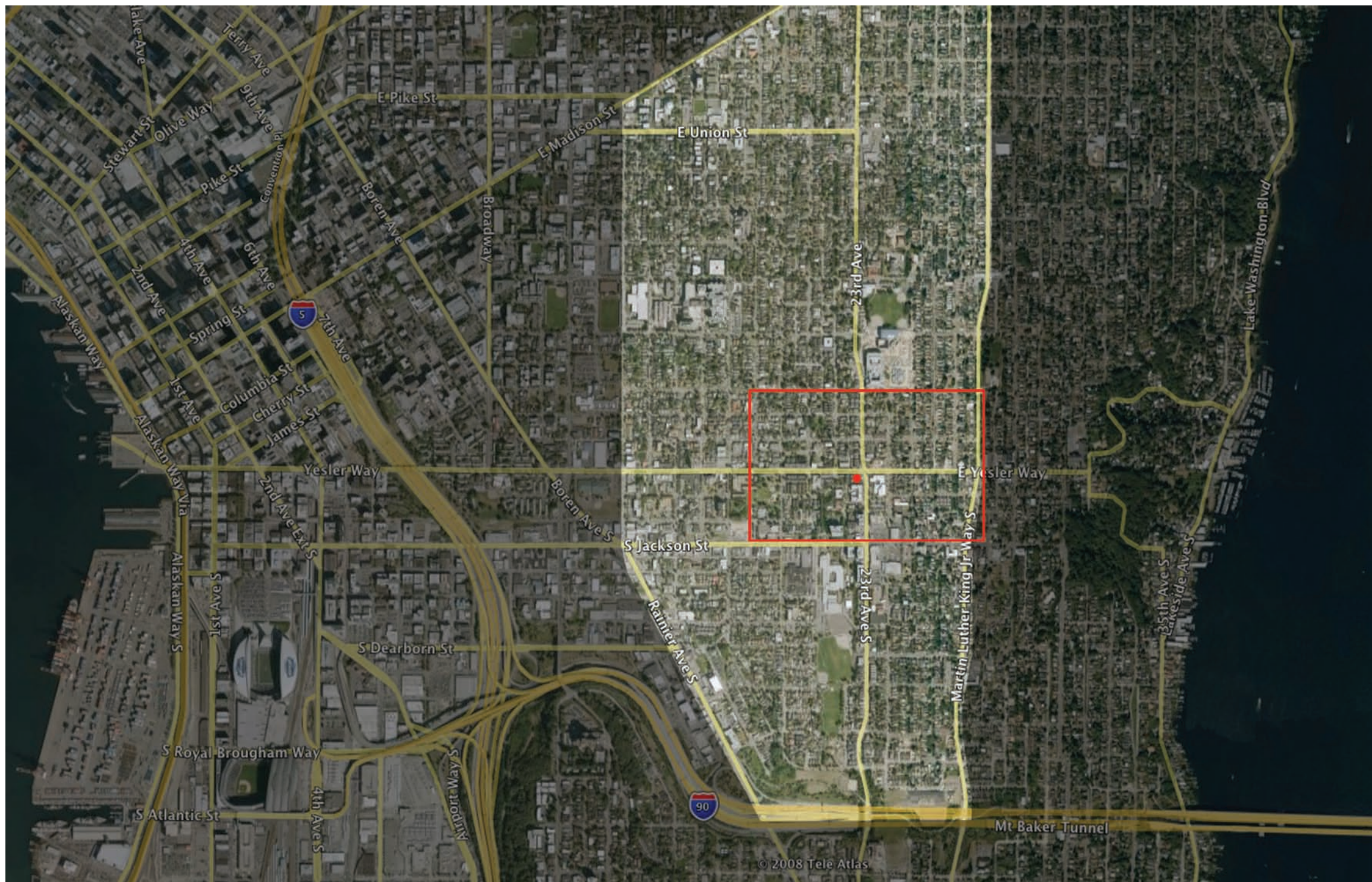


SEATTLE FIRE DEPARTMENT
101 23rd avenue south
seattle, washington

readaptive use proposal fire station 6
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neighborhood contextfirestation6
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The Central Area of Seattle is east of Cherry Hill, west of Madrona, south of East Madison, and north of Rainier Valley. It connects downtown Seattle, the International District, and Capitol Hill. Also called the Central District, it is sometimes known as the CD.

location fire station 6

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Central District General Study Map

Seattle Public Schools

Elementary

Thurgood Marshall

T.T. Minor

Middle

Washington

High

Garfield

Private Schools

First Place

Giddens

Islamic School

King Street Co-Op

Lake Washington Girls School

Nova Project

Seattle Girls School

Medical

Swedish (Cherry Hill)

Carolyn Downs Community

Central District Dental

Odessa Brown Children's

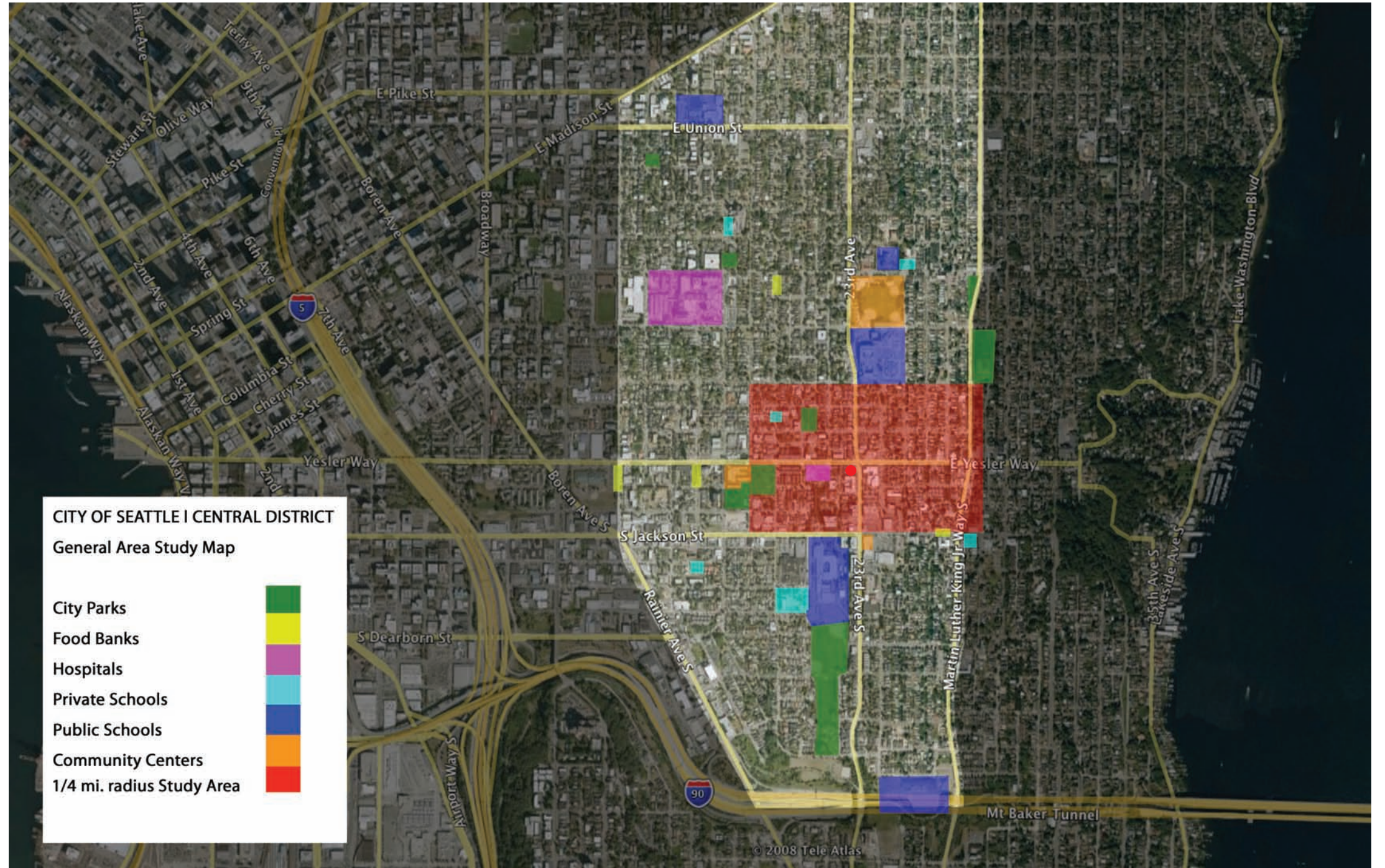
Libraries

Douglas-Truth Branch

Community Centers

Garfield

Langston Hughes Cultural Arts



general mapfirestation6

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The CD is a very unique neighborhood. Unlike Fremont and Ballard which were developed as autonomous towns, and the University District, which was formed as a real estate development, the Central District is a **product of its residents.**



20th Avenue looking north



Garfield High School cafeteria

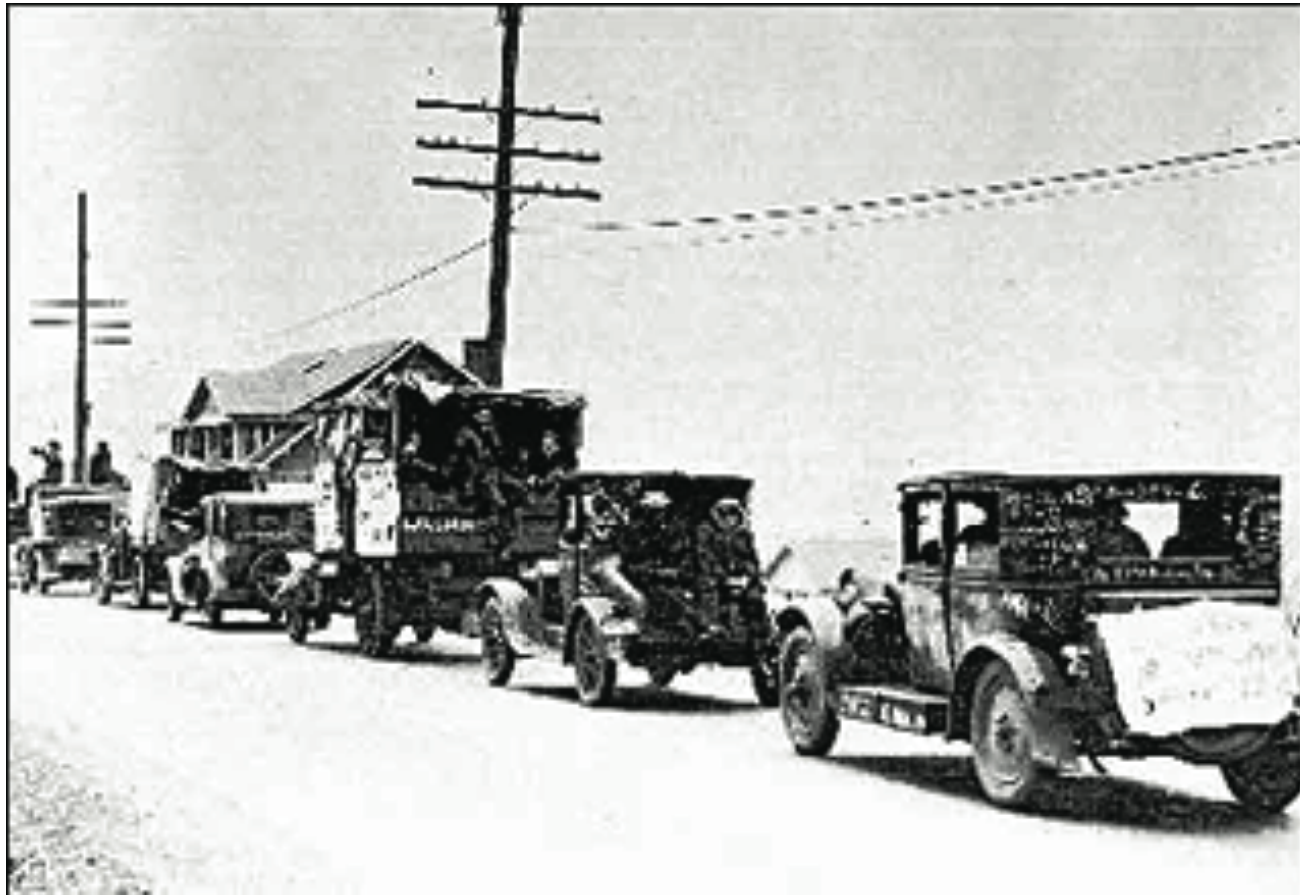


Spruce Street Park

identityfirestation6

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Historically, it has been the center of the **black community** for the entire Pacific Northwest and recently, has the **highest concentration of same-sex couples** in the state of Washington.



War I, **African American's** began to arrive in Seattle and by the end of the Second World War the Central Area was home to a majority of Seattle's black population.



Historically, the Central District is the most **racially and ethnically diverse** neighborhood in Seattle. From 1890 until World War I, it was primarily a **Jewish** community. In the first decade of the 20th Century the first **Scandinavian** presence moved in, and by the 1920's the **Japanese** community began to settle in the area. After World

cultural history firestation6
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By the late 1950's, **restrictive zoning** had become common place in Seattle. As civil rights leaders fought **segregation** of the public schools, the CD became a stage for marches, riots, and civil disobedience. In 1967, it also became home to the **Black Panther Party**.



racial strugglefreestation6

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After a period of **deterioration due to highway construction**, the CD began to attract Caucasian couples, **displacing African Americans** to areas south along Rainier Avenue into Renton and Skyway, and changing the economic make up of the area.



While during the mid- 1990's, the average family income in the Central District was around **\$36,000** a year, at the beginning of the 21st century, the average income of the area was well into the **six figures**.

gentrification fire station 6

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study area

Predesignated study area is bounded by residential on the north mixed with neighborhood commercial on the south.

2 main categories for residential + commercial

residential

- SF
- L (lowrise)

commercial

- NC (neighborhood commercial)
- C

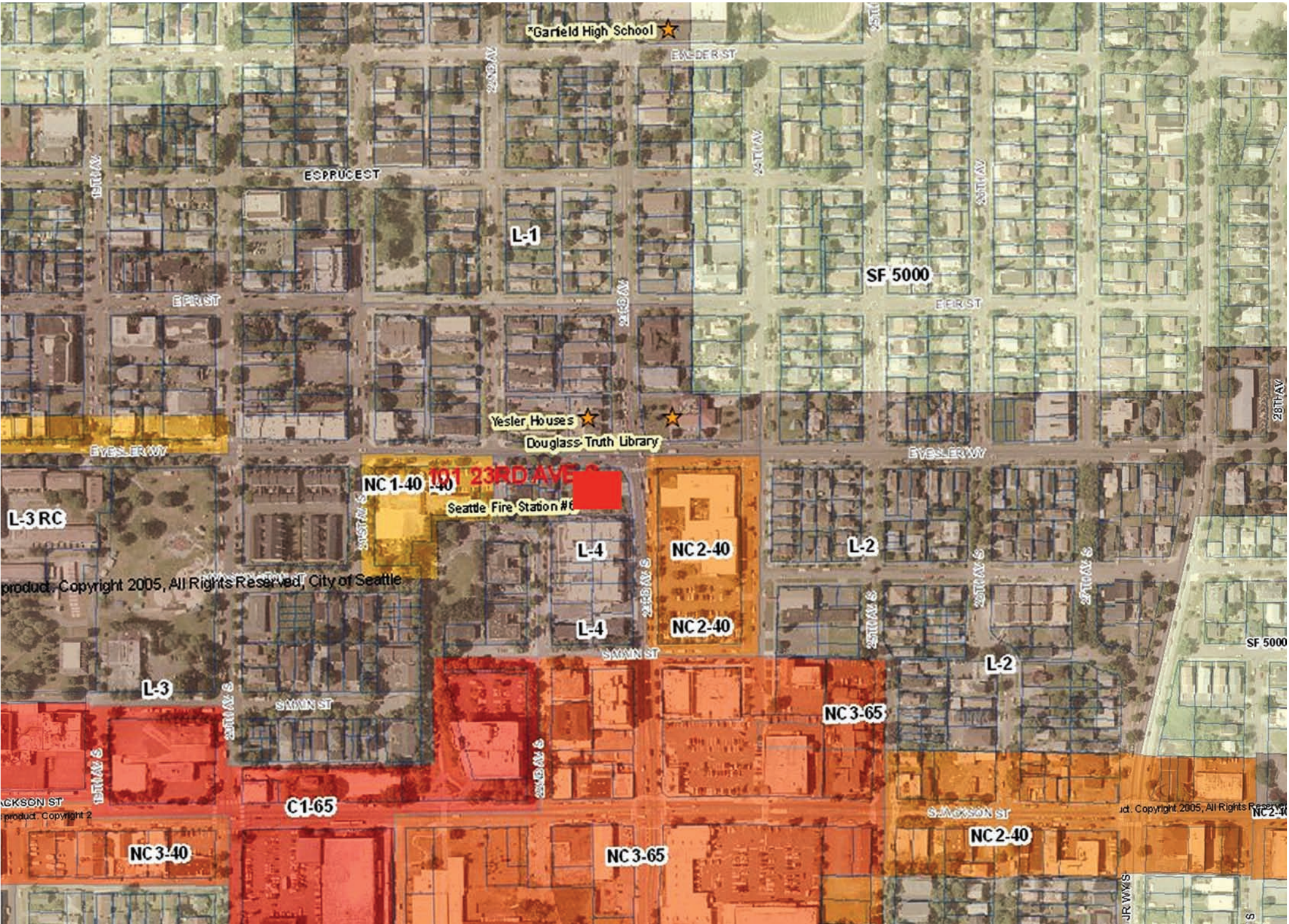
zones found in study area

SF-5000

- L-1
- L-2
- L-3
- L-4

- NC 1-40
- NC 2-40
- NC 3-40
- NC 3-65

C1--65



study area zoning fire station 6

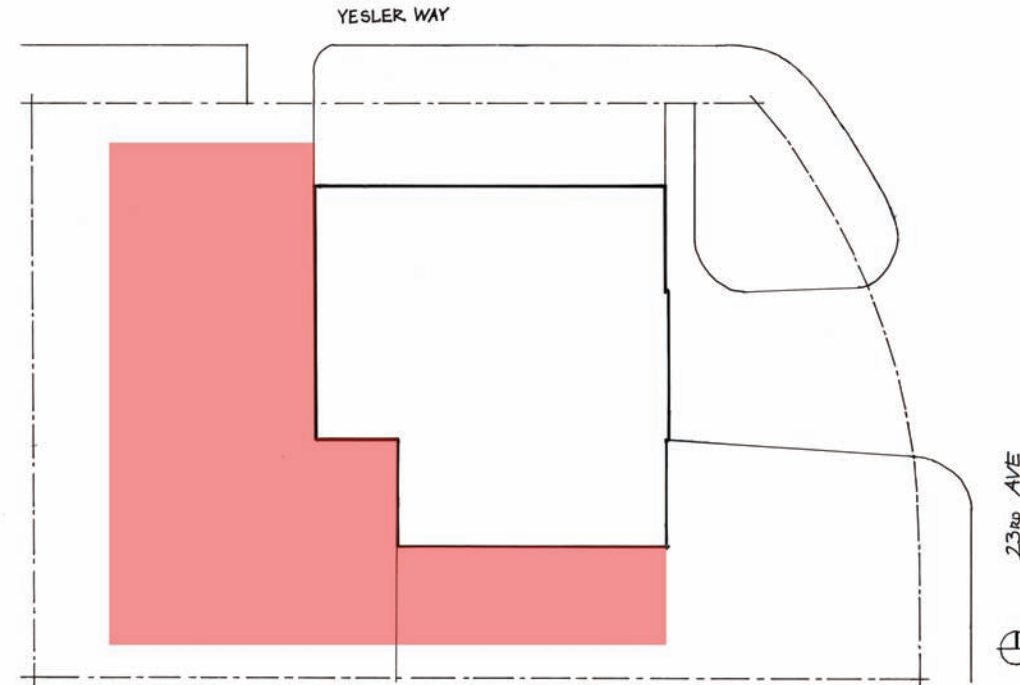
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Setbacks

facing street
same as existing E & N facades

depth
up to (65%) of lot up to no less
than 15' from the rear property line
(or 15% of lot depth up to 25')

side setback
generally 7' from property line



Heights

Zoning allows up to 4 stories of apts or town
houses, or a 42' maximum height
(37' + 5' pitched roof)

Allowable height comparable to adjacent
areas to the south of East Yesler Way

Allowable height would exceed the current
height of Firestation 6 by 30'



L-4 zoning firestation6

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density

Seattle municipal code allows one residential unit per 600 s.f.

At 20,400 sf approximately 34 attached residential units can be accomodated on this site.

open space

lot size = 20,400 s.f.

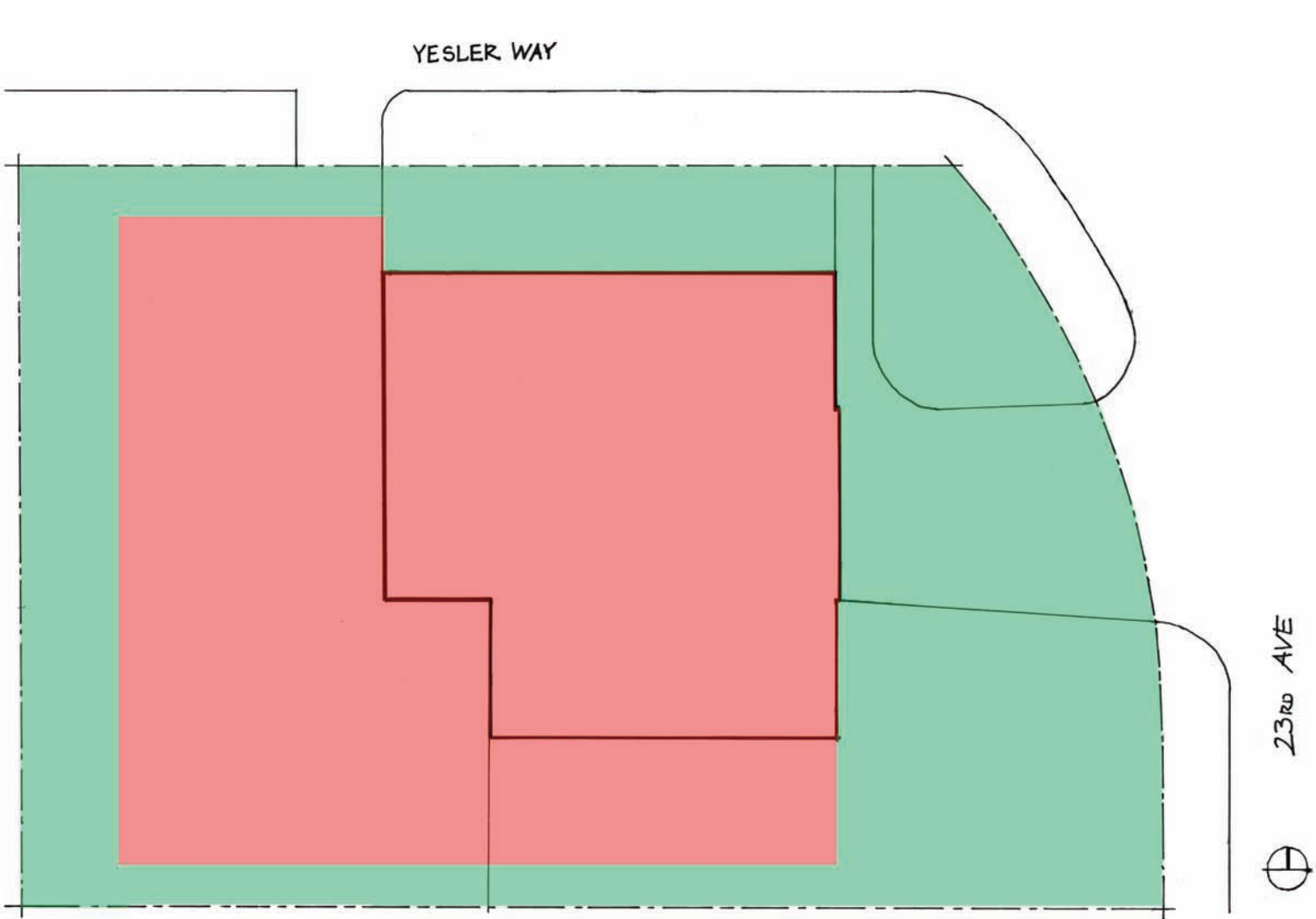
lot coverage

max 50% of total lot = 10,200 s.f.

5100 sf (sf%) if apartments are built

6120 sf (30%) if up to a third of open space is provided in balconies or decks

3060 sf + 200 sf (15%) if townhouse + private space



L- 4 zoningfirestation6

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Metro Routes

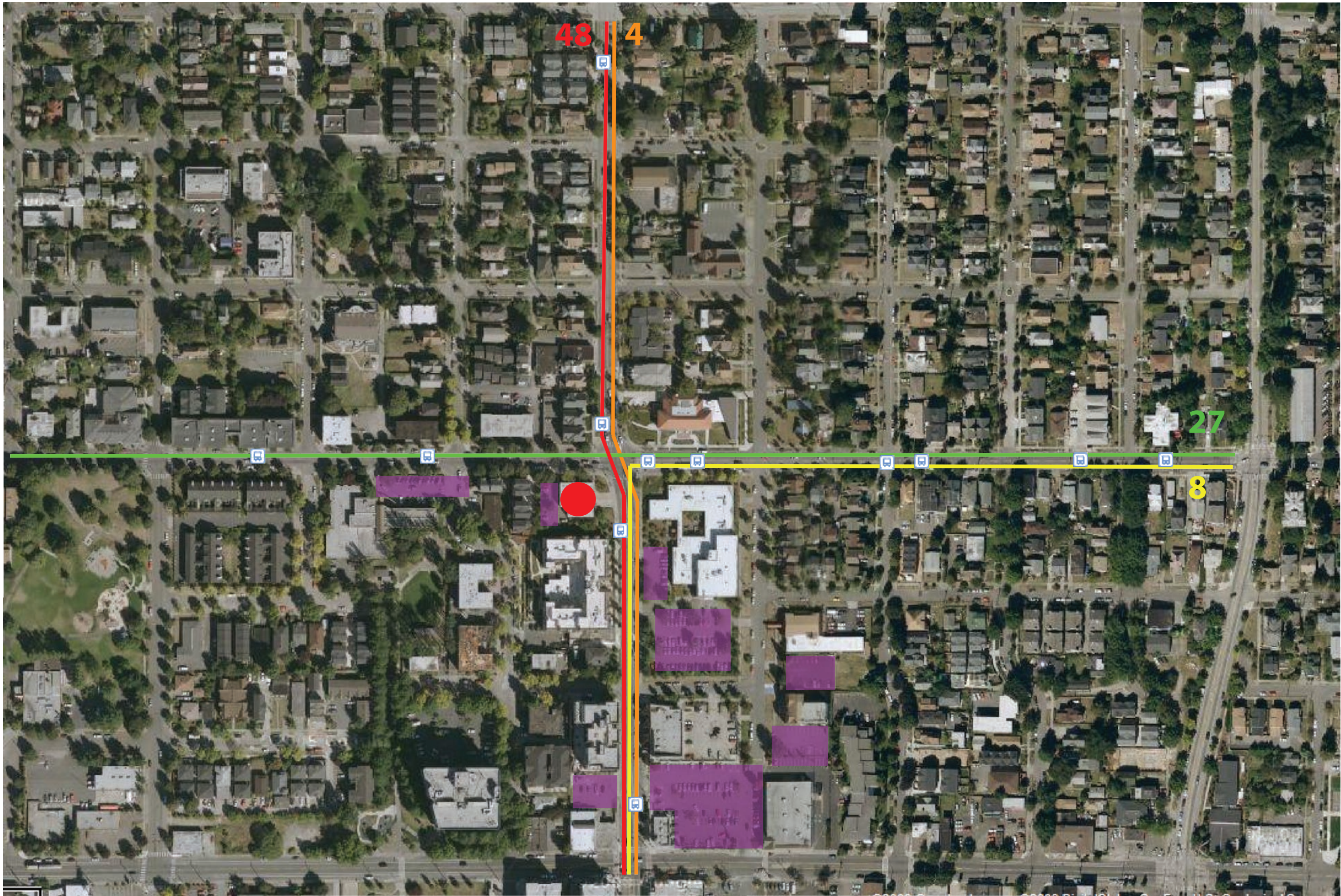
48
To Rainier Beach from Loyal Heights via University District, Greenwood, Montlake & Columbia City

27
To Colman Park from downtown Seattle via Stewart Way & Yesler Way

8
To Seattle Center from Capitol Hill via Jackson & Rainier Ave South

4
To downtown Seattle from Queen Anne Hill via Broadway & East Union

 free public parking



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Key:
Green: Wood frame
Orange: Concrete
Red: Masonry
Blue: Steel



construction materials fire station 6

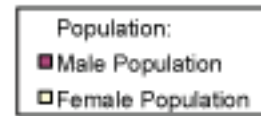
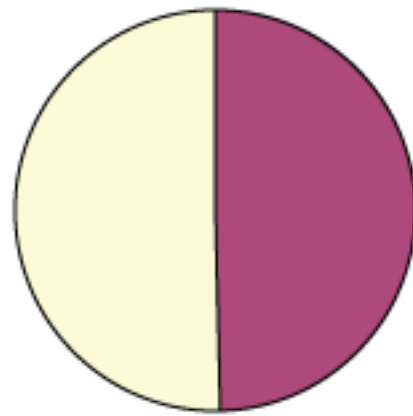
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Key:
Red: Retail
Blue: Multi-family
Green: Single-family
Yellow: Community/Civic buildings

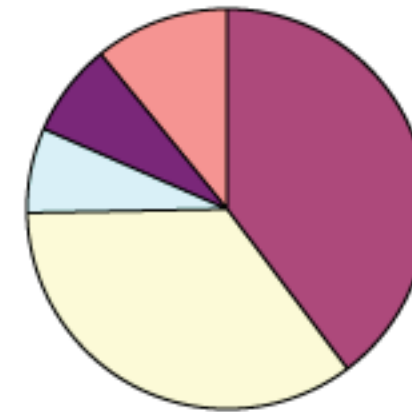
- Important Buildings:
- 1. Odessa Brown Health Center
 - 2. New Hope Missionary Baptist church
 - 3. Carolyn Downs Medical Center
 - 4. Community Day Center for Children
 - 5. Currytemple CME Church
 - 6. People’s Institutional Baptist Church
 - 7. Douglass Truth Library
 - 8. Eritrean Community Center
 - 9. Upper Room Church of God in Christ
 - 10. Catholic Community Services
 - 11. Fire Station No. 6
 - 12. Bethel Chirstian Chuch
 - 13. Walgreens
 - 14. Starbucks
 - 15. SVI



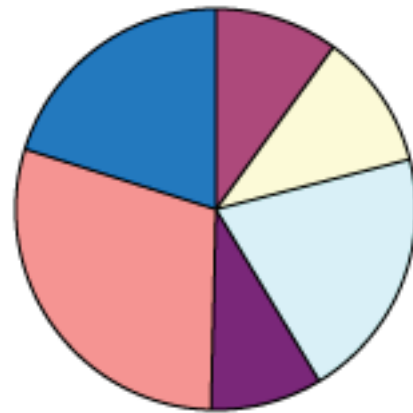
building functions fire station 6
sarahidano-cardinelli phillafranchi erinmulvey tedwegrich



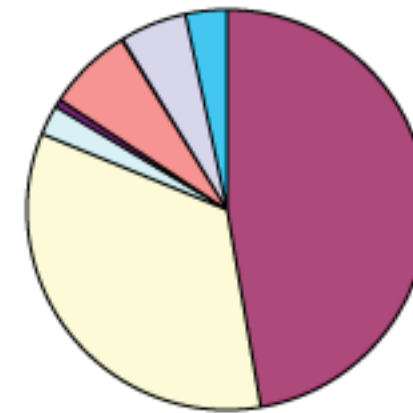
Male Population: 12,644
Female Population: 12,843



Married 8423
Never Married 7411
Separated 1456
Widowed 1605
Divorced 2306



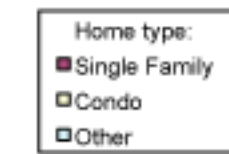
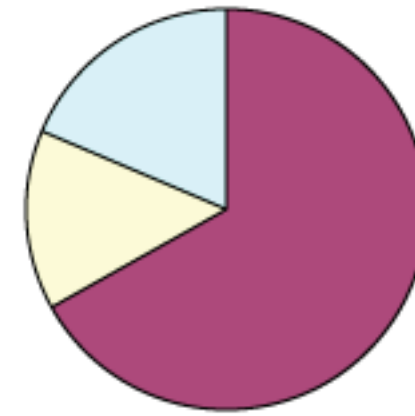
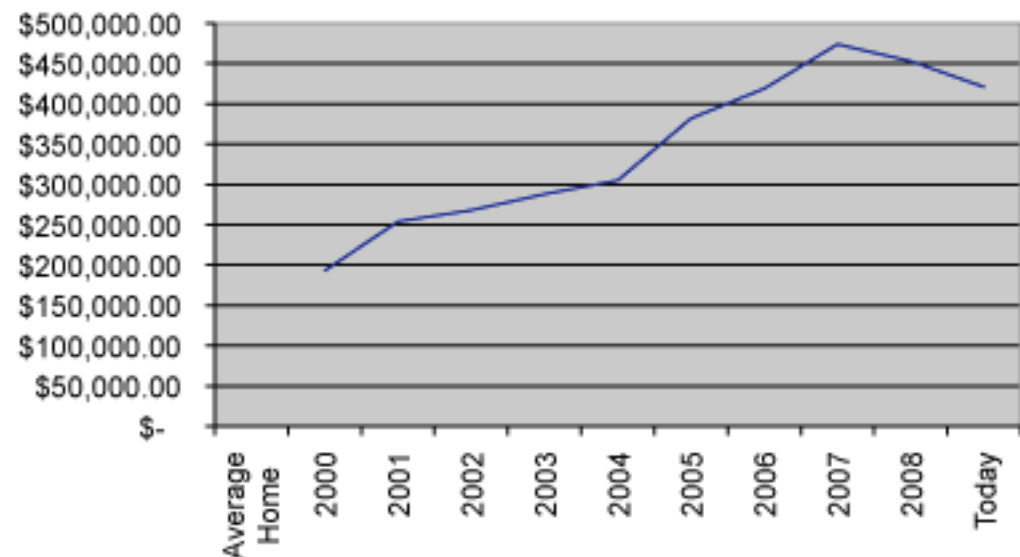
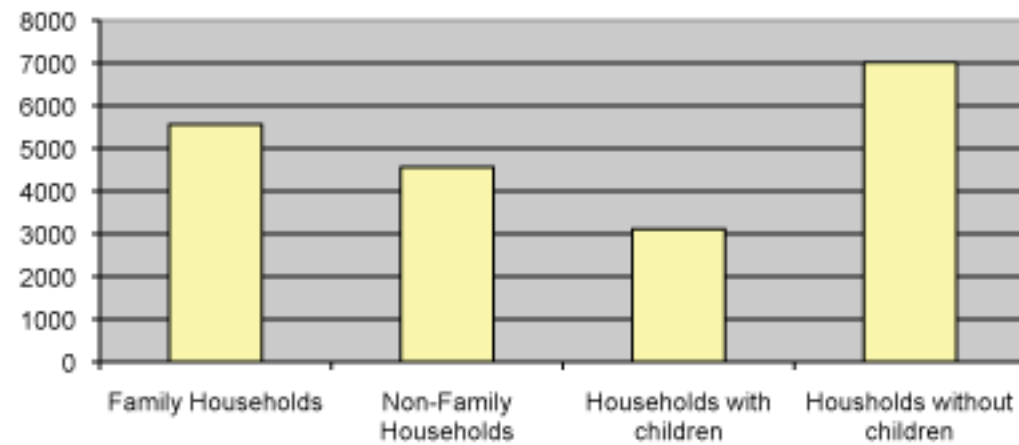
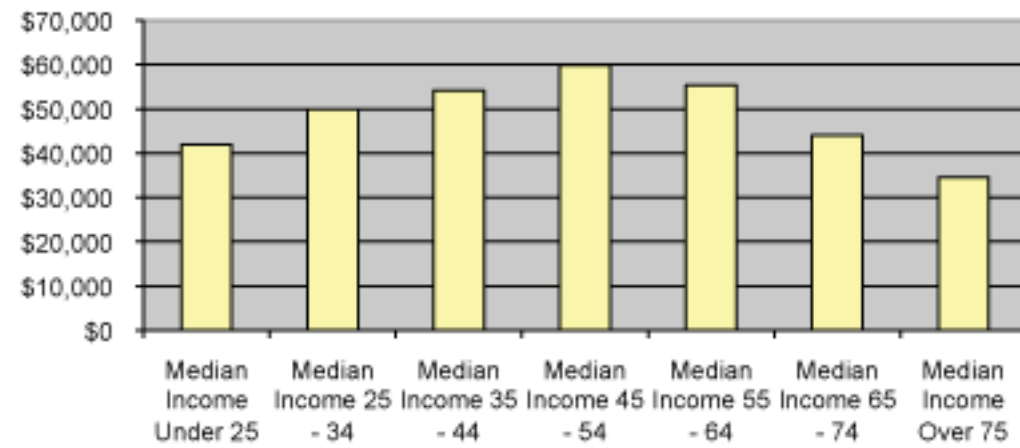
No High School Education 1493
Some High School Education 1646
Some College 3048
Associate Degree 1351
Bachelors Degree 4405
Graduate Degree 3013



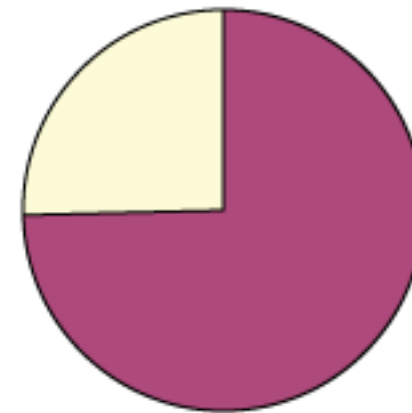
African American 50.80%
Caucasian 36.40%
Asian 2.60%
Native American 0.70%
Hispanic 7.40%
Pacific Islander 0.10%
Mixed Race 5.80%
Other 3.60%

demographicsfirestation6

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Single Family 66.80%
Condo 14.50%
Other 18.60%

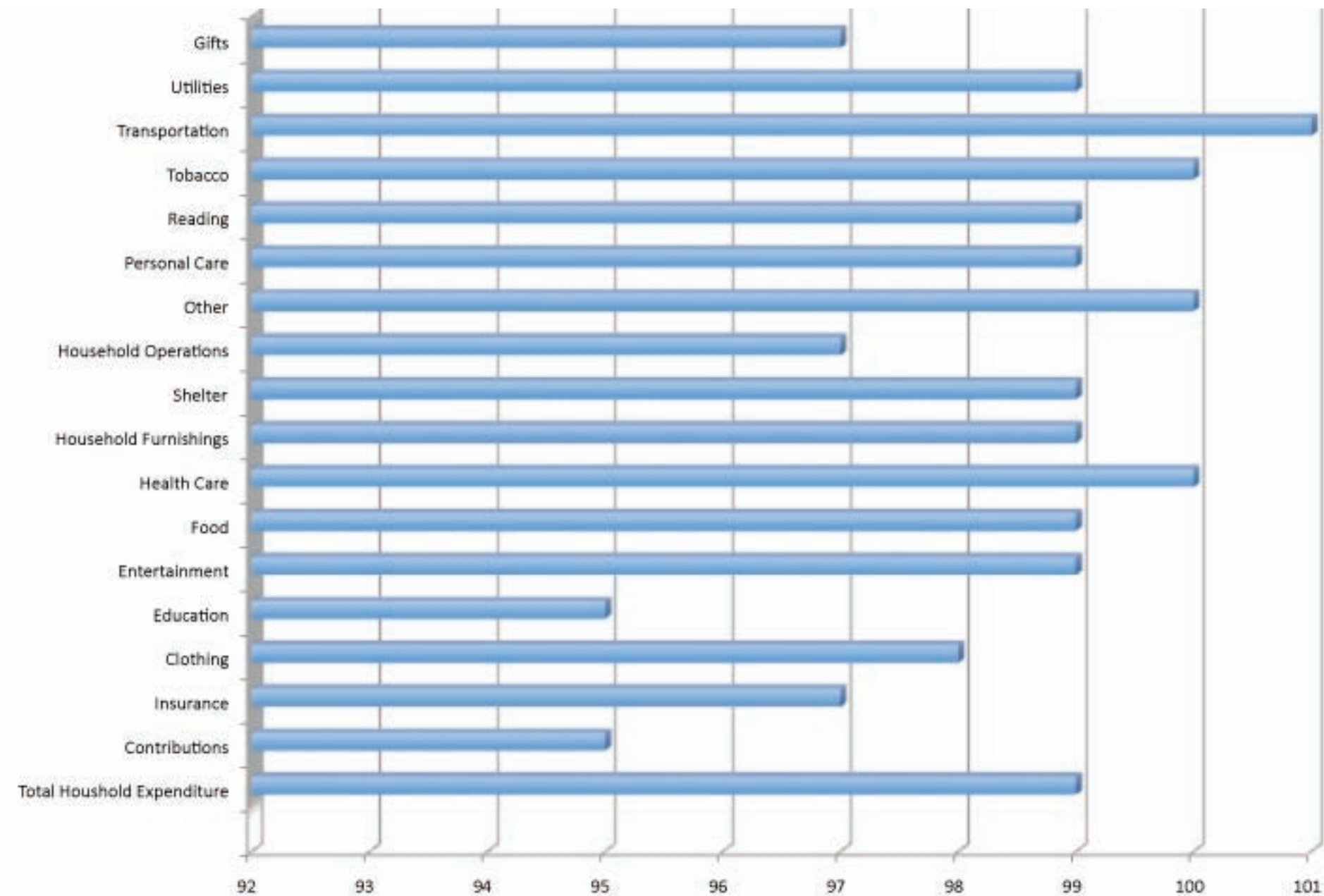


Employment:
White Collar 13281
Blue Collar 4518

Percent Increase of Income
Since 1990: 86%
Since 2000: 22.00%

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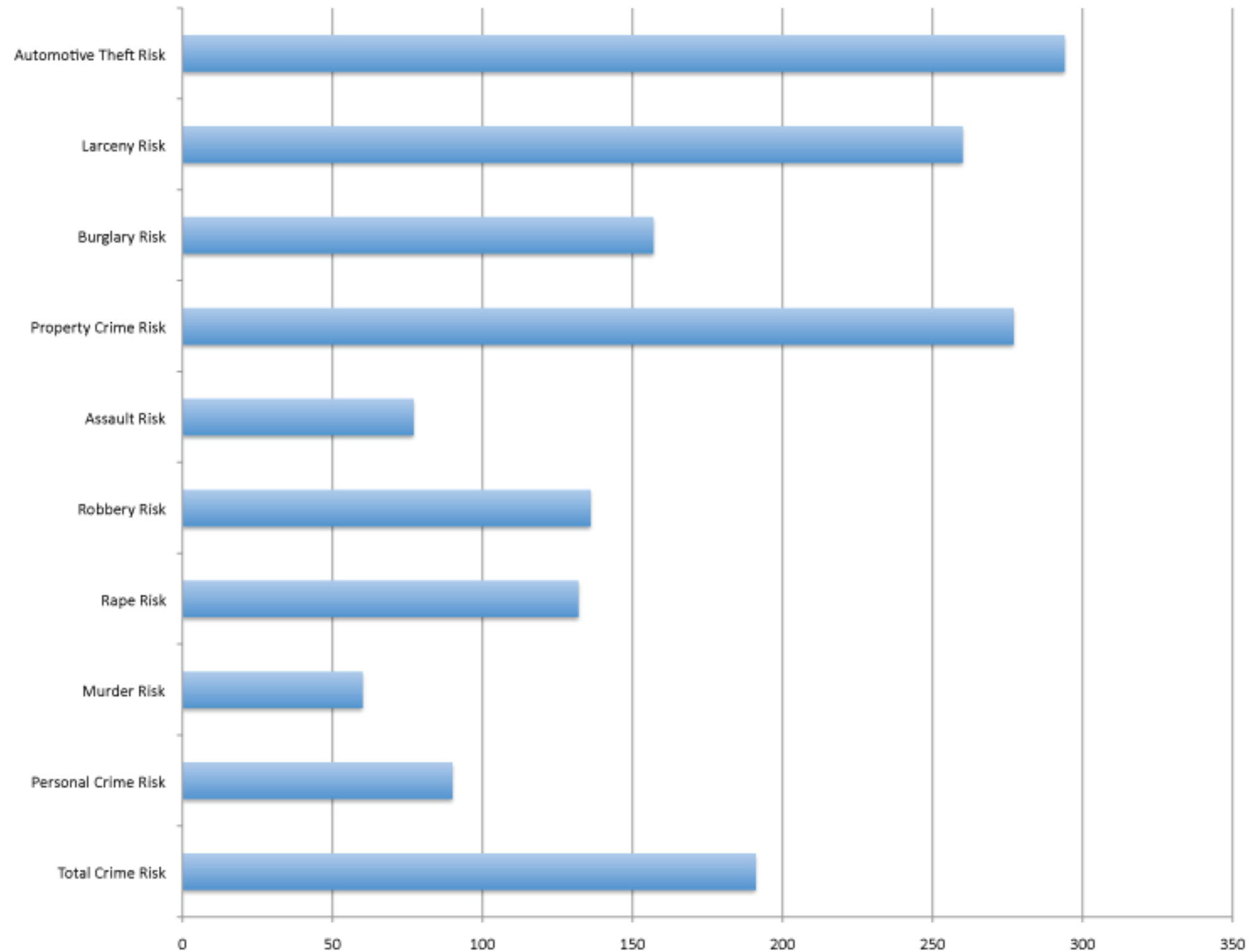


Lifestyle:

The following values are represented as an index, where the value 100 represents the national average.

High expenditures are for, transportation, tobacco, personal care, and household furnishings.

demographicsfirestation6
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Crime:

The following values are represented as an index, where the value 100 represents the national average.

All crime is above the national average, except assault, murder, and personal crime, especially automotive theft, which is almost three times the national average.

demographicsfirestation6

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2009 MLK rally at Garfield High School

History has played a vital role in shaping the neighborhood

Center of the civil rights movement in Seattle in 1960s

Strong sense of community

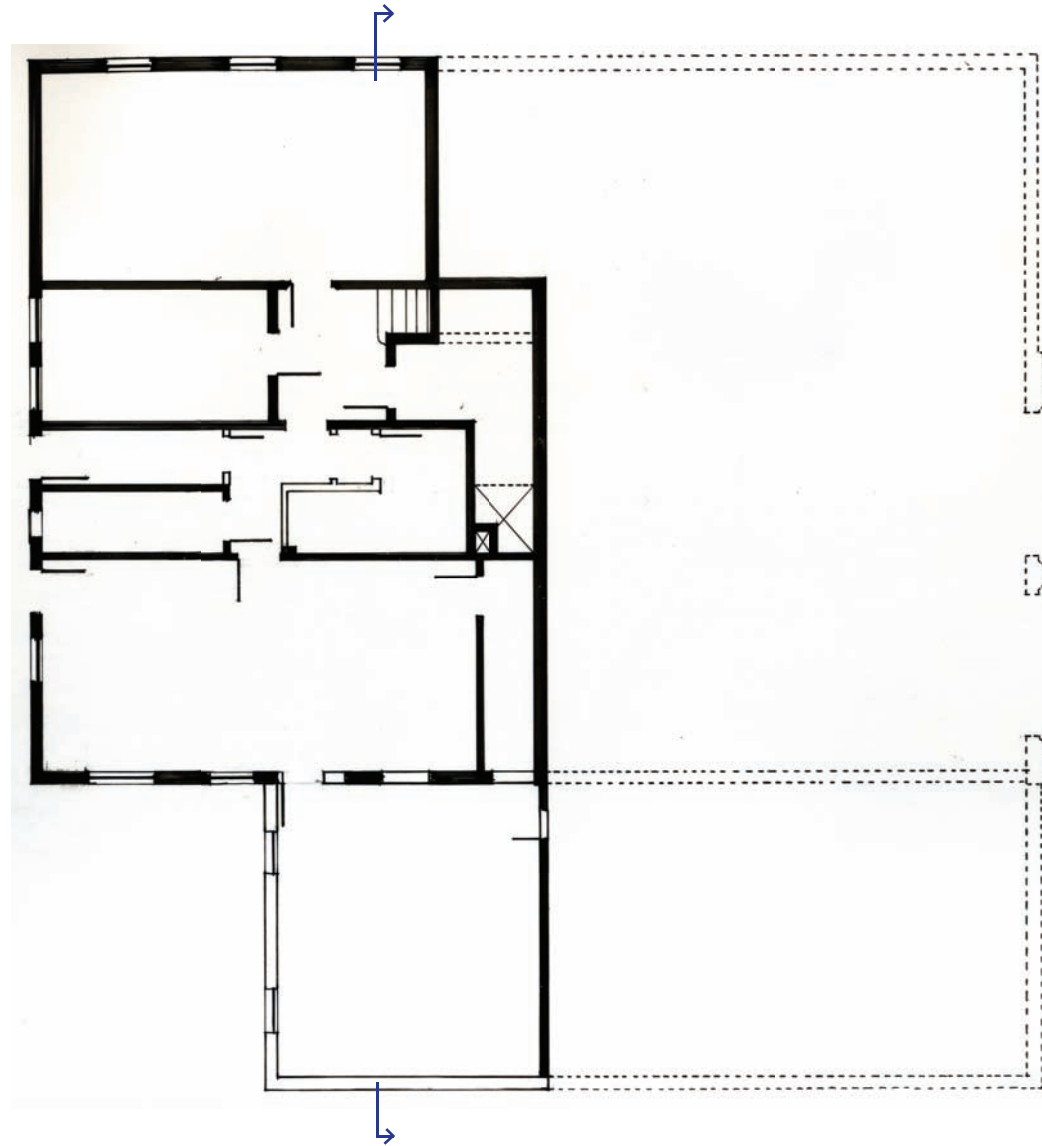
Identity has been molded by its diversity

Is a buffer zone between industrial and residential

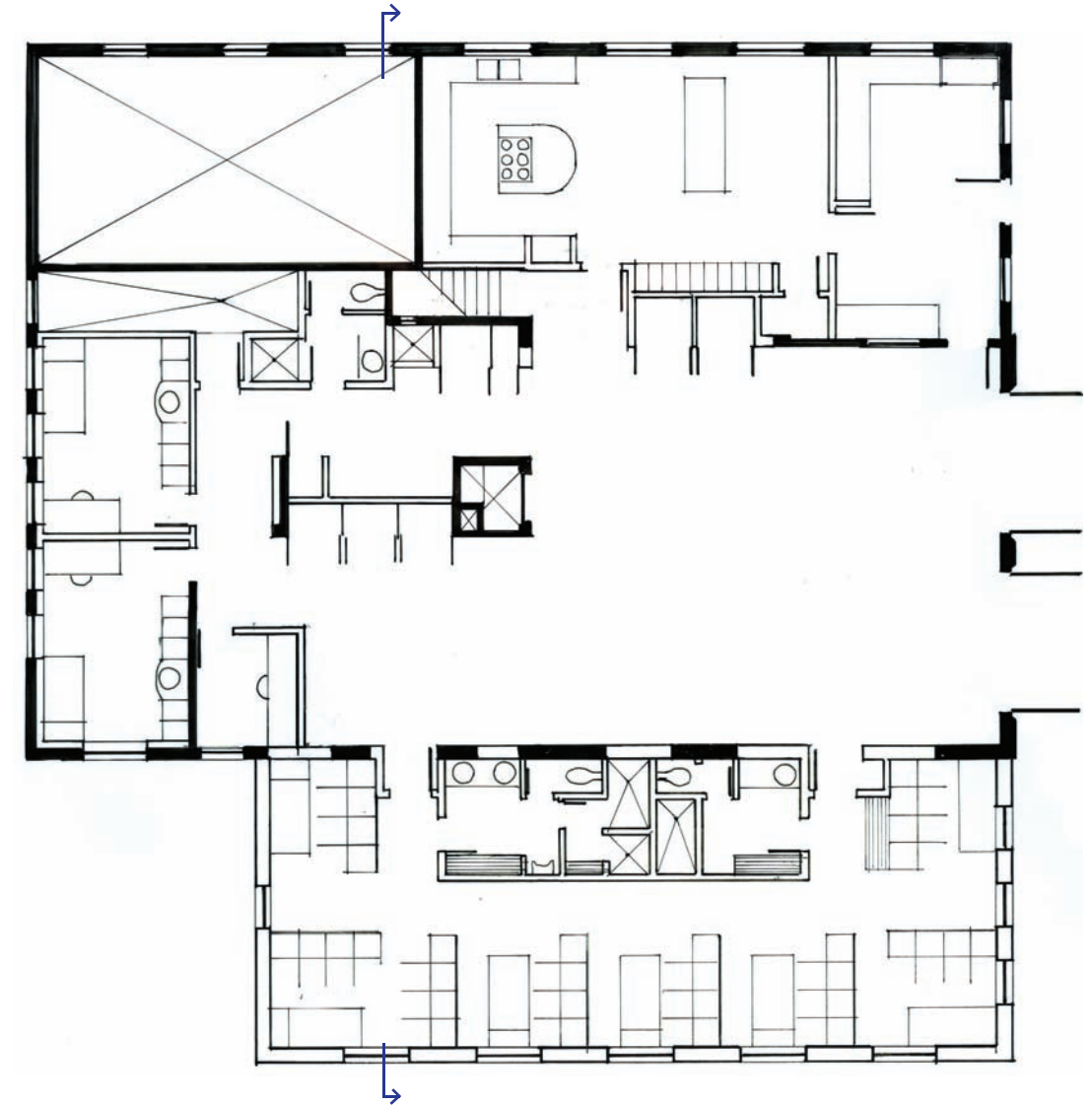
Views are to the East

neighborhood analysis fire station 6
sarahidano-cardinelli phillafranchi erinmulvey tedwegrich

building descriptionfirestation6
sarahidano-cardinelli phillafranchi erinmulvey tedwegrich



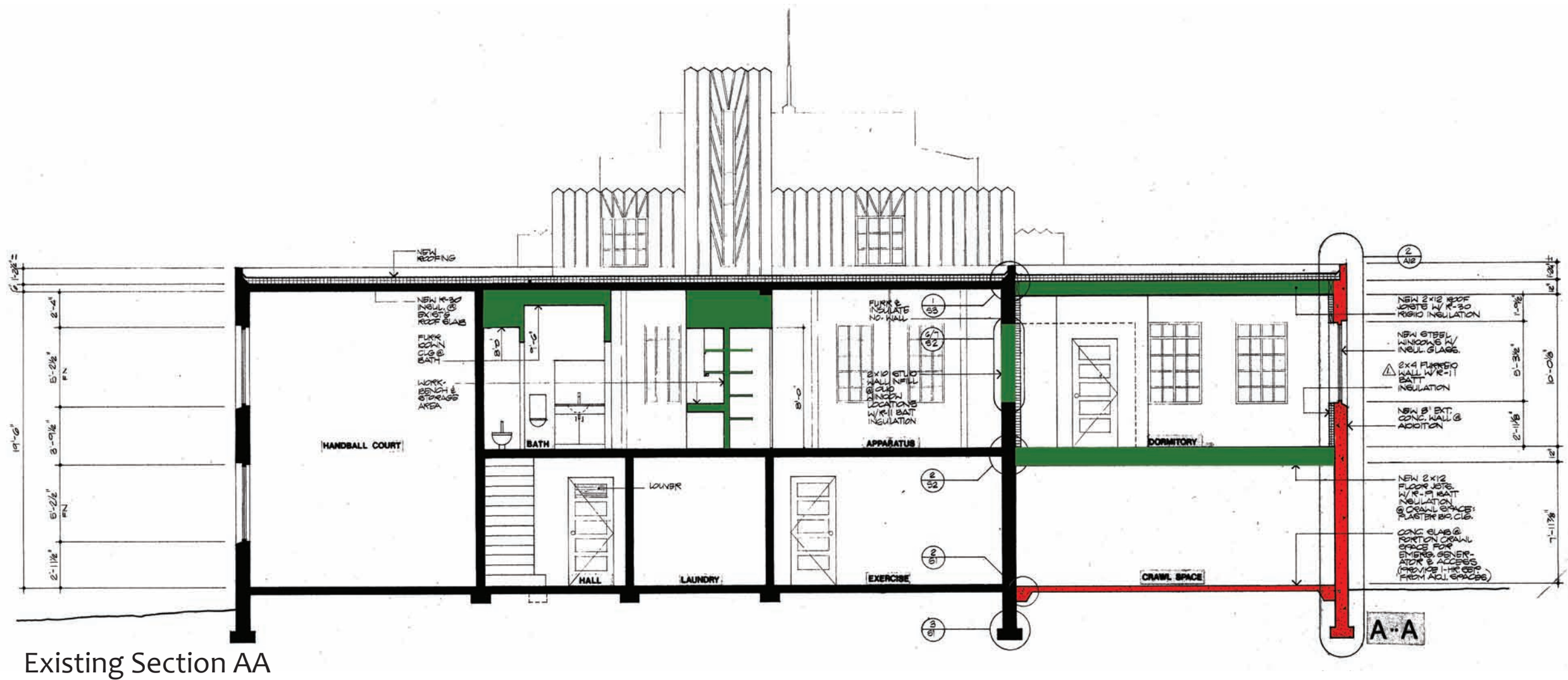
Basement Floor Plan ①



First Floor Plan ①

The building plans shown display the current layout of firestation 6. The walls in black demonstrate existing walls.

existing plans firestation6
 sarahidano-cardinelli phillafranchi erinmulvey tedwegrich



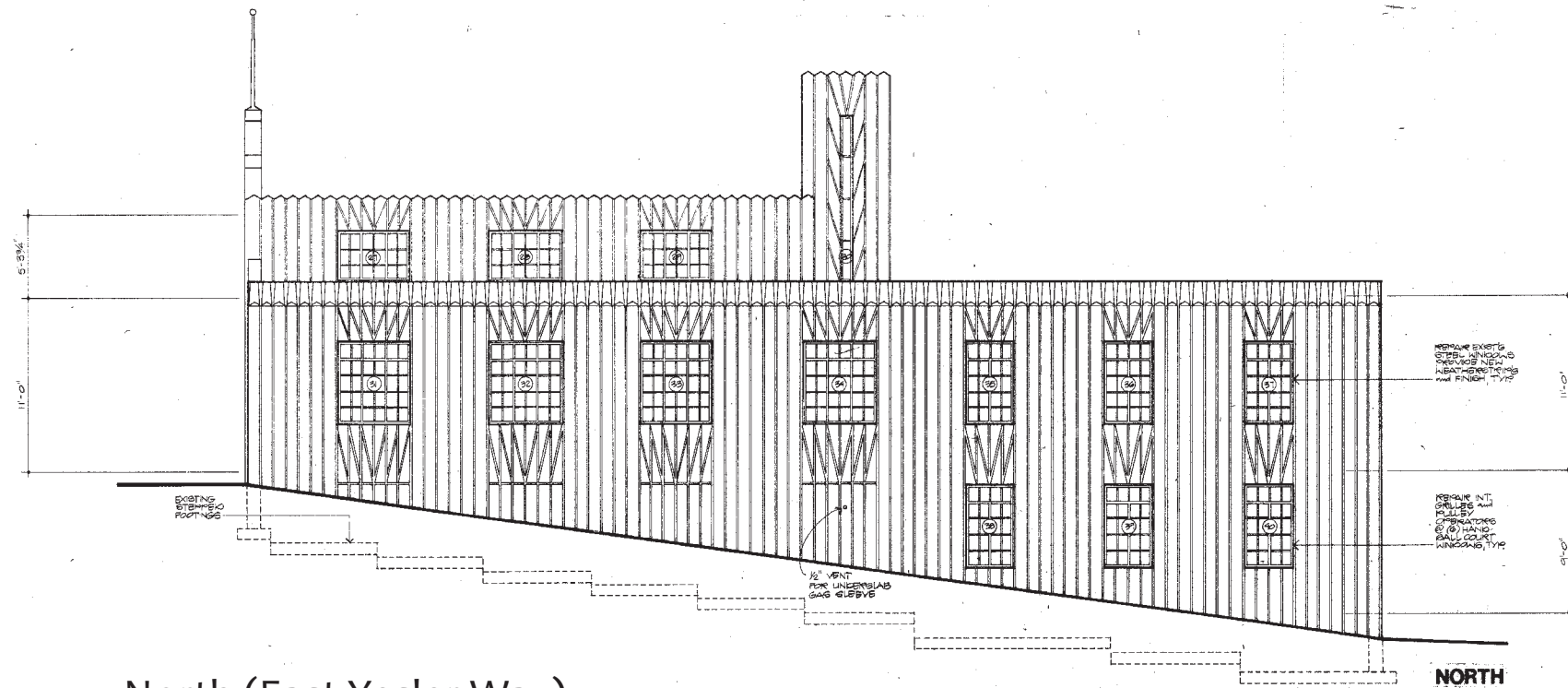
Existing Section AA

Pre- 1986 Existing Structure
 1986 Concrete Addition
 1986 Frame Wall Addition

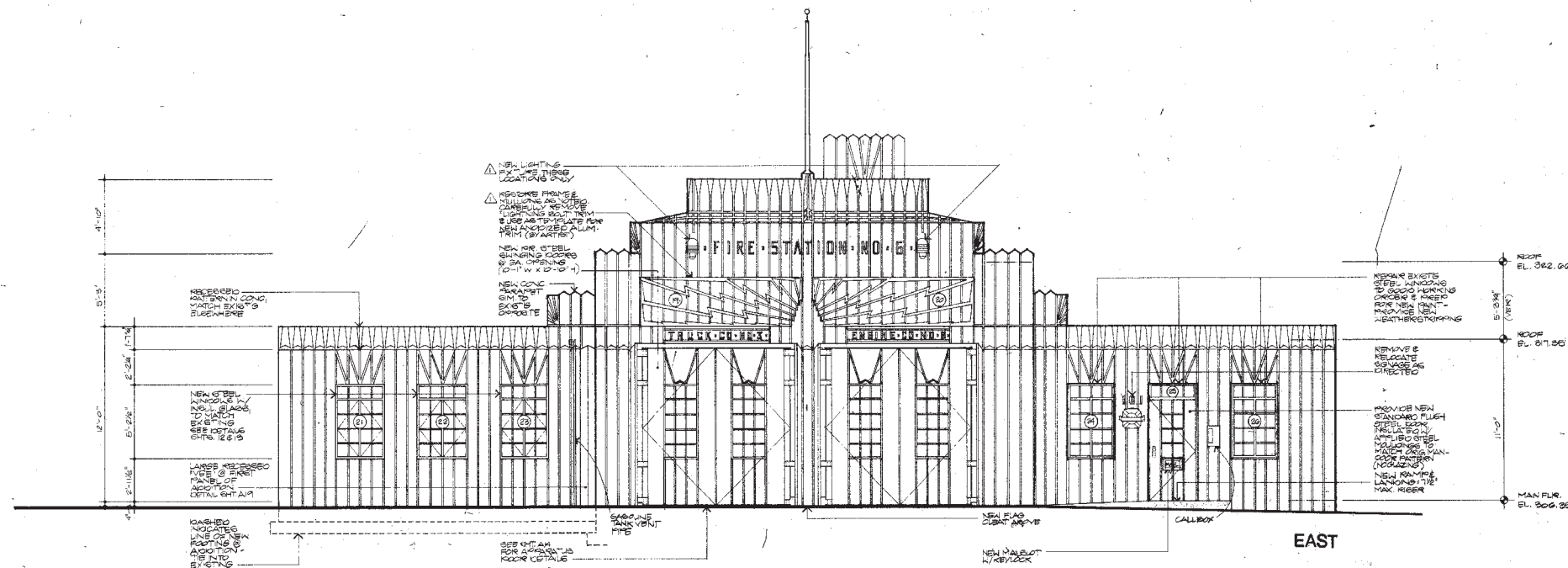
In 1986, the city constructed an extension to the south end of the building. The exterior wall and basement slab were poured concrete. The roof and floor system are a wood framing system. In addition to the major work, interior work is shown through the addition of closets and new bathroom spaces.

sectionfirestation6

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North (East Yesler Way)



East (23rd Avenue South)

The North and East building elevations have direct visual contact with East Yesler Way and 23rd Avenue South. They are facades that can not be modified due to their visibility on the major streets. The north slope of the site on E Yesler Way is approximately 11%.

existing elevations fire station 6
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Front Elevation, East Facade



Northwest Facade

Art Deco:

-Popular during the **Depression Era** (1920, 1930)

-Arose from **modern movements** in Europe.

-In 1925, the style was brought to the world stage during an exposition in Paris.

artdecofirestation6
sarahidano-cardinelli phillafranchi erinmulvey tedwegrich



West facade

-Based on the **vertical orientation, flat roof, and stepped massing**

-Motifs that include fluting, reeds, **horizontal bands, inscribed vertical lines, and chevrons or zigzags.**

-Grille echoes that of a 1920's radio design.



1920s Radio



Front facade facing 23rd Ave

artdecofirestation6

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360 degree corner of Yesler Way & 23rd Ave looking North



East facade

The Architect:

-George Stewart

-Born July 27, 1886, in Richmond, Virginia

-Attended the University of Minnesota

-Designed Station No. 6 in 1932.



South facade

artdecofirestation6

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The Building:

-Built in 1932

-Four renovations: 1986, 1988, 1998 and 1999.

-The main structural component houses the beanery, watch room, basement and main garage. For the most part, it is in its original state.

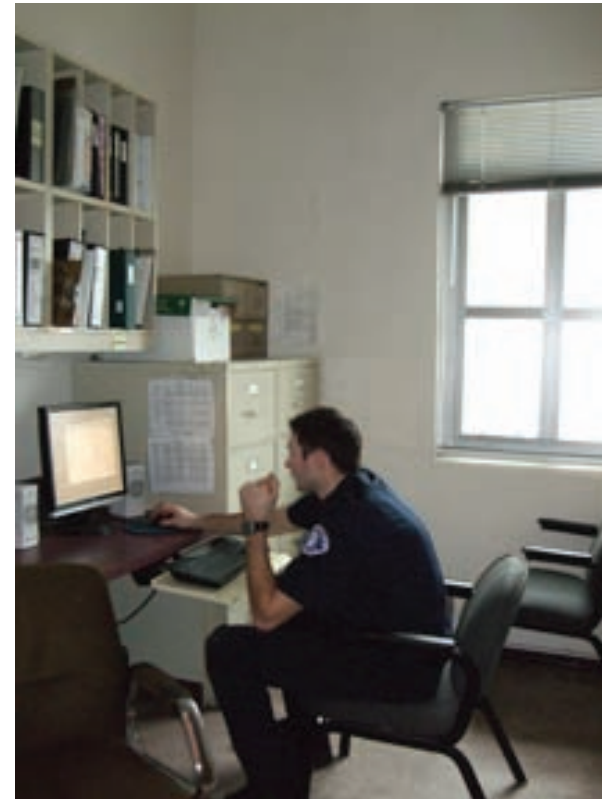
-The structure is primarily made of concrete, but some later additions included wood partition walls throughout.

artdecofirestation6

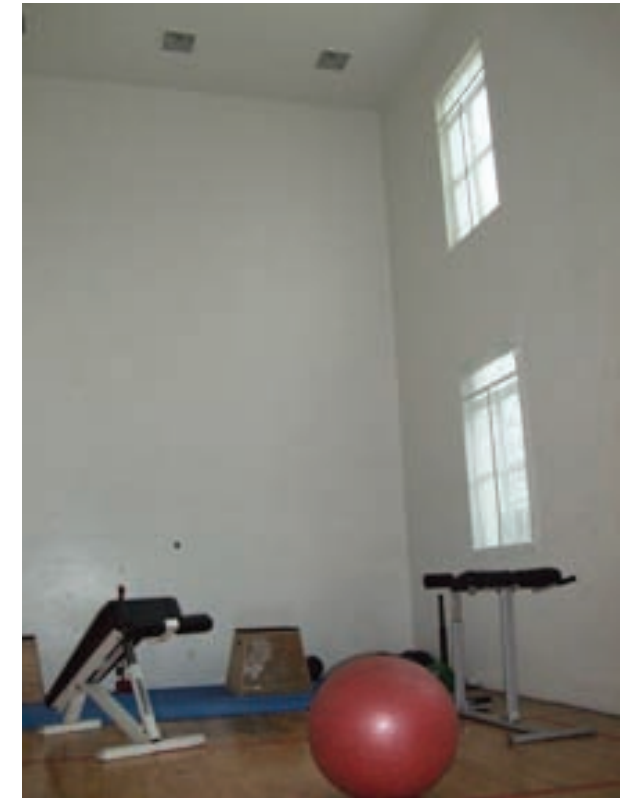
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Apparatus Bay



Officer Room



Handball Court

Beanery



Bullpen



Workout Room



interiorfirestation6

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Staircase



Hose Tower



Apparatus Bay



Mechanical Systems



Dormitory

interior [continued] fire station 6

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reuse potentialfirestation6
sarahidano-cardinelli phillafranchi erinmulvey tedwegrich

	Fire Station	District	Land Value	Imp. Value	Ratio	GSF	Usage
	6	Central Seattle	1, 938, 000	644, 300	33%	8130	fire station
	7	Broadway	552, 000	199, 300	36%	5106	non profit clinic arch office
	18	Ballard	900, 000	704, 300	78%	13, 230	restaurant
	Gt.	Georgetown	362, 700	809, 000	223%	11, 246	non profit clinic
	F&P	Wallingford	1, 795, 900	285, 000	16%	10, 950	non profit clinic

precedent studyfirestation6

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Rezoning as NC-40

- This location is a buffer between residential to commercial at 23rd & Yesler is already reflected in existing zoning
- The 2 larger bus routes run North and South through this transition in zoning, making it easy to travel to and from the shopping district
- Zoning already reflects a publicly oriented district at 23rd & Yesler with a number of places that are zoned NC-40
- An NC-40 zoning will allow FS 6 to be readapted to provide a dual service in a receptive community



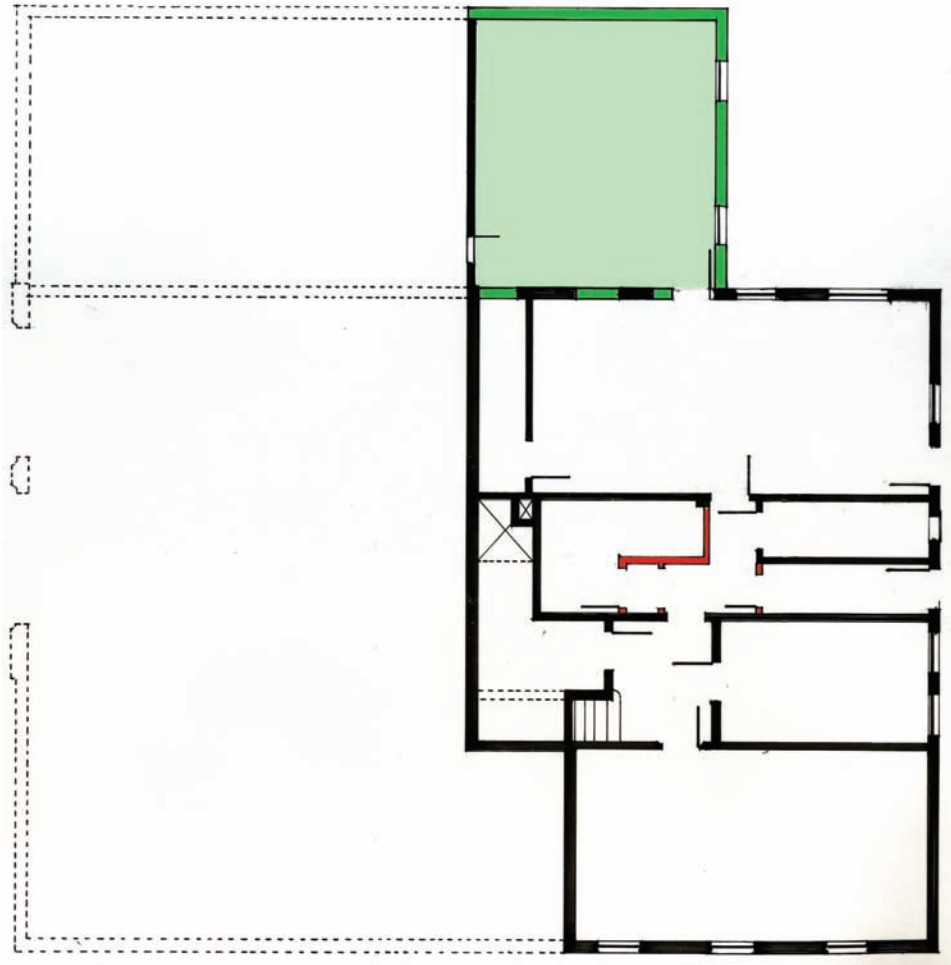
potential rezoning fire station 6
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Firestation 06 Existing vs. New Structure

Partition Stud Wall Frame		Stud walls are non-structural and are open to demolition.
Reinforced Concrete Wall		Additional structural concrete walls are to remain untouched.
Reinforced Concrete Slab		Floor slab is reinforcing foundation and remained untouched.
Existing Concrete Walls		Original concrete structure left by 1986 renovation.



Main Floor Plan



Basement Plan

wall constructionfirestation6

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23rd Avenue looking West

Close proximity to other neighborhoods in Seattle

Located at the intersection of two main roads

Near both I5 & I90

Easily accessible by Seattle Metro

Diverse residents

Constantly changing neighborhood

Ample street parking

strengths & opportunities fire station 6
sarahidano-cardinelli phillafranchi erinmulvey tedwegrich



360 degree corner of Yesler Way & 23rd Ave looking West

- High crime rate
- Constant struggle with gang violence
- Diversity created differing stakeholdes needs
- 20 percent of population is below poverty line

weaknesses & threatsfirestation6
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Community Market

Jazz Club

Movement Studio

Transit Center

program conceptsfirestation6
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Culinary Studio Concept



Market Hall Concept



Meat Market/Deli Concept



Bakery Concept



ARCH 401: WINTER QUARTER 2009
DEPARTMENT OF ARCHITECTURE
UNIVERSITY OF WASHINGTON

CENTRAL MARKET PLACE

The proposed reuse of Fire Station No. 6 will be the cornerstone of the Central District. It will be a place where people can gather, share ideas and recipes, learn culinary techniques and shop for some of their favorite natural products. The program consists of for main components, a culinary studio, meat market, bakery, and market hall. This program will allow optimal usage of space in the reuse of Fire Station No. 6.

Imagine walking into an open and exciting space, where a Market Hall will greet visitors with naturally grown produce from the area. It will be a place where residents from the Central District will gather and take pride in this neighborhood icon. What will attract residents is the open floor concept and ability to maneuver through various spacious areas. During the warm season, the large doors on the Eastern side of the building will open so the Market Hall can expand into an exterior space, allowing the vendors to reach out into the street. This concept will capture those who are passing, and pull them into the main hall. Supporting areas will include the culinary studio, which will allow people to learn how to cook a variety of meals from a wide range of cultures. Also, the Bakery will promise an exciting area for people to buy fresh baked products while also dining in a new open addition. The meat market is the last component of the program. It will be an extension space of the main Market Hall, and will allow visitors to purchase Cheeses, Meat and Fish.

Fire Station No. 6 presents an interesting set of challenges. By working with the existing structure, the program will call for a reorganization of spaces. The building will consist of additions, and also major alterations. The Main market hall will also create a few challenges that will call for some creative ideas on how to best use the space for circulation. What will make this reuse project unique is that it will create an identity for the neighborhood. It will be a place where diversity thrives, and converges to create a space, which is exciting and allows ideas to be shared.

central market place firestation6
phillafranchi

Culinary Studio Concept



Market Hall Concept



Meat Market/Deli Concept



Bakery Concept



ARCH 401: WINTER QUARTER 2009
DEPARTMENT OF ARCHITECTURE
UNIVERSITY OF WASHINGTON

CENTRAL MARKET PLACE

BUILDING/SPACE AREA (SF)

MARKET HALL
Produce 700 sf
Floral 200 sf
Other 180 sf
Total: 1080 sf

BAKERY
Kitchen 400 sf
Display 255 sf
Seating/Other 500 sf
Total: 1155 sf

MEAT MARKET/DELI
Kitchen 400 sf
Display 200 sf
Circulation 236 sf
Restrooms 200 sf
Total: 1136 sf

CULINARY STUDIO
Work Station (3 total) 900 sf
General Kitchen 200 sf
Other 166 sf
Total: 1266 sf

SUPPORT
Library 426 sf
Office 146 sf
Mechanical 188 sf
Restroom 60 sf
Washroom 60 sf
Storage 707 sf
Circulation 308 sf
Total: 1895 sf

TOTAL SF: 6532 Sf

central market placefirestation6
phillafranchi

This jazz studio provides education, opportunity, and entertainment in a regional character that is regionally accessible. Its historical identity is inspired by Jackson Street nightclubs located only a block from station 6's site and existing contemporary to the time Station 6 was built. Jackson Street is a famous Seattle location where many jazz musicians 'went from back street to mainstream' in an open door policy atmosphere within a traditionally diverse region. The contemporary Art Deco style of Station 6 can be easily identified with the Jazz era as well as the industrial aspect of the modest garage, basement, or warehouse that served as the humble appearing and unassuming arena of opportunity and entertainment.

jazz studio & concert hall
firestation6
erinmulvey

Reviving the energy of Seattle’s jazz tradition a block from Jackson Street

Firestation 6 can easily serve as a place for experiencing jazz night or day at any age in a self supported establishment. The apparatus bay area becomes an **indoor/outdoor concert hall** with **dance floor space** that can be viewed from an adjacent **restaurant and bar**. A **cafe/ music store** reaches out to the corner of 23rd Ave S & E Yestler Way. Sound insulated **practice rooms**, **office space**, and **apartments** serve musicians who live, teach, and perform on site with a **recording studio** for musician and public use.

concert hall & dance fl	
indoor/ outdoor	1000/ 1000 = 2000 sf
practice rooms	240 sf
musicians’ apartments	3600 sf
offices	200 sf
support	
cafe/music store	500 sf
recording studio	210 sf
restaurant & bar	700 sf
total	7450 sf



jazz studio & concert hallfirestation6
erinmulvey

What is the proposal?

The proposed use of Firestation 6 is a **movement studio**. The main floor will include studios for **dance**, **yoga** and **pilates**, and will also include a **supplement and smoothie store** in order to promote **healthy living**. Downstairs will feature offices for **physical therapy** offices and **nutrition** and will also include a **mat room**, **weight room** and **pool area**.

This idea of movement not only applies to the **function** of the building, but also to its **design**. This stems from the notion of **movement through space** and the **movement of light**. The design is based on **fluid circulation** and **seamless motion** from one space to another. Natural daylighting plays an important role- as students dance in the studios, light dances on the walls.

Why a movement studio?

Dance is universal. For centuries African Americans have had a huge impact on dance: everything from African American vernacular dance in the 1800s; to lindy hop, the Charleston, and the jitterbug in the 1950s; to break dancing in the 1990s; and hip hop of the 21st century. As a prominently African American neighborhood, a movement studio in the CD will **focus** on these influences and **expand** on them. It will also showcase other dances from around the world, giving everyone a chance to **celebrate** and **share** their **different cultures** as **one community**.

How will this benefit the CD?

The movement studio is both an **outreach** program for younger generations, as well as an **outlet** for those dealing with real world problems. It will help to **reduce** gang involvement and crime rates and will **replace** physical violence with dance- a **healthy expression**.



movement studio firestation6
sarahidano-cardinelli

Main Floor

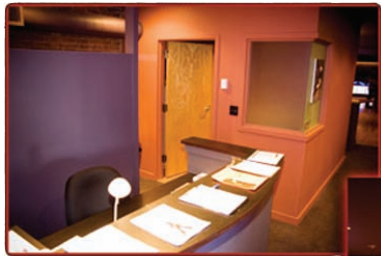
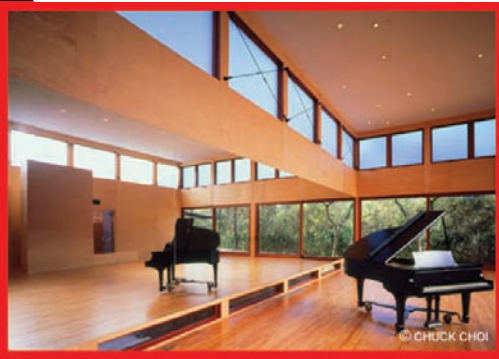
Dance Studio	1000 sf
Yoga/Pilates Studio	900 sf
Main Office	100 sf
Lobby/Reception	100 sf
Supplement Store	200 sf
Men’s Locker Room	200 sf
Women’s Locker Room	300 sf
Washroom	100 sf

Basement Floor

Washroom	100 sf
Mat Room	200 sf
Weight Room	500 sf
Pool Area	1000 sf
Physical Therapy Office	300 sf
Nutrition Office	150 sf
Mechanical	100 sf

Circulation	1200 sf
-------------	---------

TOTAL	6450 sf
-------	---------



movement studio programfirestation6
sarahidano-cardinelli

Seattle Firestation 06 Readaptive Use | **Transportation Center**

The proposed reuse of Firestation 06 can be described as a place of movement. This movement is in terms of modes of transportation. We see cars, buses, bicycles, motorcycles scooters and pedestrians on the street everyday. The proposal creates a transit center that allows people to move between different types of transport and use it to move from one area to another. The center encourages the idea of support for movement. Often, we find ourselves hungry or need to read something while on a bus, or bicycles riders find themselves with a flat tire. All these elements require a supporting foundation. The transit center will alleviate those stresses and allow people to relax and reenergize themselves to continue their personal treks whether it is to work or from work and for those people who are simply just transferring from one bus to another. Many methods and needs can be met with the uses of this building. In the times other than commute, the retail aspect can sustain their business by encouraging people to come to the building and just unwhine.

With the creation of a transit center, the stresses on transportation can be consolidated into one area. The reasons why this building type can be applied specifically to Firestation 06 is because of its location. Firestation 06 sits on East Yesler Way and 23rd Avenue South. These two streets have high volumes of traffic moving everyday. The location of the station will allow people to move between Metro Routes #4, 8, 27 and 48. Also, the push for bicycles and scooters is on the rise for energy efficiency. This allows people to connect with different modes of transit. For workers from downtown, they can catch the bus and then ride a bike home to avoid the issues of cars. Scooters and Bikes need repair which can be made accessible. The firestation has always housed fire apparatus. The continuation of that idea leads to different transit modes capitalizing on that notion. The economic benefit rises from the retail and repair that draw attention to the interior spaces to allow users to use time to help themselves.

The transit center will also allow people to utilize more retail space and provide more accessibility to the Jackson Urban Village that is slowly expanding its retail area to this intersection north of the commercial in the neighborhood. The idea is to allow the building to grow beyond the physical footprint to draw outside attention to the area and encourage the economic growth. The area south of Firestation 06 has slowly been expanding its retail portion of the neighborhood and it becomes appropriate to address that realm with additional retail and services that potentially have the ability to draw people to the Central District.



transit centerfirestation6
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Site Program

Revised King County Metro Bus stops	(#4, 8, 27, & 48)
Zipcars Rental Company	8-10 Vehicles
Employee Parking	3 Vehicles
Bicycle Racks/Storage	
Scooter Parking	
Landscaping Modification	

Building Program

Common Street Lane	1750 sq. ft.
Retail Shops	
Shop 01	425
Shop 02	450
Shop 03	
Bicycle Repair/Retail Shop	500
Scooter Repair/Rental Shop	540
Newsstand	150
Restaurant	450
Coffee Cafe/Bar	350
Kitchen Services	400
Daily Locker Storage	300
Mechanical/Electrical	200
Bathroom w/ showers	800
Circulation/Elevator/Staircase	750
Storage	400

The pictures represent the potential of how the interior spaces will appear conceptually. They also represent the level of social activity that reflects the environment of the program-matic spaces to encourage the importance of transportation.

