

ENGINE



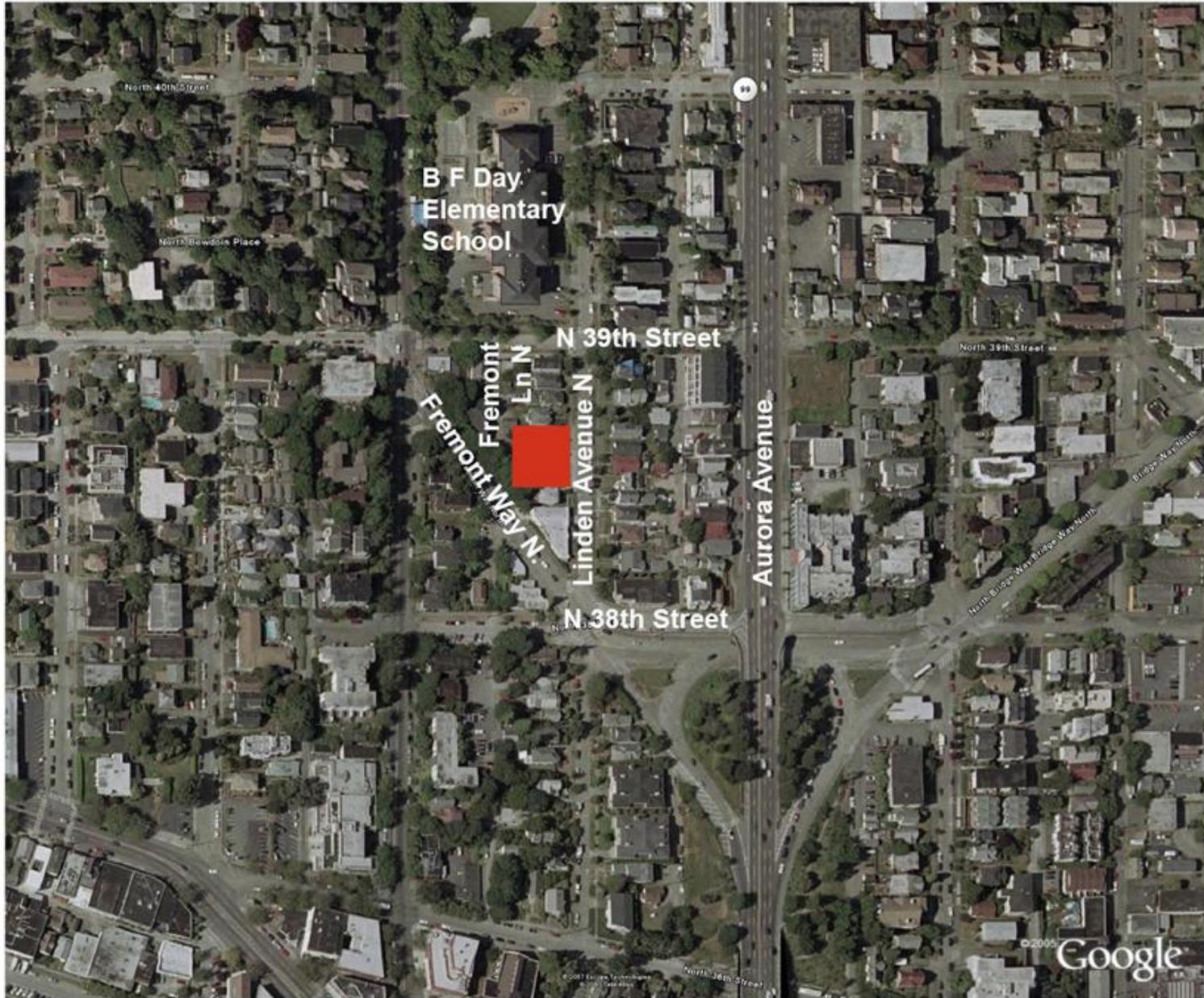
EVER READY



City of Seattle Neighborhood Fire Station 9

Committee on Built Environment Review - Construction Documents July 27, 2011

MITHŪN



CITY OF SEATTLE FIRE STATION 9

Site Location

Committee on Built Environment Review #2
Construction Documents

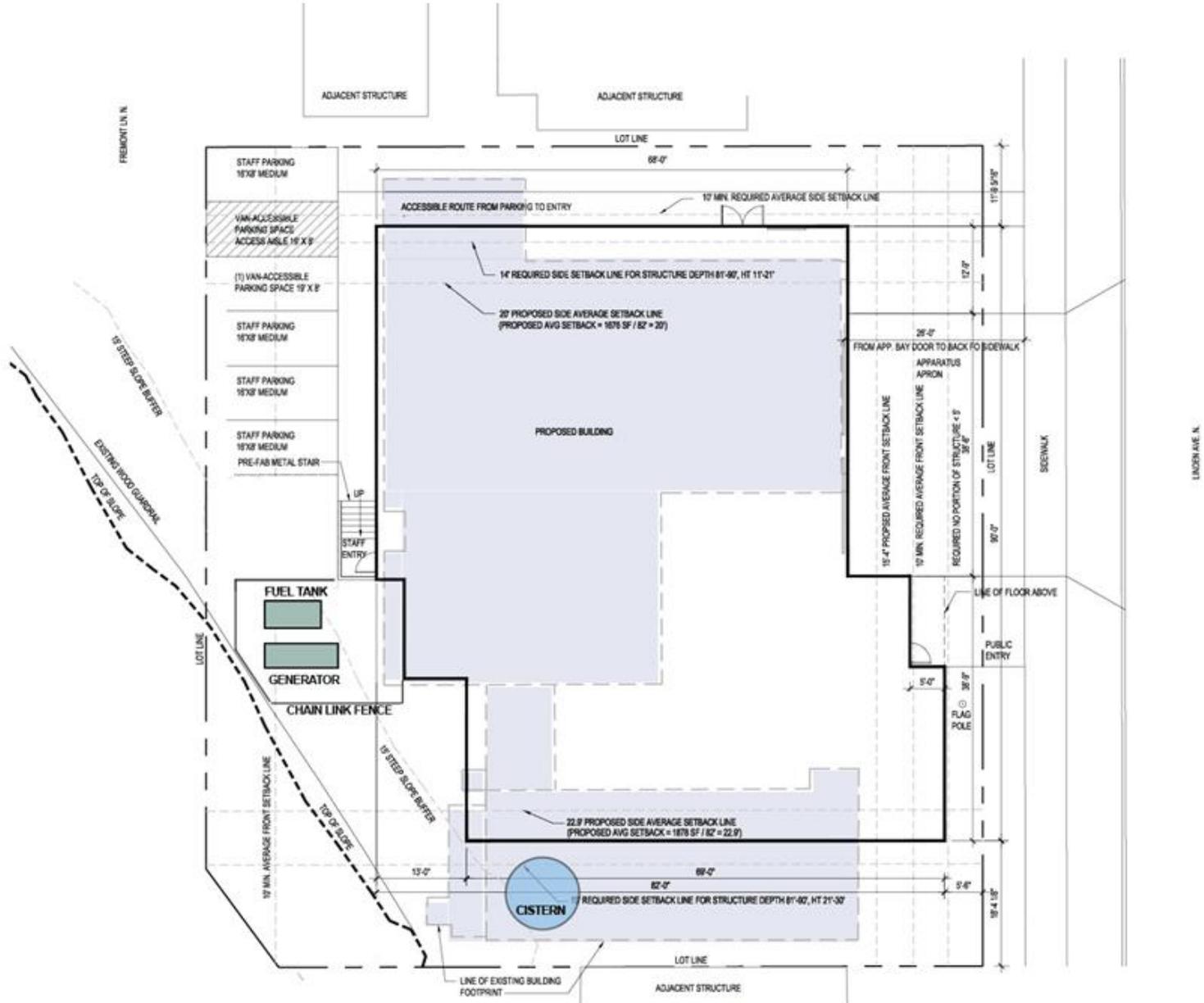




looking west to Fire Station 9 site & adjacent buildings



looking east along Fremont Way N.





East Elevation



West Elevation



South Elevation

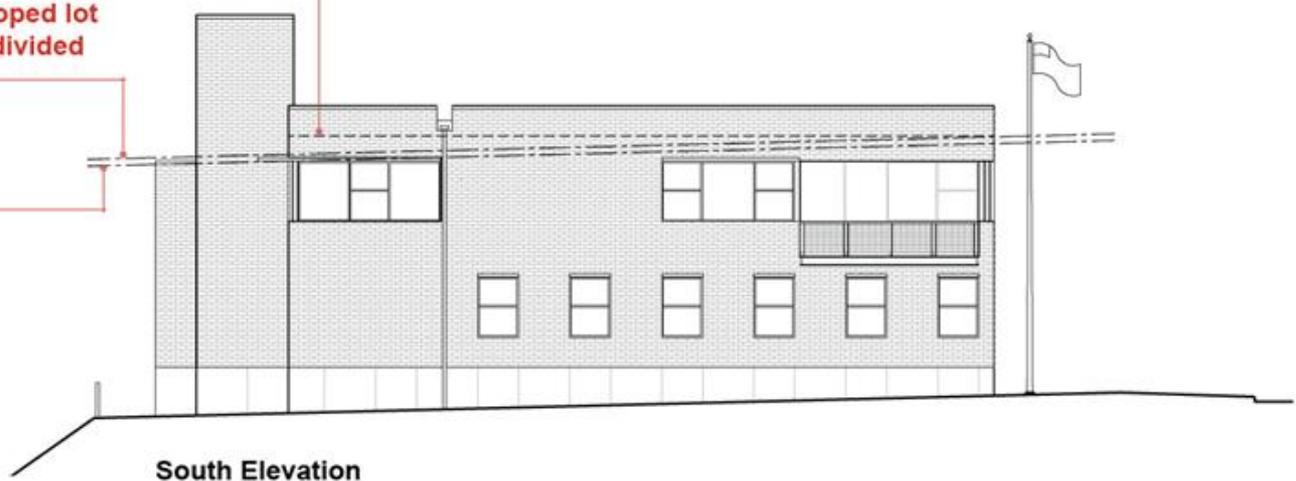


North Elevation

Top of proposed roof structure

Additional height on sloped lot
(percent of slope - 4% divided
by 6 = 4/6 = 8")

L1 zone max. building
height limit 25'



Top of proposed roof structure

Additional height on sloped lot
(percent of slope - 5% divided
by 6 = 5/6 = 10")

L1 zone max. building
height limit 25'

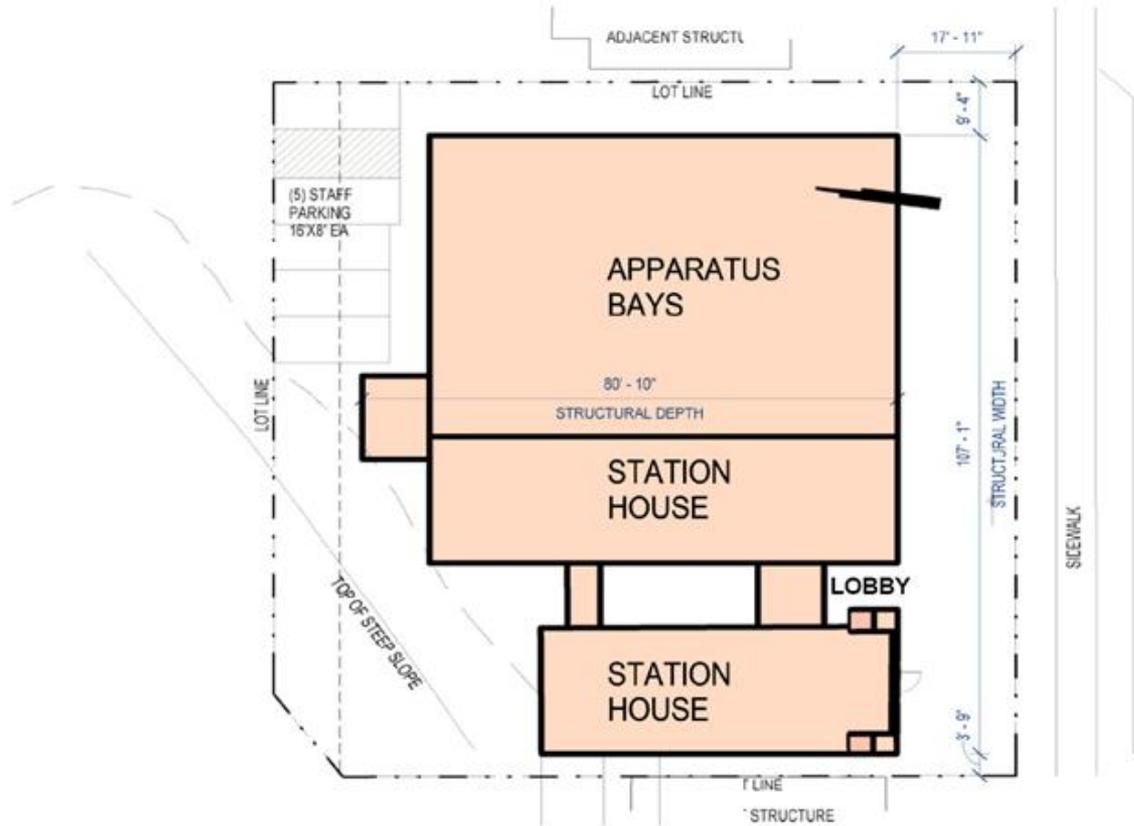




Development Standard	Required	Proposed	Modification
SMC 23.45.009 Structure Height	25 feet height limit for flat roofs, with an additional 10 feet in height allowed for stair penthouses	28 feet at the top of the flat roof and 39 feet at the top of the stair penthouse.	3 feet additional height to the top of the roof; 4 feet additional height for the stair penthouse
SMC 23.45.009 Height for flag pole	Freestanding flagpoles... are exempt from height controls...provided they are no closer to any lot line than 50 percent of their height above existing grade.	The proposed 45 foot flag pole would need to be 22 ½ feet from any property line.	Allow the proposed 45 foot tall flag pole to be 1 foot 10 inches from the front property line.
SMC 23.45.570D Structure Width	45 feet without modulation or landscape option 75 feet with modulation or landscape option	91 feet 8 inches, meeting modulation option	16 feet 8 inches over maximum allowed structure width
SMC 23.45.570E Structure Depth	65% of lot depth, or 72 feet 8 inches	75% of lot depth, or 84 feet 4 inches	10%, or 11 feet 8 inches
SMC 23.45.570F1 Front Setback	19 feet 6 inches	12 feet 5 inches	7 foot 1 inch reduction
SMC 23.45.570F3 Side Setback	No features of an Institution allowed in a side setback	Allow cisterns for rainwater collection in a side setback	Waiver



Fire Station 9 Annex Options	Current Plan	Retain Annex		Annex Façade Preservation		
						
		Brezeeway-1a	No breezeway - 1b	Façade Entry Portal-3	Façade false front-4	Offsite preservation
Operational Impacts	40' drive apron Cistern on south side, good access and visibility	38' drive apron - loss of street parking on Linden Windowless sleep rooms Lockers compromised Bunk restrooms far from bunks Physical training in windowless basement, far from Restroom. Low ceiling will impact training regimen. Position of stair will add to response time Smaller officer's quarters Cistern under back parking, limited access and visibility	36' drive apron - loss of street parking on Linden Cistern under back parking, limited access and visibility	40' drive apron Entrance hidden by Annex façade Separated sleep room Physical training compromised by elevator Cistern under back parking, limited access and visibility	40' drive apron Separated sleep room Physical training compromised by elevator Cistern under back parking, limited access and visibility	40' drive apron Cistern on south side, good access and visibility
Development Waivers	Parking Quantity Linden Avenue curbscut Walls in setback - E and/or S Structure width and depth Width 91'-8" Depth 84'-4" 11'4" to north lot line 17' to south lot line Structure height 22' at north neighbor Side Setback - North Flagpole height (45') Front setback - east Side setback - south	Yes Yes Yes Yes Width 107'-1" Depth 80'-10" 8'9" to north lot line 3' to south lot line Structure height 22' at north neighbor Yes Yes Yes Yes (grandfathered in?) More building in ECA buffer	Yes Yes Yes Yes Width 103'-7" Depth 80'-2" 12'-10" to north lot line 3' to south lot line Structure height 27'-7" at north neighbor Yes Yes Yes Yes (grandfathered in?) More building in ECA buffer	Yes Yes Yes Yes Width 96'-0" Depth 84'-2" 11'-8" to north lot line 12'-6" to south lot line Structure height 22' at north neighbor Yes Yes Yes Yes	Yes Yes Yes Yes Width 96'-0" Depth 80'-2" 11'-8" to north lot line 12'-6" to south lot line Structure height 22' at north neighbor Yes Yes Yes Yes	Yes Yes Yes Yes Width 91'-8" Depth 84'-4" 11'-4" to north lot line 17' to south lot line Structure height 22' at north neighbor Yes Yes Yes Yes
Appearance	Modulated façade	Limited façade modulation due to alignment with Annex Less landscaping due to increased building size Closest to north neighbor	Limited façade modulation due to alignment with Annex Less landscaping due to increased building size Tallest at north neighbor	Limited façade modulation due to alignment with Annex Less landscaping due to increased building size	Limited façade modulation due to alignment with Annex Less landscaping due to increased building size Most challenging to look good	Modulated façade
Cost	8,804 SF \$3.571 M	8,890 SF Includes costs for re-design and re-permitting Increased size Seismic upgrade to Annex Unknown construction market inflation More impervious surface, larger more costly cistern \$4.572 M	10,435 SF Includes costs for re-design and re-permitting Increased size Seismic upgrade to Annex Unknown construction market inflation More impervious surface, larger more costly cistern Most Expensive Option \$4.796 M	9,240 SF Includes costs for re-design and re-permitting Increased size Complexity of moving façade Unknown construction market inflation More impervious surface, larger more costly cistern \$4.631M	9,100 SF Includes costs for re-design and re-permitting Increased size Complexity of moving façade Unknown construction market inflation More impervious surface, larger more costly cistern \$4.593 M	8,804 SF Offsite installation costs Complexity of moving façade \$163,134 + \$3.571 M
Funding		\$1.001 M additional funds needed, Potential source: funding of smaller projects such as seismic retrofits (Fire Stations 24, 26 or 29.)	\$1.225 M additional funds needed, Potential source: funding of smaller projects such as seismic retrofits (Fire Stations 24, 26 or 29.)	\$1.06 M additional funds needed, Potential source: funding of smaller projects such as seismic retrofits (Fire Stations 24, 26 or 29.)	\$1.022 M additional funds needed, Potential source: funding of smaller projects such as seismic retrofits (Fire Stations 24, 26 or 29.)	\$0.163 M additional funds needed
Schedule	Move In fall 2012	Move in spring 2014 Redesign, re-permitting, Design Commission	Move in spring 2014 Redesign, re-permitting, Design Commission	Move in spring 2014 Redesign, re-permitting, Design Commission	Move in spring 2014 Redesign, re-permitting, Design Commission	Move in fall 2012 Opportunity for community participation to select location



OPTION 1a
BRIEF DESCRIPTION
 APPARATUS BAY TO THE NORTH, STATION HOUSE TO THE SOUTH. ANNEX RETAINED IN ITS ENTIRETY WITH A PORTION OF THE STATION HOUSE PROGRAM ALLOCATED TO THE RENOVATED BUILDING. NEW BUILDING IS SEPARATED FROM THE OLD BY "CONNECTORS" (ENTRY LOBBY TO THE EAST AND BREEZEWAY TO THE WEST).

PROS:
 -ANNEX SAVED IN ENTIRETY
 -REDUCED CONSTRUCTION WASTE
 -UTILITY SPACES LOCATED IN BASEMENT

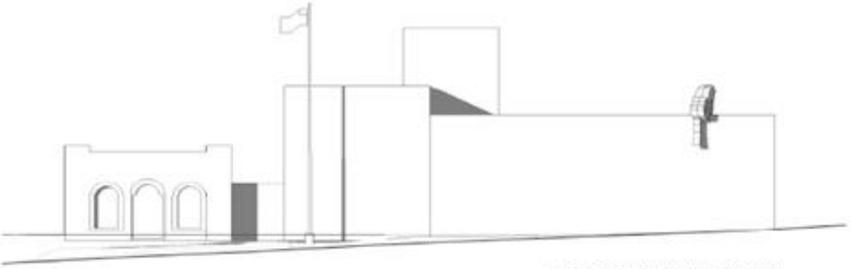
CONS:
 -INCREASED STRUCTURAL WIDTH
 -CLOSER TO NORTH LOT LINE
 -SMALLER OFFICER'S QUARTERS
 -COST OF SEISMIC UPGRADE TO ANNEX
 -ADDITIONAL ENCROACHMENT INTO ECA BUFFER
 -CISTERN TO BE LOCATED UNDER PARKING AREA

BUILDING AREAS (GROSS- INCLD EXT. WALLS)

ANNEX BASEMENT	685
ANNEX 1ST FLOOR	1,165
NEW BUILDING 1ST FLOOR	5,650
NEW BUILDING 2ND FLOOR	1,390
TOTAL	8,890 SF

LINDEN AVE. N.





EAST ELEVATION

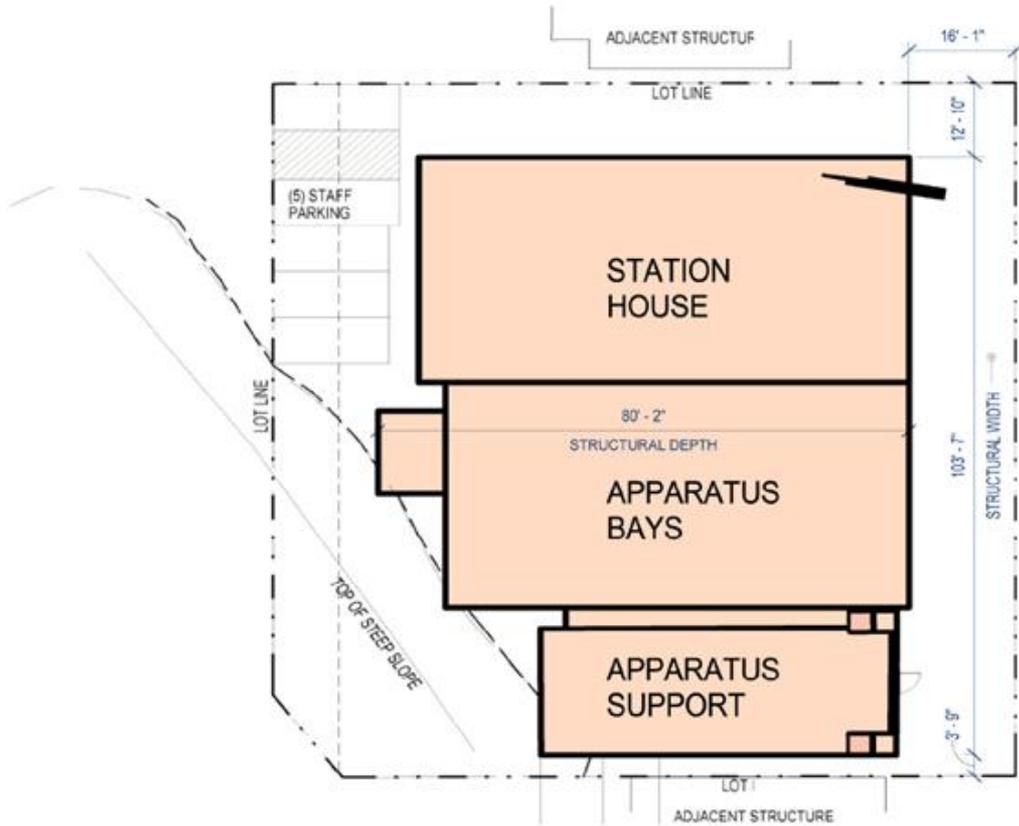
FIRE STATION 9 | OPTION 1A
PERSPECTIVES

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OPTION 1b
BRIEF DESCRIPTION
 STATION HOUSE TO THE NORTH, APPARATUS BAY TO THE SOUTH, ANNEX RETAINED IN ITS ENTIRETY WITH A PORTION OF THE APPARATUS BAY SUPPORT PROGRAM LOCATED WITHIN THE RENOVATED BUILDING. NEW BUILDING IS AS CLOSE TO THE OLD AS POSSIBLE, WITH A SEISMIC JOINT AT THE NORTHEAST CORNER. A LONG, NARROW "GASKET" CONNECTS THE TWO BUILDINGS.

PROS:
 -ANNEX SAVED IN ENTIRETY
 -REDUCED CONSTRUCTION WASTE
 -BONUS STORAGE LOCATED IN BASEMENT OF ANNEX- ACCESSED FROM EXTERIOR ONLY

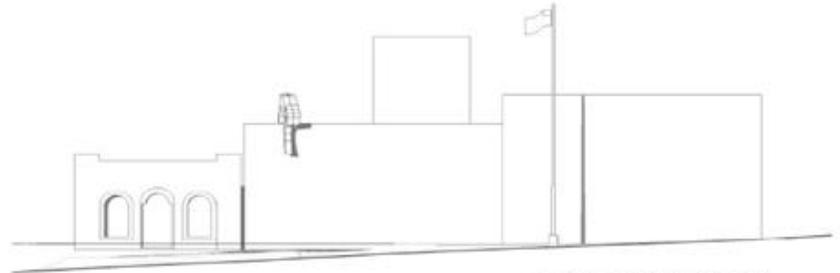
CONS:
 -INCREASED STRUCTURAL WIDTH
 -CLOSER TO NORTH LOT LINE
 -COST OF SEISMIC UPGRADE TO ANNEX
 -ADDITIONAL ENCROACHMENT INTO ECA BUFFER
 -CISTERN TO BE LOCATED UNDER PARKING AREA

BUILDING AREAS (GROSS- INCLD EXT. WALLS)

ANNEX BASEMENT	685
ANNEX 1ST FLOOR	1,165
NEW BUILDING 1ST FLOOR	6,015
NEW BUILDING 2ND FLOOR	2,570
TOTAL	10,435 SF

UNDERWAY IN





EAST ELEVATION

FIRE STATION 9 | OPTION 1B
PERSPECTIVES

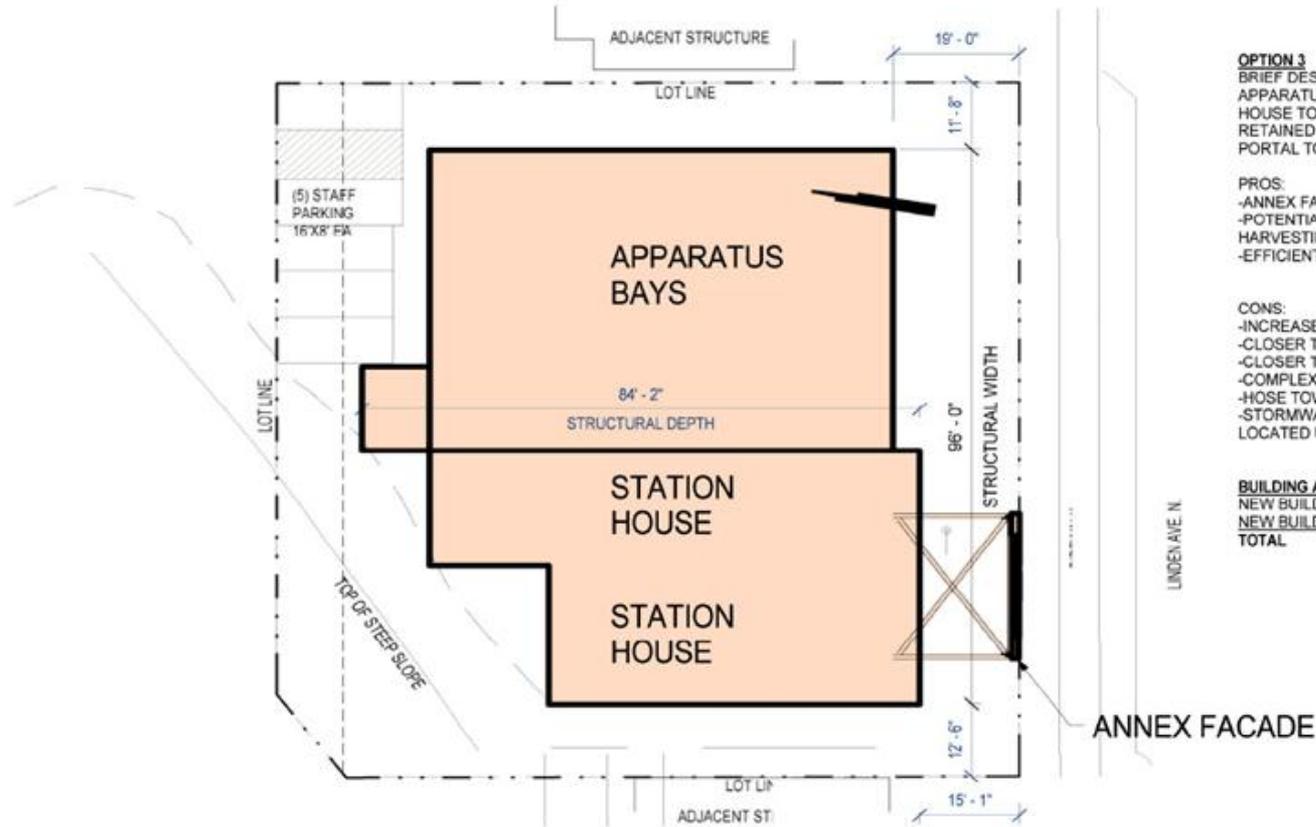
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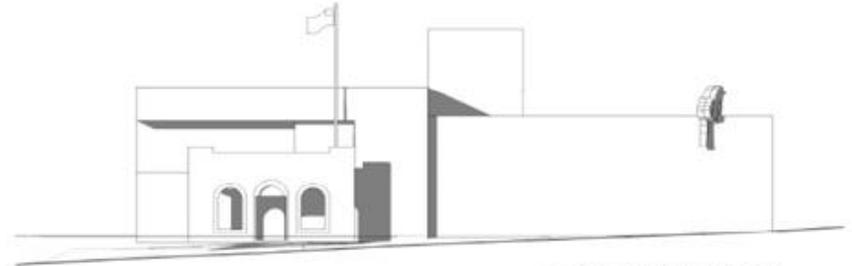
OPTION 3
BRIEF DESCRIPTION
 APPARATUS BAY TO THE NORTH, STATION HOUSE TO THE SOUTH. ANNEX FACADE RETAINED AND RELOCATED TO BECOME ENTRY PORTAL TO NEW FACILITY.

PROS:
 -ANNEX FACADE SAVED
 -POTENTIAL TO LOCATE STORMWATER HARVESTING SYSTEM ABOVE GRADE AT SOUTH.
 -EFFICIENT STATION HOUSE DESIGN

CONS:
 -INCREASED STRUCTURAL WIDTH
 -CLOSER TO NORTH LOT LINE
 -CLOSER TO SOUTH LOT LINE
 -COMPLEXITY OF MOVING FACADE
 -HOSE TOWER TIGHT TO PARKING
 -STORMWATER HARVESTING SYSTEM LIKELY LOCATED UNDERGROUND AT PARKING AREA

BUILDING AREAS (GROSS- INCLD EXT. WALLS)	
NEW BUILDING 1ST FLOOR	6,635
NEW BUILDING 2ND FLOOR	2,605
TOTAL	9,240 SF





EAST ELEVATION

FIRE STATION 9 | OPTION 3
PERSPECTIVES

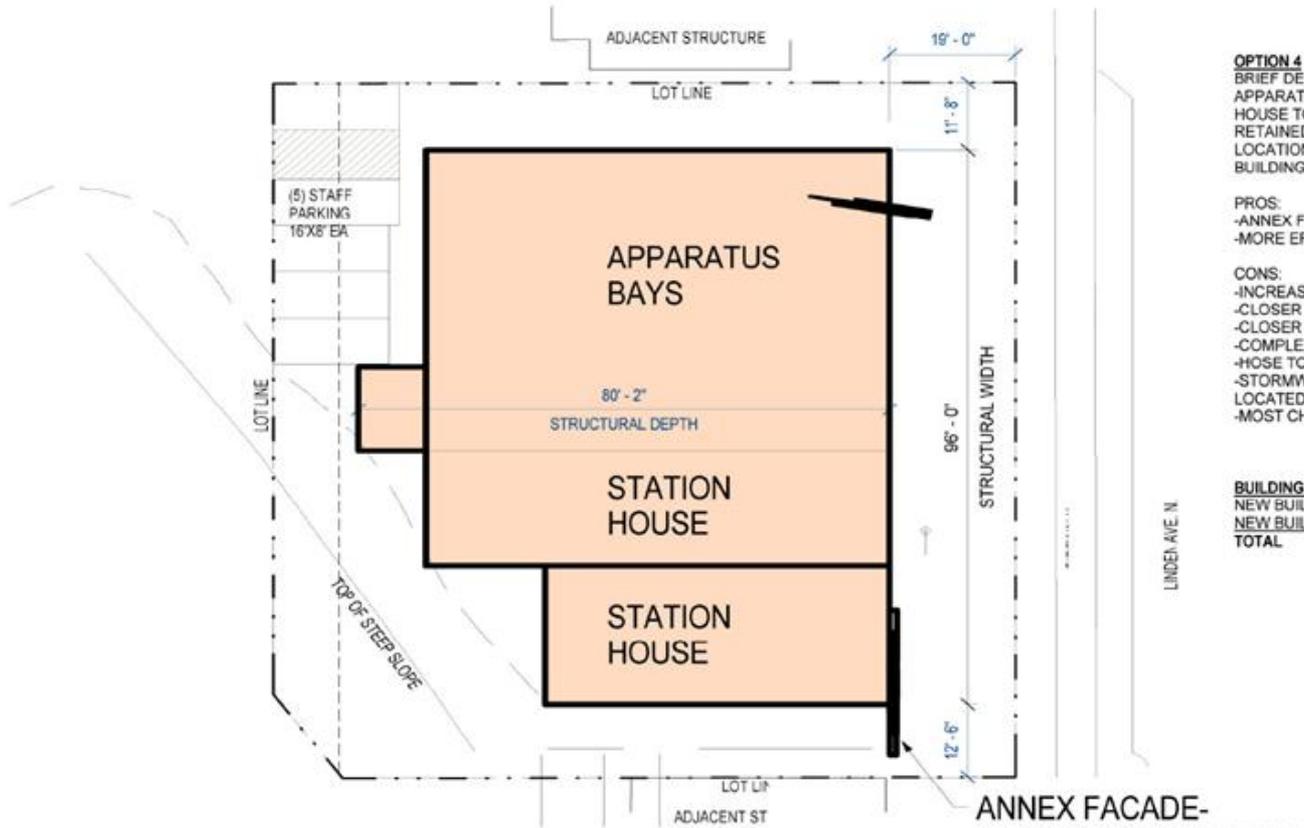
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OPTION 4
 BRIEF DESCRIPTION
 APPARATUS BAY TO THE NORTH, STATION HOUSE TO THE SOUTH. ANNEX FACADE RETAINED AND REMAINS IN CURRENT LOCATION. FACADE IS BRACED TO NEW BUILDING AND INCORPORATED INTO DESIGN.

PROS:
 -ANNEX FACADE SAVED
 -MORE EFFICIENT DESIGN OF SPACE

CONS:
 -INCREASED STRUCTURAL WIDTH
 -CLOSER TO NORTH LOT LINE
 -CLOSER TO SOUTH LOT LINE
 -COMPLEXITY OF MOVING FACADE
 -HOSE TOWER TIGHT TO PARKING
 -STORMWATER HARVESTING SYSTEM LIKELY LOCATED UNDERGROUND AT PARKING AREA
 -MOST CHALLENGING TO LOOK GOOD

BUILDING AREAS (GROSS- INCLD EXT. WALLS)	
NEW BUILDING 1ST FLOOR	6,535
NEW BUILDING 2ND FLOOR	2,565
TOTAL	9,100 SF

1 ANNEX - MASSING - PLAN - Option 4
 1/16" = 1'-0" ANNEX FACADE- IN ORIGINAL LOCATION

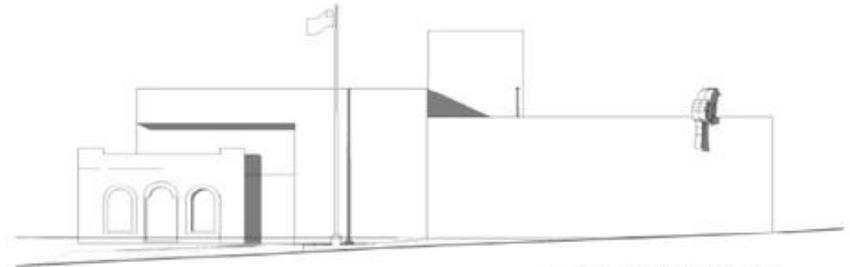
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FIRE STATION 9 | OPTION 4
 MASSING PLAN

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EAST ELEVATION

FIRE STATION 9 | OPTION 4
PERSPECTIVES

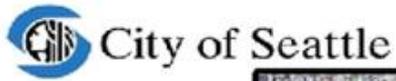
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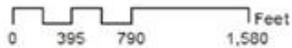
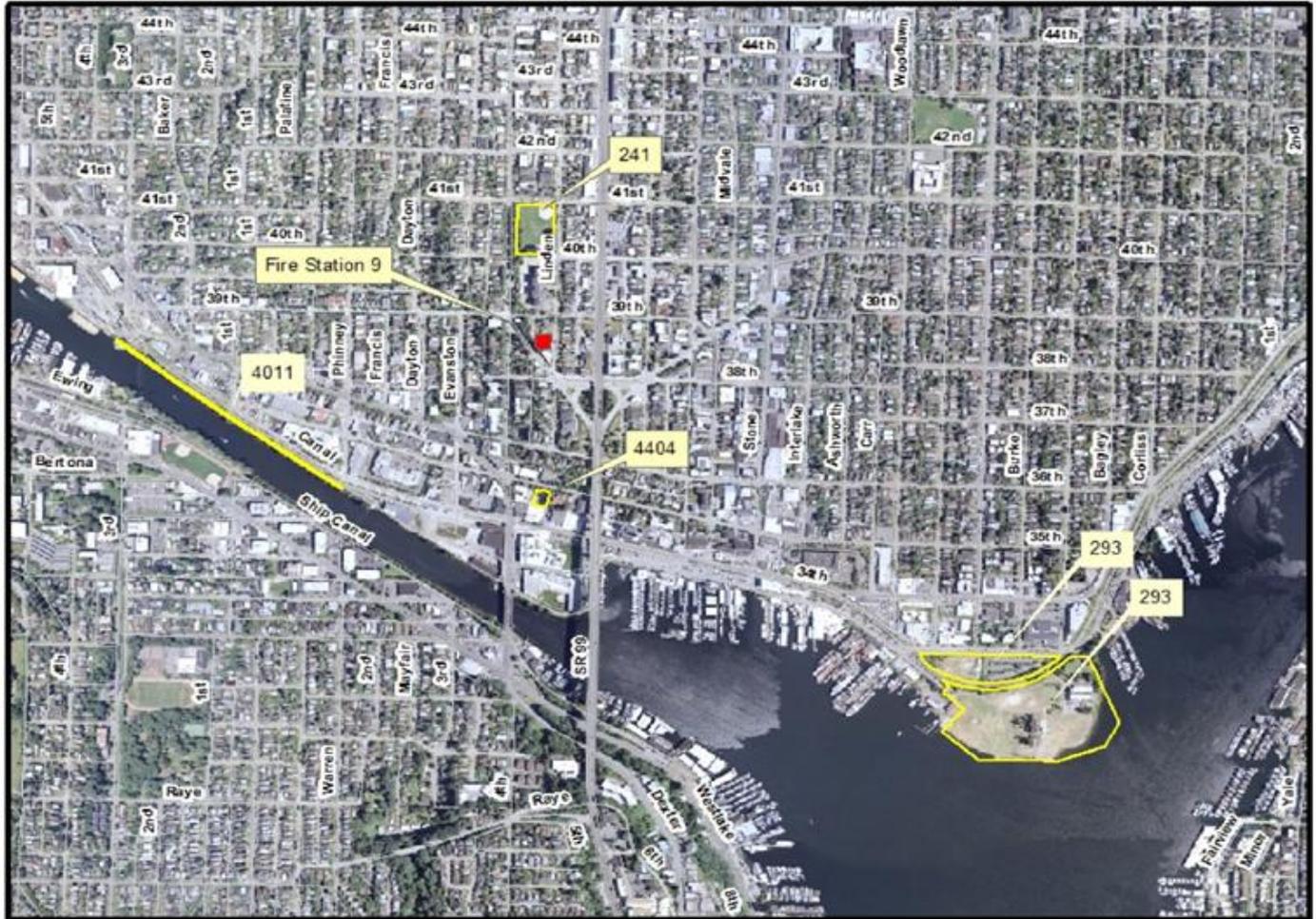




Fire Station 9 Annex Facade Relocation Site Search

Legend

- City Property-top choices
- Fire Station 9



OPTION 2 : ANNEX FACADE RELOCATION

R Gholaghong
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SITE # 4404

Fire Station 9

3829 Linden Avenue N

Located along Linden Ave N. between N. 38th Street and 39th Street, in Fremont

Station type - Neighborhood I (the smallest of all stations)

Replacement station - The existing station is in poor condition due to its age. Replacement would be more cost-effective than remodel.

Station 9 will be rebuilt on the site of existing station and expanded from 5,700 sf to approx. 8,700 sf.

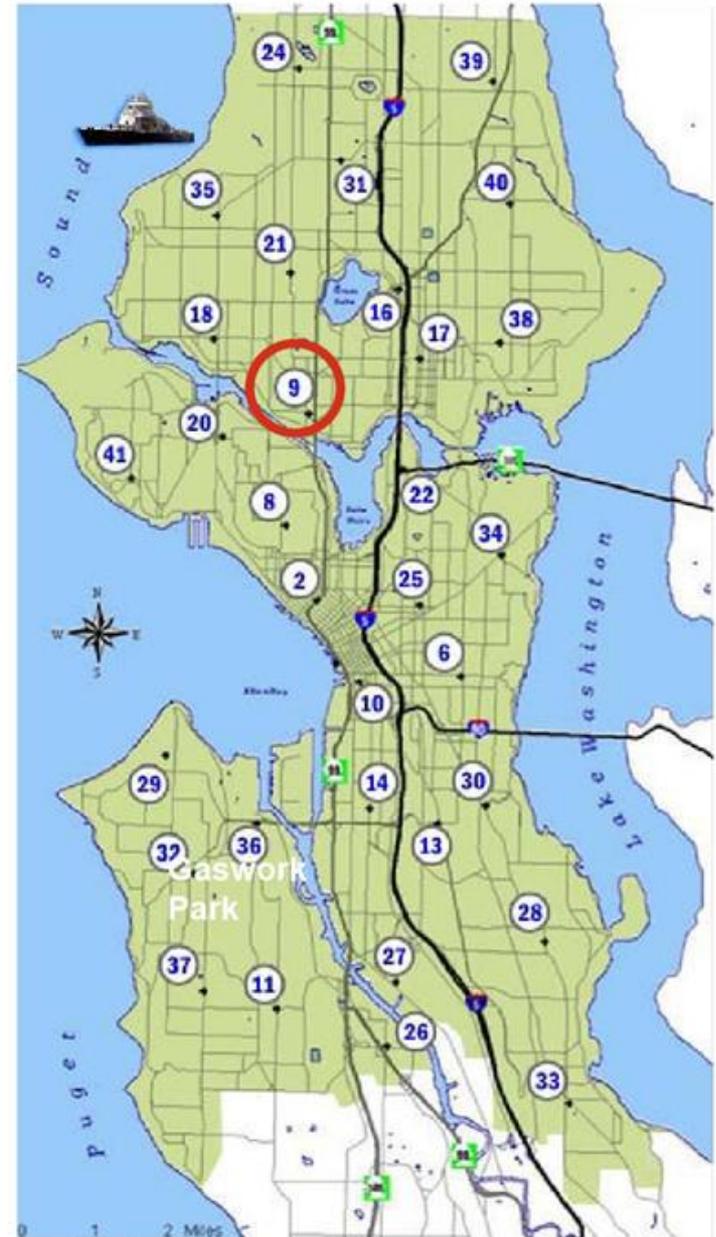
Station 9 will continue to provide compressed air fill service for the North end. It will also continue to house one engine company.

An interim facility will be provided in different location during construction.

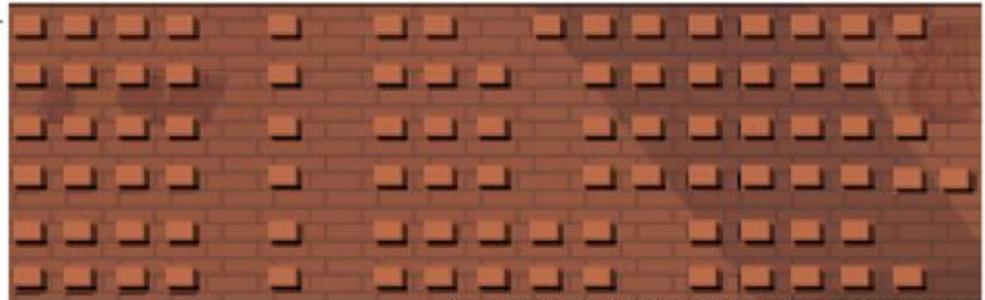
Sustainability goal - LEED silver or higher.

Peter Reiquam is the artist.

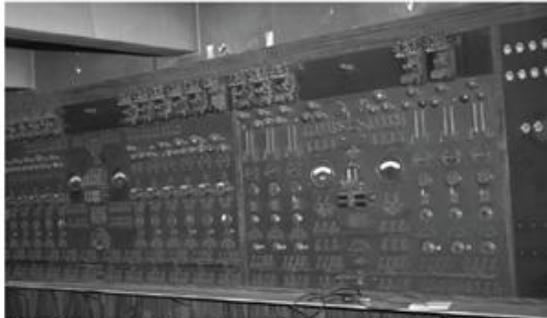
Currently, at Construction Document Phase.



- 4 - 1 - 2 - 8 Fremont Ave N & N 43rd St
- 4 - 1 - 3 - 6 Francis Ave N & N 43rd St
- 4 - 1 - 3 - 7 Phinney Ave N & N 45th St
- 4 - 1 - 3 - 8 Linden Ave N & N 39th St
- 4 - 1 - 5 - 4 6th Ave NW & Leary Way NW
- 4 - 1 - 5 - 5 Leary Way NW & NW 44th St



Sample of Brick Detailing with embedded tapper code



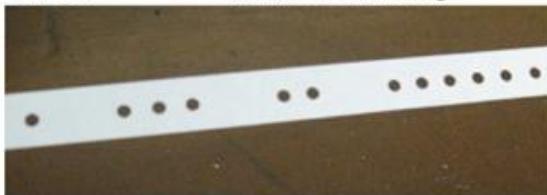
Historic photo of the Alarm Box Circuit Board



Pull Box



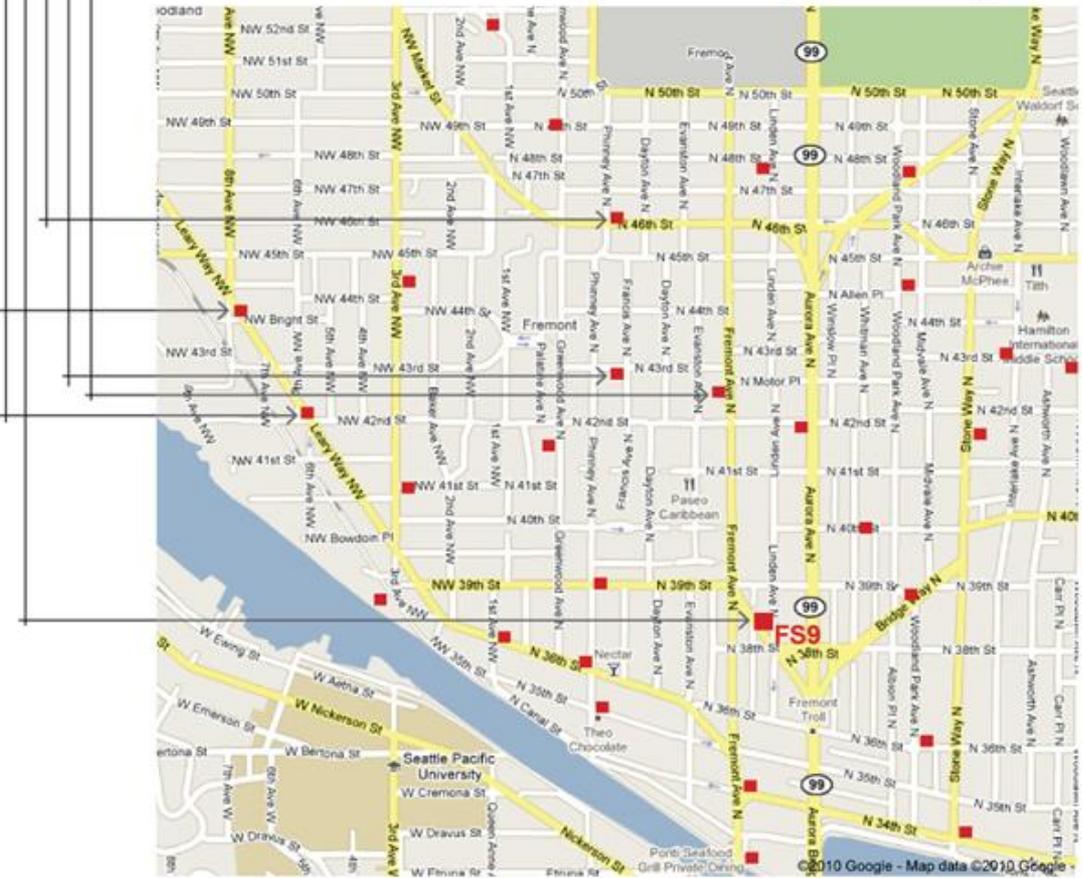
Address card catalog



Tapper Code "1-3-2-6" punched on reel tape

CITY OF SEATTLE FIRE STATION 9 Tapper Code Brick Details

Committee on Built Environment Review #2
Construction Documents



Map of Pull Boxes locations in Fire Station 9 service area