City of Seattle
Edward B. Murray, Mayor

Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number:	3014980
Council File Number:	314125
Applicant Name:	Mark Adams for Finance and Administrative Service Department
Address of Proposal:	4700 38th Avenue SW (Fire Station 32)

SUMMARY OF PROPOSED ACTION

Council Land Use Action to allow a new three-story, 20,000 sq. ft. public facility (City of Seattle, Fire Station 32). Parking for eleven vehicles will be provided on the site. Review includes demolition of existing structure (9,000). Project also includes 1,734 cu. yds. of grading.

The following approvals are required:

Council Land Use Action –for concept approval and to waive or modify development standards for a City facility - (SMC Chapter 23.76.064)

SEPA - Environmental Determination - (SMC Chapter 25.05)

SEPA DETERMINATION: [ ] Exempt [X] DNS [ ] EIS

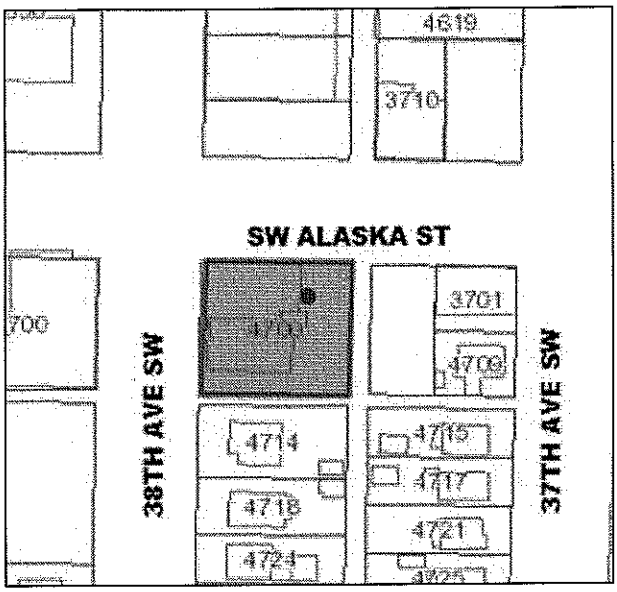
[ ] DNS with conditions

[ ] DNS involving non exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The 11,220 square foot site is located at the southeast corner of the intersection of SW Alaska Street and 38th Avenue SW within the West Seattle Junction. The site is zoned Neighborhood Commercial with a Pedestrian Overlay (NC3P-40). The site is currently developed with an existing two-story fire station (number 32) which has remained in operation since 1967.



The subject site and adjacent sites along SW Alaska Street are zoned Neighborhood Commercial with height ranging from 40 feet at the subject site to 85 feet to the west. Lots to the south of the subject lot are zoned single family (SF5000). A single family home is located directly south of the subject lot across the platted, improved alley. To the west of the lot is an existing two story commercial development. To the north across SW Alaska Street is a newer six story mixed used development. To the east, across a platted, improved alley, is a one story commercial structure with a surface parking lot along the alley.

The development pattern along SW Alaska Street is largely small-scale one and two story commercial structures with a few newer multistory mixed use developments. Single family residential development prevails to the south of the subject property.

SW Alaska Street and 38th Avenue SW are improved with a roadway, curb, gutter and sidewalk. The alleys located along the south and east property line are also improved with a concrete driving surface. SW Alaska Street is also designated as a principal pedestrian street by the Seattle Land Use Code.

The site contains approximately seven feet of grade change from the northwest corner of the lot to the southeast corner of the site. While the SW Alaska Street property line is mostly flat, the east and west property lines along 38th Avenue SW and the west alley contain between 5-7 feet of slope along the length of the lot line.

Proposal Description

The project includes the demolition of the existing fire station and replaces it with a new 18,600 square foot fire station building. The proposed fire station will include four apparatus bays containing two fire trucks, a medic unit and a battalion chief. The two fire trucks will enter the building from the alley located along SW Alaska Street and exit by way of 38th Avenue SW. The two smaller pieces of apparatus, the medic unit and battalion chief, will both enter and exit from 38th Avenue SW. The apparatus bay would extend almost to the SW Alaska Street right-of-way with glass on the front and part of each side. In addition to the apparatus bays the main level will also the public entry, bunker gear storage and equipment cleaning stations and maintenance rooms. The partial second floor will contain the station office, training rooms, the battalion chief office and living quarters. These support functions will be located to the south setback from the SW Alaska street right-of-way. The third floor would be comprised of crew living quarters including, kitchen & dining, day room, laundry and storage areas. Parking for 11 vehicles will be provided in a two story parking garage accessed from the east alley and the south alley.

The project includes dedication of additional alley right-of-way for the alleys along the east and south property line.

Seattle Design Commission

This proposal is subject to review by the Seattle Design Commission (SDC) because it is a City Facility. The Commission's role is to advise the project proponents in an effort to foster well-designed civic projects. The SDC reviewed the design in August 2013 and May of this year. The SDC supported the overall development proposal and program. For complete SDC actions and comments, the approved minutes from the meetings are available on the City of Seattle website located at http://www.seattle.gov/dpd/Planning/Design_Commission/overview/

Public Comments

One public comment was received during the public comment period which ended on November 2, 2014. The commenter expressed concern regarding the anticipated construction noise and noise generated from the fire trucks.

ANALYSIS — COUNCIL CONCEPT APPROVAL

Public facilities, including fire stations, may be permitted in commercial zones as a council conditional use when not meeting development standards pursuant to Seattle Municipal Code (SMC) section 23.47A.004 A3. Development standards for public facilities in commercial zones are found in SMC 23.47A. Section 23.76.064 includes provisions for the City Council to grant concept approval and to waive or modify applicable development standards, accessory use requirements, special use requirements or conditional use criteria for City Facilities. SMC 23.76.064 classifies this decision as a legislative action (Type V). The Finance and Administrative Services Department seeks a Council Concept Approval under SMC 23.76.064 to modify two development standards, as follows:

Table A

Development Standard	Required	Proposed
SMC 23.47A.005 D1 and SMC 23.47A.008 C1	Fire Station Use is not listed as one of the required uses in a pedestrian zone.	A Fire Station is proposed in a pedestrian zone.
SMC 23.47A.032 B1b	Parking must be separated from the street by another permitted use.	Surface parking is proposed along SW Alaska Street.

SMC 23.76.050 requires the DPD Director to prepare a written report on Type V application, which includes the following analysis and information:

1. ***The written recommendations or comments of any affected City departments and other governmental agencies having an interest in the application;***

No written recommendations or comments were received from affected City departments and/or other governmental agencies have an interest in the application.

*2. **Responses to written comments submitted by interested citizens;***

As noted previously one public comment was received during the public comment period which ended on November 2, 2014. The commenter expressed concern regarding the anticipated construction noise and noise generated from the fire trucks.

City staff has conversed by email with the neighbor on several occasions to clarify the design proposal and Seattle Land Use Code requirements.

This person has been added to the notice list for the proposal. Analysis of the relationship of the proposal to the neighboring sites is found below.

*3. **An evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies;***

Seattle Municipal Code (SMC) 23.47A.004 D3 includes standards and criteria for the proposed public facility use.

In all NC zones and C zones, uses in public facilities not meeting development standards may be permitted by the Council, and the Council may waive or grant departures from development standards, if the following criteria are satisfied:

a. The project provides unique services that are not provided to the community by the private sector, such as police and fire stations;

The project provides a unique service as a fire station.

b. The proposed location is required to meet specific public service delivery needs;

The project is located so that it can rapidly and adequately respond to emergencies, which is an essential public service. The station is a neighborhood station serving the West Seattle Junction.

The location of Fire Station No. 32 has been the same since 1976. It is situated as an integral element in the provision of fire and medical emergency services in Seattle. It is located on a City owned site in a narrow commercial area along SW Alaska Street with residential areas to the east and west. The location is necessary for the seamless provision of Fire Department services in this area of the City and a modern Fire Station is necessary here. The new station would better accommodate modern equipment and provide better accommodations and work areas for fire fighters.

c. The waiver of or departure from the development standards is necessary to meet specific public service delivery needs; and

<u>Location in Pedestrian Zone</u>

A modification is requested to allow a Fire Station along a Principal Pedestrian Street. SMC 23.47A.005.E.1 lists 14 specific uses which are permitted along the SW Alaska Street right-of-way. These uses are deemed to complement and encourage a highly pedestrian public area. Most of them are commercial in nature such as retail, restaurant, lodging, and theatres. Parks are

allowed; as are museums, community centers and religious facilities. Fire Stations are not on this list of allowed uses in along a Pedestrian designated street.

Like the current station at the site this one would provide a pleasant pedestrian aspect with landscaping and attractive architecture along SW Alaska Street. The SW Alaska Street building façade includes a two story transparent façade allowing pedestrian and vehicles to see directly into the apparatus bay.

Emergency vehicle exists have been located on 38th Avenue SW to minimize impacts to the pedestrian environment along SW Alaska Street. Non-emergency vehicles using the parking lot will access the site through the existing alleys.

Modification of the provision of SMC 23.47.005.E.1 and of 23.47A.008.C.1 to include a Fire Station as an allowed use is necessary so that Station 32 can be reconstructed in its existing location and should, therefore, be approved.

Location of Parking

A modification is requested to allow the fire fighter vehicular parking adjacent to the SW Alaska Street right-of-way. SMC 23.47A.032 B1b states that street level parking shall be separated from the street-level, street-facing façade by another permitted use. The requirement to locate parking behind another permitted use is intended to encourage am active, highly pedestrian street façade. The requirement intends to eliminate pedestrian, vehicular conflicts by locating parking away from the sidewalk.

As noted above, the proposed fire station will provide a pleasant pedestrian aspect with landscaping and attractive architecture along SW Alaska Street. The SW Alaska Street building façade includes a two story transparent façade allowing pedestrian and vehicles to see directly into the apparatus bay. The proposed fire fighter parking is located 47 feet from the SW Alaska Street property line. Extensive landscaping has been provided within the street right-of-way and between the sidewalk and the apparatus apron to screen the parking from pedestrian views. Vehicular access to the parking area is provided by way of an existing alley located off SW Alaska Street to remove the need for any additional curbcuts along the pedestrian sidewalk.

The staff parking for Fire Station 32 is necessary for on-duty firefighters to park their vehicles at the beginning of their 24 hr. shift. Two levels are parking are provided: the upper parking is screened from view by a 5'-4" height concrete and metal screen wall, while the lower parking area is visible from SW Alaska Street.

The rear parking apron of the fire station, an exterior open program area, occupies the 47 foot setback space between the parking and SW Alaska Street. The visibility of the parking from SW Alaska Street is a result of the very tight site area relative to program area that this project has had to resolve. Efficient organization of the site features was required with exterior spaces being used for multiple functions, and uses stacked vertically to conserve space. The rear apron, an extension of the fire station apparatus bay to the exterior, typically provides rear door access for returning fire apparatus and space for equipment checks, hose washing, and drilling exercises. For efficiency, the rear apron at this station also provides vehicle access to the lower parking area and access to the trash/recycling storage for collection. The staff parking arrangement is the most efficient possible with two levels of tandem parking spaces (one car parking behind

another) stacked vertically, one on top of the other. The upper parking level is accessed from the south alley, making use of the 7.5 feet of grade change across the site. This arrangement reduced the overall parking space footprint by half, and eliminated the need for dedicated parking circulation aisles since, in this configuration, the alleys and rear apron provide the circulation space for parking.

Modification of the provision of SMC 23.47A.032 B1b to allow parking that is not separated from the street facing façade by another permitted use is necessary so that Station 39 can be reconstructed in its existing location and should, therefore, be approved.

d. The relationship of the project to the surrounding area has been considered in the design, siting, landscaping and screening of the facility.

The proposed Fire Station 32 would be located on the same commercially zoned corner as the existing station. The fire station has been designed to locate the most impactful fire station program requirements, the apparatus bay, to the north adjacent to the commercially zoned uses and the arterial street. The more impactful fire truck operations are separated from adjacent single family zones to the south by the lower impact crew office and sleeping quarters. A public alley separates the site from single family zoned neighborhood to the south. In the north, west and east directions, the proposal fits well with its neighborhood commercial context and is buffered by public right-of-ways.

The subject lot is located 12 feet from the single family zoned lot, across an improved concrete alley. The fire station will be located between 1-4 feet from the property line. In total the cumulative setback between the new building and the adjacent single family residence is approximately 26-30 feet. The fire station is located to the north of the existing single family residence so there will be no shadow impact to the existing residence. The fire station locates the circulation stair, office and bunk rooms along the south façade to minimize noise impacts to the adjacent single family residence. Limited windows have been incorporated into the south façade to maximize privacy for the adjacent single family residence. The existing fire station locates six angled parking stalls directly off the alley. The new facility will locate six parking stalls in a parking garage off of the alley which will minimize visual and circulation impacts within the alley.

The façade facing the single family home will include a variety of high quality materials to minimize the scale of the structure and add texture. Architectural concrete will be used for the circulation stair and first story. Metal panels will be used for the second story.

The relationship of the proposal to the surrounding area has been considered the building and program siting has been designed to successfully place the facility in its surrounding context.

4. All environmental documentation, including any checklist, EIS or DNS;

The proposed public facility is subject to a SEPA threshold determination and EIS requirements according to SMC 25.05.800 A2c Table B, because the project proposal includes the construction of a new building that exceeds 4,000 square feet gross floor area in a neighborhood commercial zone. The SEPA analysis follows.

5. ***The Director's recommendation to approve, approve with conditions, or deny a proposal.***

Based on the analysis provided, above, DPD recommends approval of the proposed fire station in a commercial zone with the requested modification to development standards as described in Table A.

RECOMMENDATION – COUNCIL APPROVALS

DPD **recommends approval** of the proposed fire station use in a Neighborhood Commercial zone.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated March 24, 2014 and annotated by the Department. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact; it shall be presumed that such regulations are adequate to achieve sufficient mitigation subject to some limitation". The Overview Policy in SMC 23.05.665 D1-7, states that in limited circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts.

The policies for specific elements of the environment (SMC 25.05.675) describe the relationship with the Overview Policy and indicate when the Overview Policy is applicable. Not all elements of the environment are subject to the Overview Policy (e.g., Traffic and Transportation, Plants and Animals and Shadows on Open Spaces). A detailed discussion of some of the specific elements of the environment and potential impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted City codes and/or ordinances provide mitigation for some of the identified construction related impacts. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts, but impacts such as air quality and noise require further discussion.

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

Noise

The project is expected to generate loud noise during demolition, grading and construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends.

The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 7:00 PM on weekdays and 9:00 AM and 7:00 PM on weekends. If extended construction hours are desired, the applicant may seek approval from DPD through a Noise Variance request. The applicant's environmental checklist does not indicate that extended hours are anticipated. The limitations stipulated in the Noise Ordinance are sufficient to mitigate noise impacts; therefore no additional SEPA conditioning is necessary to mitigation noise impacts.

Long-Term Impacts

Long-term or use related impacts should be mostly comparable to those already generated by the existing use. The existing fire station contains three apparatus bays and the new fire station will include four bays. A new Battalion Chief will be located on site increasing the crew by one person. Hence, long-term impacts are not considered significant because they are minor in scope.

Several adopted City codes and/or ordinances provide mitigation for some of the impacts. Specifically these are: the Seattle Building Code which provides prescriptive construction techniques and standards; and the Land Use Code which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term impacts.

Height, Bulk and Scale

The SEPA Height, Bulk and Scale Policy (Section 25.06.675.G., SMC) states that *"the height, bulk and scale of development projects should be reasonably compatible with the general character of development anticipated by the goals and policies set forth in Section B of the land use element of the Seattle Comprehensive Plan regarding Land Use Categories, ...and to provide for a reasonable transition between areas of less intensive zoning and more intensive zoning."*

Less intensive zoning is present to the south; however, the proposed building meets land use code setbacks and is under height based on the allowed zone height limit of 40 feet. The station will be located 1-4 feet away from the south property line which abuts an alley and SF5000 zone. In total the cumulative setback between the new fire station and the existing single family

residence is between 26-30 feet. The station will reach a height of 34 feet along the south property line. No mitigation for height, bulk and scale is warranted per SEPA policy.

Noise

The project is expected to generate operational noise from fire alarms, radios, emergency generator and sirens. Emergency response vehicles (fire engines, ladder trucks and aid vehicles) will use sirens when leaving the site. The site is close to residential uses and these operational noises will likely be heard and could be especially adverse in the early morning and in the evening. The Seattle Noise Control Ordinance exempts sounds created by fire alarms and emergency vehicles in that they are essential for a fire station. The emergency generator will be tested monthly for approximately ten minutes during regular business hours. The generator will have a sound attenuated, weatherproof enclosure that will be located below grade to minimize noise impact on the neighborhood during month testing or in event of an emergency. All these noises will be intermittent and of short duration, and are unavoidable; therefore, SEPA mitigation is not appropriate.

RECOMMENDED CONDITIONS – COUNCIL LAND USE ACTION

None.

RECOMMENDED CONDITIONS - SEPA

None.

Signature: (signature on file) Date: November 13, 2014
Lindsay King, Senior Land Use Planner
Department of Planning and Development

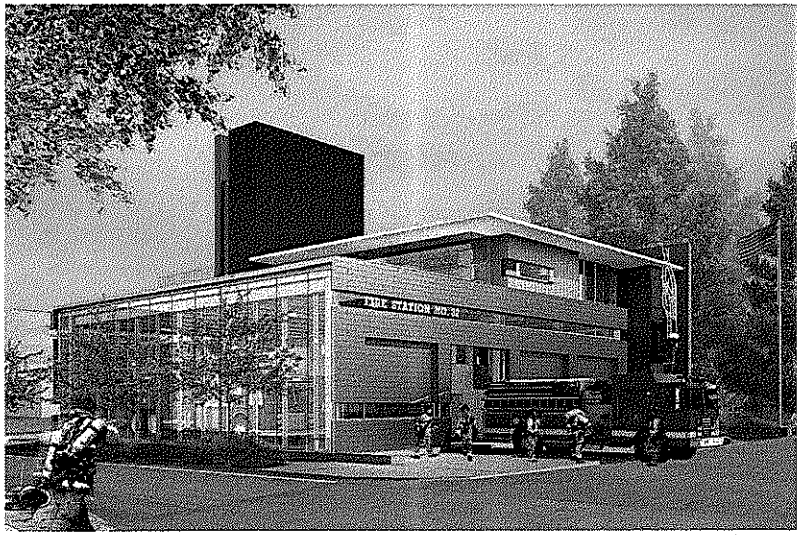
LK:drm

K\Decisions-Signed\3014980.docx

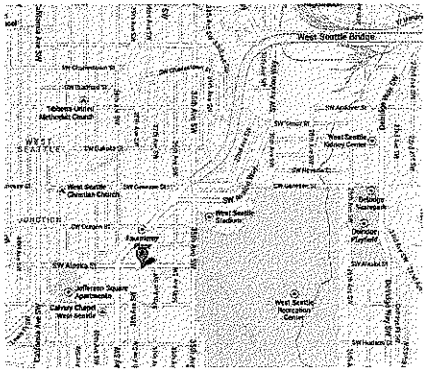
CITY OF SEATTLE

FIRE STATION 32

MASTER USE PERMIT - MARCH 24, 2014



VICINITY MAP



PROJECT SITE

4700 38TH AVENUE SW
SEATTLE WA 98126

PARCEL # 612660-0005

DPD # 3014980

OWNER

CITY OF SEATTLE
DEPT. OF FINANCE AND
ADMINISTRATIVE SERVICES
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ARCHITECT
Bohlin Cywinski Jackson

CIVIL
Coughlin Porter Lundeen

LANDSCAPE
Swift Company

STRUCTURAL
PCS Structural Solutions

MECHANICAL
Hargis

ELECTRICAL
Travis Fitzmaurice and Associates

ALERTING
TetraTech

SUSTAINABILITY
Brightworks

DAYLIGHTING AND ENERGY ANALYSIS
Integrated Design Lab

ENERGY MODELING AND ANALYSIS
Solarc

FIRE STATION CONSULTANT
TCA

Seal

Revisions

No.	Description	Date
1	MUP RESUBMITTAL 1	10-23-2014

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CITY OF SEATTLE

Fire Station 32

4700 38TH AVENUE SW
SEATTLE WA 98126
DPD# 3014980

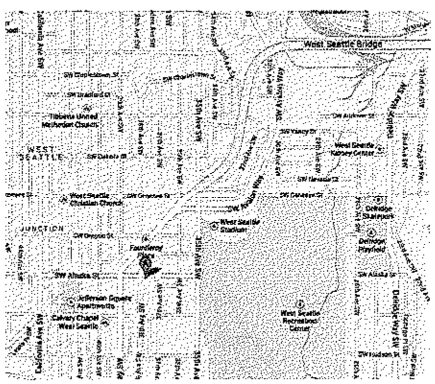
MASTER USE PERMIT

COVER SHEET

Scale	NTS
Date	MARCH 24, 2014
BCJ Project Number	07408

A0.00

VICINITY MAP



PROJECT SITE

4700 38TH AVENUE SW
SEATTLE WA 98126

LEGAL DESCRIPTION:
LOTS 1 THROUGH 4, BLOCK 1, NORRIS' ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT PORTION CONDEMNED BY CITY OF SEATTLE FOR WEST ALASKA STREET IN SUPERIOR COURT CASE NO. 70682, ORDINANCE NO. 21302 OF THE CITY OF SEATTLE.

PORTION TO BE LAID OFF AND DEDICATED:
SOUTH 2 FEET OF LOTS 1 THROUGH 4, EXCEPT THE EAST 2 FEET OF LOT 4, BLOCK 1 NORRIS' ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF KING COUNTY WASHINGTON; AND THE EAST 2 FEET OF LOT 4, BLOCK 1 NORRIS' ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF KING COUNTY WASHINGTON.

KING COUNTY ASSESSOR'S PARCEL NO.: 612660-0005

PROPERTY AREA (EXISTING): 11,648 SF
PROPERTY AREA (EXCLUDING DEDICATIONS): 11,220 SF

ZONING DESIGNATION: NC3P-40

OWNER

CITY OF SEATTLE
DEPT. OF FINANCE AND ADMINISTRATIVE SERVICES
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madams@bcj.com

DPD PROJECT NUMBER:
3014980

PROJECT DESCRIPTION

DEMOLITION OF EXISTING FIRE STATION AND SITE FEATURES. CONSTRUCTION OF A NEW, 3-STORY, 23,089 SF STRUCTURE WITH BASEMENT, ELEVATED PARKING DECK AND SITE WALLS.

ZONING BUILDING HEIGHT LIMIT CALCULATIONS

METHOD 2:

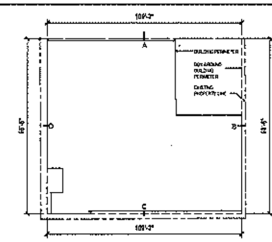
GRADE ELEVATIONS		WALL LENGTHS	
A:	268.0	a:	109.25
B:	271.1	b:	98.5
C:	273.6	c:	109.25
D:	269.3	d:	98.5

FORMULA

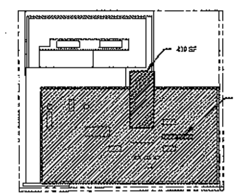
$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d}$$

$$\frac{(268.0 \times 109.25) + (271.1 \times 98.5) + (273.6 \times 109.25) + (269.3 \times 98.5)}{(109.25 + 98.5 + 109.25 + 98.5)}$$

= 112399.2 / 415.5
= 270.50 AVERAGE EXISTING GRADE ELEVATION



ROOFTOP COVERAGE CALCULATION



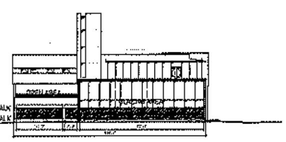
HEIGHT CALCULATIONS - ROOF COVERAGE

UPPER ROOF = 5,400 SF

STAIR TOWER	430
MECH 1	20
MECH 2	20
	470 SF

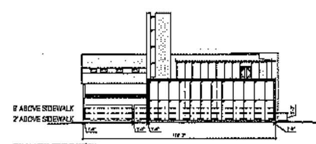
AREA = 9% OF TOTAL UPPER ROOF

BUILDING FACADE TRANSPARENCY AND BLANK FACADE CALCULATIONS



SW ALASKA ST ELEVATION

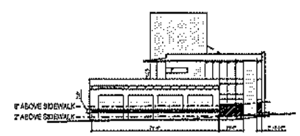
PERCENTAGE OF TRANSPARENCY
FACADE AREA BETWEEN 2' & 8' = 650 SF
GLAZING AREA 420 SF + OPEN AREA 200 SF = 620 SF
PROPOSED TRANSPARENCY = 95.3%
95.3% PROPOSED > 60% REQ'D → *FACADE COMPLIES*



SW ALASKA ST ELEVATION

WIDTH OF BLANK SEGMENTS AT 5'-0" ABOVE SIDEWALK
PROPOSED MAXIMUM WIDTH OF BLANK SEGMENT = 1.5 LF
1.5 LF PROPOSED < 20 LF MAX. → *FACADE COMPLIES*

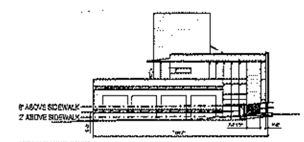
PERCENTAGE OF BLANK FACADE
LENGTH OF FACADE BETWEEN 2' TO 8' = 109.25 LF
BLANK FACADE LENGTH = 1.5 + 1 + 1.5 + 1 = 5 LF
PROPOSED BLANK FACADE = 5 / 109.25 = 4.6%
4.6% PROPOSED < 40% MAX. → *FACADE COMPLIES*



38TH AVE SW ELEVATION

PERCENTAGE OF TRANSPARENCY
FACADE AREA BETWEEN 2' & 8' = 610 SF
GLAZING AREA = 143 + 81 + 17 SF = 241 SF
PROPOSED TRANSPARENCY = 39.5%
39.5% PROPOSED < 60% REQ'D → *FACADE DOES NOT COMPLY*

TYPE 1 DEPARTURE REQUESTED



36TH AVE SW ELEVATION

WIDTH OF BLANK SEGMENTS AT 5'-0" ABOVE SIDEWALK
PROPOSED MAXIMUM WIDTH OF BLANK SEGMENT = 7.6 LF
7.6 LF PROPOSED < 20 LF MAX. → *FACADE COMPLIES*

PERCENTAGE OF BLANK FACADE
LENGTH OF FACADE BETWEEN 2' TO 8' = 98.5 LF
BLANK FACADE LENGTH = 7.6 + 1.5 = 9.1 LF
PROPOSED BLANK FACADE = 9.1 / 98.5 = 9.2%
9.2% PROPOSED < 40% MAX. → *FACADE COMPLIES*

FAR CALCULATIONS

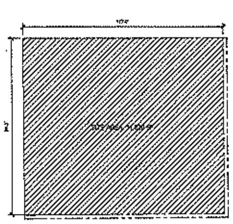
MAXIMUM ALLOWABLE FAR = 3

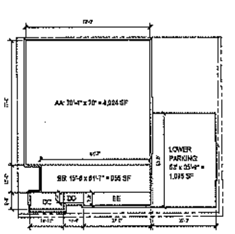
SITE AREA = 11,220 SF

11,220 x 3 = 33,660 SF = MAXIMUM ALLOWABLE ABOVE-GRADE GROSS FLOOR AREA, INCLUDING COVERED PARKING

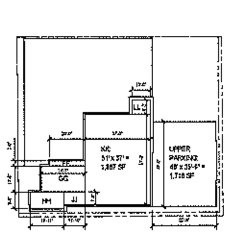
GROSS FLOOR AREA =		
	FLOOR 1 + PARKING:	8,303 SF
	FLOOR 2 + PARKING:	4,374 SF
	FLOOR 3:	5,621 SF
	ROOF:	328 SF
		18,626 SF

FAR = 18,626 / 11,220 = 1.66 < 3

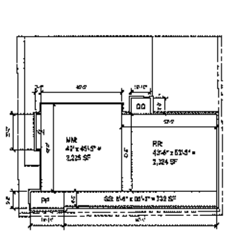




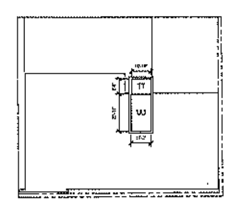
FLOOR 1:
8,408 SF INTERIOR + 1,895 SF PARKING



FLOOR 2:
2,661 SF INTERIOR + 1,713 SF PARKING



FLOOR 3: 5,621 SF INTERIOR



ROOF: 328 SF INTERIOR

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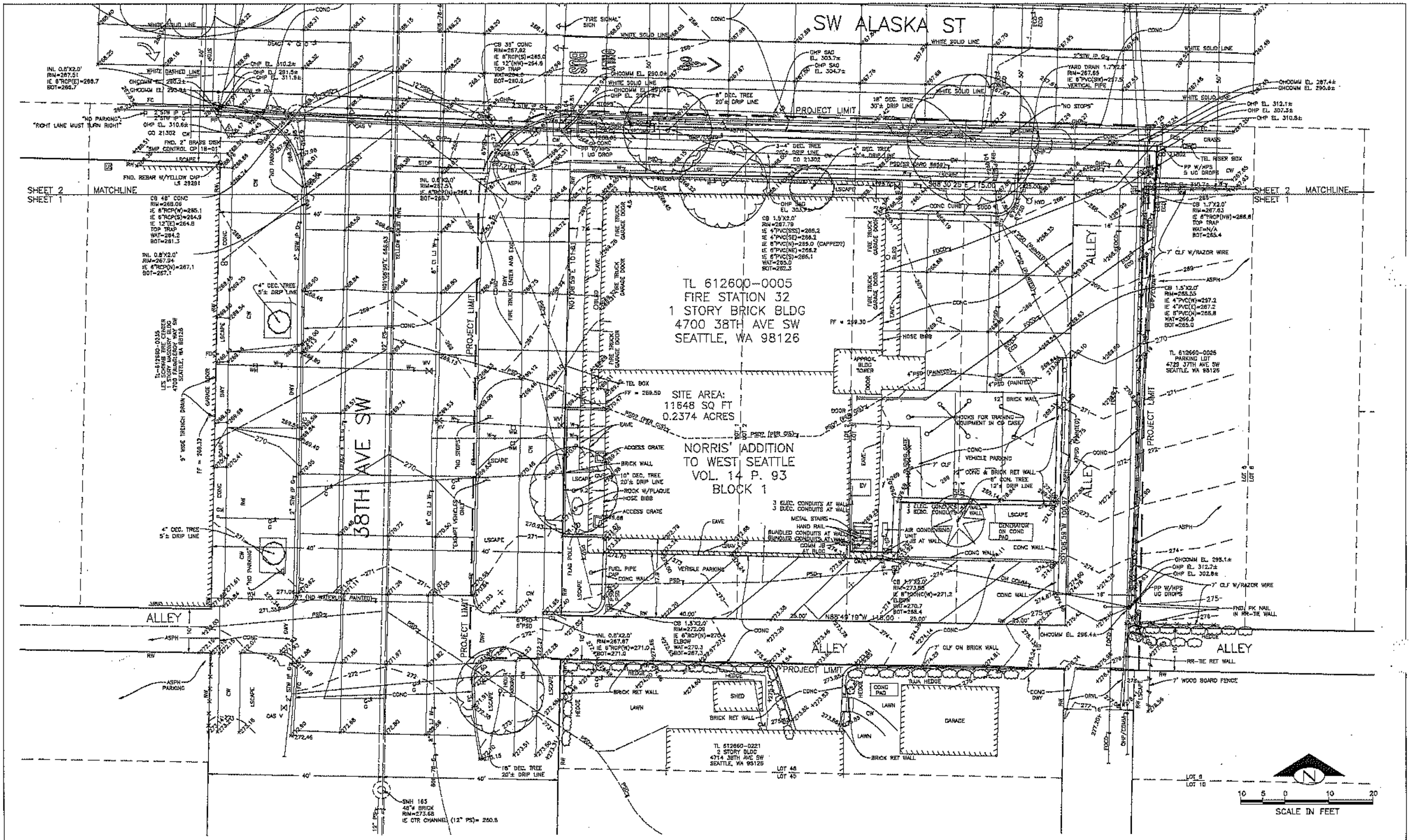
Fire Station 32
3715 SW ALASKA STREET
SEATTLE WA 98126
DPD# 3014980

MASTER USE PERMIT

ZONING DATA

Scale	AS NOTED
Date	MARCH 24, 2014
BCJ Project Number	07408

A0.01



0 ½ 1	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT PLOTTED TO ORIGINAL SCALE.

REVISIONS REV NO.	INITIALS AND DATE
REV COORDINATES	JGW 4/25/14
ADDED OHP /COMM	JGW 7/26/13

NAME	INITIALS AND DATE
DRAWN	JGW 3/22/13
CHECKED	AMF/JGW/DGC 3/22/13

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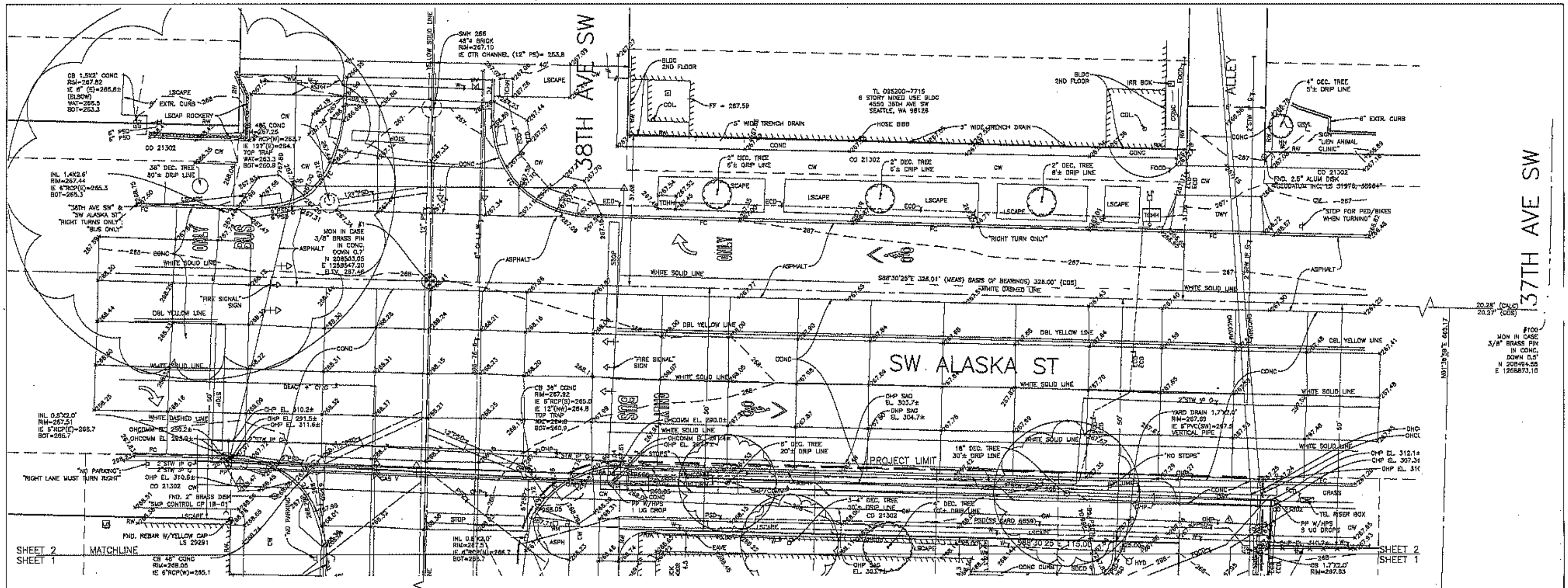
SEATTLE, WA. 98164
PH.: 206-621-1218

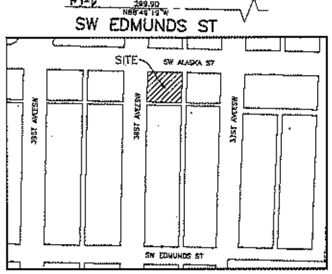
SURVEY MAP FOR FIRE STATION 32
4700 38TH AVE SW, SEATTLE

DATE: MAR. 22, 2013
SCALE: 1" = 10'
JOB NO: 1211-1
NE1/4, NE1/4, SEC. 23, T 24N, R 3E, W.M.
SHEET 1 OF 2



LEGEND

- BLRD — BOLLARD
- TRSCC — TRAFFIC SIGNAL CONTROLLER CAB.
- CB — CATCH BASIN
- DRAIN — CATCH BASIN – PRIVATE
- CO — CLEANOUT
- TREE
- SHRUB OR BUSH
- GM — GAS METER
- ANCHOR
- GV — GAS VALVE
- HH — HAND HOLE
- HYD — FIRE HYDRANT
- INLET — INLET
- JB — JUNCTION BOX
- LP — LIGHT POLE (METAL)
- PP — CITY WOOD POLE W/ LIGHT
- COMBINED LIGHTING STRAIN POLE
- LUMINAIRE
- PRIVATE MAILBOX
- US MAILBOX
- MANHOLE
- MW — MONITOR WELL
- PPO — CITY WOOD POLE
- GPO — UTILITY GUY POLE
- SIGN
- MONUMENT IN CASE (FOUND OR SET)
- MIC (NOT FOUND)
- EV — ELECTRICAL VAULT
- WMH — WATER MANHOLE
- WM — WATER METER
- WV — WATER VALVE
- VEHICLE SIGNAL W/BACKPLATE
- NON-ILLUMINATED SIGN
- OHP — OVERHEAD POWER
- OHP/COMM — OVERHEAD POWER AND COMMUNICATION
- CW — CONCRETE WALK
- DWY — DRIVEWAY
- FC — FACE OF CURB
- PSD — PIPE STORM DRAIN
- PSS — PIPE SEWER SANITARY
- PS — PIPE SEWER COMBINED
- ECD — ELECTRICAL CONDUIT
- TCD — TELEPHONE/COMMUNICATION CONDUIT
- ROCK FACING
- RIGHT OF WAY LINE
- CENTER LINE
- PROJECT LIMITS



VICINITY MAP SCALE 1"=200'

SURVEY NOTES

SITE ADDRESS:
CITY OF SEATTLE FIRE STATION NO. 32
4700 38TH AVE SW, SEATTLE, WA 98126

LEGAL DESCRIPTION:
(TAX PARCEL NO. 612660-0005)

LOTS 1 THROUGH 4, BLOCK 1, NORRIS' ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT PORTION CONDEMNED BY CITY OF SEATTLE FOR WEST ALASKA STREET IN SUPERIOR COURT CAUSE NO. 70582, ORDINANCE NO. 21302 OF THE CITY OF SEATTLE.
(NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT)

SITE AREA: 11,648 SQ.FT. (0.2374 ACRES)

MERIDIAN:
WASHINGTON COORDINATE SYSTEM, NAD83/91, NORTH ZONE

BASIS OF BEARINGS AND COORDINATES:
HELD S88°30'25"E 326.01' (MEASURED), 326.00' (COS)
BETWEEN THE MONUMENTS SHOWN ON SW ALASKA ST AT 38TH AVE SW AND 37TH AVE SW, AS DETERMINED BY RTK GPS SURVEY.
(SEE COORDINATE INFO BELOW)

INSTRUMENT:
TRIMBLE R8 GNSS RECEIVERS; TRIMBLE S8 2" TOTAL STATION

PROJECT HORIZONTAL CONTROL POINTS:
1. CONC. MON W/ 3/8" BRASS TACK IN CASE AT INTERSECTION OF SW ALASKA ST & 38TH AVE SW, 0.5' BELOW GRADE
   N209503.05' E1258547.20' ELEV. 267.46'
2. CONC. MON W/ 3/8" BRASS TACK IN CASE AT INTERSECTION OF SW ALASKA ST & 37TH AVE SW, 0.7' BELOW GRADE
   N208494.55' E1258873.10' ELEV. 268.07'

UNITS OF MEASURE: U.S. SURVEY FEET.

VERTICAL DATUM: NAVD 88
(PER WGA SURVEY DATA WAREHOUSE SURVEY CONTROL POINTS)

BENCHMARKS:
PROJECT:
1. CITY OF SEATTLE BRASS CAP SNV-5244, AT THE MID POINT OF CURVE AT AT THE INTERSECTION. OF BK. CW IN NW CORNER OF INTERSECTION OF FAUNTLEROY WAY SW, 39TH AVE SW & SW ALASKA ST.
   ELEV.=269.357'
   SITE:
2. 3/8" BRASS TACK IN CONC IN CASE, AT INTERSECTION OF SW ALASKA ST & 38TH AVE SW, 0.5' BELOW GRADE
   ELEV.=267.48

ACCURACY:
ACCURACIES OR CLOSURES EXCEEDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.

CONTOUR INTERVAL: 1 FOOT

DATE OF SURVEY: MARCH 2013

REFERENCES:

PLAT OF NORRIS ADDITION TO WEST SEATTLE, VOL. 14, P. 93
PLAT OF BOSTON CO'S PLAT OF WEST SEATTLE, VOL. 3, P. 19
KING COUNTY ASSESSOR'S MAP NE SEC. 23, T 24N, R 3 E., WM
SPU QUARTER MAP NO. 56 – NE SEC. 23, T 24N, R 3 E., WM
SPU SANITARY AND STORM. WATER MAP, SS-CARD 6659
SPU GIS UTILITY MAP PRINT-OUT, FRANCHISE MAP 240-100-271
ENGINEER'S PLAN 774-591, 856-78, 607-66-1-2, 835-74-1
SEATTLE FIELD BOOKS B2337 (P 40,41,42,53,54,55), B1769 (P55-56), B2849 (P 1)
PSE GAS MAP PLAT: 188065, DATED: 01-22-2013
WGS SURVEY DATA WAREHOUSE: DATA SHEET SNV-5244
RECORD OF SURVEY, REC NO'S. 8910249010, 20090813900003, 20110310900002, 20110518900016
CD 21302

UTILITY NOTES:

0 ½ 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT PLOTTED TO ORIGINAL SCALE.

REVISIONS	
REV NO.	INITIALS AND DATE
1	REV COORDINATES JDW 4/25/14
2	ADDED OHP /COMM JDW 7/26/13

NAME	INITIALS AND DATE
DRAWN	JDW 3/22/13
CHECKED	AMF/JGW/OGG 3/22/13

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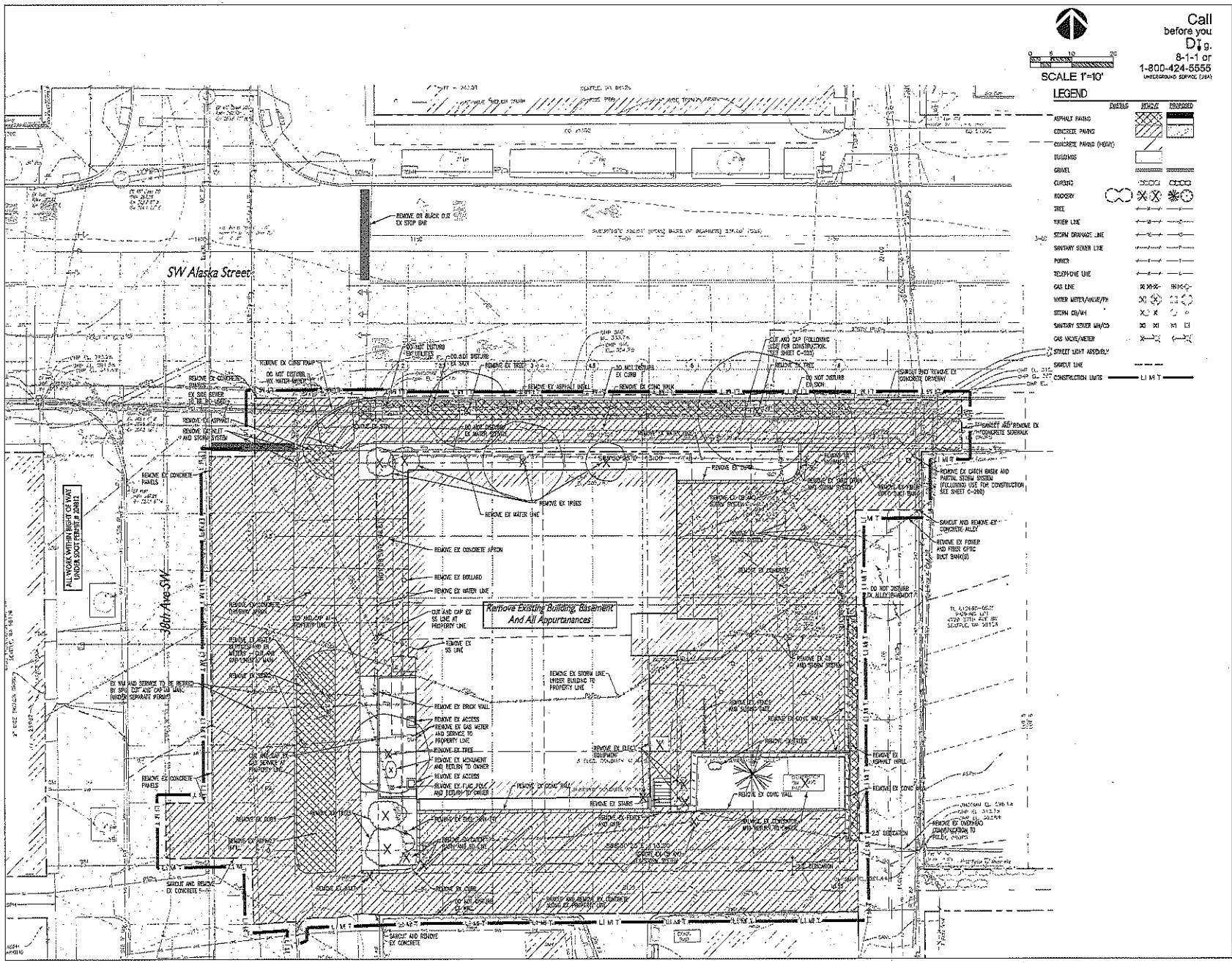
SURVEY MAP FOR FIRE STATION 32 4700 38TH AVE SW, SEATTLE

DATE:	MAR. 22, 2013
SCALE:	1" = 10'
JOB NO:	1211-1
NE1/4, NE1/4, SEC. 23, T 24N, R 3E, W.M.	
SHEET 2	OF 2



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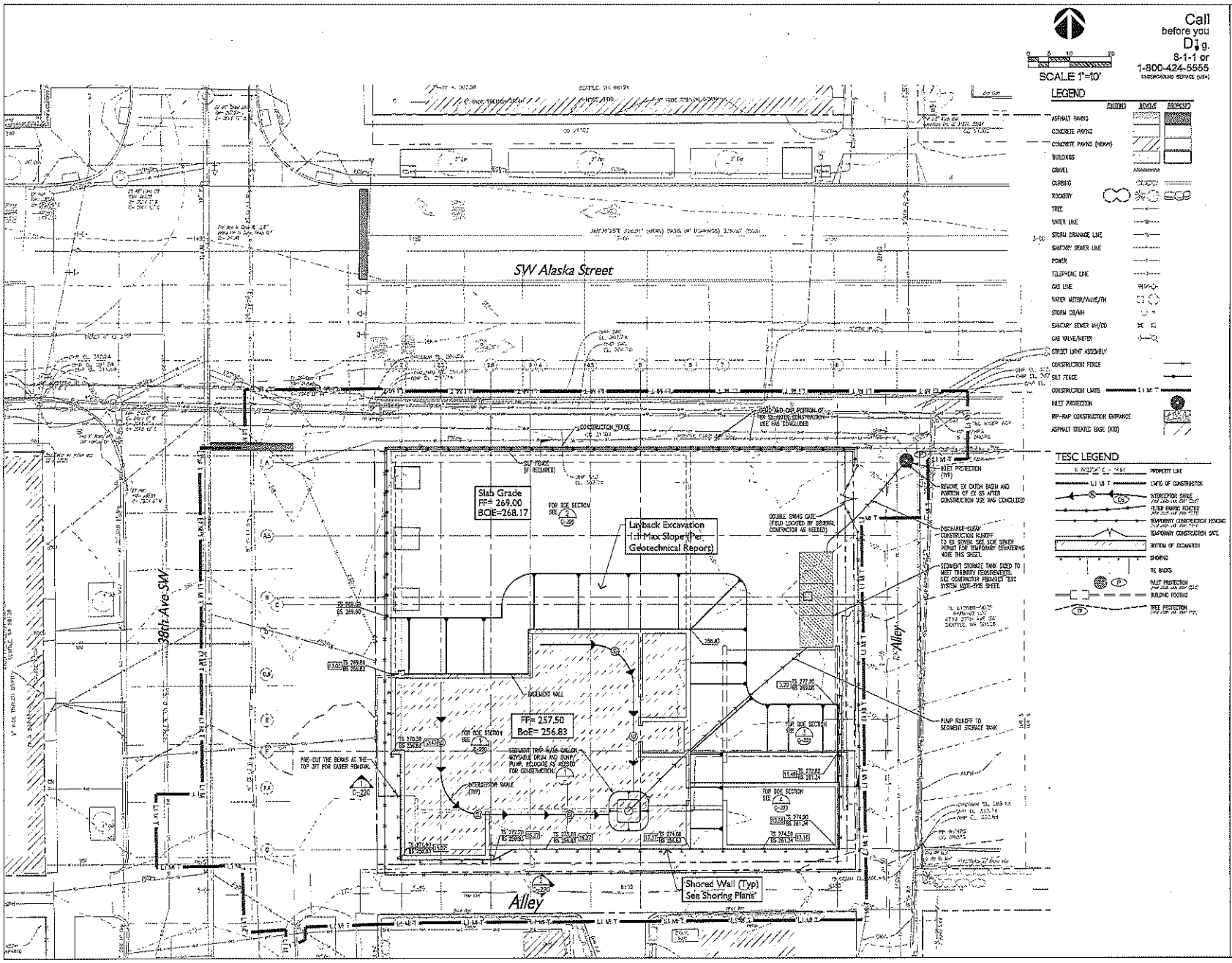
MASTER USE PERMIT

Demolition Plan

Scale	1" = 10'
Date	MARCH 24, 2014
BCJ Project Number	07408

C-100



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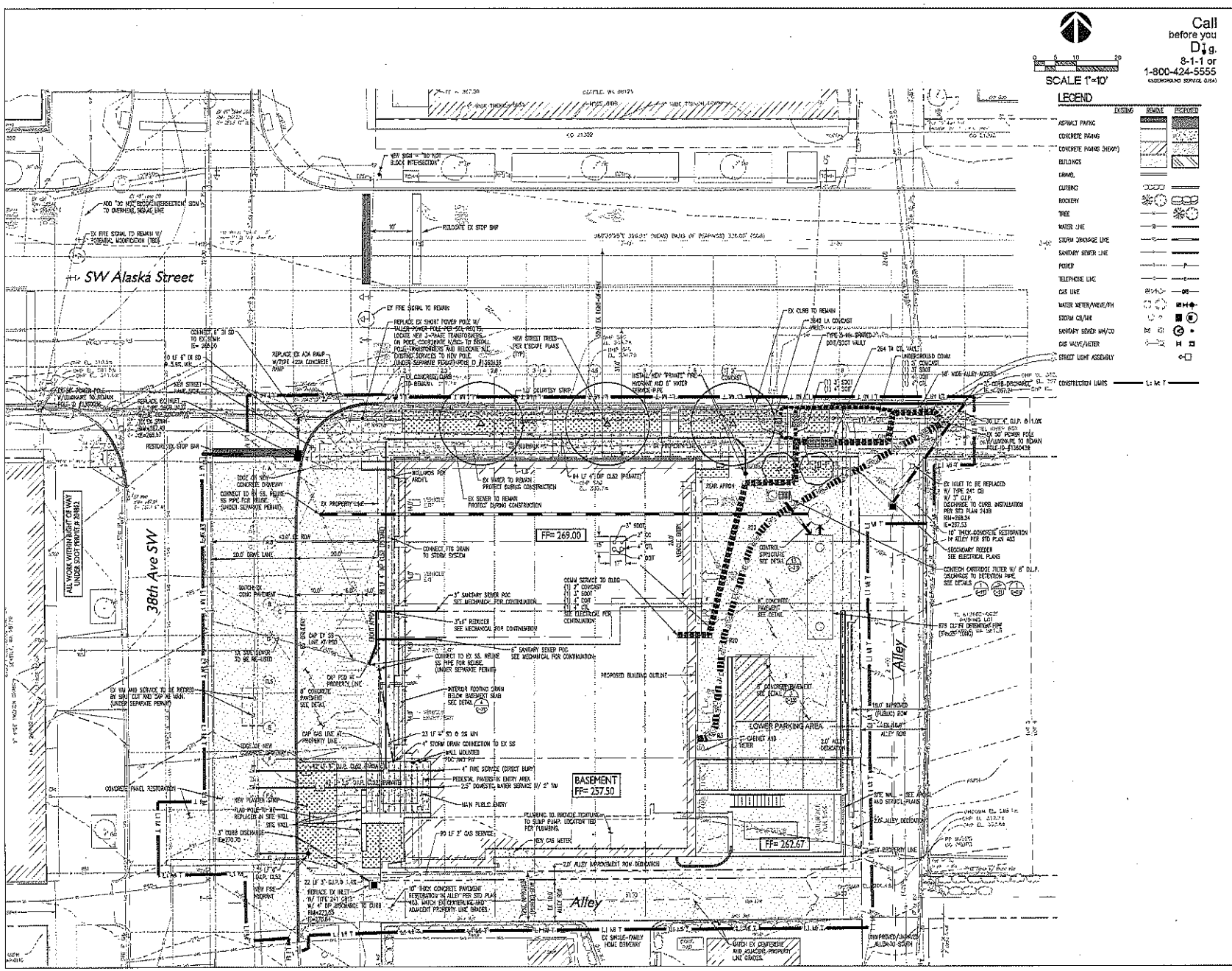
TESC and Excavation Plan

Scale	1" = 10'
Date	MARCH 24, 2014
BCJ Project Number	07408

C-200



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CITY OF SEATTLE

Fire Station 32

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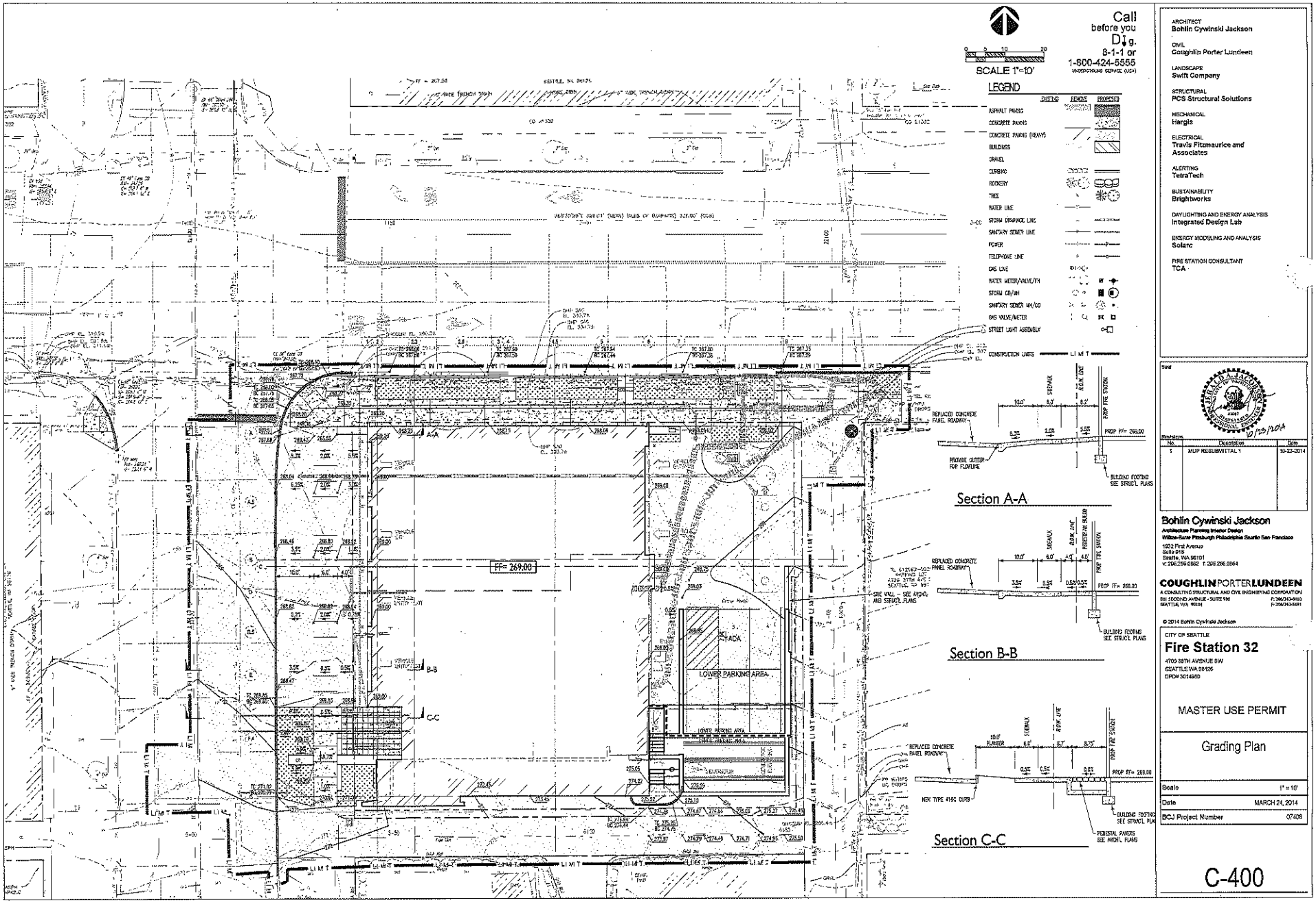
Civil Site Plan

Scale	1" = 10'
Date	MARCH 24, 2014
BCJ Project Number	07408

C-300



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CITY OF SEATTLE

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DPDM 3014969

MASTER USE PERMIT

Grading Plan

Scale	1" = 10'
Date	MARCH 24, 2014
BCJ Project Number	07408

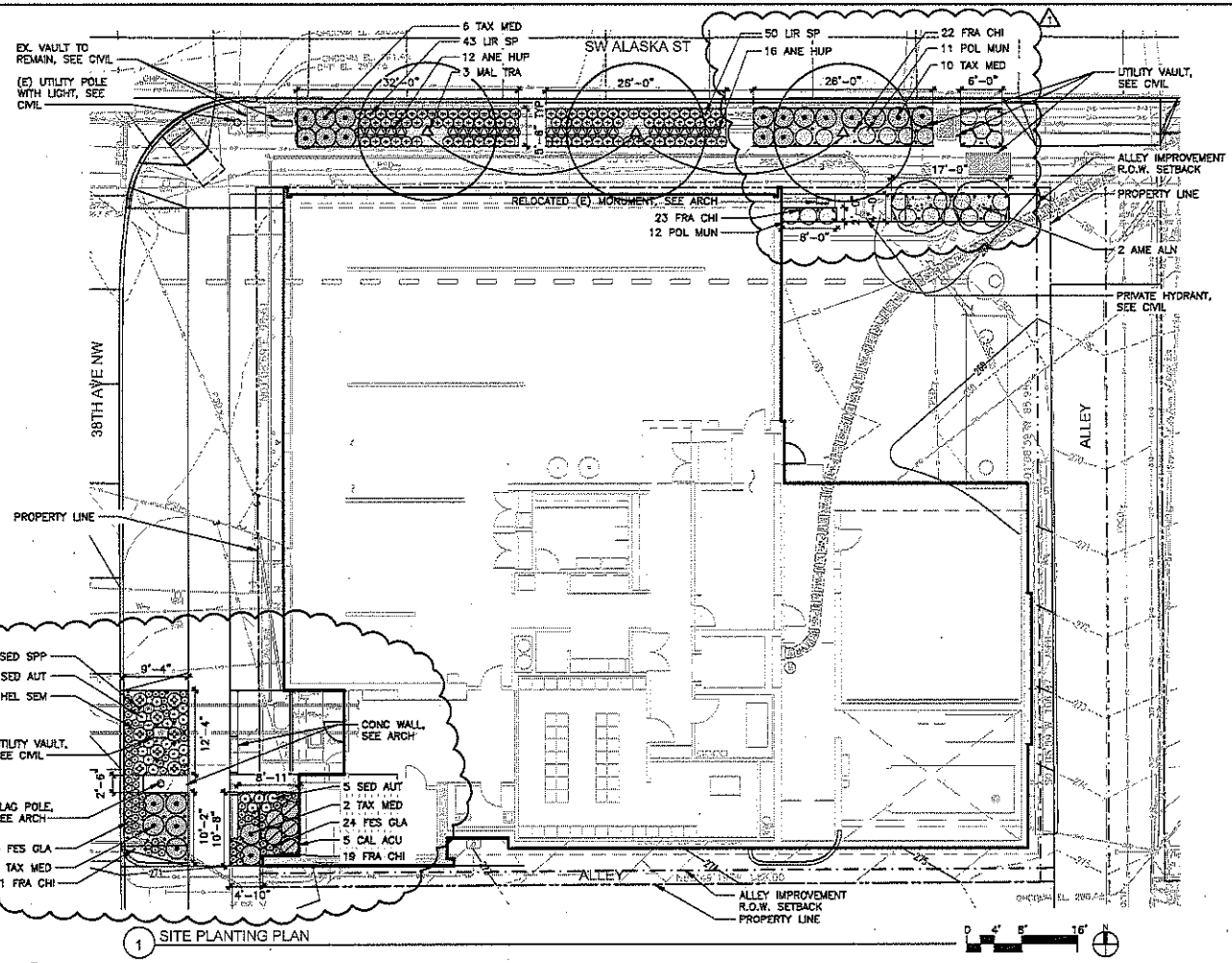
C-400

GENERAL NOTES

1. See Site Survey for existing conditions.
2. See Architecture Drawings for Zoning Data Sheet and Plot Plan, including open space calculations and dimensions of open space.
3. See sheet L1.02 for Third Floor and Roof Planting Plan.
4. All planting areas including green roofs to be irrigated by fully automatic irrigation system.
5. See sheet L1.03 for Green Factor Calculations.
6. All new street trees to be planted according to City of Seattle Right-of-Way Improvement Manual standards, with root barriers.
7. Amend native soils in ROW planting areas per Standard Plan 142 and native soils for Street Tree planting per Standard Plan 100A.
8. A minimum of twenty-five percent of all plantings are drought tolerant per City of Seattle Green Factor Plant List. Drought tolerant plant species are indicated on the plant schedule with an asterisk. Minimum fifty percent of plant material to be perennial.
9. Street tree selections shall be coordinated with SDOT Urban Forestry prior to final selection.
10. See Sheet L1.04 for Planting Details.

ABBREVIATIONS

ARCH	Architecture
CAL	Caliper
CONC	Concrete
(E)	Existing
GAL	Gallon
MIN	Minimum
O.C.	On center
QTY	Quantity
R.O.W.	Right of Way
SF	Square feet
SPP	Species
TYP	Typical



1 SITE PLANTING PLAN

PLANT SCHEDULE

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	NOTES
Street Trees				
3	MAL TRA	Malus transitoria 'Schmidtcutleaf' Golden Raindrops	Golden Raindrops Crabapple	2" Cal., B&B Matching set
Trees				
2	AME ALN	Amelanchier alnifolia	Serviceberry	Multi-stemmed 1.5" Cal., 3-stem minimum
Shrubs				
23	TAX MED	Taxus x media 'Everlow'	Everlow Yew	2 Gal., spacing as shown

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	NOTES
Perennials, Grasses, Groundcover				
28	ANE HUP	Anemone hupehensis	Windflower	2 Gal., 24" O.C.
5	CAL ACU	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	2 Gal., 30" O.C.
78	FES GLA	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	2 Gal., 12" O.C.
85	FRA CHI	Fragaria chiloensis *	Beach Strawberry	4" pot, spacing as shown
8	HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	2 Gal., spacing as shown
93	LIR SPP	Liriope spp. *	Liriope	1 Gal., 18" O.C.
23	POL MUN	Polystichum munitum *	Sword Fern	2 Gal., 36" O.C.
21	SED AUT	Sedum 'Autumn Joy' *	Autumn Joy Sedum	2 Gal., 18" O.C.
7	SED SPP	Sedum spp. *	Sedum Species	4" pot, spacing as shown

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DPD# 3014980

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SITE PLANTING PLAN

Scale	1/8"=1'-0"
Date	MARCH 24, 2014
BCJ Project Number	07405

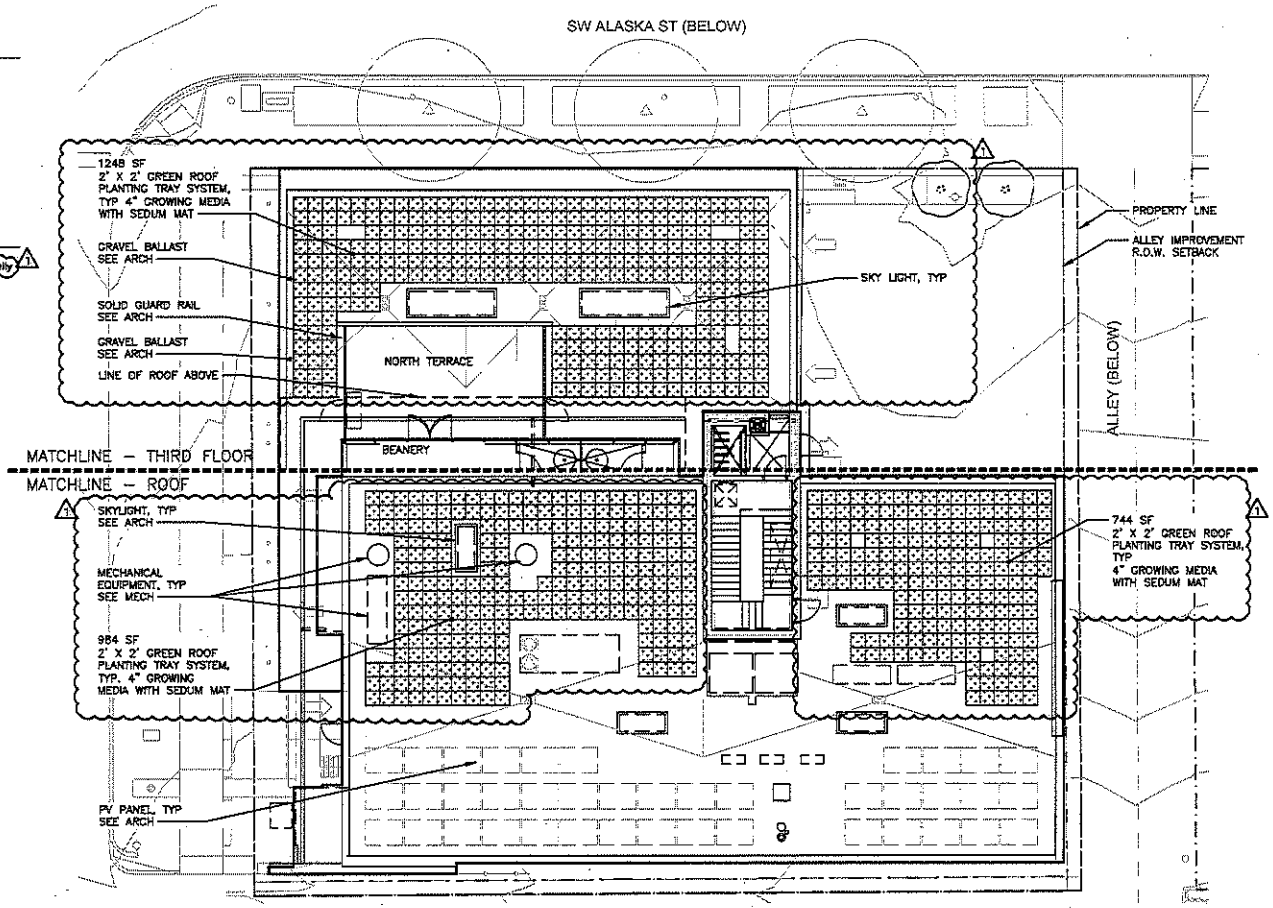
L1.01

NOTES

1. See L1.01 for General Notes and Abreviations.
2. See L1.01 for Plant Schedule.

IRRIGATION NOTES

1. All roof planting areas shall be irrigated by a fully automated irrigation system.
2. Irrigation system zones shall a combination of dripline grids or high efficiency rotary spray sprinklers to provide complete coverage.
3. Water supply for roof level irrigation shall be located in coordination with mechanical plumbing system pipe layout in the building.
4. Drainage layers shall be included as part of the green roof construction assembly.



1 THIRD FLOOR / ROOF PLANTING PLAN

0 4' 8' 16' N

GREEN ROOF SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	NOTES
	2976 SF	Sedum spp. *	Sedum Species	Pregrown Sedum Mat

* Drought tolerant plant per Seattle Green Factor Plant List.

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Fire Station 32

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THIRD FLOOR / ROOF PLANTING PLAN

Scale	1/8"=1'-0"
Date	MARCH 24, 2014
BCJ Project Number	07408

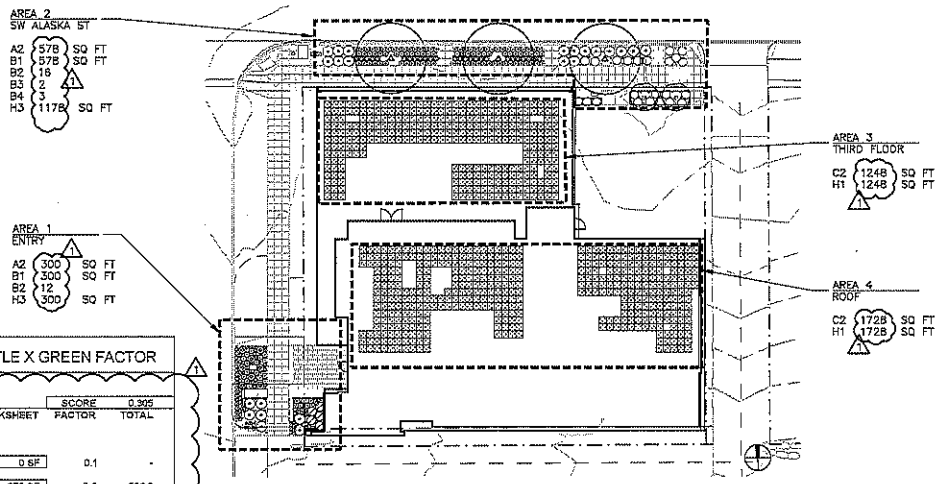
L1.02

NOTES:

1. See L1.01 for General Notes and Abbreviations.

GREEN FACTOR NOTES

1. These notes summarize Green Factor Landscape elements for this project per City of Seattle Green Factor Score Sheet. See project Green Factor Score Sheet and Worksheet this sheet for detailed information.
2. These calculations include trees and plant areas to meet the required Green Factor score of 0.3 per Section 23.45.570.D2 and pursuant to the standards set forth in Section 23.86.019 of the City of Seattle Land Use Code.
3. Green Factor Attachment A of DR10–2011 – Landscape Improvement Checklist will be submitted upon construction and completion of all landscape work.



Revised 12/28/10

GREEN FACTOR SCORE SHEET — SEATTLE X GREEN FACTOR

PROJECT TITLE: FIRE STATION 32

PARCEL SIZE: 11,220 SF | SCORE: 0.305

	LANDSCAPE ELEMENTS**	TOTALS FROM GF WORKSHEET		FACTOR	TOTAL
A	LANDSCAPED AREAS (SELECT ONE OF THE FOLLOWING FOR EACH AREA)				
1.	LANDSCAPED AREAS WITH A SOIL DEPTH OF LESS THAN 24"	0 SF		0.1	-
2.	LANDSCAPED AREAS WITH A SOIL DEPTH OF 24" OR GREATER	876 SF		0.6	526.8
3.	BIORETENTION FACILITIES	0 SF		1.0	-
B	PLANTING (CREDIT FOR PLANTS IN LANDSCAPED AREAS FROM SECTION A)				
	MULCH, GROUND COVERS, OR OTHER PLANTS LESS THAN 2' TALL AT MATURITY	878 SF		0.1	88
4.	SHRUBS OR PERENNIALS 2'+ AT MATURITY - CALCULATED AT 12 SQ FT PER PLANT (TYPICALLY PLANTED NO CLOSER THAN 18" ON CENTER	No. OF PLANTS 28	336	0.3	101
5.	TREE CANOPY FOR "SMALL TREES" OR EQUIVALENT (CANOPY SPREAD 8' TO 15') - CALCULATED AT 75 SQ FT PER TREE	No. OF PLANTS 2	150	0.3	45
6.	TREE CANOPY FOR "SMALL/MEDIUM TREES" OR EQUIVALENT (CANOPY SPREAD 16' TO 20') - CALCULATED AT 150 SQ FT PER TREE	No. OF PLANTS 3	450	0.3	135.0
7.	TREE CANOPY FOR "MEDIUM/LARGE TREES" OR EQUIVALENT (CANOPY SPREAD 21' TO 25') - CALCULATED AT 250 SQ FT PER TREE	No. OF PLANTS 0	0	0.4	-
8.	TREE CANOPY FOR "LARGE TREES" OR EQUIVALENT (CANOPY SPREAD 26' TO 30') - CALCULATED AT 350 SQ FT PER TREE	No. OF PLANTS 0	0	0.4	-
9.	TREE CANOPY FOR PRESERVATION OF LARGE EXISTING TREES WITH TRUNKS 6"+ IN DIAMETER - CALCULATED AT 20 SQ FT PER INCH DIAMETER	INCH DBH 0	0	0.8	-
C	GREEN ROOFS				
1.	OVER AT LEAST 2" AND LESS THAN 4" OF GROWTH MEDIUM	0 SF		0.4	-
2.	OVER AT LEAST 4" OF GROWTH MEDIUM	2976 SF		0.7	2,083.2
D	VEGETATED WALLS	0 SF		0.7	-
E	APPROVED WATER FEATURES	0 SF		0.7	-
F	PERMEABLE PAVING				
1.	PERMEABLE PAVING OVER AT LEAST 6" AND LESS THAN 24" OF SOIL OR GRAVEL	0 SF		0.2	-
2.	PERMEABLE PAVING OVER AT LEAST 24" OF SOIL OR GRAVEL	0 SF		0.5	-
G	STRUCTURAL SOIL SYSTEMS	0 SF		0.2	-
H	BONUSES	SUB-TOTAL OF SQ FT =	5,668 SF		
1.	DROUGHT-TOLERANT OR NATIVE PLANT SPECIES	2976 SF		0.1	297.6
2.	LANDSCAPE AREAS WHERE AT LEAST 50% OF ANNUAL IRRIGATION NEEDS ARE MET THROUGH THE USE OF HARVESTED RAINWATER	0 SF		0.2	-
3.	LANDSCAPING VISIBLE TO PASSERSBY FROM ADJACENT PUBLIC RIGHT OF WAY IN PUBLIC OPEN SPACES	1,478 SF		0.1	148
4.	LANDSCAPING IN FOOD CULTIVATION	0 SF		0.1	-
		GREEN FACTOR NUMERATOR =			3,424

* DO NOT COUNT PUBLIC RIGHTS-OF-WAY IN PARCEL SIZE CALCULATION.
** YOU MAY COUNT LANDSCAPE IMPROVEMENTS IN RIGHTS-OF-WAY CONTIGUOUS WITH PARCEL. ALL LANDSCAPING ON PRIVATE AND PUBLIC PROPERTY MUST COMPLY WITH THE LANDSCAPE STANDARDS DIRECTOR'S RULE (DR 6-2009)

GREEN FACTOR WORKSHEET* — SEATTLE X GREEN FACTOR

		PLANTING AREA					TOTAL**
		AREA 1 Entry	AREA 2 SW Alaska St	AREA 3 Third Floor	AREA 4 Roof		
A1	SQ FT						0
A2	SQ FT	300	578				878
A3	SQ						0
B1	SQ FT	300	578				878
B2	# OF PLANTS	12	16				28
B3	# OF TREES		2				0
B4	# OF TREES		3				0
B5	# OF TREES						0
B6	# OF TREES						0
B7	# OF TREES						0
C1	SQ FT						0
C2	SQ FT			1248	1728		2976
D	SQ FT						0
E	SQ FT						0
F1	SQ FT						0
F2	SQ FT						0
G	SQ FT						0
H1	SQ FT			1248	1728		2976
H2	SQ FT						0
H3	SQ FT	300	1178				1478
H4	SQ FT						0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet

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BARBARA ALSTON SWIFT
LICENSE NO. 369
EXPIRES ON 5.29.15

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Fire Station 32
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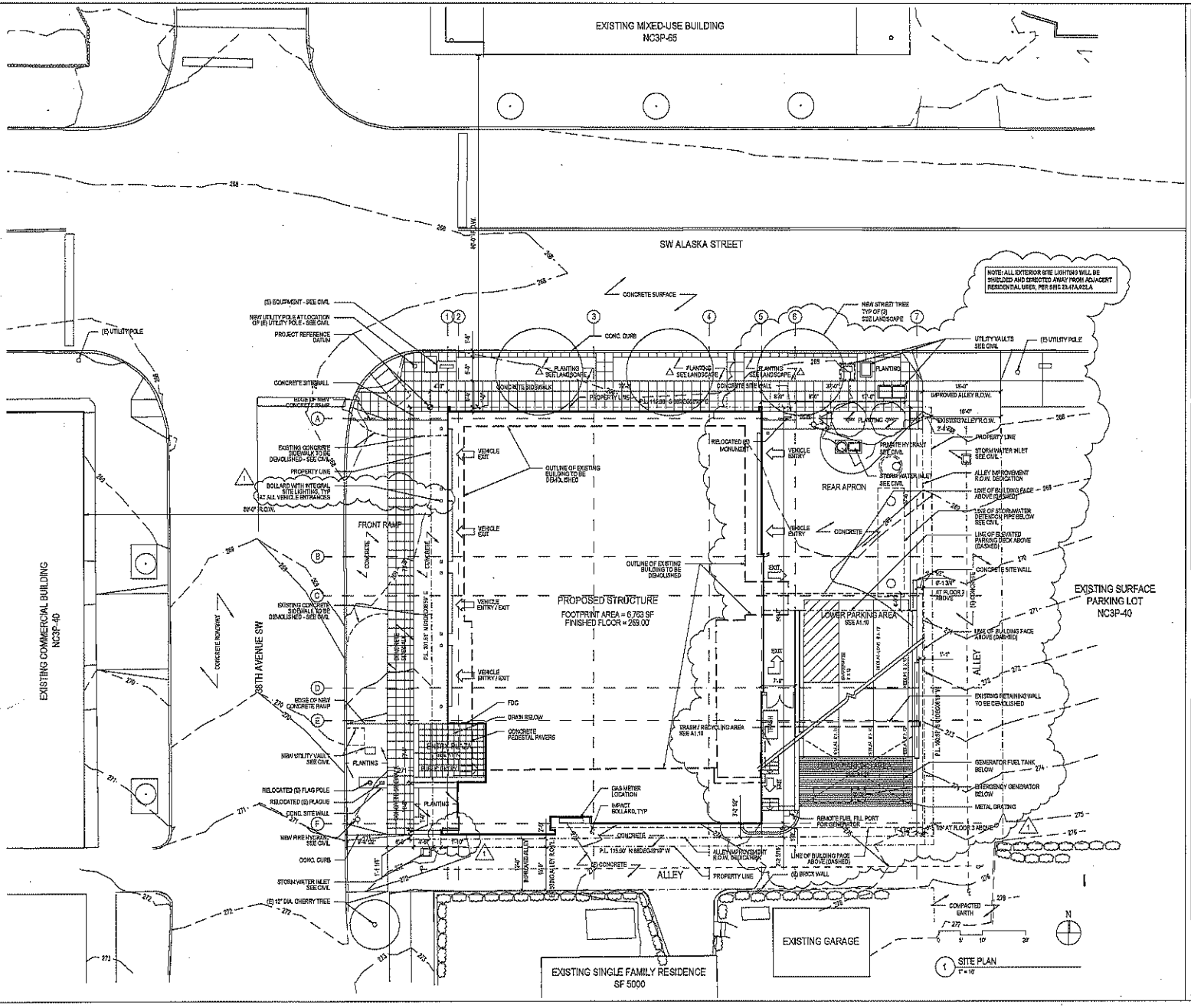
SEATTLE WA 98126
DPD# 3014080

MASTER USE PERMIT

GREEN FACTOR

Scale	AS NOTED
Date	MARCH 24, 2014
BCJ Project Number	07408

L1.03



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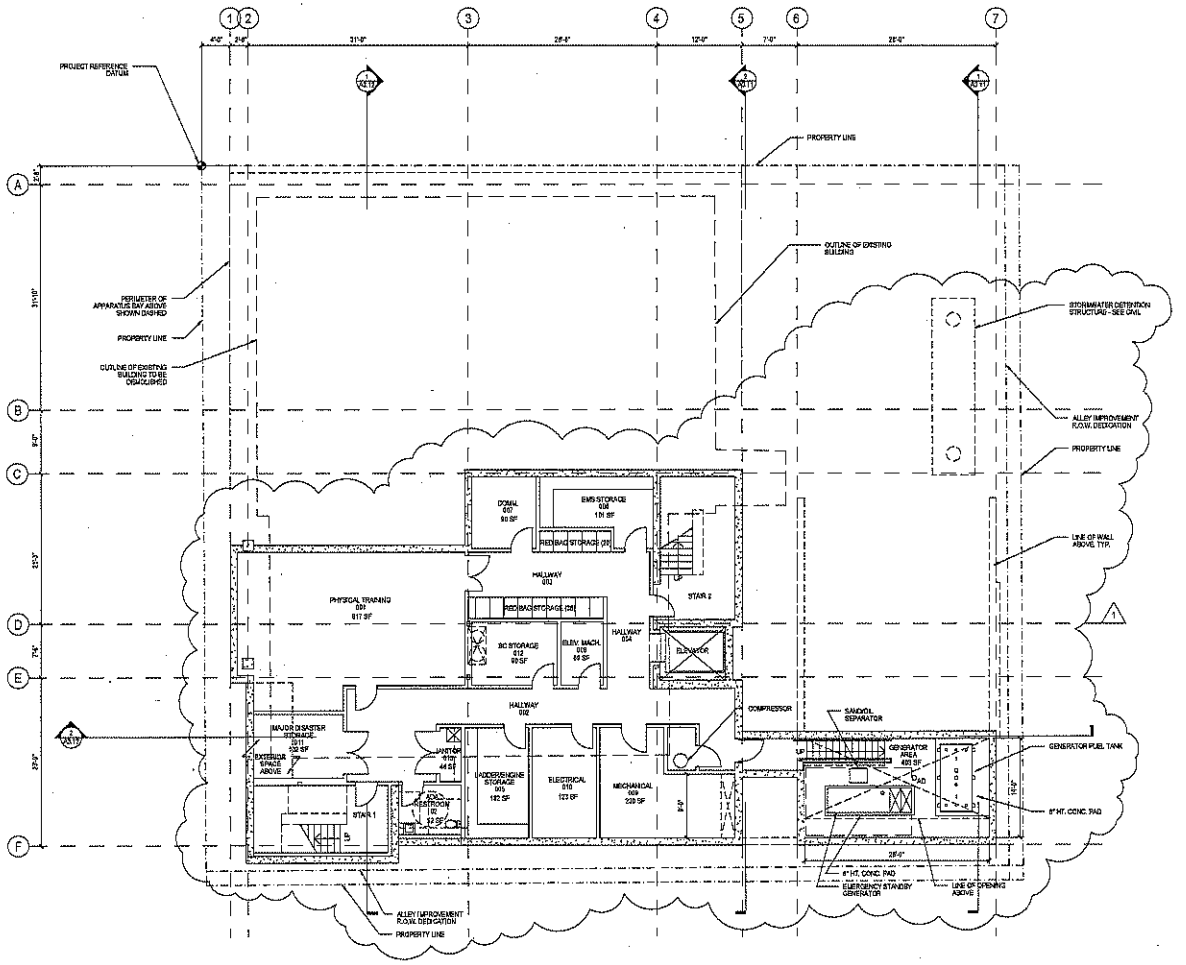
SITE PLAN

Scale	1"=10'
Date	MARCH 24, 2014
BCJ Project Number	07405

AS1.00



1 BASEMENT PLAN
Gross Floor Area: 3194 SF
Generator Area: 403 SF

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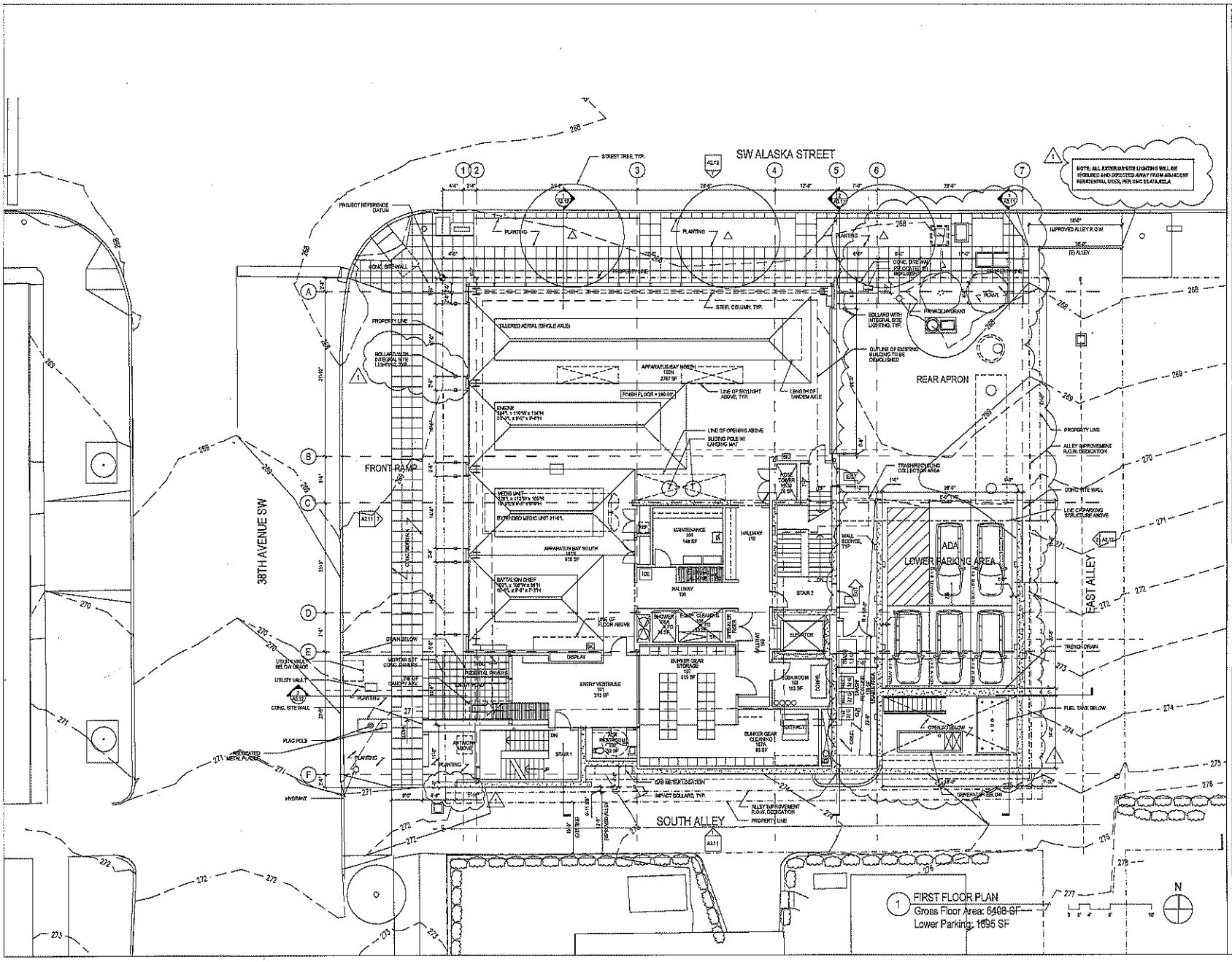
BASEMENT PLAN

Scale	1/8" = 1'-0"
Date	MARCH 24, 2014
BCJ Project Number	07405

A1.00



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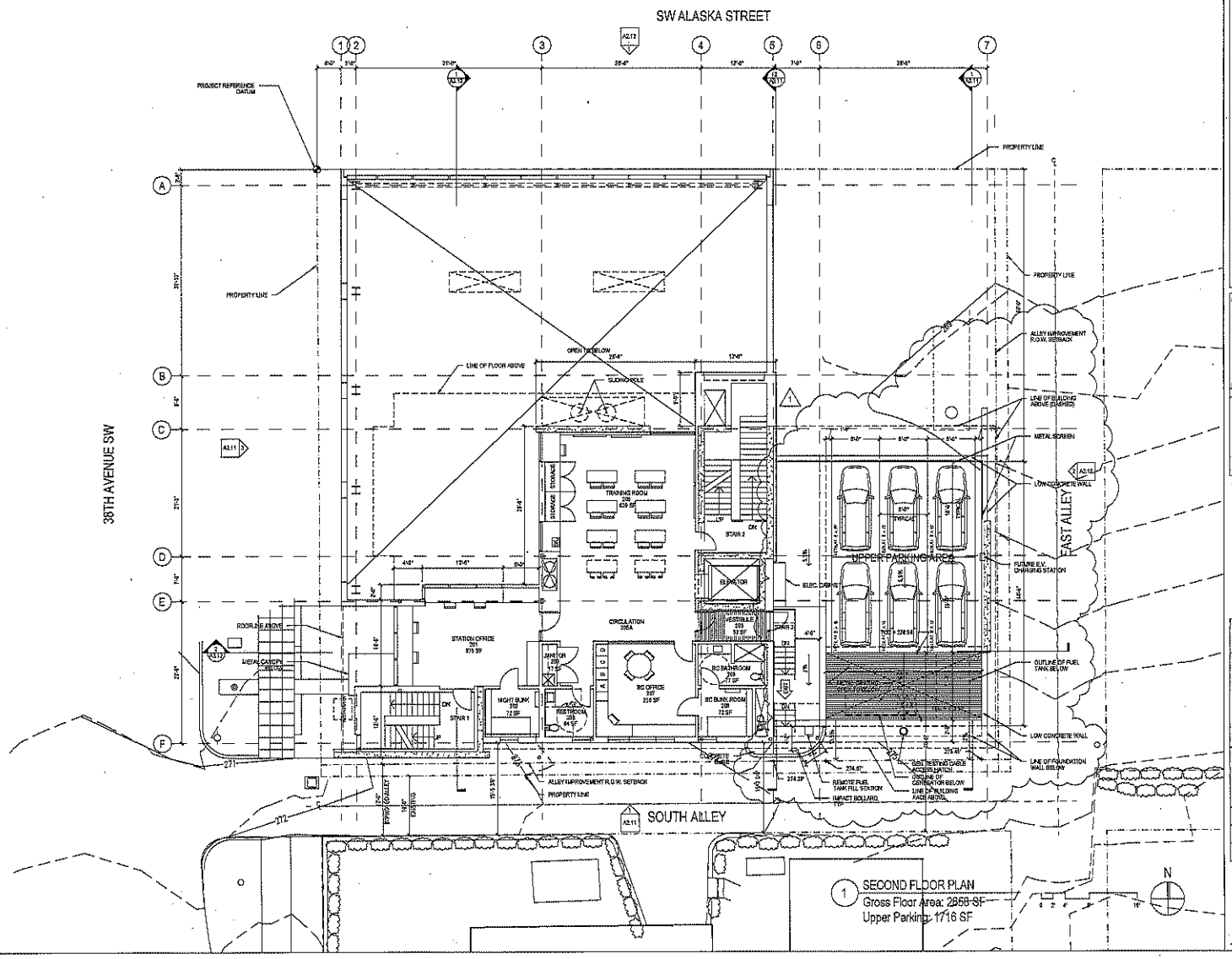
FIRST FLOOR PLAN

Scale	1/8" = 1'-0"
Date	MARCH 24, 2014
BCJ Project Number	07408

A1.10



1 SECOND FLOOR PLAN
Gross Floor Area: 2858 SF
Upper Parking: 1716 SF

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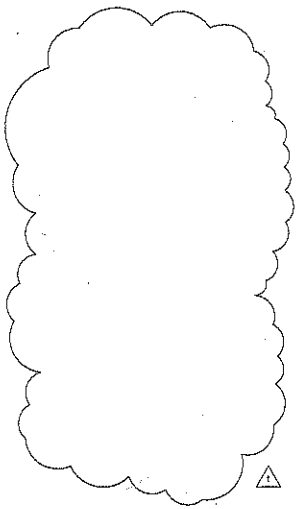
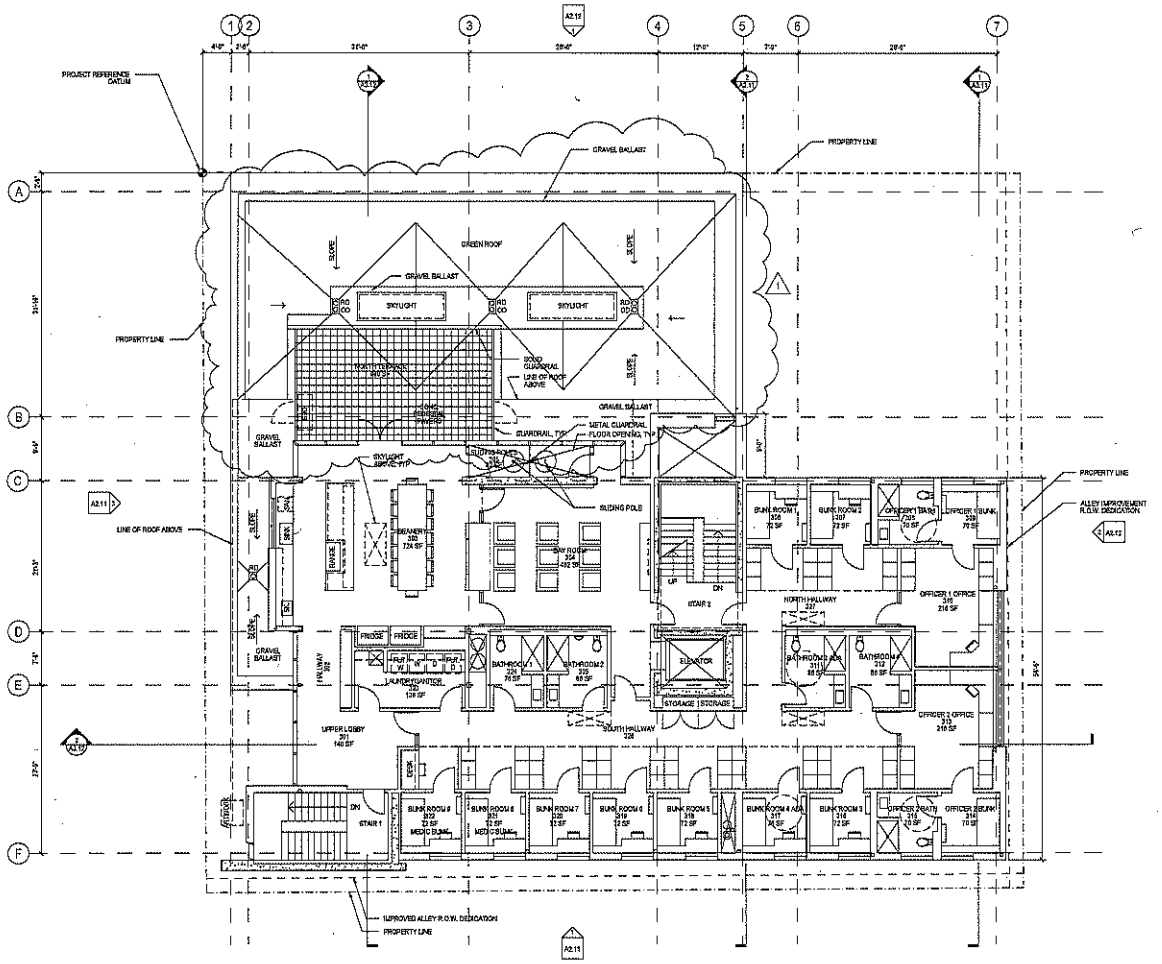
SECOND FLOOR PLAN

Scale	1/8" = 1'-0"
Date	MARCH 24, 2014
BCJ Project Number	07408

A1.20





1 THIRD FLOOR PLAN
Gross Floor Area: 5621 SF

N

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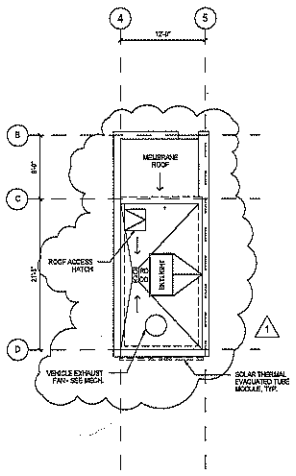
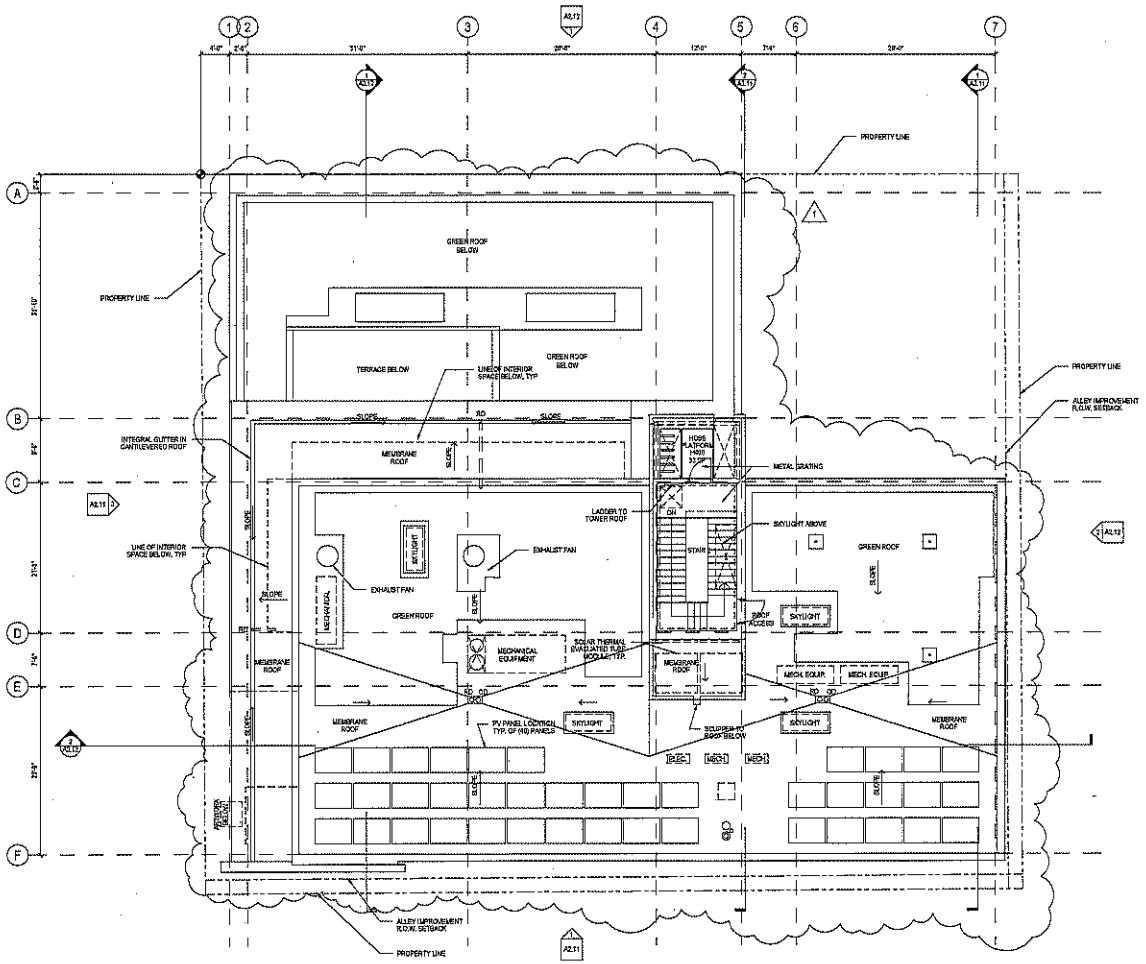
THIRD FLOOR PLAN

Scale	1/8" = 1'-0"
Date	MARCH 24, 2014
BCJ Project Number	07408

A1.30



2 TOWER ROOF PLAN



1 ROOF PLAN
Gross Floor Area: 328 SF

N

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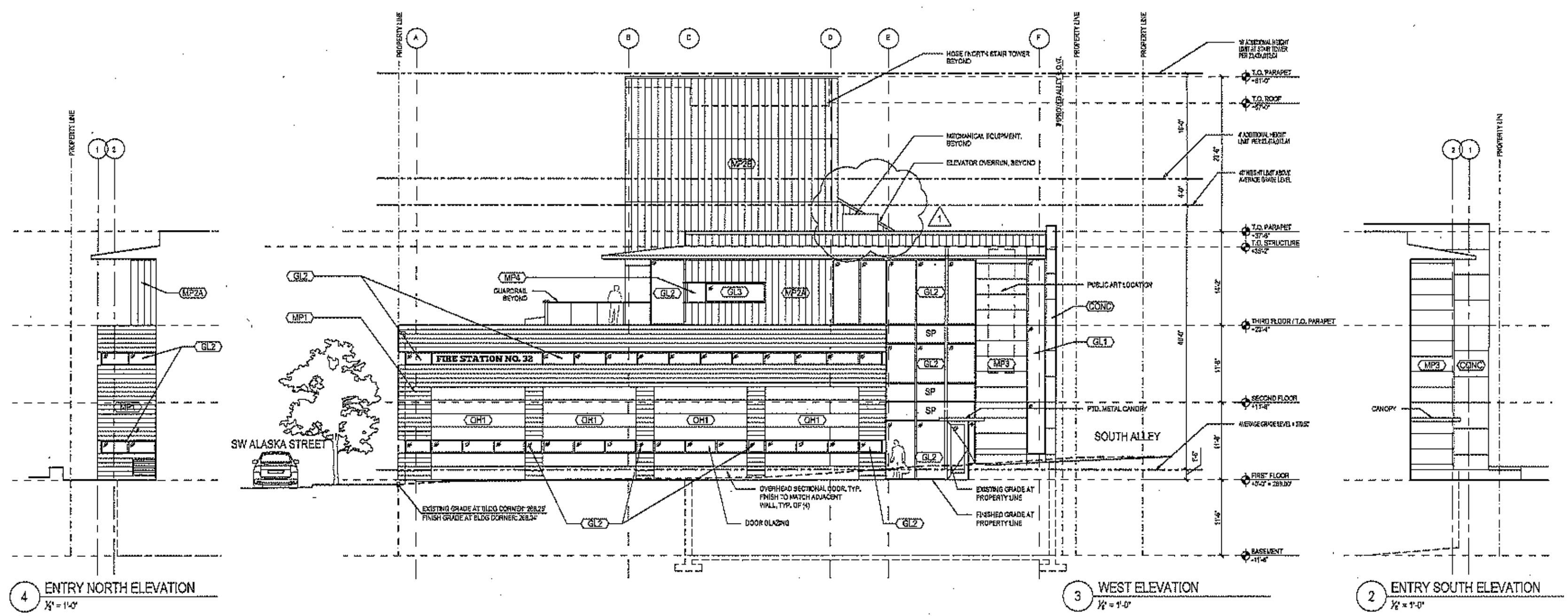
ROOF PLAN

Scale	1/8" = 1'-0"
Date	MARCH 24, 2014
BCJ Project Number	07408

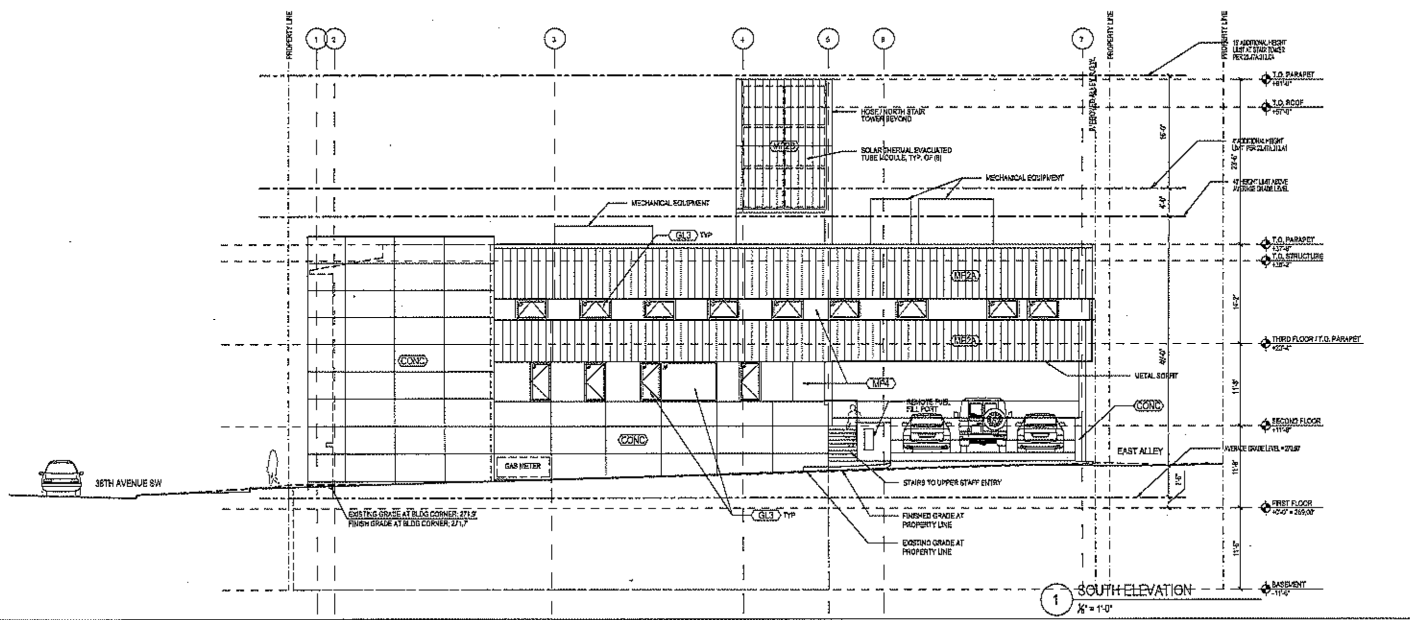
A1.40



4 ENTRY NORTH ELEVATION
1/8" = 1'-0"

3 WEST ELEVATION
1/8" = 1'-0"

2 ENTRY SOUTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION KEY

CONC	ARCHITECTURAL CONCRETE
MP1	METAL PANEL TYPE 1
MP2A	METAL PANEL TYPE 2A
MP2B	METAL PANEL TYPE 2B
MP3	METAL PANEL TYPE 3
MP4	METAL PANEL TYPE 4
GL1	ALUM. CURTAINWALL
GL2	ALUM. STOREFRONT
GL3	ALUM. WINDOW
SP	SPANDREL
OH1	OVERHEAD DOOR

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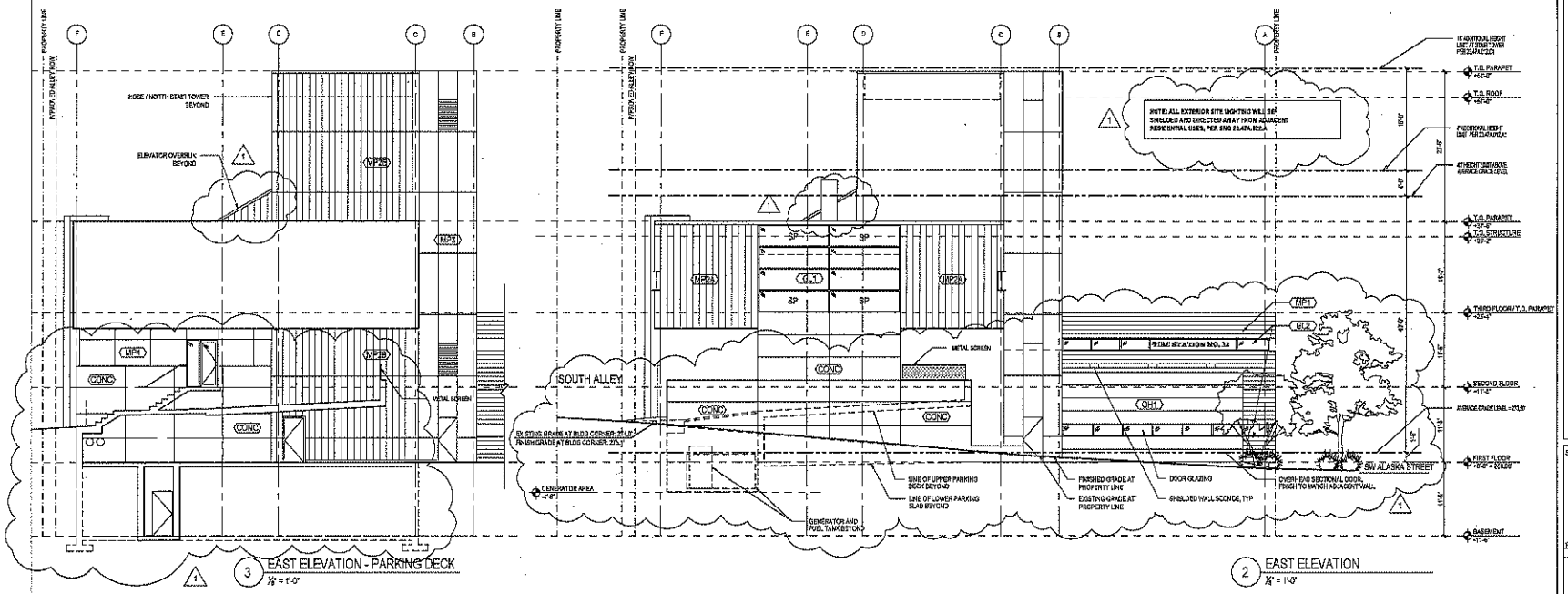
BUILDING ELEVATIONS

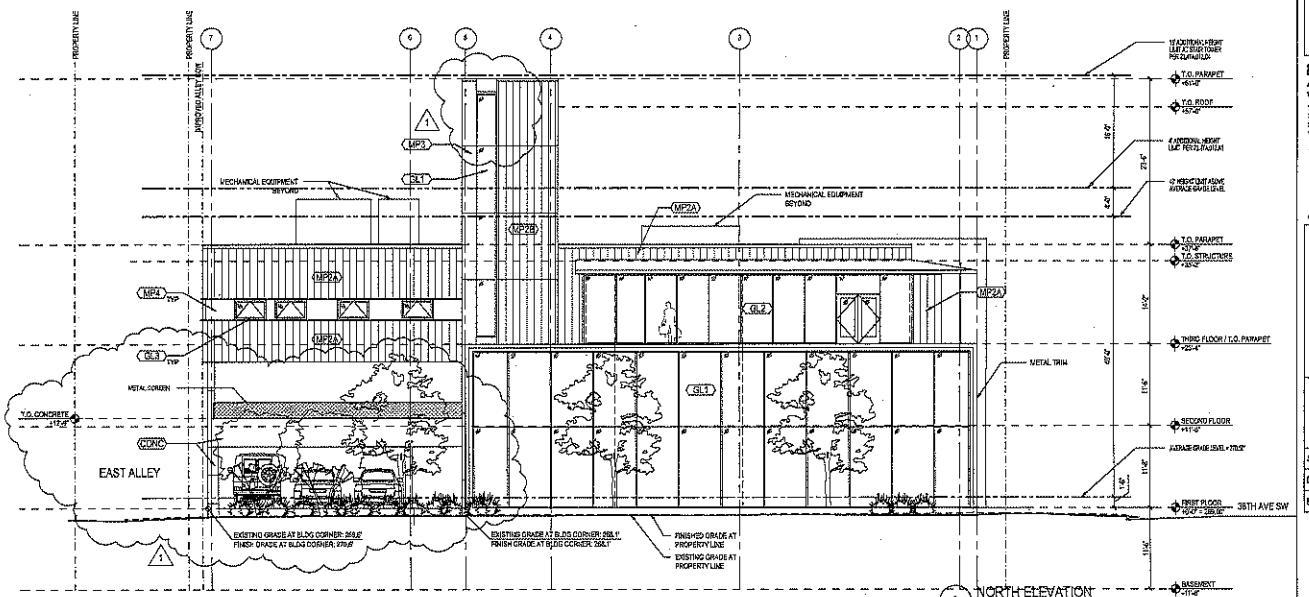
Scale	1/8" = 1'-0"
Date	MARCH 24, 2014
BCJ Project Number	07405

A2.11



3 EAST ELEVATION - PARKING DECK
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

CONC	ARCHITECTURAL CONCRETE
MP1	METAL PANEL TYPE 1
MP2A	METAL PANEL TYPE 2A
MP2B	METAL PANEL TYPE 2B
MP3	METAL PANEL TYPE 3
MP4	METAL PANEL TYPE 4
GL1	ALUM. CURTAINWALL
GL2	ALUM. STOREFRONT
GL3	ALUM. WINDOW
SP	SPANDREL
OH1	OVERHEAD DOOR

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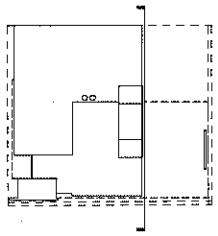
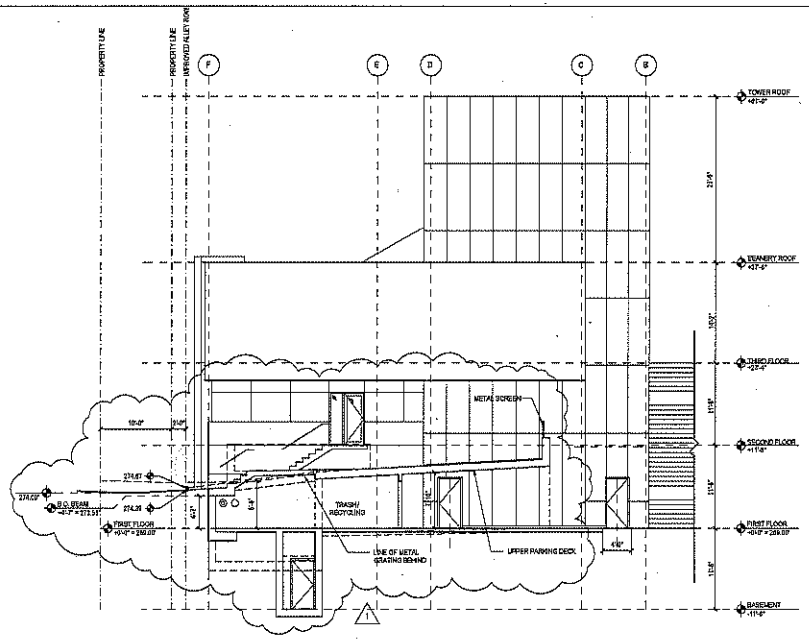
BUILDING ELEVATIONS

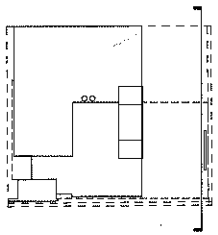
Scale	1/8" = 1'-0"
Date	MARCH 24, 2014
BCJ Project Number	07408

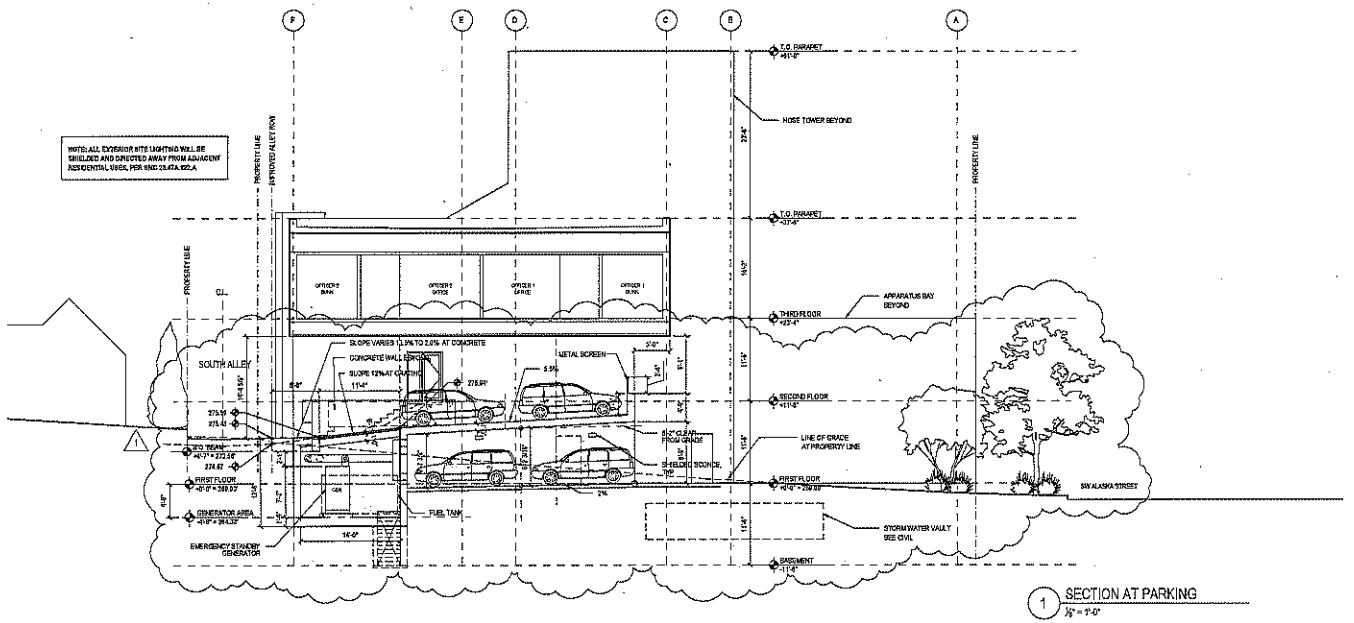
A2.12





2 SECTION AT PARKING
1/8" = 1'-0"





1 SECTION AT PARKING
1/8" = 1'-0"

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No.	Description	Date
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CITY OF SEATTLE

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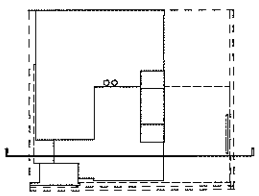
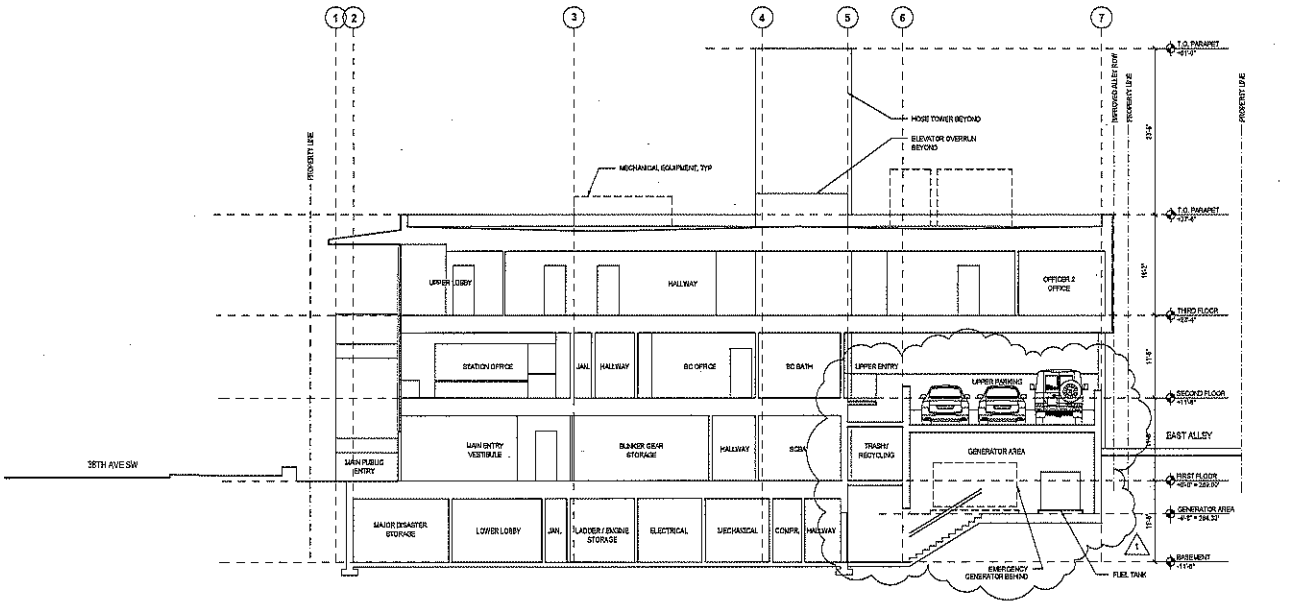
MASTER USE PERMIT

BUILDING SECTIONS

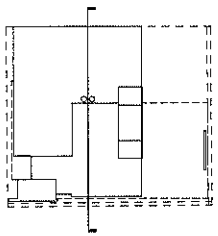
Scale	1/8" = 1'-0"
Date	MARCH 7, 2014
BCJ Project Number	07408

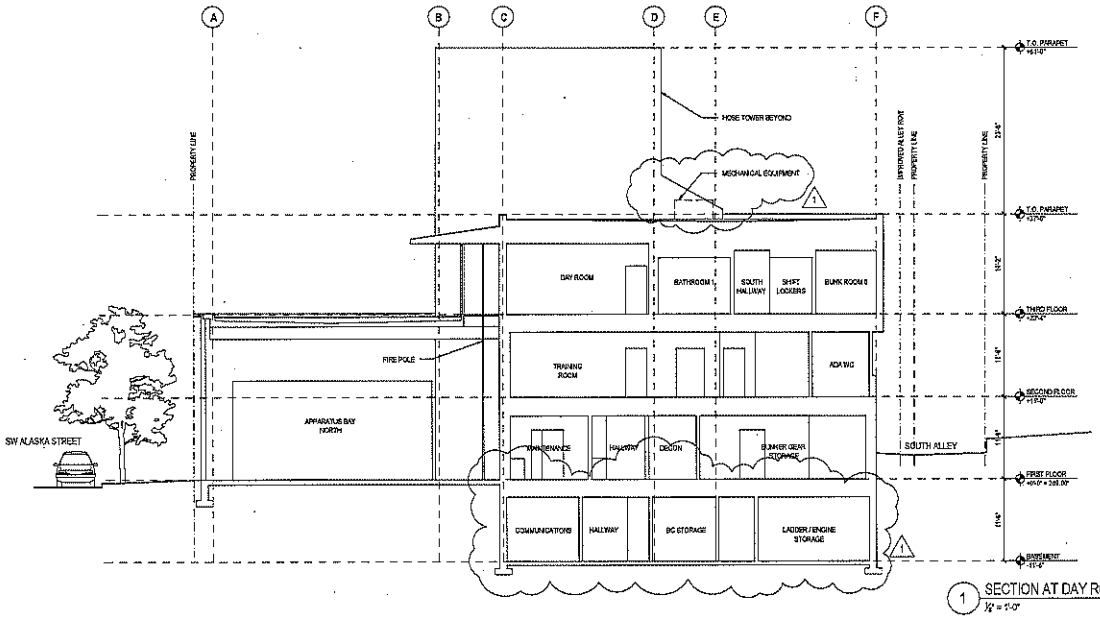
A3.11





2 SECTION AT MAIN ENTRY
1/8" = 1'-0"





1 SECTION AT DAY ROOM
1/8" = 1'-0"

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Travis Fitzmaurice and Associates

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SUSTAINABILITY
Brightworks

DAYLIGHTING AND ENERGY ANALYSIS
Integrated Design Lab

ENERGY MODELING AND ANALYSIS
Solarc

FIRE STATION CONSULTANT
TCA

Seal

Revisions

No.	Description	Date
1	MUP RESUBMITTAL 1	10-23-2014

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CITY OF SEATTLE

Fire Station 32

4700 35TH AVENUE SW
SEATTLE WA 98126
DPD# 3014980

MASTER USE PERMIT

BUILDING SECTIONS

Scale	1/8" = 1'-0"
Date	MARCH 7, 2014
BCJ Project Number	07408

A3.12

LAND USE CODE SUMMARY

△1

SUBJECT	REQUIREMENTS *Design Response/Interpretation*	SEATTLE MUNICIPAL CODE REFERENCE
Zoning	NC3P-40 – Neighborhood Commercial West Seattle Junction Hub Urban Village	DPD Map Books
Environmentally Critical Areas	None	DPD Maps
SEPA Review	*Required. SEPA checklist included in application.*	25.05.800A
Permitted Uses	Permitted outright in NC zone.	23.47A.004 & Table A
Street Level Uses	Along designated principal pedestrian streets, 80% of the street-facing facade to have one of listed uses.	23.47A.005.D1
	SW Alaska Street is a principal pedestrian street.	23.47A.005.D2
	Fire Station use not listed. Code departure requested.	23.47A.005.D1
Street-Level Development Standards	Blank Segments of street-facing facade max. 20ft. length. Total of all blank facade segments = max. 40% of facade.	23.47A.008.A2
	Blank facade along SW Alaska Street <40%. See A0.01 for calculations.	
	Blank facade along 38th Avenue SW < 40%. See A0.01 for calculations.	
	Street-facing facades to be within 10ft. of street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	23.47A.008.A3
	Plaza provided at public entry on 38th Avenue SW. See A51.00	
	Open space at Rear Apron along SW Alaska street set-back greater than 10 ft. from street lot line. See A51.00 and A1.10. Type I departure decision requested.	23.47A.008.F
	60% of the street-facing facade shall be transparent.	23.47A.008.B2
	Transparency along SW Alaska Street > 60%. See A0.01 for calculations.	
	Transparency along 38th Avenue SW < 60%. See A0.01 for calculations. Type I departure decision requested.	23.47A.008.F
	Nonresidential uses to extend average depth of 30 ft. and minimum depth of 15 ft. from street-level street-facing facade.	23.47A.008.B3
	Average depth of non-residential uses > 30ft. Minimum depth of non-residential uses > 15ft. See A1.10.	
	Street-level nonresidential uses to have a floor-to-floor height of 13 ft. min.	23.47A.008.B3.b
	Average floor-to-floor height at street level is 18.8 ft. Type I departure decision requested since entire street level use is not 13 ft. floor to floor. Apparatus Bay floor to floor height is 23 ft. Station entry along 38th Avenue has floor to floor height of 11'-8. Parking area has floor to floor height of 9'-9". Floor area with floor-to-floor greater than 13 ft. is 61%.	
	In pedestrian-designated zones, min. 60% of width of street-level principal street-facing facade to be occupied by use listed in 23.47A.005.D1.	23.47A.008.C
	Fire Station not specifically listed. Type I departure decision requested.	23.47A.008.F
Structure Height	Base height limit is 40 ft.	23.47A.012.A
	Structure may exceed height limit by 4 ft. provided floor-to-floor height of 13 ft. provided for street-level non-residential uses.	23.47A.012.A1
	See sheet A0.01 for Average Grade Elevation calculation.	
	Open railings, planters, skylights, clerestories, parapets & firewalls may extend 4ft. above height limit.	23.47A.012.C2
	Solar collectors may extend 4 ft. above height limit with unlimited rooftop coverage.	23.47A.012.C3
	Rooftop features able to extend up to 15 ft. above height limit if combined total coverage is max. 20% of roof area, 25% if includes stair/elevator penthouses or screened mech. equip: ▪ Solar collectors ▪ Mechanical equipment	23.47A.012.C4
	Roof coverage for stair penthouse and mechanical equipment < 25%. See A0.01A for calculations.	
Structure Height – Rooftop Features	Stair & elevator penthouses may extend 16 ft. above height limit.	
	Rooftop stair enclosure < 16ft above height limit - see elevation 3/A2.12	
Floor Area Ratio	Max. FAR = 3 for single-purpose structure.	23.47A.013 Table A
	Above-grade parking covered by structure included in gross floor area calculations.	23.47A.013.A3
	Proposed FAR < 3. Refer to A0.01 for FAR calculations	
Setback Requirements	Setback requirements for lots abutting or across the alley from residential zones:	23.47A.014.B
	Setbacks required in sub-sections B1, B2 and B3 do not apply since the south alley separates the fire station lot from the residential zone and sub-section B3 does not apply since the fire station is a non-residential use - per DPD Pre-submittal conference on 3/27/2012.	
Landscaping and Screening Standards	Green Factor score of .30 or greater required.	23.47A.016.A
	Green Factor score > .30 achieved - see Landscape sheet L1.02.	
	Street trees required.	23.47A.016.B
	Existing street trees will be removed and replaced with species appropriate for use under Overhead Power Lines per SDOT 30% Design Guidance meeting, 6/27/2013. See Landscape drawings.	
	Surface Parking Areas:	23.47A.016.D1
	Screening for visible parking areas not required per DPD Pre-submittal conference, 3/27/2013.	
Screening and Landscape Requirements for Specific Uses	Other Uses or Circumstances: • Parking garage that is 8 ft. or more above grade – 3½ ft. screening required along the perimeter of each floor of parking.	23.47A.016.D2 Table D
	Screening provided at upper parking - see elevations 1&2 / A2.12	
Noise Standards	Report from Acoustical consultant required for major noise generators describing measures taken to meet noise standards for area.	23.47A.018
	Acoustical report will be provided in separate submittal.	
Required Parking and Loading	*Off-street Parking not required per DPD Pre-submittal conference on 3/27/2013.*	23.47A.030
Parking Location and Access	Location of parking. The following rules apply in NC zones, except as provided in subsection 23.47A.032.D:	23.47A.032.B1
	Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.	23.47A.032.B1.b
	For police and fire stations, Director determines appropriate access to parking based on needs of emergency and other vehicles and configuration on site.	23.47A.032.D4
	Parking not separated from street-level street facing facade along SW Alaska Street. Type I departure decision requested.	23.47A.032.D4
Alley Improvement Requirements	Min. right-of-way width for existing alleys is 20 ft. in NC zone, no minimum in SF-5000 zone.	23.53.030.D
	Existing alleys Which do Not Meet Minimum Width: When used to access parking spaces, a dedication equal to half the difference between the current alley right-of-way and the minimum right-of-way is required.	23.53.030.F
	Director may modify or waive requirements listed per allowed exceptions.	23.53.030.G
	A dedication of 2 feet at the east alley required to meet 20 ft. alley ROW width requirement. Dedication of 5 feet required at south alley to meet 20ft. ROW width. Street Improvement Exception to reduce dedication at south alley from 5ft. to 2ft. approved by City of Seattle on 10/8/2012. Alley dedication of 2ft. at both alleys passed by City Council 6/30/2014.	
Required Parking	Urban Village – no minimum parking requirement per DPD Pre-submittal conference on 3/27/2013.	23.54.015 Table A, Section II.J
Bicycle Parking	No minimum bicycle parking requirement for uses not shown in Table E	23.54.015 Table E
Parking Quantity Exceptions	*Tandem parking permitted per DPD Pre-submittal conference on 3/27/2013*	23.54.020
Parking Space Standards	*Parking spaces exempt from parking space dimension requirements since spaces provided in excess of required quantity, per DPD Pre-submittal conference on 3/27/2013.*	23.54.030.A&B
Proposed Parking	*(11) Parking spaces provided:* *(1) "barrier-free" space at 8'x19' with 8 ft. aisle* *(10) "medium vehicle" spaces at 8'x16'*	
Solid Waste and Recyclable Materials Storage and Access	Min. storage space area = 175 sf for gross floor area between 15,000-50,000sf.	23.54.040.A3
	175sf of usable storage area provided > 175 sf. See A1.10	
	Minimum horizontal dimension (width and depth) for required storage is 7 ft.	23.54.040.D1
	Width and depth of storage > 7 ft. See A1.10.	
	Access for service providers for 2 cubic yard containers or smaller: Manually pulled containers placed no more than 50ft from collection location.	23.54.040.F1
	Largest container size is smaller than 2 cu.yd.. Furthest point of storage area less than 50 ft. from collection area, therefore all containers within storage area will be placed less than 50 ft. from collection area. See A1.10 for container size and distance to collection location.	

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REGISTERED ARCHITECT
STATE OF WASHINGTON
4473

Revisions

No.	Description	Date
1	MUP Correction 1	10-20-14

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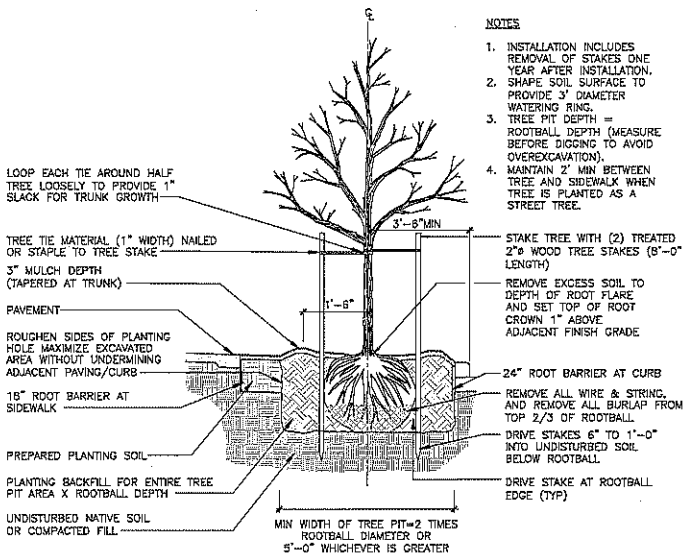
CITY OF SEATTLE
Fire Station 32
3715 SW ALASKA STREET
SEATTLE WA 98126
DPD# 3014980

MASTER USE PERMIT

ZONING DATA

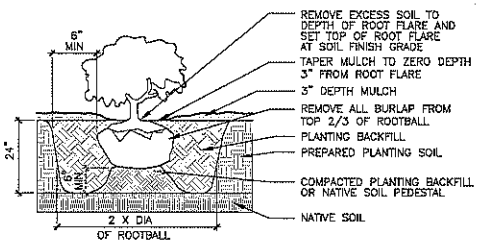
Scale	AS NOTED
Date	MARCH 24, 2014
BCJ Project Number	07408

△1 A0.02



01 TREE PLANTING DETAIL

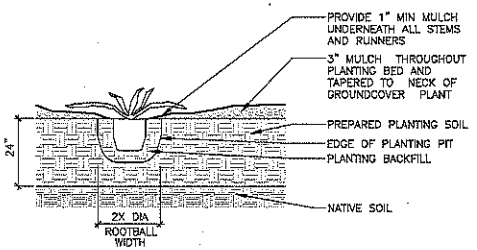
SCALE: 1" = 1'-0"



NOTES:
1. PROVIDE PEDESTAL TO SUPPORT WEIGHT OF SHRUB IF PLANT IS BALLED AND BURLAPPED OR GREATER THAN 5 GALLON CONTAINER SIZE.
2. ENSURE SHRUB ROOT FLARE DOES NOT SETTLE BELOW TOP OF SOIL.

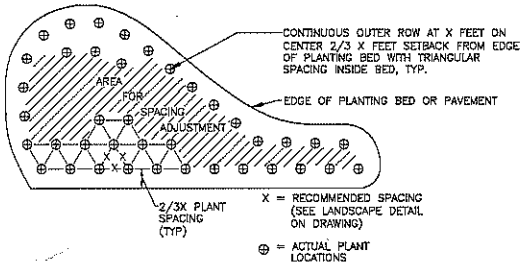
02 SHRUB PLANTING DETAIL

SCALE: 1" = 1'-0"



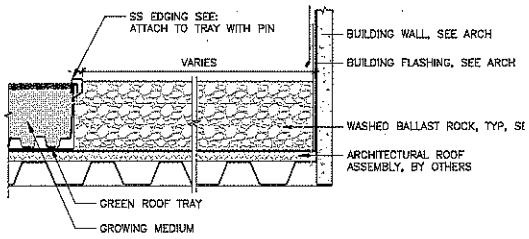
03 GROUND COVER PLANTING DETAIL

SCALE: 1" = 1'-0"



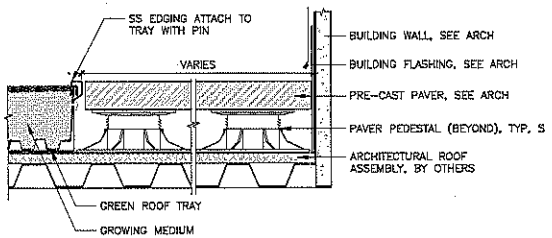
04 PLANT SPACING DETAIL

SCALE: 1" = 1'-0"



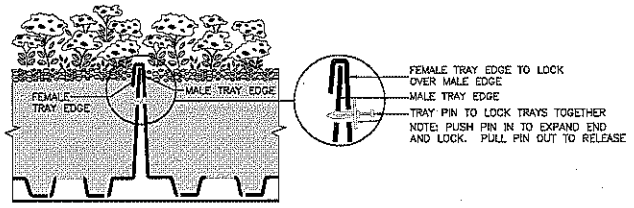
05 GREEN ROOF @ BALLAST STRIP

SCALE: 1/4_XREF_XREF



06 GREEN ROOF TRAY @ UNIT PAVERS

SCALE:3"=1'-0"



07 GREEN ROOF TRAY CONNECTION

SCALE: 3/4"=1'-0"

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Seal

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
BARBARA ALSTON SWIFT
LICENSE NO. 369
EXPIRES ON 5-27-15

Revisions No.	Description	Date
1	MUP RESUBMITTAL 1	10-23-2014

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CITY OF SEATTLE

Fire Station 32

4700 58TH AVENUE SW
SEATTLE WA 98126
DPD# 3014580

MASTER USE PERMIT

PLANTING DETAILS

Scale	AS NOTED
Date	MARCH 24, 2014
BCJ Project Number	0740B

L1.04

CITY OF SEATTLE
FIRE STATION 32 REPLACEMENT PROJECT
DPD # 3014980

SEPA CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Fire Station 32
3715 SW Alaska Street
Seattle WA 98126

Addressed at
4700 38th
Avenue SW
LMK

2. Name of applicant:

Mark Adams, AIA

3. Address and phone number of applicant and contact person:

Mark Adams, AIA
Bohlin Cywinski Jackson
1932 First Avenue, Suite 916
Seattle WA 98101
(206) 256-0862

4. Date checklist prepared:

March 24, 2014

5. Agency requesting checklist:

City of Seattle Department of Planning and Development

6. Proposed timing or schedule (including phasing, if applicable):

Demolition of the existing station is scheduled to begin in December 2014, with construction of the new station to be completed approximately 12 months later.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Site survey (Lin & Associates, Inc., March 22, 2013, revised July 26, 2013)
Geotechnical report (PanGeo, July 30, 2013)
Hazardous materials report (Eco Compliance Corporation, August 5, 2013)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Seattle Master Use, Building, Demolition and Long-term Right-of-Way Use permits, SDOT Street Improvement Plan and a Hazardous Material Abatement plan

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project involves the demolition of the existing 9000 sf, 47 year old fire station and site walls and the construction of a new four-story (three above grade and a partial basement), approx. 20,000 sf fire station with a raised parking deck, on-site parking for 11 staff vehicles, as well as adjacent street and site improvements.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project address is 3715 SW Alaska Street, Seattle WA, 98126, which is located one block to the east of the intersection of Fauntleroy Way SW and SW Alaska St, near the Alaska Junction, in West Seattle.

The legal description of the property is:

Lots 1 through 4, Block 1, Norris' Addition to West Seattle, according to the plat thereof recorded in Volume 14 of plats, page 93, Records of King County, Washington. Except portion condemned by City of Seattle for West Alaska Street in Superior Court Cause no.70682, Ordinance no. 21302 of the City of Seattle.

Legal description of portion to be laid off and dedicated:

South 2 feet of lots 1 through 4, except the east 2 feet of lot 4, block 1 Norris' Addition to West Seattle, According to the Plat thereof recorded in Volume 14 of plats, page 93, records of King County Washington;
And the east 2 feet of lot 4, block 1 of Norris' Addition to West Seattle, According to the Plat thereof recorded in Volume 14 of plats, page 93, records of King County Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, **other**: gently sloping with an approx. 7 ft. elevation gain from the northwestern to the southeastern corner of the site.

b. What is the steepest slope on the site (approximate percent slope)?

9% in a paved area

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Recessional Outwash

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

It is anticipated that there will be approximately 1734 CY of cutting and no fill on the project.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Soil erosion is anticipated to be minimal in the execution of this project. The site has not seen any erosion problems with the current use patterns, and this project does not change the use of the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Impervious surfaces will cover approximately 69.4% of the site. The net site area, excluding the alley ROW dedications, is 11,217 sf. On-grade planting areas within the property lines and outside of the roof line will cover 130 sf, and approximately 3,000 sf of the roof will be planted, resulting in permeable areas over 30.6% of the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Construction will in large part involve deep excavation within the footprint of the building, which will contain all surface runoff preventing turbid water runoff. Erosion in the outer perimeter of the project during construction will be prevented with silt fences, straw bales and plastic sheeting for stockpiles. The site will be completely stabilized at the completion of construction and no erosion is anticipated in the final state of the site.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The construction process will include dust from the demolition process and some exhaust from construction vehicles and equipment.

The completely project will have: kitchen exhaust; flues for the gas appliances (kitchen range, domestic hot water heater, and apparatus bay heaters); emergency standby generator exhaust (during testing and emergency use) and exhaust from the fire department vehicles. The quantity of exhaust from the building systems will be less than at the existing station, due to the increased energy efficiencies of the new equipment. The vehicular exhaust will be increased due to the presence of one additional passenger vehicle per day and one Battalion Chief SUV.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The contractor will control dust during demolition by spraying down the site with water. When the project is complete, any emissions from the fire fighting apparatus that are exhausted within the building are captured and released by a Nederman extraction system. The apparatus bay is then flushed entirely by two rooftop fan units. Vehicle idling is limited by Seattle Fire Department policies, but the emissions from the firefighting apparatus cannot be reduced from current levels.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sources of runoff for this project include rain water and fire training drill water. Rain water that falls onto the building or site will either be held and filtered through the areas of green roof or collected on the non-planted roof or site areas. Excess water from both of these areas will be conveyed into the on-site detention tank and then gradually released into the municipal combined sanitary sewer and storm water conveyance system. Water drilling on the station property by the fire fighters involves the use of fire-suppressing foam. The mixture of water and foam will be collected in site catch basins and conveyed to the municipal combined sanitary sewer and storm water conveyance system. Neither sources of runoff could flow into other waters. The municipal combined sewer system flows to the municipal waste water treatment plant.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The provision of enough planted areas to meet Seattle Green Factor requirements and a below-grade detention tank to slow the release of rain and surface water into the municipal sewer system.

4. Plants

a. Check or circle types of vegetation found on the site:

_x_ deciduous tree: **maple, pear, birch**

___ evergreen tree: fir, cedar, pine, other

_x_ shrubs: **juniper, rhododendron**

___ grass

___ pasture

___ crop or grain

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

_x_ other types of vegetation: Ground covers, Ferns

b. What kind and amount of vegetation will be removed or altered?

The three small and one medium-sized deciduous street trees on Alaska will be removed, as will the 100sf planting strip with small shrubs on the north side of the building. The small planting area on the west side of the building, which includes a birch and rhododendrons, will also be removed. Both of these areas will be replaced with new, larger planting areas.

c. List threatened or endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Three small medium trees appropriate under overhead under wires will replace the existing trees in the ROW along Alaska. The ground level planting areas will be replaced to the greatest extent possible. All planting will adhere to COS standards and Green Factor requirements.. There will also be over 3,000 sf of intensive green roof on the new station. Native plants will be used to the greatest extent possible, considering the exposure and micro-climates of the planting areas.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: **songbirds, pigeons, crows**

mammals: deer, bear, elk, beaver, other: **squirrels**

fish: bass, salmon, trout, herring, shellfish, other: **N/A**

b. List any threatened or endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The residential zones of the building will be heated and cooled with a high-efficiency Variable Refrigerant Flow system, which is run on electricity. Electric power for the building will come from municipal supply and the infrastructure will be in place to add an on-site photo-voltaic panel array in the future. Natural gas will be used to heat the apparatus bays, to heat domestic hot water, and for cooking. The emergency standby generator will run on diesel fuel, which will be stored in a tank on site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the shadow of our building does not fall on adjacent properties. Our site is bordered to the north and west by streets and to the east by an alley.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy efficient features will include the use of a high-performance building envelope, heat recovery of exhausted air, natural daylighting in regularly occupied spaces, high-efficiency lighting with daylight and occupancy sensors, occupancy sensors for non-critical plug loads, high-efficiency plumbing fixtures, solar-assisted hot water heating and the infrastructure to add photo-voltaic panels in the future. The project will meet the requirements for LEED Gold and the Seattle Sustainable Buildings and Sites policy, per City of Seattle requirements, and is targeting LEED Platinum.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe special emergency services that might be required.

N/A

2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

There is a moderate amount of traffic in the area, which will not affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.

There will be construction noise coming from the site during the construction phase of the project. Some of the noisier operations will be demolition, pile installation, back-up alarms from moving equipment, saw cutting concrete and metal studs, installation of drywall, etc. Contractor will strictly follow the Seattle Municipal Code for Noise Control. Noisy operations will not occur outside the hours of 7am – 7pm weekdays and 9am – 7pm on weekends. Generally work hours will be between 7am and 5pm.

When construction is complete, the noise level at the site will be similar to current levels. For firefighting operations, there will be engine noise from the fire apparatus and sirens during emergency responses – day or night. Mechanical system noise will include fan noise from rooftop kitchen and vehicle exhaust fans, as well as a rooftop air handler. There will continue to be an emergency standby generator on site that is tested monthly for approx. 10 mins. during

regular business hours.

3) Proposed measures to reduce or control noise impacts, if any:

Contractor will provide engineering controls where possible to control noise during construction. This could include sound baffles, pre-cutting metal studs, etc.
Noise from fire-fighting operations cannot be reduced from current levels due to nature of emergency responses.
Mechanical equipment located on the roof or exposed to the building exterior will be reviewed to ensure compliance with the Seattle Noise Ordinance, SMC section 25.08. Where necessary to meet the limits of the code, mitigation will be provided, which may include sound barriers, duct silencers, etc. Vehicle exhaust fans have been located behind parapet walls to prevent noise transmission to neighboring properties.
Though exempt from noise ordinance limits, the emergency standby generator will have a sound attenuated, weatherproof enclosure and will be located below grade in an open concrete well to minimize noise impact on the neighborhood during monthly testing or in the event of an emergency.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is occupied by the current Fire Station 32. There are single-family residences to the south, businesses to the east and west, and mixed-use buildings to the north across Alaska.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The existing station is a 1966 building with a steel frame and brick infill cladding. The building consists of a 3-bay apparatus garage to the north, a two-story wing with a partial basement that houses crew areas to the south and an attached tower for training and hose drying to the east. There are parking spaces and site walls to the east and south of the station.

d. Will any structures be demolished? If so, what?

The existing station and site walls will be demolished.

e. What is the current zoning classification of the site?

NC3P-40

f. What is the current comprehensive plan designation of the site?

Essential Public Facility - Commercial/Mixed Use - Residential Urban Village

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

11 staff members will working at the station at all times, working 24 hour shifts that change at approx. 8am each day.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This project replicates the current land use of the site, which is an essential public facility serving the surrounding neighborhood. The new building is being designed to meet the current zoning requirements for the site.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

As this project maintains the current use of the site, it will not impact housing in the neighborhood.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The highest portion of the structure will be the top of the hose/stair tower, which is 59'-6" above the average existing grade elevation. The principal exterior building materials are metal panel, glass curtainwall and storefront systems and architectural concrete.

b. What views in the immediate vicinity would be altered or obstructed?

Northward views from the residences to the south of the station will be minimally affected by the new structure since large mature coniferous trees located to the south already obscure views to the north. The same trees block views of the residential area from uses to the north of the station.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The design team has worked to ensure that the massing of the building reflects the various uses surrounding the site. The quieter, residential areas of the program have been placed on the south edge of the building and the publicly-scaled, active uses - such as the apparatus bay - are along busier SW Alaska Street. Large windows along SW Alaska allow views to the interior for passers-by and vehicle traffic to observe fire station operations. The main public entry of the station will be made both legible and inviting to pedestrians by means of good lighting, windows to the interior, a visible but sheltered place to sit out of the elements, and the presence of a large-scale public art piece mounted on the building adjacent to the entry plaza. The exterior materials and colors of the building have been carefully selected for appearance, durability and civic image.

The design of the building has been reviewed and approved by the Seattle Design Commission at both the 30% and 60% design progress points, and will be reviewed again at the completion of the Design Development phase (90% review).

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project will meet City of Seattle and code standards for exterior and interior lighting levels and controls.

Lighting will be diffused. Fixtures proposed will be shielded and and will have diffusing lens where possible to mitigate glare. Glare occurs if there is a visibility of direct light or a reflection of it. In the world of electric lighting, it will be more prevalent at night when there are no other light sources (such as sunlight) present.

Nightime exterior lighting will be designed for site safety and to direct the public to the main building entrance where an emergency telephone is located. Additional exterior lighting on a timer switch will be provided at the Rear Apron for post-fire clean-up and hose washing in the when required.

Interior lighting will be per typical business and residential uses, with the exception that interior lights in corridors, stairs and Apparatus Bay will turn on at night during emergency responses.

Staff vehicle headlights will be visible during morning shift change (approx. 8am) during the winter months.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Exterior site lighting to be full cut-off type and shielded as necessary. Lighting controls will turn off building lights when not needed. Fire fighter sleeping rooms have been located on the south side of the site adjacent to single-family residential uses. Rear Apron is located on the north side of the site adjacent to SW Alaska Street, and is visually shielded from the properties to the south by the building mass. The elevated Upper Parking area will have perimeter screening to mitigate impact of vehicle headlights on neighboring properties.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

West Seattle Park and public golf course is three blocks to the east, down SW Alaska St.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

The site is served by 38th Avenue SW to the west, SW Alaska Street to the north, and alleys to the east and south. On-site parking is accessed from both alleys, and the fire apparatus exit onto 38th Avenue SW.

The station is located one block to the east and south of Fauntleroy Way, which provides an arterial connection to both South Seattle and downtown via the West Seattle Bridge, State Route 99 and Interstate 5.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, there are bus stops within one block of the property in either direction on SW Alaska St.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will have 11 parking spaces for on-duty firefighters, which adds 2 to the number on site and reduces the impact of the station on neighborhood parking.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The project will not require any new streets. The eastern half of 38th Avenue SW adjacent to the site will be replaced and the grading adjusted to facilitate the fire department vehicles to exiting the station. The project will also be dedicating land on both the east and south sides of the property to widen the adjacent non-conforming alleys, per DPD requirements. The stop line on SW Alaska St in front of the station will also be moved 10' to the east, away from the intersection with 38th Ave SW, to keep intersection clear for fire apparatus during an emergency call.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The station will see 11 round-trips a day for the staff to arrive on site, which will occur with the shift change at approx. 8am. There are occasional deliveries to the station during the day. The fire department vehicles come and go many times a day in the course of their duty, depending on the demand for emergency response. This is consistent with the existing use of the site.

g. Proposed measures to reduce or control transportation impacts, if any.

Fire department staff will be encouraged to use alternate forms of transportation to get to work, such as using the adjacent bus lines or bicycling, but the vehicular trips in the apparatus are part of the emergency response work and are not able to be controlled.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, sanitary sewer, telephone, cable, municipal garbage and recycling collection.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

Electricity - Seattle City Light
Replacement of (2) power poles in the Right of Way and trenching at sidewalk

Natural Gas - Puget Sound Energy
Trenching at ROW, meter installation

Sanitary Sewer - Seattle Public Utilities
Excavation at 38th Ave SW for new connection

Water - Seattle Public Utilities
Meter installation

Telephone - Century Link
Connection to pole

Cable - Comcast
Connection to pole

Trash/Recycling/Yard Waste - Seattle Public Utilities
Storage area accommodated on site

C. SIGNATURE

The above answers are true and complete to the best of my knowledge.
I understand the lead agency is relying on them to make its decision.

Signature:

Mark Adams

Date submitted: 3/24/2014

This checklist was reviewed by:

Lindsay King
Land Use Planner, Department of Planning and Development

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

LMK

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Not likely.

   Proposed measures to avoid or reduce such increases are:

   New mechanical systems and plumbing fixtures are much more efficient than those currently used on the site.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   The project will increase the amount of green space found on the site, which will benefit local animals and birds.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   N/A

3. How would the proposal be likely to deplete energy or natural resources?

   The project is targeting LEED Platinum for energy performance, so it will be much less likely than the existing station to deplete energy resources.

   Proposed measures to protect or conserve energy and natural resources are:

   The construction will be using recycled and low-embodied energy materials to the greatest degree possible, low-flow plumbing fixtures, highly efficient mechanical system and an envelope with an R-value higher than the code requires.

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   Not likely.

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   The plan will not affect local land and shoreline use.

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   Not likely.

   Proposed measures to reduce or respond to such demand(s) are:

   N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   No known conflicts.

City of Seattle
Department of Planning and Development
Applicant Services Center

FILED
CITY OF SEATTLE
2014 OCT 13 AM 9:32
CITY CLERK

Land Use Referrals

Type of Approvals: Choose an item.

Project Number: **3014980**

Site Address: **4700 38th Ave SW**

Environmental Review Required? **Yes**

Full Subdivision	PCD/Public Projects	Rezone/Council Cond. Use	Major Inst. Master Plan/PD's	Short Plat/LBA	Shoreline Permit	Sidewalk Café	Other ____	Selected Agencies	
■						■			SDOT – Street Use (SMT - 3900)
■				■					WSDOT- To: Local Area Manager PO Box 330310, Seattle, WA 98133-9710
■			■	■					Fire (FM 02-04) ** ***Fire review not required for short ULS when ONLY creating unit lots*** **
■		■	■	■					Water (SMT 49-00)
■			■	■					**City Light Real Estate (SMT 3338)** ***– Unit Lot Sub and Full Unit Lot Sub only***
									City Light Plan Review Team (**SMT 3460**) - ***LBAs, SPs, Full Subs only***
■			■						Parks & Recreation (PK 01-01)
■			■						Health (PH-1100)
■	■		■		■				Metro – Environmental Planning
					■				Department of Natural Resources
■	■	■	■					X	City Clerk (CH 03-10)
■			■	■					Zoning Review
									Sign Inspector
■			■	■					Addressing
■									Building Plans Examiner
									Geo-technical Engineer
■	■		■	■					Drainage Review
■									Office of Housing –SMT-57-00
									Other

Please Review the attached application and send your response within fourteen (14) days to:

LU Routing Coordinator: **PRC**
E-Mail: prc@seattle.gov
Fax #: (206) 233-7901
Mail Stop: SMT-21-00

Assigned Planner:
Email: Lindsay.King@seattle.gov

Application Date1: **10/9/2014**

Date Referred: **10/9/2014**

2 Week Target Date: Click here to enter a date.

4 Week Target Date:

RE: LANGUAGE FOR ENVIRONMENTAL SIGN

NOTICE OF PROPOSED LAND USE ACTION

Master Use Project #3014980
Address: 4700 38th Ave SW
Applicant Contact: Mark Adams Phone #: 206-256-0862

DPD IS CONDUCTING AN ENVIRONMENTAL REVIEW OF THE FOLLOWING PROJECT:

TO CONSTRUCT NEW THREE-STORY, 20,000 SQ. FT. PUBLIC FACILITY (CITY OF SEATTLE, FIRE STATION 32). PARKING FOR ELEVEN VEHICLES WILL BE PROVIDED ON THE SITE. REVIEW INCLUDES DEMOLITION OF EXISTING STRUCTURE (9,000). PROJECT ALSO INCLUDES 1,734 CUBIC YARDS OF GRADING.

ADDITIONAL APPROVAL REQUIRED:
COUNCIL APPROVAL

SPACE FOR PROJECT LOCATION MAP

The comment period ends _____ but may be extended to _____ by written request. To submit written comments or to obtain additional information, contact Seattle's Department of Planning and Development (DPD), 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124 -4019. Contact by phone (206) 684-8467 or email PRC@seattle.gov. Be sure to refer to Master Use Project #3014980.

DPD
700 5th Ave Ste 2000, PO Box 34019
Seattle, WA 98124-4019
(206) 684 -8600

LAND USE Application

A/P # 3014980 DISCRETIONARY LAND USE ACTION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/08/2014 08:32	COMMANS	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

Type of Work	FULL C FULL REVIEW (COMPLEX)	**# Plans**	1	
Dept of Commerce	CMRCL COMMERCIAL	**# Plans**	0	
Priority	☒ **Auto Reviews**	**Bill Group**		

Valuation

Declared Valuation	8000000.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

Council Land Use Action to allow a new three-story, 20,000 sq. ft. public facility (City of Seattle, Fire Station 32). Parking for eleven vehicles will be provided on the site. Review includes demolition of existing structure (9,000). Project also includes 1,734 cu. yds. of grading.

Parent A/P #

Project #	3014980	**Project/Phase Name**		**Phase #**	
Size/Area	0.00	**Size Description**		**Subdivision Code**	
Proposed Start		**Proposed Stop**		**% Completed**	0.00
% Complete Formula					

Land Use

Decision Type V

Land Use Components

Building ID Information

Project Includes

Use	Y	**Ground Disturbance**	Y
TRAO Applies	N	**EDG Required**	
Design Review	N	**Development In ROW**	
Incentive Plan	N		
PASV Reqd This Permit	Y	**Done Under**	
Fee Ordinance Exception	NONE		

Permit Remarks

(*1)

Special Flags

FIRE/EF

Priority Green N

Building ID Information

Building ID

NONE

Land Use Components

LU Component	Component Detail	Outcome	Component Add Date
COUNCIL	CNCL OTHER		09/04/2014

Comments

To waive or modify development standards for a city facility.

Added By

COMMANS

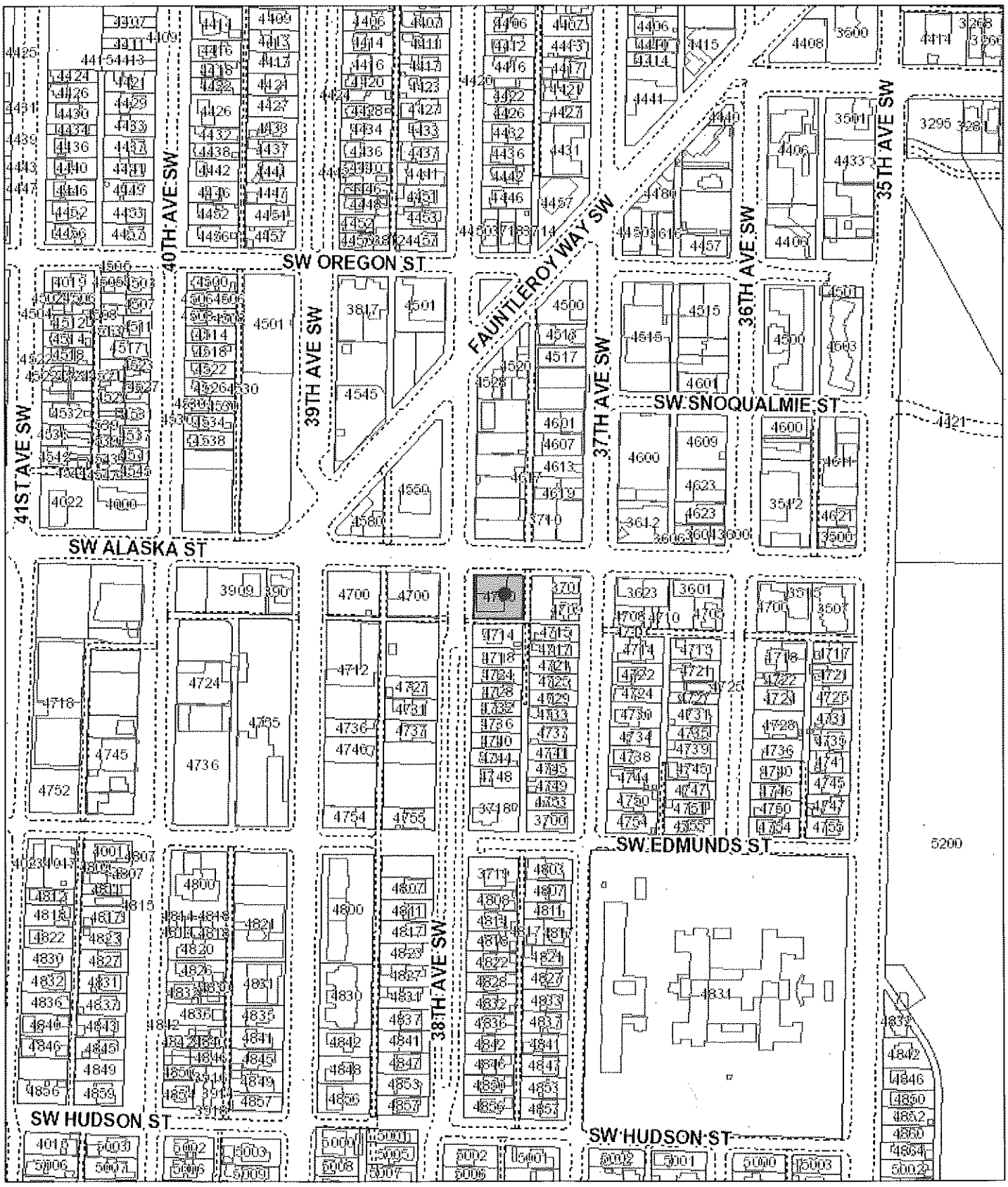
3014980 - Council Action

4700 38th Ave SW

Address changed from 3715 SW Alaska ST

Feet

0 290



Coordinate System: State Plane, NAD 83-91, Washington North Zone | Vertical Datum: North American Vertical Datum of 1988 (NAVD88). Map produced by DPD GIS Viewer (DPD - IT GIS).

10/9/2014

CITY OF SEATTLE
FIRE STATION 32 REPLACEMENT PROJECT
DPD # 3014980

SEPA CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Fire Station 32
~~3715 SW Alaska Street~~ 4700 38th Ave SW
Seattle WA 98126

2. Name of applicant:

Mark Adams, AIA

3. Address and phone number of applicant and contact person:

Mark Adams, AIA
Bohlin Cywinski Jackson
1932 First Avenue, Suite 916
Seattle WA 98101
(206) 256-0862

4. Date checklist prepared:

March 24, 2014

5. Agency requesting checklist:

City of Seattle Department of Planning and Development

6. Proposed timing or schedule (including phasing, if applicable):

Demolition of the existing station is scheduled to begin in December 2014, with construction of the new station to be completed approximately 12 months later.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Site survey (Lin & Associates, Inc., March 22, 2013, revised July 26, 2013)
Geotechnical report (PanGeo, July 30, 2013)
Hazardous materials report (Eco Compliance Corporation, August 5, 2013)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Seattle Master Use, Building, Demolition and Long-term Right-of-Way Use permits, SDOT Street Improvement Plan and a Hazardous Material Abatement plan

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project involves the demolition of the existing 9000 sf, 47 year old fire station and site walls and the construction of a new four-story (three above grade and a partial basement), approx. 20,000 sf fire station with a raised parking deck, on-site parking for 11 staff vehicles, as well as adjacent street and site improvements.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project address is 3715 SW Alaska Street, Seattle WA, 98126, which is located one block to the east of the intersection of Fauntleroy Way SW and SW Alaska St, near the Alaska Junction, in West Seattle.

The legal description of the property is:

Lots 1 through 4, Block 1, Norris' Addition to West Seattle, according to the plat thereof recorded in Volume 14 of plats, page 93, Records of King County, Washington. Except portion condemned by City of Seattle for West Alaska Street in Superior Court Cause no.70682, Ordinance no. 21302 of the City of Seattle.

Legal description of portion to be laid off and dedicated:

South 2 feet of lots 1 through 4, except the east 2 feet of lot 4, block 1 Norris' Addition to West Seattle, According to the Plat thereof recorded in Volume 14 of plats, page 93, records of King County Washington;
And the east 2 feet of lot 4, block 1 of Norris' Addition to West Seattle, According to the Plat thereof recorded in Volume 14 of plats, page 93, records of King County Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, **other**: gently sloping with an approx. 7 ft. elevation gain from the northwestern to the southeastern corner of the site.

b. What is the steepest slope on the site (approximate percent slope)?

9% in a paved area

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Recessional Outwash

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

It is anticipated that there will be approximately 1734 CY of cutting and no fill on the project.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Soil erosion is anticipated to be minimal in the execution of this project. The site has not seen any erosion problems with the current use patterns, and this project does not change the use of the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Impervious surfaces will cover approximately 69.4% of the site. The net site area, excluding the alley ROW dedications, is 11,217 sf. On-grade planting areas within the property lines and outside of the roof line will cover 130 sf, and approximately 3,000 sf of the roof will be planted, resulting in permeable areas over 30.6% of the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Construction will in large part involve deep excavation within the footprint of the building, which will contain all surface runoff preventing turbid water runoff. Erosion in the outer perimeter of the project during construction will be prevented with silt fences, straw bales and plastic sheeting for stockpiles. The site will be completely stabilized at the completion of construction and no erosion is anticipated in the final state of the site.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The construction process will include dust from the demolition process and some exhaust from construction vehicles and equipment.

The completely project will have: kitchen exhaust; flues for the gas appliances (kitchen range, domestic hot water heater, and apparatus bay heaters); emergency standby generator exhaust (during testing and emergency use) and exhaust from the fire department vehicles. The quantity of exhaust from the building systems will be less than at the existing station, due to the increased energy efficiencies of the new equipment. The vehicular exhaust will be increased due to the presence of one additional passenger vehicle per day and one Battalion Chief SUV.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The contractor will control dust during demolition by spraying down the site with water. When the project is complete, any emissions from the fire fighting apparatus that are exhausted within the building are captured and released by a Nederman extraction system. The apparatus bay is then flushed entirely by two rooftop fan units. Vehicle idling is limited by Seattle Fire Department policies, but the emissions from the firefighting apparatus cannot be reduced from current levels.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sources of runoff for this project include rain water and fire training drill water. Rain water that falls onto the building or site will either be held and filtered through the areas of green roof or collected on the non-planted roof or site areas. Excess water from both of these areas will be conveyed into the on-site detention tank and then gradually released into the municipal combined sanitary sewer and storm water conveyance system. Water drilling on the station property by the fire fighters involves the use of fire-suppressing foam. The mixture of water and foam will be collected in site catch basins and conveyed to the municipal combined sanitary sewer and storm water conveyance system. Neither sources of runoff could flow into other waters. The municipal combined sewer system flows to the municipal waste water treatment plant.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The provision of enough planted areas to meet Seattle Green Factor requirements and a below-grade detention tank to slow the release of rain and surface water into the municipal sewer system.

4. Plants

a. Check or circle types of vegetation found on the site:

_x_ deciduous tree: **maple, pear, birch**

___ evergreen tree: fir, cedar, pine, other

_x_ shrubs: **juniper, rhododendron**

___ grass

___ pasture

___ crop or grain

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

_x_ other types of vegetation: Ground covers, Ferns

b. What kind and amount of vegetation will be removed or altered?

The three small and one medium-sized deciduous street trees on Alaska will be removed, as will the 100sf planting strip with small shrubs on the north side of the building. The small planting area on the west side of the building, which includes a birch and rhododendrons, will also be removed. Both of these areas will be replaced with new, larger planting areas.

c. List threatened or endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Three small medium trees appropriate under overhead under wires will replace the existing trees in the ROW along Alaska. The ground level planting areas will be replaced to the greatest extent possible. All planting will adhere to COS standards and Green Factor requirements.. There will also be over 3,000 sf of intensive green roof on the new station. Native plants will be used to the greatest extent possible, considering the exposure and micro-climates of the planting areas.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: **songbirds, pigeons, crows**

mammals: deer, bear, elk, beaver, other: **squirrels**

fish: bass, salmon, trout, herring, shellfish, other: **N/A**

b. List any threatened or endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The residential zones of the building will be heated and cooled with a high-efficiency Variable Refrigerant Flow system, which is run on electricity. Electric power for the building will come from municipal supply and the infrastructure will be in place to add an on-site photo-voltaic panel array in the future. Natural gas will be used to heat the apparatus bays, to heat domestic hot water, and for cooking. The emergency standby generator will run on diesel fuel, which will be stored in a tank on site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the shadow of our building does not fall on adjacent properties. Our site is bordered to the north and west by streets and to the east by an alley.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy efficient features will include the use of a high-performance building envelope, heat recovery of exhausted air, natural daylighting in regularly occupied spaces, high-efficiency lighting with daylight and occupancy sensors, occupancy sensors for non-critical plug loads, high-efficiency plumbing fixtures, solar-assisted hot water heating and the infrastructure to add photo-voltaic panels in the future. The project will meet the requirements for LEED Gold and the Seattle Sustainable Buildings and Sites policy, per City of Seattle requirements, and is targeting LEED Platinum.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe special emergency services that might be required.

N/A

2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

There is a moderate amount of traffic in the area, which will not affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.

There will be construction noise coming from the site during the construction phase of the project. Some of the noisier operations will be demolition, pile installation, back-up alarms from moving equipment, saw cutting concrete and metal studs, installation of drywall, etc. Contractor will strictly follow the Seattle Municipal Code for Noise Control. Noisy operations will not occur outside the hours of 7am – 7pm weekdays and 9am – 7pm on weekends. Generally work hours will be between 7am and 5pm.

When construction is complete, the noise level at the site will be similar to current levels. For firefighting operations, there will be engine noise from the fire apparatus and sirens during emergency responses – day or night. Mechanical system noise will include fan noise from rooftop kitchen and vehicle exhaust fans, as well as a rooftop air handler. There will continue to be an emergency standby generator on site that is tested monthly for approx. 10 mins. during

regular business hours.

3) Proposed measures to reduce or control noise impacts, if any:

Contractor will provide engineering controls where possible to control noise during construction. This could include sound baffles, pre-cutting metal studs, etc.
Noise from fire-fighting operations cannot be reduced from current levels due to nature of emergency responses.
Mechanical equipment located on the roof or exposed to the building exterior will be reviewed to ensure compliance with the Seattle Noise Ordinance, SMC section 25.08. Where necessary to meet the limits of the code, mitigation will be provided, which may include sound barriers, duct silencers, etc. Vehicle exhaust fans have been located behind parapet walls to prevent noise transmission to neighboring properties.
Though exempt from noise ordinance limits, the emergency standby generator will have a sound attenuated, weatherproof enclosure and will be located below grade in an open concrete well to minimize noise impact on the neighborhood during monthly testing or in the event of an emergency.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is occupied by the current Fire Station 32. There are single-family residences to the south, businesses to the east and west, and mixed-use buildings to the north across Alaska.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The existing station is a 1966 building with a steel frame and brick infill cladding. The building consists of a 3-bay apparatus garage to the north, a two-story wing with a partial basement that houses crew areas to the south and an attached tower for training and hose drying to the east. There are parking spaces and site walls to the east and south of the station.

d. Will any structures be demolished? If so, what?

The existing station and site walls will be demolished.

e. What is the current zoning classification of the site?

NC3P-40

f. What is the current comprehensive plan designation of the site?

Essential Public Facility - Commercial/Mixed Use - Residential Urban Village

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

11 staff members will working at the station at all times, working 24 hour shifts that change at approx. 8am each day.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This project replicates the current land use of the site, which is an essential public facility serving the surrounding neighborhood. The new building is being designed to meet the current zoning requirements for the site.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

As this project maintains the current use of the site, it will not impact housing in the neighborhood.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The highest portion of the structure will be the top of the hose/stair tower, which is 59'-6" above the average existing grade elevation. The principal exterior building materials are metal panel, glass curtainwall and storefront systems and architectural concrete.

b. What views in the immediate vicinity would be altered or obstructed?

Northward views from the residences to the south of the station will be minimally affected by the new structure since large mature coniferous trees located to the south already obscure views to the north. The same trees block views of the residential area from uses to the north of the station.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The design team has worked to ensure that the massing of the building reflects the various uses surrounding the site. The quieter, residential areas of the program have been placed on the south edge of the building and the publicly-scaled, active uses - such as the apparatus bay - are along busier SW Alaska Street. Large windows along SW Alaska allow views to the interior for passers-by and vehicle traffic to observe fire station operations. The main public entry of the station will be made both legible and inviting to pedestrians by means of good lighting, windows to the interior, a visible but sheltered place to sit out of the elements, and the presence of a large-scale public art piece mounted on the building adjacent to the entry plaza. The exterior materials and colors of the building have been carefully selected for appearance, durability and civic image.

The design of the building has been reviewed and approved by the Seattle Design Commission at both the 30% and 60% design progress points, and will be reviewed again at the completion of the Design Development phase (90% review).

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project will meet City of Seattle and code standards for exterior and interior lighting levels and controls.

Lighting will be diffused. Fixtures proposed will be shielded and and will have diffusing lens where possible to mitigate glare. Glare occurs if there is a visibility of direct light or a reflection of it. In the world of electric lighting, it will be more prevalent at night when there are no other light sources (such as sunlight) present.

Nightime exterior lighting will be designed for site safety and to direct the public to the main building entrance where an emergency telephone is located. Additional exterior lighting on a timer switch will be provided at the Rear Apron for post-fire clean-up and hose washing in the when required.

Interior lighting will be per typical business and residential uses, with the exception that interior lights in corridors, stairs and Apparatus Bay will turn on at night during emergency responses.

Staff vehicle headlights will be visible during morning shift change (approx. 8am) during the winter months.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Exterior site lighting to be full cut-off type and shielded as necessary. Lighting controls will turn off building lights when not needed. Fire fighter sleeping rooms have been located on the south side of the site adjacent to single-family residential uses. Rear Apron is located on the north side of the site adjacent to SW Alaska Street, and is visually shielded from the properties to the south by the building mass. The elevated Upper Parking area will have perimeter screening to mitigate impact of vehicle headlights on neighboring properties.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

West Seattle Park and public golf course is three blocks to the east, down SW Alaska St.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

The site is served by 38th Avenue SW to the west, SW Alaska Street to the north, and alleys to the east and south. On-site parking is accessed from both alleys, and the fire apparatus exit onto 38th Avenue SW.

The station is located one block to the east and south of Fauntleroy Way, which provides an arterial connection to both South Seattle and downtown via the West Seattle Bridge, State Route 99 and Interstate 5.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, there are bus stops within one block of the property in either direction on SW Alaska St.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will have 11 parking spaces for on-duty firefighters, which adds 2 to the number on site and reduces the impact of the station on neighborhood parking.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The project will not require any new streets. The eastern half of 38th Avenue SW adjacent to the site will be replaced and the grading adjusted to facilitate the fire department vehicles to exiting the station. The project will also be dedicating land on both the east and south sides of the property to widen the adjacent non-conforming alleys, per DPD requirements. The stop line on SW Alaska St in front of the station will also be moved 10' to the east, away from the intersection with 38th Ave SW, to keep intersection clear for fire apparatus during an emergency call.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The station will see 11 round-trips a day for the staff to arrive on site, which will occur with the shift change at approx. 8am. There are occasional deliveries to the station during the day. The fire department vehicles come and go many times a day in the course of their duty, depending on the demand for emergency response. This is consistent with the existing use of the site.

g. Proposed measures to reduce or control transportation impacts, if any.

Fire department staff will be encouraged to use alternate forms of transportation to get to work, such as using the adjacent bus lines or bicycling, but the vehicular trips in the apparatus are part of the emergency response work and are not able to be controlled.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, sanitary sewer, telephone, cable, municipal garbage and recycling collection.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

Electricity - Seattle City Light
Replacement of (2) power poles in the Right of Way and trenching at sidewalk

Natural Gas - Puget Sound Energy
Trenching at ROW, meter installation

Sanitary Sewer - Seattle Public Utilities
Excavation at 38th Ave SW for new connection

Water - Seattle Public Utilities
Meter installation

Telephone - Century Link
Connection to pole

Cable - Comcast
Connection to pole

Trash/Recycling/Yard Waste - Seattle Public Utilities
Storage area accommodated on site

C. SIGNATURE

The above answers are true and complete to the best of my knowledge.
I understand the lead agency is relying on them to make its decision.

Signature:

Wade Adams

_____

Date submitted:_____3/24/2014_____

This checklist was reviewed by:

_____
Land Use Planner, Department of Planning and Development

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

_____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Not likely.

   Proposed measures to avoid or reduce such increases are:

   New mechanical systems and plumbing fixtures are much more efficient than those currently used on the site.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   The project will increase the amount of green space found on the site, which will benefit local animals and birds.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   N/A

3. How would the proposal be likely to deplete energy or natural resources?

   The project is targeting LEED Platinum for energy performance, so it will be much less likely than the existing station to deplete energy resources.

   Proposed measures to protect or conserve energy and natural resources are:

   The construction will be using recycled and low-embodied energy materials to the greatest degree possible, low-flow plumbing fixtures, highly efficient mechanical system and an envelope with an R-value higher than the code requires.

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   Not likely.

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   The plan will not affect local land and shoreline use.

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   Not likely.

   Proposed measures to reduce or respond to such demand(s) are:

   N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   No known conflicts.

Building ID Information
Building ID

NONE

Land Use Components

LU Component	Component Detail	Outcome	Component Add Date	Comments	Added By
DSGN SDR	DR ADJ SETBACK	GRANTED	04/17/2014		KULES
DSGN SDR	DR ADJ STRUCT	GRANTED	08/05/2014	facade length	KULES
SEPA	SEPA DNS		10/08/2014		COMMANS

Template Type	A/P #	A/P Type	Status	Stage
BLDG	6413707	CONSTRUCTN		Pre-Processed

Employee

Employee ID	Last	First	MI	Comments

No Employee Entries

Log

Action	Description	Entered By	Start	Stop	Hours	Comments

No Log Entries

Building ID Information
Building ID

NONE

Land Use Components

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Log

Action	Description	Entered By	Start	Stop	Hours	Comments

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