

FIRE STATION 31

TYPE V COUNCIL LAND USE ACTION PUBLIC HEARING
PUBLIC ASSETS AND HOMELESSNESS COMMITTEE

AGENDA

1. PROJECT BACKGROUND
2. NEIGHBORHOOD CONTEXT
3. SITE & BUILDING DESIGN
4. DEVELOPMENT DEPARTURES

1. PROJECT BACKGROUND

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PROJECT BACKGROUND

Fire Station 31 Replacement Project

Address: 11302 Meridian Ave North
Type: Neighborhood III+ Station (large battalion-sized station)
Apparatuses: Engine, Ladder, Medic, Aid, Mobile Integrated Health
Building: 3-story plus basement, 22,000 gross square feet facility
Sustainability: Goal is LEED v4 Gold Level Certification
Public Artist: Damon Brown (Creative Lou)
Construction: Q4 2023 through Q1 2025 (estimated)

SMC 23.51A 004 - Public facilities in multifamily zones.

The Council may waive or grant departures from development standards or administrative conditional use criteria for public facilities, if the following criteria are satisfied:

1. The location of the public facility addresses public service needs, and any waiver or departure from development standards or administrative conditional use criteria is necessitated by those public service delivery needs; and
2. The impact of the public facility on surrounding properties has been addressed in the design, siting, landscaping, and screening of the facility.

23.76.064 - Approval of City facilities.

B. The Council may waive or modify applicable development standards, accessory use requirements, special use requirements or conditional use criteria for City facilities.

The SDCI Director has recommended approval of the project.

The SEPA determination of nonsignificance has not been appealed.



ENGINE 31 IMAGE COURTESY FIREDOGPHOTOS.COM

DEVELOPMENT DEPARTURES

	Development Standard	Code Requirement	Proposed Waiver	Council Action
1.	SMC 23.45.570.F.3.a SMC 23.45.570.F.3.b Setbacks (north)	Side setback is 10'. Additional stepped setback at 65' building depth.	No setback at single story building volume. No stepped setback at 65' building depth.	
2.	SMC 23.45.570.F.3.b Setbacks (south)	Additional stepped setback at 65' building depth.	No stepped setback at 65' building depth.	
3.	SMC 23.45.518.I.8 Structures in setbacks	Bulkheads and retaining walls used to raise grade are limited to 6' in height in setbacks.	Higher than 6 foot retaining wall, maximum increase 2'-7".	
4.	SMC 25.11.040 Tree Protection	Retain 3 exceptional trees.	Remove 3 exceptional trees.	

DESIGN COMMISSION SUMMARY

- Pedestrian and public realm experience along N 113th Street
- Tree canopy replacement strategy
- Integration of public art and architecture
- Massing and materials of building to ensure neighborhood fit
- Relationship of development to adjacent properties
- Design Commission unanimously approved project at each milestone check-in



COMMUNITY & NEIGHBOR OUTREACH

- . Open houses, virtual and in-person, 2020-2022
- . Informational flyers via mail
- . Project website updates
- . Social media posts
- . Surveys soliciting ideas for public artwork
- . Public comment periods through the permitting process
- . Door-to-door personal meetings



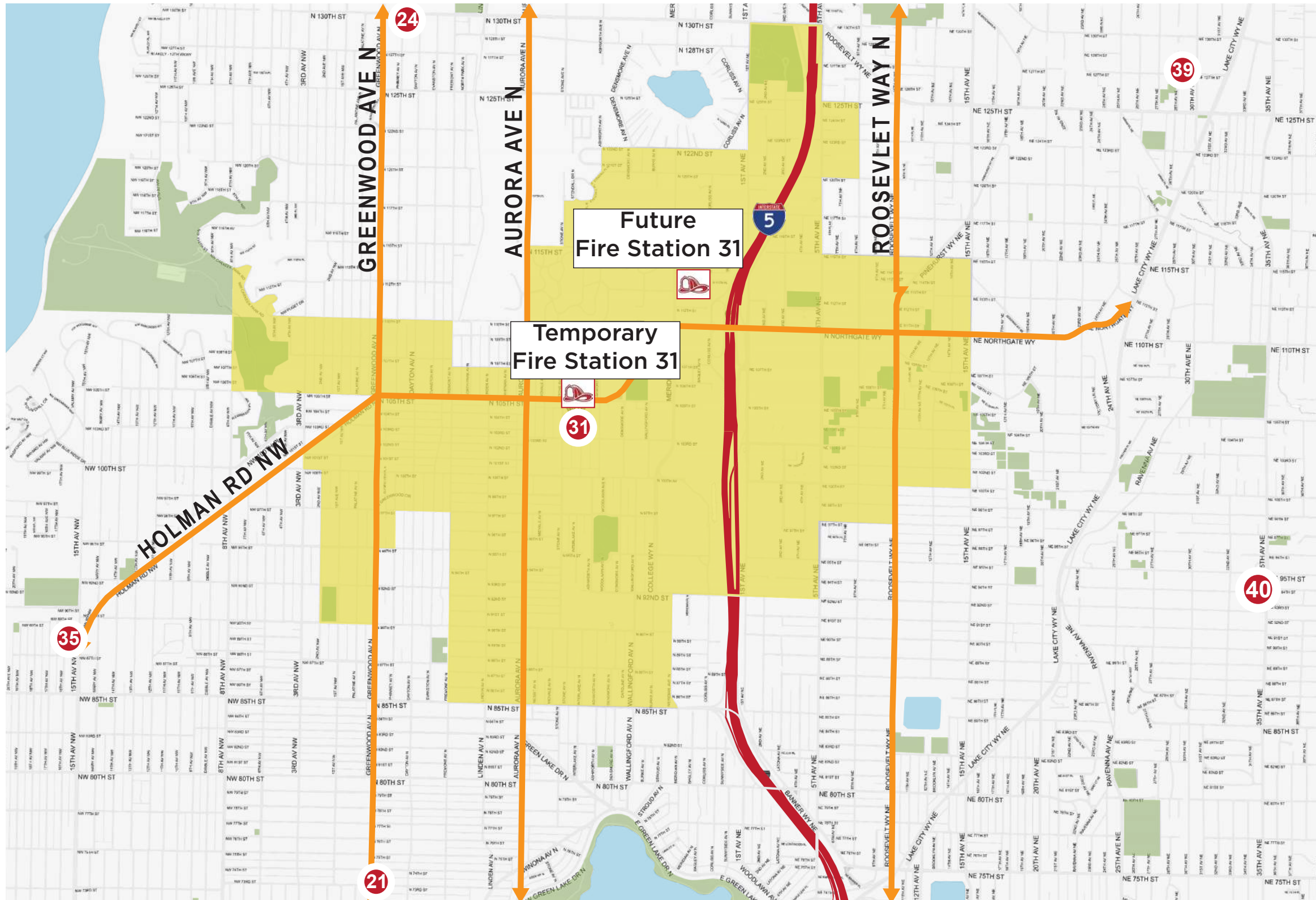
1. PROJECT BACKGROUND

2. NEIGHBORHOOD CONTEXT

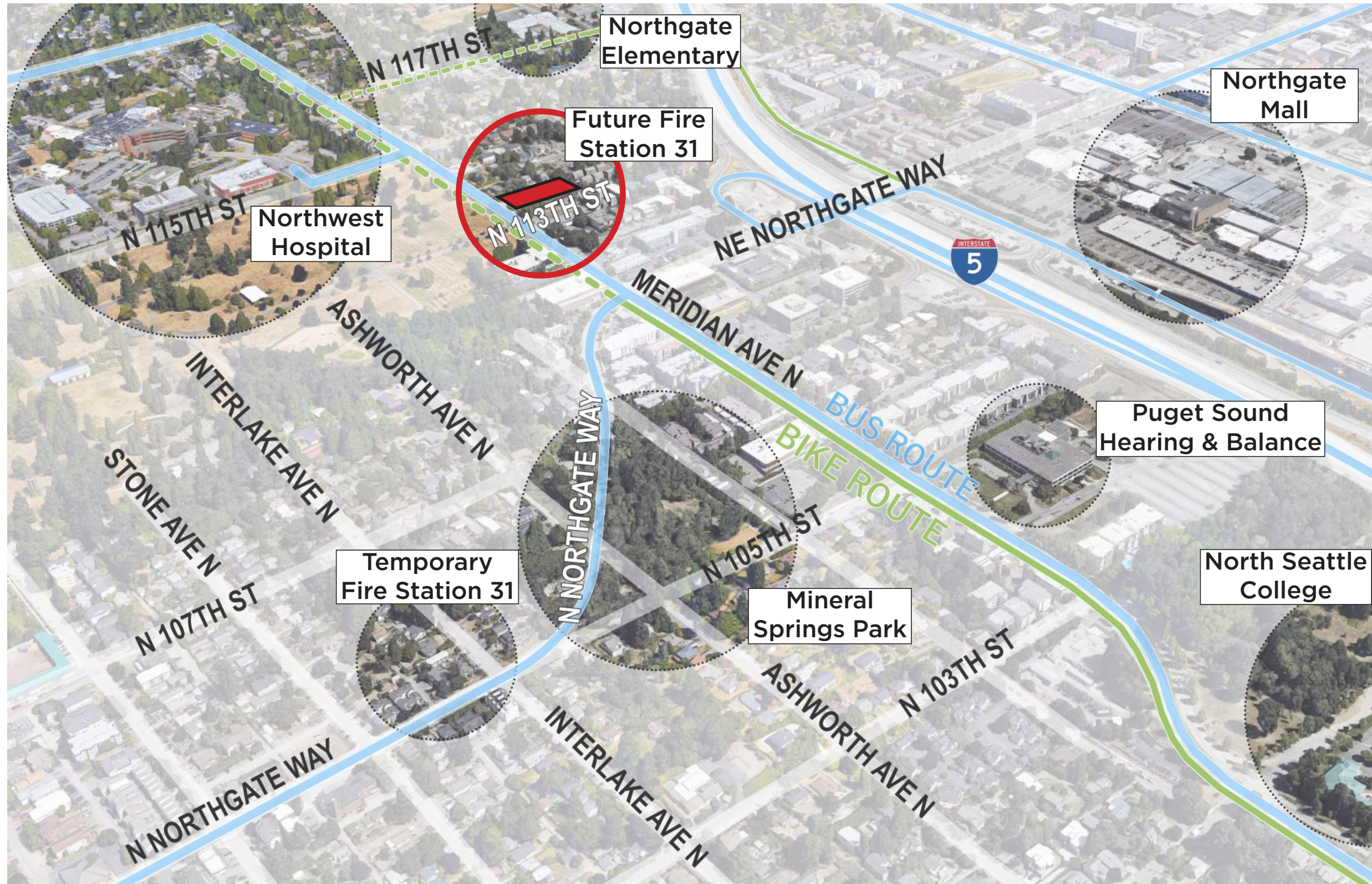
3. SITE & BUILDING DESIGN

4. DEVELOPMENT DEPARTURES

FIRE STATION 31 RESPONSE AREA



NEIGHBORHOOD MAP



NEIGHBORHOOD PHOTOS



TOWNHOMES TO EAST OF SITE



CEMETERY TO WEST OF SITE



TYPICAL SINGLE FAMILY HOME AT MERIDIAN AVE N



SHOPPING CENTER AT MERIDIAN AVE N & N NORTHGATE WAY



CREDIT UNION BUILDING AT MERIDIAN AVE N



APARTMENT BUILDING TO SOUTH OF SITE

SITE PHOTOS



VIEW FROM SOUTHWEST AT STREET CORNER



HAZARDS FROM CURRENT STREET ACTIVITY



VIEW FROM WEST AT MERIDIAN AVE N



VIEW FROM SOUTH AT N 113TH ST

1. PROJECT BACKGROUND

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VICINITY MAP

- Building and site designed to fit into a residential neighborhood
- Project site is currently vacant
- Project will bring new activity and eyes on the street to the neighborhood



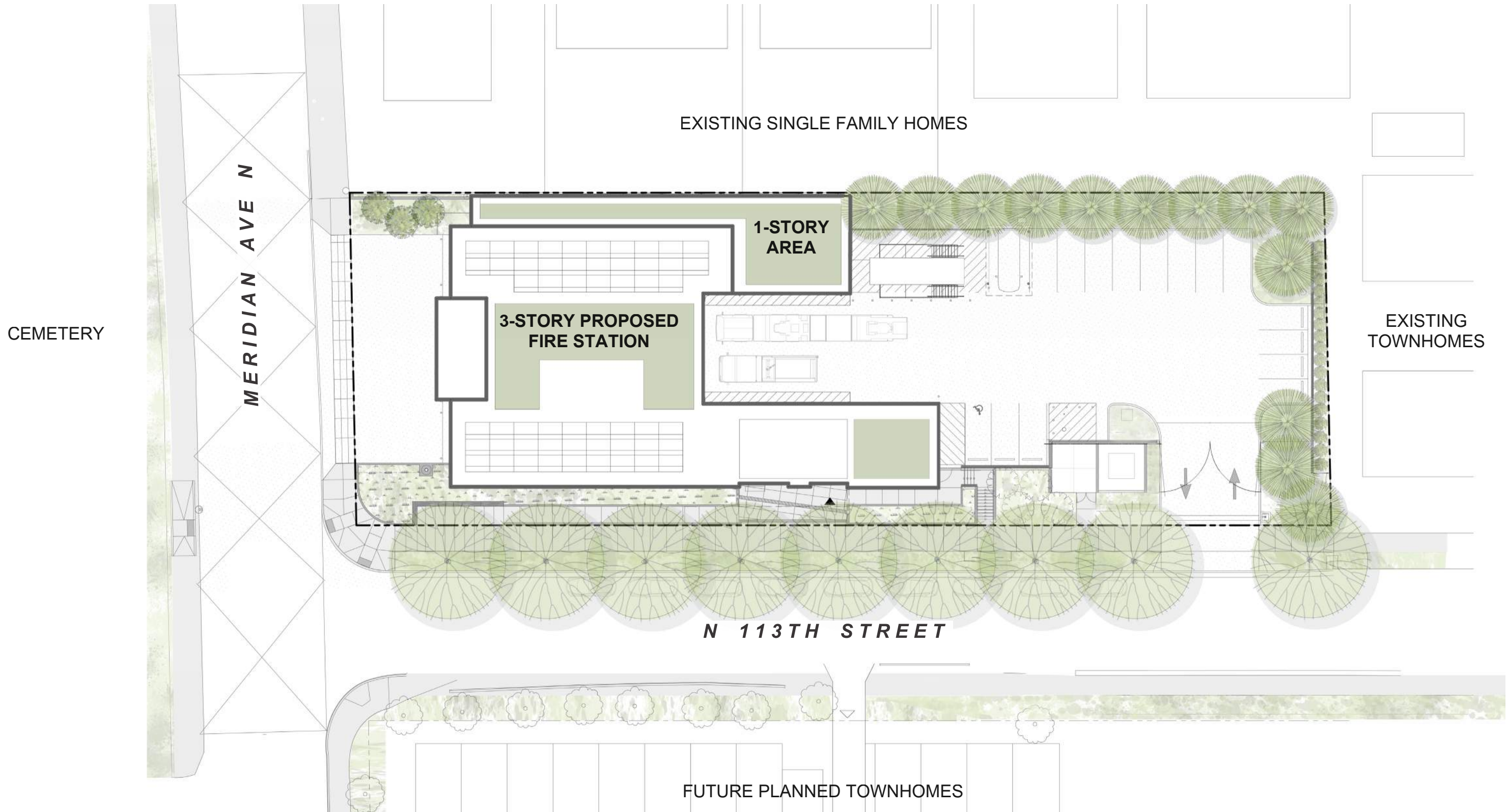
- FS 31 LOT LINE 
- ZONE BOUNDARY 
- FS 31 FOOTPRINT 

SITE OPPORTUNITIES

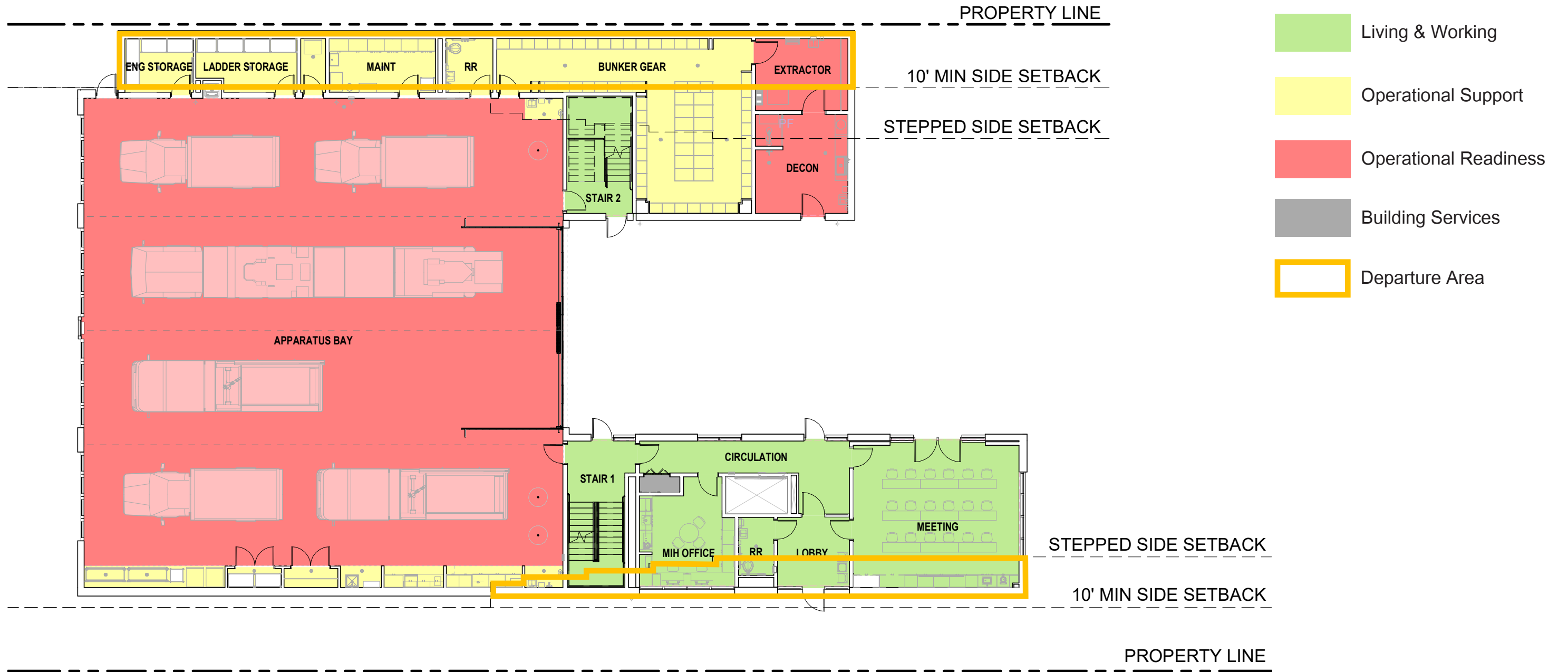
- 10' min setbacks on all sides
- 20' of grade change from highest point to lowest point
- Four apparatus bays required which must directly access Meridian Ave N
- Drive path and position of the apparatus bays determine the site and building configuration
- Fire Station 31 is one of the busiest stations in the City
- Drive-through configuration supports operations and provides the highest level of safety for firefighters, pedestrians and drivers



SITE PLAN



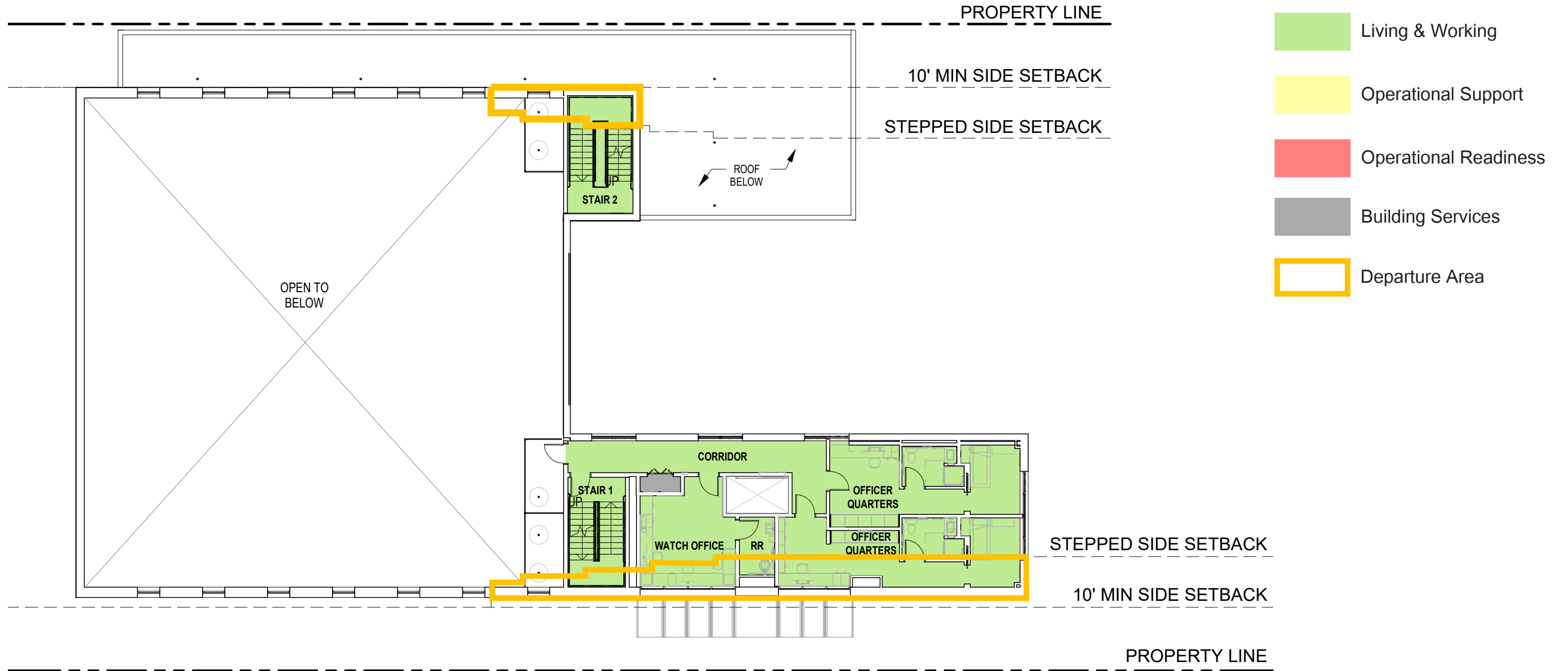
FLOOR PLANS



LEVEL 1



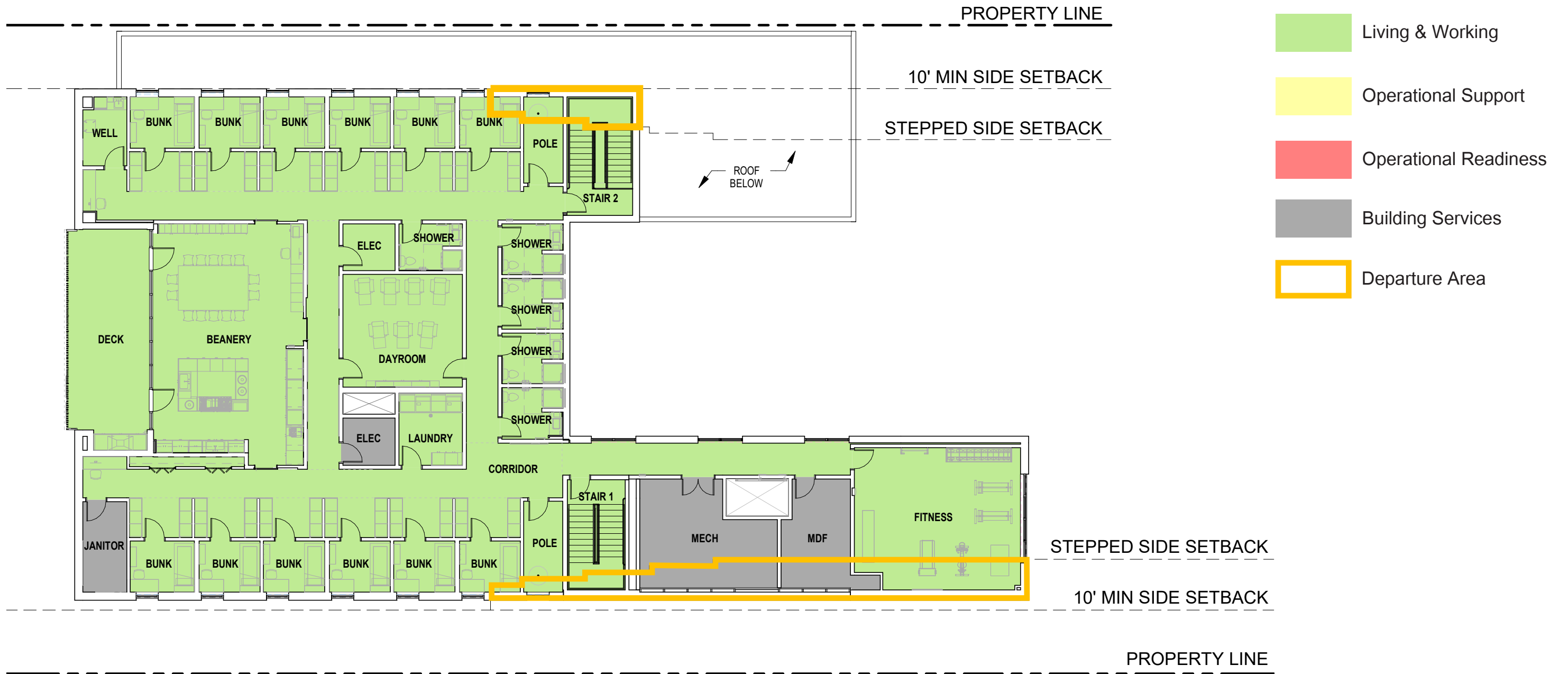
FLOOR PLANS



LEVEL 2



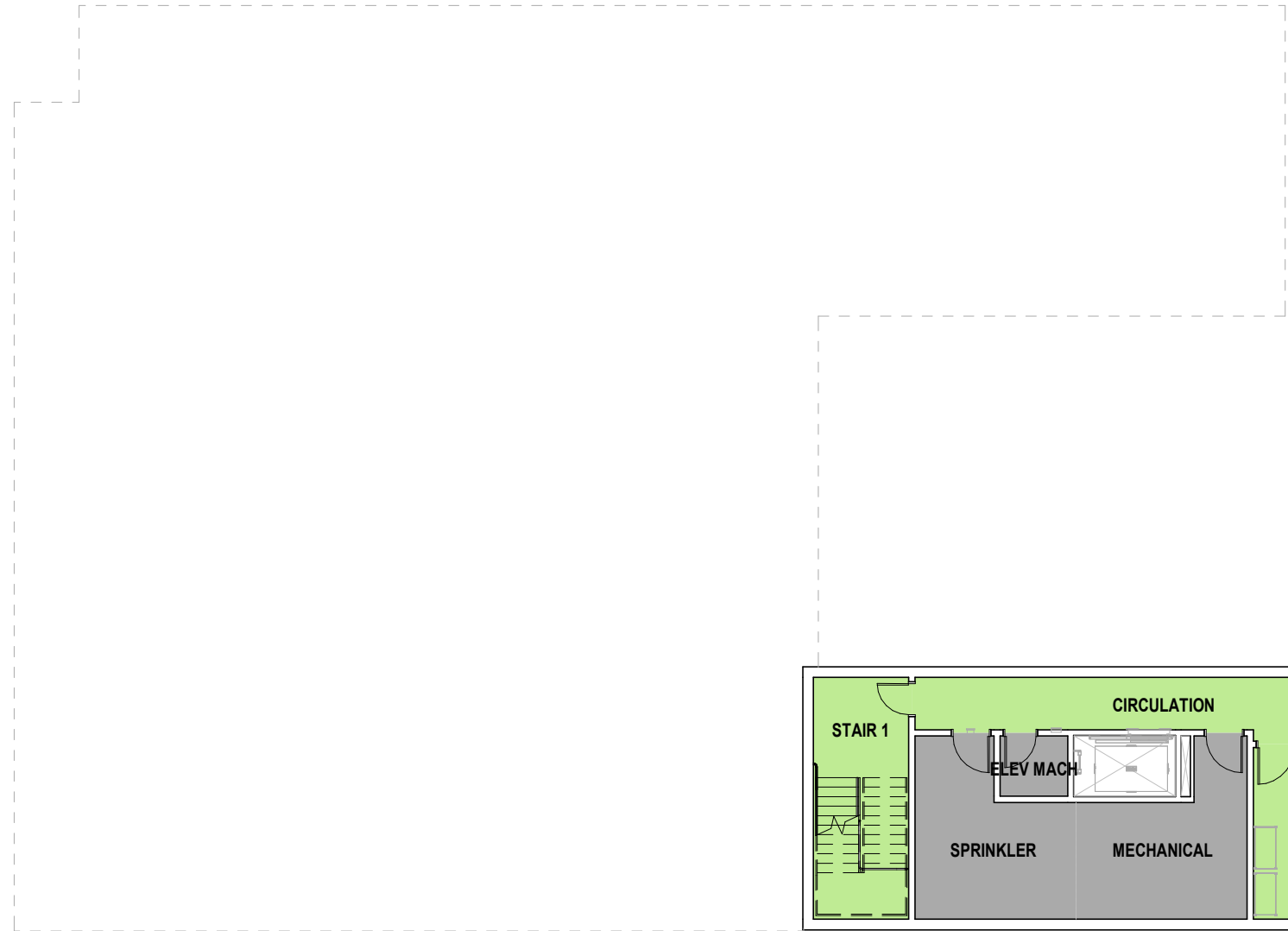
FLOOR PLANS








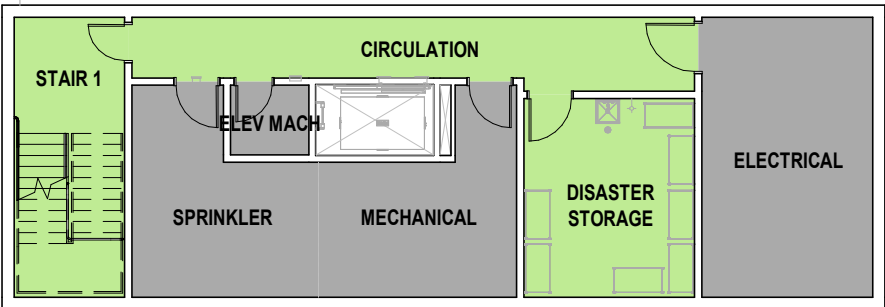
LEVEL 3



FLOOR PLANS



-  Living & Working
-  Operational Support
-  Operational Readiness
-  Building Services
-  Departure Area



BASEMENT



PERSPECTIVE FROM STREET CORNER



WEST ELEVATION PERSPECTIVE



PERSPECTIVE AT ENTRY APPROACH



SOUTH ELEVATION



AERIAL PERSPECTIVE FROM NORTHEAST



MATERIAL PALETTE



BOARD & BATTEN WEATHERED WOOD



WARM-TONED WOOD



TRANSPARENCY AT APPARATUS BAYS - MERCER ISLAND FS 92
Miller Hull Partnership



WEATHERED WOOD AT FACADE - MULTNOMAH COUNTY FS
Hennebery Eddy Architects



WARM-TONED WOOD AT FACADE - MERCER ISLAND FS 92
Miller Hull Partnership



TRANSPARENCY AT ACTIVE AREAS - MERCER ISLAND FS 92
Miller Hull Partnership

PUBLIC ART

ARTIST

- Damon Brown (Creative Lou)
- Inspired by heroic storylines and classical illustration

ARTWORK GOALS

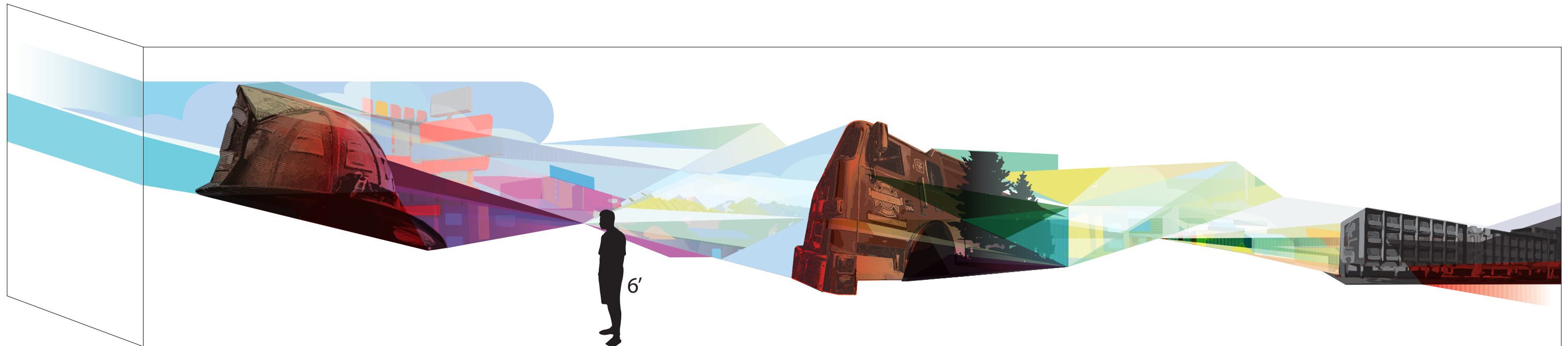
- Tell the stories of the community's past and present residents
- Create a dynamic work that showcases the firefighters while giving the community a sense of place and identity



SAMPLE OF BYZANTINE MOSAIC TILE



DAMON BROWN



- 1. PROJECT BACKGROUND**
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I. NORTH BUILDING SETBACK

SMC 23.45.570.F.3.A,B

Side setback.

Requirement:

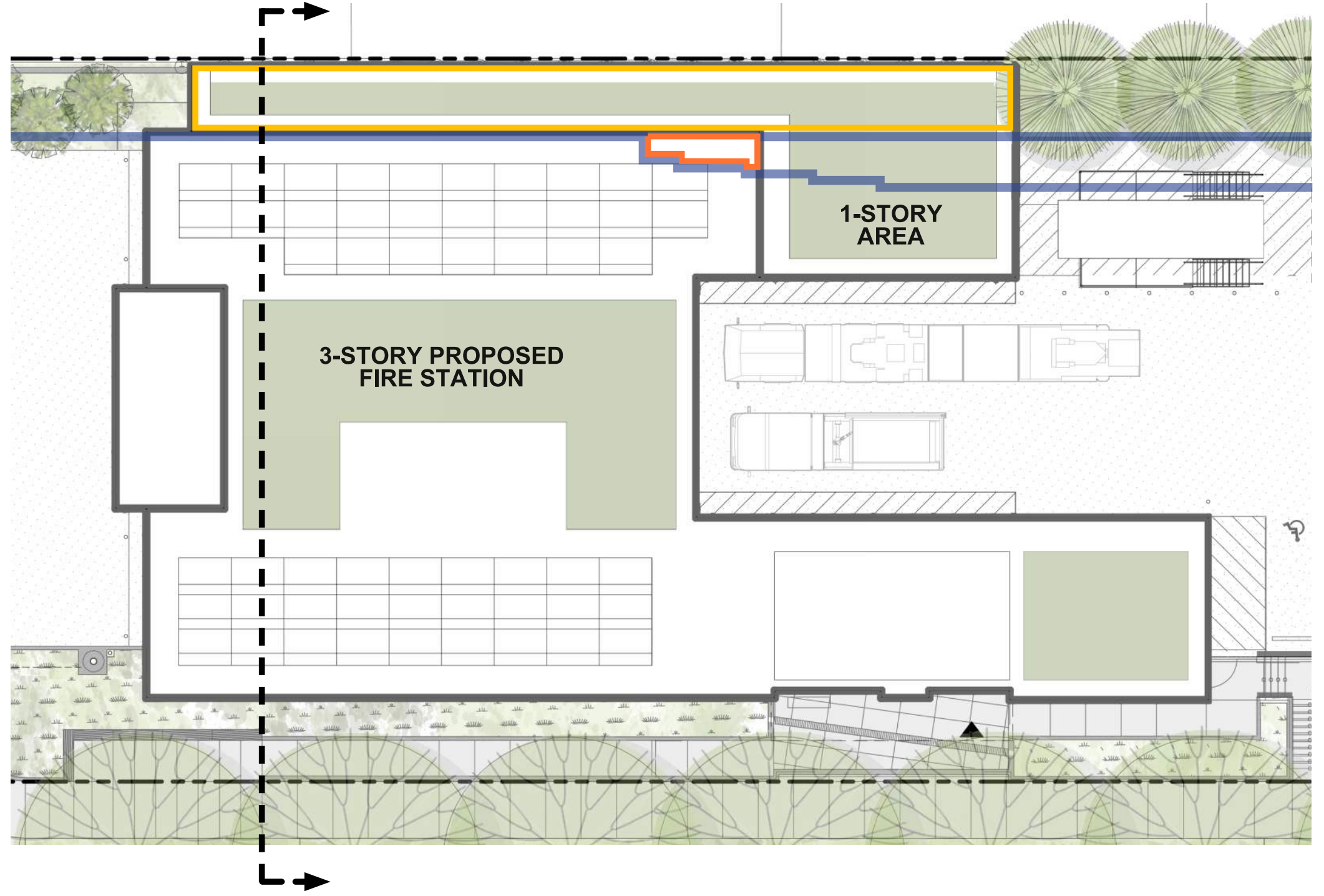
10' Side setback with additional setbacks where the structure depth extends beyond 65'.

Proposed:

Zero setback for single-story Level 1 building volume partially buried below grade and 10' setback for small portions of Levels 2 and 3.

Design Measures to Mitigate Impact to Surrounding Properties:

- Level 1 building volume is same approximate height as existing rear yard fences
- Green roof at Level 1 roof.
- Nonconforming areas of Levels 2 & 3 feature residential-scaled materials and uses to minimize visual and other impacts.



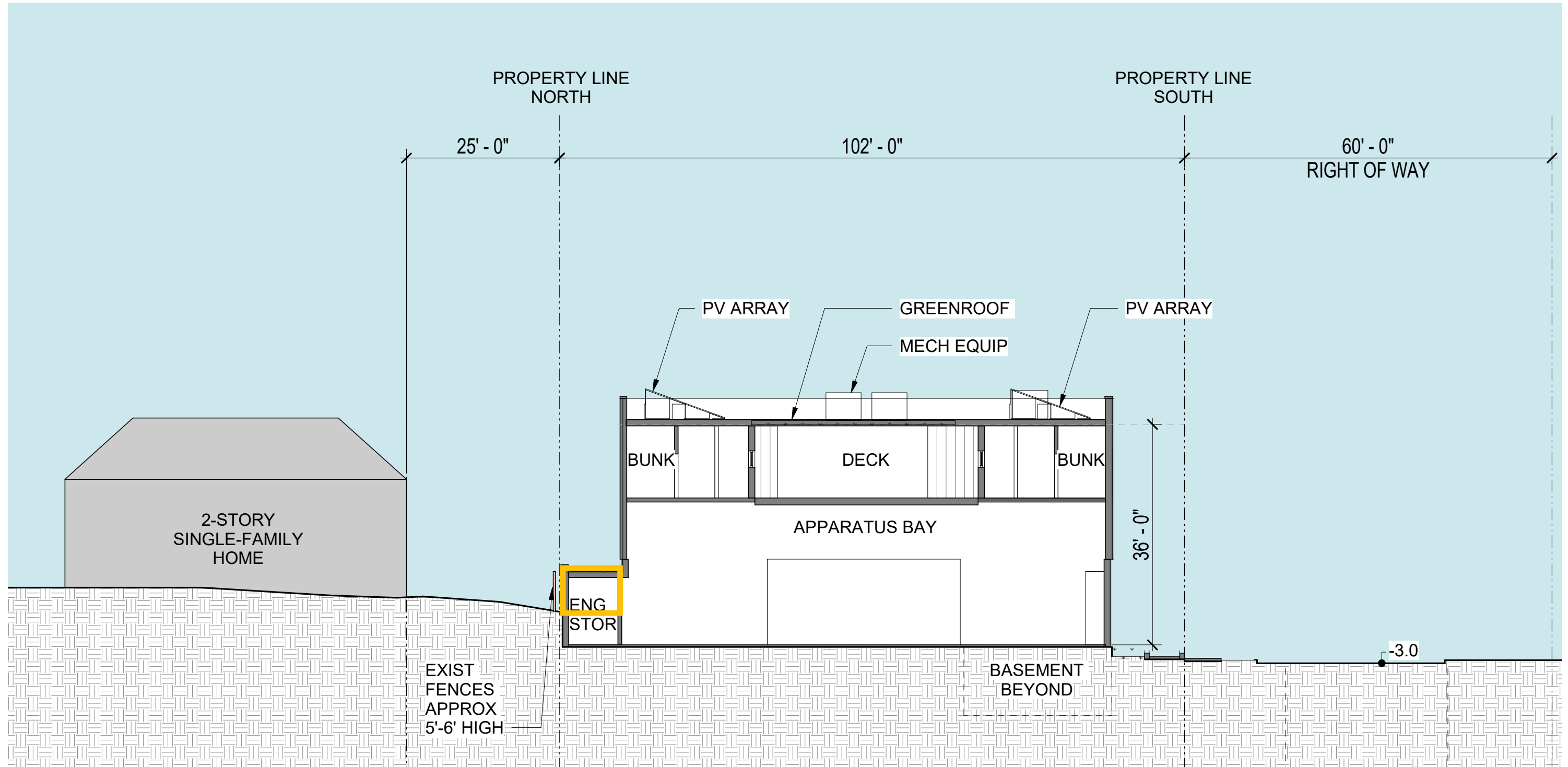
LEVEL 1 DEPARTURE AREA



LEVEL 2 & 3 DEPARTURE AREA

SETBACKS

I. NORTH BUILDING SETBACK



2. SOUTH BUILDING SETBACK

SMC 23.45.570.F.3.B

Side setback.

Requirement:

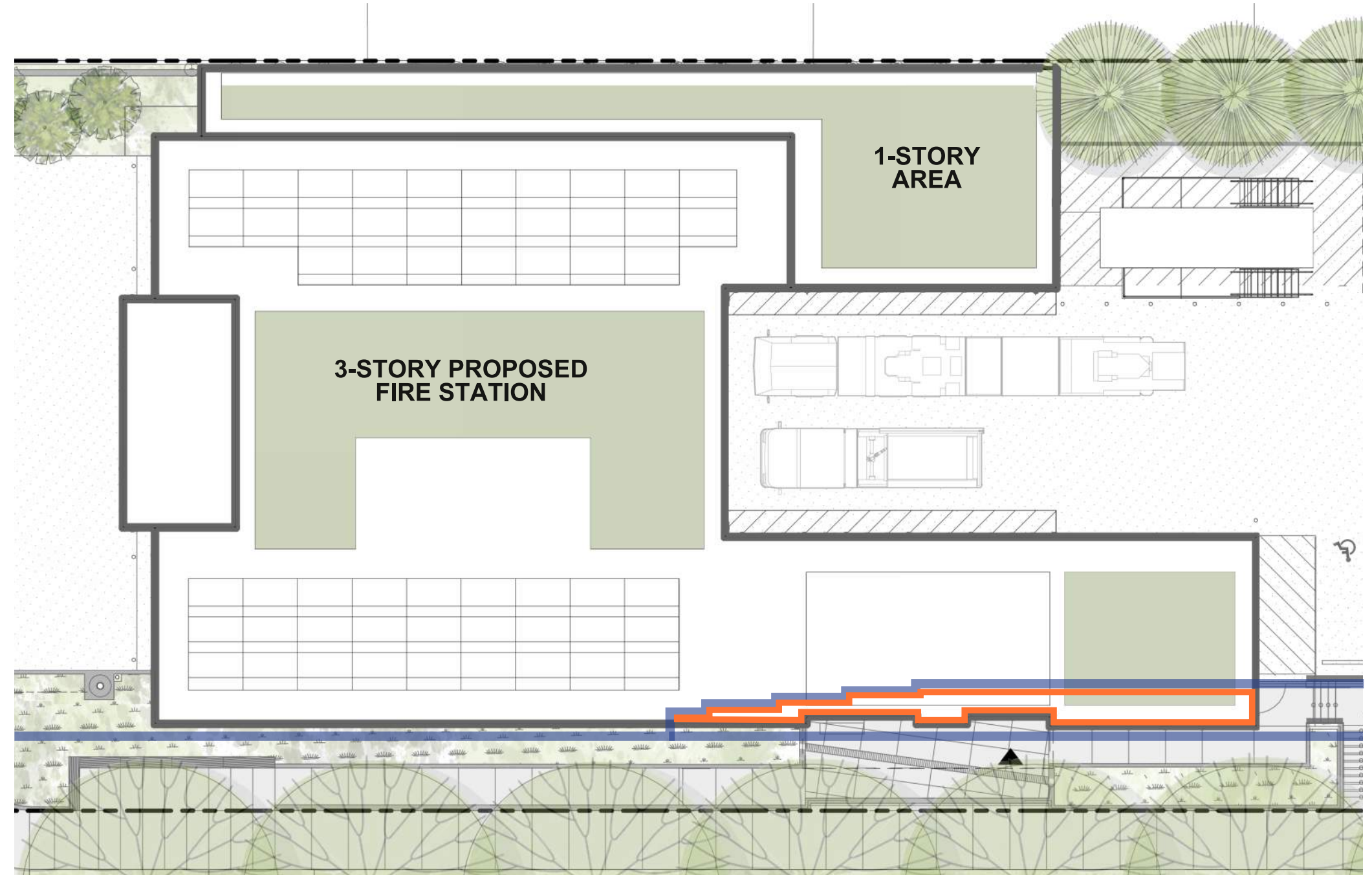
Additional setbacks required beyond 10' minimum setback where the structure depth extends beyond 65' in length.

Proposed:

Portions of Levels 1-3 will extend into the setback as shown in the diagram.

Design Measures to Mitigate Impact to Surrounding Properties:

- Increased transparency provided by a 2-story curtainwall expression at entry.
- Bioretention feature adjacent to the sidewalk at this location softens the pedestrian experience.
- A room open to community use is located in this area and accessed directly from the public entry and public lobby.
- Allowable length of the building is 194', but the proposed project is only 150' in length, further minimizing impacts in this area.



 LEVEL 1, 2 & 3 DEPARTURE AREA  SETBACKS

2. SOUTH BUILDING SETBACK



3. RETAINING WALL AT SOUTH SETBACK

SMC 23.45.518.1.8

Structures in required setbacks.

Requirement:

Retaining walls used to raise grade and located in a setback are limited to 6' in height as measured above existing grade.

Proposed:

Approximately 70' of the eastmost portion of the retaining wall along the south property line transitions from 6' above existing grade at the west end to 8'-7" above grade at the east end. A small portion of the top of the wall is nonconforming as shown in the diagram at right.

Design Measures to Mitigate Impact to Surrounding Properties:

- Special ornamental fencing at entry plaza
- Jog in the wall at the entry plaza
- Bioretention feature directly adjacent to wall and visible behind wall
- Staircase and planted area activate east edge of tallest portion of wall



4. TREE REMOVAL

SMC 25.11

Tree Protection

Requirement:

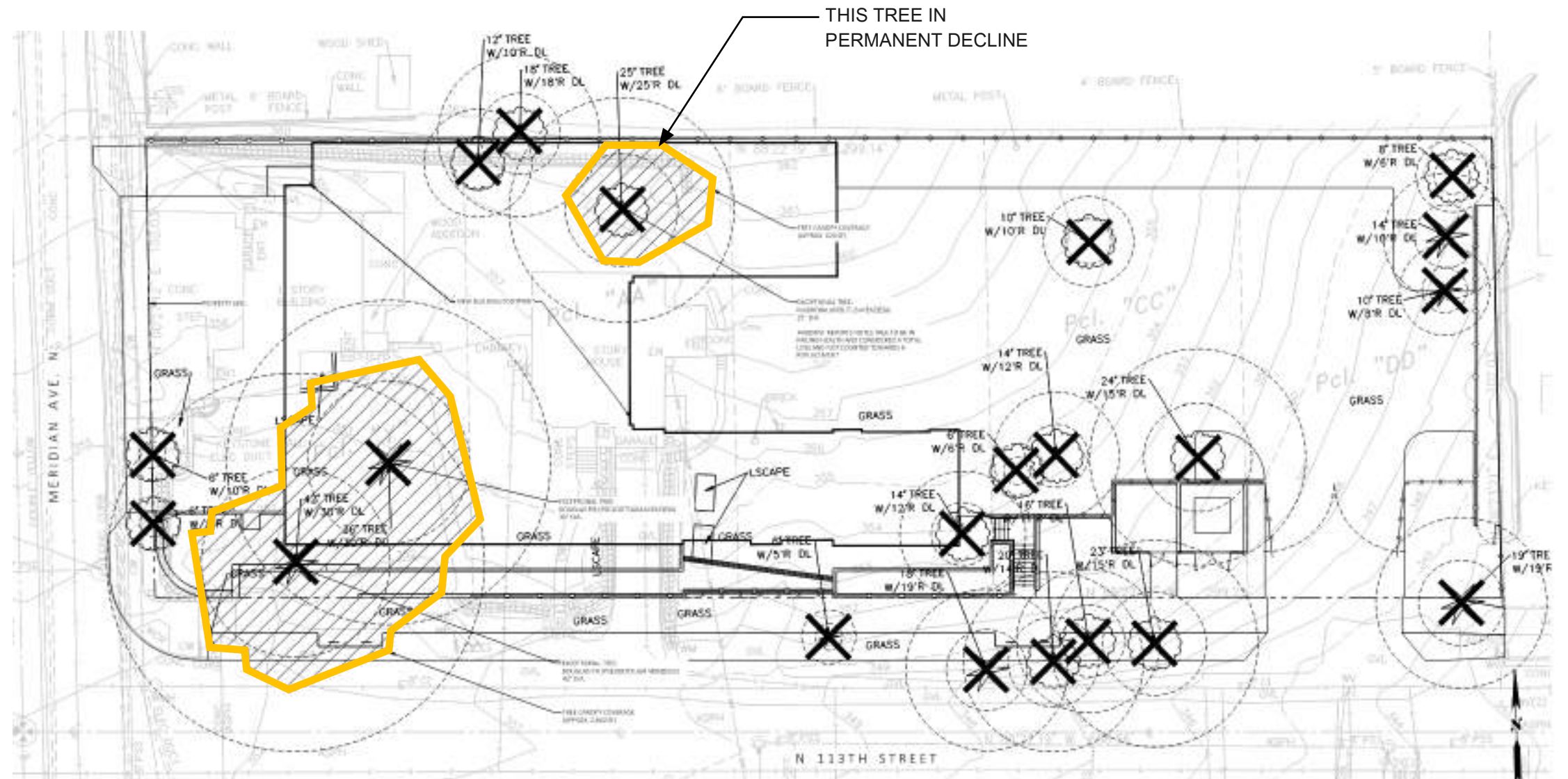
Exceptional trees may not be removed in this zone and the administrative pathways to allow tree removal are not applicable to this project.


Proposed:

Remove (3) total exceptional trees, (1) of which is in permanent decline.

Design Measures to Mitigate Impact to Surrounding Properties:

- Total number of trees increased from an existing total of (21) to a new total of (28).
- New tree canopy located to provide the maximum public benefit by improving the streetscape and buffering the fire station from adjacent residential uses.
- Existing exceptional tree canopy is approximately 2,850 sf, while the new canopy provided on site will be 4,225 sf at maturity, representing a 48% increase.
- Green roof and bioswale to reduce urban heat island and enhance stormwater quality.



 EXCEPTIONAL TREE CANOPY TO BE REMOVED

4. TREE REMOVAL

SMC 25.11

Tree Protection

Requirement:

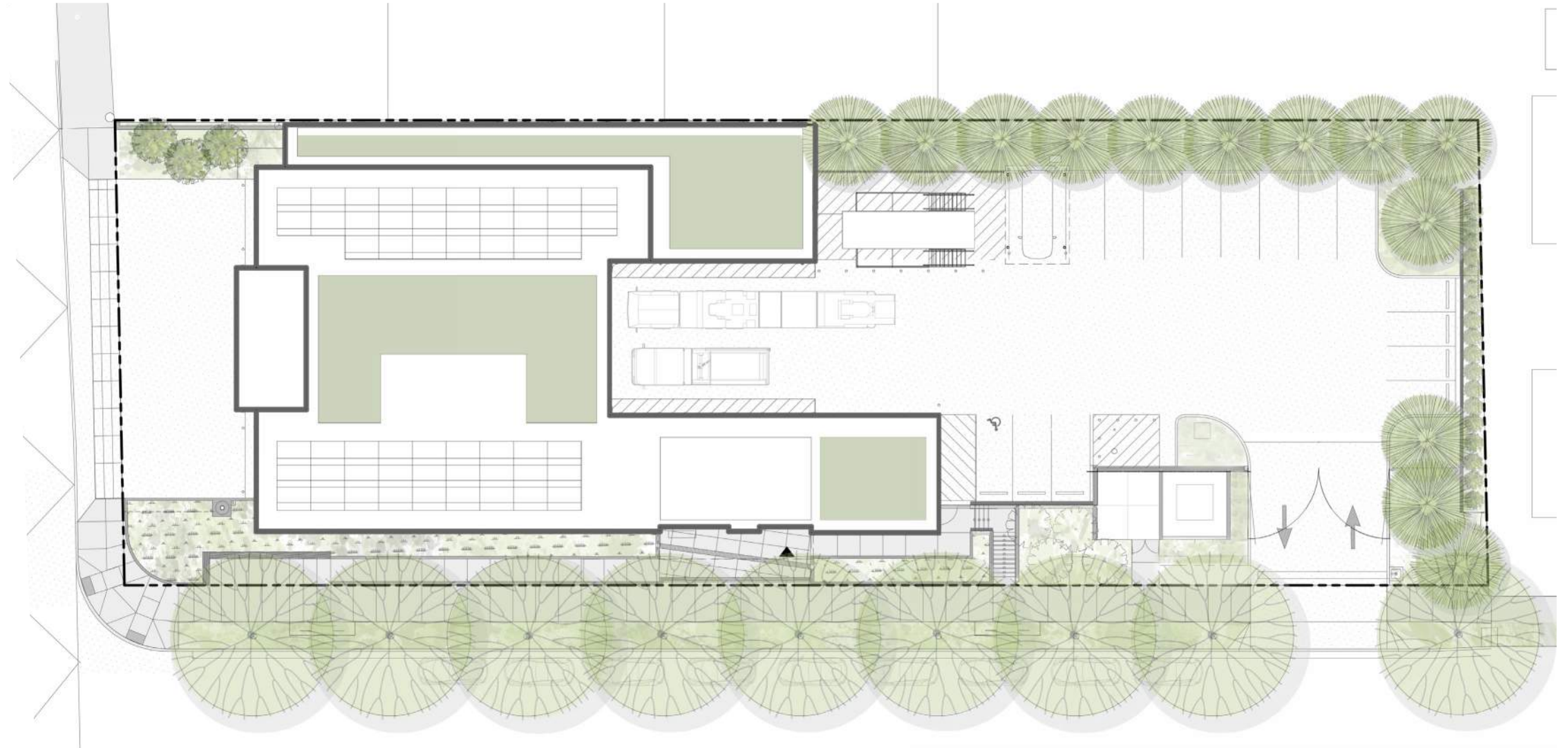
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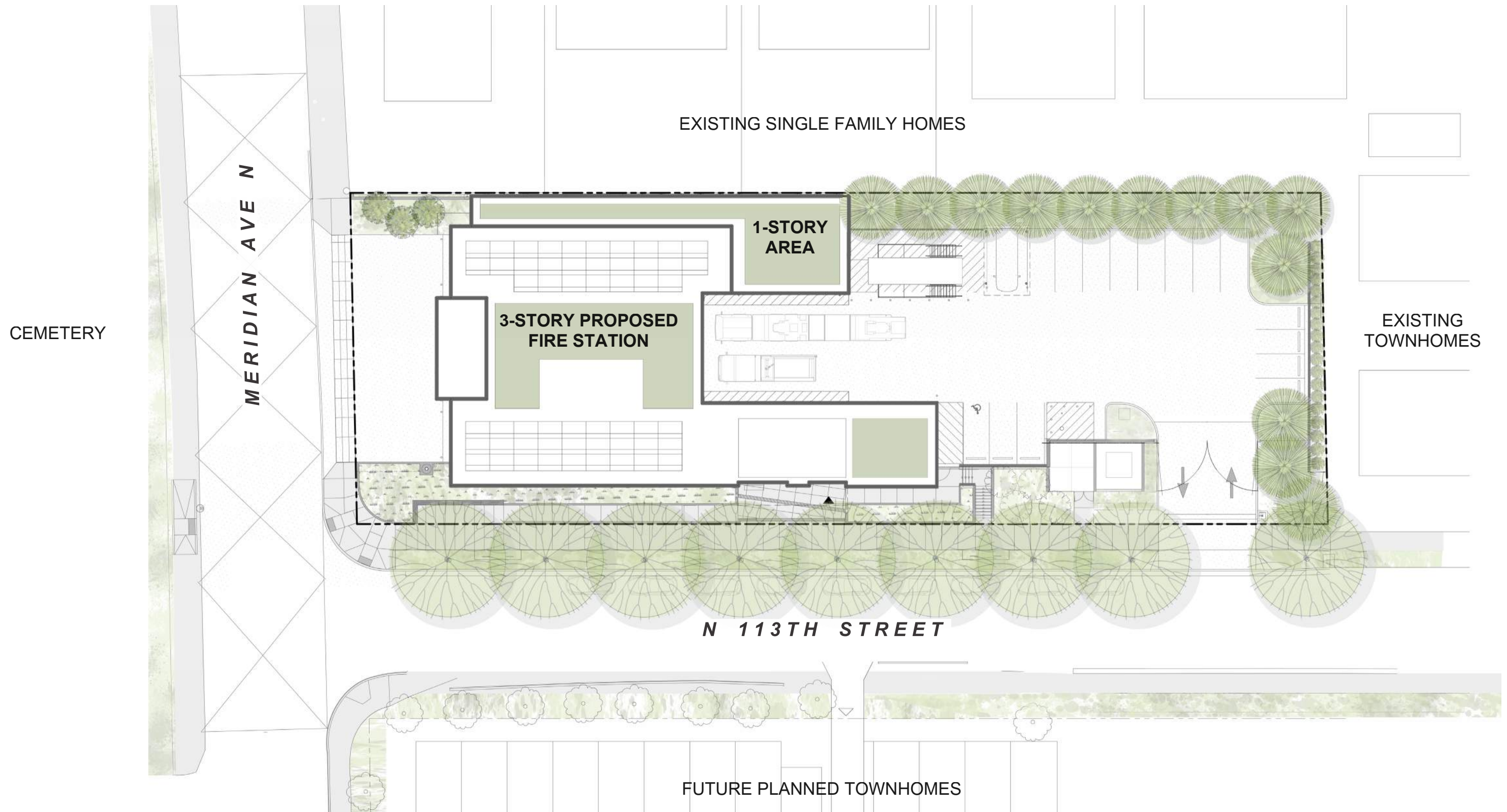
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Q & A





THANK YOU



Seattle

