Denny Substation
PreDesign Review

with the
Seattle Design Commission
PROJECT OVERVIEW

PROJECT SCOPE AND SCHEDULE

• ULTIMATELY DELIVER 825 - 930 MVA TRANSMISSION AND DISTRIBUTION CAPACITY
• PROVIDE A SECURE AND RELIABLE POWER SUPPLY AND REQUIRED POWER CAPACITY TO SOUTH LAKE UNION, DENNY TRIANGLE AND ADJACENT AREAS
• TO SUPPORT AND ADVANCE THE URBAN CENTER STRATEGIES AS DEFINED IN THE COMPREHENSIVE PLAN
• ADDRESS THE GROWING NEEDS OF CURRENT AND FUTURE DEVELOPMENT
• DEVELOP A LAYOUT FOR LONG TERM PHASING TO MEET FUTURE POWER NEEDS
• FIRST PHASE TO BE OPERATIONAL BY MID-2016 (270 MVA)

SITE AND PROJECT REQUIREMENTS

• SITE IS MOST COST EFFICIENT GIVEN ITS PROXIMITY TO EXISTING TRANSMISSION LINES
• SITE FACILITATES MULTIPLE ROUTES FOR POWER DISTRIBUTION
• SITE FACILITATES EASE OF ACCESS FOR OVERSIZE VEHICLES
• UTILIZE GIS VERSUS AIR INSULATED EQUIPMENT TO MINIMIZE SITE AREA REQUIREMENTS
• IN ORDER TO ADDRESS THE DISTRIBUTION, PHASING AND ACCESS REQUIREMENTS PURSUE THE VACATION OF PONTIUS
• DEVELOP A PUBLIC BENEFIT PACKAGE TO ADDRESS THE ADJOINING NEIGHBOR AND COMMUNITY CONCERNS AND NEEDS
• DEVELOP A MASSING AND SITE EDGES THAT MITIGATE THE VISUAL IMPACT OF THE SUBSTATION
• SHOWCASE SUSTAINABLE STRATEGIES
COMMUNITY OUTREACH

• COMMUNITY GROUPS:
  • SLU Community Council Policy and Planning Committee
  • South Lake Union Chamber of Commerce
  • Cascade Neighborhood Council
  • Lake Union Opportunity Alliance
  • Denny Triangle Neighborhood Association
  • Downtown District Council
  • Cascade Area Business Neighbors (CABN)
  • SLU Network Stakeholders
  • Alley 24 Property management
  • Downtown Seattle Association

• BUSINESS STAKEHOLDERS:
  • Alley 24 Property management
  • Colwell Building – Plymouth Housing Group
  • Balfour Place Apartments
  • Vulcan
  • Amazon
  • Play it Again Sports
  • REI
  • Feathered Friends
  • Immanuel Lutheran Community Services
  • Orion Center
  • National Association of Industrial and Office Properties (NAIOP)
  • American Institute of Architects (AIA)
  • University of Washington
  • Fred Hutchinson and Seattle Cancer Care
  • Group Health
  • Institute for Systems Biology
  • Cornish College of the Arts
  • Bill & Melinda Gates Foundation
  • Path
  • Seattle Children’s Hospital Research
  • Spring Hill Suites
  • Pan Pacific Hotel
  • St. Spiridon Orthodox Cathedral
NOT PREFERED ALTERNATIVE - AIR INSULATED SYSTEM LAYOUT
GAS INSULATED SYSTEM

AIR INSULATED SYSTEM
TECHNICAL CONSTRAINTS

NO VACATION OF PONTIUS: DISTRIBUTION ROUTING

NO VACATION OF PONTIUS: TWO LEVELS

VACATION OF PONTIUS: DISTRIBUTION ROUTING

VACATION OF PONTIUS: ONE LEVEL
TECHNICAL CONSTRAINTS

NO VACATION OF PONTIUS: TRANSMISSION ROUTING

NO VACATION OF PONTIUS: TWO LEVELS

VACATION OF PONTIUS: TRANSMISSION ROUTING

VACATION OF PONTIUS: ONE LEVEL
SITE VICINITY PHOTOS

1. SUBSTATION SITE

2. BREWSTER

3. MIRABELLA

JOHN STREET LOOKING SOUTH
SITE VICINITY PHOTOS

SCCA HOUSE

ALLEY 24

JOHN STREET LOOKING NORTH
SITE VICINITY PHOTOS

 Alley 24

 Substation Site

 Brewster

 Brewster

 Mirabella

 John Street Looking North

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SITE VICINITY PHOTOS

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D

JOHN STREET LOOKING EAST

MINOR AVE LOOKING SOUTH

E

MIRABELLA

PONTIUS AVE LOOKING NORTH

F

MIRABELLA

SUBSTATION SITE

MINOR AVENUE LOOKING NORTH
SITE VICINITY PHOTOS

G

H

MIRABELLA

DENNY WAY LOOKING EAST

MIRABELLA

DENNY WAY LOOKING NORTH

DENNY WAY LOOKING NORTH
PROPOSED ZONING CHANGES
CONTEXT: 9 BLOCK FOCUS AREA
CONTEXT: SURROUNDING USE TYPE

COMMUNITY

COMMERCIAL

RESIDENTIAL
CONTEXT: SURROUNDING OPEN SPACE

- CASCADE PARK and PEA PATCH
- REI TRAIL SYSTEM
- SEATTLE TIMES BLDG.
- POCKET PARK
- CASCADE PARK
- PEABODY PARK
- POCKET PARK
- THOMAS ST.
- JOHN ST.
- DENNY WAY
CONTEXT: LOCAL TRANSIT

BUS ROUTES

ZIP CARS

BUS STOPS
CONTEXT: “GREEN STREETS” CONCEPT

(SOUTH LAKE UNION URBAN DESIGN FRAMEWORK DOCUMENT, DPD 2010)
(1) SEATTLE LAND USE CODE

- CURRENT ZONING REQUIREMENTS
- STREET CLASSIFICATION
- STREET LEVEL USE
- FACADE REQUIREMENTS
- LOT COVERAGE

City of Seattle

(2) CITY of SEATTLE COMPREHENSIVE PLAN

- URBAN CENTER / VILLAGE STRATEGY
- OPEN SPACE NETWORK
- SOUTH LAKE UNION - NEIGHBORHOOD PLANNING CONCEPTS

(3) NEIGHBORHOOD PLANS

- SOUTH LAKE UNION URBAN DESIGN FRAMEWORK
- SOUTH LAKE UNION NEIGHBORHOOD PLAN
- SOUTH LAKE UNION REZONE LEGISLATION
- GREEN STREET CONCEPT - THOMAS STREET
- DENNY WAY STREETSCAPE CONCEPT PLAN
- THE BLUE RING STRATEGY
NEIGHBORHOOD CONNECTIONS

GREEN STORMWATER INFRASTRUCTURE

LEGEND
- Light green: Streets appropriate for non-infiltrating GSI
- Dark green: Streets appropriate for infiltration facilities

NOTE:
These recommendations are based on neighborhood scale data. Site-specific analysis required for individual projects.
RESIDENTIAL and RETAIL FOCUS AREAS

STREET CHARACTER

GREEN STORMWATER INFRASTRUCTURE

RESIDENTIAL and RETAIL FOCUS AREAS

STEWART ST.

DENNY WAY

GATEWAYS, HEARTS, and EDGES

NEIGHBORHOOD CONNECTIONS

RESIDENTIAL OPEN SPACE STRATEGIES

ANGELES, HEARTS, and EDGES

NEIGHBORHOOD CONNECTIONS

RESIDENTIAL OPEN SPACE STRATEGIES

ANGELES, HEARTS, and EDGES

STREET CHARACTER

GATEWAYS, HEARTS, and EDGES

NEIGHBORHOOD CONNECTIONS

RESIDENTIAL OPEN SPACE STRATEGIES

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ANGELES, HEARTS, and EDGES
RESIDENTIAL and RETAIL FOCUS AREAS

GATEWAYS, HEARTS, and EDGES

STREET CHARACTER

Harrison, Thomas, John

FRAMEWORK RECOMMENDATIONS

South Lake Union Urban Design Framework 12/31/2010

Seattle Department... Street Woonerf
(Line weight represents traffic volume)

Neighborhood Street

Boulevard / Great Street

STREET CHARACTER

GATEWAYS, HEARTS, and EDGES

RESIDENTIAL and RETAIL FOCUS AREAS

GREEN STORMWATER INFRASTRUCTURE
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RESIDENTIAL OPEN SPACE STRATEGIES

STREET CHARACTER

GATEWAYS, HEARTS, and EDGES

RESIDENTIAL and RETAIL FOCUS AREAS

GREEN STORMWATER INFRASTRUCTURE

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FRAMEWORK RECOMMENDATIONS

South Lake Union Urban Design Framework 12/31/2010        Page 13

Seattle Department... Street Woonerf
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IMAGE DESCRIPTION
STREET CHARACTER

GATEWAYS, HEARTS, and EDGES

RESIDENTIAL and RETAIL FOCUS AREAS

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RESIDENTIAL OPEN SPACE STRATEGIES

NEIGHBORHOOD CONNECTIONS

COMPOSITE MAP - RELEVANT SITE GUIDELINES
NO VACATION ALTERNATIVE

- OPPORTUNITY FOR FUTURE DEVELOPMENT
- NEED TO ACCOMMODATE SCL UTILITY DISTRIBUTION ROUTING, ACCESS AND MAINTENANCE
ALTERNATIVE 1: NO VACATION OF PONTIUS - CONSOLIDATED SCHEME
VACATION ALTERNATIVE

- **LIST OF PUBLIC BENEFIT USES:**
  - recreational areas
  - playgrounds
  - skate park
  - dog park
  - pea patch
  - accommodations for food truck vendors
  - sculpture gardens
  - wi-fi connectivity
  - bicycle amenities
  - electric car charging stations
  - improve alley lighting and pedestrian experience
  - ?

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**PROJECT OVERVIEW**

**DENNY WAY**

**JOHN ST.**

**YALE AVE. N.**

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**BELOW GRADE DISTRIBUTION ROUTING PLAN**

**BELOW GRADE DISTRIBUTION ROUTING SECTION**
ALTERNATIVE 2: VACATION OF PONTIUS - PAVILION SCHEME
ALTERNATIVE 3: VACATION OF PONTIUS - TERRACE SCHEME

AERIAL CONCEPT RENDERINGS LOOKING NORTH

SITE PLAN

SECTION LOOKING NORTH
questions