'

EAST ELEVATION

10TH AVENUE

+44'-8 5/8"
TRUCTURE HOSE TOWER

+25'-6 5/8"
MAIN ROOF) STRUCTURE

+11'-6 5/8"
T.O. SECOND FLOOR

±0"
T.O. FIRST FLOOR

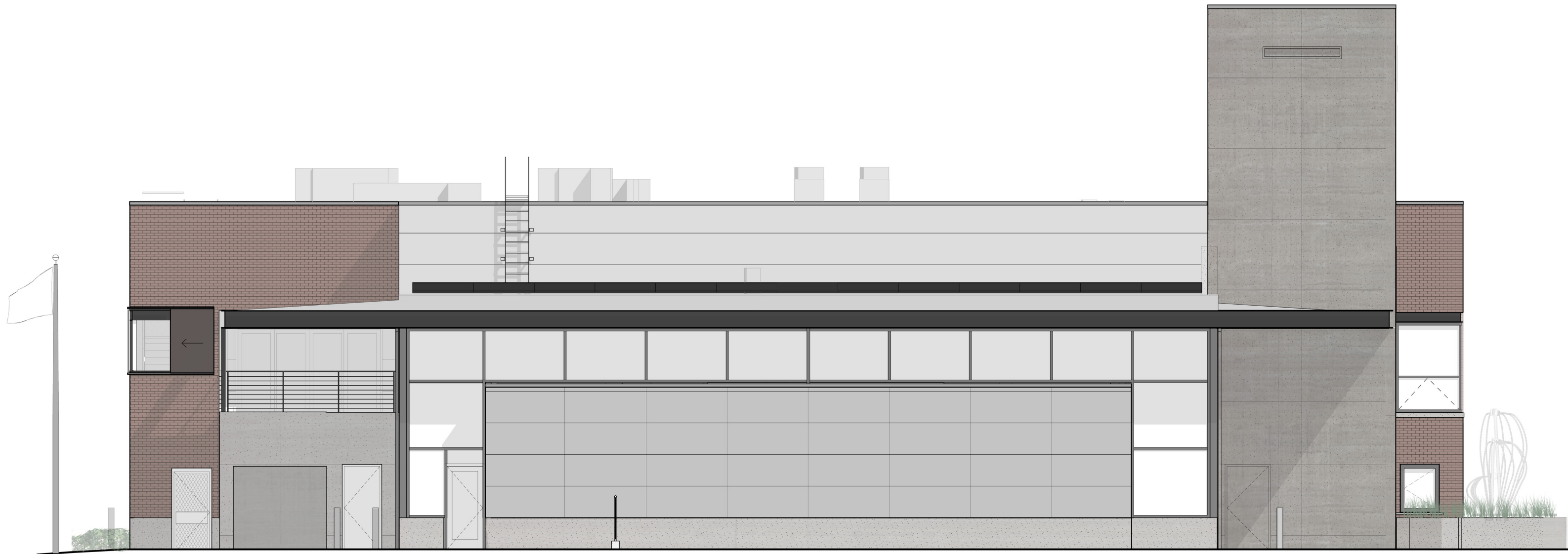


0' 4' 8'

WEST ELEVATION

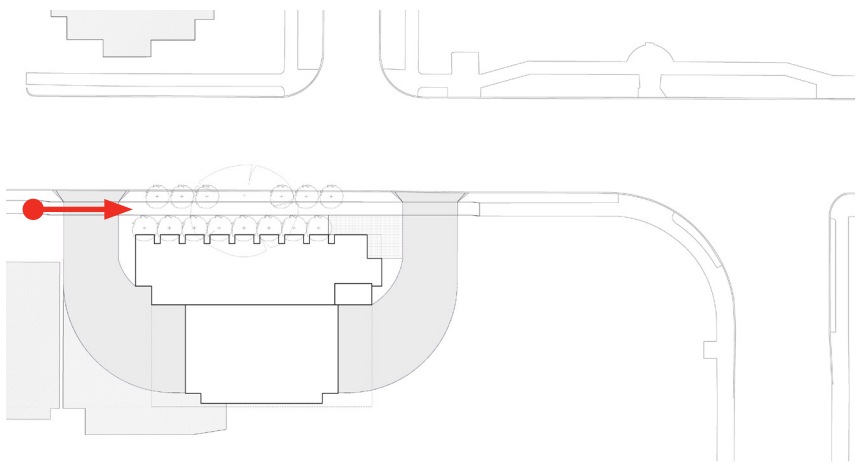


SOUTH ELEVATION

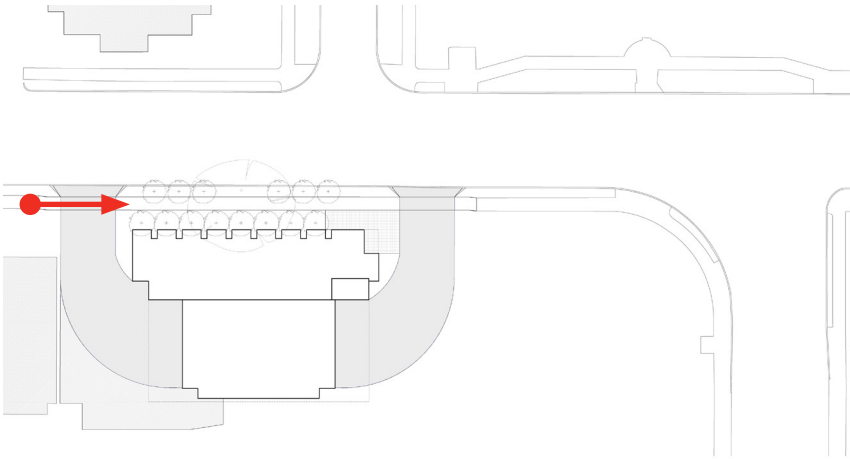
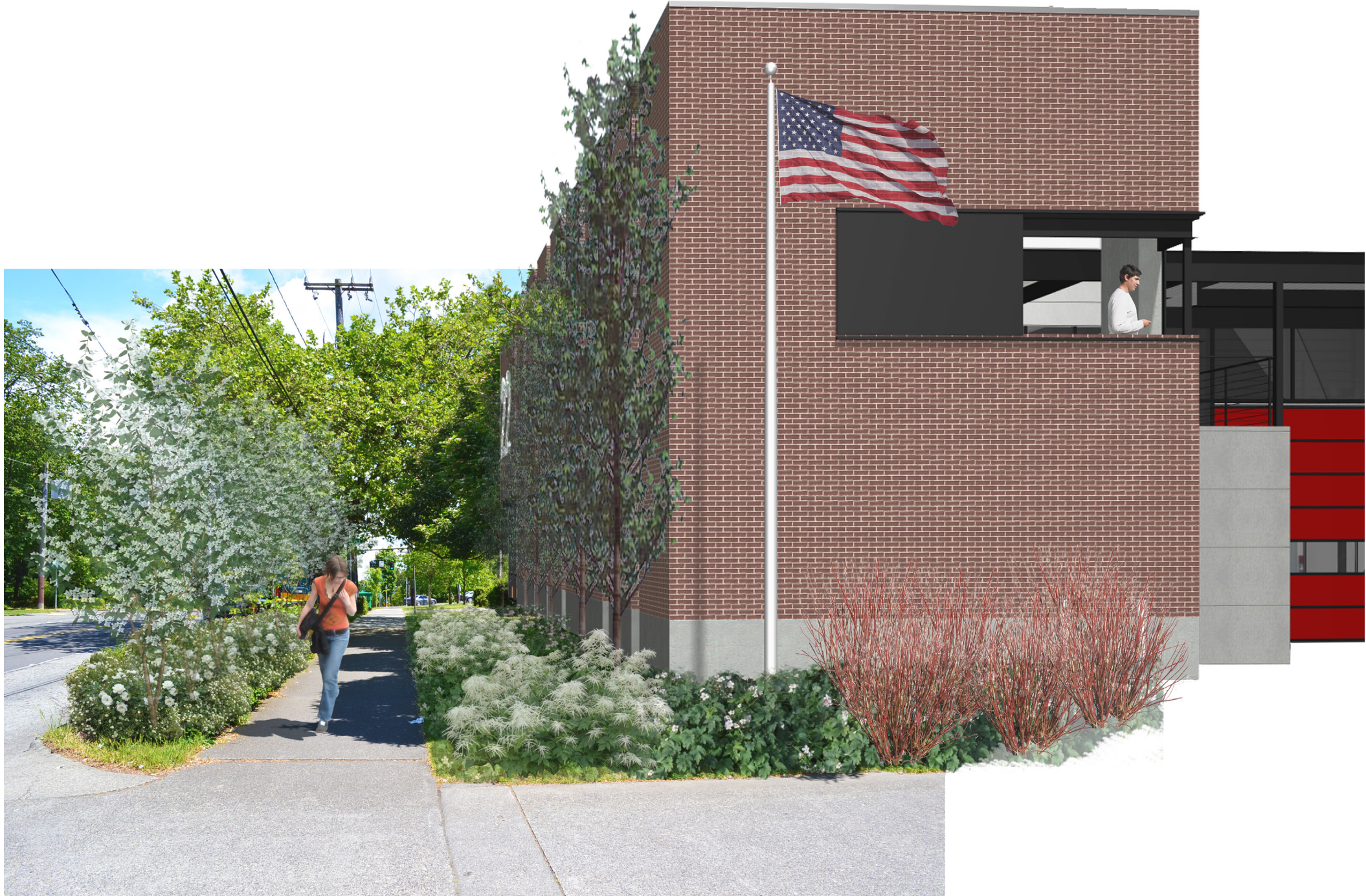


0' 4' 8'

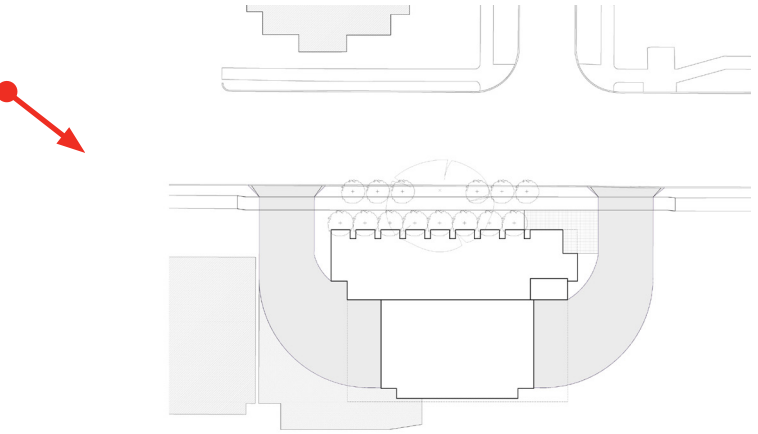
PREVIOUS VIEW OF WEST FACADE



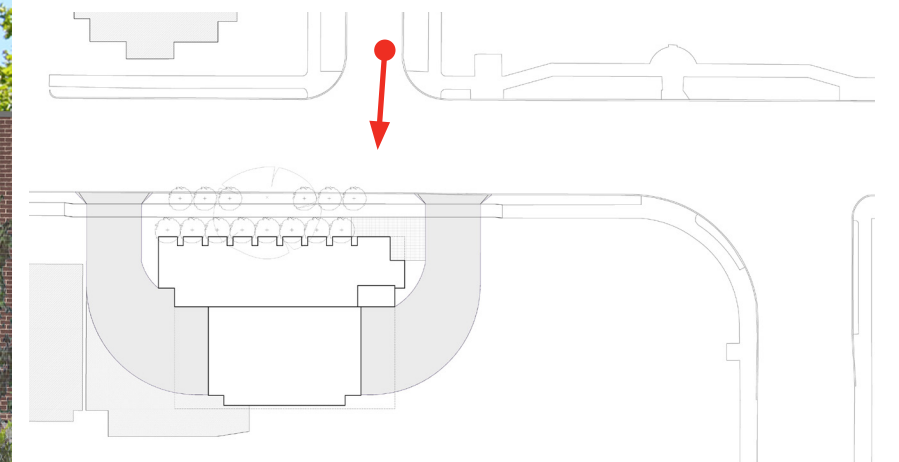
VIEW OF WEST FACADE



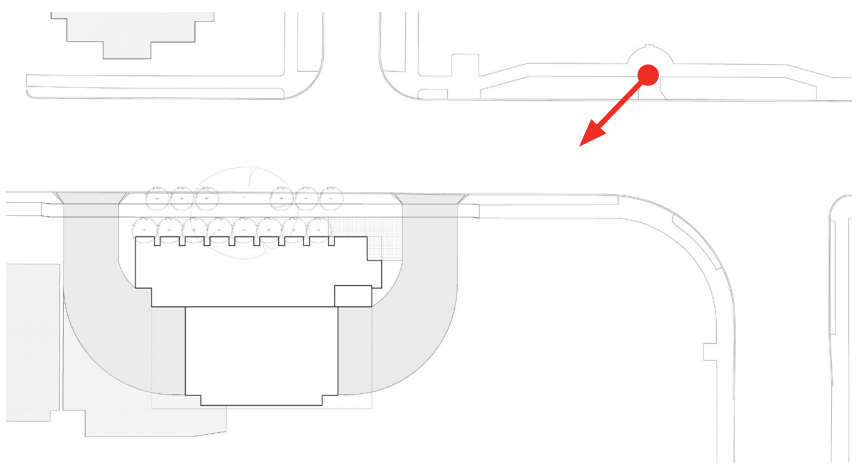
**VIEW LOOKING SOUTHEAST
FROM E ROANOKE ST**



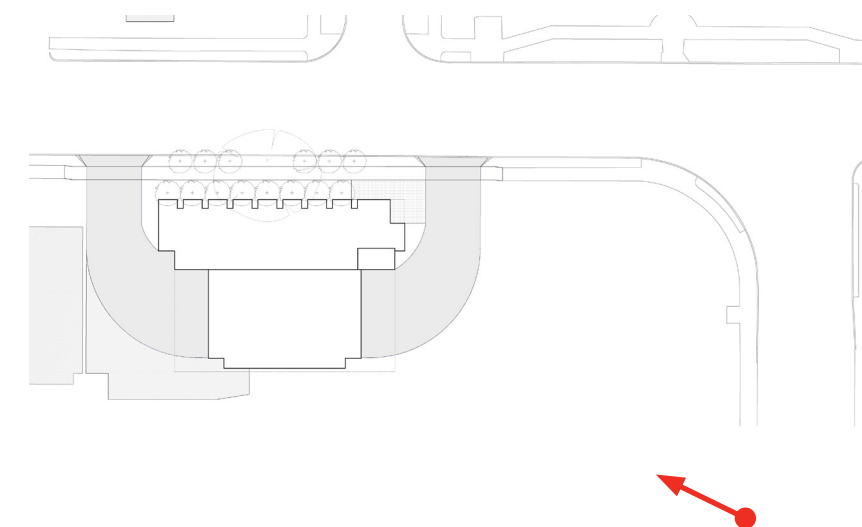
**VIEW LOOKING SOUTH
FROM BROADWAY E**



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



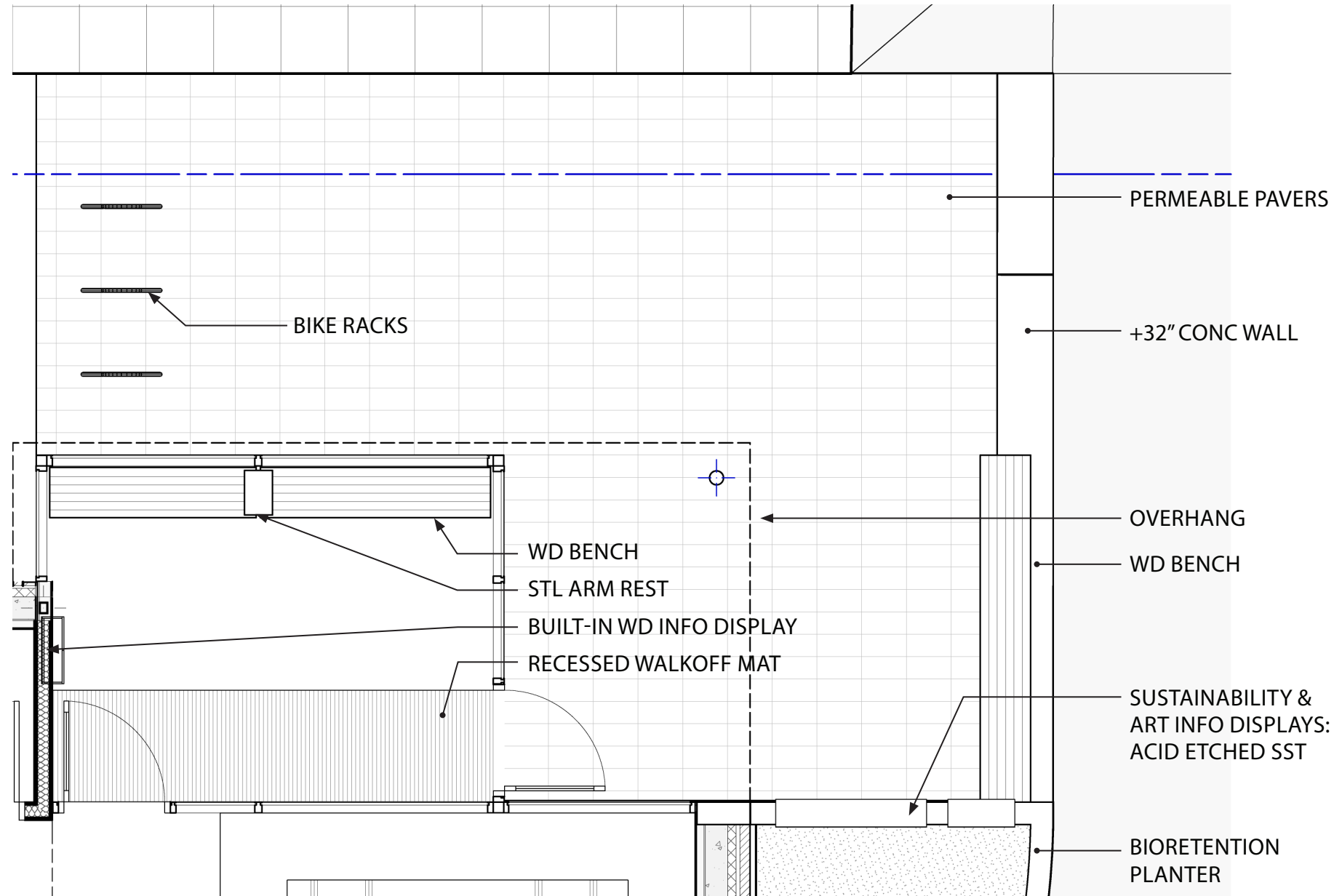
VIEW FROM 10TH AVE BRIDGE



NIGHT VIEW FROM 10TH AVE BRIDGE



PUBLIC PLAZA & LOBBY



PUBLIC PLAZA

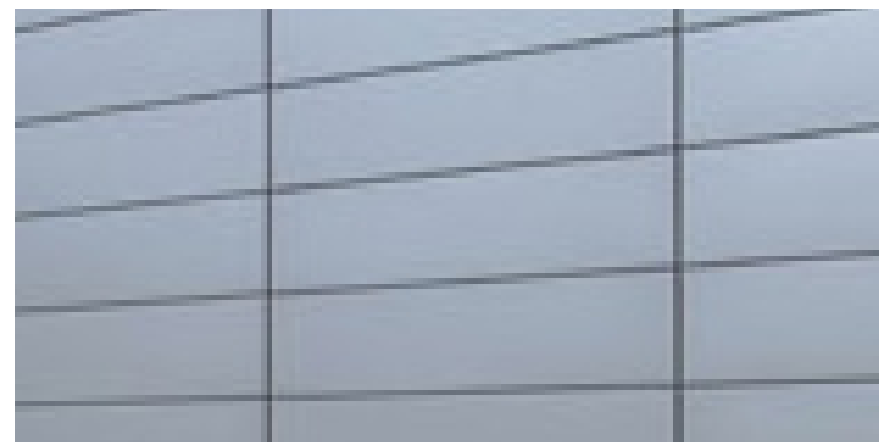


LOBBY

MATERIALS



ENDICOTT BRICK, RUNNING BOND
DARK IRONSPOT



DRI DESIGN PAINTED ALUMINUM PANELS
WEATHERED ZINC

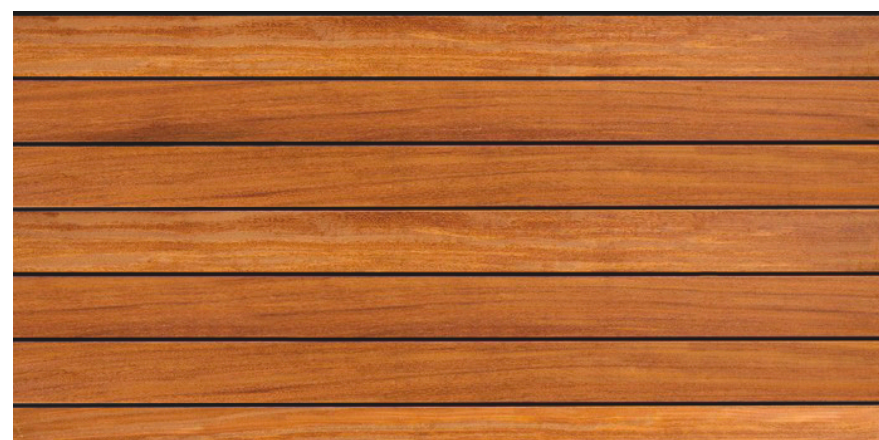


ALUMINUM CURTAINWALL
CHARCOAL

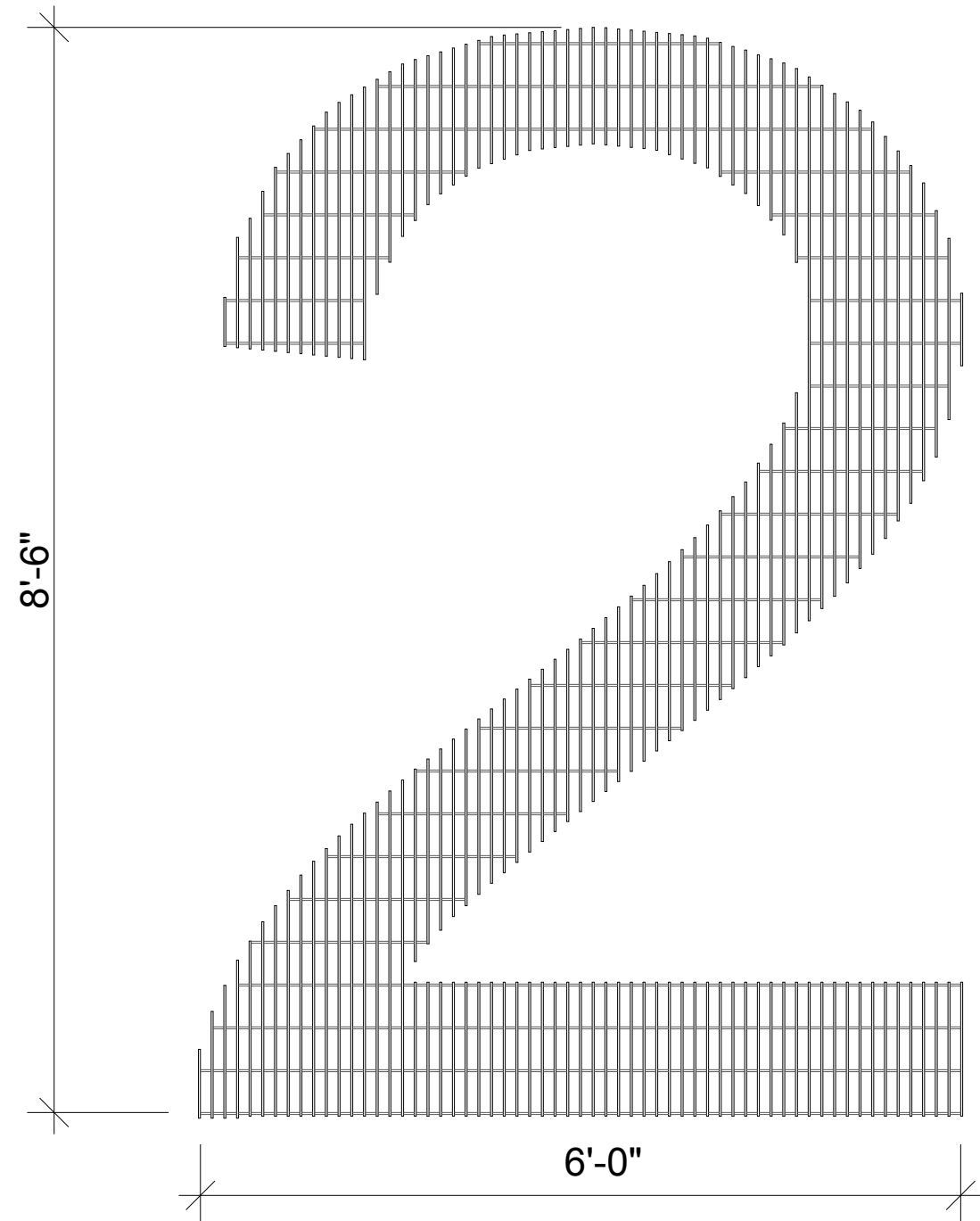
PRECAST CONCRETE PLINTH
CIP CONCRETE HOSE TOWER
CIP CONCRETE SITE WALL
ACID ETCHED



STEPSTONE PERMEABLE PAVERS
PORCELAIN, LIGHT SANDBLAST

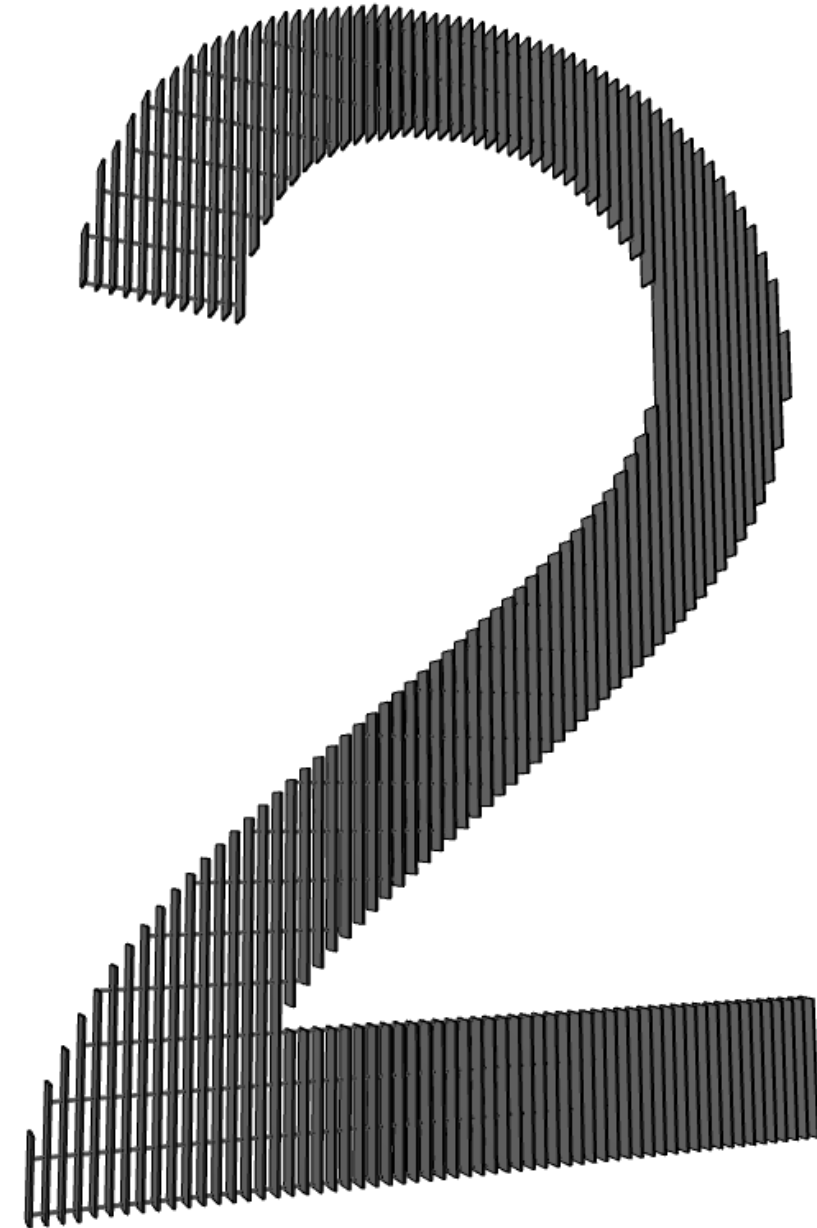


PLAZA & LOBBY BENCHES
FSC-CERTIFIED WOOD



SST 19-SW-4, 2" BEARING BARS:

3/16" X 2" BEARING BARS AT 1-3/16" O.C.
SPACING, WELDED CROSS BARS AT 4" O.C



DEVELOPMENT WAIVERS REQUESTED

HEIGHT OF HOSE TOWER

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

PROPOSED:

+ 46'-7 1/4" parapet at hose tower
+ 30'-0" portion of building located in required front yard setback
(heights measured from ave grade lvl)

FLAGPOLE

PROPOSED: 25'-6 1/4" located within front yard setback

30'-0" HEIGHT LIMIT

"22" SIGNAGE

PROPOSED: 8'-6" high

FRONT YARD SETBACK

REQUIRED: 20'-0" min.
PROPOSED: 8'-0"

AVE GRADE LEVEL

LOT COVERAGE

REQUIRED: 35% max.
PROPOSED: 51.5%





HOSES EMPTY



HOSES FULL

STANDPIPE FALLS IS A SCULPTURE COMPRISED OF A CONCRETE CATCH BASIN WITH AN ELECTRIC WATER CIRCULATION APPARATUS WHICH PUMPS WATER THROUGH CUSTOM-BUILT MANIFOLDS THAT CONTAIN SOLENOIDS TO CONTROL THE RELEASE OF WATER INTO INDIVIDUAL RECLAIMED FIRE HOSES.

THE FIRE HOSES ARE ANIMATED IN A DANCE WHICH IS INSPIRED BY PREDICTIONS OF ACTIVITY AT THE FIRE STATION. THESE PATTERNS ARE BASED ON ANALYTICS OF THE PAST AND EXTRAPOLATION OF THE FUTURE AS DETERMINED BY A MACHINE LEARNING SYSTEM WHICH CONTROLS THE SOLENOIDS.

ARTIST: OLIVER HESS

APPROVED BY PAAC ON 5/26/15



HOSES EMPTY



HOSES FULL

LANDSCAPE DESIGN



Pachysandra



Goatsbeard



Japanese Anemone



Rockrose



Lilyturf



Common Rush



Mt Vernon Laurel



Redtwig Dogwood



Swedish Aspen



Flowering Dogwood

