



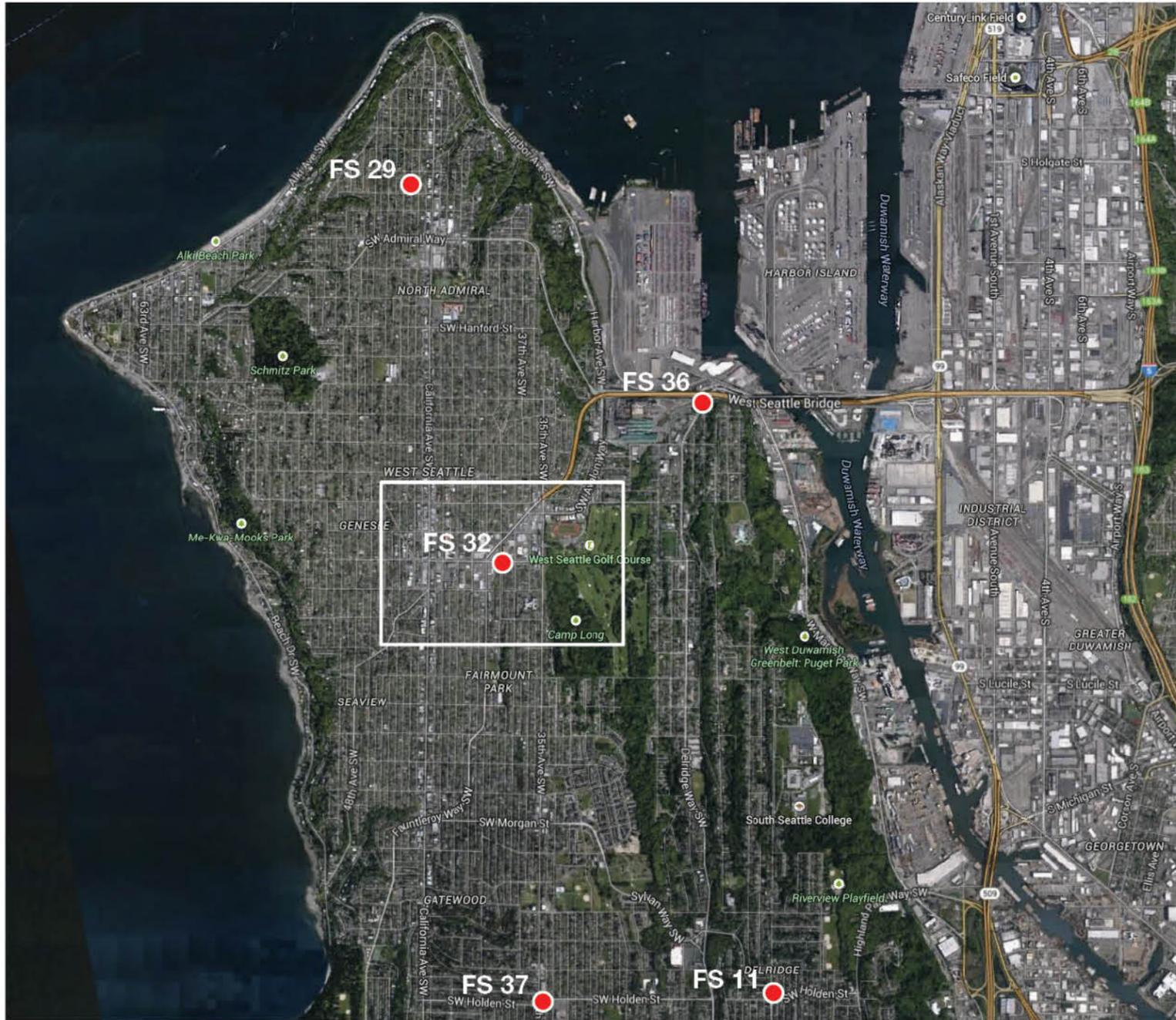
City of Seattle Fire Station 32
4700 38th Avenue SW

City Council Presentation

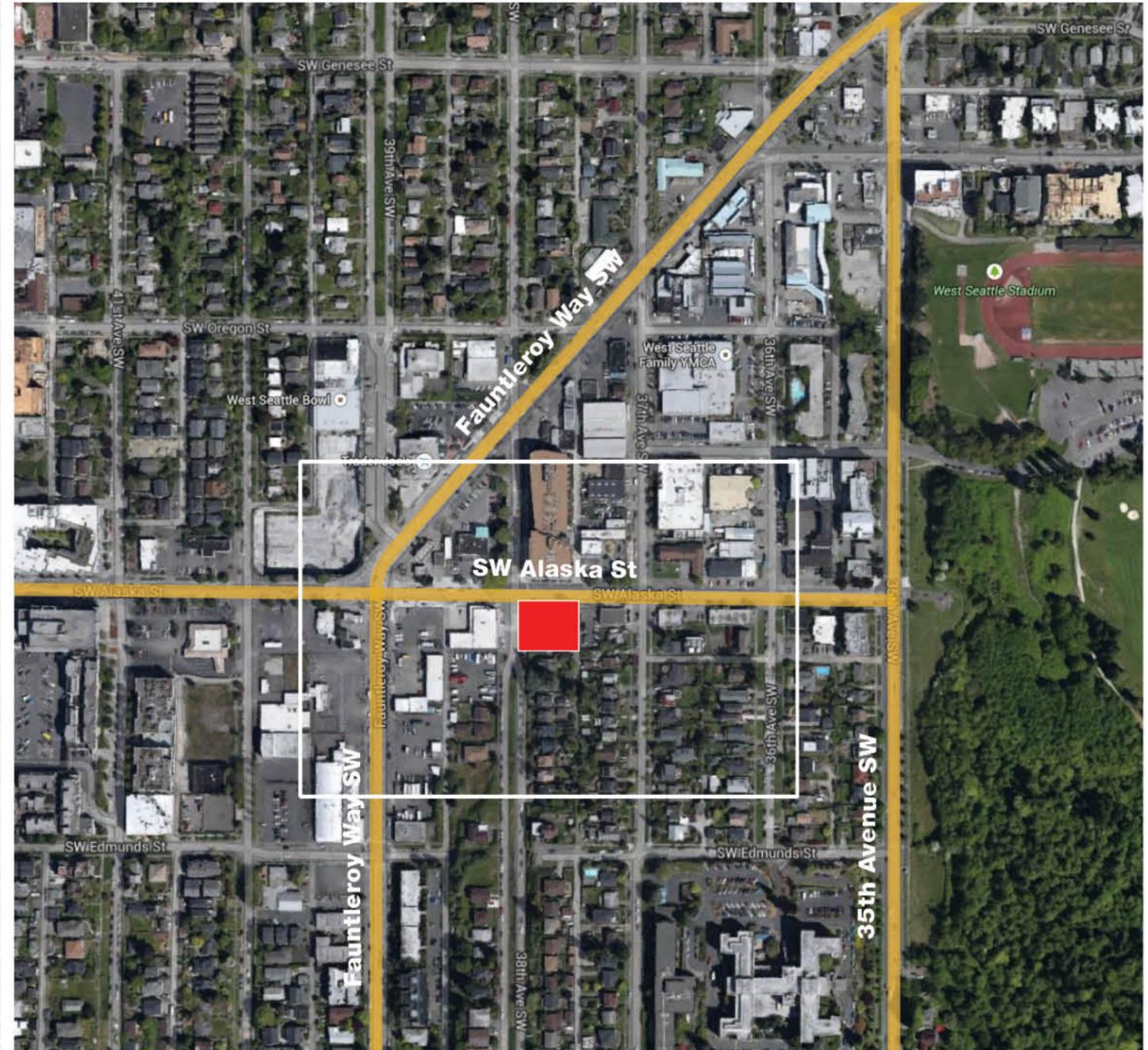
DPD Project # 3014980
Council File # 314125

Presented by

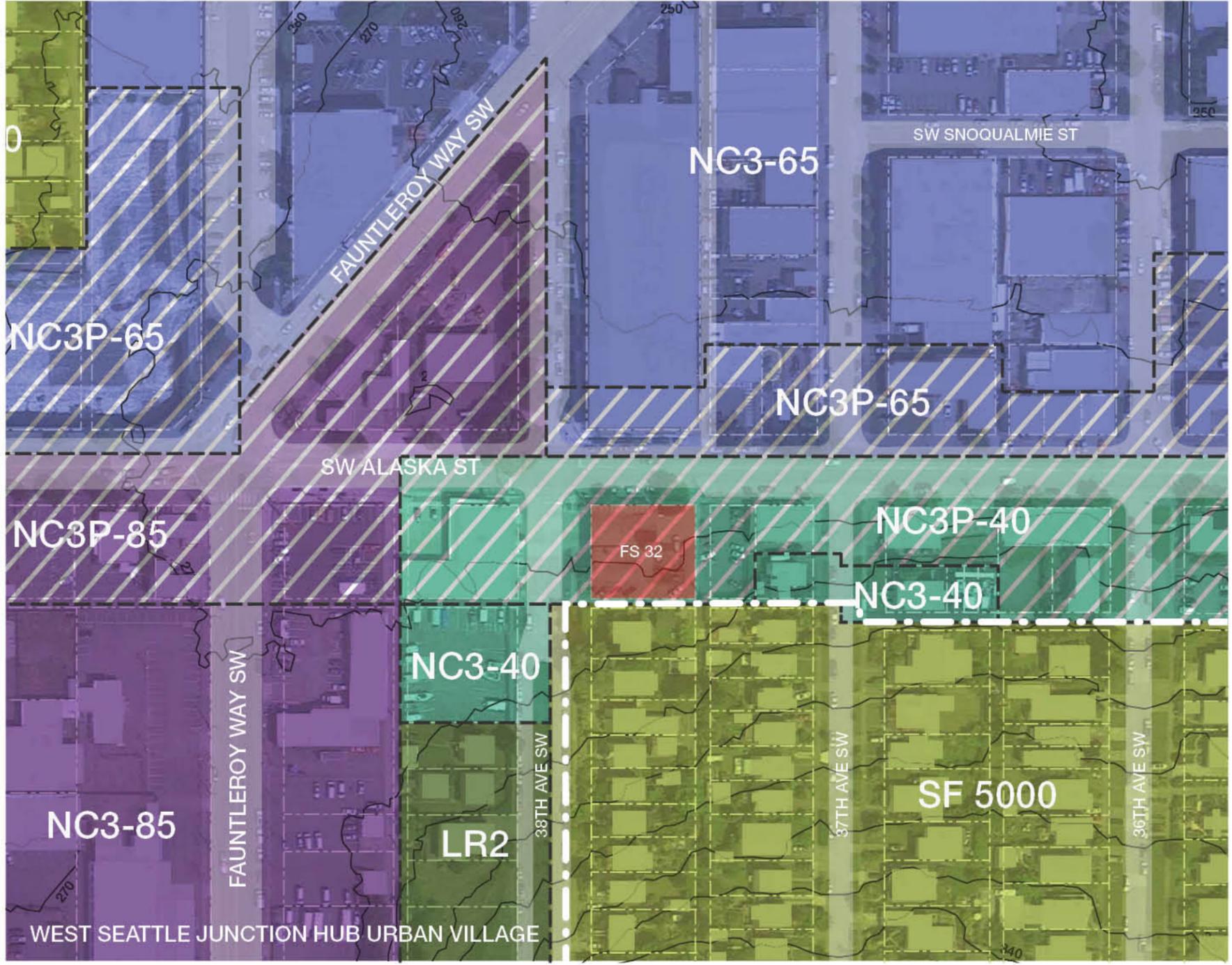
Bohlin Cywinski Jackson
December 16, 2014



AERIAL VIEW OF WEST SEATTLE - BATTALION 7

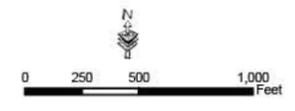


VICINITY MAP

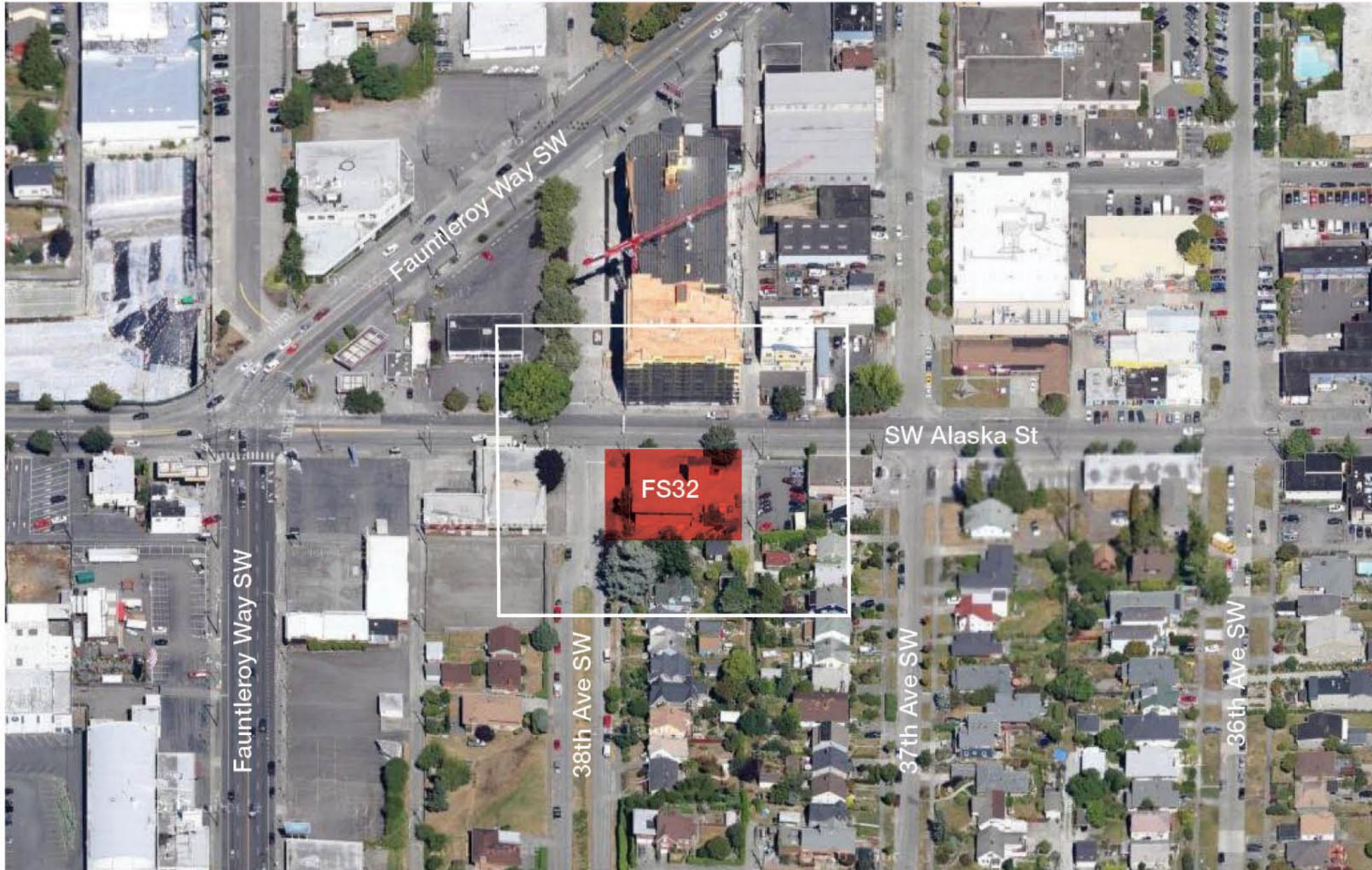


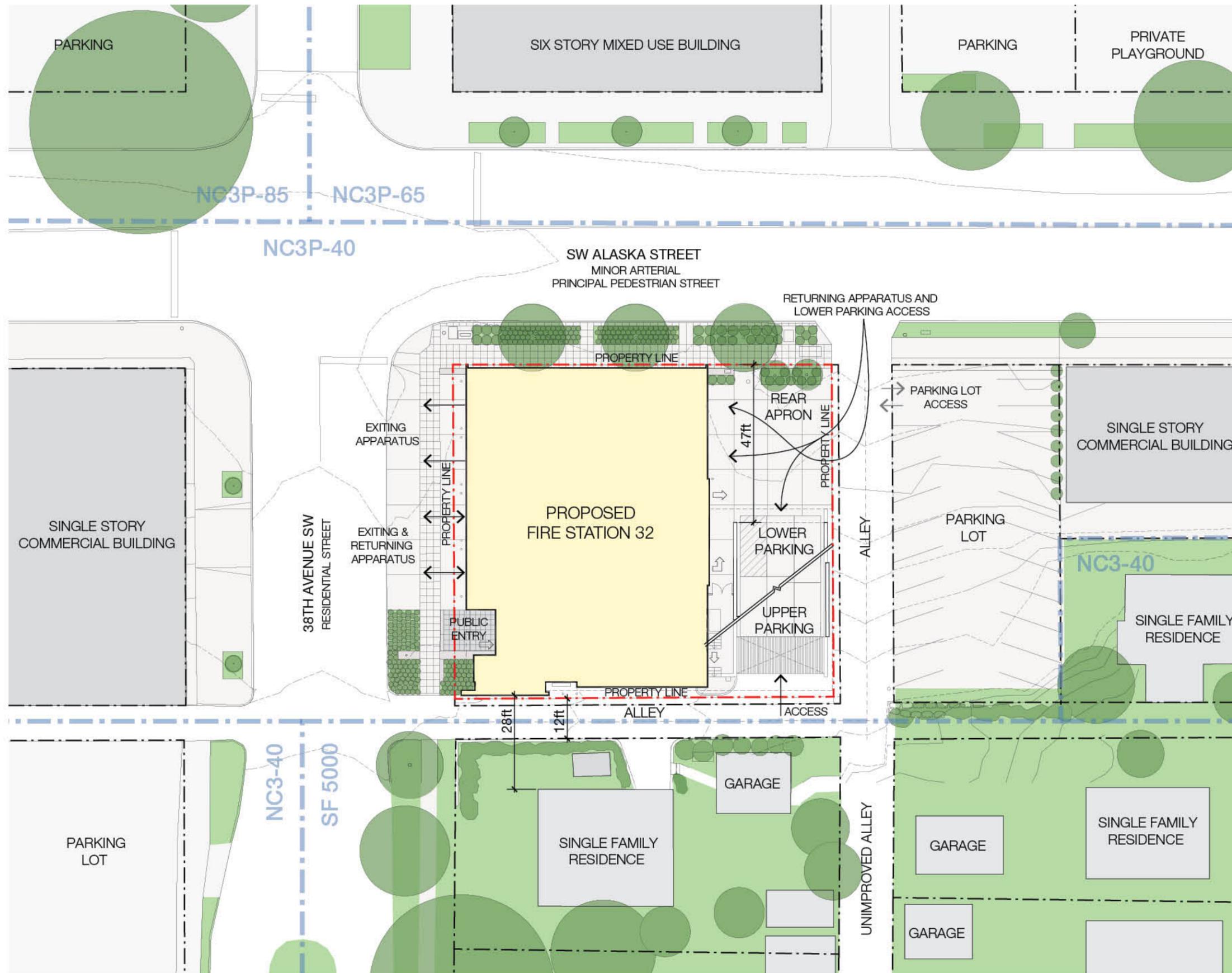
**West Seattle Junction
Hub Urban Village
Pedestrian Connectors**

-  Hub Urban Village Boundary
-  Major Pedestrian Street
-  Important Pedestrian Connectors

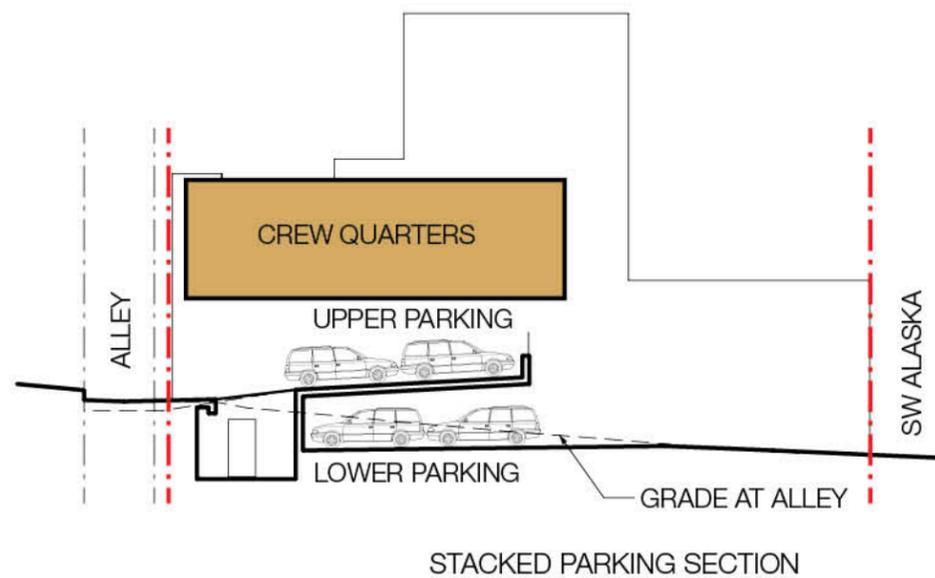
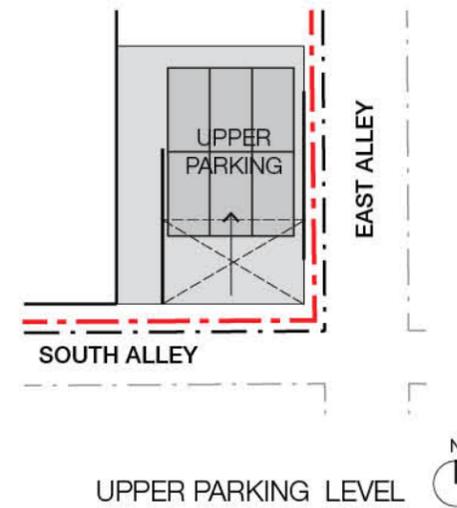
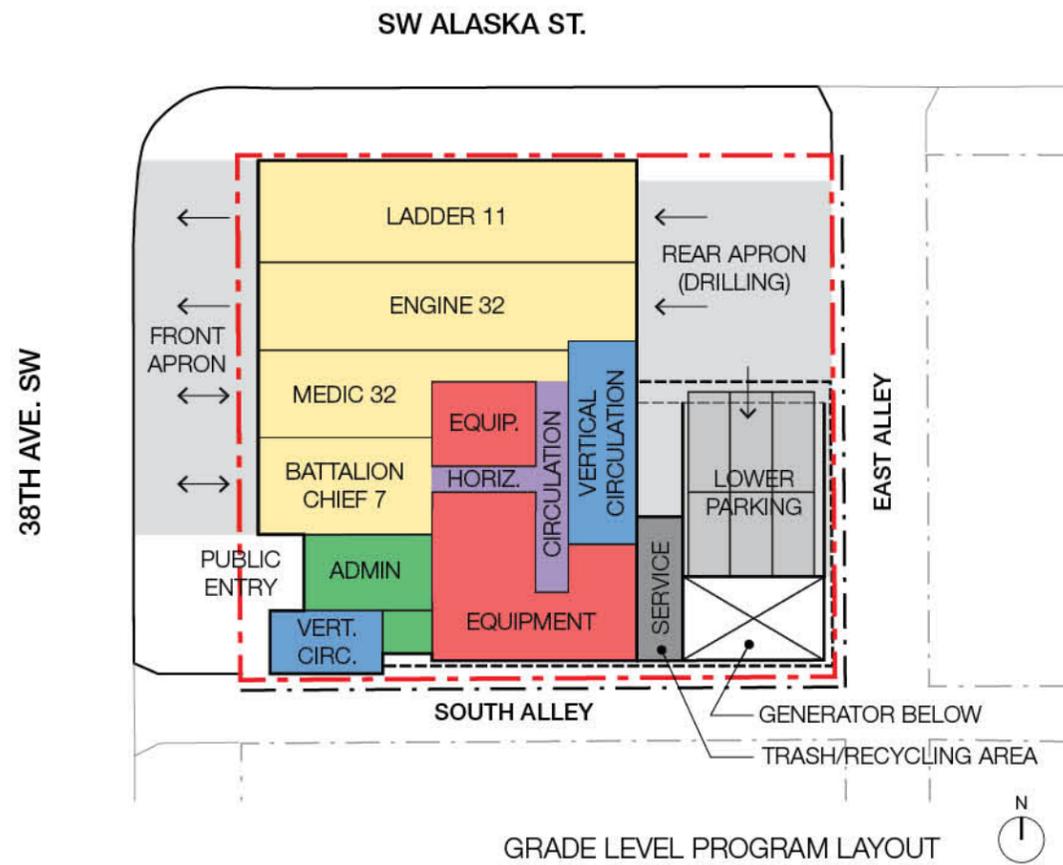


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SITE PLAN



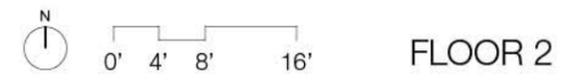
PROGRAM SITE STRATEGIES

- BATTALION STATION WITH LADDER COMPANY, ENGINE COMPANY, MEDIC UNIT AND BATTALION CHIEF
- TIGHT SITE RELATIVE TO PROGRAM SIZE
- MINIMIZED PROGRAM SPACES AT GRADE LEVEL
- APPARATUS BAY ALONG PUBLIC STREETS FOR VEHICLE ACCESS AND VISIBILITY
- DRIVE-THROUGH BAYS AT LADDER AND ENGINE FOR SAFETY AND TO MINIMIZE IMPACT ON LOCAL TRAFFIC FLOW
- STAFF PARKING ACCESSED FROM ALLEYS
- EFFICIENT STAFF PARKING WITH TWO LEVELS OF TANDEM PARKING SPACES
- MULTI-FUNCTIONAL REAR APRON SPACE PROVIDES FOR VEHICLE ACCESS AND FIREFIGHTER ACTIVITIES

PROGRAM/SITE DIAGRAM



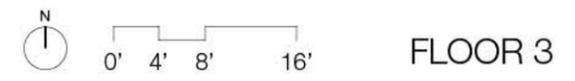
- ADMIN SPACES INCLUDING STATION OFFICE, CLASSROOM AND BATTALION CHIEF QUARTERS
- BEDROOMS & PRIVATE OFFICE LOCATED TO THE SOUTH ADJACENT TO SINGLE FAMILY ZONE
- UPPER PARKING ACCESSED FROM SOUTH ALLEY



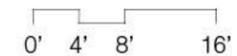
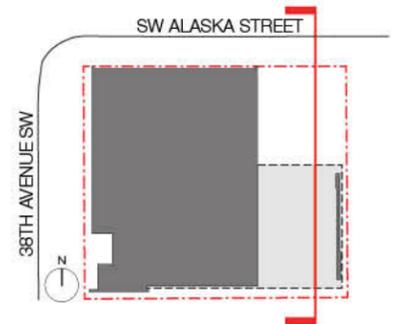
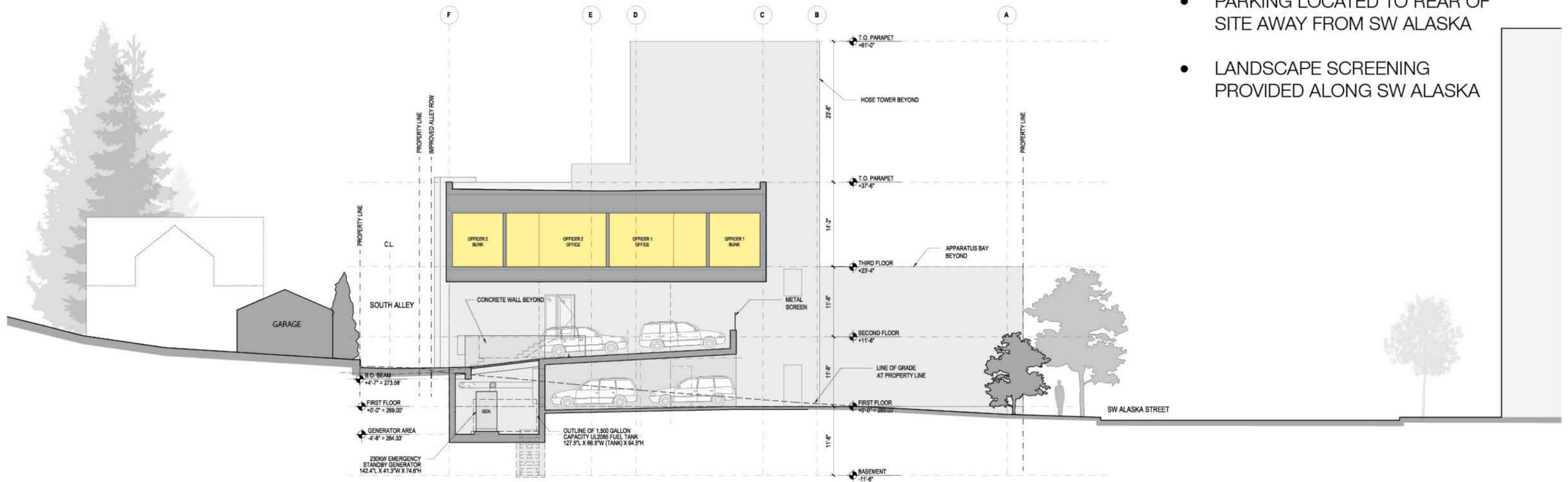
FLOOR 2



- FIREFIGHTER LIVING QUARTERS
- SOCIAL SPACES INCLUDING DINING AREA AND EXTERIOR TERRACE LOCATED ALONG PUBLIC STREETS
- SLIDING POLES VISIBLE FROM SW ALASKA STREET
- PRIVATE BEDROOMS LOCATED AT SOUTH ADJACENT TO SINGLE FAMILY ZONE



- STACKED PARKING CONTAINED BELOW UPPER BUILDING FLOOR
- PARKING LOCATED TO REAR OF SITE AWAY FROM SW ALASKA
- LANDSCAPE SCREENING PROVIDED ALONG SW ALASKA



SECTION THROUGH PARKING LOOKING WEST



THREE MAIN PUBLIC GESTURES:

- HOSE DRYING TOWER AS NEIGHBORHOOD MARKER
- PICTURE WINDOW INTO APPARATUS BAY ALONG SW ALASKA
- PUBLIC ART USED TO MARK PUBLIC ENTRY

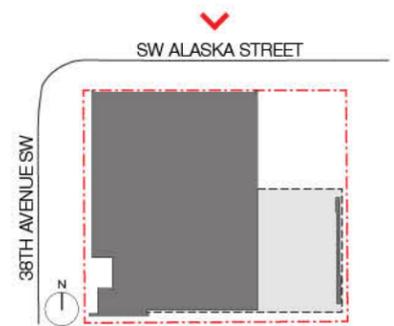
PROJECT HAS BEEN REVIEWED AND APPROVED BY SEATTLE DESIGN COMMISSION



VIEW FROM THE INTERSECTION OF SW ALASKA ST AND 38TH AVE SW



- PICTURE WINDOW INTO APPARATUS BAY ALONG SW ALASKA
- VIEWS OF LADDER TRUCK, FIRE FIGHTER ACTIVITIES AND SLIDING POLES BEYOND
- STREET TREES AND EXTENSIVE LANDSCAPING ALONG SW ALASKA

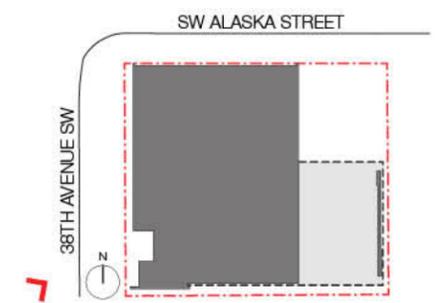


0' 4' 8' 16'

NORTH ELEVATION



- GENEROUS GLAZING AT PUBLIC ENTRY AND STATION OFFICE ABOVE
- PUBLIC ART PIECE MOUNTED ON BUILDING MARKS PUBLIC ENTRY



VIEW OF PUBLIC ENTRY LOOKING EAST



- BUILDING VOLUME SEPARATES MORE IMPACTFUL FIREFIGHTER ACTIVITIES FROM SINGLE FAMILY ZONE
- LIMITED WINDOWS ON SOUTH FACING FACADE TO MAXIMIZE PRIVACY FOR SINGLE FAMILY RESIDENCE
- PARKING LOCATED OFF ALLEY

AERIAL VIEW FROM SOUTHEAST



DEPARTURE REQUESTS

1. DEVELOPMENT STANDARD

SMC 23.47A.005 D1 and
SMC 23.47A.008 C1

REQUIRED

Fire Station Use is not listed as one of the required uses in a pedestrian zone.

PROPOSED

A Fire Station is proposed in a pedestrian zone.

2. DEVELOPMENT STANDARD

SMC 23.47A.032 B1b

REQUIRED

Street level parking within a structure must be separated from the street by another permitted use.

PROPOSED

Grade level parking is proposed along SW Alaska Street.

REQUESTED LAND-USE DEPARTURES



- PICTURE WINDOW INTO APPARATUS BAY ALONG SW ALASKA
- PARKING SET BACK FROM SW ALASKA AND CONTAINED BELOW UPPER BUILDING FLOOR
- REAR APRON REQUIRED FOR FIREFIGHTER ACTIVITIES ALSO PROVIDES VEHICLE ACCESS
- TREES AND LANDSCAPE PLANTING AREAS PROVIDE SCREENING OF PARKING AND REAR APRON SPACE

AERIAL VIEW FROM NORTHEAST

Golden Raindrop Crabapple



Amelanchier



Yew



Lily Turf



Anemone



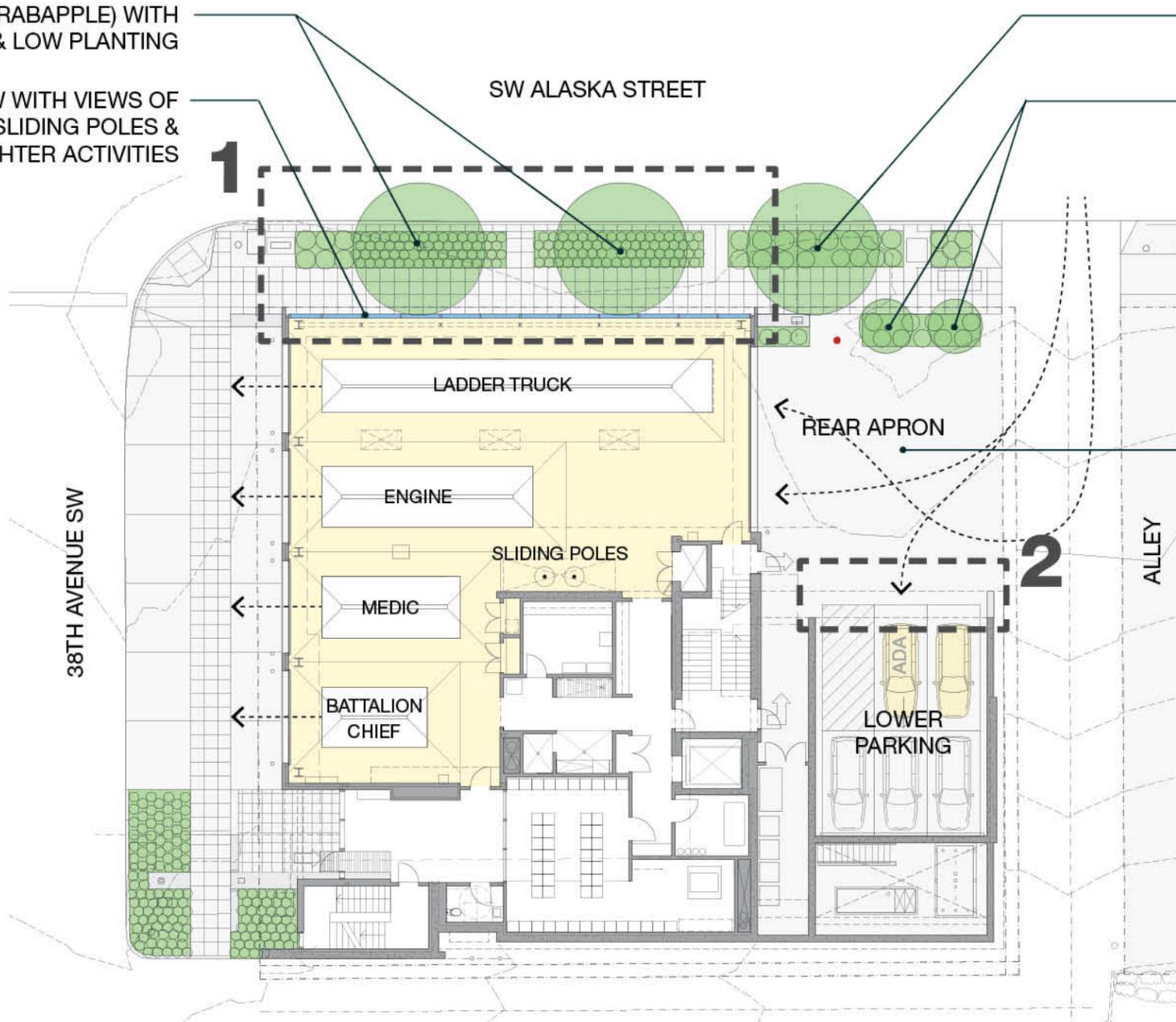
SW ALASKA LANDSCAPE

STREET TREES (CRABAPPLE) WITH 30" HEIGHT & LOW PLANTING

PICTURE WINDOW WITH VIEWS OF LADDER TRUCK, SLIDING POLES & FIREFIGHTER ACTIVITIES

STREET TREE (CRABAPPLE) WITH 30" HEIGHT PLANTING

SMALLER MULTI-STEM SCREENING TREES (AMELANCHIER) WITH LOW PLANTING



USES OF REAR APRON

- DRIVE THROUGH ACCESS FOR RETURNING APPARATUS
- ACCESS TO LOWER PARKING
- WATER DRILLING
- LADDER DRILLING
- ENGINE DRILLING
- ROOF CUTTING DRILL
- EQUIPMENT CHECKS
- HOSE WASHING

DEPARTURES PLAN

Water Drilling



Ladder Drilling



Equipment Check



Aerial Ladder Check



REAR APRON ACTIVITIES



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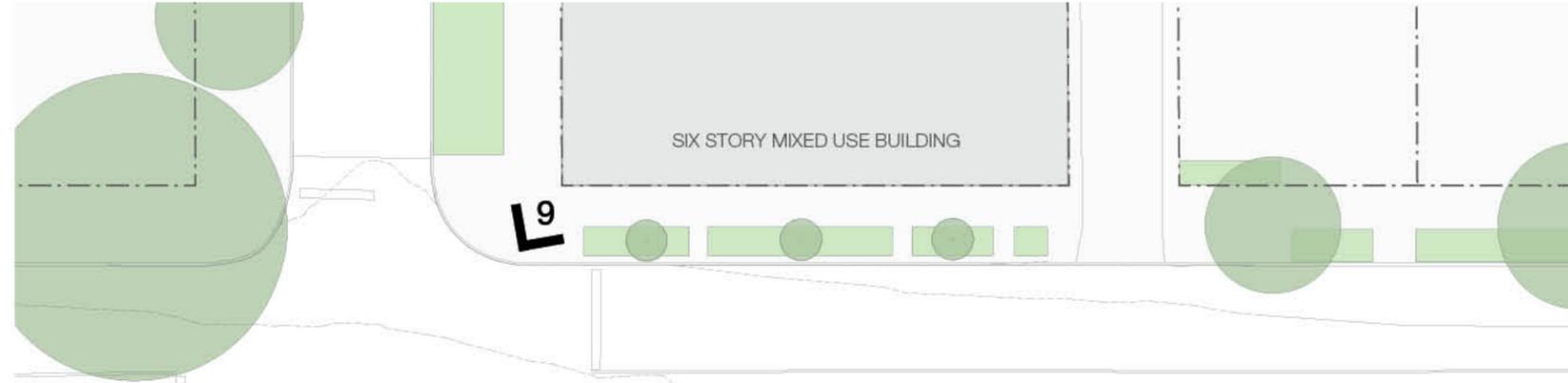
THANK YOU

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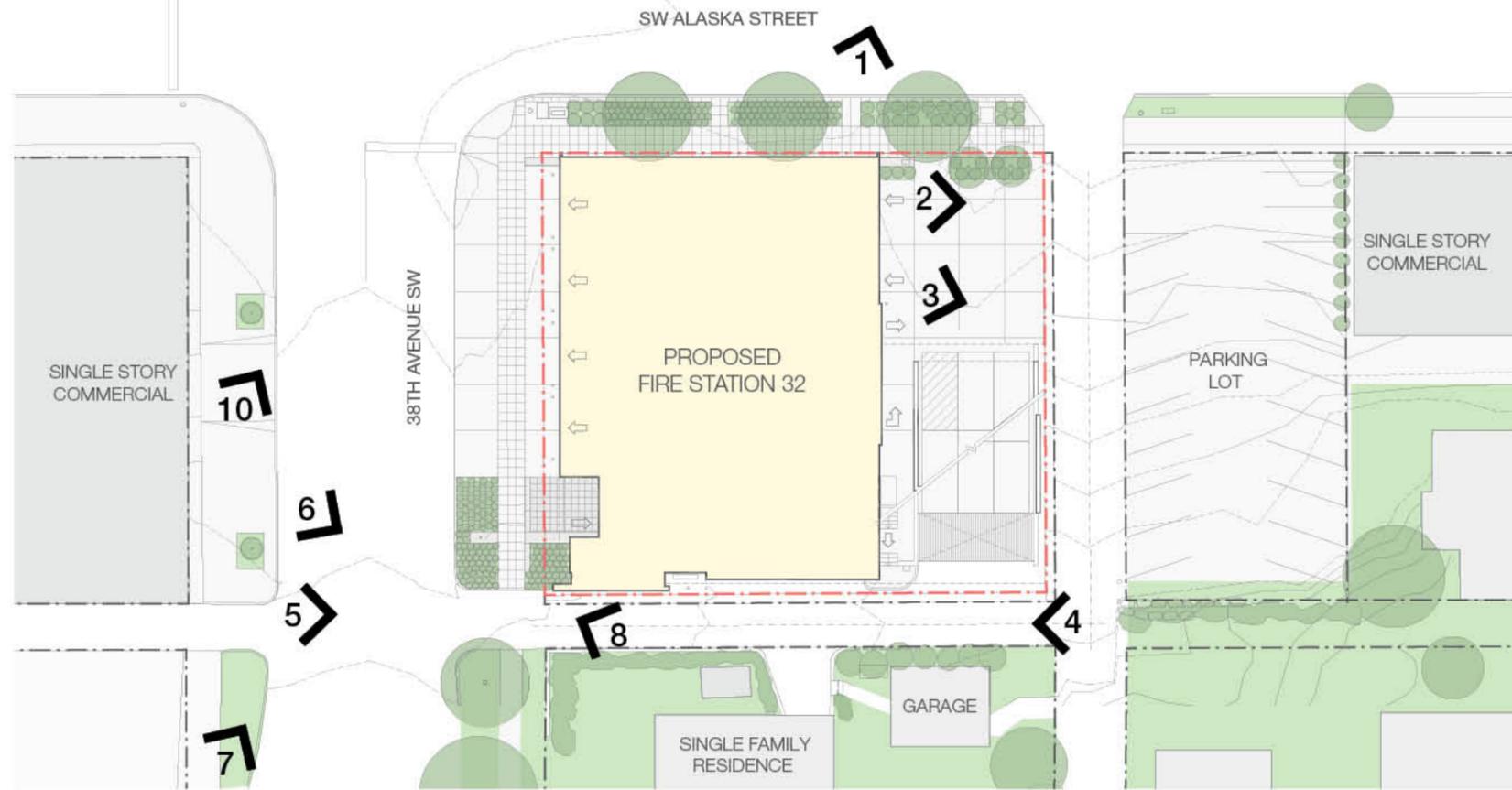
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7



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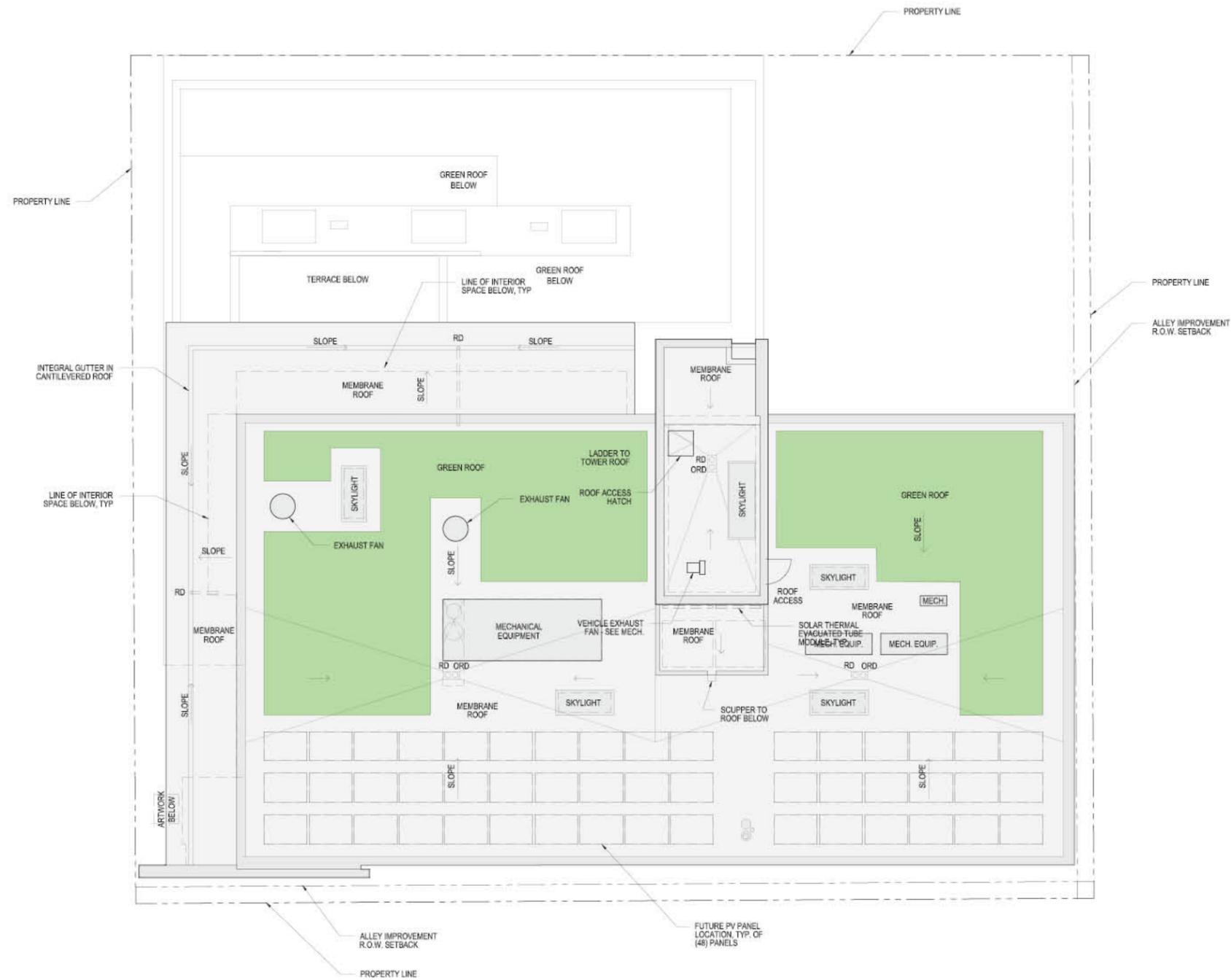


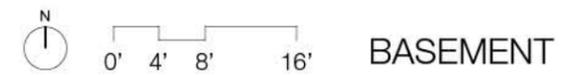
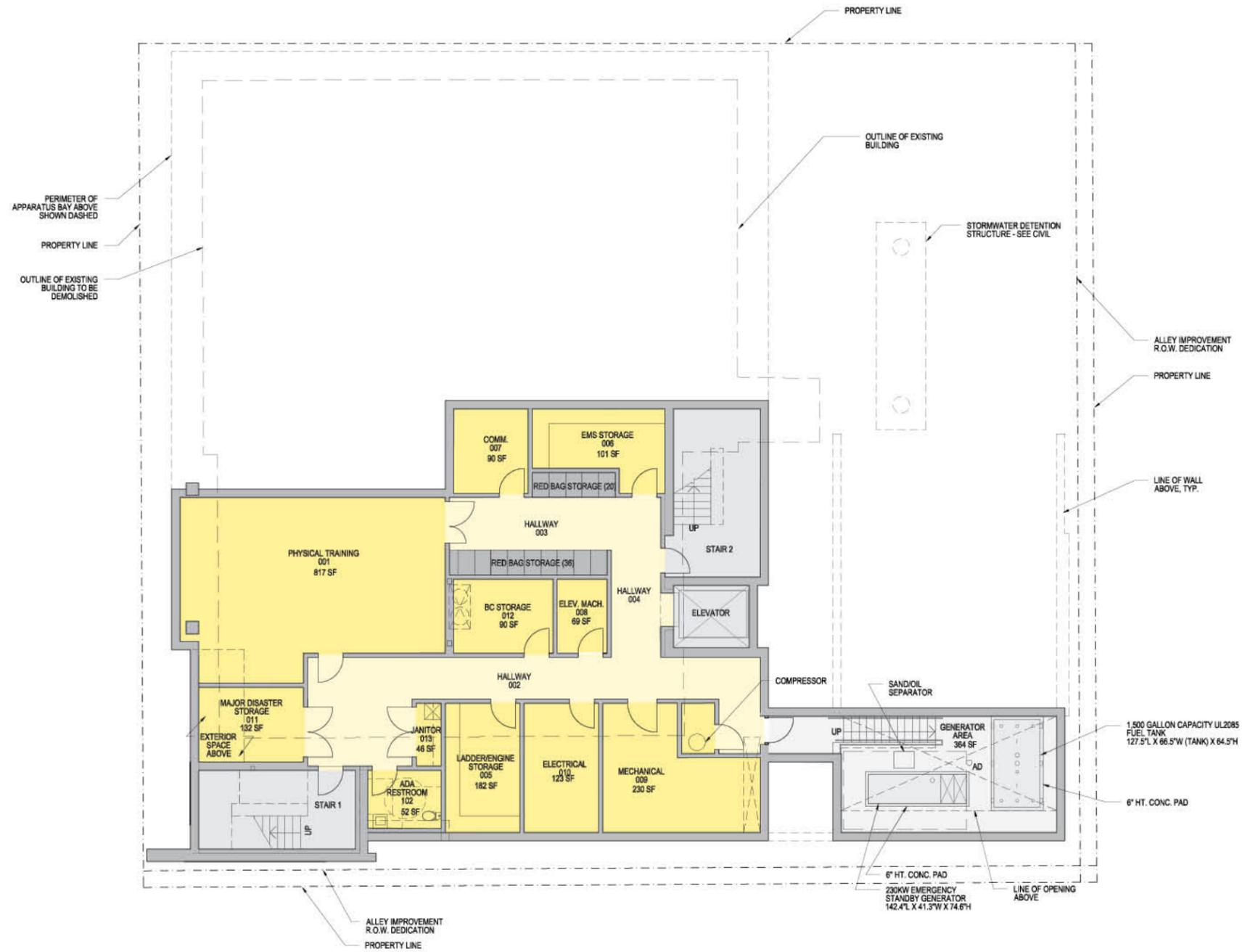
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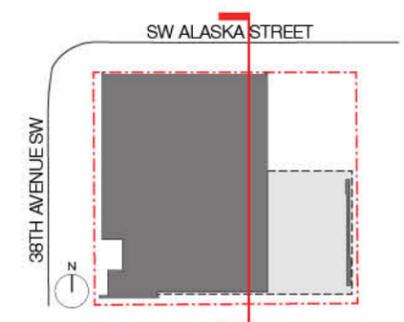
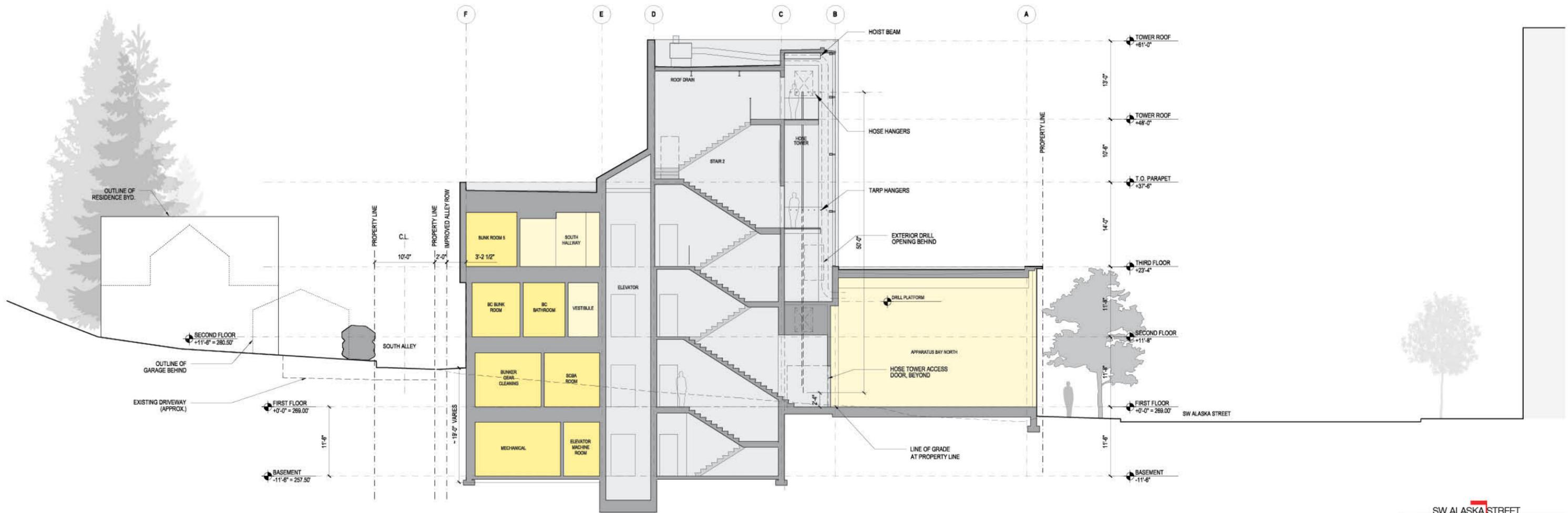


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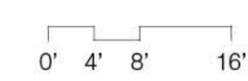
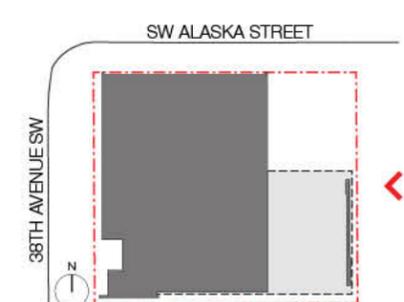
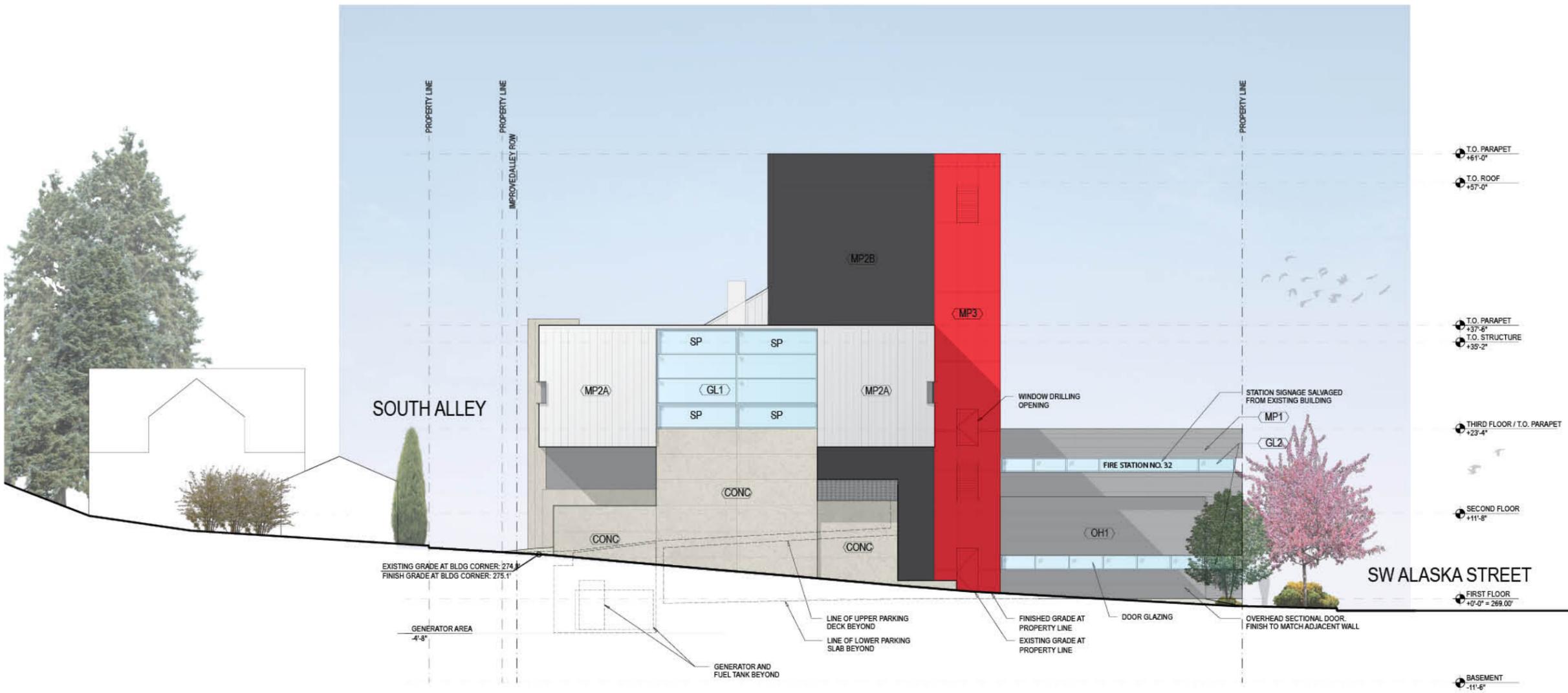
SITE CONTEXT



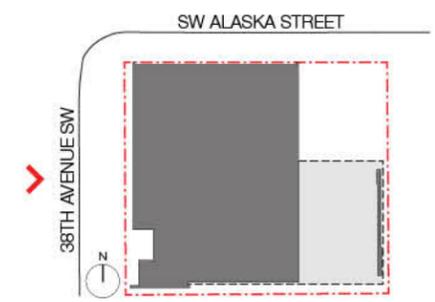
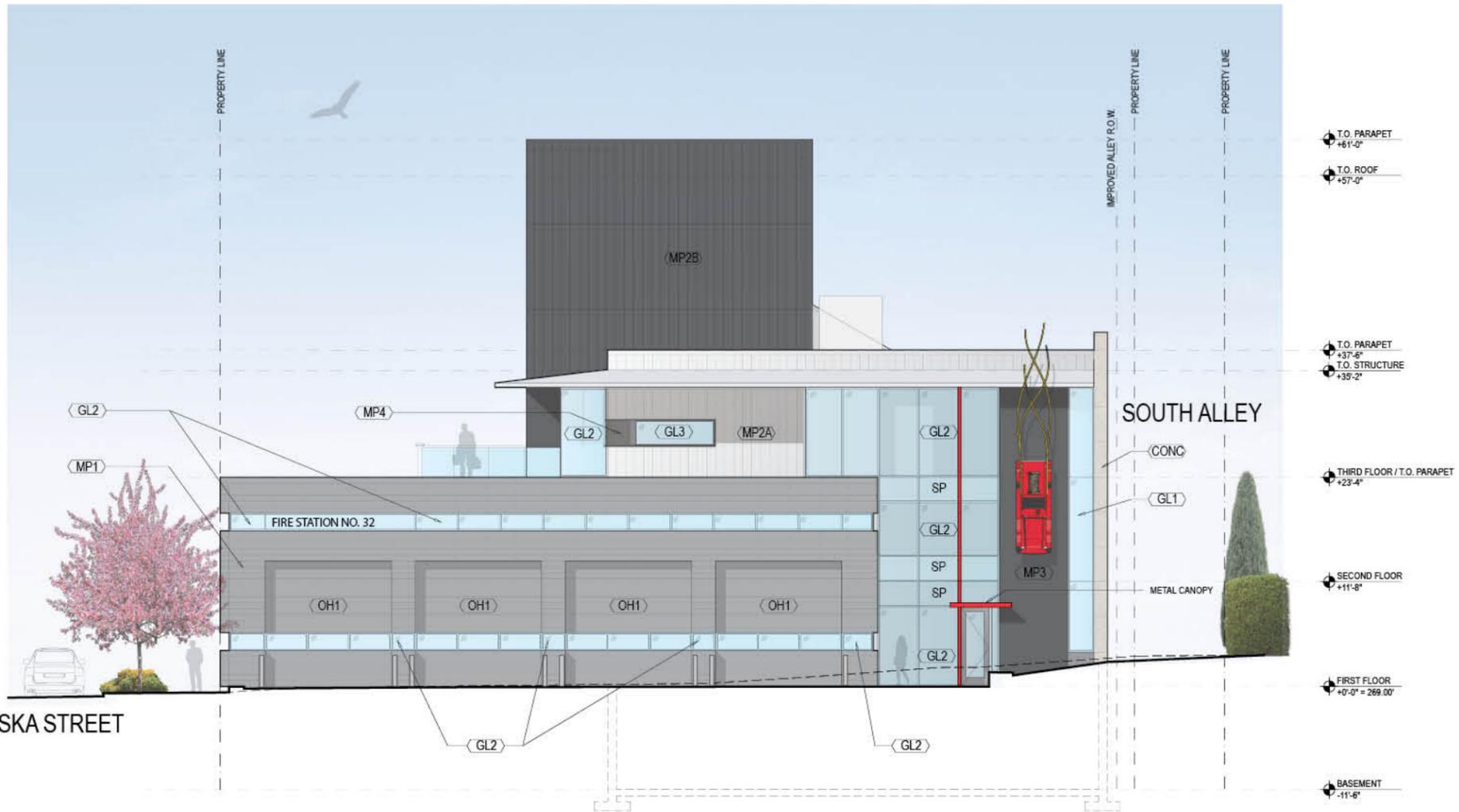




0' 4' 8' 16' SECTION THROUGH HOSE TOWER LOOKING WEST



EAST ELEVATION



0' 4' 8' 16' WEST ELEVATION



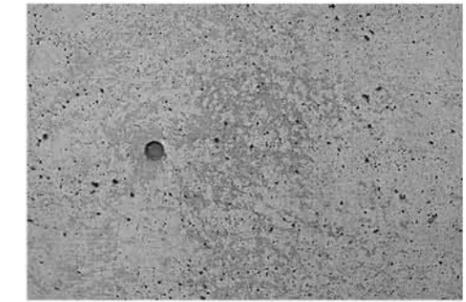
Type 1 - Pre-Finished Shingled Metal Cladding



Type 3 - Pre-Finished Aluminum Plate Cladding with Exposed Fasteners



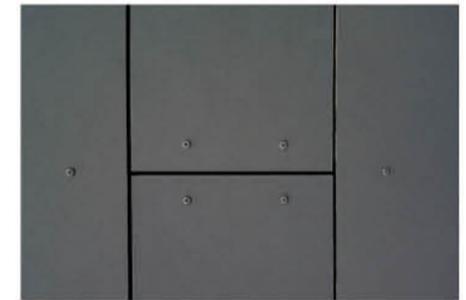
Type 2A - Flush Face Metal Panel System with Micro Ribs



Cast in Place Concrete



Type 2B - Flush Face Metal Panel System with Smooth Face



Fiber Reinforced Cement Panel, Painted

PROPOSED MATERIALS