



# SOUTH KINCAID SUBAREA PLAN



**FIRE STATION 1 CHARRETTE**

A red fire truck is shown from a low angle, with its ladder extended upwards. The ladder has "LADDER Co. 131" written on it in gold lettering. The truck is parked on a paved surface, and the background is a clear blue sky. The truck's body is red, and it has various emergency lights and equipment on top.

# CHARRETTE **AGENDA**

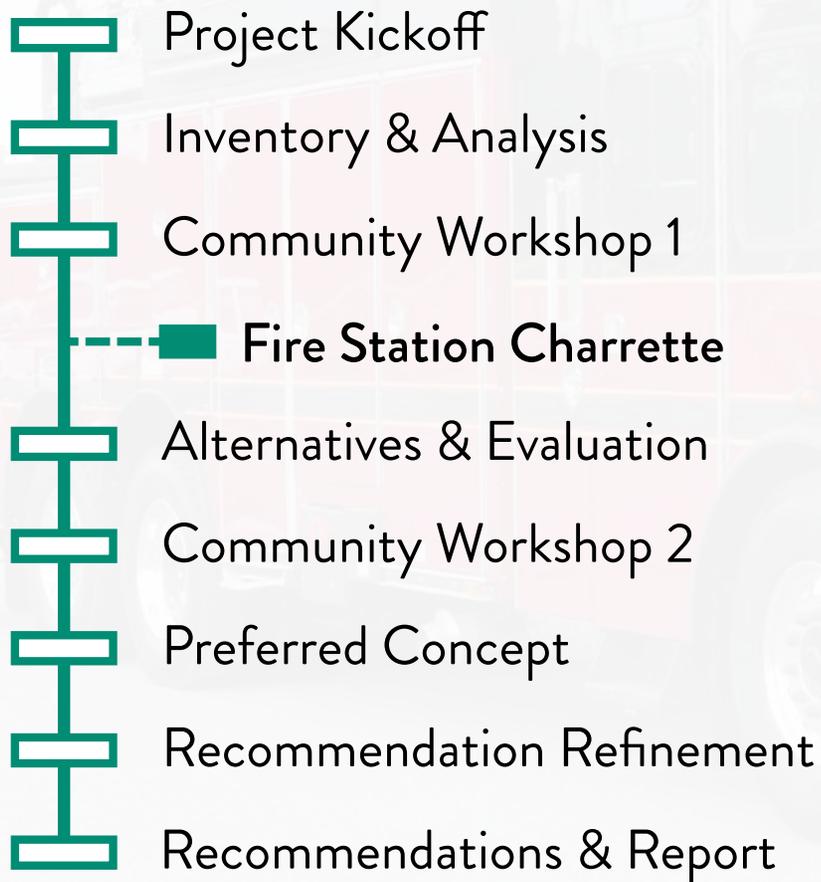
- INTRODUCTIONS
- RECAP SOUTH KINCAID SUBAREA PLAN
- DESCRIBE FS1 BACKGROUND & CURRENT CONDITIONS
- HIGHLIGHT NEW FS1 NEEDS & CURRENT DESIGN TRENDS
- MAPPING EXERCISE 1
- MAPPING EXERCISE 2



# GOALS FOR THIS **CHARRETTE**

- EXPLORE SUBAREA / SITE CONSTRAINTS & OPPORTUNITIES
- BETTER UNDERSTAND FIRE STATION SIZING, LAYOUT, AND SITING OPTIONS
- CONSIDER IDEAL LOCATIONS FOR A NEW STATION
- DEVELOP IDEAS FOR NEW STATION CONFIGURATION
- LOCATE COMPATIBLE USES DESIRED IN THE AREA
- DEVELOP CONCEPTS FOR A CIVIC CAMPUS

# PROJECT SCHEDULE





LINCOLN THEATRE

SKAGIT COUNTY SUPERIOR COURT

KINCAID ST

BROADWAY ST

RED APPLE MARKET

CITY HALL  
CITY LIBRARY  
PUBLIC WORKS

FIRE STATION 1

CIVIC CAMPUS

ALFCO SITE

INTERSTATE 5

SNOQUALMIE ST

MILWAUKEE ST

CELTIC ARTS

SECTION ST

1ST ST

HARRISON ST

POST OFFICE

CLEVELAND AVE

2ND ST

3RD ST

PARK ST

AMTRAK CASCADES

SCHENK PACKING

W HAZEL ST

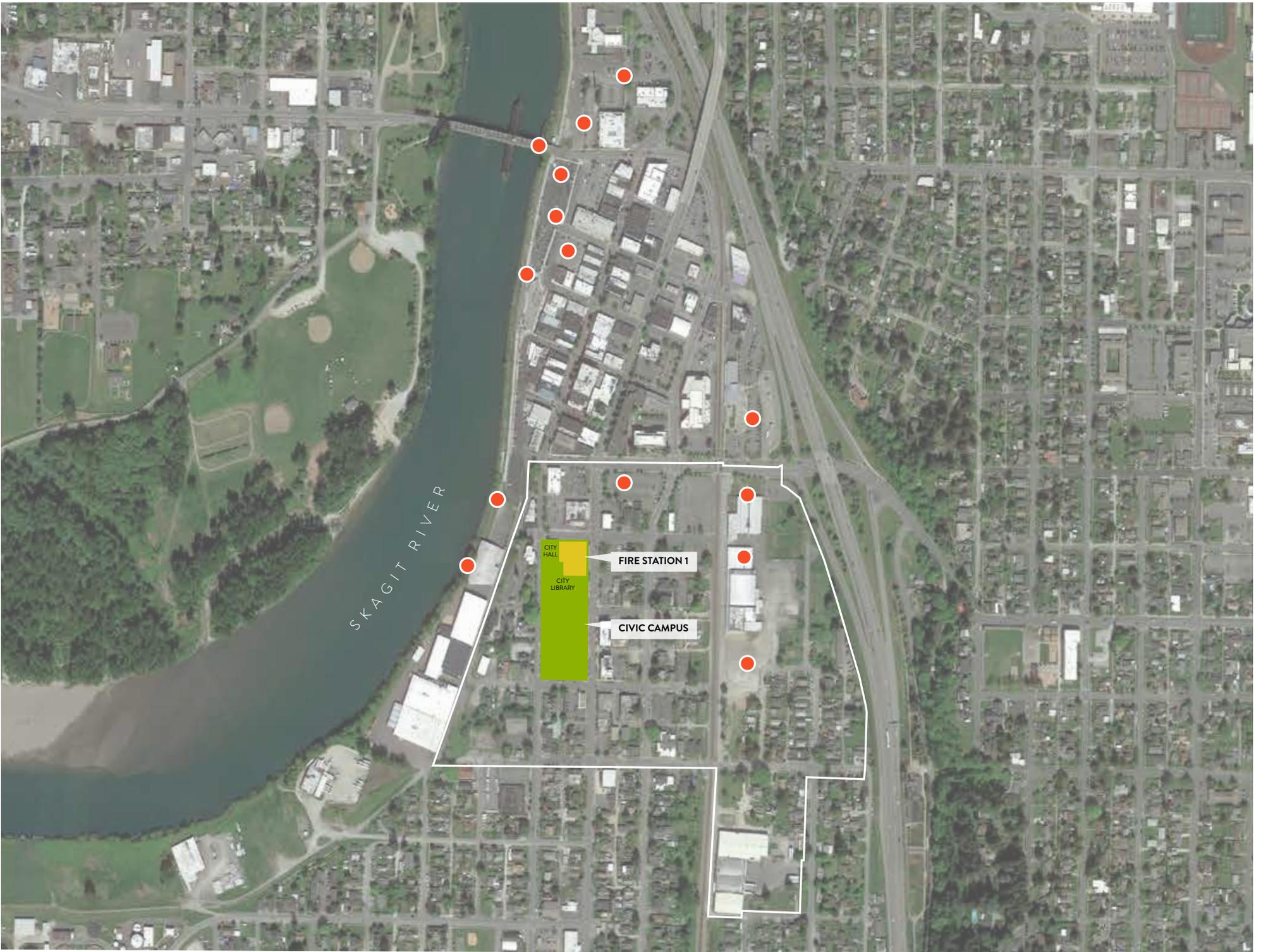
# INTERVIEWS & WORKSHOP 1 FINDINGS

- THE CITY HALL, FIRE STATION 1, LIBRARY, AND PUBLIC WORKS SHOULD BE DEVELOPED TO CREATE A CIVIC CAMPUS AND HELP CATALYZE REDEVELOPMENT OF THE SUBAREA.
- MIXED-USE, MIXED-INCOME INFILL DEVELOPMENT SHOULD BE A PRIORITY—3-5 STORIES.
- INCREASE OPPORTUNITIES FOR GREATER RESIDENTIAL DENSITY.
- INCREASE BICYCLE PATHS AND WALKABILITY—ESPECIALLY CONNECTIONS TO DOWNTOWN.
- MORE PARKING IS NEEDED—A PARKING GARAGE COULD BE A GOOD SOLUTION.
- DESIGN SPACE FOR COMMUNITY GATHERING AND FESTIVALS.
- INCREASE OPEN SPACE—PLAZAS AND POCKET PARKS.
- CREATE A CIVIC PLAZA TO LINK WITH DOWNTOWN.
- A HOTEL IS NEEDED.
- EXPAND RIVER WALK PARK INTO THE SUBAREA.
- TURN SOUTH KINCAID INTO A GATEWAY BOULEVARD.

# HOW FS1 SUPPORTS THE **SUBAREA PLAN**

- CREATES AN “ANCHOR” FOR THE AREA
- IMPROVES SAFETY AND PUBLIC CONFIDENCE
- PROVIDES SUPPORT TO DOWNTOWN RESIDENTS





SKAGIT RIVER

CITY HALL  
CITY LIBRARY

FIRE STATION 1

CIVIC CAMPUS

A red fire truck with a ladder extended, labeled "LADDER Co. 131". The truck is parked on a paved surface, and the background shows a clear sky and some trees. The truck has various equipment on top, including a ladder, a water tank, and a pump. The text "LADDER Co. 131" is written in gold on the side of the truck.

# FIRE DEPARTMENT **MISSION & VISION**

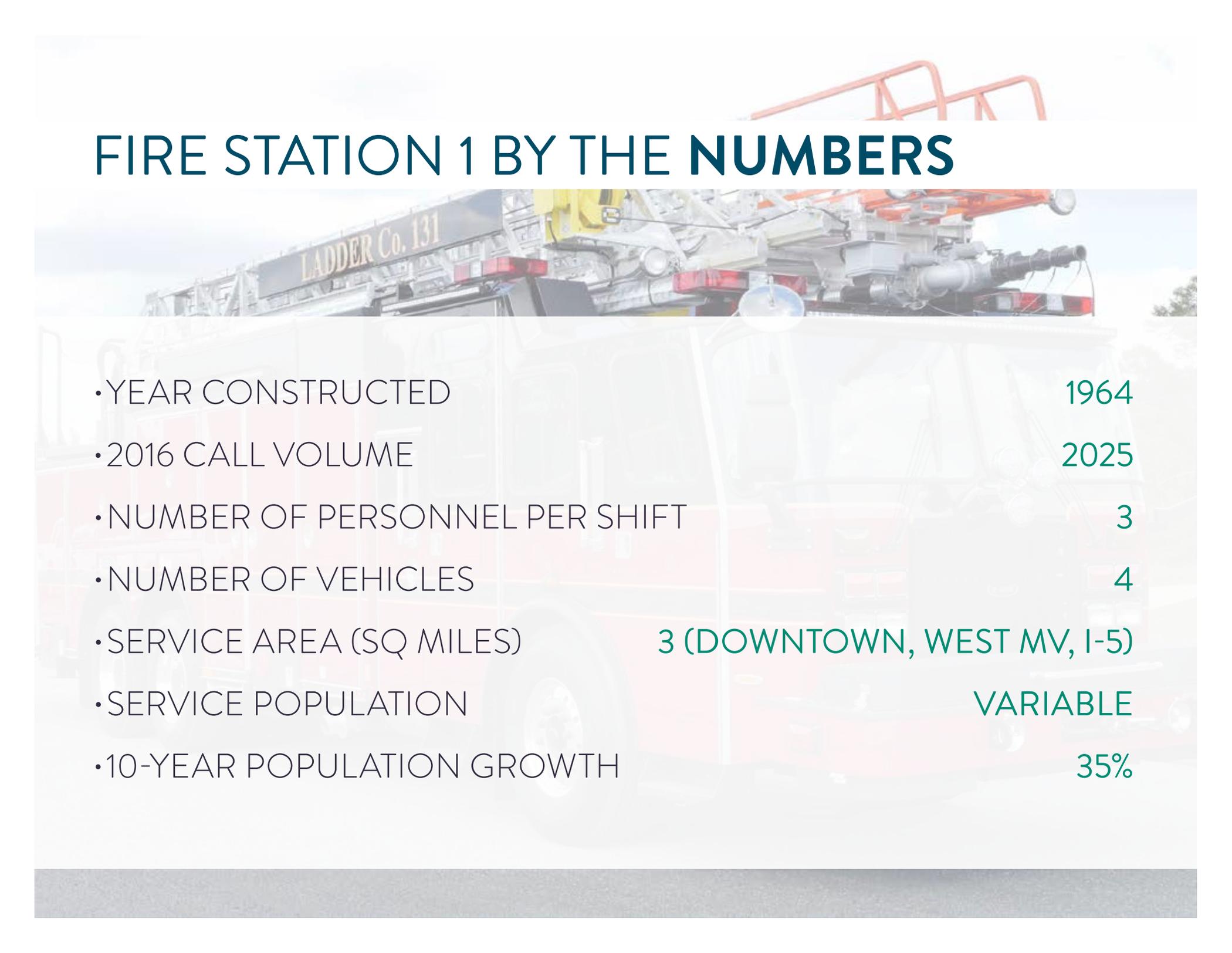
## **MISSION**

*“TO PROTECT THE LIVES, PROPERTY AND ENVIRONMENT OF MOUNT VERNON AND TO MINIMIZE LOSSES WHEN EMERGENCIES OCCUR.”*

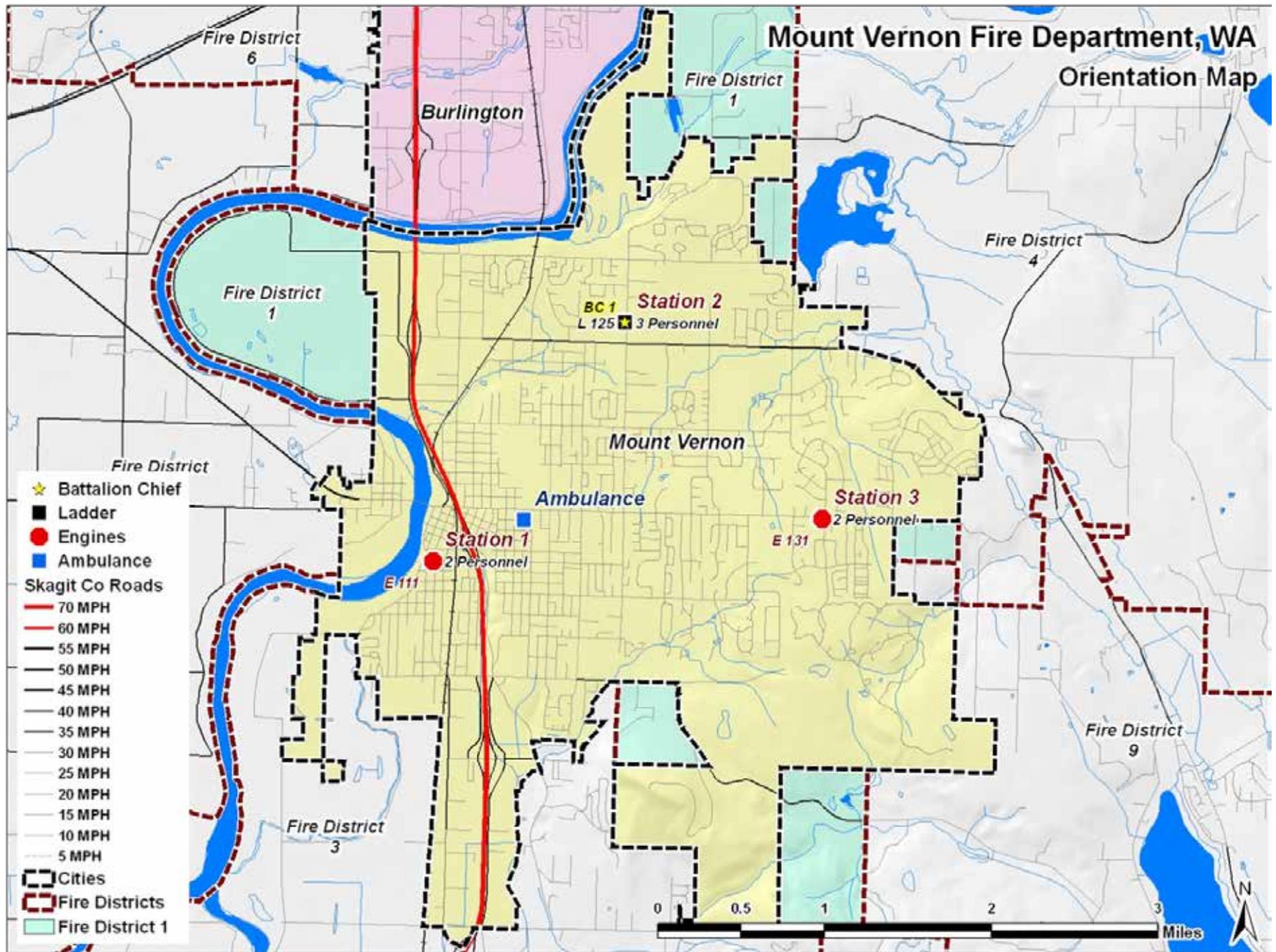
## **VISION**

*“MAKING A POSITIVE DIFFERENCE”*

# FIRE STATION 1 BY THE NUMBERS



• YEAR CONSTRUCTED	1964
• 2016 CALL VOLUME	2025
• NUMBER OF PERSONNEL PER SHIFT	3
• NUMBER OF VEHICLES	4
• SERVICE AREA (SQ MILES)	3 (DOWNTOWN, WEST MV, I-5)
• SERVICE POPULATION	VARIABLE
• 10-YEAR POPULATION GROWTH	35%



SERVICE AREA

# MAIN FS1 SHORTFALLS

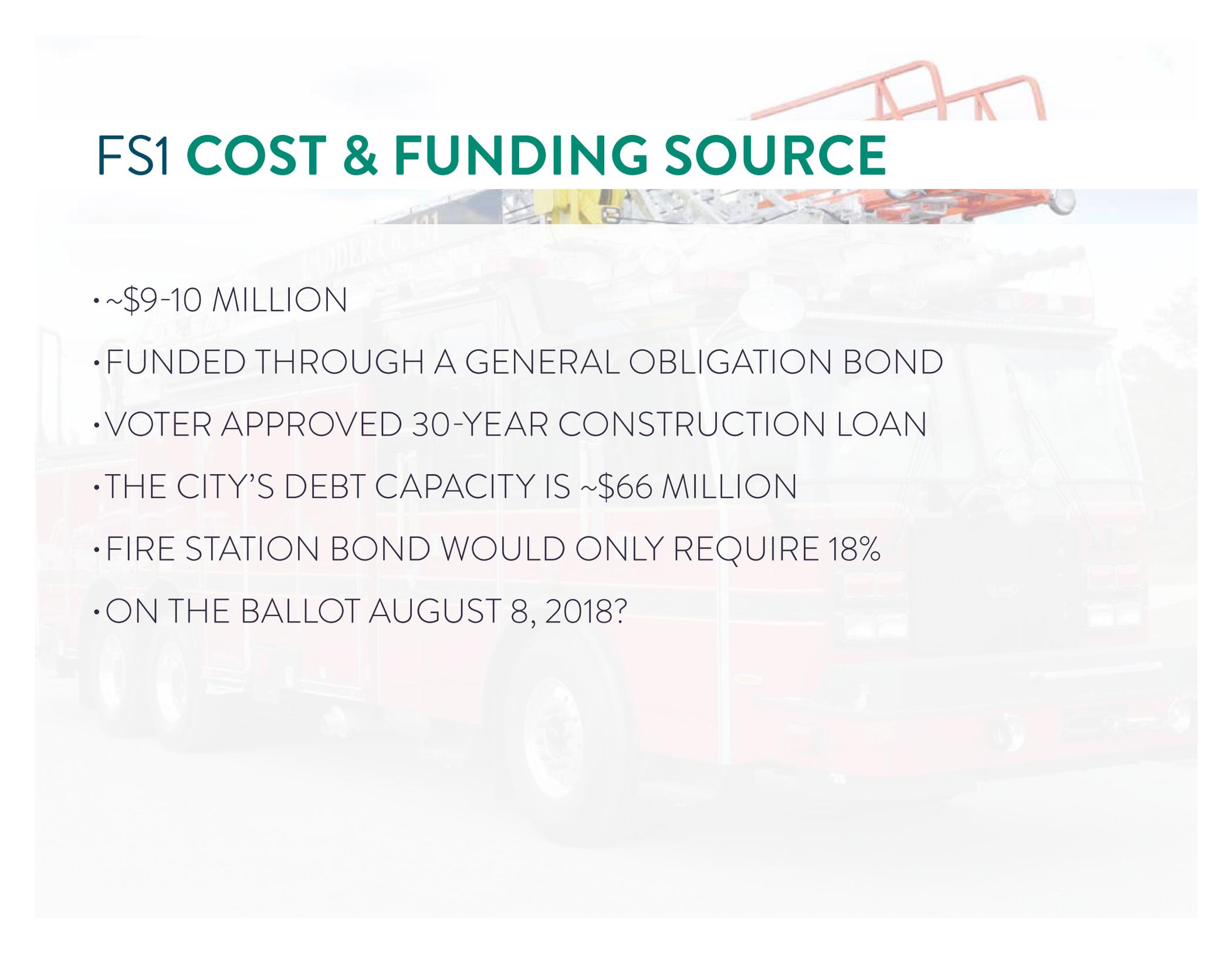
- FUNCTIONALLY OBSOLETE
- NO SECURITY AREA (FENCING, OR BUFFER ZONE)
- INADEQUATE HOUSING SPACE FOR ADDITIONAL PERSONNEL
- NO ABILITY TO CO-LOCATE A UNIT FROM CENTRAL VALLEY AMBULANCE IMPROVING EMS RESPONSE TIME
- INADEQUATE TRAINING FACILITIES
- INADEQUATE FACILITIES FOR TECHNOLOGY IMPROVEMENTS
- LACKING SPACE FOR PUBLIC FIRE PREVENTION AND EDUCATION
- NO ABILITY TO HOST COMMUNITY EVENTS, MEETINGS, OR TRAINING
- INTERIOR DOORS DO NOT CLOSE OR SEAL, EXHAUST ENTERS WORKING AND LIVING AREA
- APPARATUS BAY DOORS ARE NARROW AND NOT TALL ENOUGH TO ACCOMMODATE MODERN FIRE APPARATUS
- LENGTH OF THE STATION BAY CANNOT ACCOMMODATE 100' LADDER APPARATUS
- APPARATUS MUST BACK INTO THE STATION INCREASING THE RISK OF AN ACCIDENT

# FS1 NEEDS



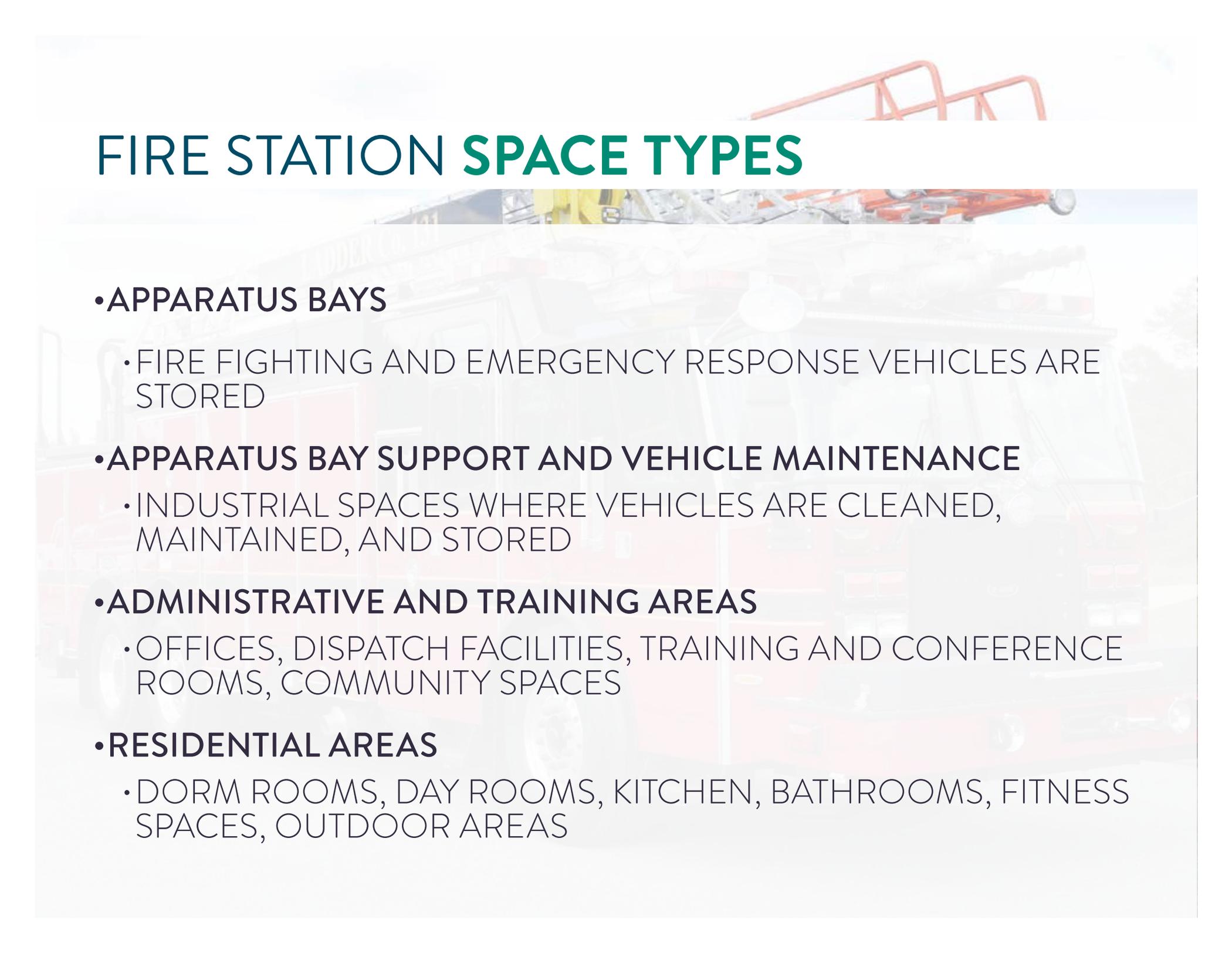
- 15,000 SQUARE FOOT FACILITY
- 5 THROUGH APPARATUS BAYS
- MAINTENANCE BAY
- SPACE FOR 100' LADDER TRUCK
- PROXIMITY TO ARTERIAL STREETS
- COMPATIBLE ADJACENT LAND USES
- IMPROVED LIVING QUARTERS
- COMMUNITY SPACE
- PERSONNEL TRAINING SPACE
- (?) PARKING SPACES

# FS1 COST & FUNDING SOURCE



- ~\$9-10 MILLION
- FUNDED THROUGH A GENERAL OBLIGATION BOND
- VOTER APPROVED 30-YEAR CONSTRUCTION LOAN
- THE CITY'S DEBT CAPACITY IS ~\$66 MILLION
- FIRE STATION BOND WOULD ONLY REQUIRE 18%
- ON THE BALLOT AUGUST 8, 2018?

# FIRE STATION **SPACE TYPES**

A background image of a fire station. A red fire truck is parked in a bay. A yellow and red aerial ladder is extended from the truck. The station building is visible in the background.

- **APPARATUS BAYS**

- FIRE FIGHTING AND EMERGENCY RESPONSE VEHICLES ARE STORED

- **APPARATUS BAY SUPPORT AND VEHICLE MAINTENANCE**

- INDUSTRIAL SPACES WHERE VEHICLES ARE CLEANED, MAINTAINED, AND STORED

- **ADMINISTRATIVE AND TRAINING AREAS**

- OFFICES, DISPATCH FACILITIES, TRAINING AND CONFERENCE ROOMS, COMMUNITY SPACES

- **RESIDENTIAL AREAS**

- DORM ROOMS, DAY ROOMS, KITCHEN, BATHROOMS, FITNESS SPACES, OUTDOOR AREAS

# TYPICAL FIRE STATION PROGRAM

- KITCHEN/ DINING/ DAY ROOM** Spaces for meal preparation, food storage, and recreation while on shift.
- SLEEPING ROOMS AND RESTROOMS** Dormitory-style bedrooms and restrooms/showers. Sleeping rooms are typically furnished with assigned lockers and blackout curtains; they should be acoustically isolated from noise as much as possible.
- LAUNDRY** Laundry facilities for bedding, uniforms, and personal items. A separate laundry facility is ideally provided for decontamination of equipment and uniforms.
- FITNESS ROOM** A high quality fitness room with strength-training and cardio equipment is needed to allow firefighters to exercise between calls.
- PUBLIC LOBBY** A public-facing space. If unmanned, the building entrance at this public lobby is locked, but furnished with an intercom through which a resident can contact an on-duty firefighter.
- OFFICES & REPORT DESK** Private offices for officers for management and coaching activities and shared workstations for firefighters to complete paperwork or computer-based training. Some fire stations have an office which operates as a police substation.
- STORAGE** Firefighters and EMS have substantial storage requirements for medical supplies, personal protection equipment (PPE), training props, and equipment storage. Additional storage requirements include building maintenance equipment and supplies. A storage shortage was identified as system-wide issue.
- HOSE TOWER** A hose tower is several stories tall and used for the cleaning and drying of water hoses. It is typically equipped with a metal grated staircase, winches to hang the hoses, and floor drains. In many stations it is also used for training exercises.
- APPARATUS BAYS** Fire fleet vehicles (apparatus) and EMS vehicles must be stored in an enclosed garage space with exhaust vents, floor drains, and electrical service for EMS vehicles. Ideally, the bays are configured to allow “pull-through” access.
- DECON** A decontamination area with a shower, boot wash, and a direct entrance from the outside to avoid tracking contaminants into the rest of the station.
- BUNKER STORAGE/ DRYING ROOM** Heated space for each firefighter to dry and store PPE. Space should be protected from UV light, which degrades equipment.



# EXAMPLE SPATIAL CONFIGURATION



# FIRE STATION DESIGN TRENDS



- PERFORMANCE-FORWARD FIRE STATION DESIGN
- PERSONNEL TRAINING FACILITIES
- CO-LOCATION WITH OTHER CIVIC SERVICES
- FOCUS ON COMMUNITY
- GREEN DESIGN

# COLLEGE STATION, TEXAS



# HUNTERS POINT, **NEW YORK**



# PLACER COUNTY, CALIFORNIA



# ISSAQUAH HIGHLANDS, WASHINGTON



# FIRE STATION 20, SEATTLE



# FIRE STATION 32, SEATTLE



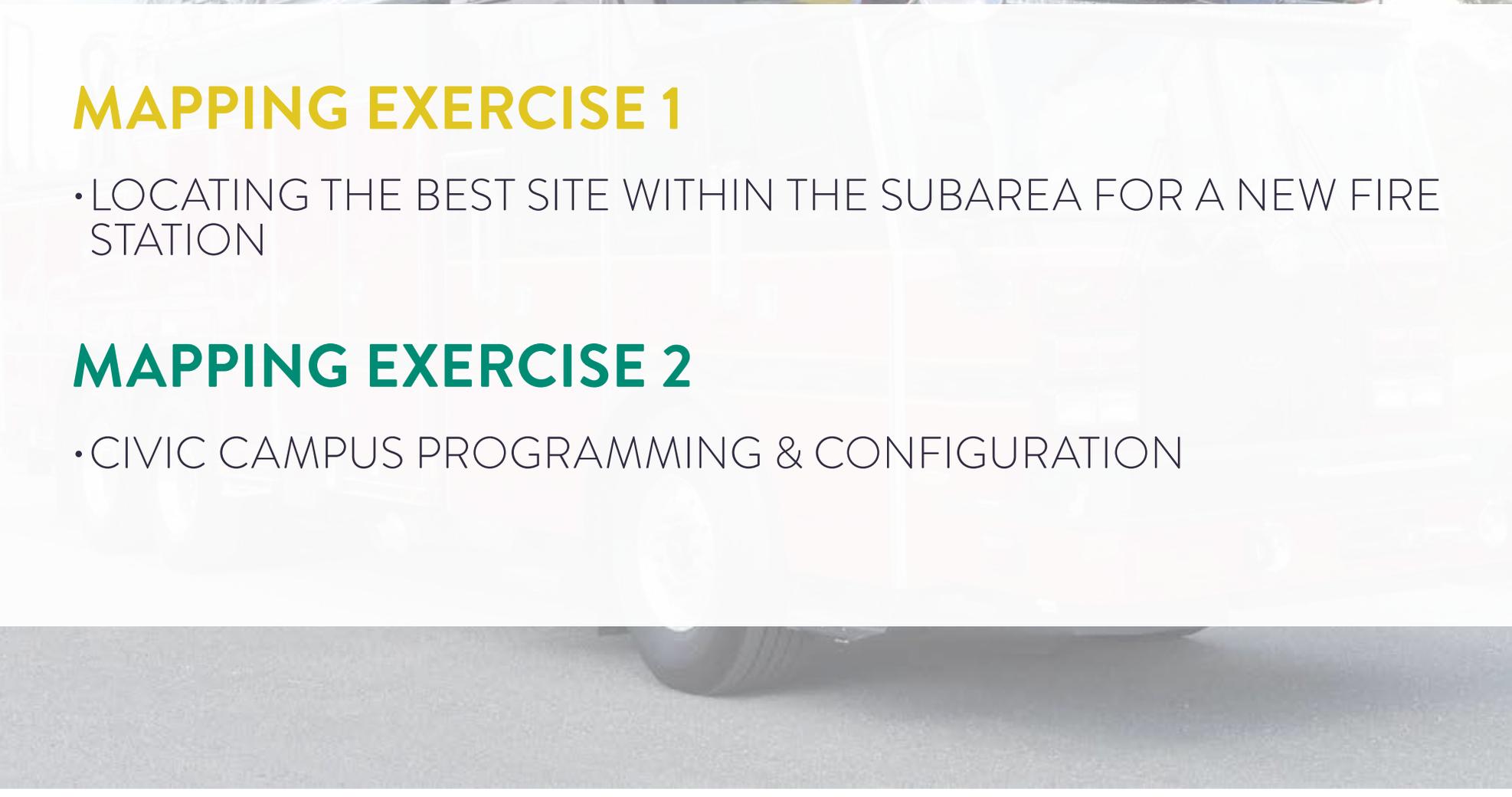


# TWO PHASES TO TONIGHTS **CHARRETTE**

## **MAPPING EXERCISE 1**

- LOCATING THE BEST SITE WITHIN THE SUBAREA FOR A NEW FIRE STATION

## **MAPPING EXERCISE 2**

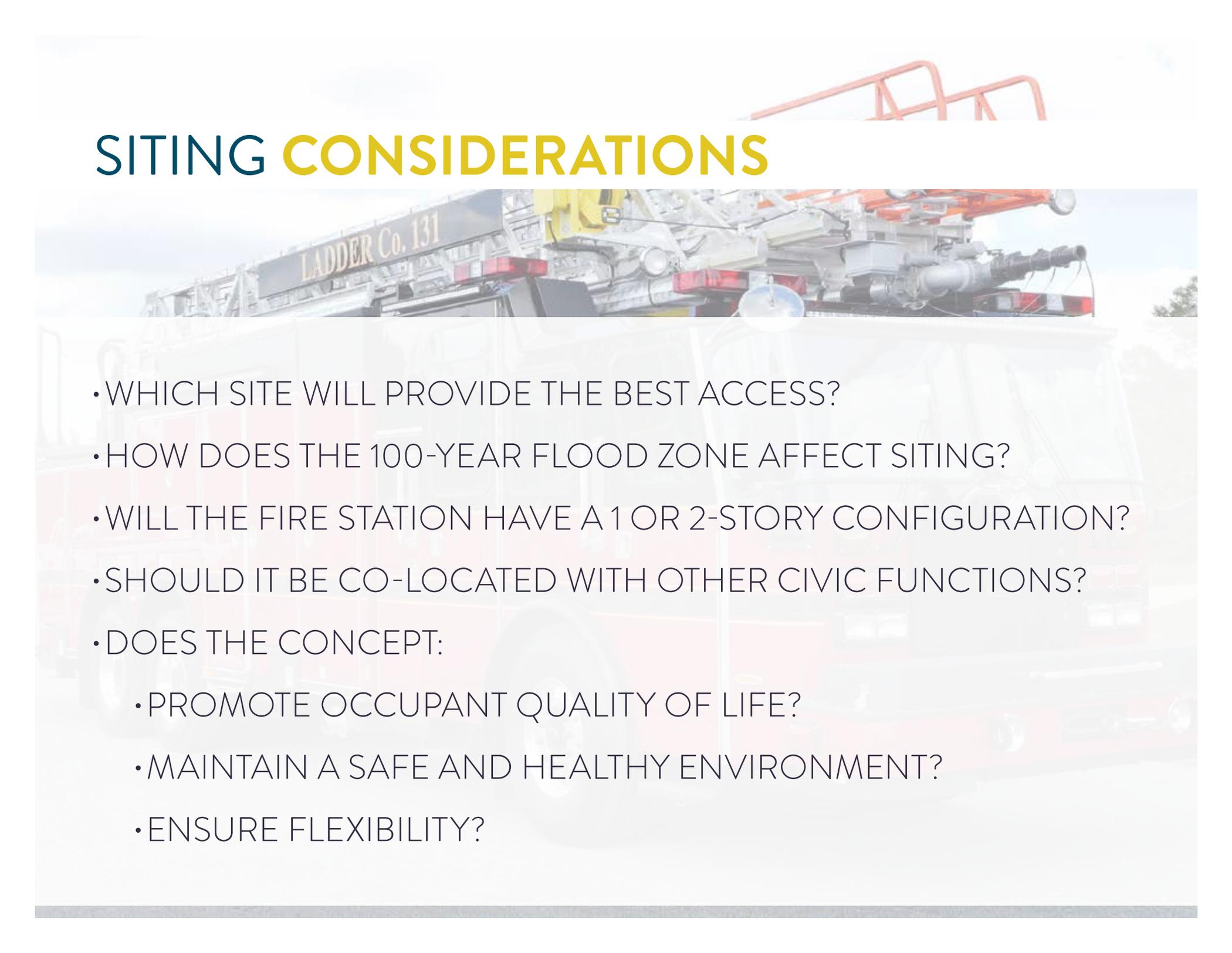
- CIVIC CAMPUS PROGRAMMING & CONFIGURATION
- 

# MAPPING EXERCISE 1 GOALS



- LOCATE AN APPROPRIATE SITE FOR THE NEW FIRE STATION
- DECIDE WHAT OTHER FUNCTIONS, IF ANY, SHOULD BE LOCATED NEAR THE FIRE STATION

# SITING CONSIDERATIONS

A red fire truck is shown from a low angle, focusing on the ladder and equipment on top. The ladder has 'LADDER Co. 131' written on it in gold lettering. The truck is parked on a light-colored surface, and the background is a bright, slightly overcast sky.

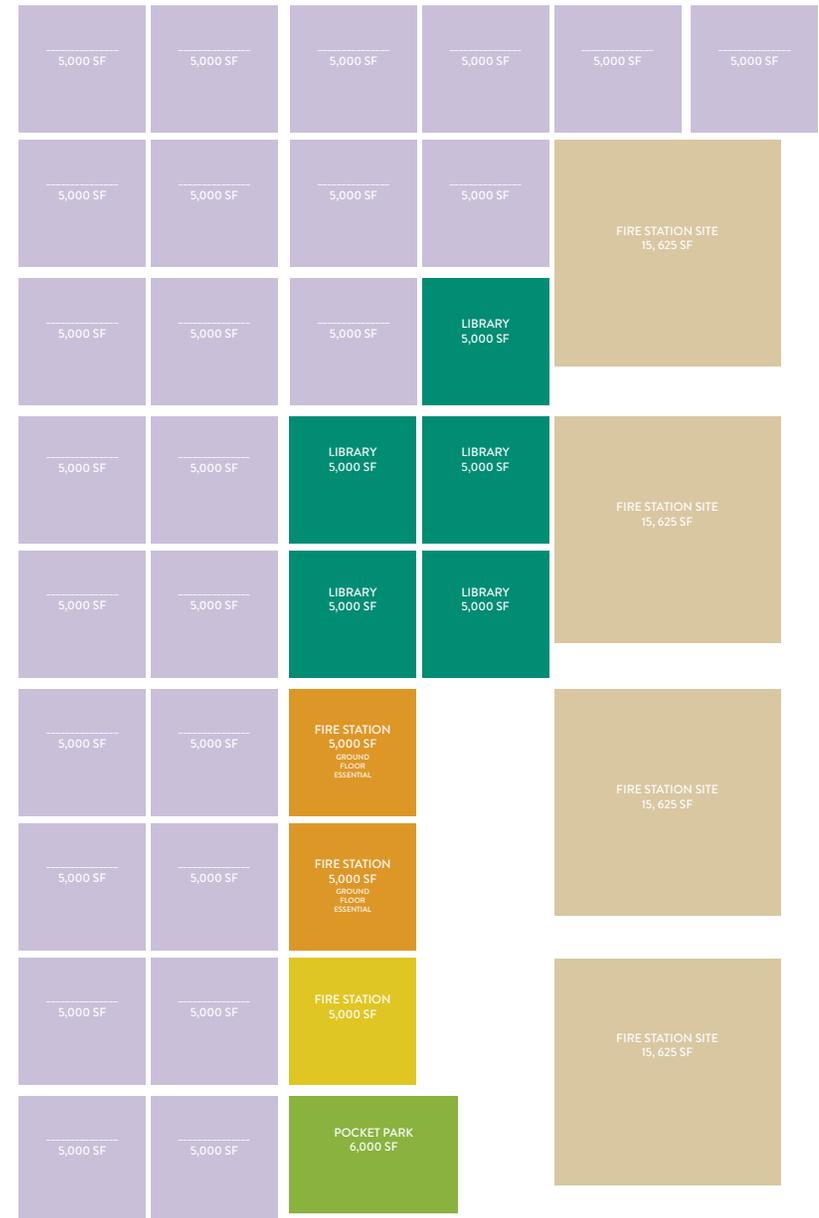
- WHICH SITE WILL PROVIDE THE BEST ACCESS?
- HOW DOES THE 100-YEAR FLOOD ZONE AFFECT SITING?
- WILL THE FIRE STATION HAVE A 1 OR 2-STORY CONFIGURATION?
- SHOULD IT BE CO-LOCATED WITH OTHER CIVIC FUNCTIONS?
- DOES THE CONCEPT:
  - PROMOTE OCCUPANT QUALITY OF LIFE?
  - MAINTAIN A SAFE AND HEALTHY ENVIRONMENT?
  - ENSURE FLEXIBILITY?

# MAPPING EXERCISE 1 **GUIDELINES**

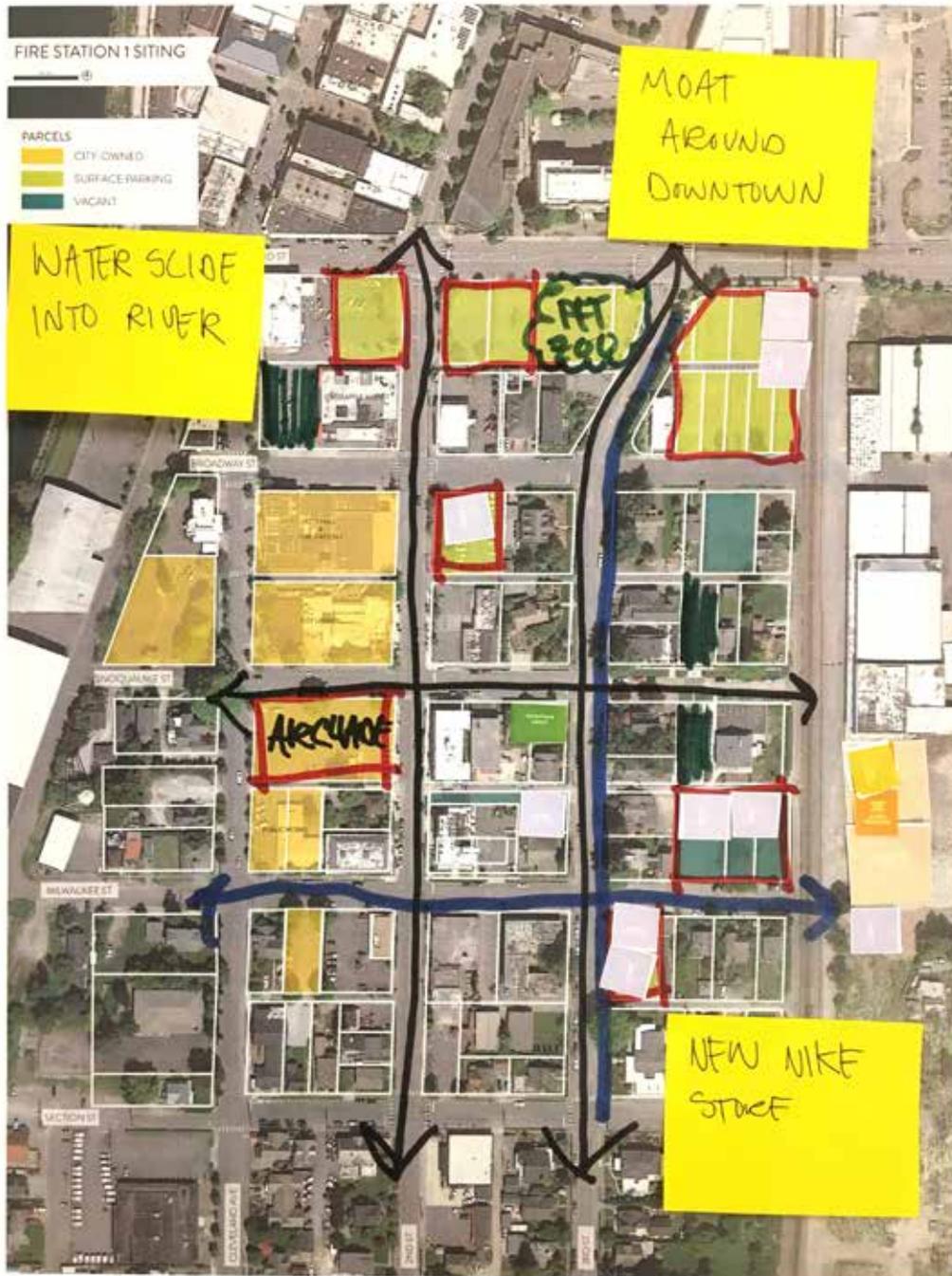
- BREAK INTO GROUPS
- READ INSTRUCTIONS PROVIDED AT EACH TABLE
- USE MARKERS TO SKETCH IDEAS ONTO MAPS
- LABEL SITE FEATURES
- PLACE SCALED GAME PIECES WHERE DEEMED APPROPRIATE
- USE SCISSORS TO DIVIDE PIECES TO BETTER FIT SITE, IF NEEDED
- FACILITATORS WILL HELP GUIDE A MEANINGFUL DISCUSSION
- ONE SPEAKER AT A TIME; RESPECT OTHERS OPINION
- RECONVENE TO PRESENT CONCEPTS FROM EACH GROUP
- **REMEMBER: THERE ARE NO BAD IDEAS!!!**

# MAPPING EXERCISE 1 MATERIALS

- BASE MAP
- TRACE PAPER
- MARKERS
- POST-IT NOTES
- SCISSORS
- GAME PIECES



# MAPPING EXERCISE 1 EXAMPLE RESULTS



- LOCATE AN APPROPRIATE SITE FOR THE NEW FIRE STATION
- DECIDE WHAT OTHER FUNCTIONS, IF ANY, SHOULD BE LOCATED NEAR THE FIRE STATION

# MAPPING EXERCISE 2 GOALS

- CREATE A MULTIFUNCTIONAL CIVIC CAMPUS
- CONNECT THE CAMPUS TO THE SURROUNDING SUBAREA



# NEWPORT BEACH CITY HALL, CA



# PHOENIX CIVIC CAMPUS, AZ

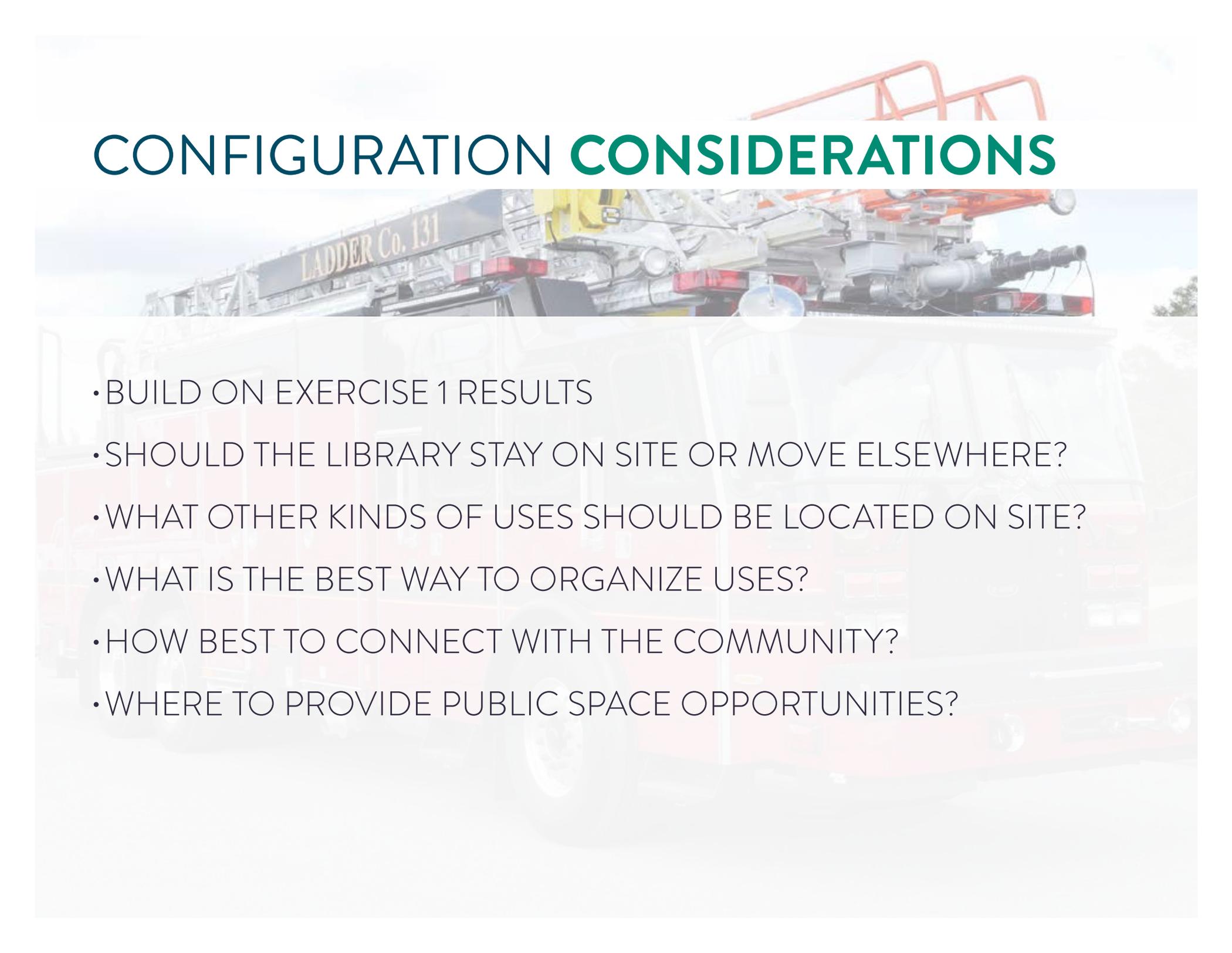




# SEATTLE CITY HALL PLAZA, WA

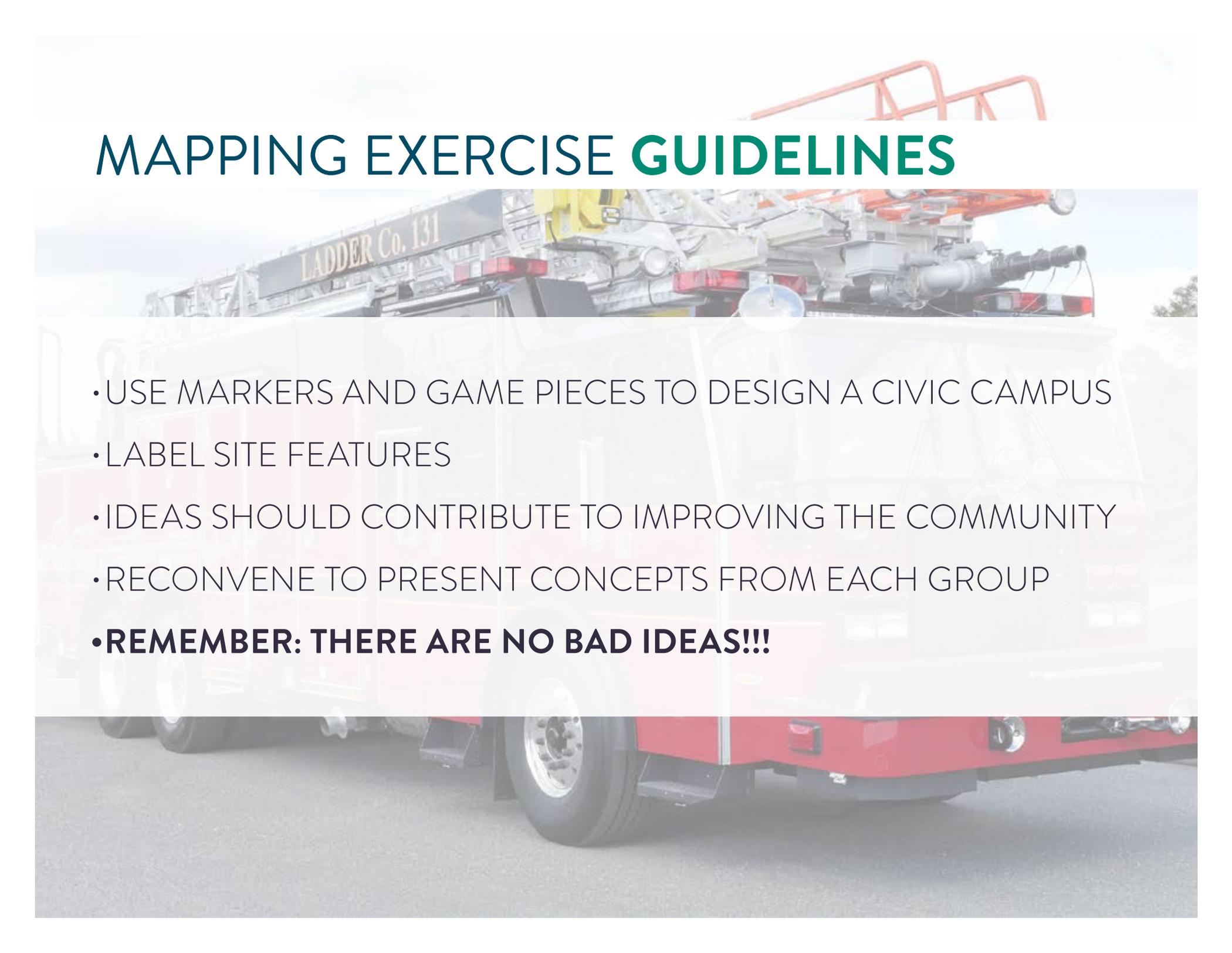


# CONFIGURATION **CONSIDERATIONS**



- BUILD ON EXERCISE 1 RESULTS
- SHOULD THE LIBRARY STAY ON SITE OR MOVE ELSEWHERE?
- WHAT OTHER KINDS OF USES SHOULD BE LOCATED ON SITE?
- WHAT IS THE BEST WAY TO ORGANIZE USES?
- HOW BEST TO CONNECT WITH THE COMMUNITY?
- WHERE TO PROVIDE PUBLIC SPACE OPPORTUNITIES?

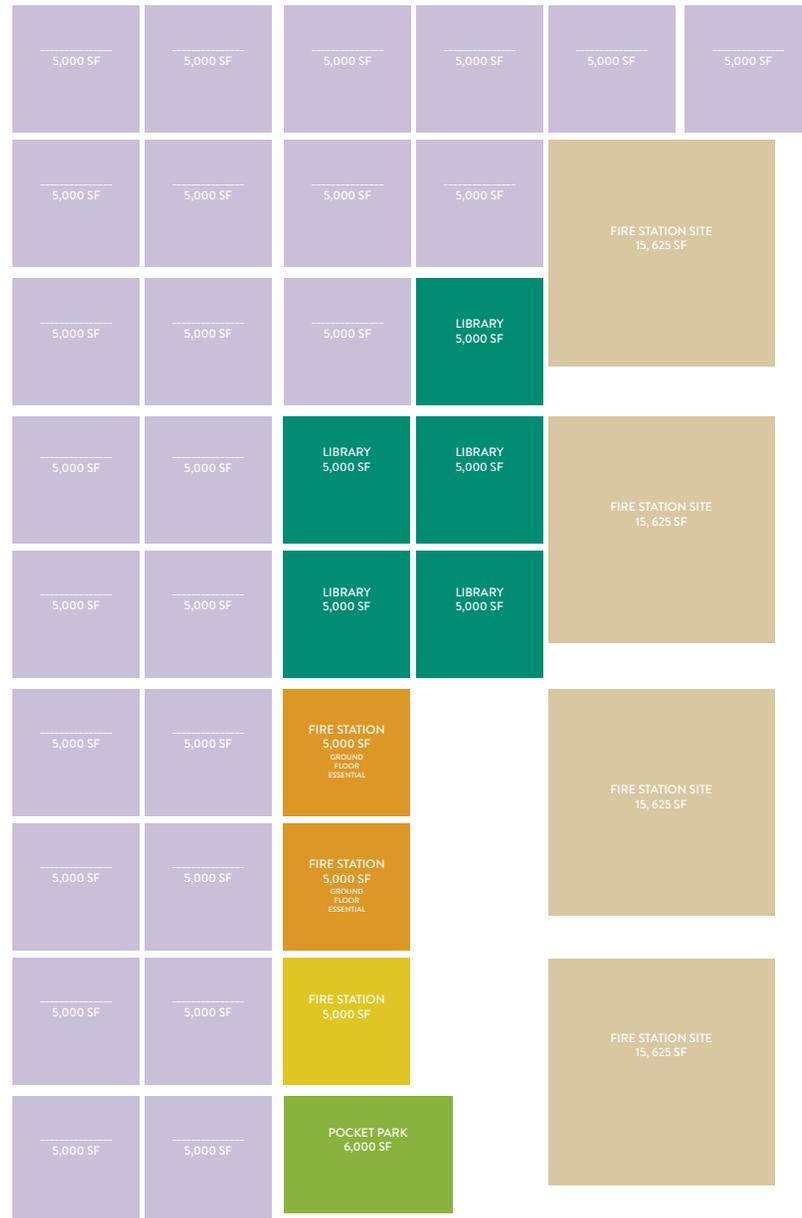
# MAPPING EXERCISE **GUIDELINES**



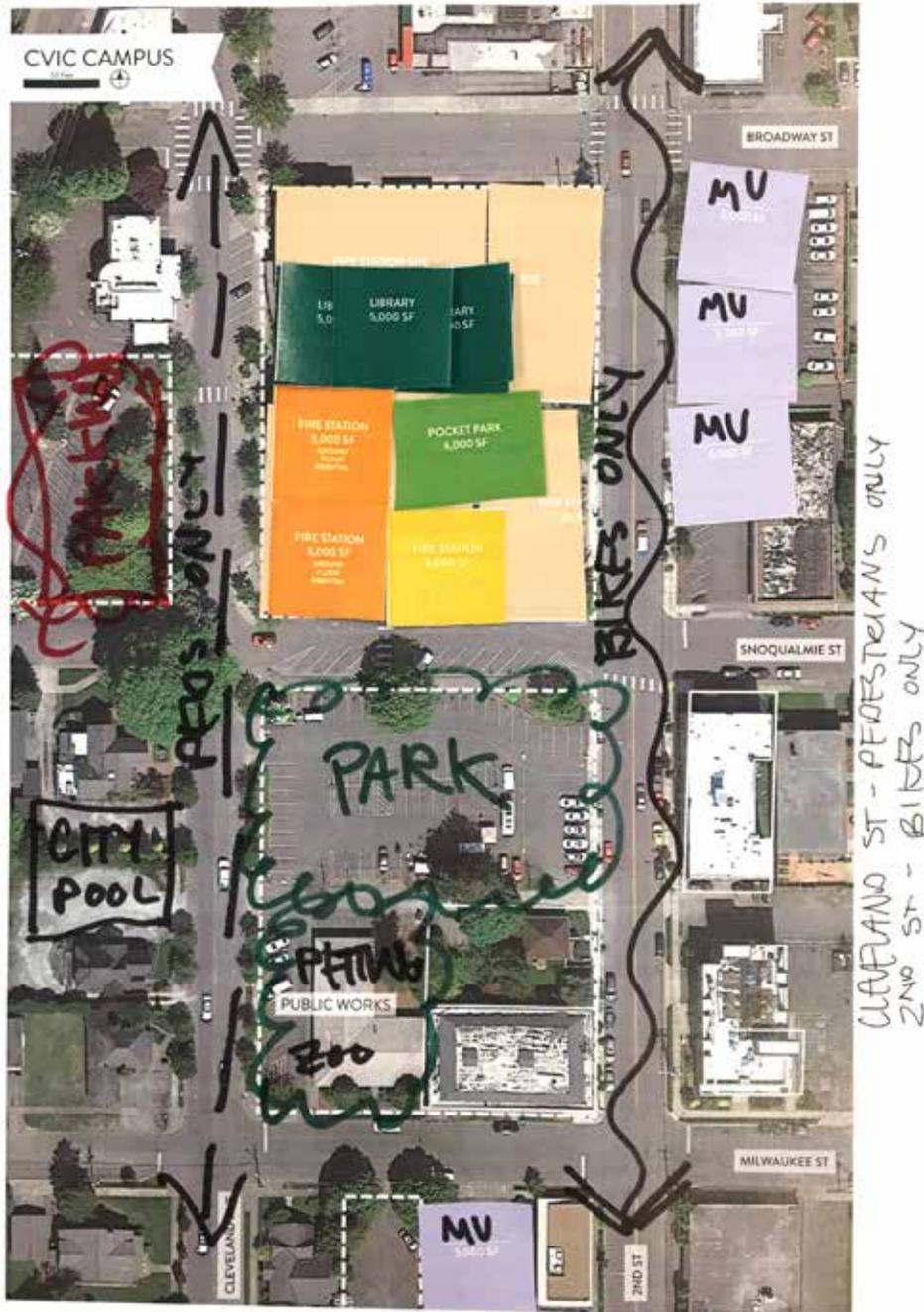
- USE MARKERS AND GAME PIECES TO DESIGN A CIVIC CAMPUS
- LABEL SITE FEATURES
- IDEAS SHOULD CONTRIBUTE TO IMPROVING THE COMMUNITY
- RECONVENE TO PRESENT CONCEPTS FROM EACH GROUP
- **REMEMBER: THERE ARE NO BAD IDEAS!!!**

# MAPPING EXERCISE 2 MATERIALS

- BASE MAP
- TRACE PAPER
- MARKERS
- POST-IT NOTES
- SCISSORS
- GAME PIECES



# MAPPING EXERCISE 2 EXAMPLE RESULTS



- CREATE A MULTIFUNCTIONAL CIVIC CAMPUS
- CONNECT THE CAMPUS TO THE SURROUNDING SUBAREA

# NEXT STEPS

