



SK SOUTH KINCAID SUBAREA PLAN

FIRE STATION & CIVIC CAMPUS CHARRETTE





EDGEWATER PARK

RIVERWALK PARK
FARMERS MARKET

DOWNTOWN

CO-OP

MAIN ST

1ST ST

2ND ST

3RD ST

MONTGOMERY ST

W GATES ST

MYRTLE ST

PINE ST

LINCOLN THEATRE

SKAGIT COUNTY SUPERIOR COURT

SKAGIT COUNTY SHERIFF

SKAGIT MULTIMODAL STATION

KINCAID ST

BROADWAY ST

INTERSTATE 5

RED APPLE MARKET

CITY HALL

FIRE STATION 1

CITY LIBRARY

CIVIC CAMPUS

PUBLIC WORKS

ALFCO SITE

SNOQUALMIE ST

MILWAUKEE ST

CELTIC ARTS

SECTION ST

1ST ST

HARRISON ST

POST OFFICE

CLEVELAND AVE

2ND ST

3RD ST

AMTRAK CASCADES

SCHENK PACKING

PARK ST

W HAZEL ST

6TH ST

7TH ST

Figure 1. Location of Fire Station 1 and Civic Campus in the subarea.

Fire Station & Civic Campus Charrette

“To Protect the Lives, Property and Environment of Mount Vernon and to minimize losses when emergencies occur.” - Mount Vernon Fire Department Vision

PROCESS

The City of Mount Vernon has prioritized the development of a new Fire Station 1 to replace the current functionally obsolete facility (Figure 2). The charrette provided an opportunity for key stakeholders, including the Fire Chief and staff, City Council members, Mayor, and planning department to:

- + Explore subarea site constraints and opportunities.
- + Better understand fire station sizing, layout, and siting options.
- + Consider ideal locations for a new station using baseline square footage requirements and established siting parameters.
- + Develop ideas for the new station configuration.
- + Site compatible uses desired in the area.
- + Create a vision for a civic campus, including programming and configuration.

Results will help guide the overall vision and recommendations in support of the South Kincaid Subarea Plan.



Figure 2. Fire Station 1 context.



Figure 3. Fire Station 1 siting exercise.

FIRE STATION 1 BACKGROUND

Fire Station 1 was constructed in 1964 and the facility has exceeded its useful service life. Except for minor changes, the Station has had only routine maintenance. It does not meet modern industry standards for energy, efficiency, and fire safety and lacks appropriate security for overnight crews. When the Station was constructed the call volume for the City was approximately 500 calls for service per year. In 2016 Station 1 fielded 2,025 calls. In addition, the City has transitioned from a primary volunteer agency to a career department. The increase in staffing and call volume has outpaced the Station's original design and construction intent. Additional functional shortfalls include:

- + Insufficient space to house the 100 foot ladder truck required to serve multi-story units
- + Insufficient length and number of apparatus bays
- + Constrained Station site
- + Lack of security
- + Inadequate space to house additional personnel
- + Inadequate training facilities
- + No co-location space for other emergency response units
- + Lack of community and education space
- + Inadequate interior ventilation

Fire Station 1 serves the critical downtown area—historic buildings, businesses, visitors, residents, commuters, and high-risk infrastructure (railway and water treatment facility). Placing a ladder truck adjacent to the downtown, which can serve multi-story and historic buildings lacking fire protection, is critical.

A new station will improve efficiency for the Fire Chief, Fire Marshal, and administrative staff by eliminating commuting time from Station 2. In addition, it will provide a convenient means for the public to access the Fire Department during permitting, new construction, or other City business.

The City's vision for its historic downtown, waterfront, and surrounding areas, including the South Kincaid Subarea, includes new multi-story mixed-use buildings and adaptive reuse of existing character structures. For Fire Station 1 to meet the current and future demands of Mount Vernon, the following configuration needs have been identified:

- + 15,000 square foot facility
- + Five apparatus bays with space for the 100' ladder truck
- + Improved living quarters
- + Community space
- + Personnel training space
- + Proximity to arterial streets
- + Unrestricted site access
- + Safe sight distances to adjacent roadways
- + Compatible adjacent land uses

FINDINGS

Charrette participants were given an overview of existing conditions and description regarding how this effort folds into the subarea plan process. They were then asked to work together to identify an appropriate site, configure a layout, and document their reasoning. Ideas were recorded on maps using the scaled game pieces, markers, and sticky notes (see Appendix B). The following themes emerged from the charrette, many of which were of consensus among the working groups:

- + Fire Station 1 should be co-located with other civic uses, including critically needed open space
- + The civic campus should include opportunities for private investment, where applicable
- + The civic campus should be designed with intent so that it may function as a community amenity
- + Additional proposed programming for the civic campus included structured parking, mixed-use residential, park space, and a new library
- + Because of the slightly undersized lot requirements for a new station, a multi-story structure should be considered to fit within neighborhood context and small lots.
- + Ideas for adjacent compatible land uses included park/open space, parking structure, community space, and mixed use multistory units.
- + Many participants identified the parking lot to the south of the library as an ideal site for the new station. As part of a civic campus, the new station should explore re-purposing the current Public Works site, if Public Works was relocated to a re-purposed or rebuilt Station 1.



Figure 4. Example Fire Station 1 mapping exercise results.



Figure 5. Fire Station 1 group mapping exercises on display.

CIVIC CAMPUS VISIONING

The civic campus consists of an approximately 2.5-acre City-owned parcel cluster that currently houses City Hall, Public Works, Fire Station 1, a parking lot, and the public library (Figure 1). Depending on where future site functions are located, reconfiguration and reuse scenarios are likely, each of which should re-imagine the civic campus as the cultural center of the subarea. Participants were asked to consider the following:

- + Should a new public library stay on site or be relocated elsewhere?
- + What is the best way to organize spaces to reflect a civic campus configuration?
- + How best to connect the campus with the surrounding community?
- + Where best to provide public space opportunities to strengthen the connections?

FINDINGS

Charrette participants were asked to imagine how best to collocate current uses and what new programming, if any, could add to a robust and active community civic campus. Many of the concepts carried over from the Fire Station 1 siting exercise, which took place prior to the civic campus exercise. The following themes for the civic campus emerged:

- + The new Fire Station 1 should be located at the site of the current library parking lot and include the current site of Public Works.
- + Public Works should relocate to the current site of Station 1, adjoining City Hall.

- + The library should be relocated to the City owned parcel just west of the civic campus, or to the surface parking lot to the northeast.
- + There were several concepts for the current library site, including structured parking, mixed-use, park, and a new multistory public library.

These concepts will be incorporated into the subarea alternatives for public comment during Community Workshop 2.

NEXT STEPS

The next step of the planning process is to create several alternatives to evaluate during Community Workshop 2. These alternatives will reflect ideas gathered during stakeholder and community sessions, including the Fire Station 1 and Civic Campus Charrette as well as findings from the existing conditions analysis. Each of the concepts will present a different 'kit of parts' and attendees will be encouraged to pick and choose the best and worst ideas for inclusion in a 'preferred' concept. This concept will then be further developed into a draft Subarea Plan.



Figure 6. Presenting results from the civic campus group mapping exercise.

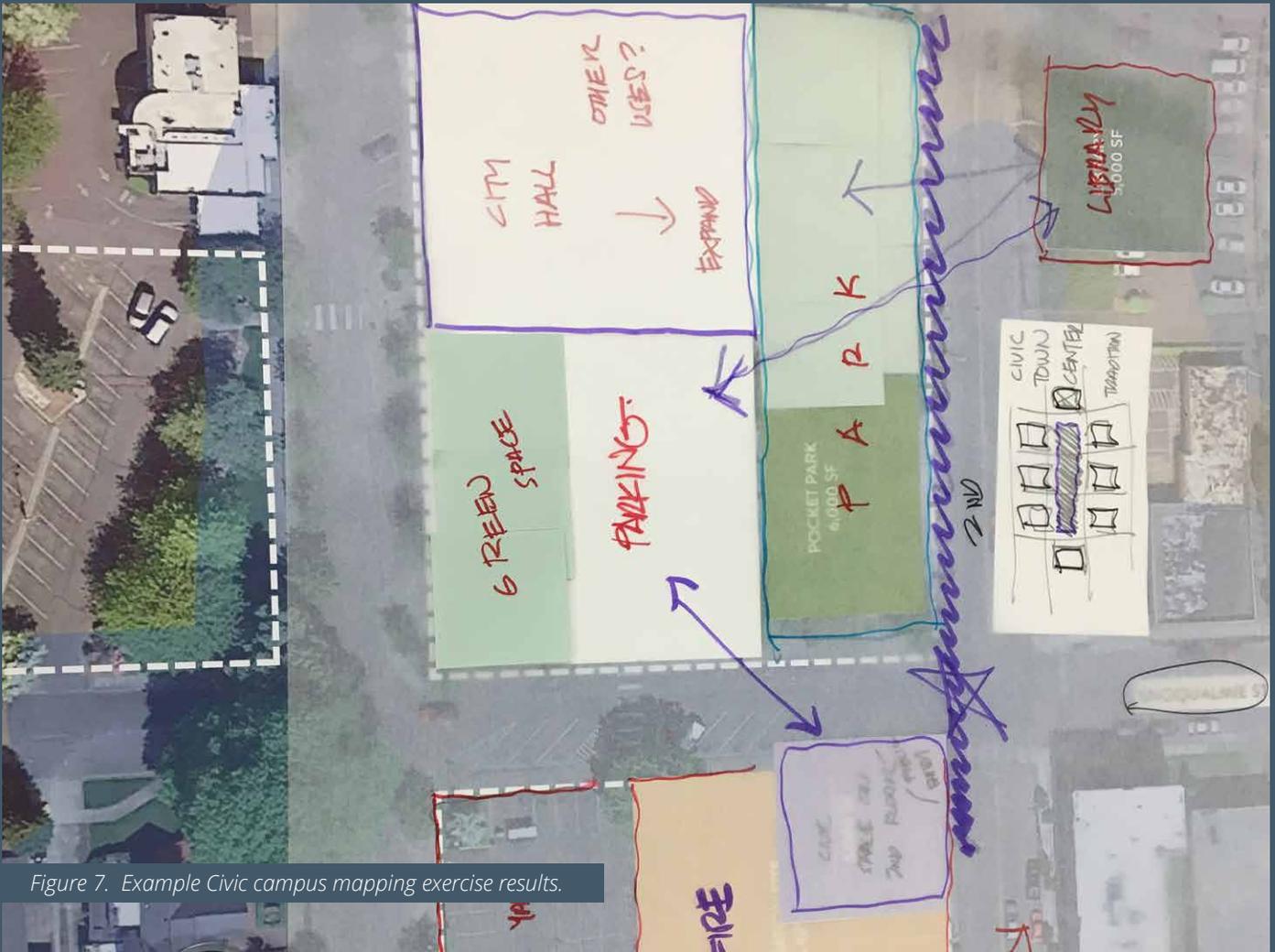
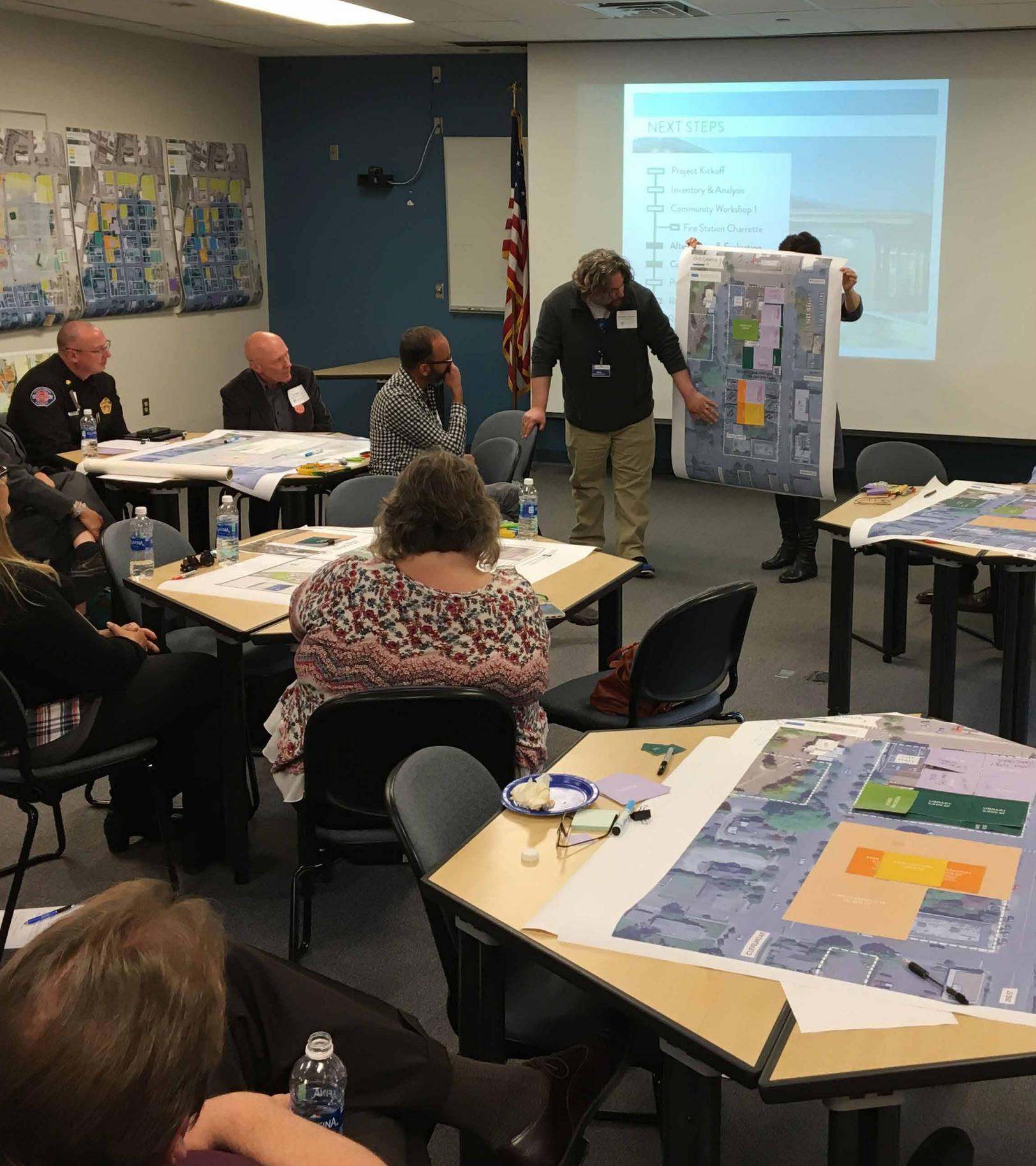


Figure 7. Example Civic campus mapping exercise results.



Figure 8. Civic campus mapping exercise groups.

Figure 9. Presenting group concepts for the civic campus.



Appendix A - Sign-In Sheets



CITY OF MOUNT VERNON
FIRE STATION #1 CHARRETTE
SEPTEMBER 20, 2017

	NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
1.	Isaac Huffman	4508 Karl's St	MV, WA 98274	360-480-7672	isaac.huffman@gmail.com
2.	Bryan Brice	1901 N. LaVenture	MV. WA 98277	360-336-6277	bryanb@mountvernonwa.gov
3.	Steve Briggs	1901 N LaVenture Rd	MV WA 98277	360-336-6277	SteveR@mountvernonwa.gov
4.	Bryan Harris	1901 N LaVenture Rd	MV WA 98277	360-336-6277	Bryan.h@mountvernonwa.gov
5.	CHRISTINA CARLSON	504 S. 1st	MV.	(206) 676-1218	CHRISTINA@PEAKYAKS.COM
6.	Richard Brocksmithe	1216 E section st	MV 98274	360 826 2094	rbrocksmithe@gmail.com
7.	Maggie Poth	715 N 8th	MV 73	428-7369	maggiepoth@aol.com
8.	Jen Quam	2308 N 1st	MV	424-5385	Stapleack@AOL.COM
9.	Jim Whitt Crowl	13797 Trumpler Lane	MV 98273	360-428-5765	jreactive300@earthlink.net
10.	Dulley Jones	923 N 14th	MV 98273	360 421 7196	sacero58@gmail.com
11.	Shelly Hill	3200 Shelly Hill Rd	M.V 98274	360-708-2801	
12.	Jim & Katy Arnsperger	926 Dicky	MV 98274	360-424-4689	
13.					
14.	ANNA CARR	107 Melrose Rd	MV	360 421-0675	anna@carrollwood.com
15.	Scott Corran	1020 Vena Ct	MV	360 941 1417	SPECTR98273@gmail.com
16.	Mary Hule				
17.	Melissa Beaton				
18.	Christopher Bollinger	2005 Woodridge	Mt. Vernon	360-853-3881	The luminous cosmos@gmail.com
19.	Tina Tate	925 3rd	MV.		
20.	Bryan Kay	1330 S 2nd	MV	360-202-2160	
21.	Stacie Zimpl				
22.	Doug Volesky				doug.v@mountvernonwa.gov
23.	Ellen Gamson	325 Pine St	MV.	360-336-3801	ellengamson@gmail.com
24.	Marie Erbstoeser	217 E Division	MV	360-336-5896	erbstoe@cnw.com
25.	Joe Lindquist	5616 Trumpler Pl	MV	360-391-3038	
26.					
27.	Jerry Dodel	MVPO	MV	360-336-6277	jerryd@mountvernonwa.gov
28.	Megan O'Bryan	3808 Carpenter St MV 98274		360-0855877	meganobryane@windermere.ca
29.	Gary Molenar	1303 S. 1st	MV	360-336-5485	
30.	DALE R AGAN		MV		
31.	Bob Fiedler				
32.					

Figure 10. Fire station 1 group mapping exercise.



MAPPING EXERCISE 1 SITING INSTRUCTIONS

1. Capture your group's initial ideas for the map by drawing a rough outline of the fire station site and service area on the map. Use the provided map to guide your initial ideas.

2. Challenge your group to identify areas that are most likely to be suitable for a fire station site and service area. Use the provided map to guide your initial ideas.

3. Use the provided map to identify areas that are most likely to be suitable for a fire station site and service area. Use the provided map to guide your initial ideas.

4. Use the provided map to identify areas that are most likely to be suitable for a fire station site and service area. Use the provided map to guide your initial ideas.

5. Use the provided map to identify areas that are most likely to be suitable for a fire station site and service area. Use the provided map to guide your initial ideas.

6. Use the provided map to identify areas that are most likely to be suitable for a fire station site and service area. Use the provided map to guide your initial ideas.

7. Use the provided map to identify areas that are most likely to be suitable for a fire station site and service area. Use the provided map to guide your initial ideas.

LEGEND

- Green: Areas that are most likely to be suitable for a fire station site and service area.
- Yellow: Areas that are less likely to be suitable for a fire station site and service area.
- Orange: Areas that are not suitable for a fire station site and service area.
- Purple: Areas that are not suitable for a fire station site and service area.

ONE SECTION

Appendix B - Fire Station 1 Mapping Exercise



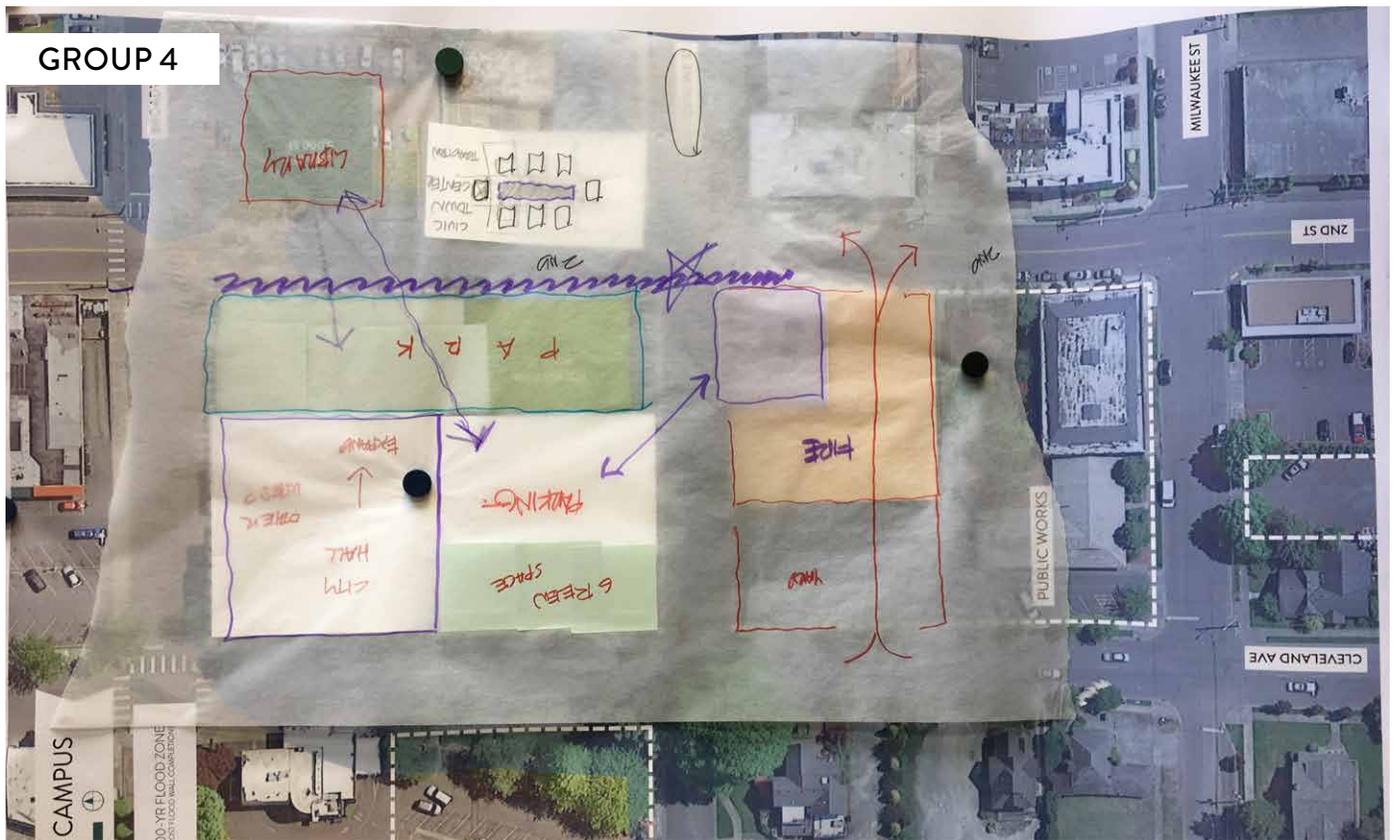
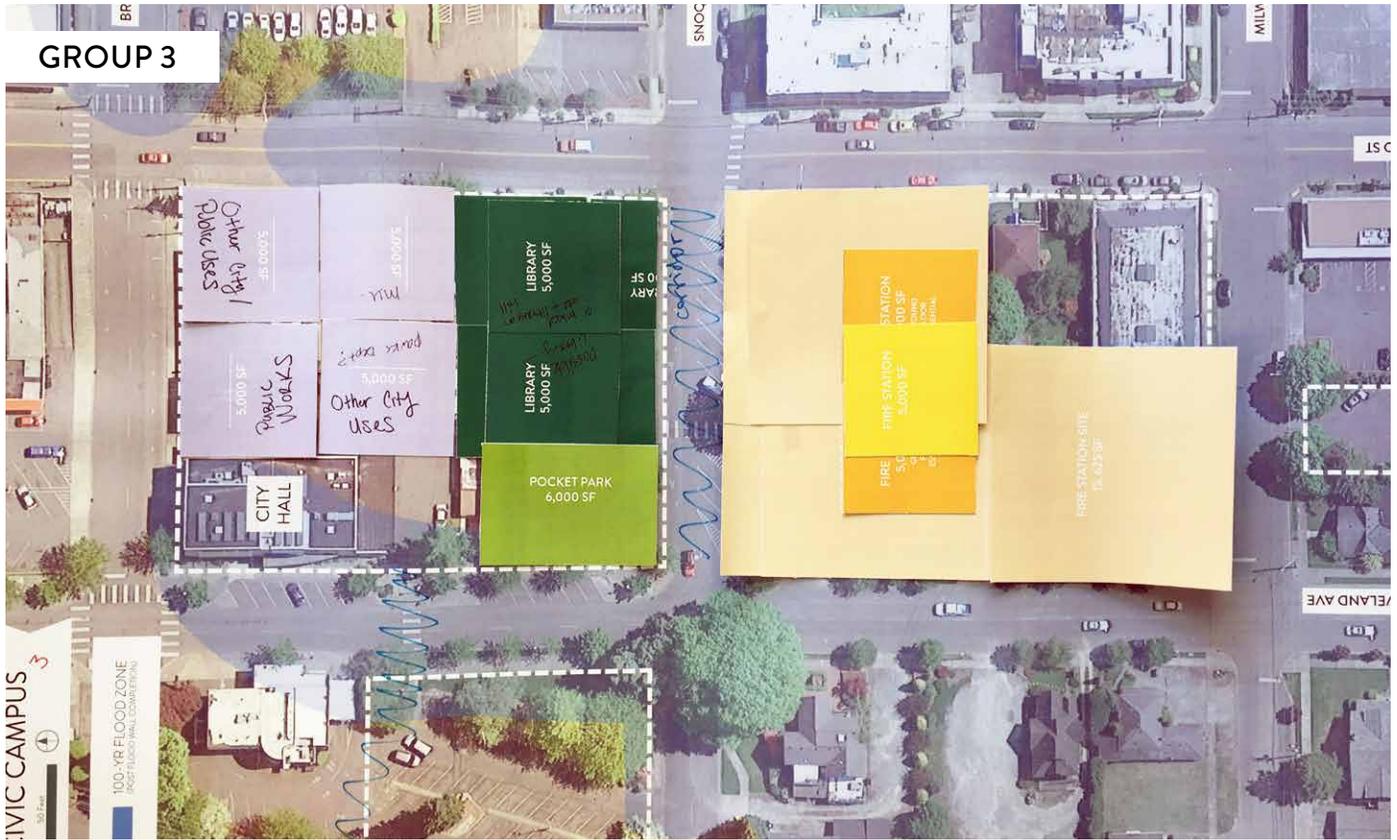


Figure 11. Fire Station 1 group mapping exercise



Appendix C - Civic Campus Visioning Exercise







MAKERS

architecture · planning · urban design

ECONorthwest

ECONOMICS · FINANCE · PLANNING

