



West Seattle
FIRE STATION 32
Replacement Project

Seattle Design Commission Meeting 2 Schematic Design

Presented by
Bohlin Cywinski Jackson
August 1, 2013

PROJECT TEAM

CLIENT

City of Seattle

Dept. of Finance and Administrative Services
700 5th Ave., Suite 5200
PO Box 94680
Seattle WA 98124-4689

David Kunselman, Fire Levy Administrator
Mark Nakagawara, Senior Project Manager
Chief Michael H. Walsh, Battalion Chief, Retired

Seattle Fire Department

Chief William Hepburn, Deputy Fire Chief
Lt. Jared Fields, Station Representative
Sean Plattner, Station Representative
Michael Mann, Station Representative

DESIGN TEAM

Architect

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Peter Bohlin, FAIA, Lead Designer
Robert Miller, FAIA, LEED, Principal in Charge
Mark Adams, AIA, Project Manager
Emma Nowinski, Project Architect

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Bob Copeland, PE, Project Manager

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Alan Jacobson, PE, Associate Principal
Bart Balko, PE, Project Manager

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Seattle WA 98109
Kevin Wartelle, Principal

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Portland OR 97209
Joshua Hatch, Sustainability Advisor

Energy Modeling and Daylighting

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Seattle WA 98105
Joel Loveland, Director
Christopher Meek, Daylighting Specialist

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Eugene, OR 97401
Michael Hatten, Principal
Eric Knowles

Fire Station Consultant

TCA Architecture and Planning
6211 Roosevelt Way NE
Seattle WA 98115
Brian Harris, Principal

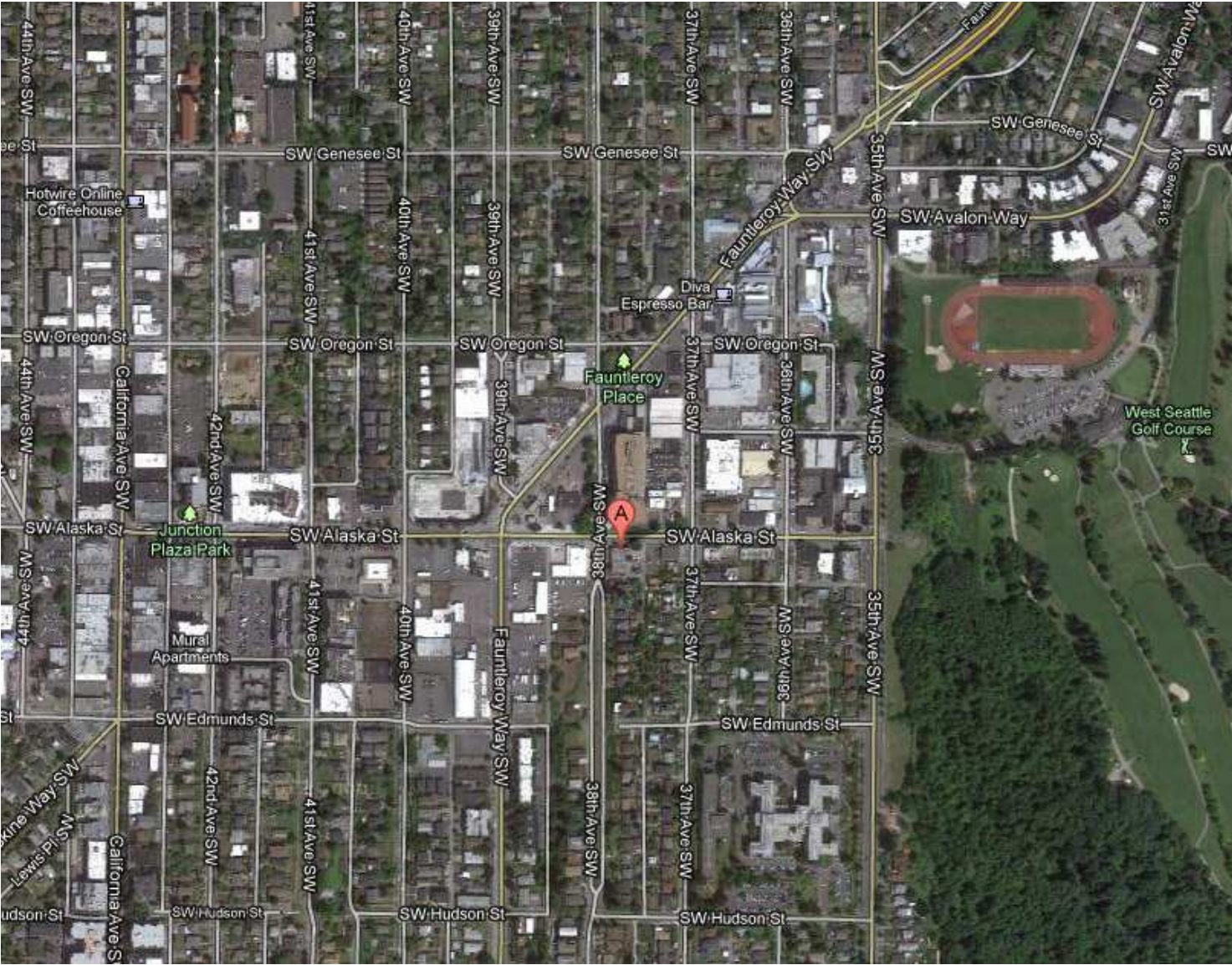
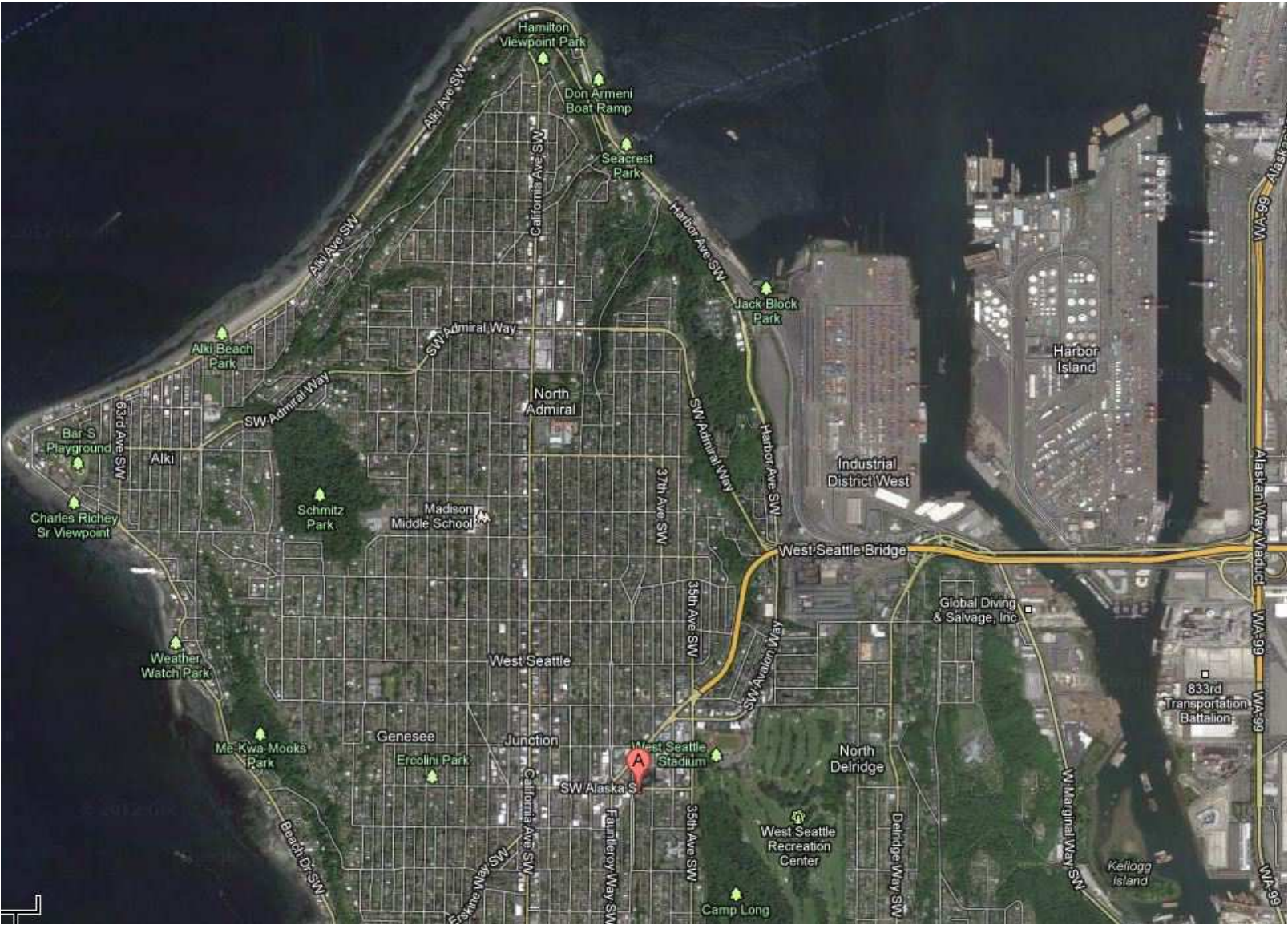
Cost

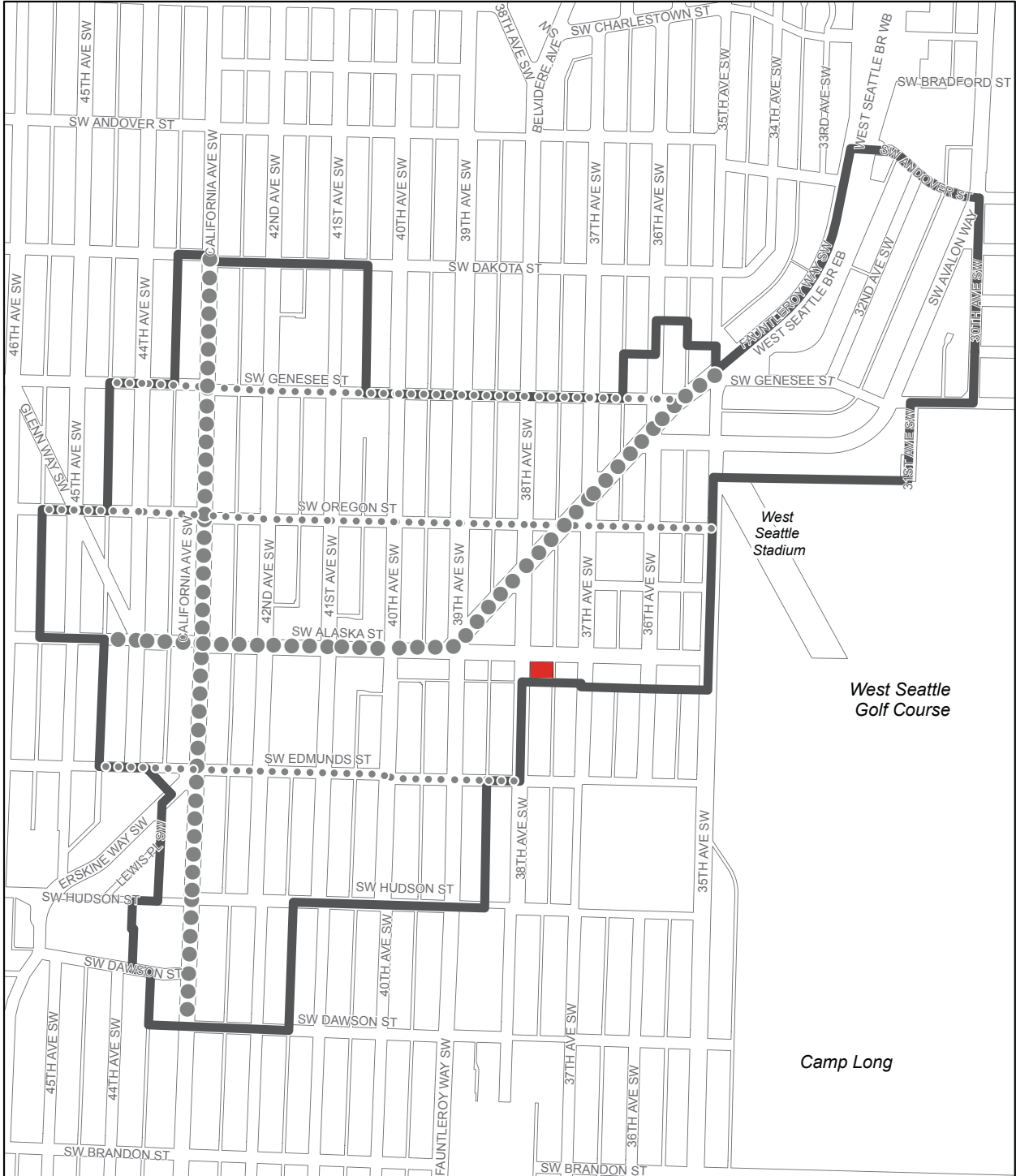
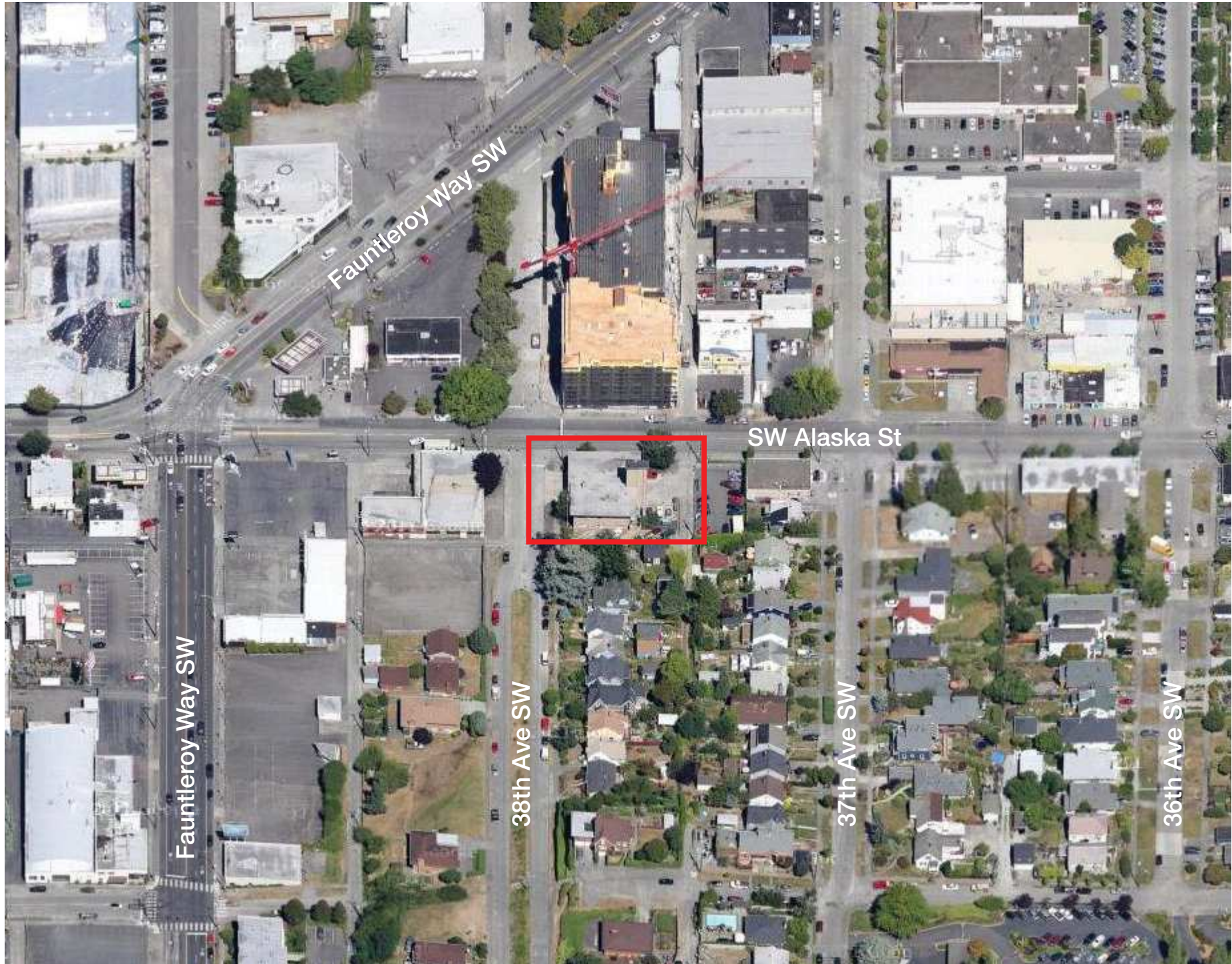
Robinson Company
101 Stewart Street, Suite 925
Seattle WA 98101
Sharon Kennedy, Chief Estimator
Dan Cassady, Project Manager

Artist

Sean Orlando
Engineered Art Works
1422 Glenfield Avenue
Oakland CA 94602

Seattle Office of Arts & Cultural Affairs
Marcia Iwasaki, Public Art Program





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

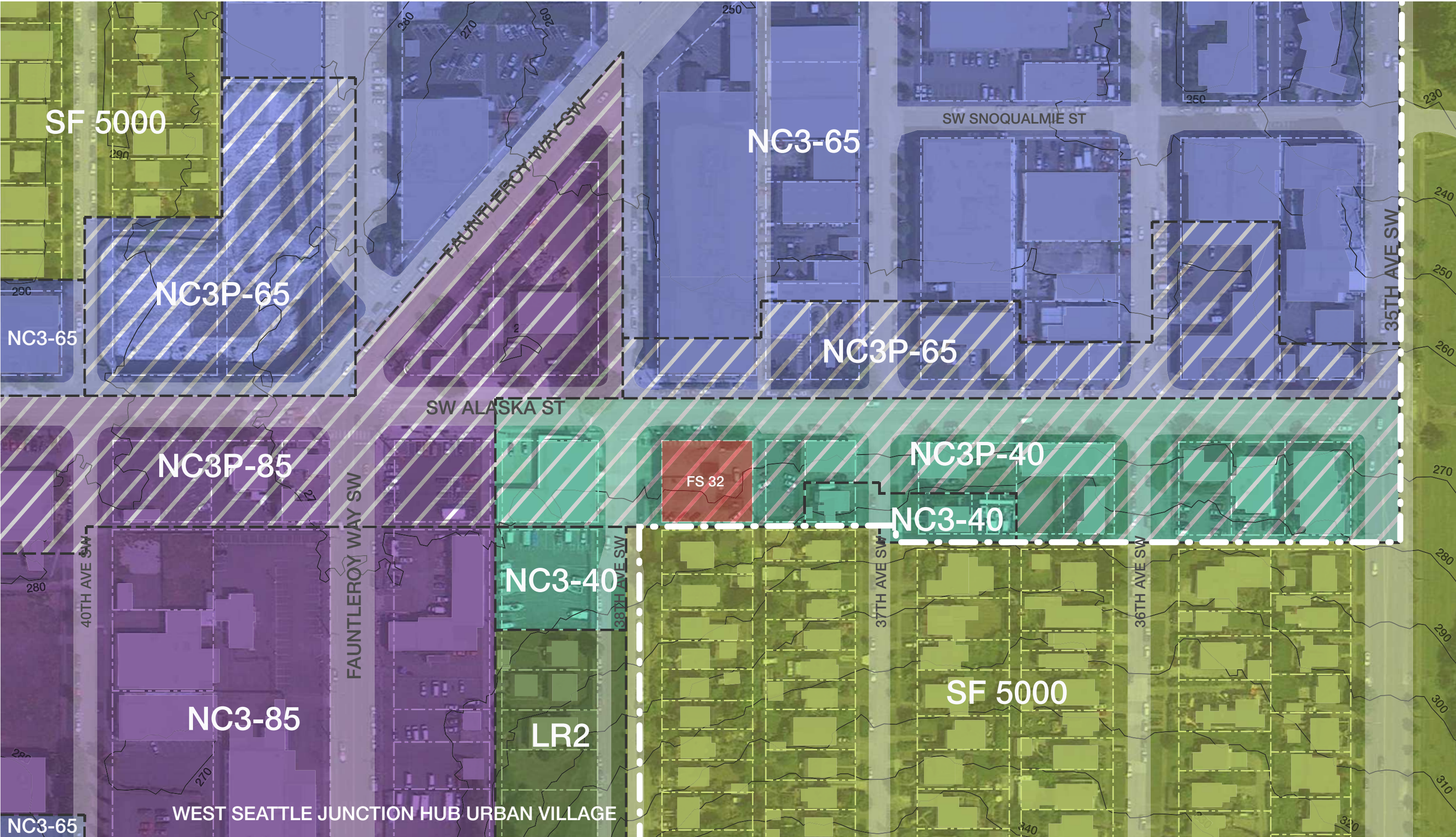
Hub Urban Village Boundary

●●● Major Pedestrian Street

..... Important Pedestrian Connectors

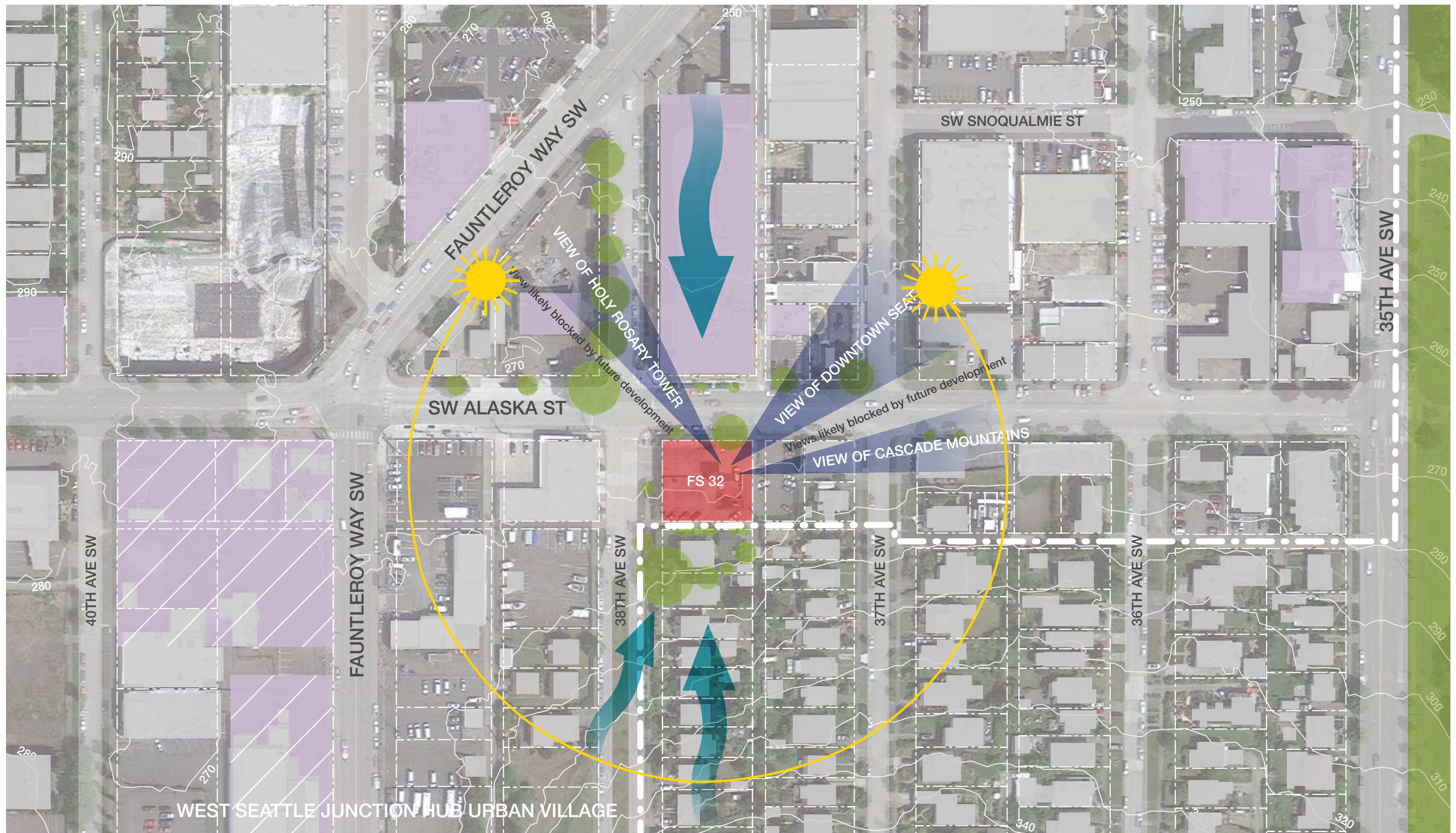
0 250 500 1,000 Feet

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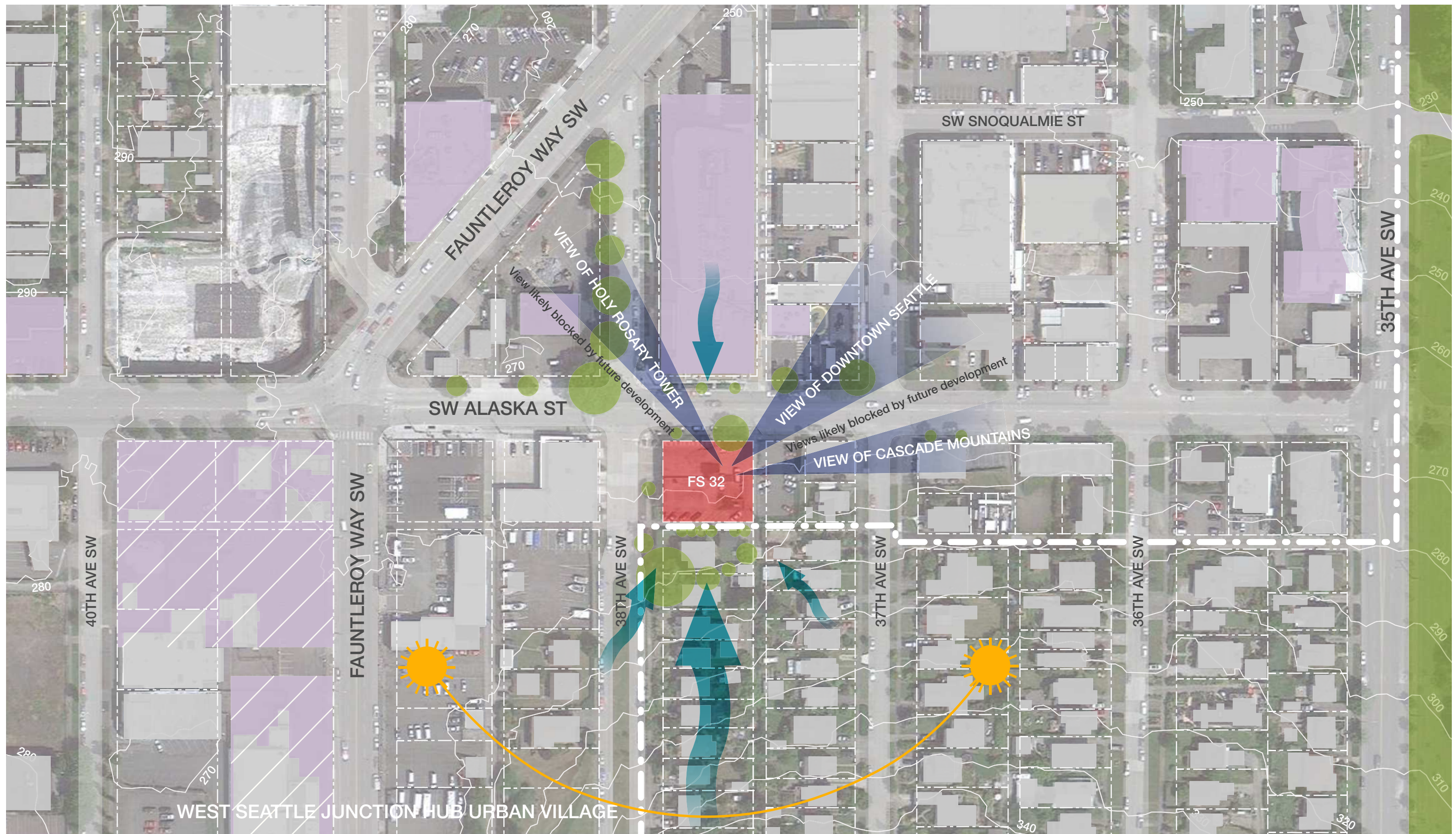


SITE EVALUATION - ZONING





SITE EVALUATION - SUMMER CONDITIONS



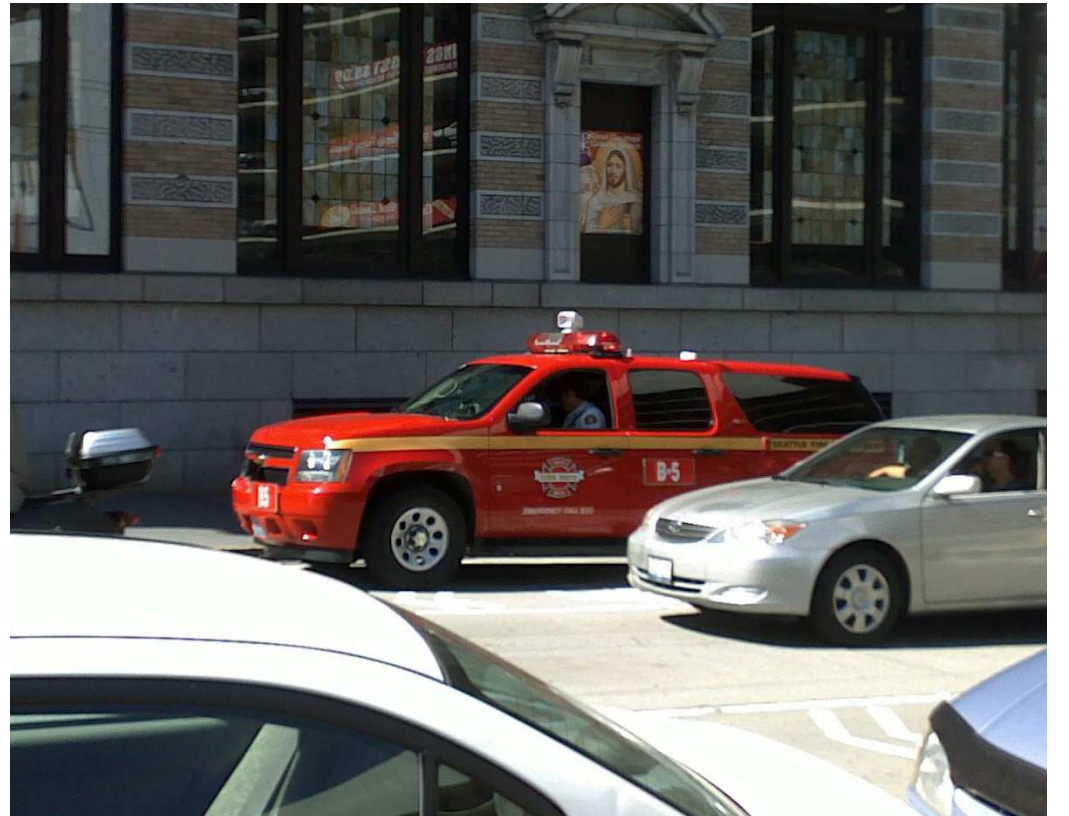
SITE EVALUATION - WINTER CONDITIONS



EXISTING STATION 32 - WEST ELEVATION



TILLERED LADDER TRUCK



BATTALION CHIEF'S VEHICLE



MEDIC TRUCK



ENGINE

APPARATUS



VIEW OF STATION, FACING EAST



VIEW OF STATION, FACING SOUTHWEST



VIEW TO SOUTH



SOUTH ALLEY



VIEW FROM DRILL TOWER LOOKING EAST



VIEW FROM DRILL TOWER LOOKING WEST



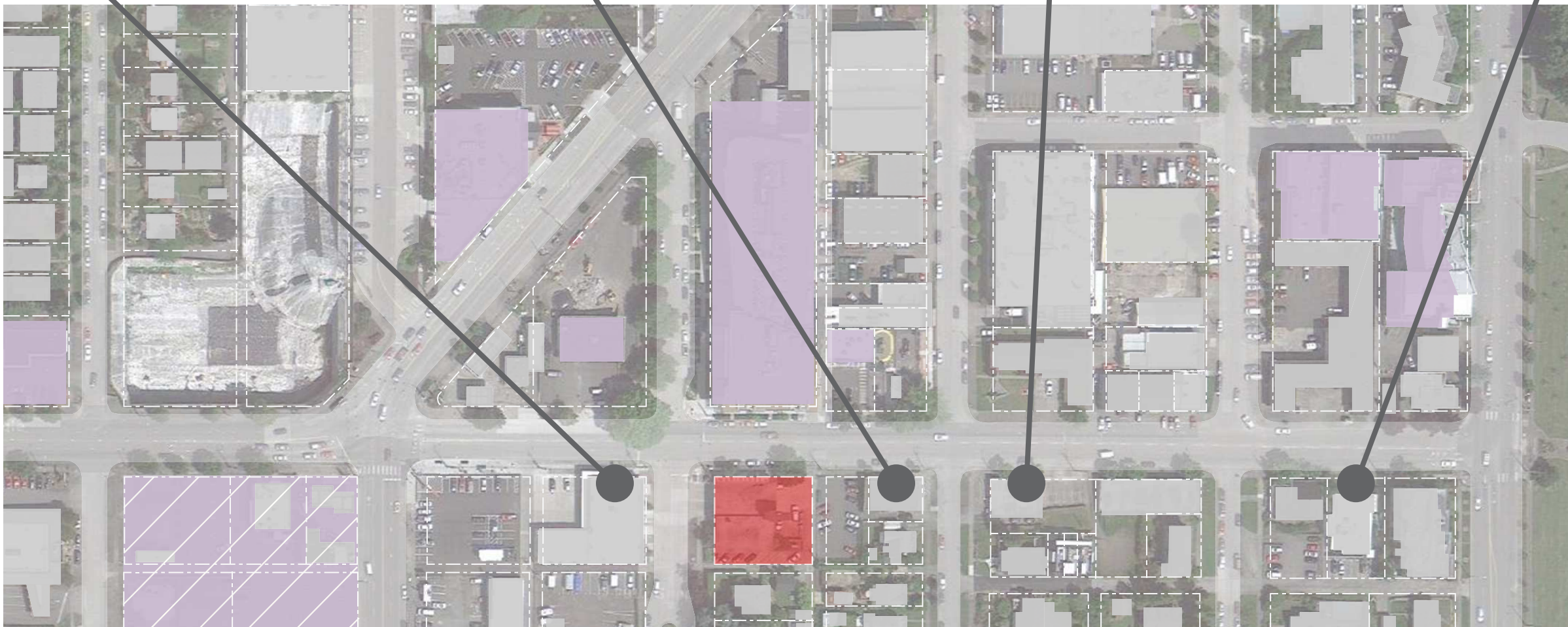
VIEW FROM DRILL TOWER LOOKING NORTHEAST



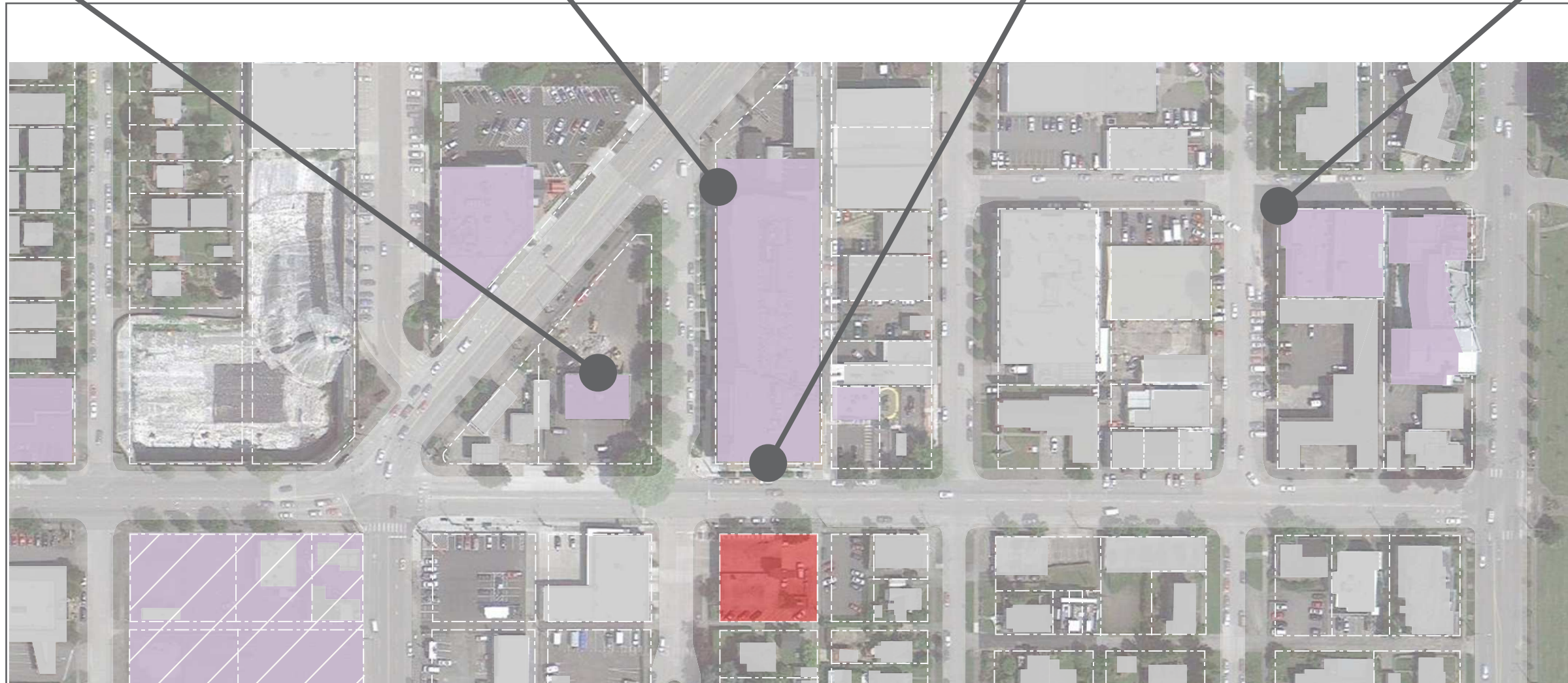
VIEW OF STATION, FACING NORTHEAST



VIEW OF STATION, FACING NORTH ON 38TH AVE SW



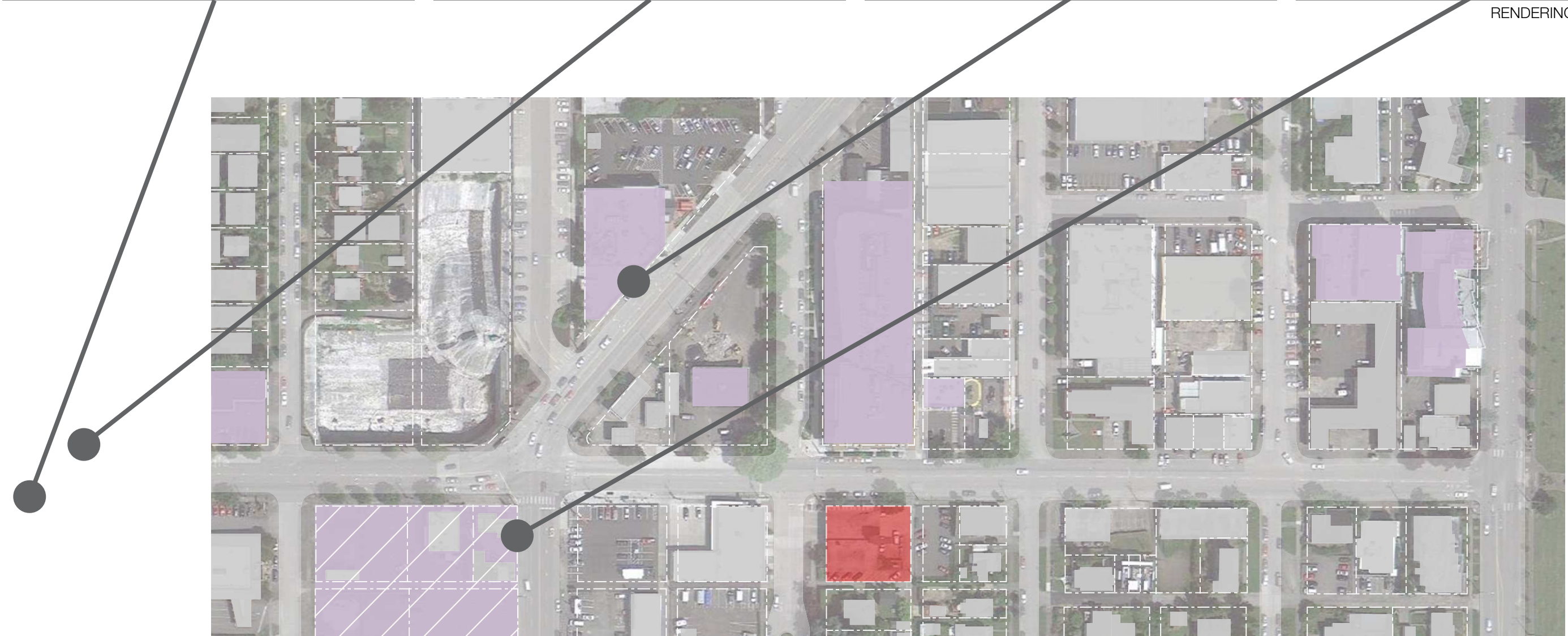
EXISTING NEIGHBORHOOD BUILDINGS - OLDER



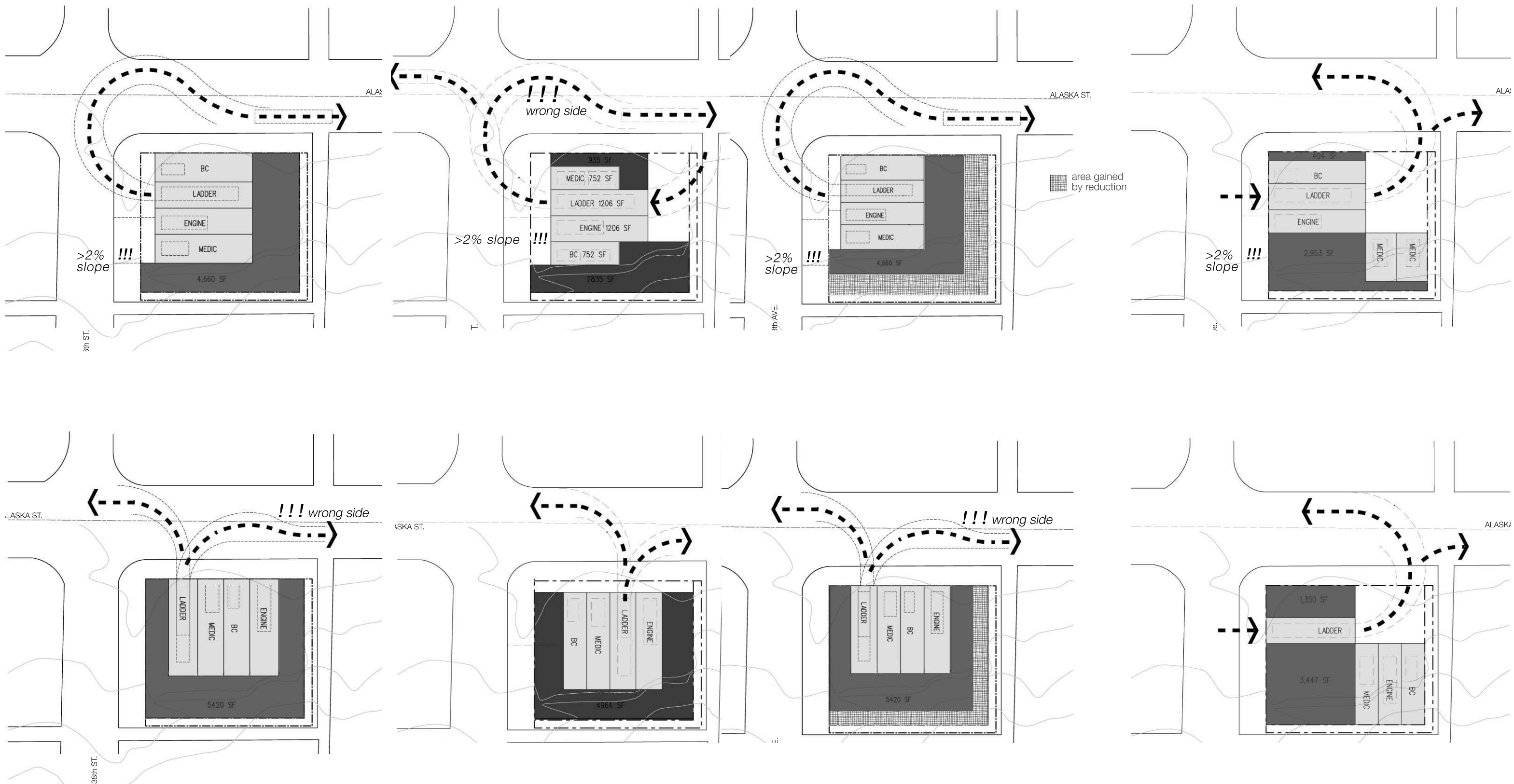
EXISTING NEIGHBORHOOD BUILDINGS - NEWER



RENDERING OF FUTURE DEVELOPMENT



EXISTING NEIGHBORHOOD BUILDINGS - NEWER



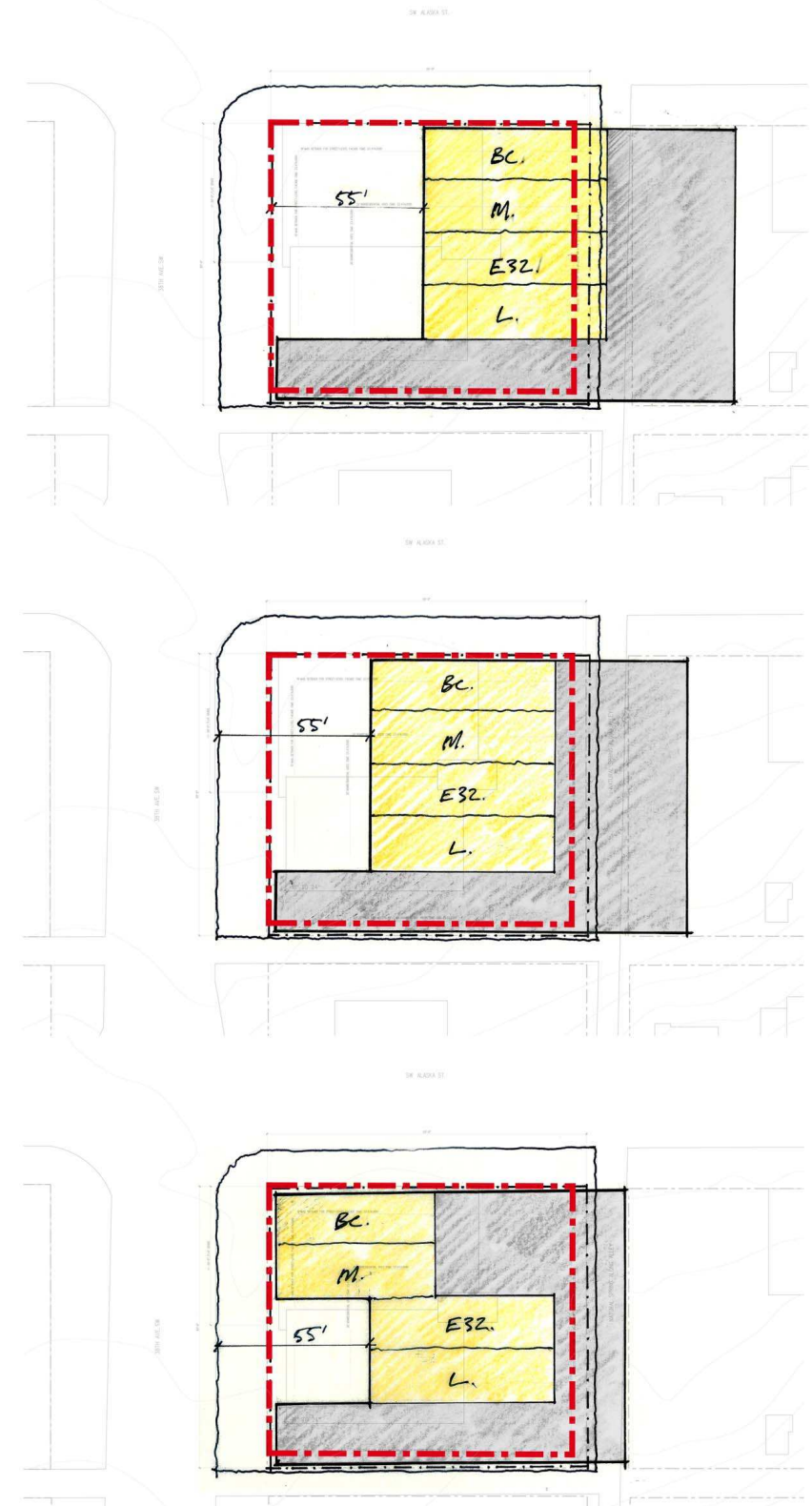
1. Maximum Build Out

2. Drive-through | Apron

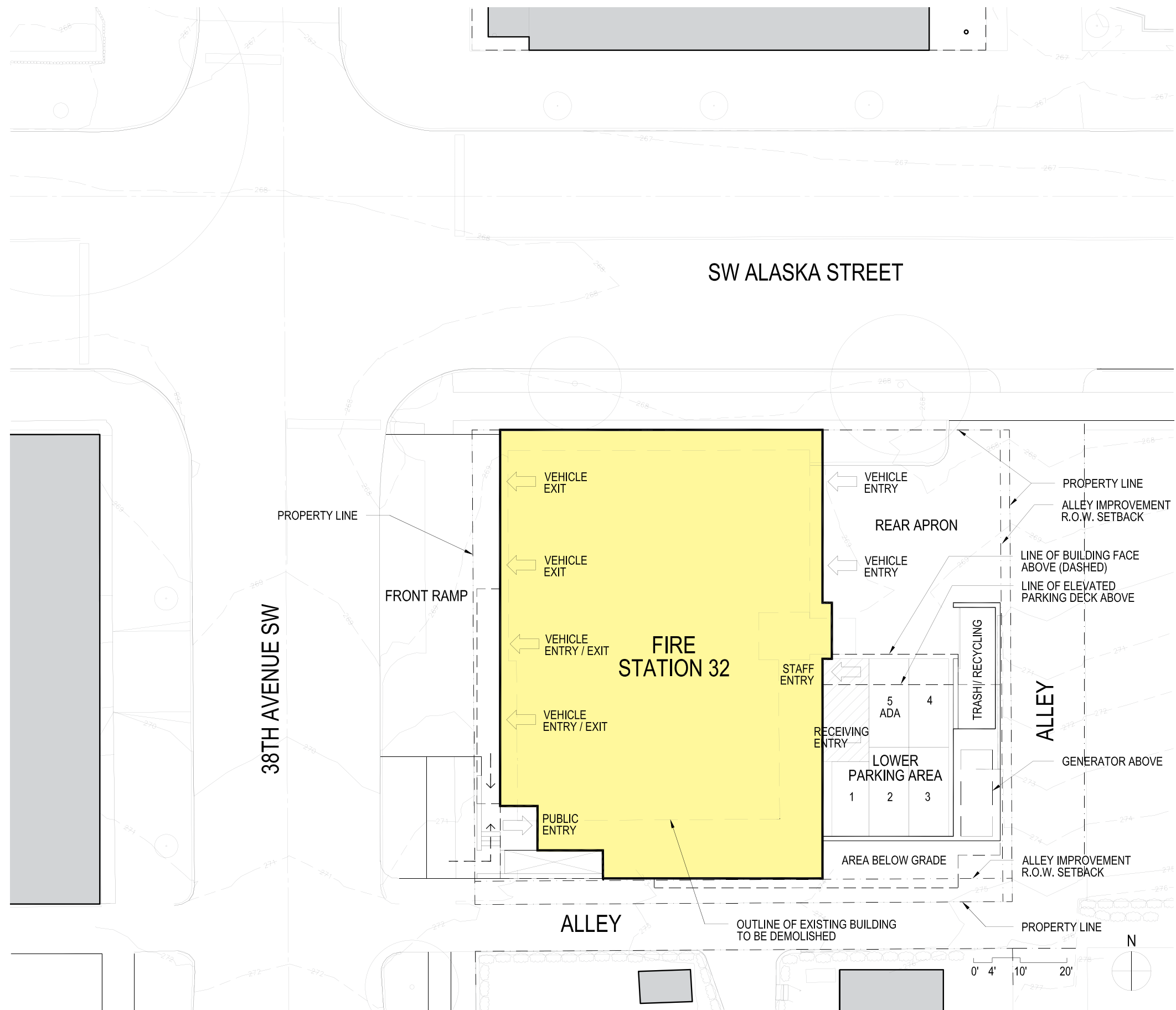
3. Area Reduction

4. Split Bays

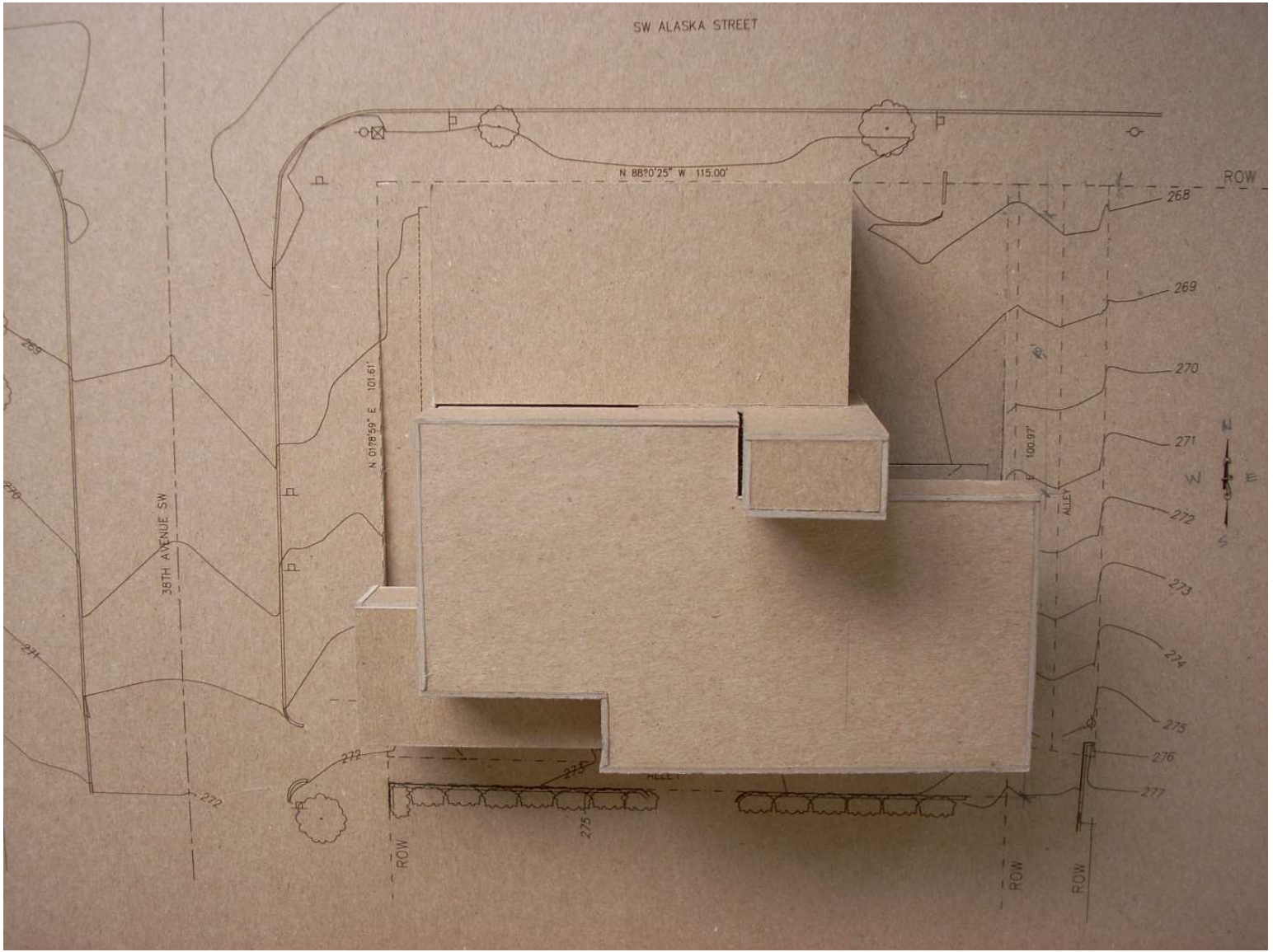
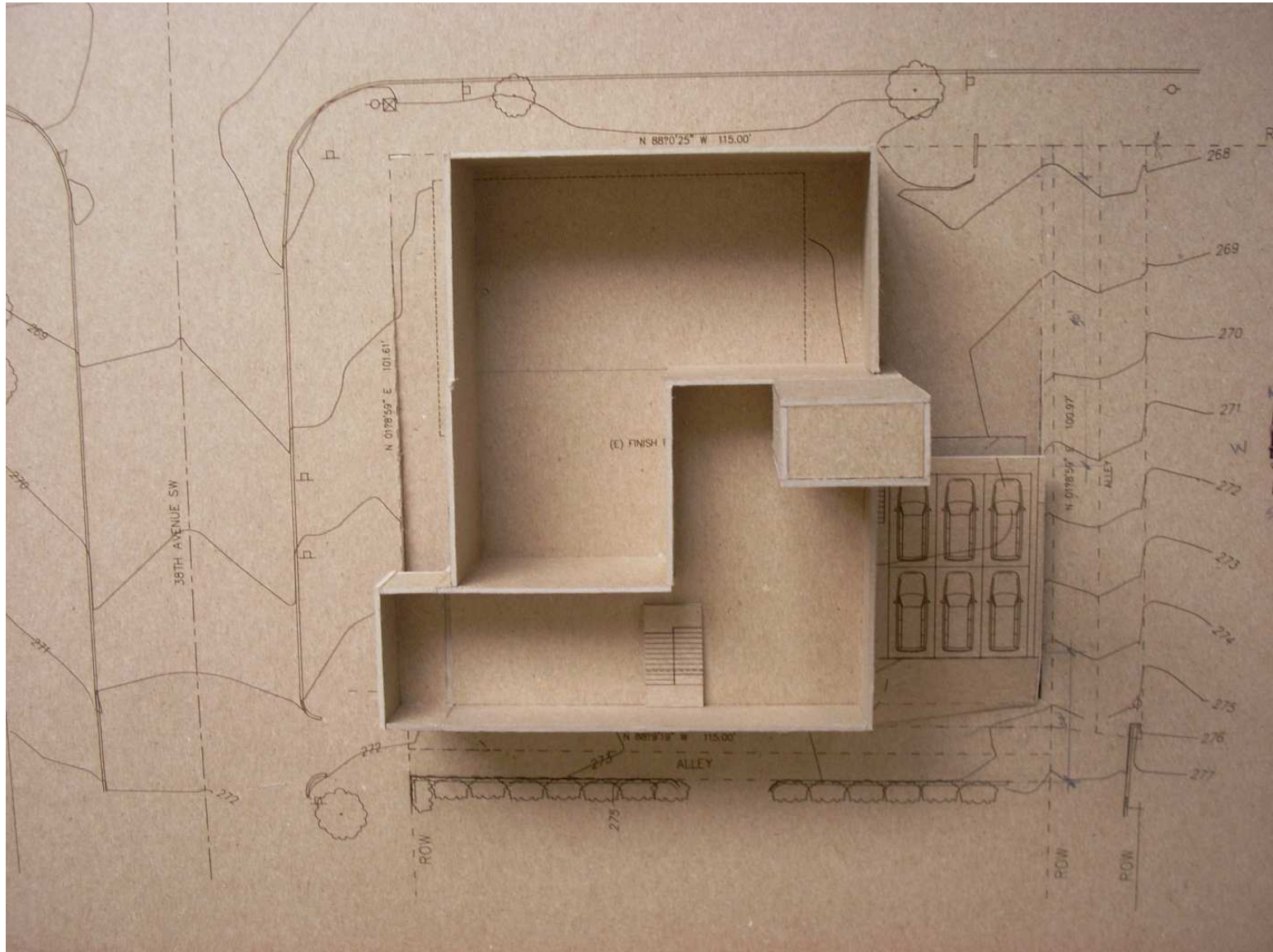
APPARATUS BAY LOCATION TEST FITS



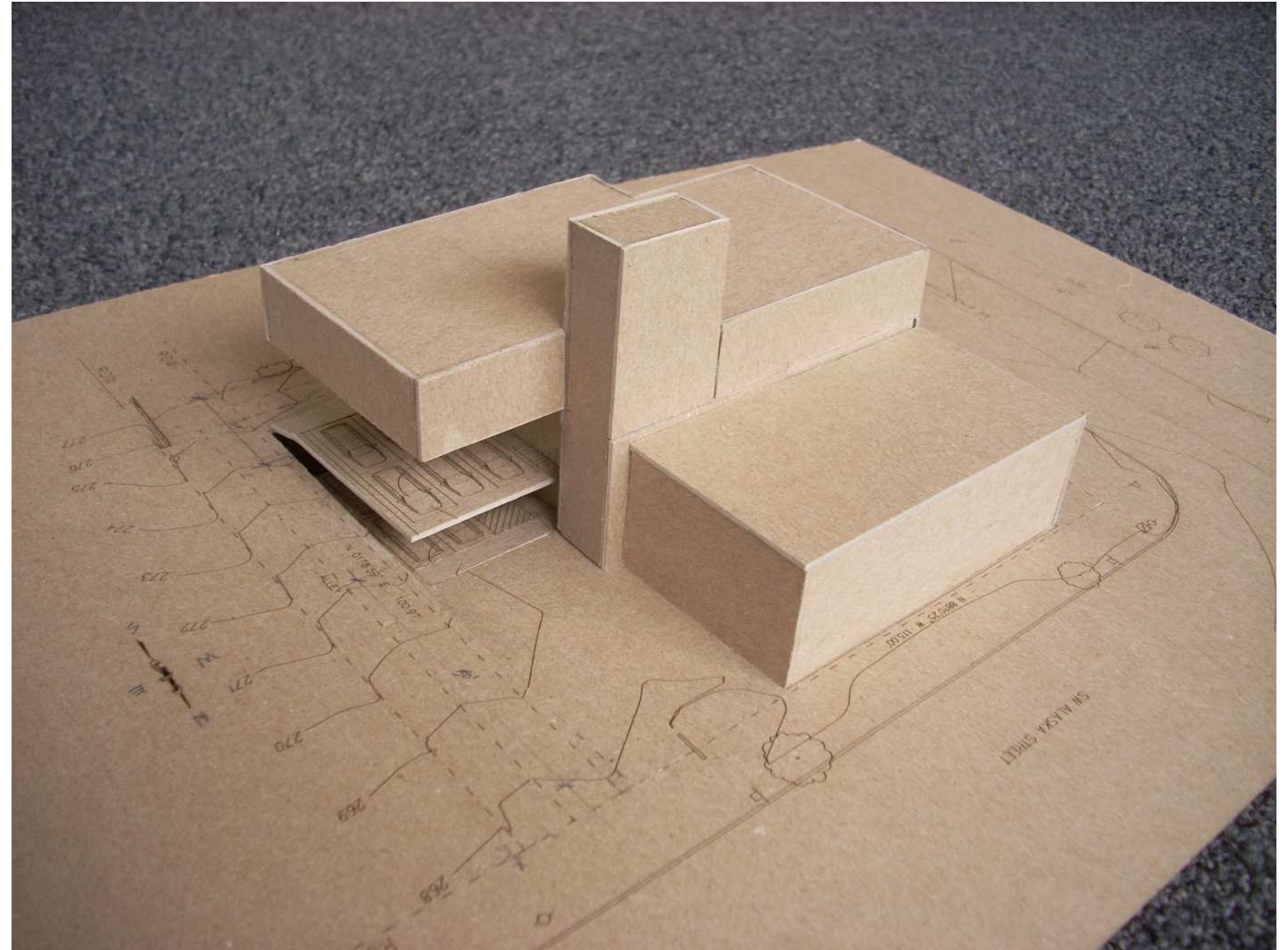
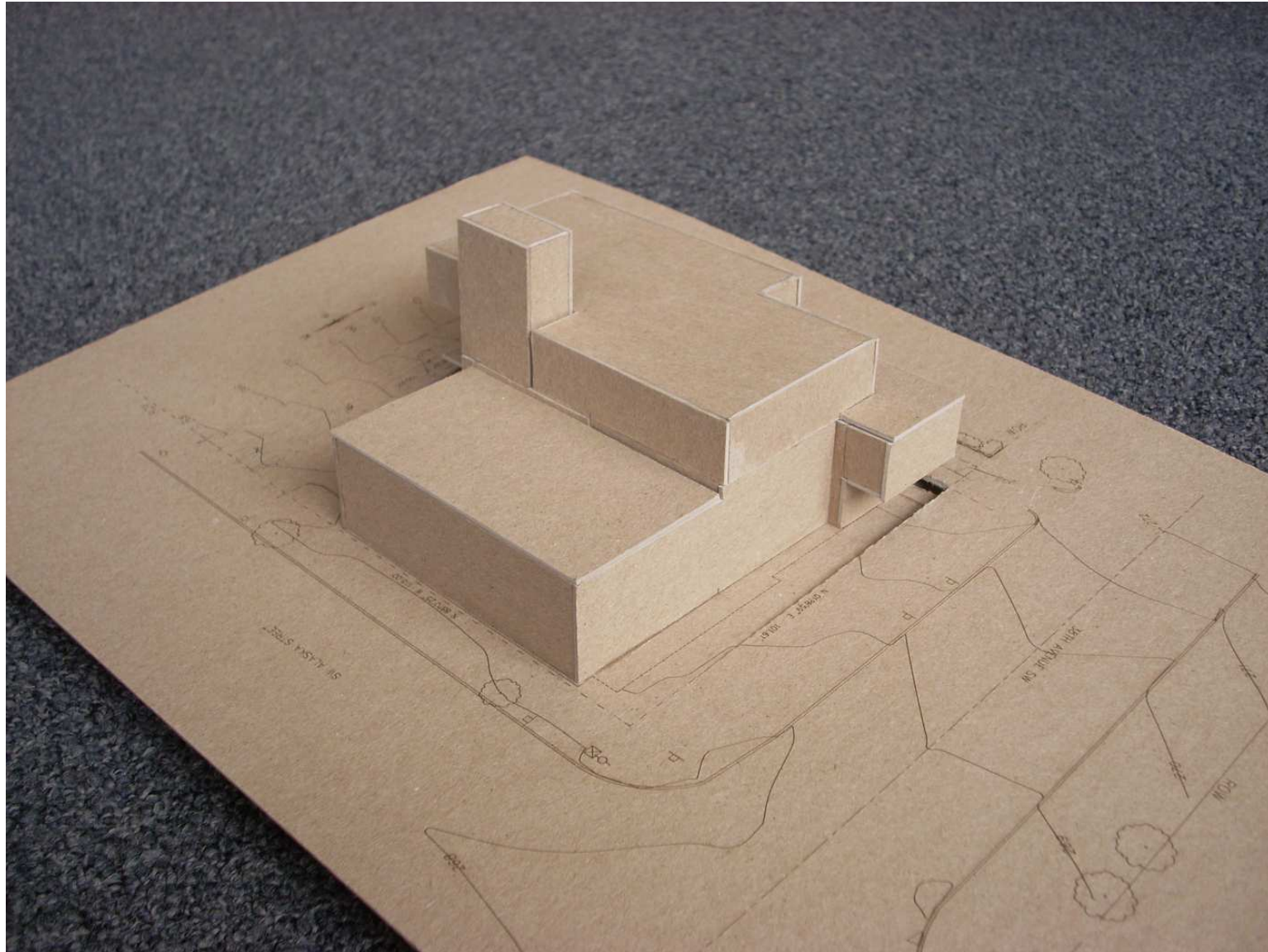
SITE VS. PROGRAM ANALYSIS



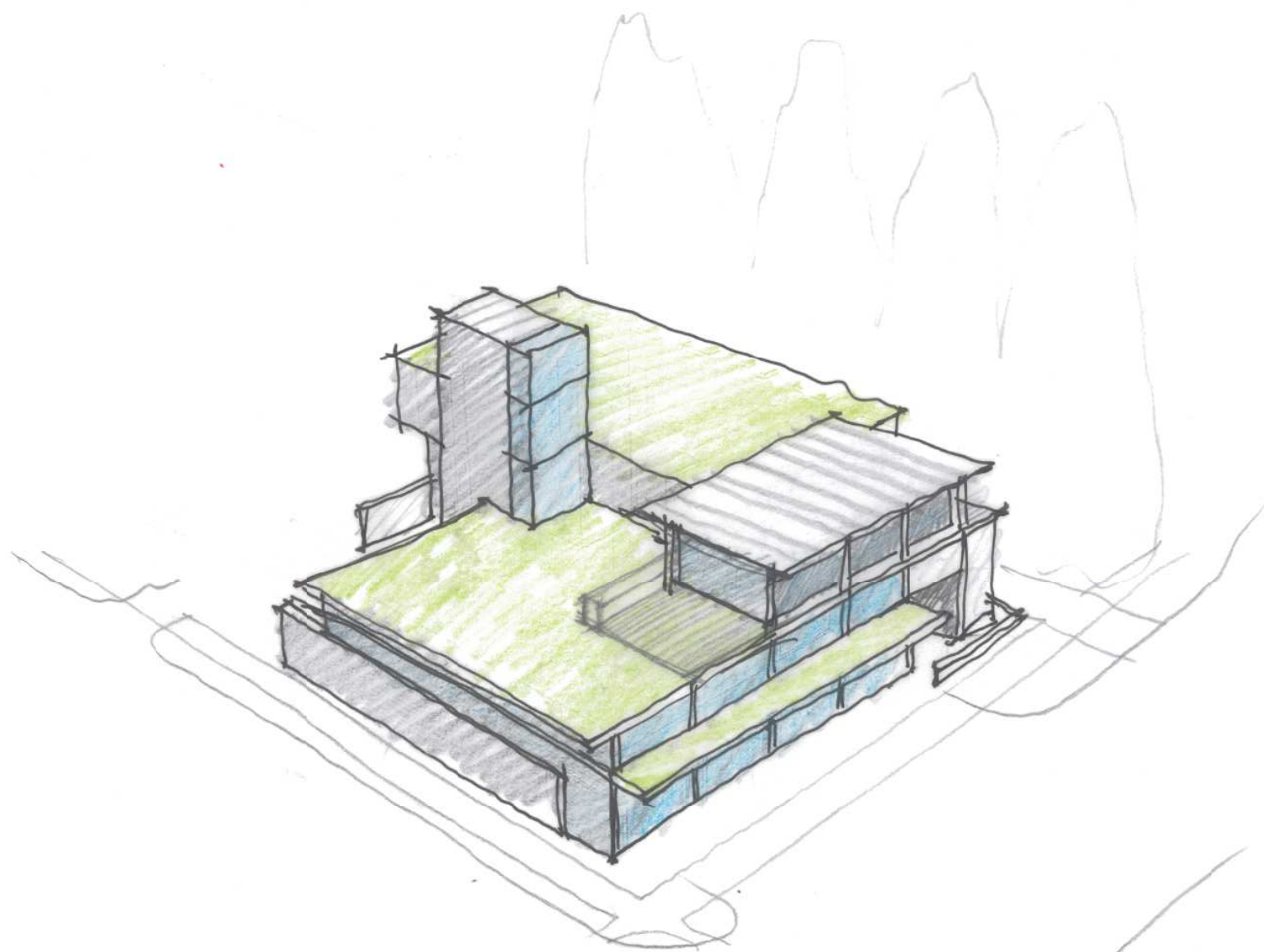
SITE PLAN



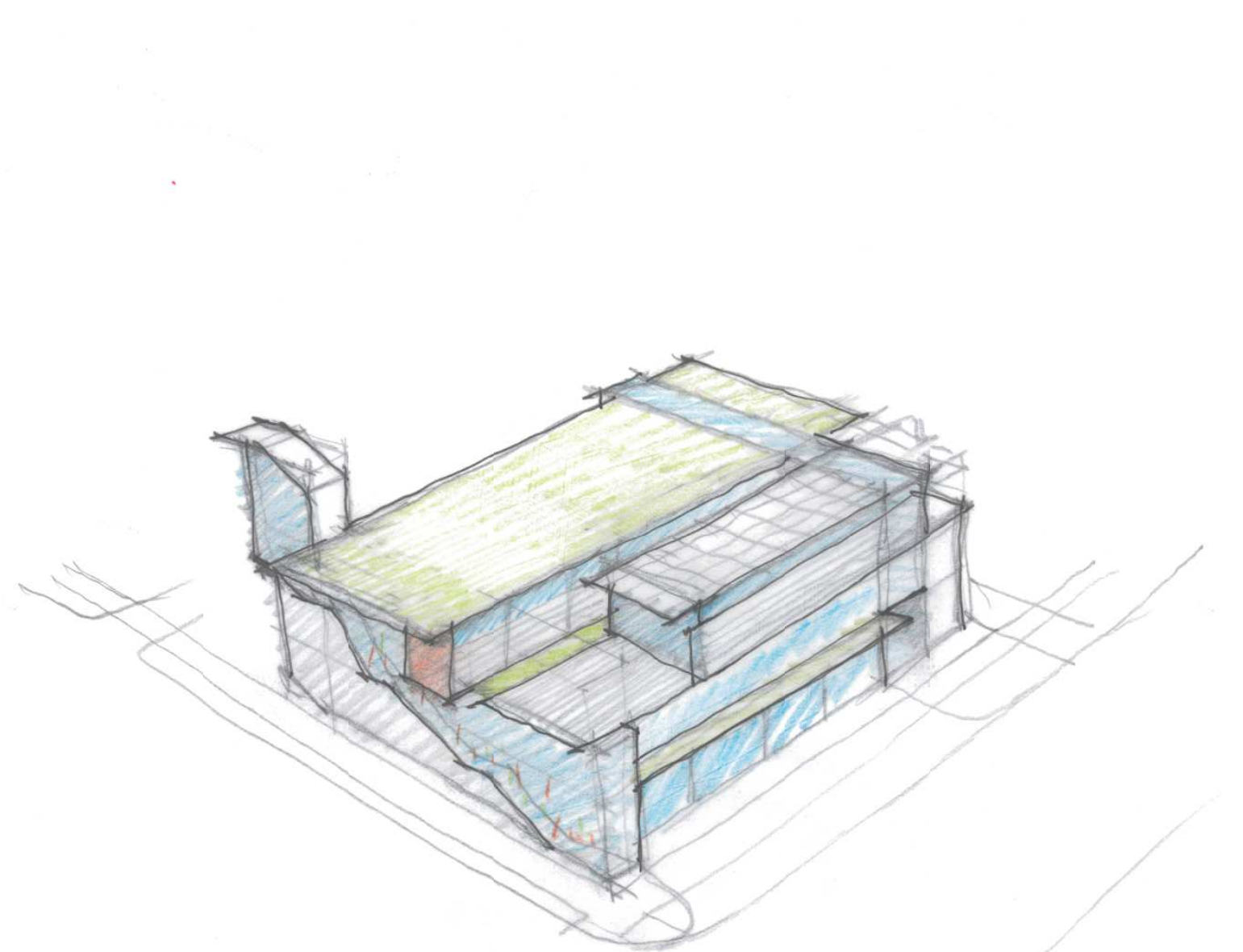
PRE-DESIGN CONCEPT MODEL



PRE-DESIGN CONCEPT MODEL

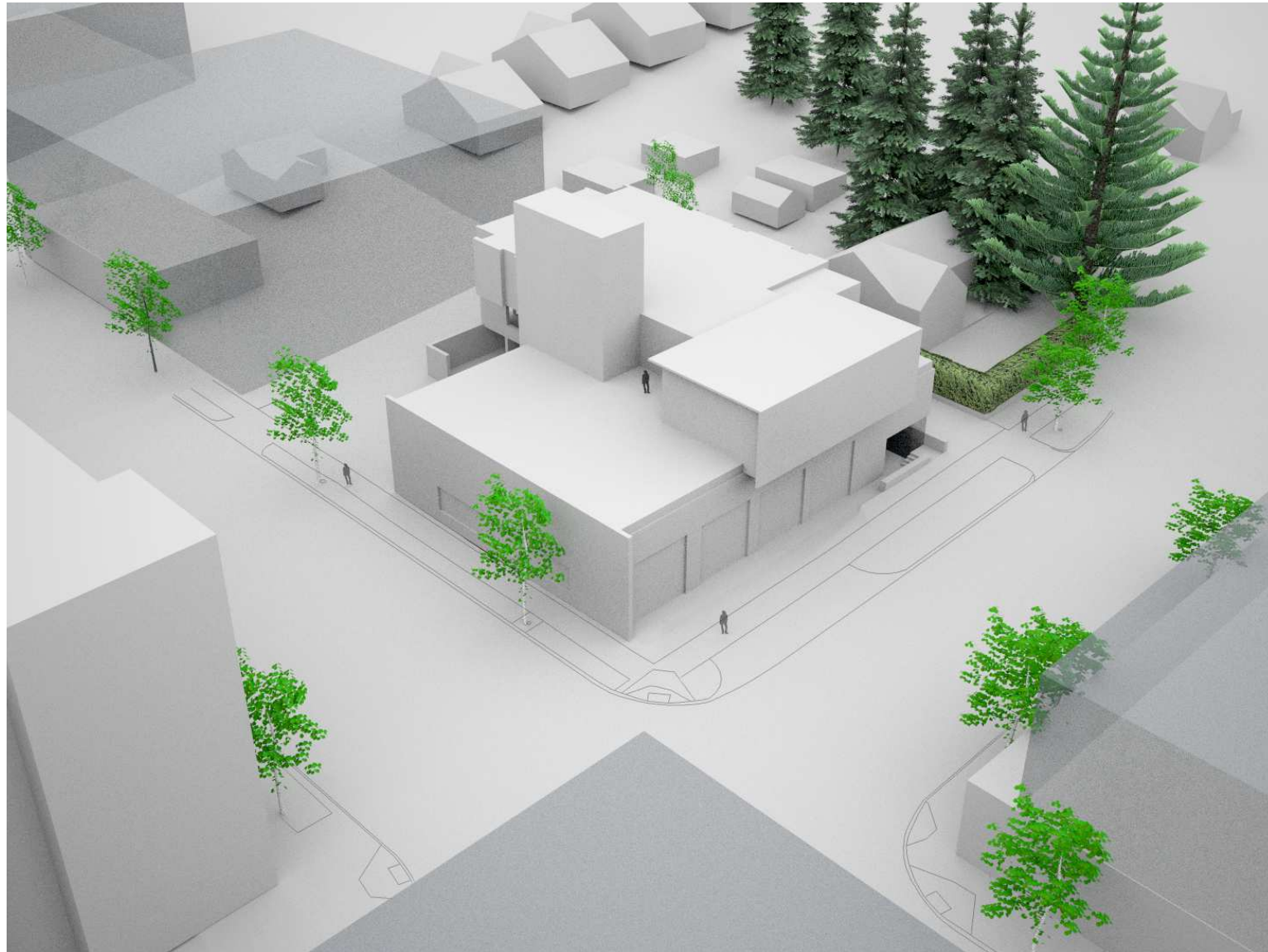


SCHEME 1 - TOWER

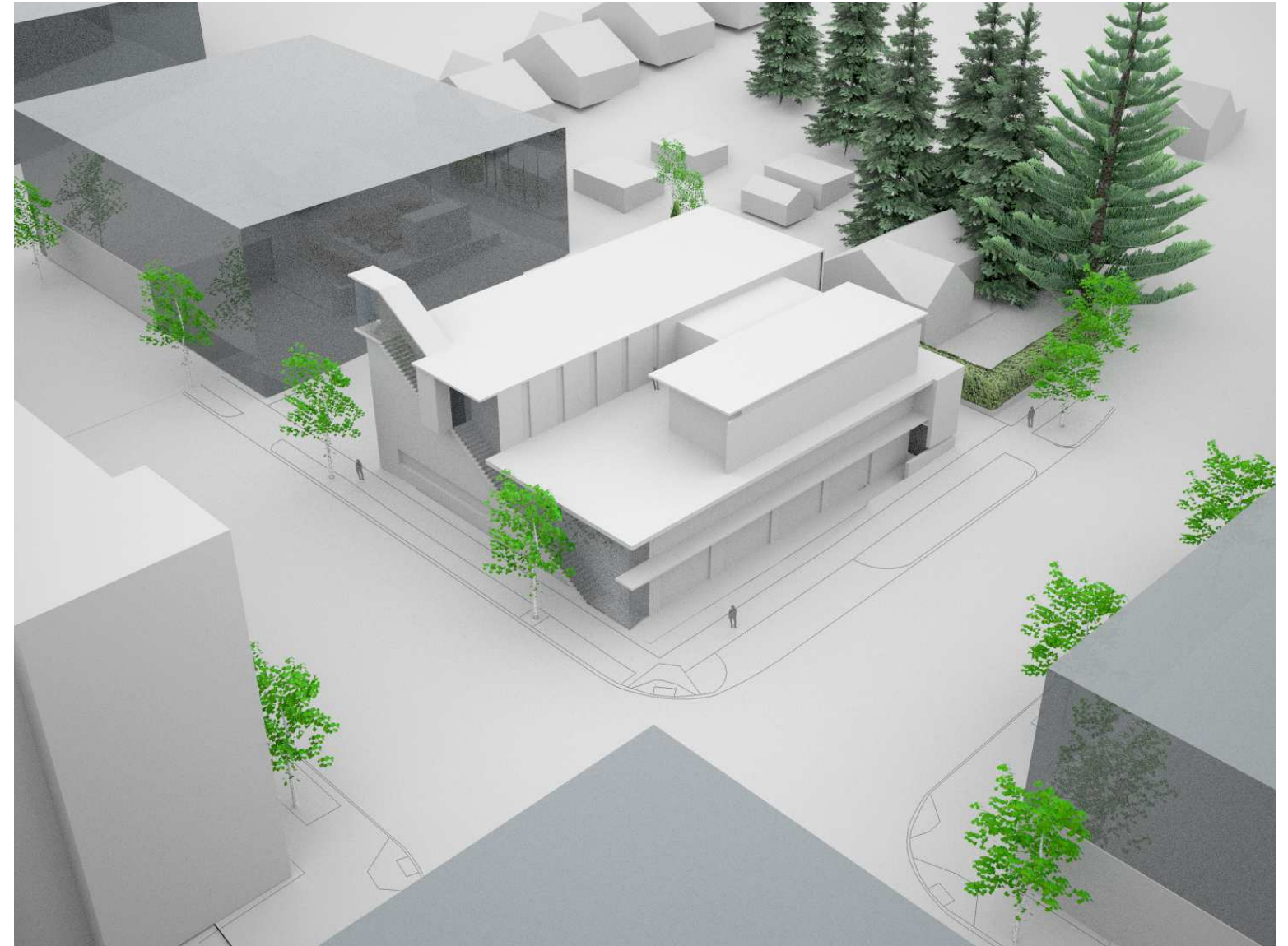


SCHEME 2 - STACKED

DESIGN ALTERNATIVES



SCHEME 1 - TOWER



SCHEME 2 - STACKED

DESIGN ALTERNATIVES



AERIAL LADDER CHECK



LADDER DRILL



EQUIPMENT CHECK

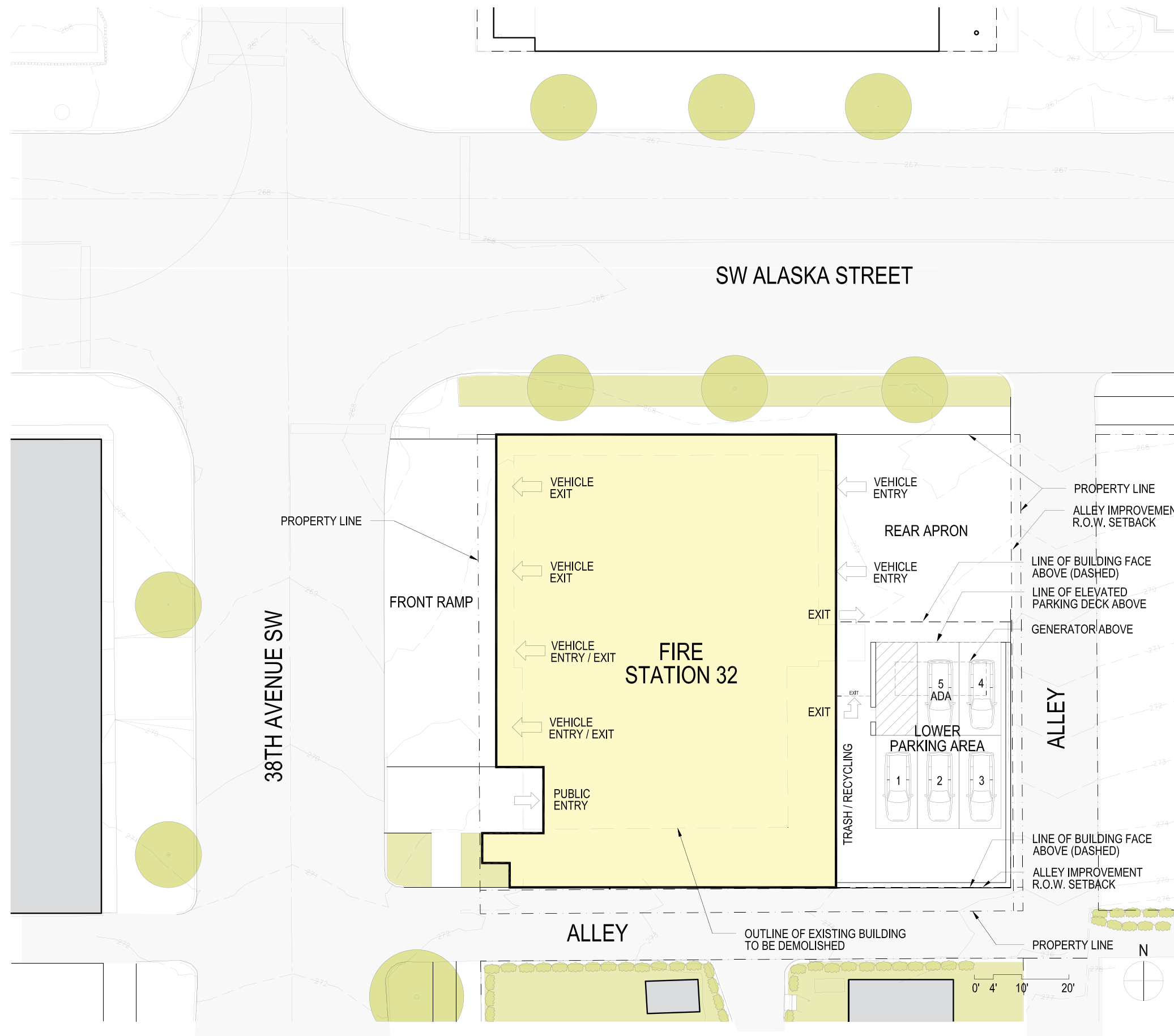


SHIFT CHANGE

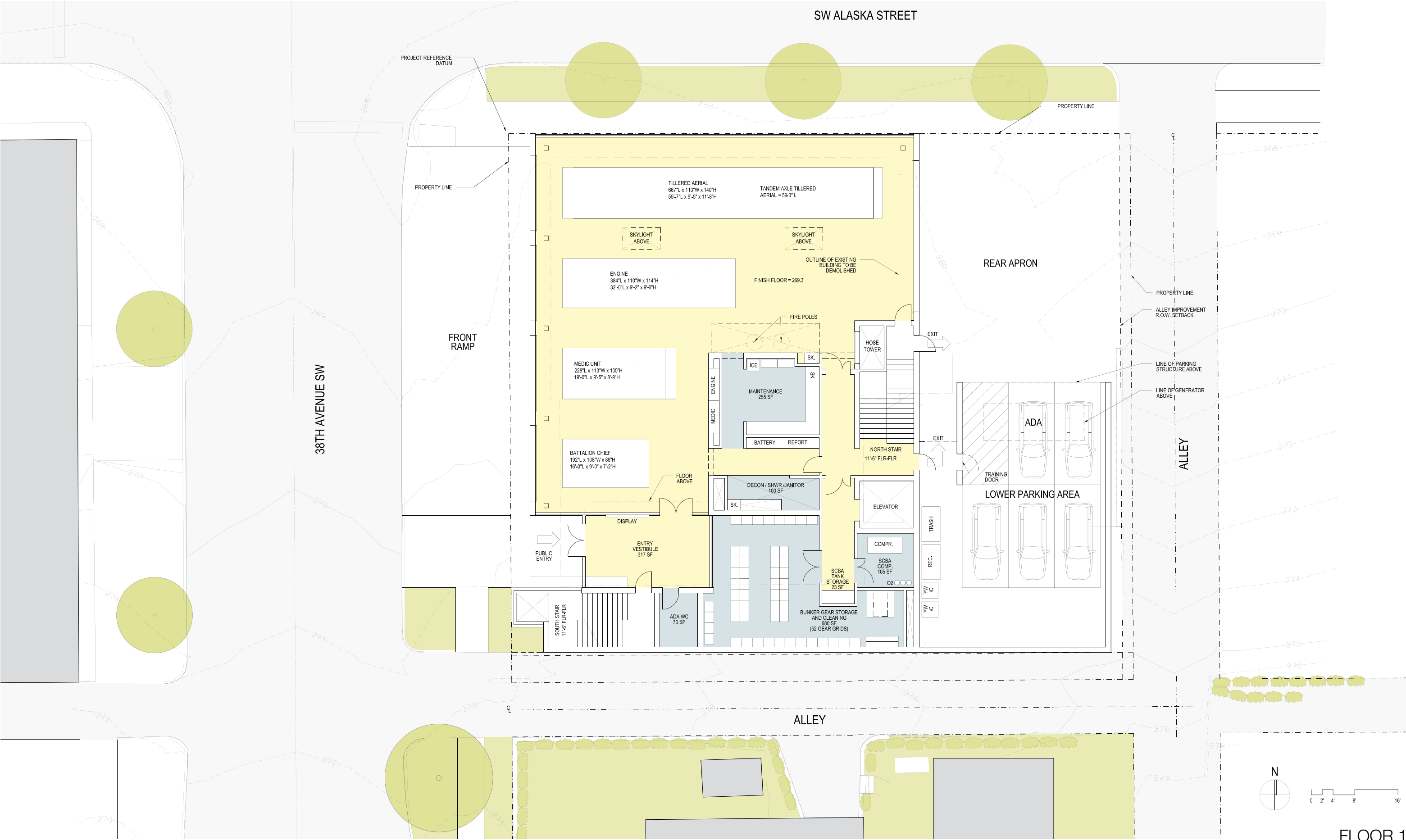
STATION ACTIVITIES



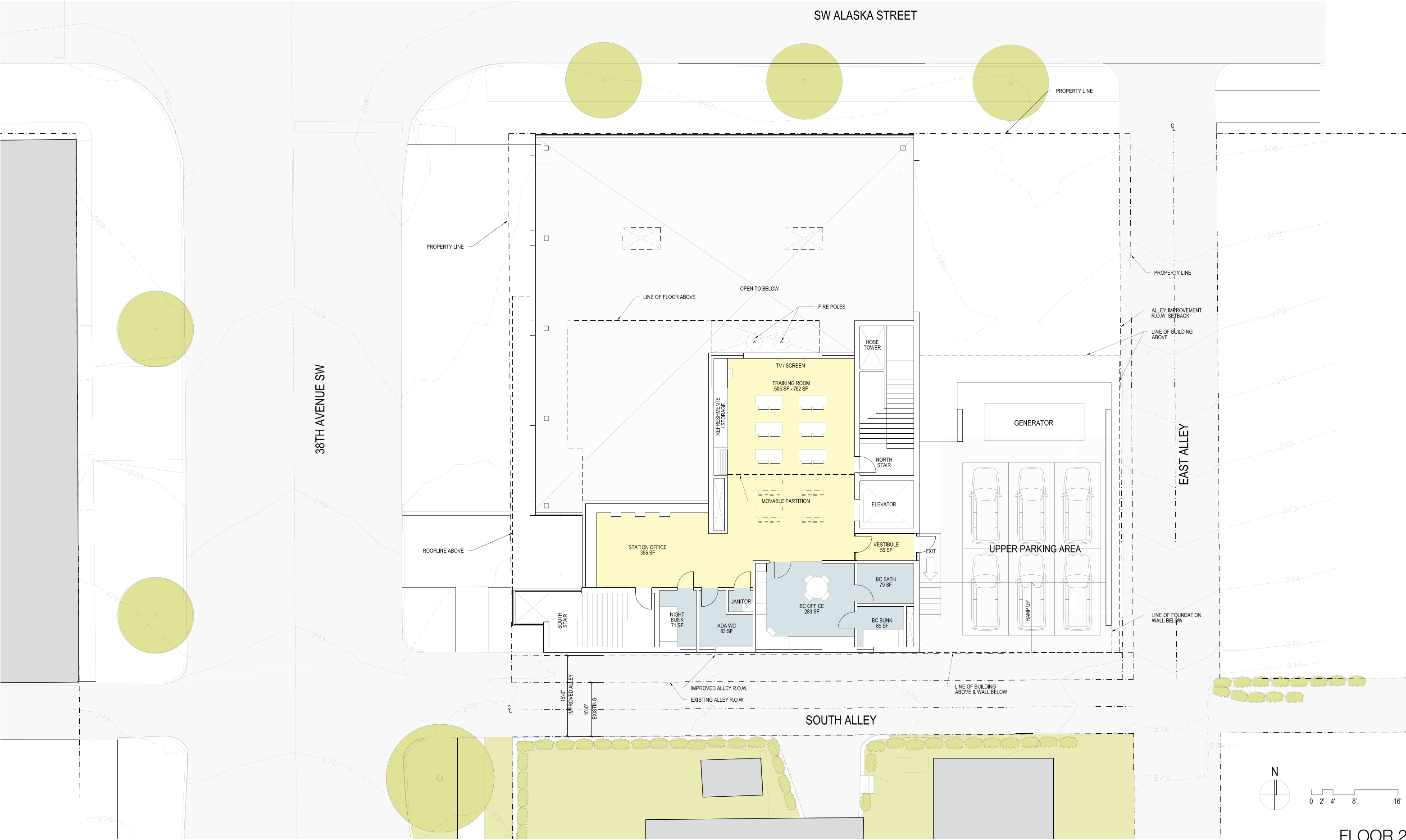
VIEW OF STATION FROM NORTHWEST



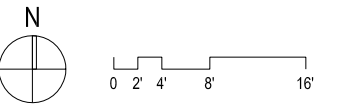
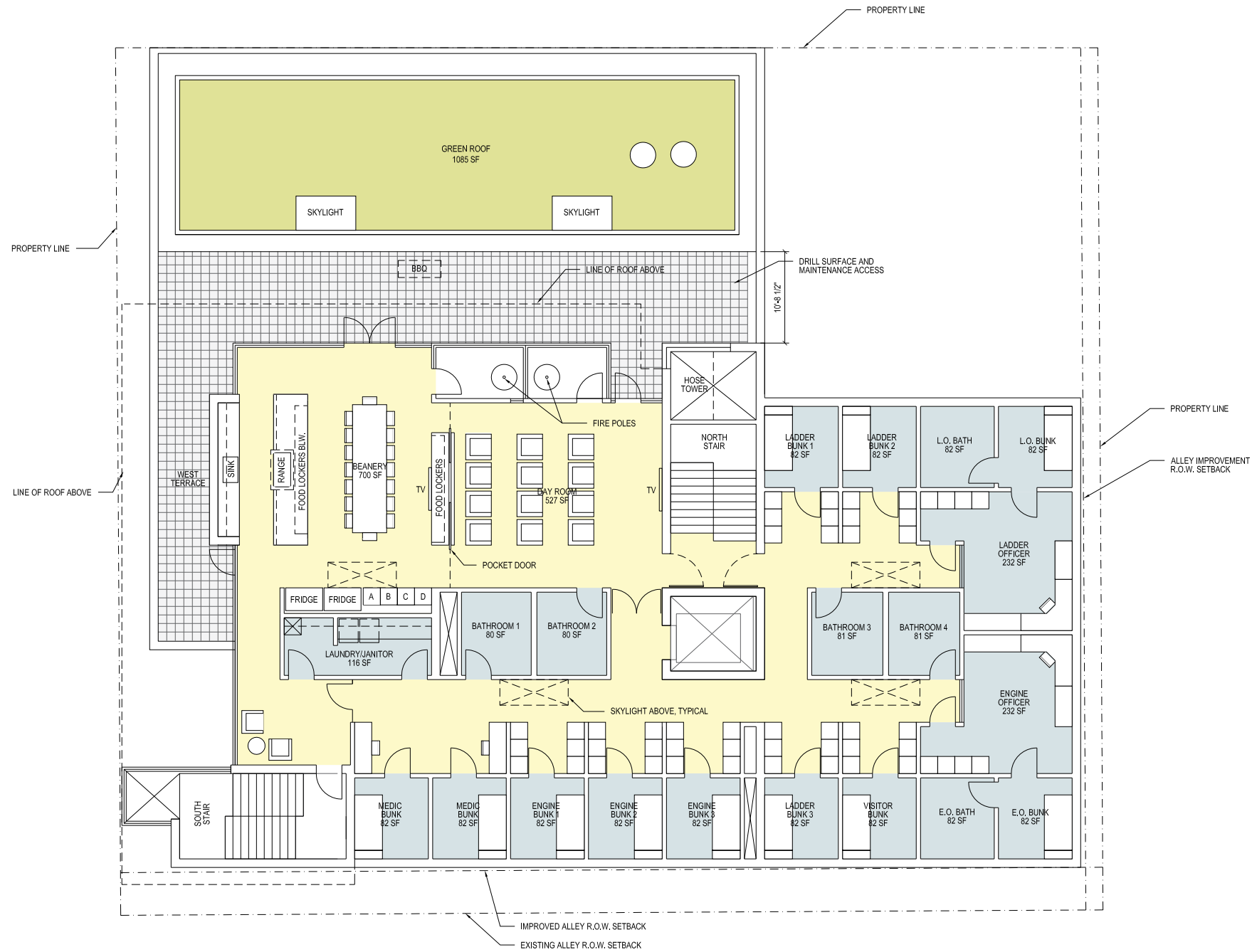
SITE PLAN



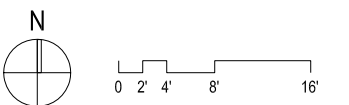
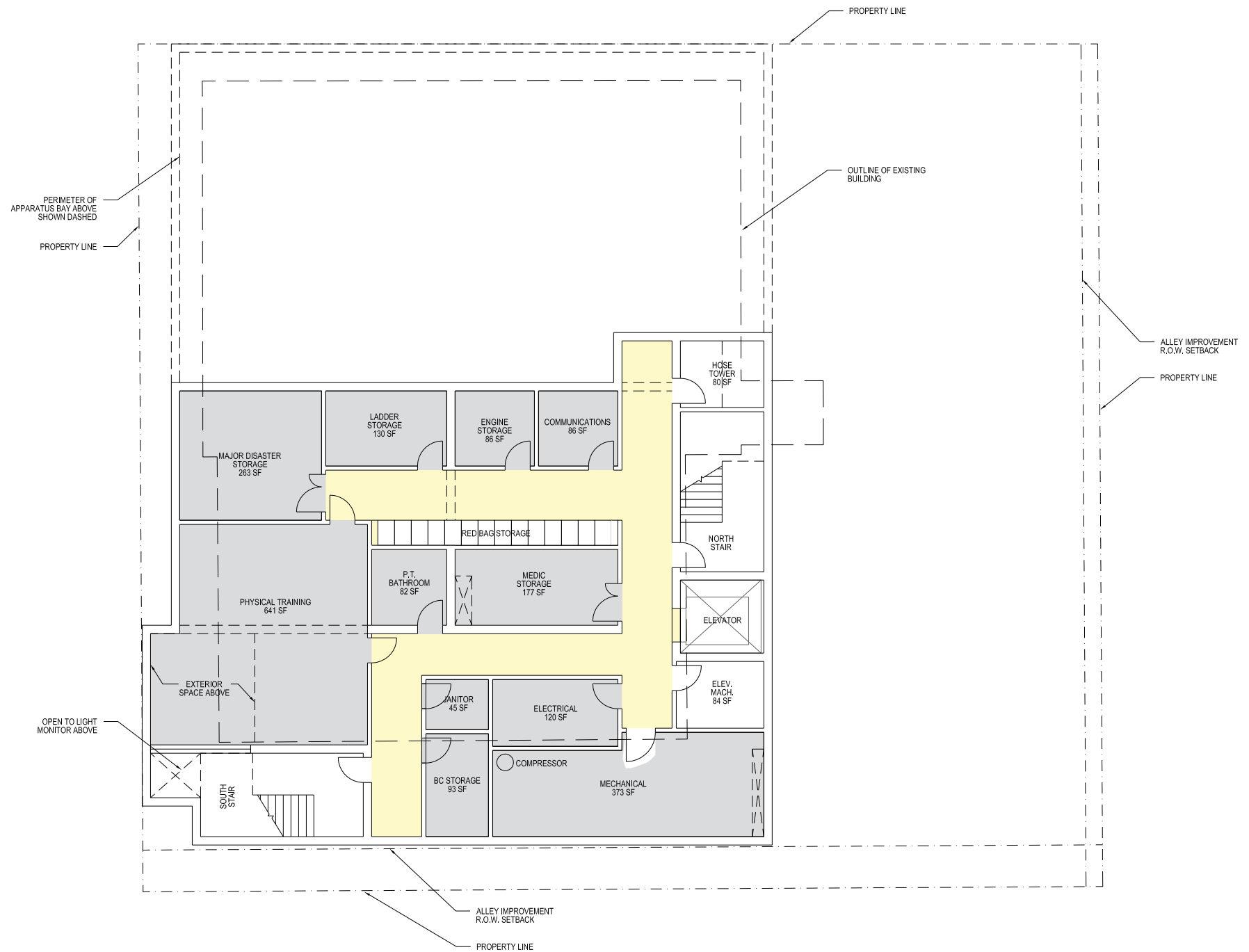
FLOOR 1



FLOOR 2



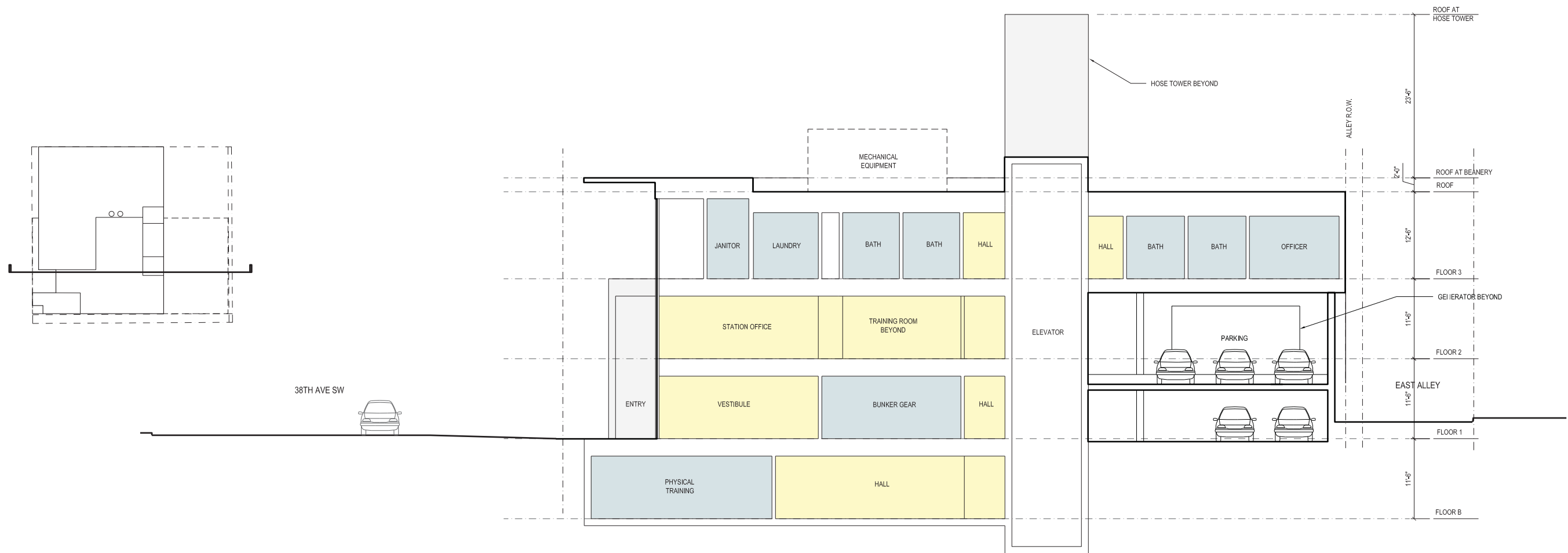
FLOOR 3



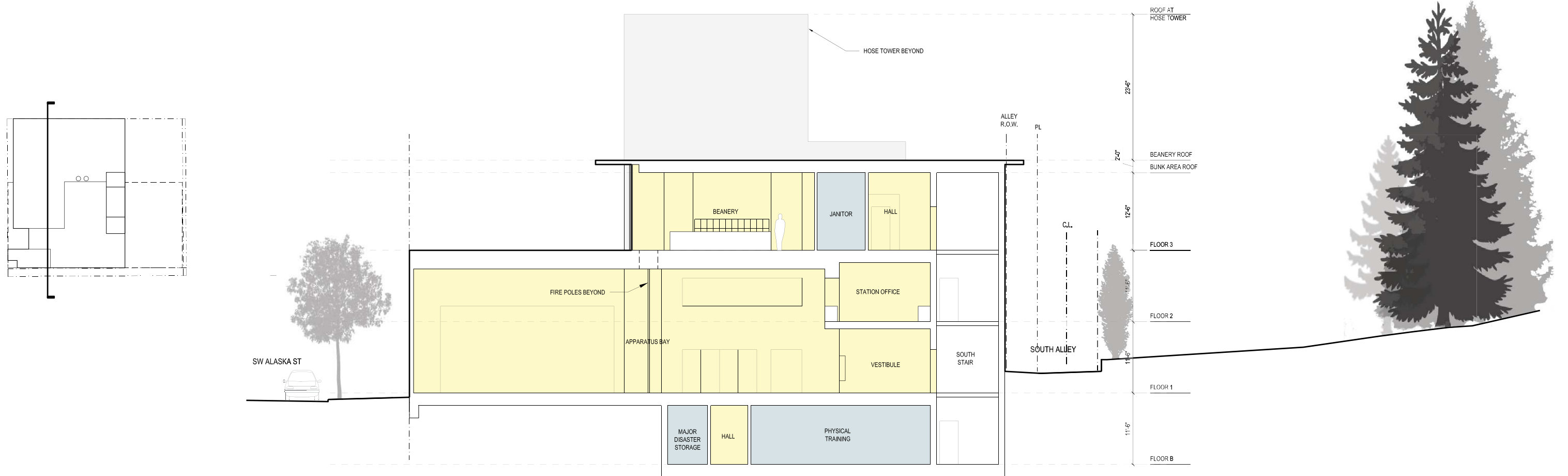
BASEMENT



SECTION A THROUGH HOSE TOWER LOOKING WEST



SECTION THROUGH ENTRY LOOKING NORTH



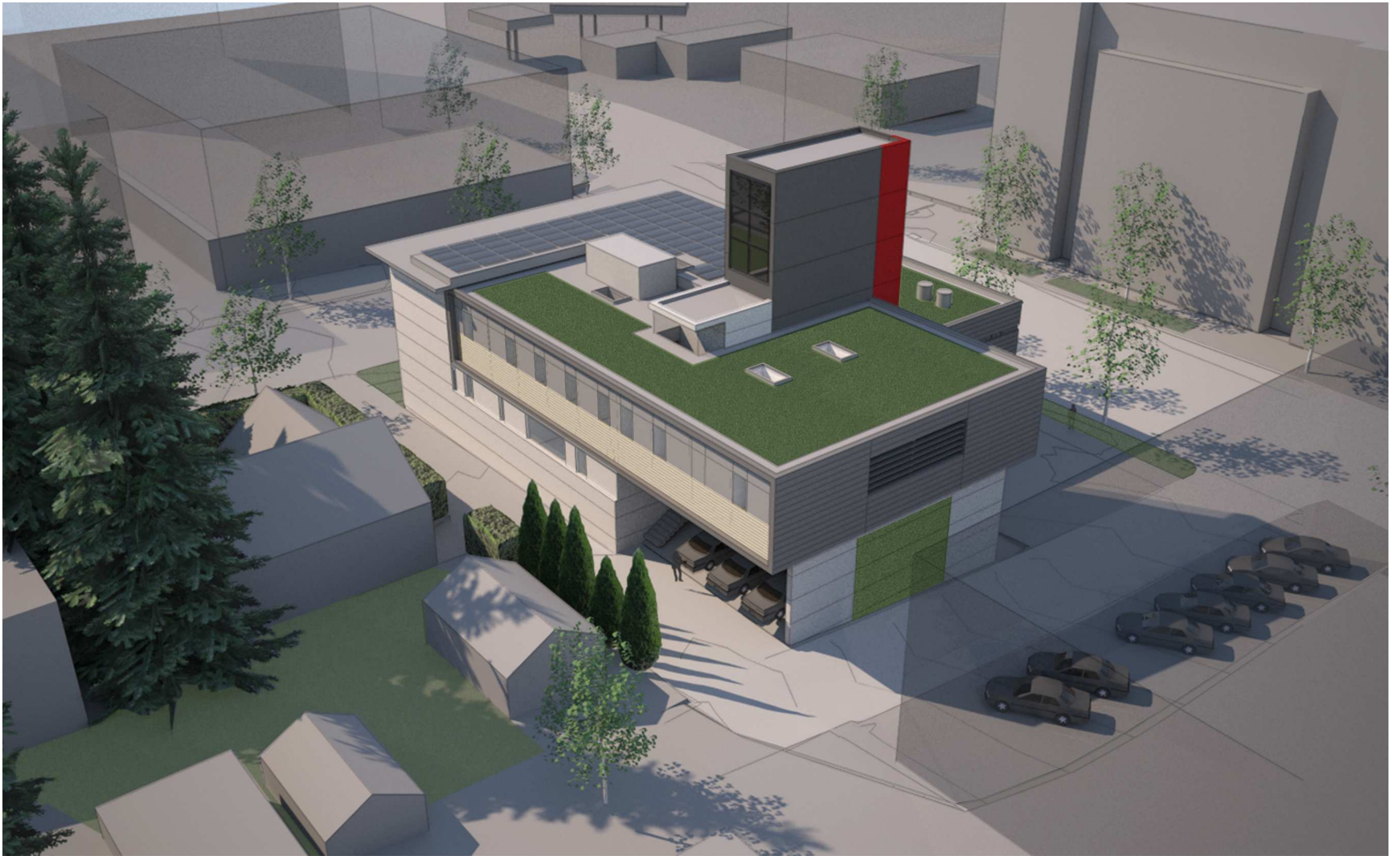
SECTION THROUGH PUBLIC SPACES LOOKING EAST



AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHWEST

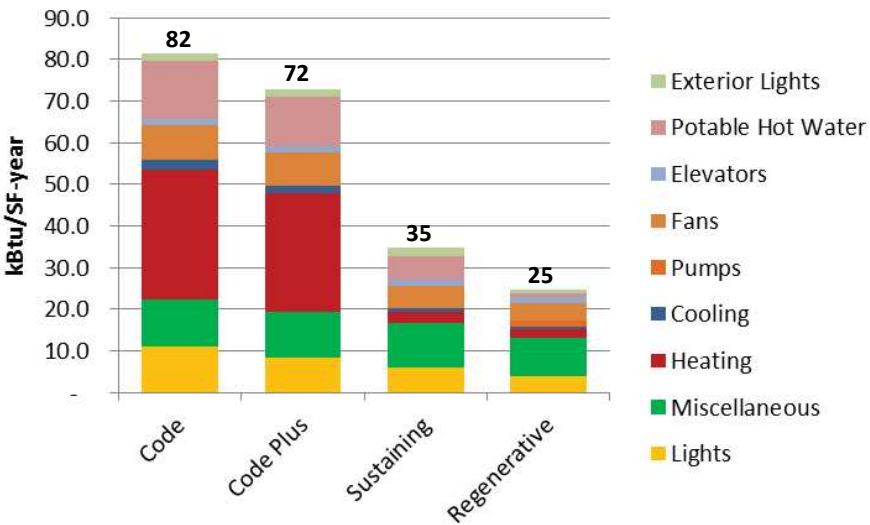
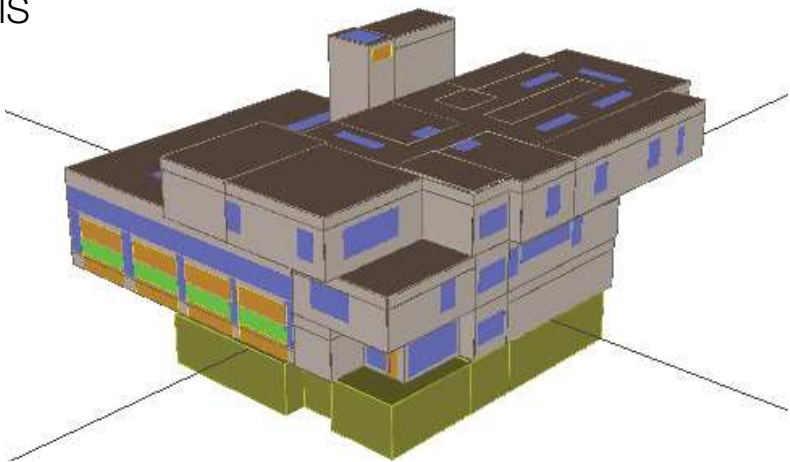


AERIAL VIEW FROM SOUTHEAST

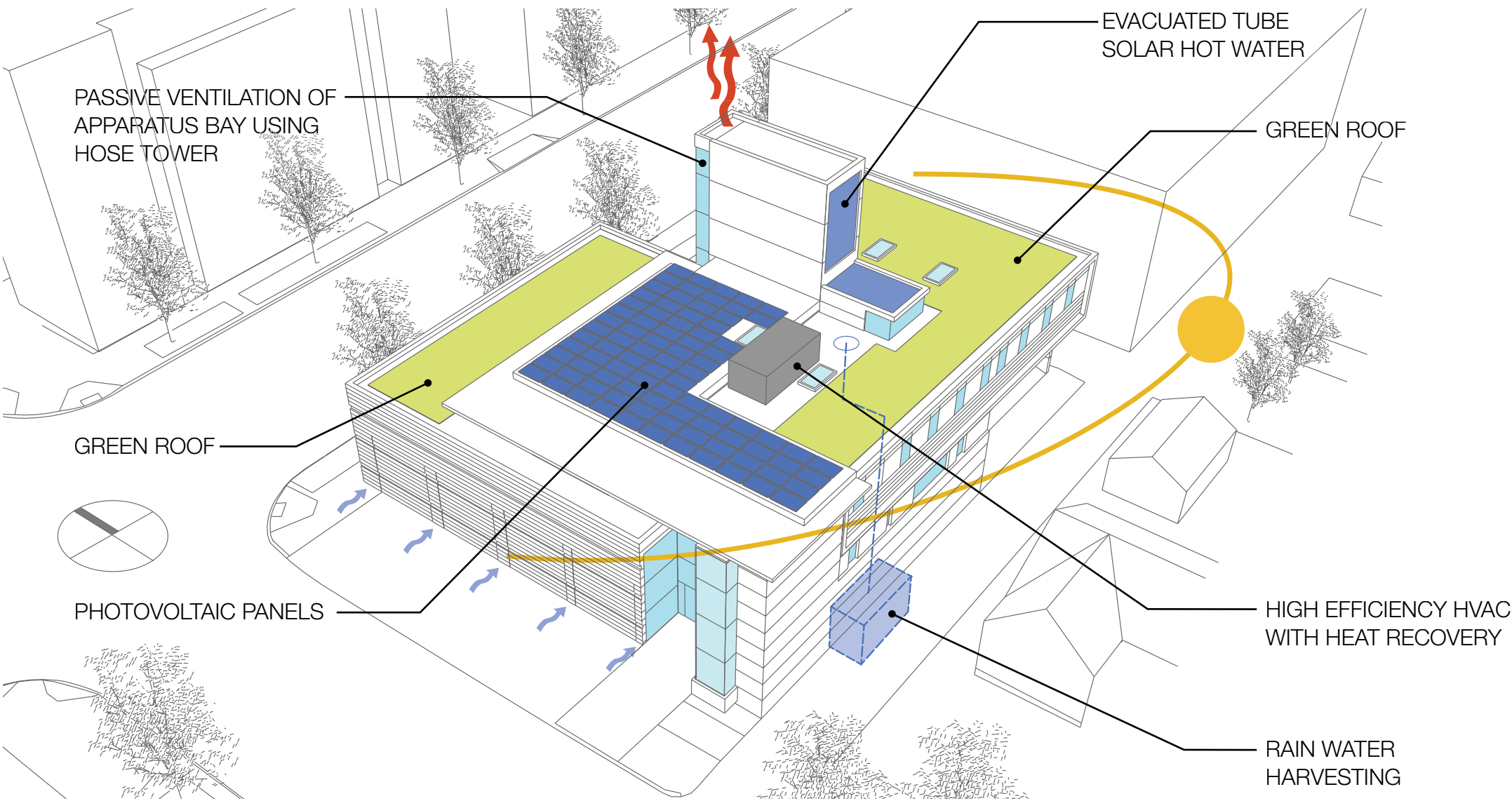


AERIAL VIEW FROM NORTHEAST

ENERGY ANALYSIS



BUILDING SYSTEMS



SUSTAINABILITY STRATEGIES

ENERGY

- Highly insulated building envelope
- High performance glazing
- Passive ventilation
- Thermal mass
- Daylighting of occupied spaces
- Lighting and power outlet controls
- High efficiency appliances and HVAC system
- Waste water heat recovery
- Solar thermal domestic water heating
- Photovoltaic energy production

WATER

- Low-flow plumbing fixtures
- Drought-tolerant, native vegetation
- Rainwater for toilet flushing and truck washing

SITE AND NEIGHBORHOOD

- Green roofs and wall
- Street trees and low planting
- Permeable pedestrian paving
- Electric car charging station
- Bicycle parking

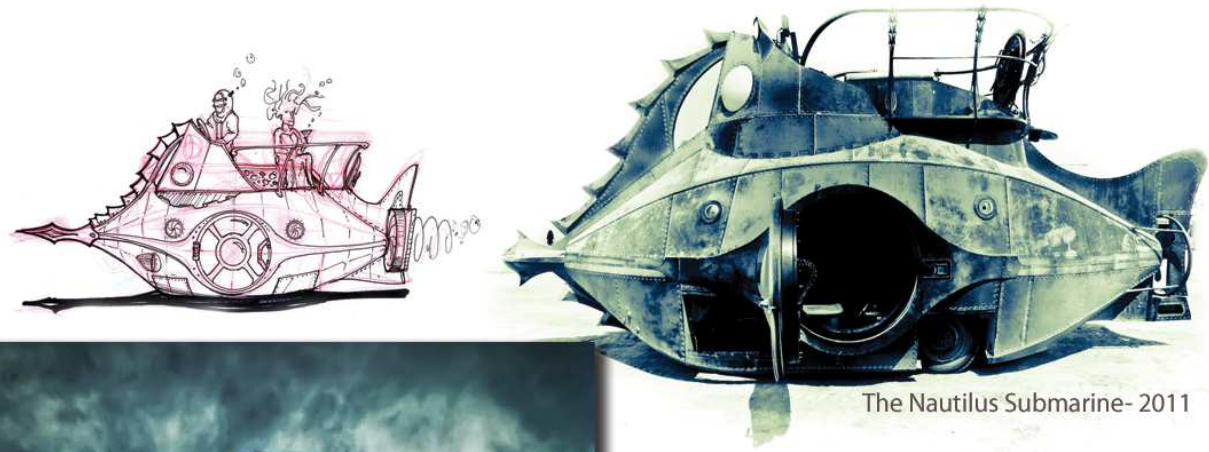
MATERIALS

- Durable, low-maintenance materials
- Low-VOC finishes
- Sustainably harvested wood products
- Red list material awareness
- Construction material reuse

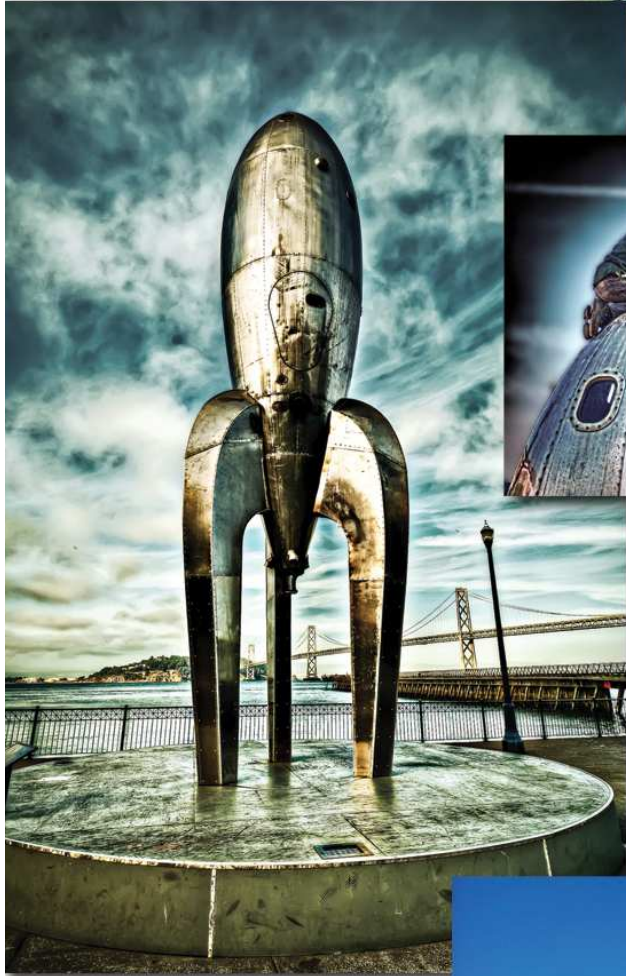
LEED

Required Certification:	Gold	60-79 Points
Target Certification:	Platinum	80+ Points
Anticipated LEED Credits:		73-95 Points

SUSTAINABILITY



The Nautilus Submarine- 2011



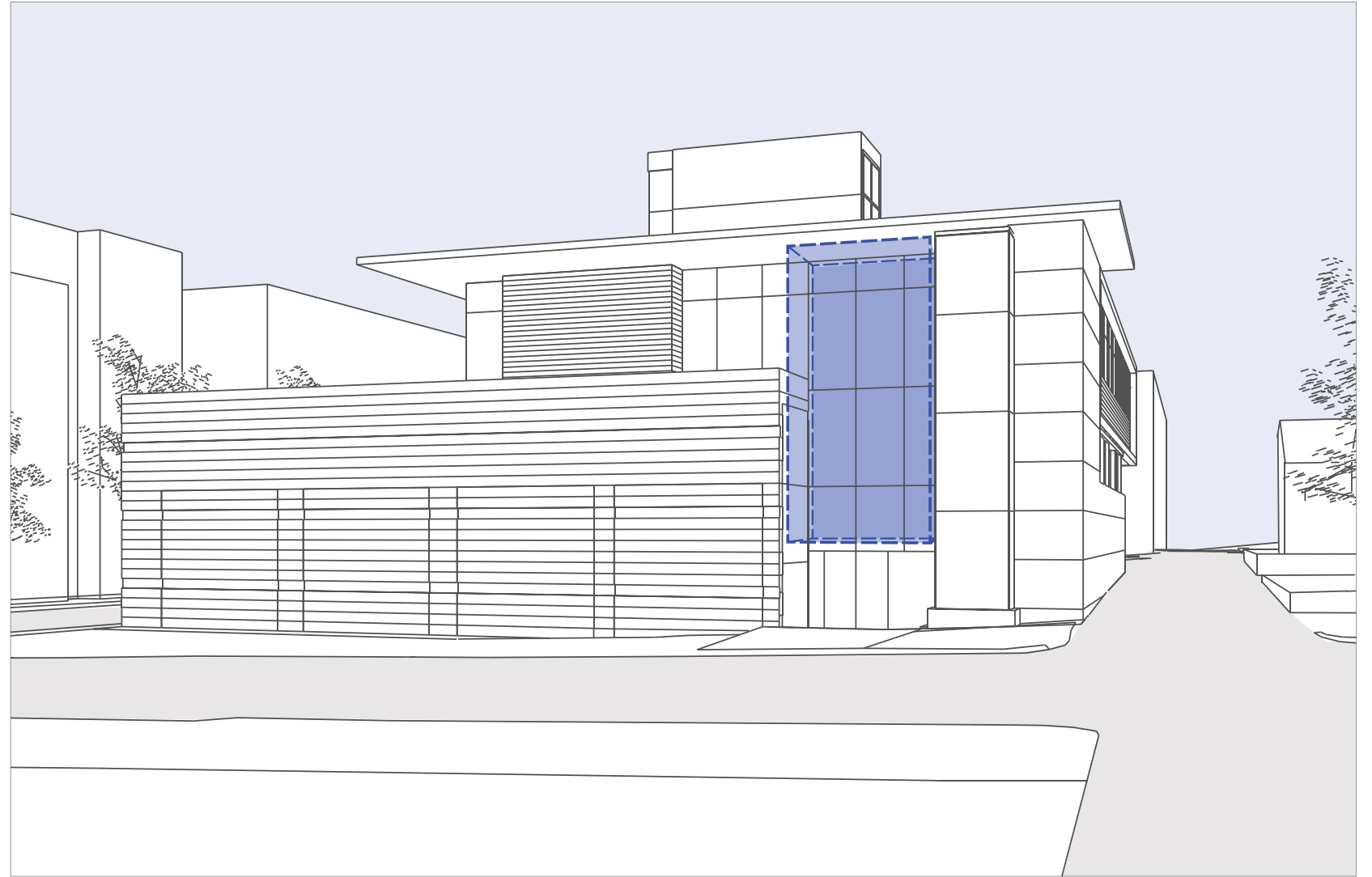
Raygun Gothic Rocketship - 2009



Steampunk Tree House- 2007



PREVIOUS WORKS



PROPOSED FIRE STATION 32 INSTALLATION LOCATION

FIRE STATION ARTIST: SEAN ORLANDO



VIEW OF PUBLIC ENTRY LOOKING EAST



VIEW ALONG SW ALASKA ST LOOKING EAST



VIEW ALONG SW ALASKA ST LOOKING WEST



VIEW OF STATION FROM NORTHWEST