

Denny Substation PreDesign Review

with the

Seattle Design Commission



Denny Substation Project

Powering Seattle through the 21st century



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*

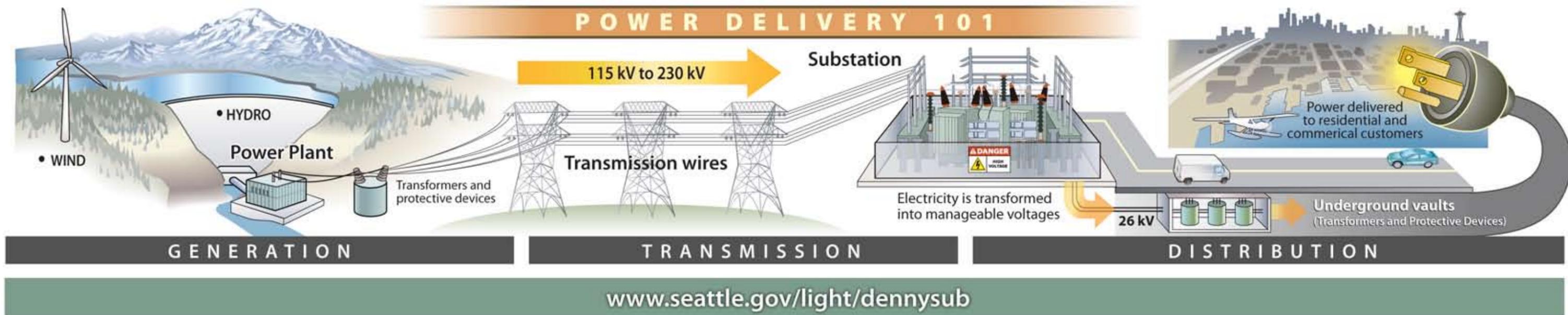
COMMUNITY OUTREACH

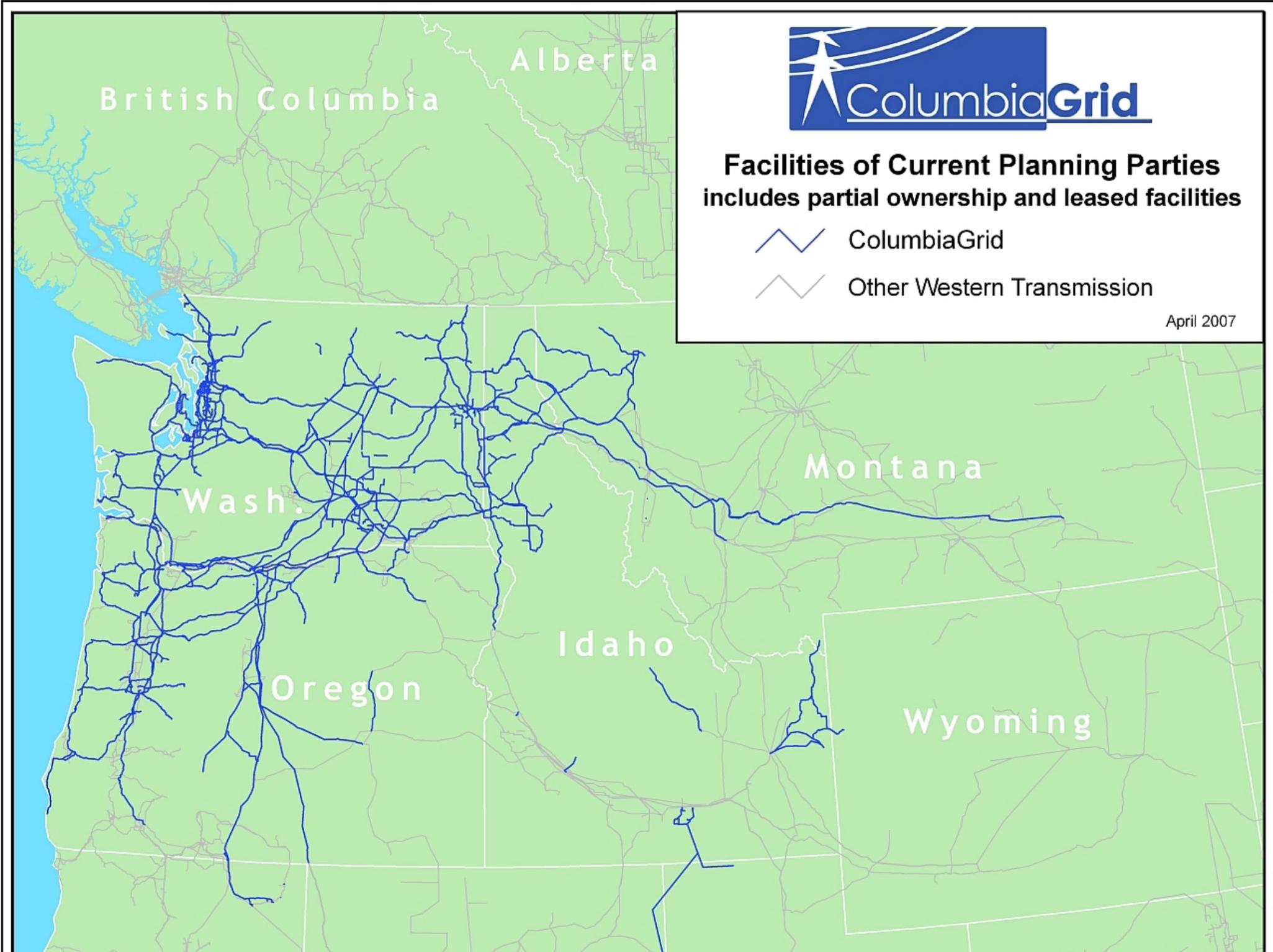
- ***COMMUNITY GROUPS:***

- *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*

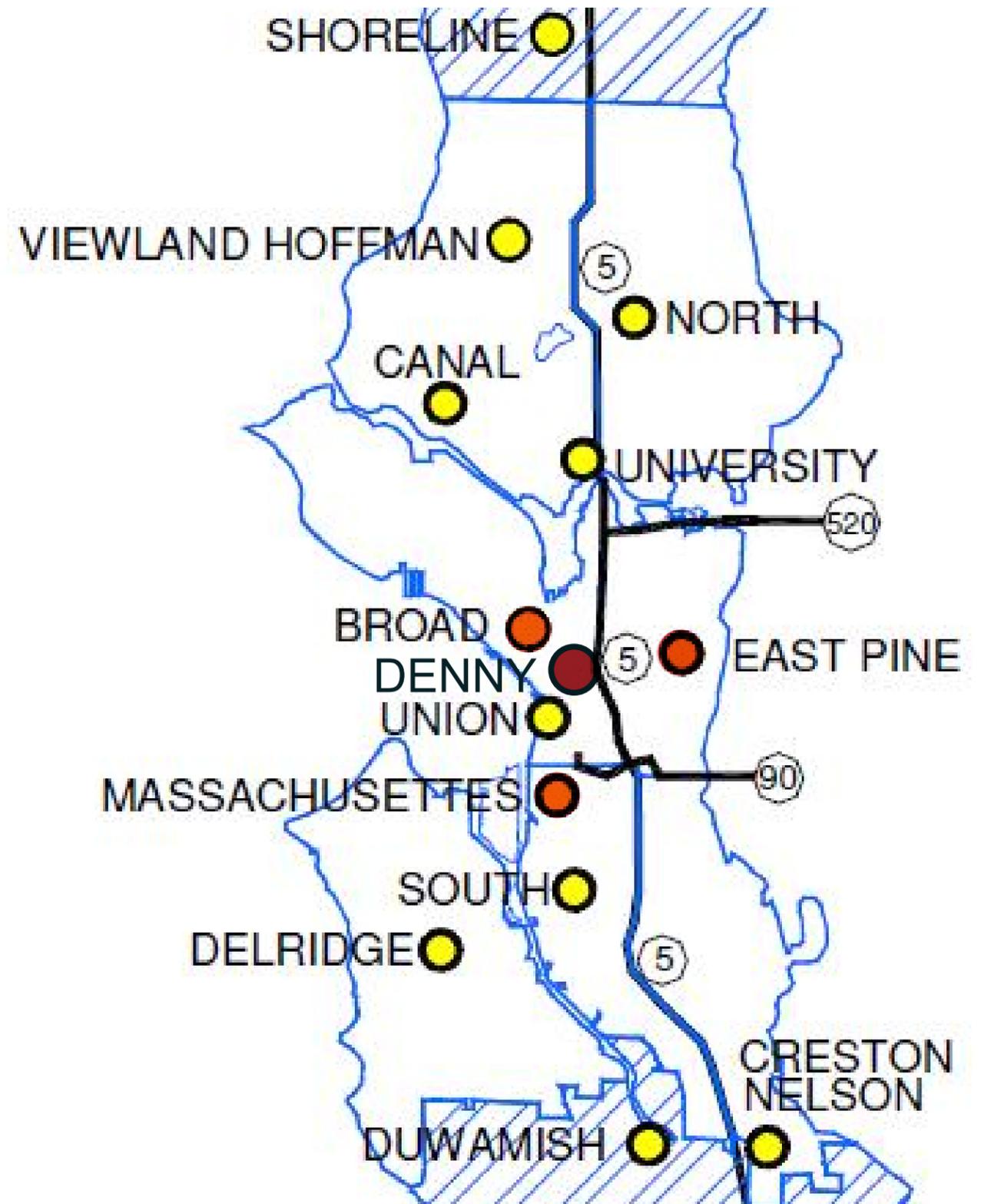
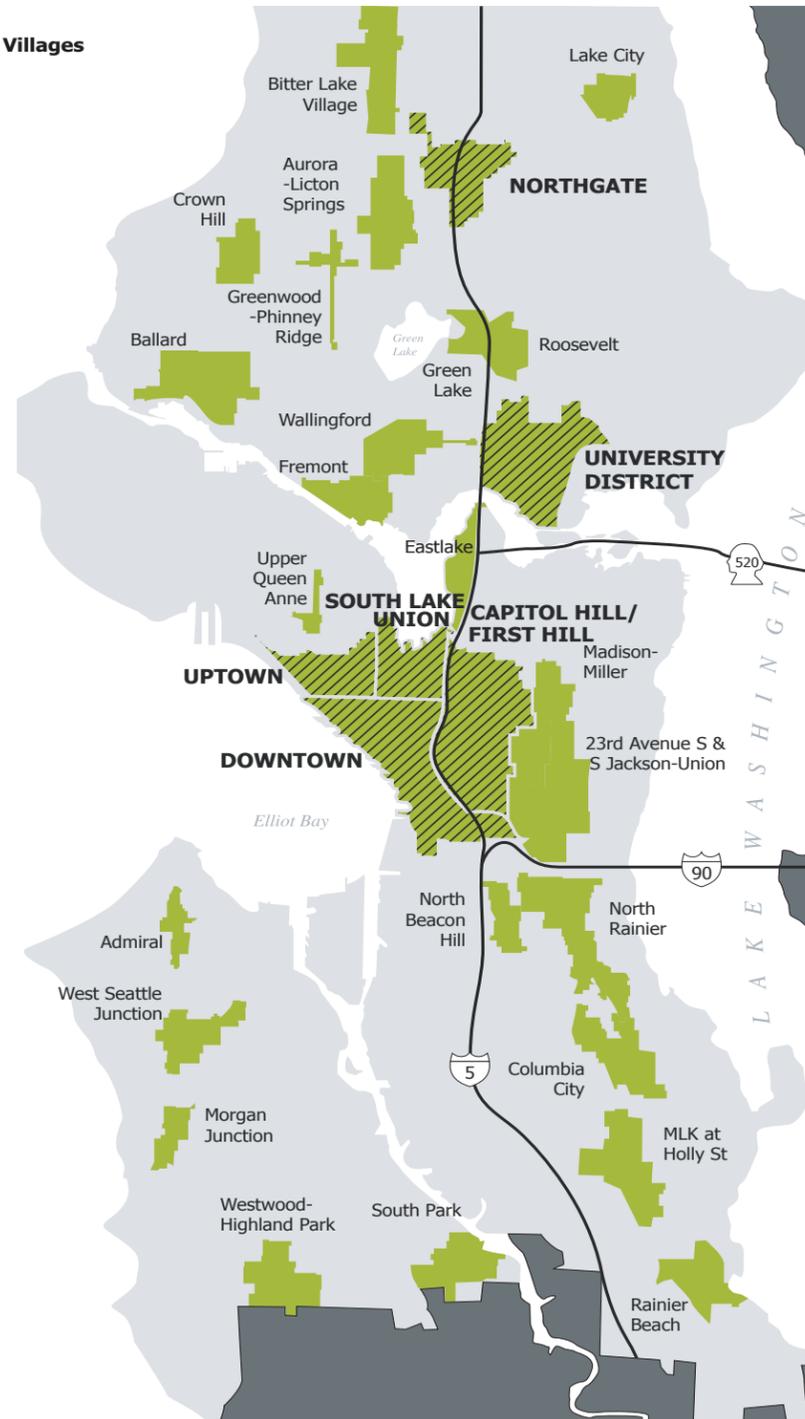


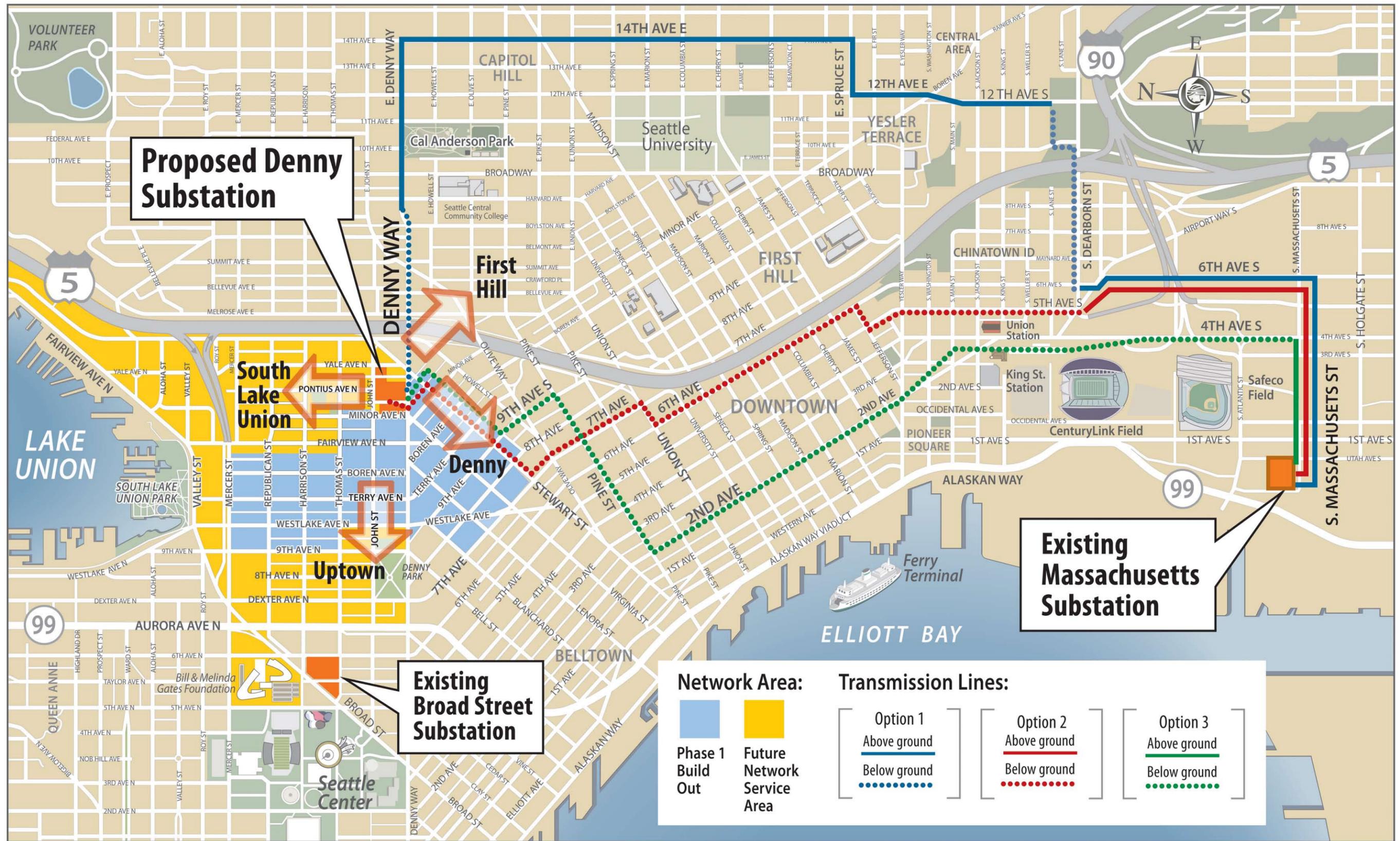


Urban Centers and Villages

- URBAN CENTER
- Urban Village

0 1 2 Miles

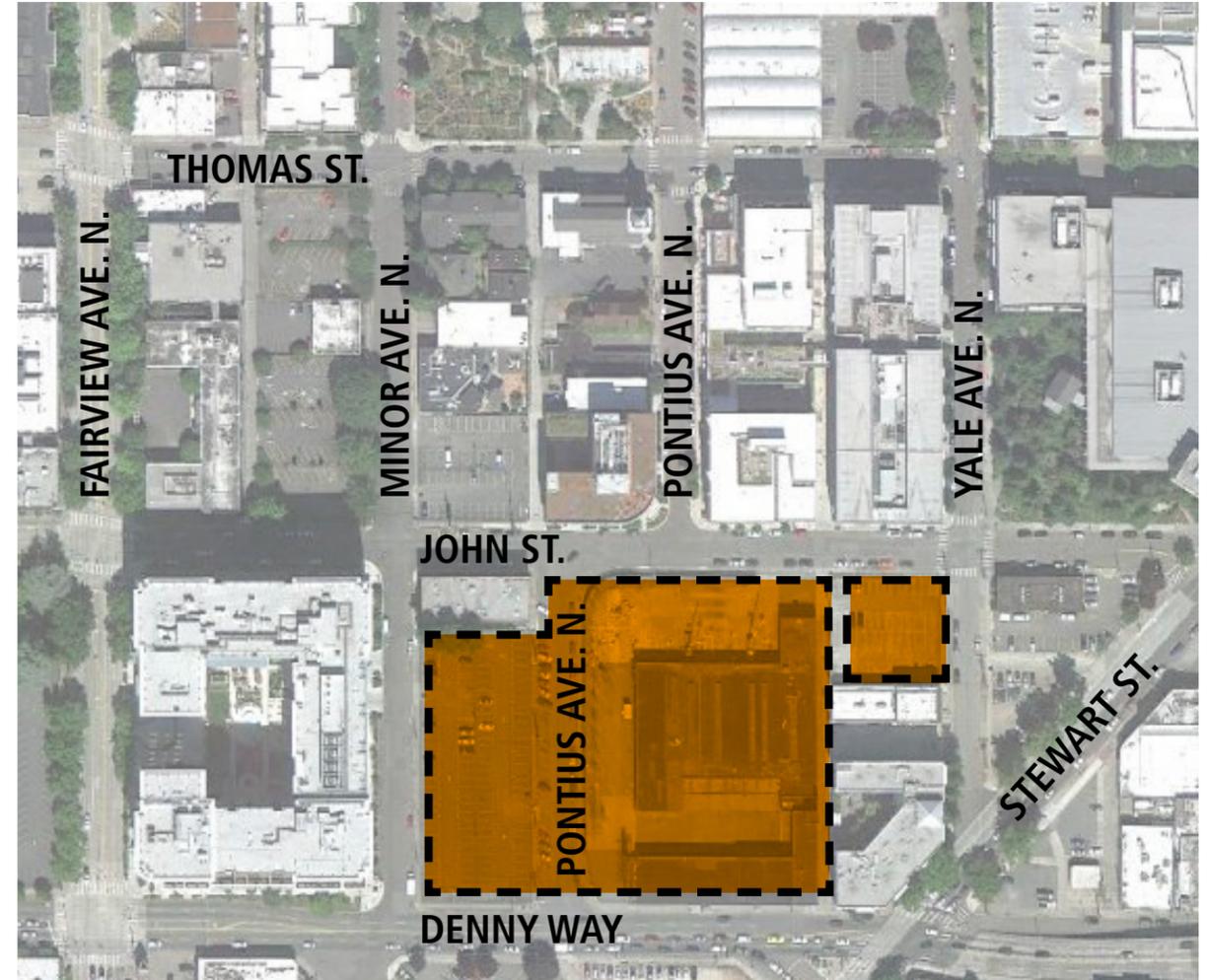








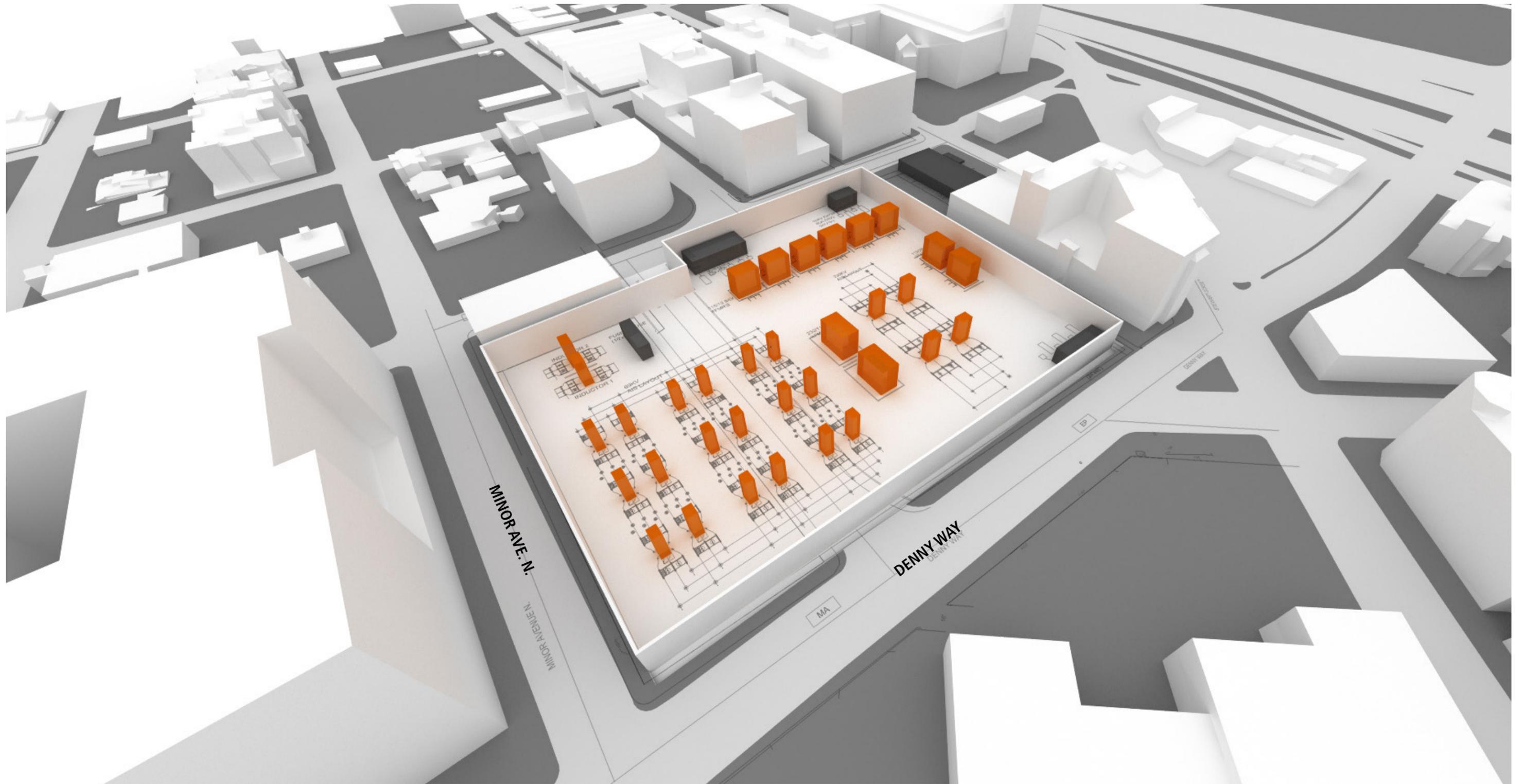
AERIAL VIEW FROM DENNY WAY



SITE PLAN



STREET VIEW ALONG DENNY WAY LOOKING NORTH



NOT PREFERRED ALTERNATIVE -AIR INSULATED SYSTEM LAYOUT

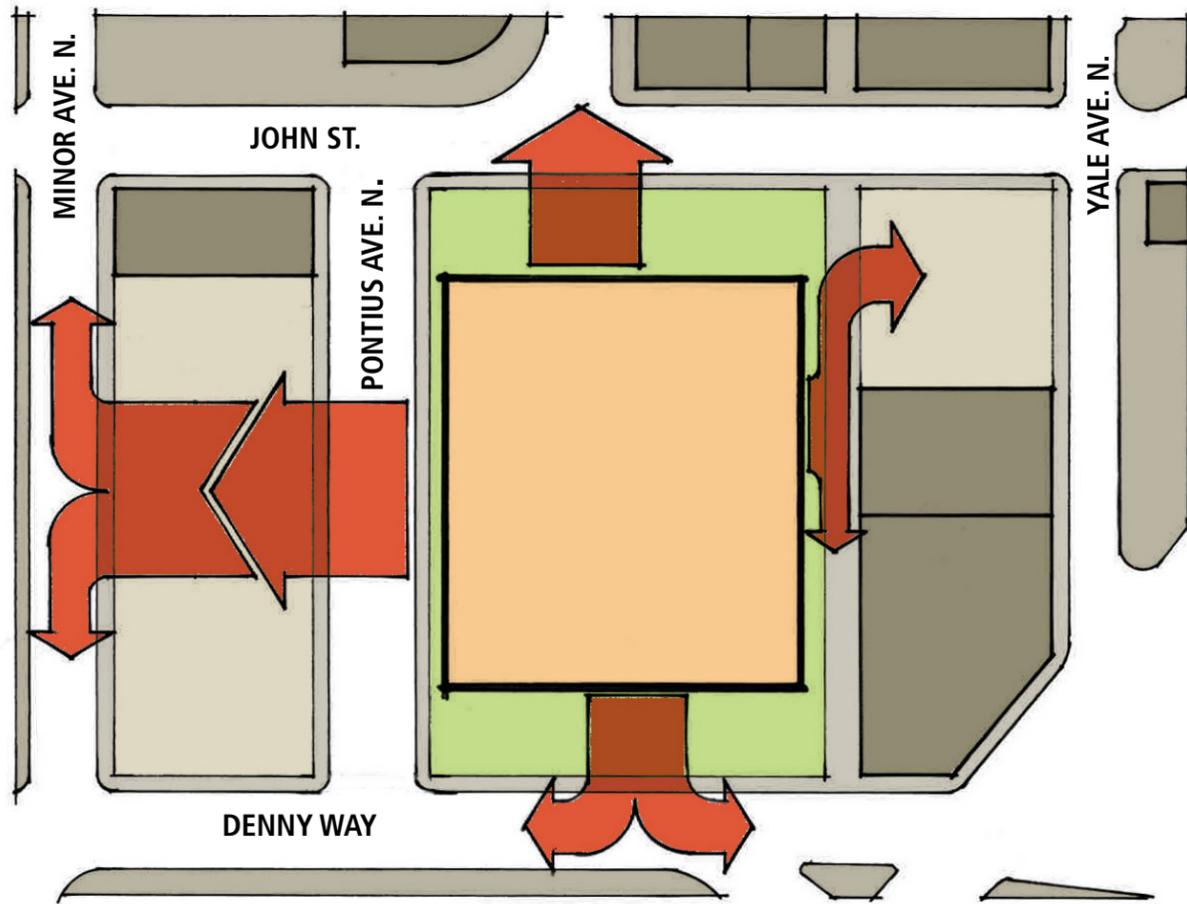


GAS INSULATED SYSTEM

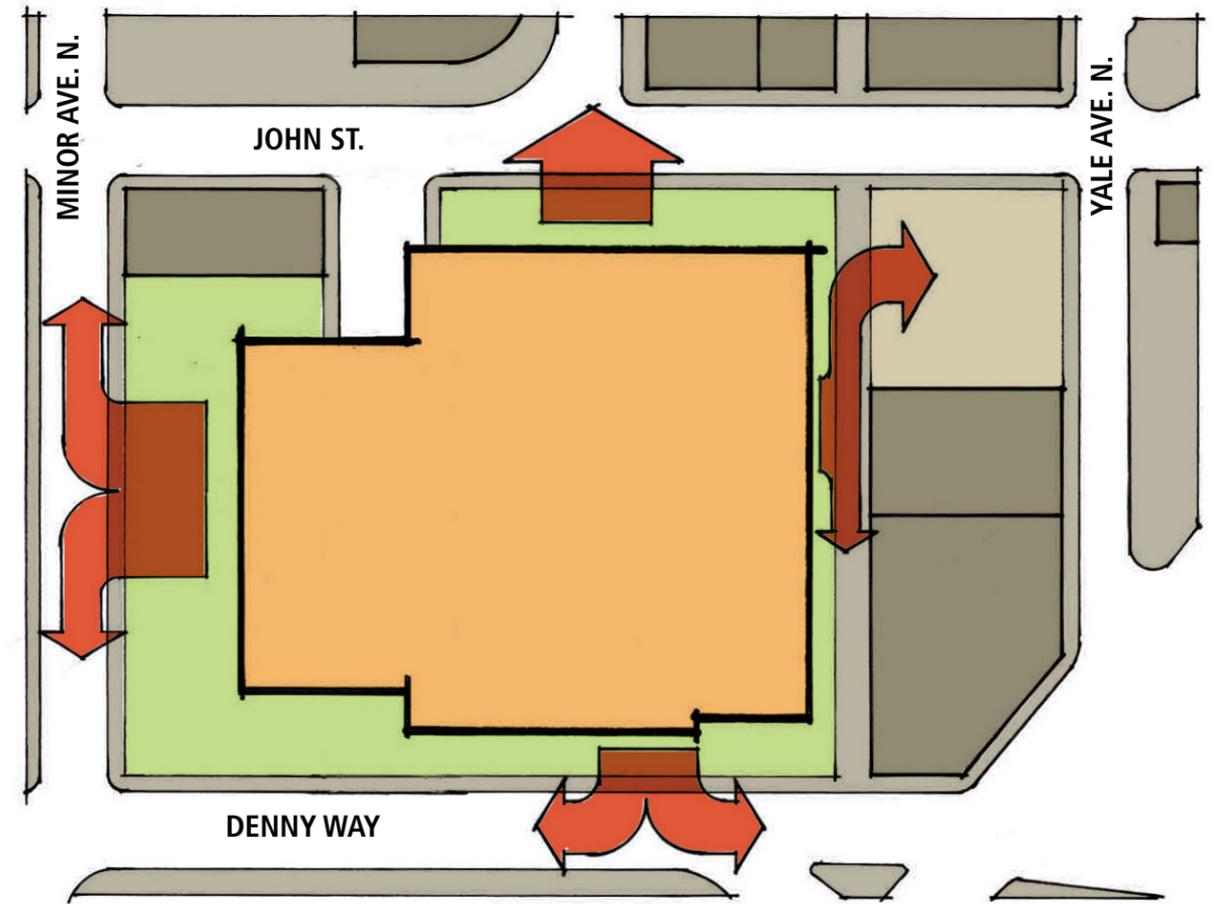


AIR INSULATED SYSTEM

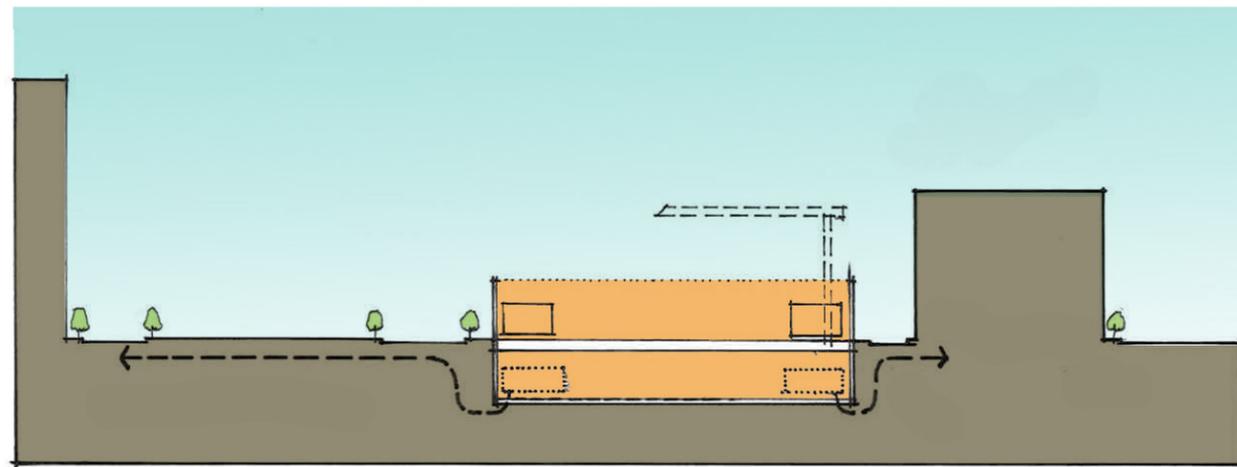




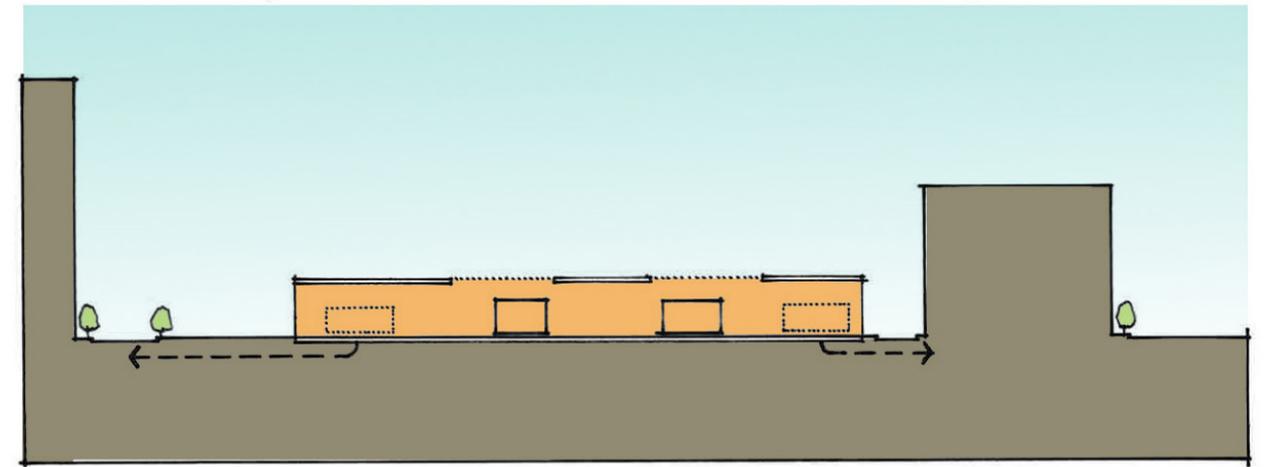
NO VACATION OF PONTIUS: DISTRIBUTION ROUTING



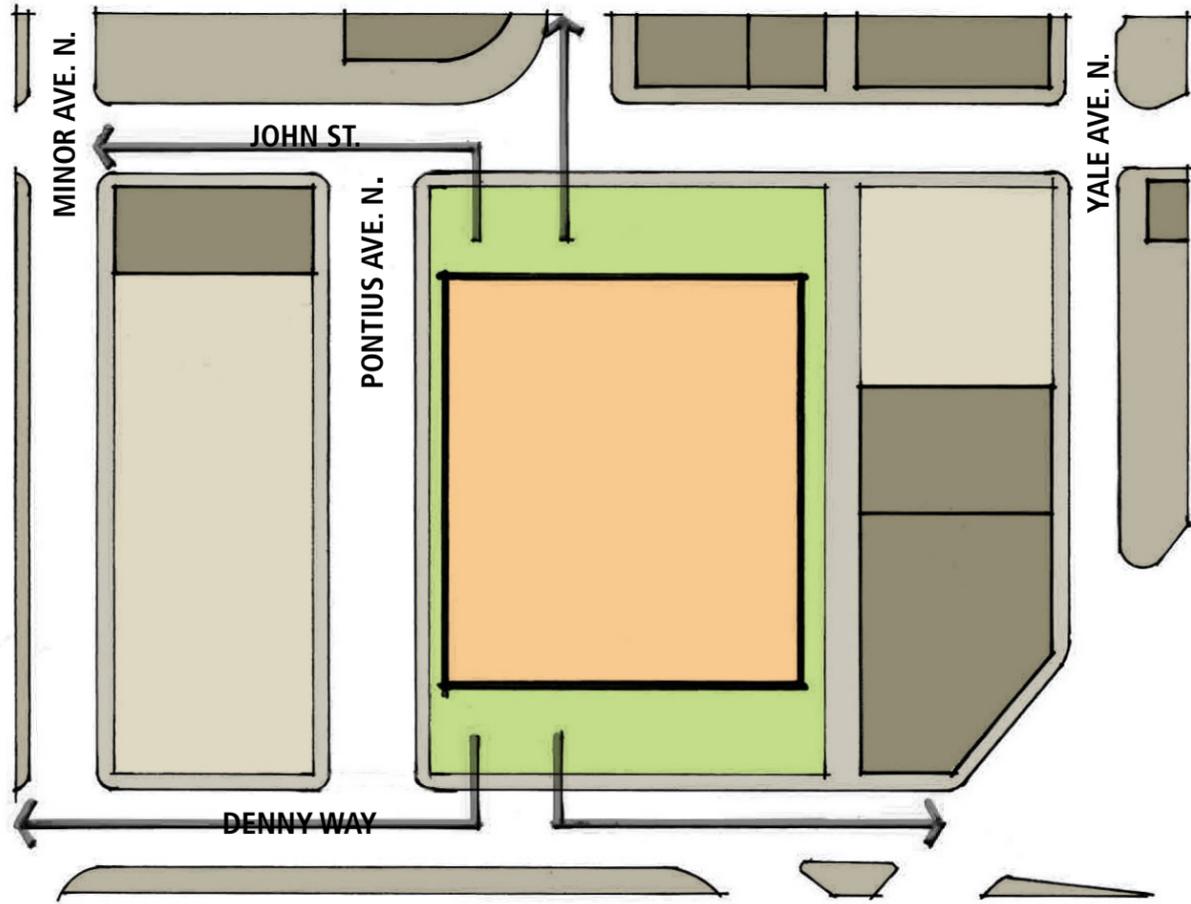
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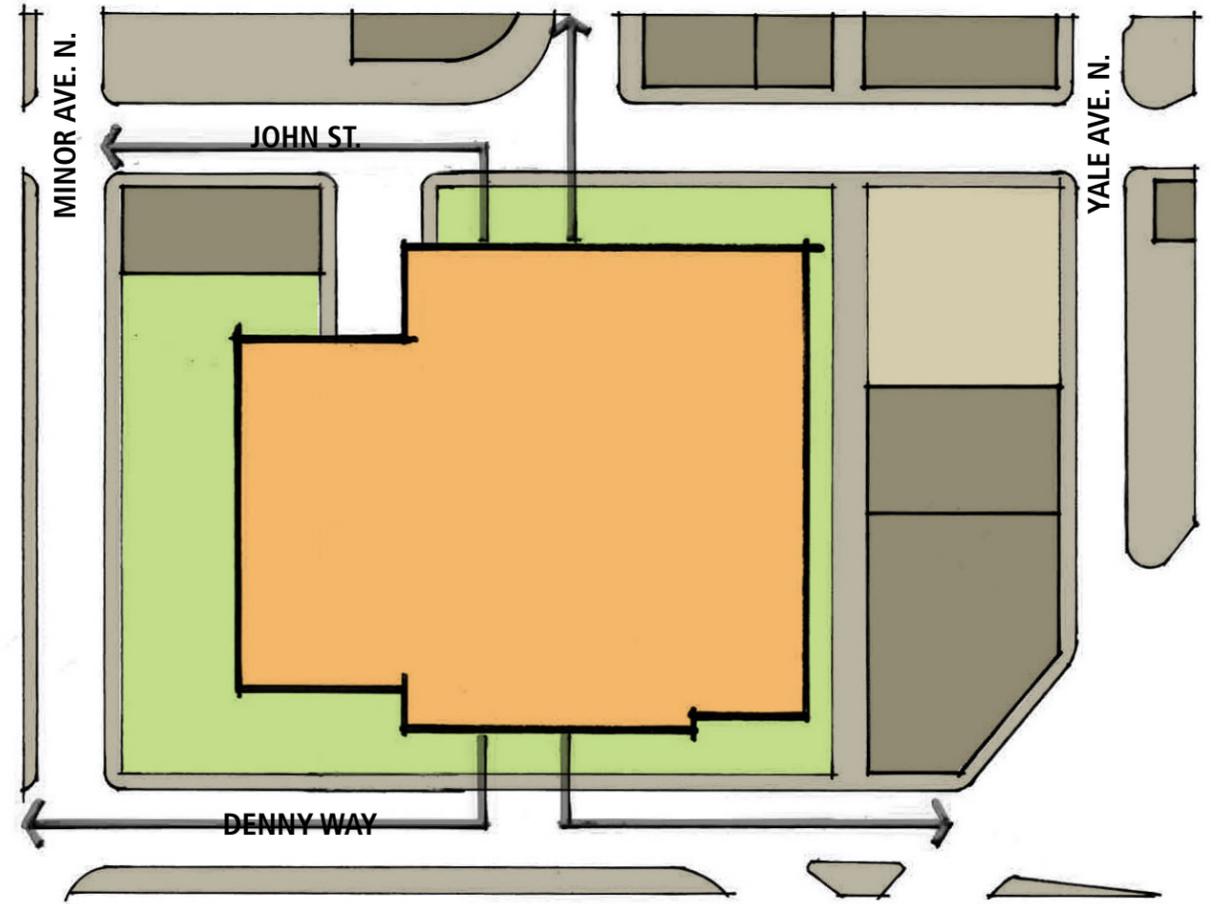
NO VACATION OF PONTIUS: TWO LEVELS



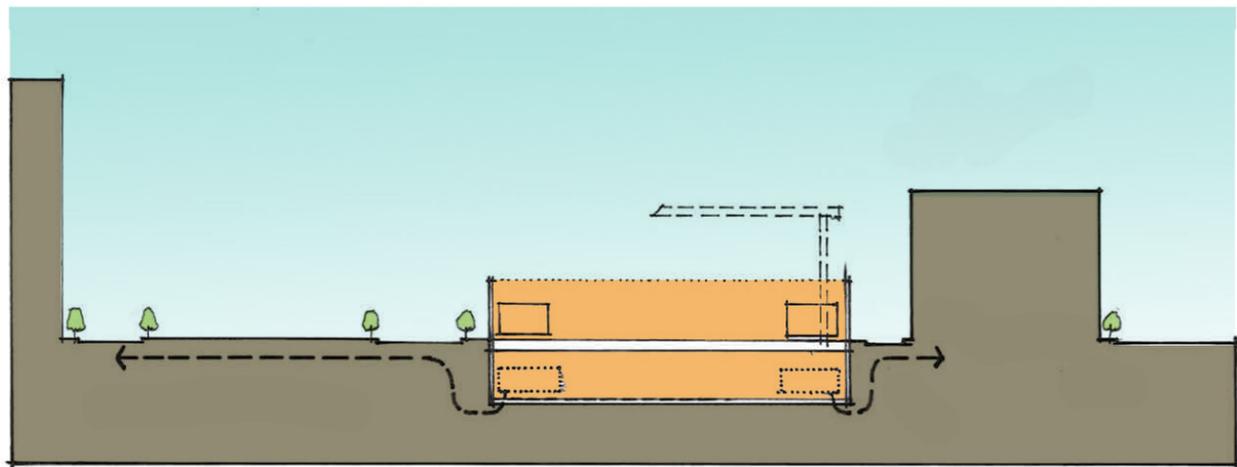
VACATION OF PONTIUS: ONE LEVEL



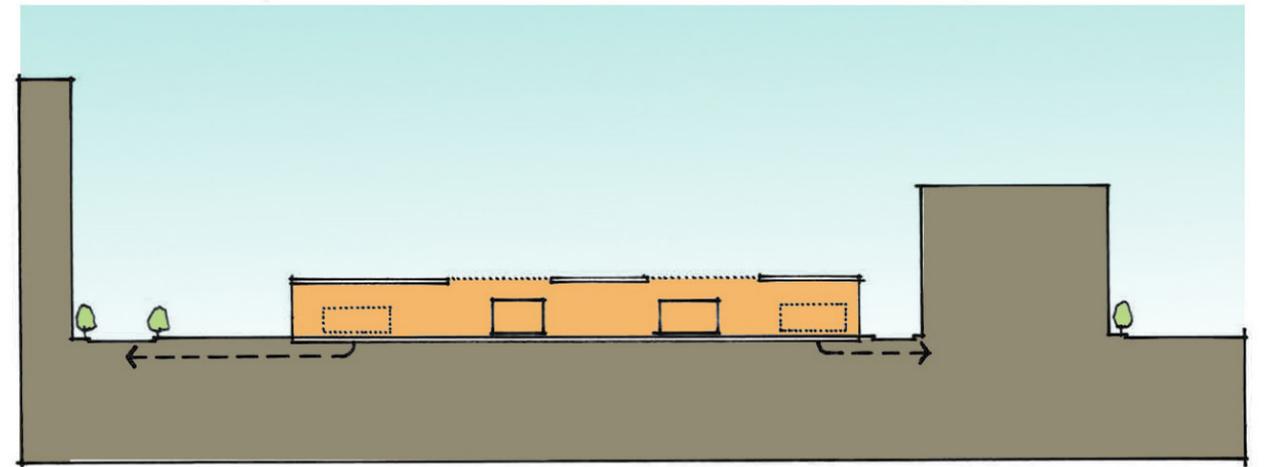
NO VACATION OF PONTIUS: TRANSMISSION ROUTING



VACATION OF PONTIUS: TRANSMISSION ROUTING



NO VACATION OF PONTIUS: TWO LEVELS



VACATION OF PONTIUS: ONE LEVEL

1



2



SUBSTATION SITE

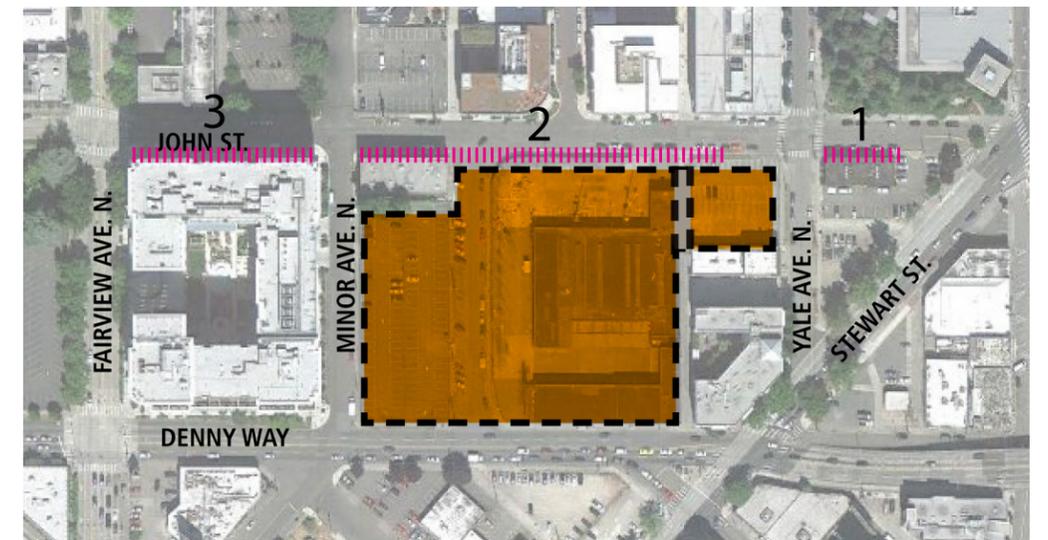
BREWSTER

3



MIRABELLA

JOHN STREET LOOKING SOUTH



4



5



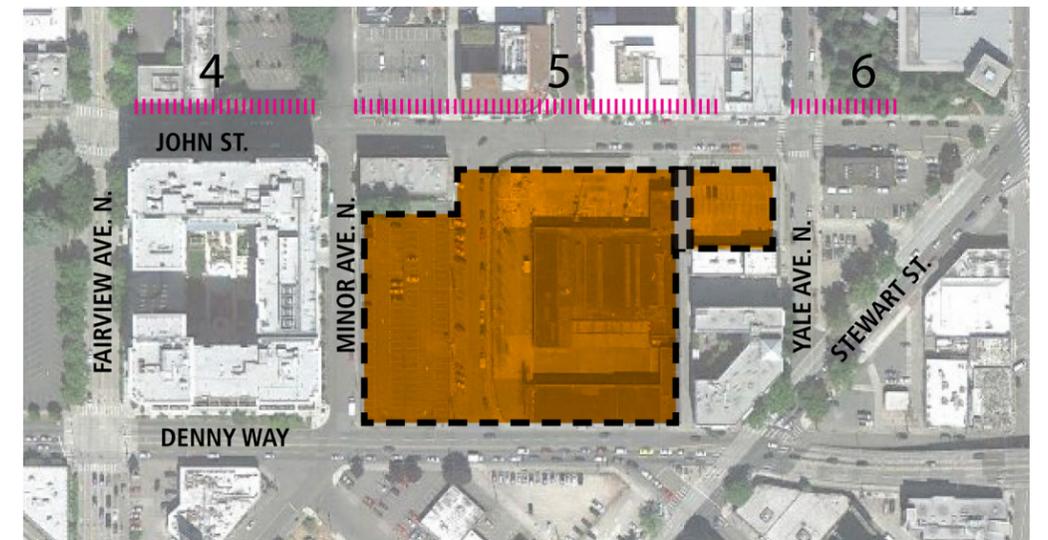
SCCA HOUSE

ALLEY 24

6



JOHN STREET LOOKING NORTH



7



SUBSTATION SITE ON DENNY WAY LOOKING NORTH

8

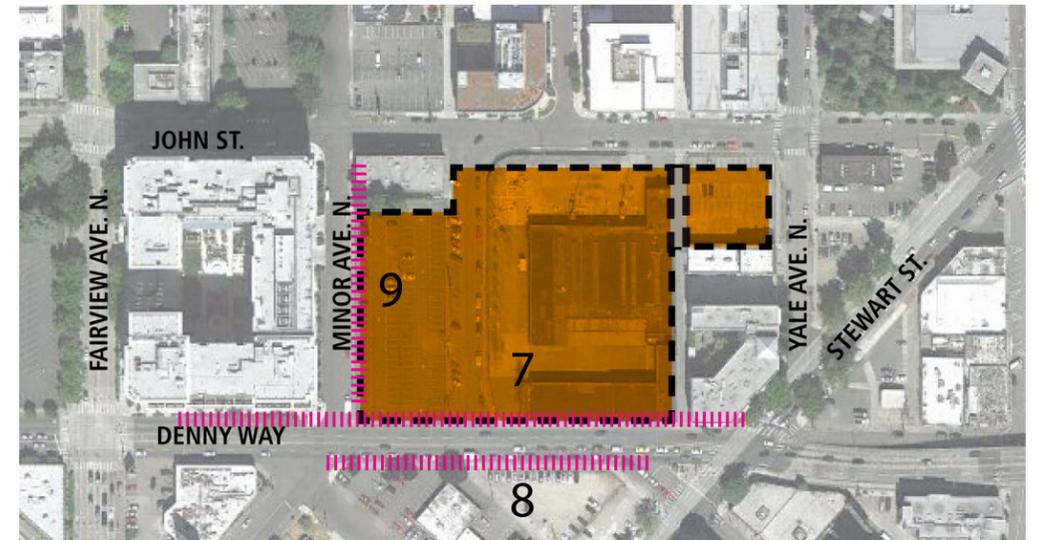


DENNY WAY LOOKING SOUTH

9



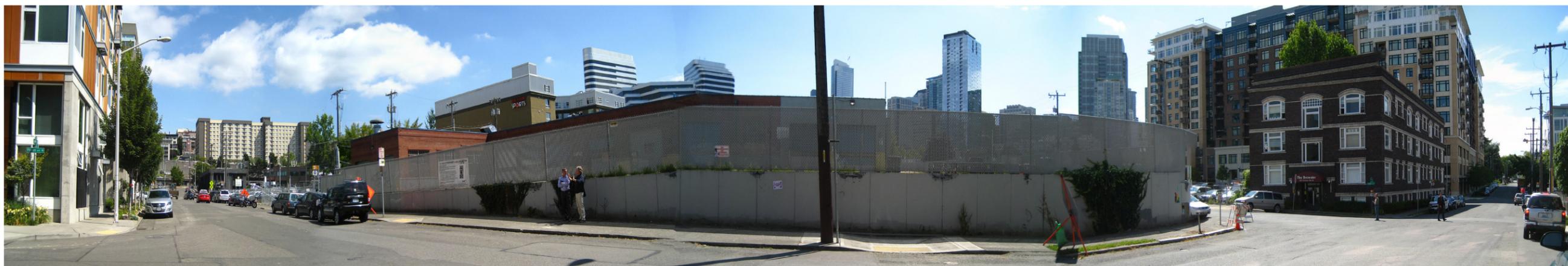
MINOR AVE LOOKING EAST



A



B



ALLEY 24

SUBSTATION SITE

BREWSTER

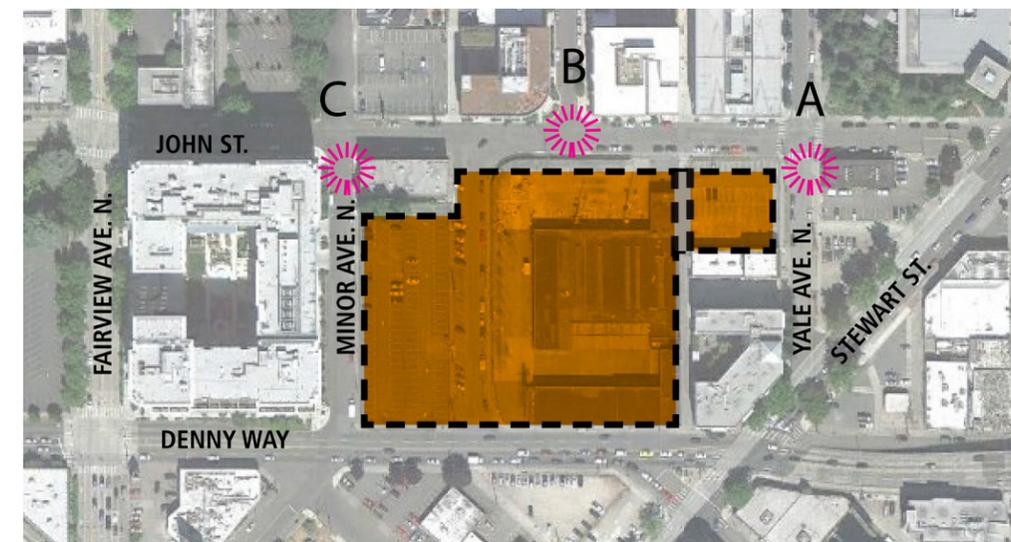
C



BREWSTER

MIRABELLA

JOHN STREET LOOKING NORTH



D



JOHN STREET LOOKING EAST

MINOR AVE LOOKING SOUTH

E



MIRABELLA

PONTIUS AVE LOOKING NORTH

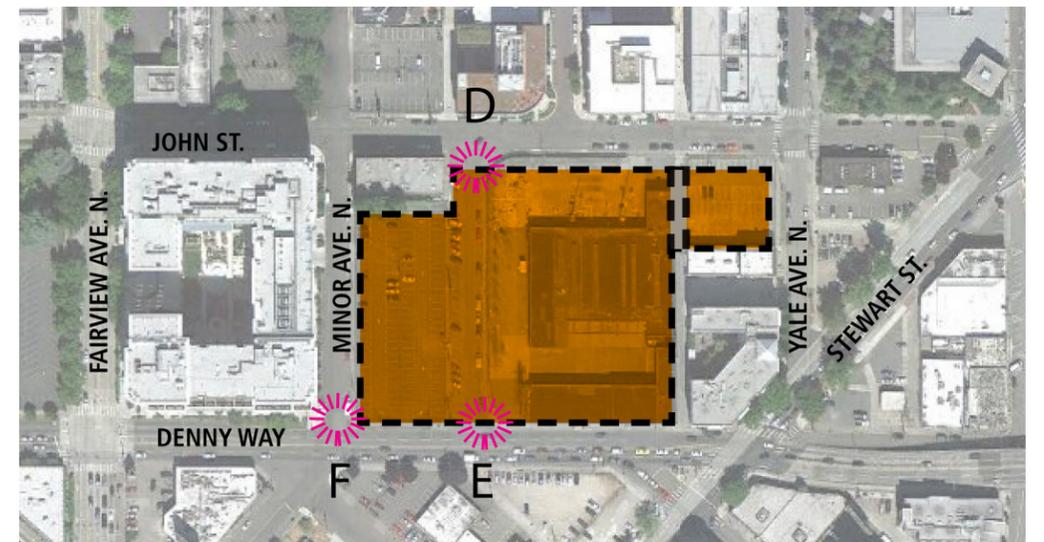
F



MIRABELLA

SUBSTATION SITE

MINOR AVENUE LOOKING NORTH



G



MIRABELLA

DENNY WAY LOOKING EAST

H

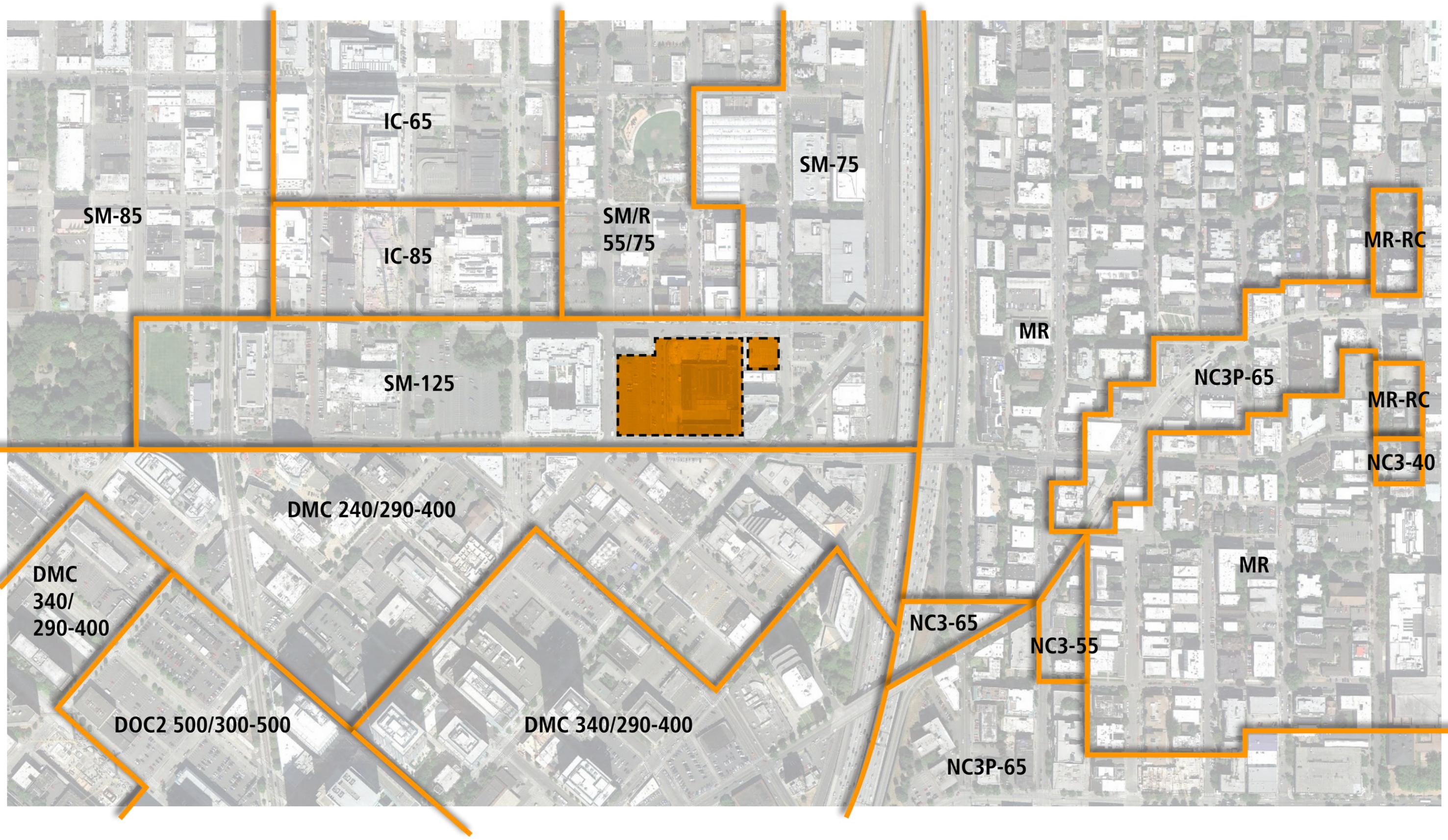


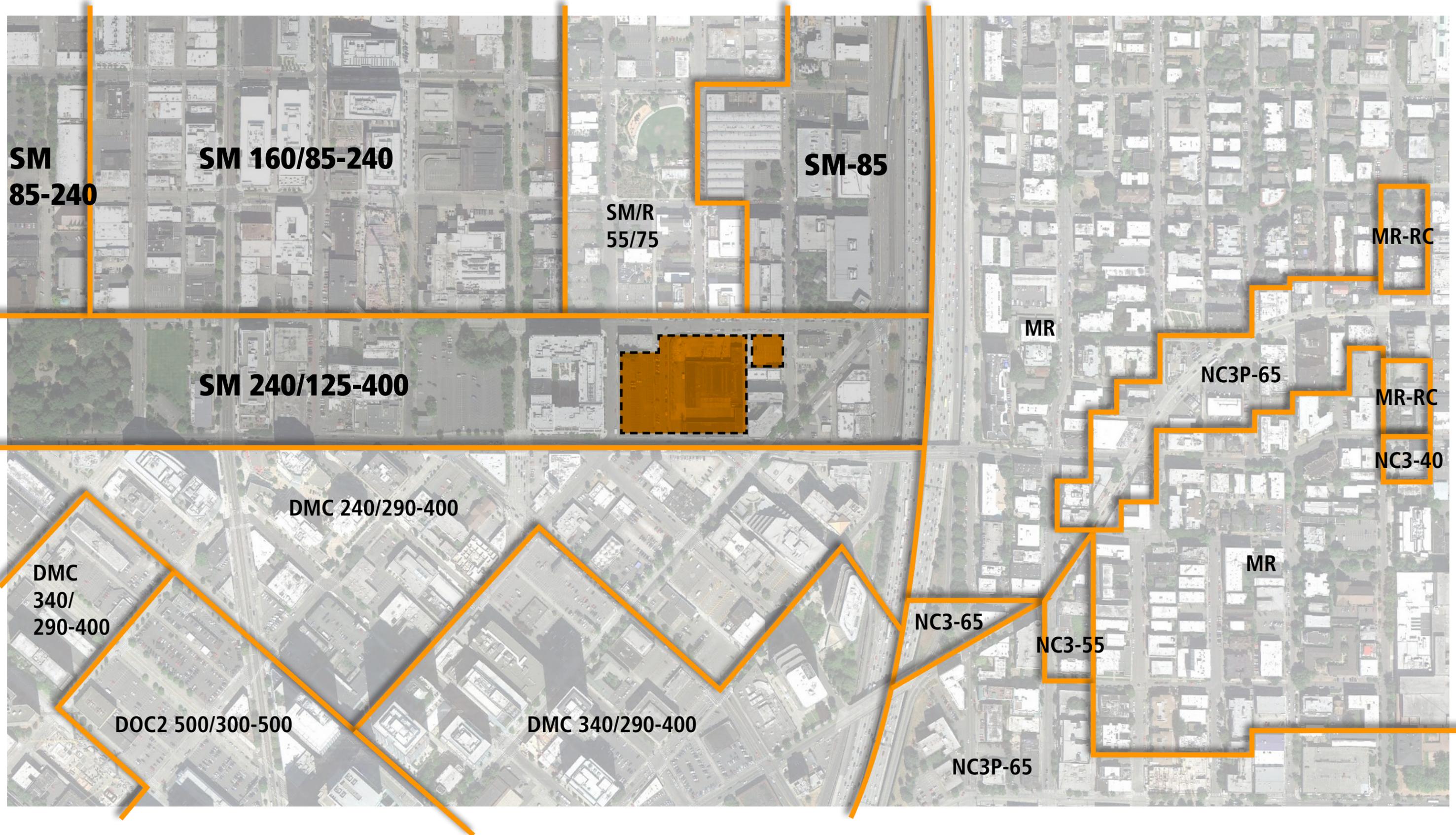
MIRABELLA

DENNY WAY LOOKING NORTH

DENNY WAY LOOKING NORTH









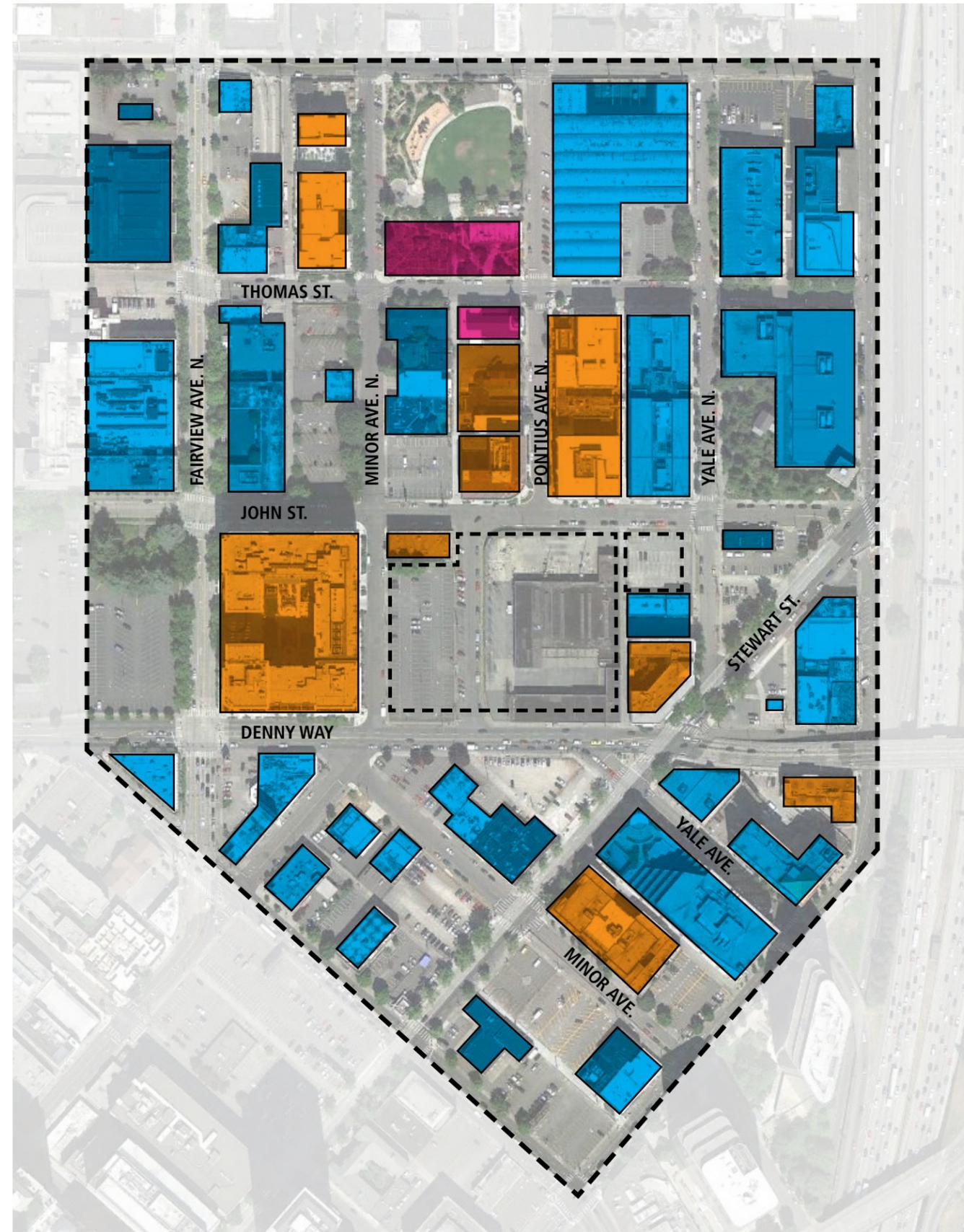
COMMUNITY



COMMERCIAL



RESIDENTIAL



*CASCADE PARK and
PEA PATCH*

REI TRAIL SYSTEM

*SEATTLE TIMES BLDG.
POCKET PARK*



BUS ROUTES



ZIP CARS



BUS STOPS



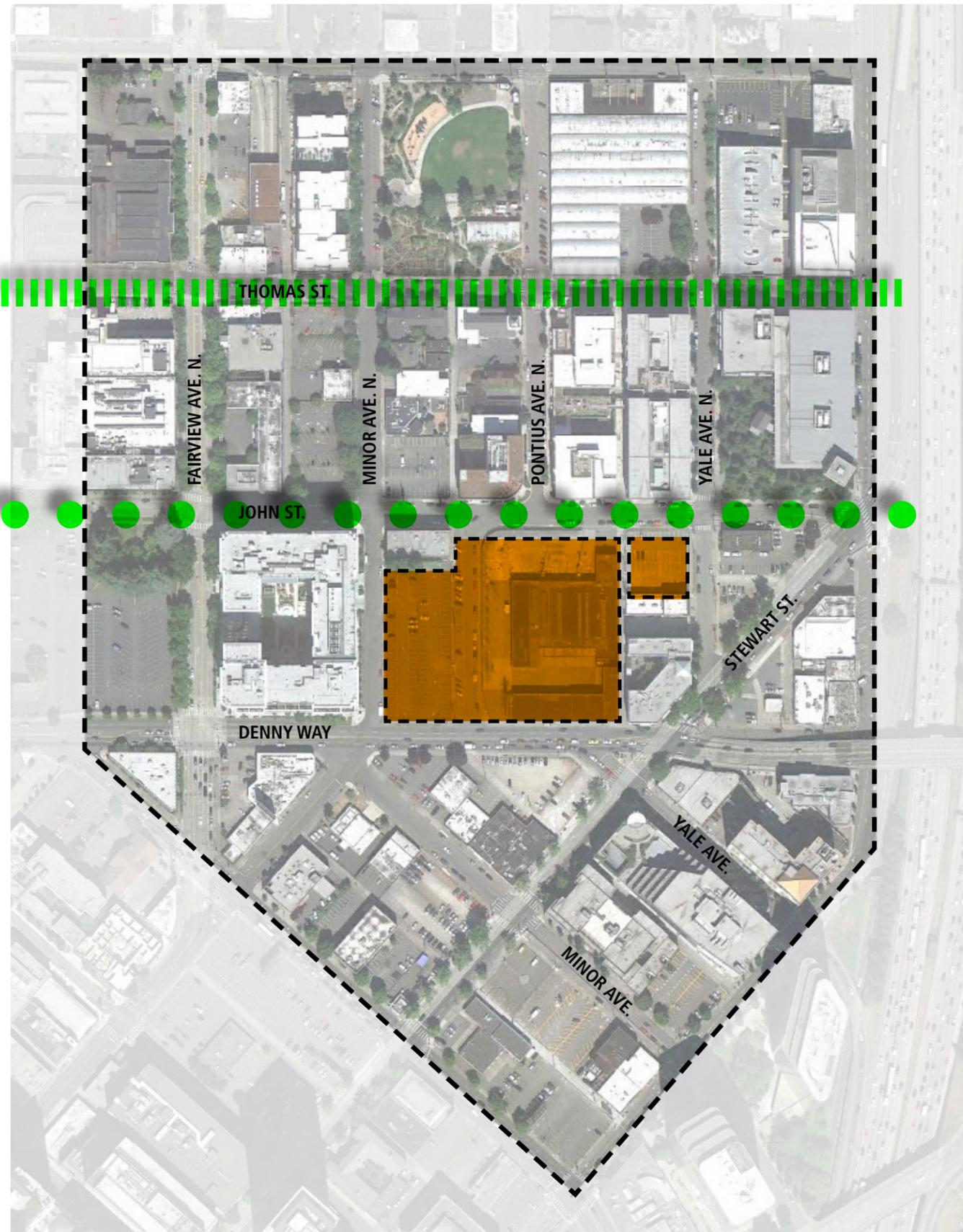
THOMAS ST.



JOHN ST.



(PROPOSED GREEN STREET)



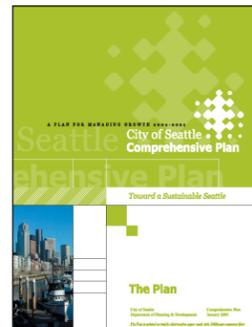
(SOUTH LAKE UNION URBAN DESIGN FRAMEWORK DOCUMENT, DPD 2010)

(1) SEATTLE LAND USE CODE



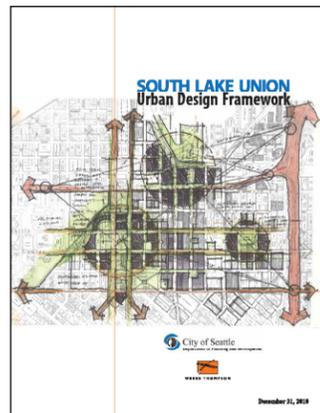
- *CURRENT ZONING REQUIREMENTS*
- *STREET CLASSIFICATION*
- *STREET LEVEL USE*
- *FACADE REQUIREMENTS*
- *LOT COVERAGE*

(2) CITY of SEATTLE COMPREHENSIVE PLAN

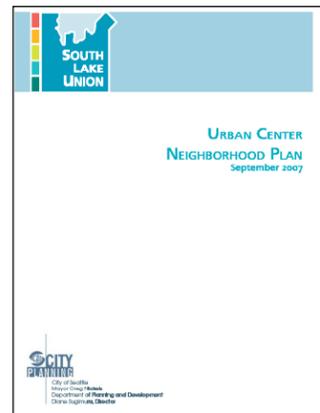


- *URBAN CENTER / VILLAGE STRATEGY*
- *OPEN SPACE NETWORK*
- *SOUTH LAKE UNION - NEIGHBORHOOD PLANNING CONCEPTS*

(3) NEIGHBORHOOD PLANS



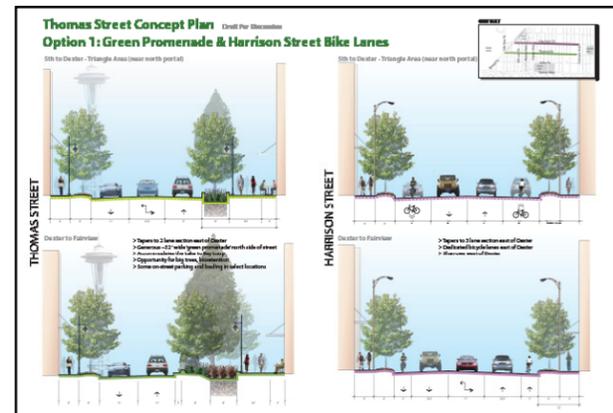
*SOUTH LAKE UNION
URBAN DESIGN
FRAMEWORK*



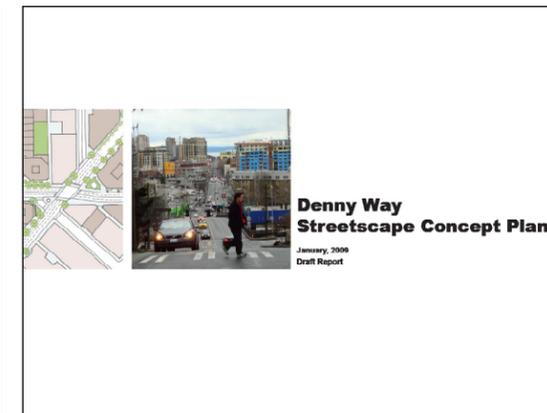
*SOUTH LAKE UNION
URBAN CENTER
NEIGHBORHOOD
PLAN*



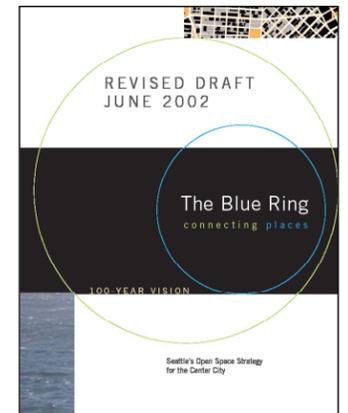
*SOUTH LAKE UNION REZONE
LEGISLATION*



*GREEN STREET CONCEPT -
THOMAS STREET*

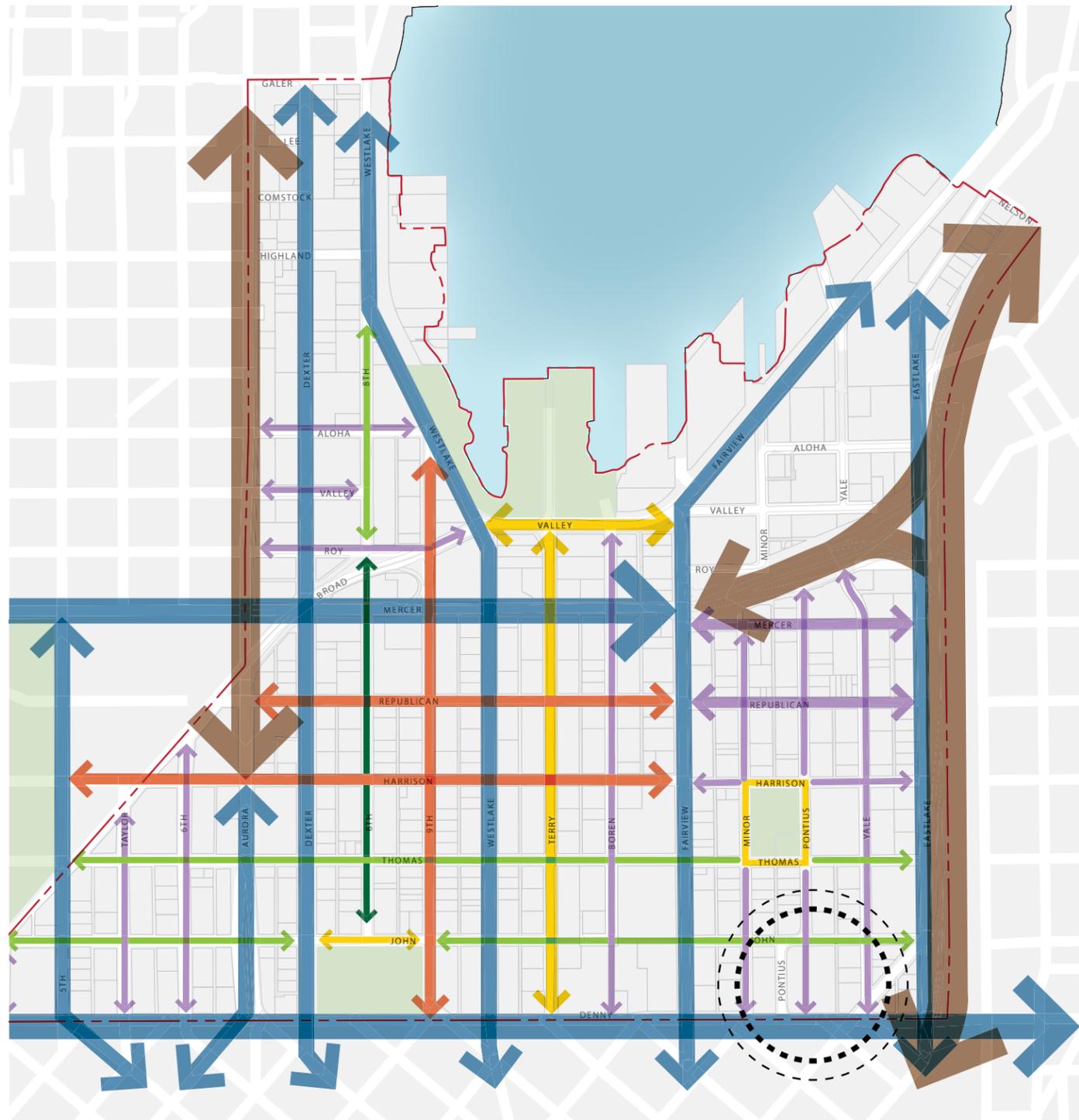


*DENNY WAY STREETScape
CONCEPT PLAN*

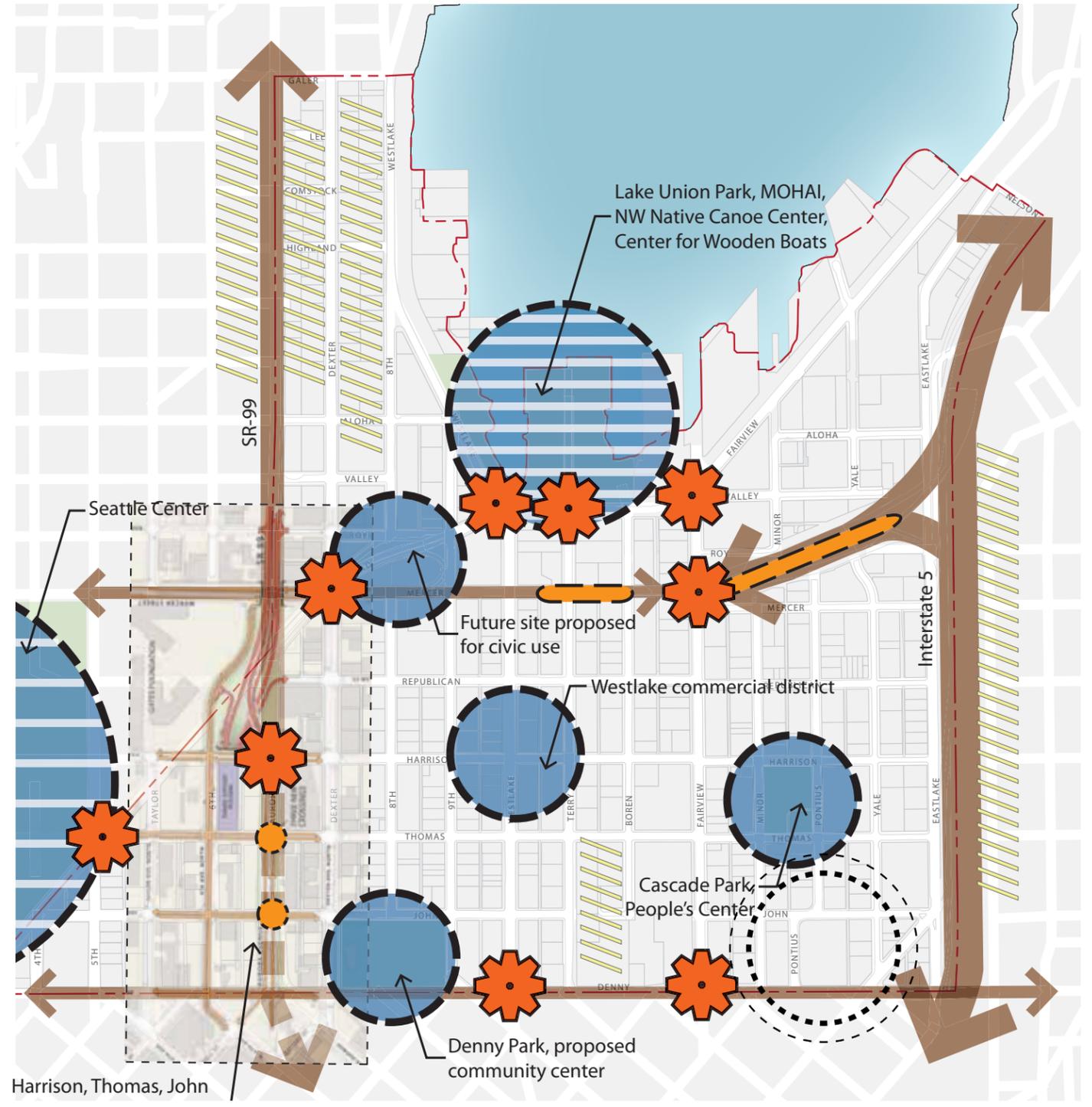


*THE BLUE RING
STRATEGY*

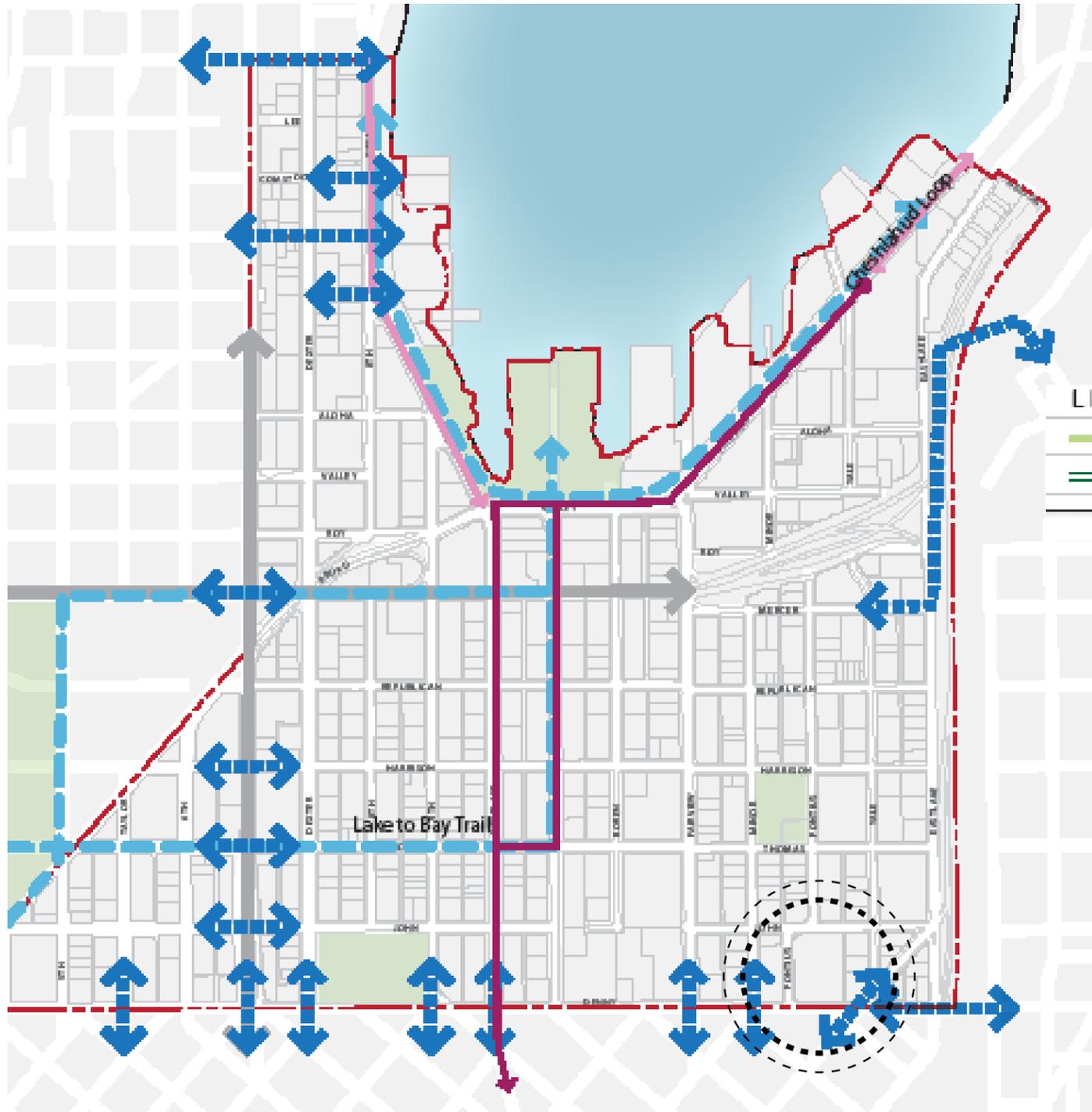
GUIDING PLANNING PRINCIPLES



STREET CHARACTER



GATEWAYS, HEARTS, and EDGES



NEIGHBORHOOD CONNECTIONS

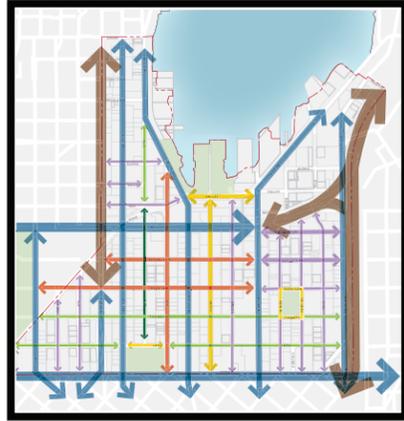
LEGEND

- Streets appropriate for non-infiltrating GSI
- Streets appropriate for infiltration facilities

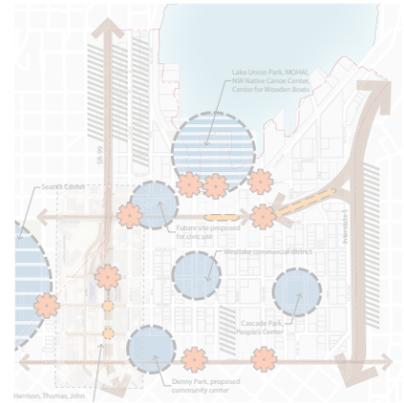


NOTE:
 These recommendations are based on neighborhood scale data. Site-specific analysis required for individual projects.

GREEN STORMWATER INFRASTRUCTURE



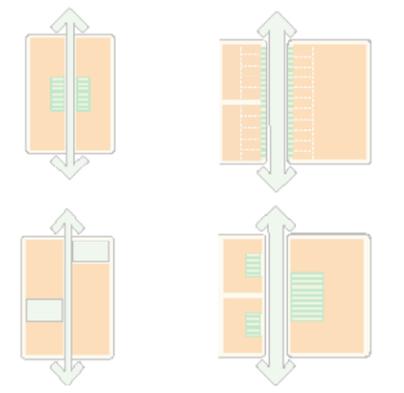
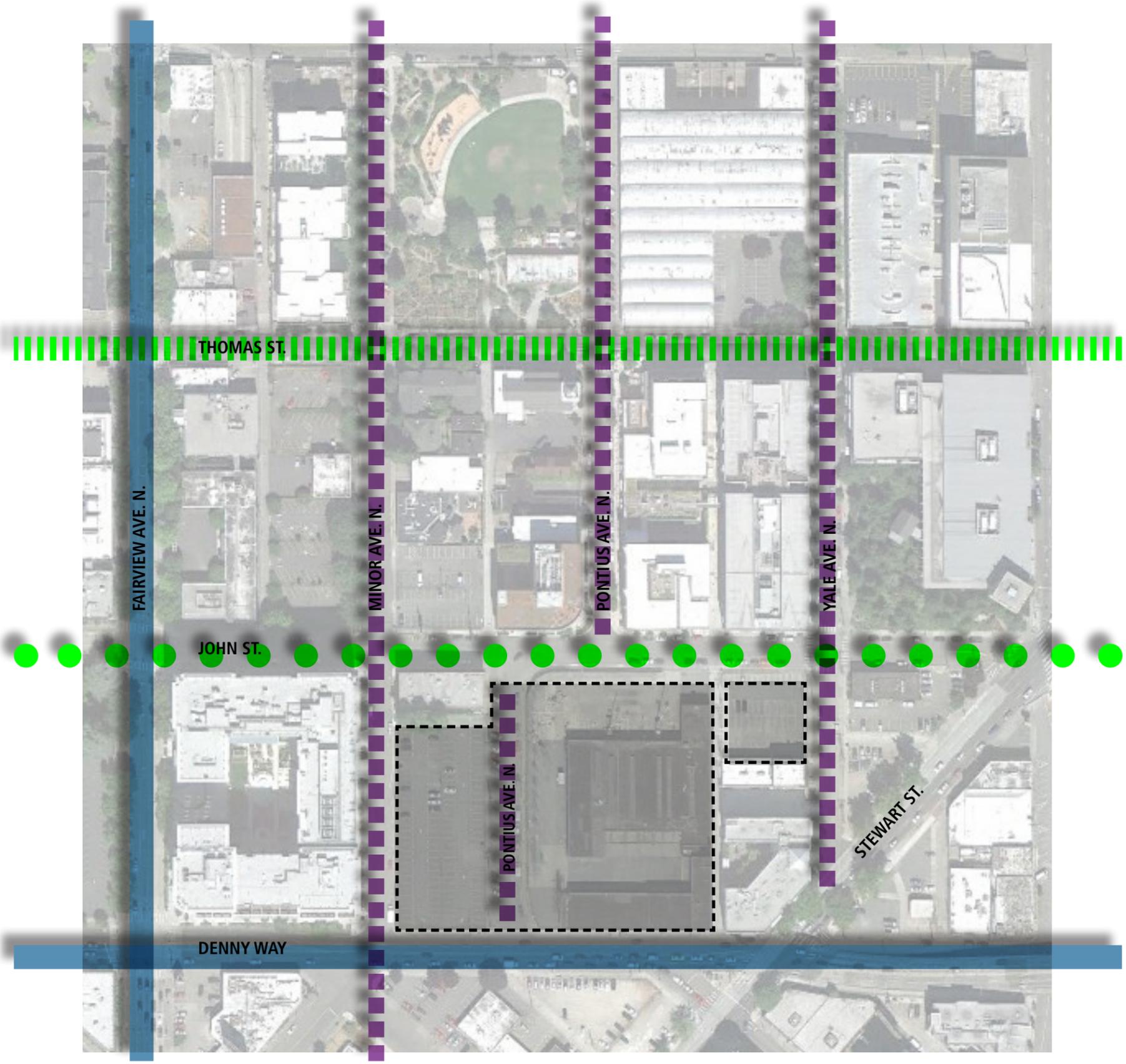
STREET CHARACTER



GATEWAYS, HEARTS, and EDGES



RESIDENTIAL and RETAIL FOCUS AREAS



RESIDENTIAL OPEN SPACE STRATEGIES



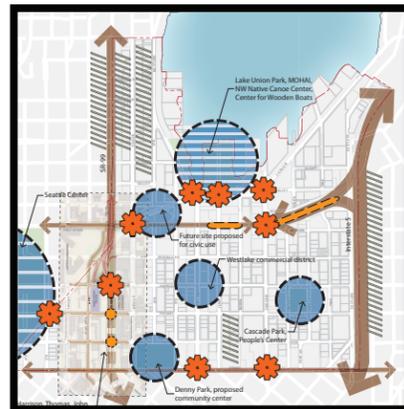
NEIGHBORHOOD CONNECTIONS



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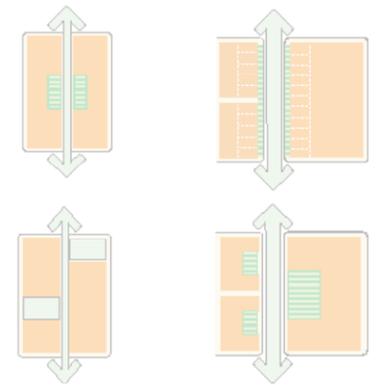
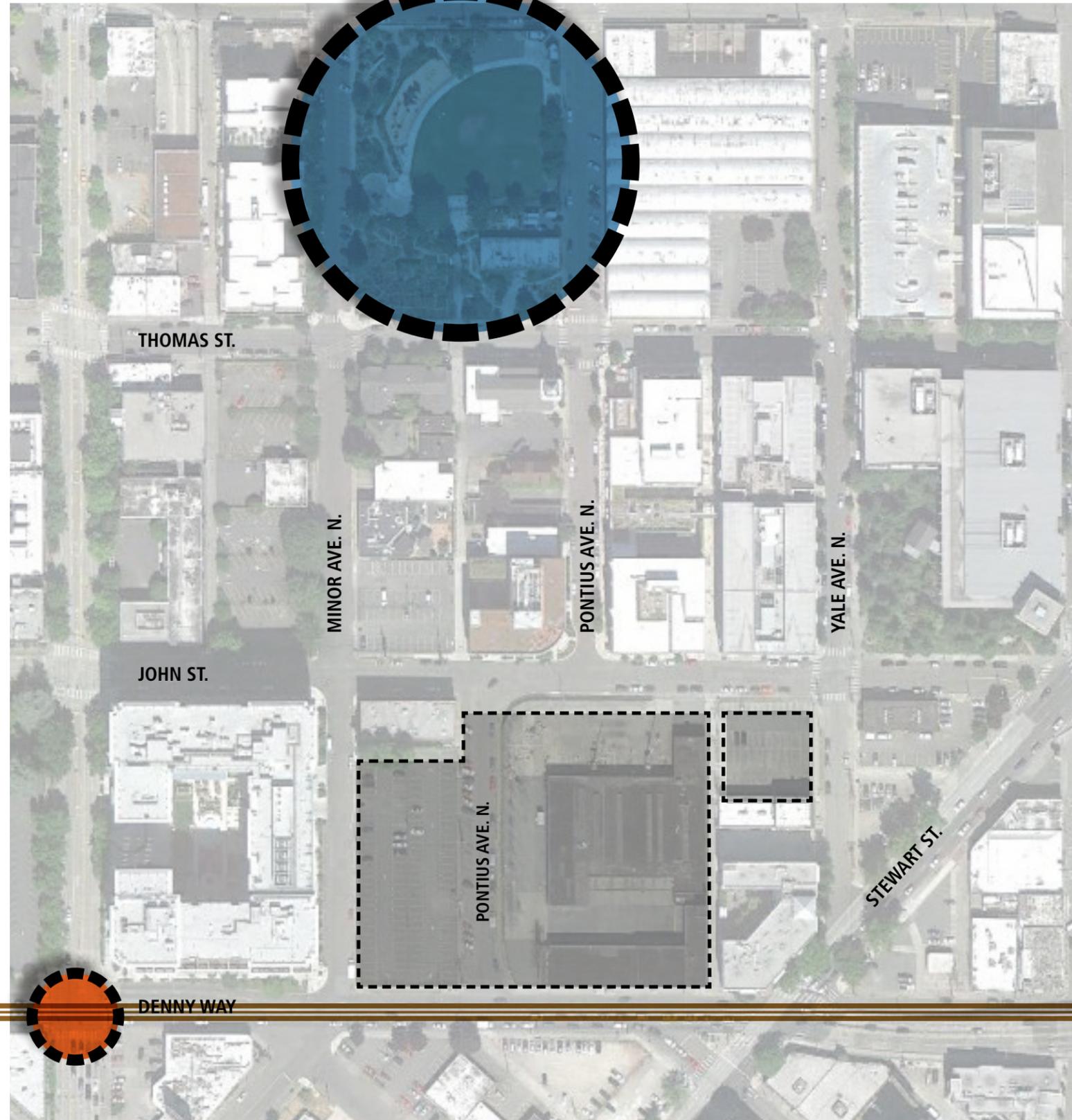
STREET CHARACTER



GATEWAYS, HEARTS, and EDGES



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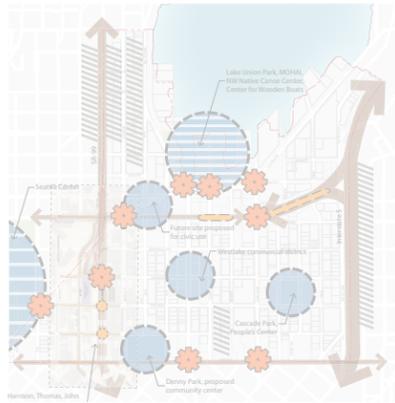
NEIGHBORHOOD CONNECTIONS



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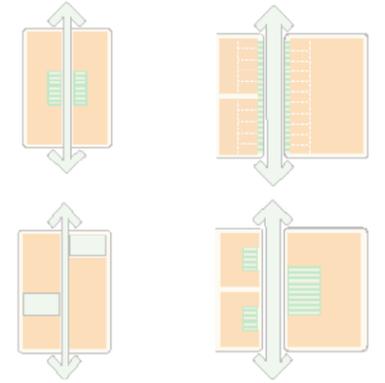
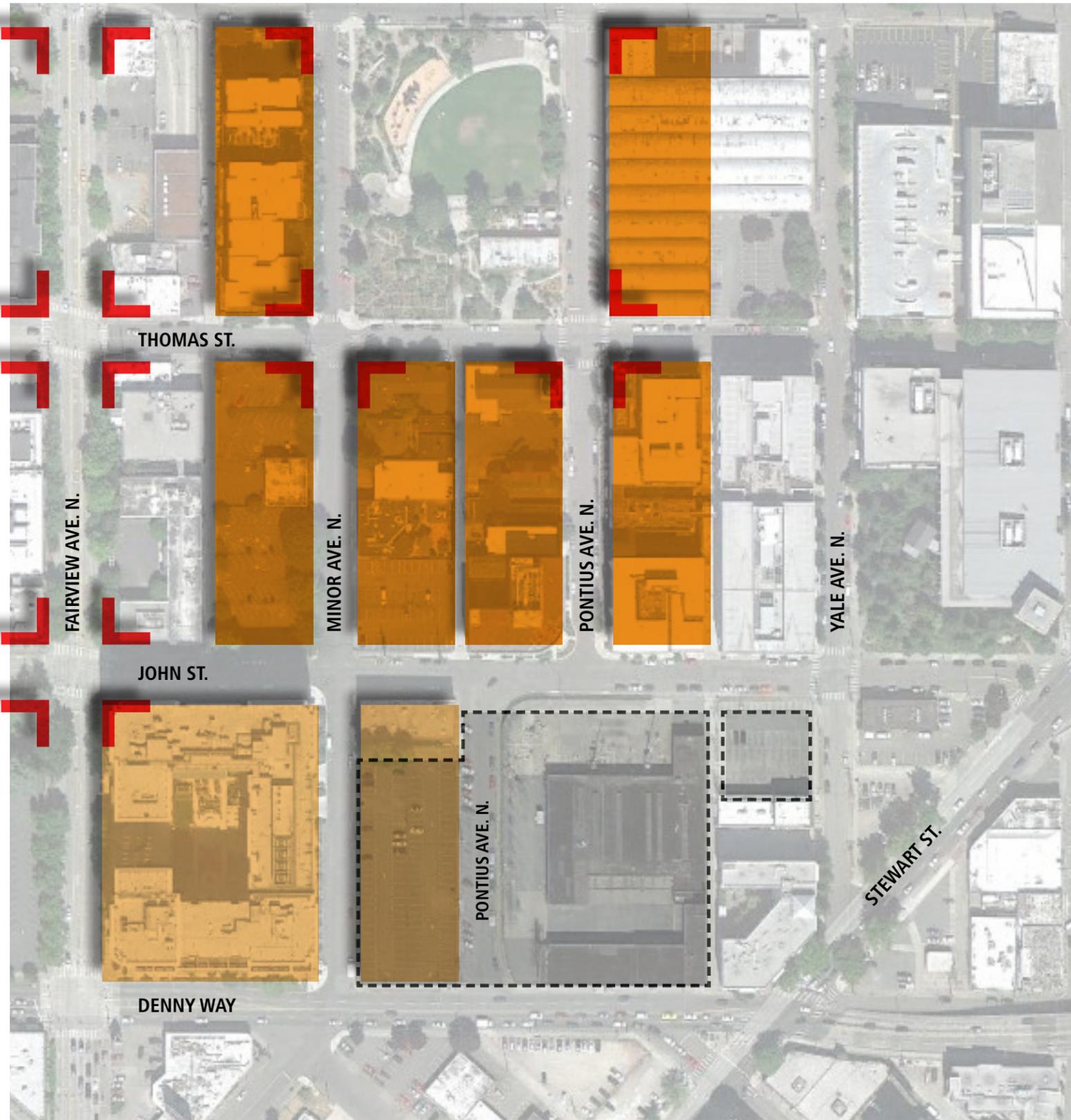
STREET CHARACTER



GATEWAYS, HEARTS, and EDGES



RESIDENTIAL and RETAIL FOCUS AREAS



RESIDENTIAL OPEN SPACE STRATEGIES



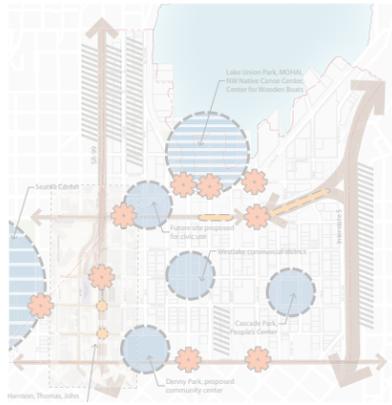
NEIGHBORHOOD CONNECTIONS



GREEN STORMWATER INFRASTRUCTURE



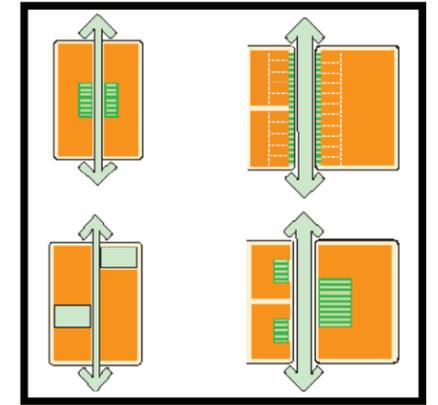
STREET CHARACTER



GATEWAYS, HEARTS, and EDGES



RESIDENTIAL and RETAIL FOCUS AREAS



RESIDENTIAL OPEN SPACE STRATEGIES



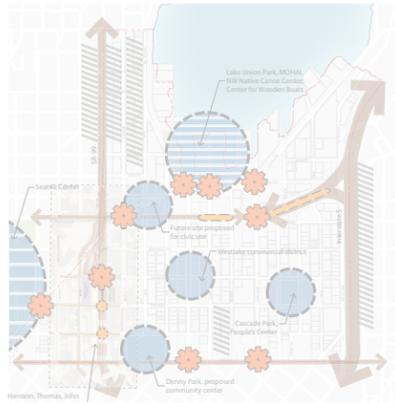
NEIGHBORHOOD CONNECTIONS



GREEN STORMWATER INFRASTRUCTURE



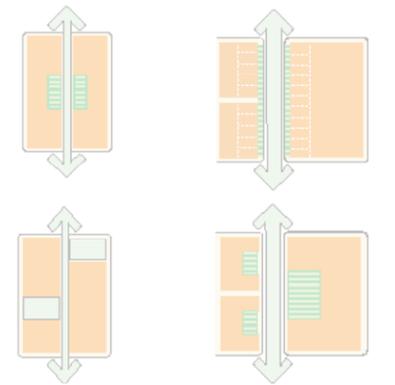
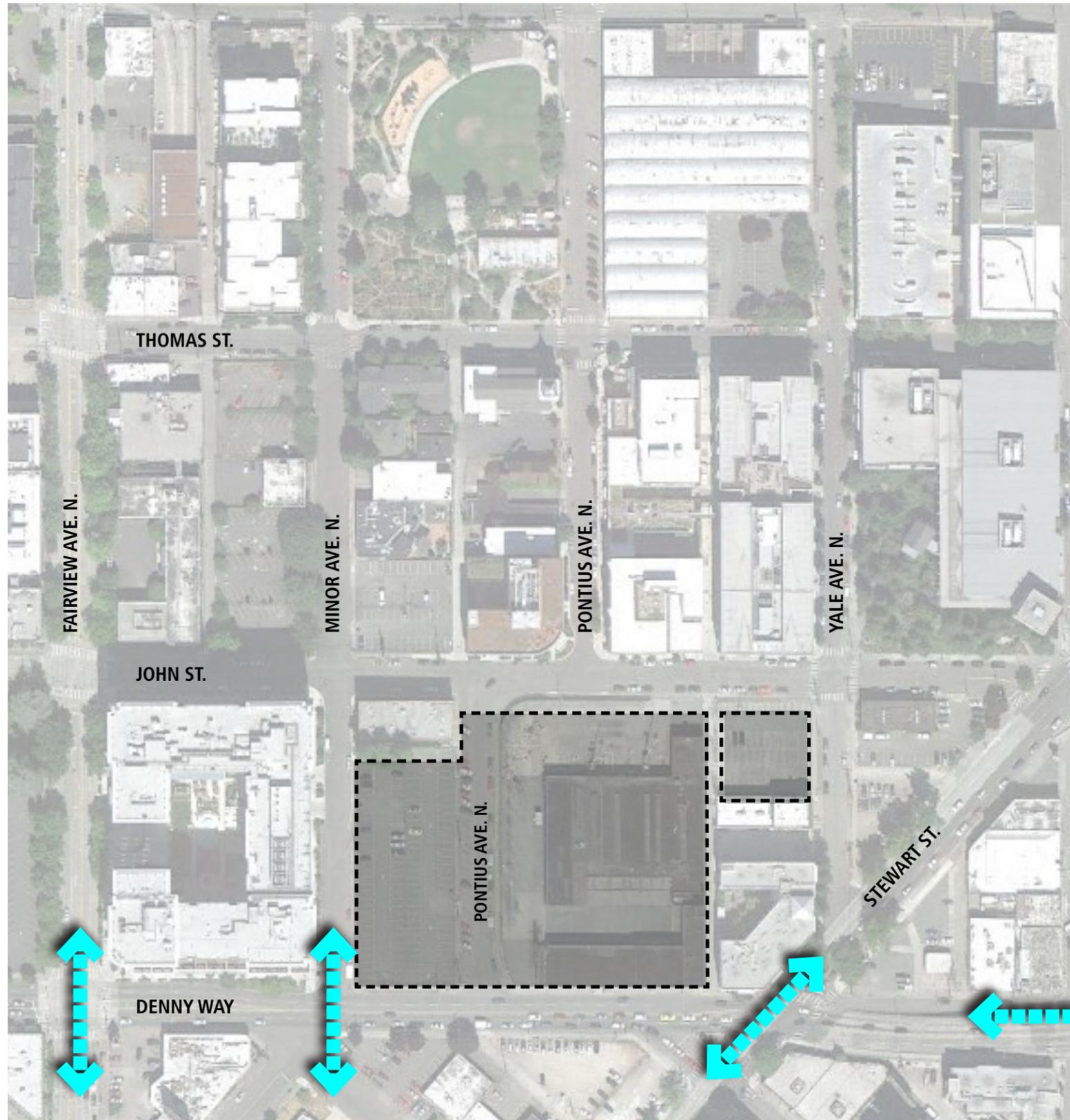
STREET CHARACTER



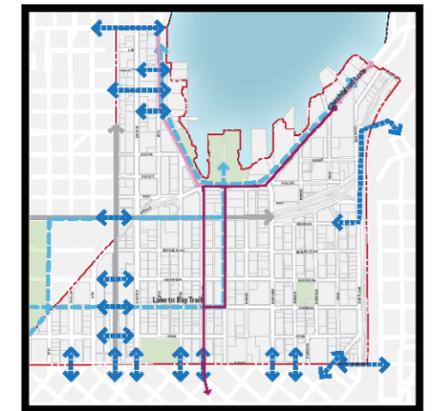
GATEWAYS, HEARTS, and EDGES



RESIDENTIAL and RETAIL FOCUS AREAS



RESIDENTIAL OPEN SPACE STRATEGIES



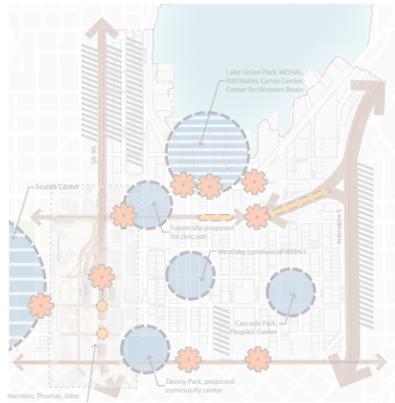
NEIGHBORHOOD CONNECTIONS



GREEN STORMWATER INFRASTRUCTURE



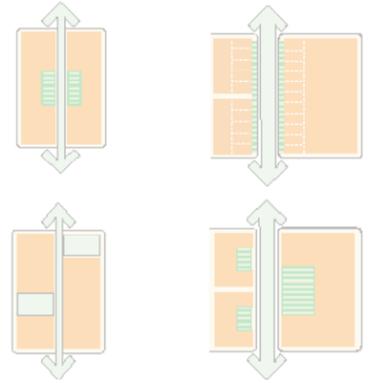
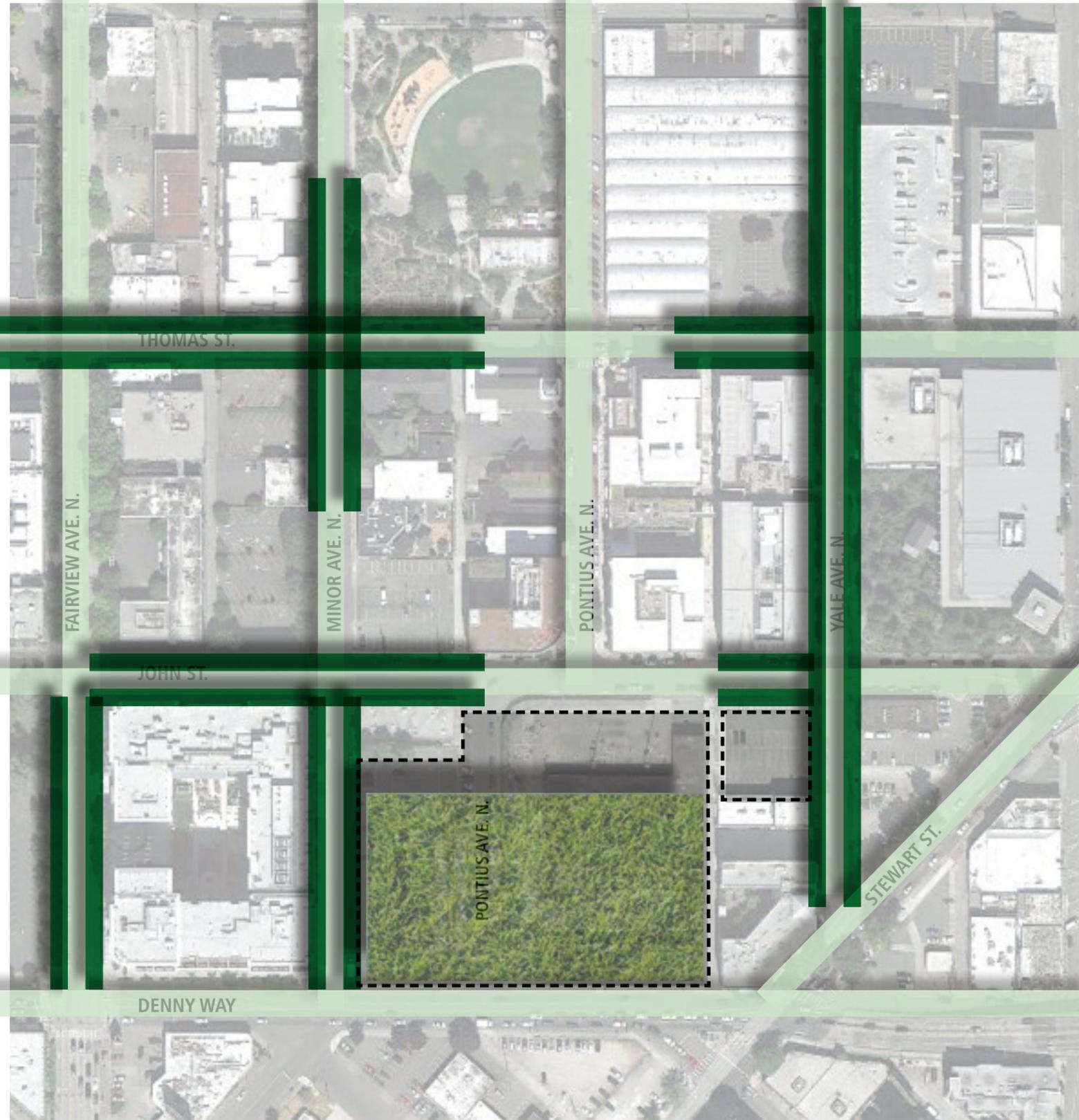
STREET CHARACTER



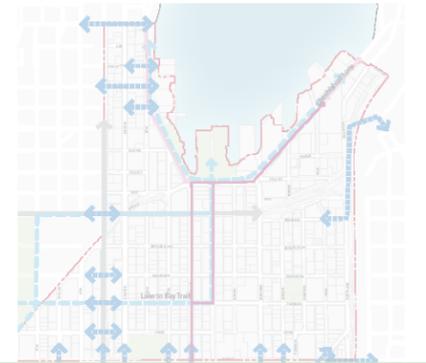
GATEWAYS, HEARTS, and EDGES



RESIDENTIAL and RETAIL FOCUS AREAS



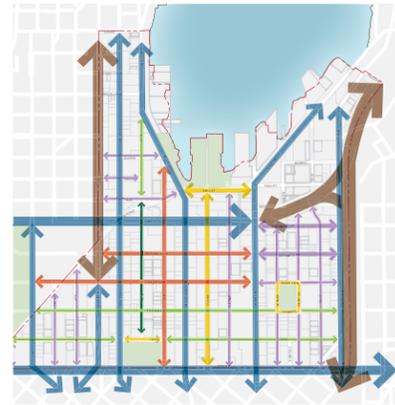
RESIDENTIAL OPEN SPACE STRATEGIES



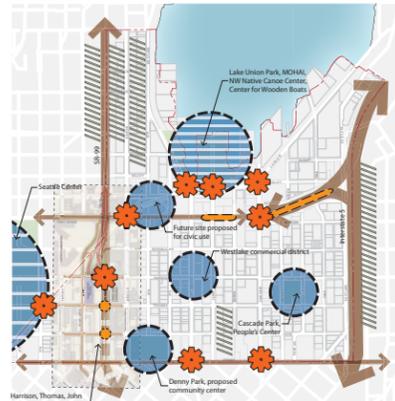
NEIGHBORHOOD CONNECTIONS



GREEN STORMWATER INFRASTRUCTURE



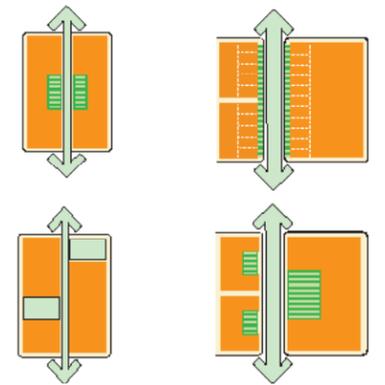
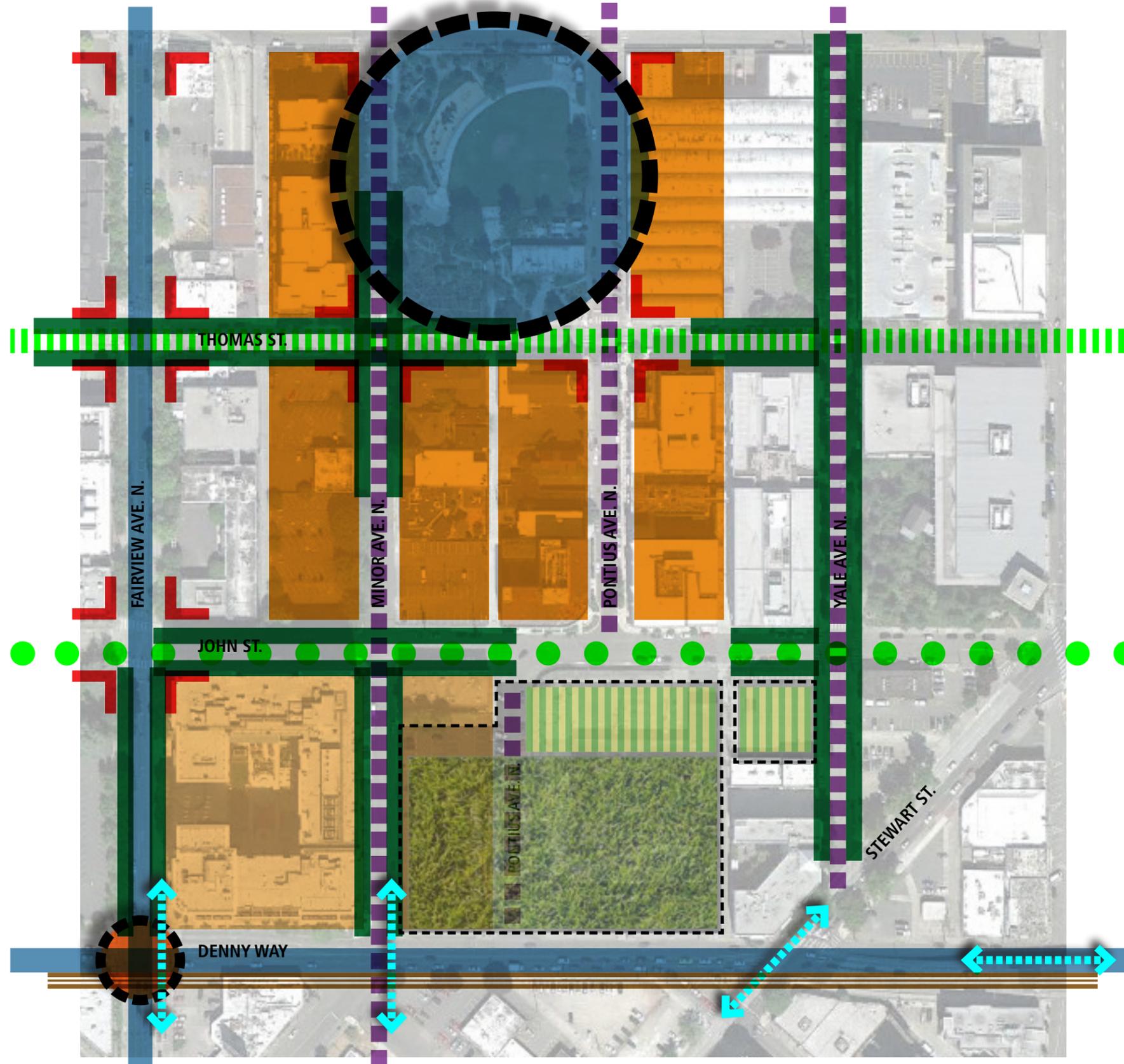
STREET CHARACTER



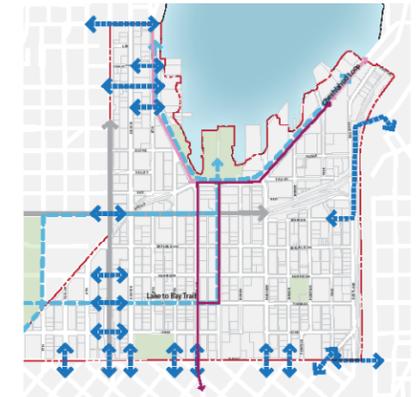
GATEWAYS, HEARTS, and EDGES



RESIDENTIAL and RETAIL FOCUS AREAS



RESIDENTIAL OPEN SPACE STRATEGIES



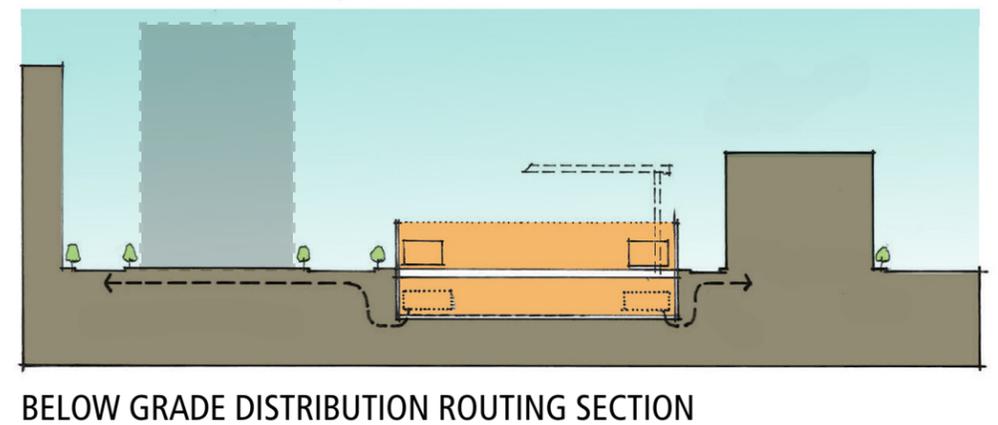
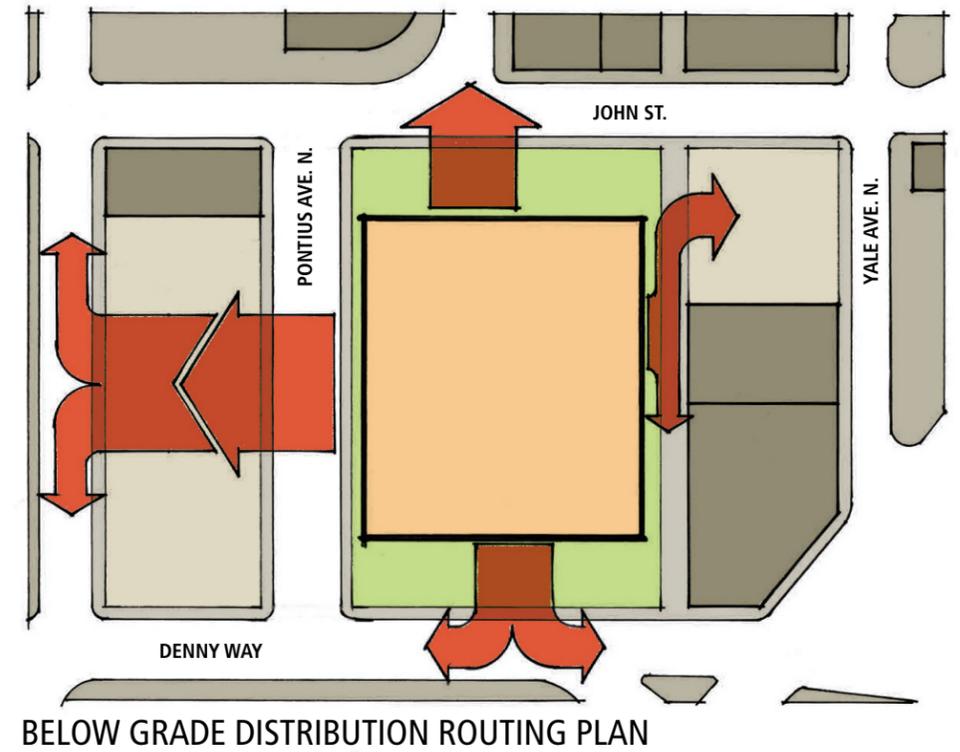
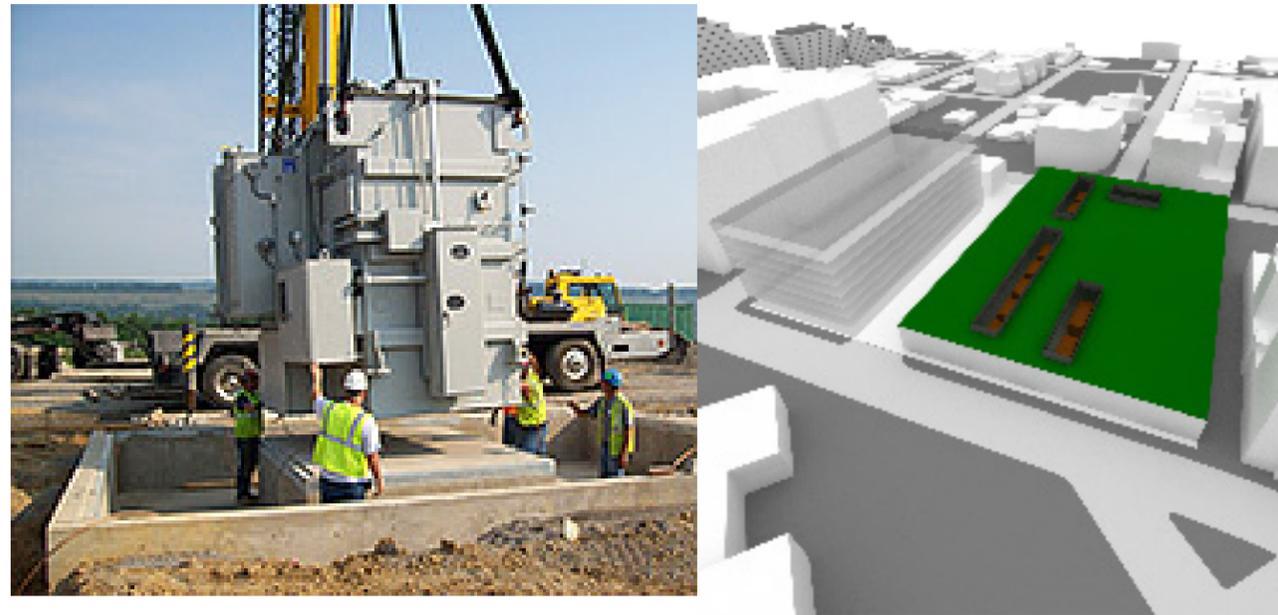
NEIGHBORHOOD CONNECTIONS

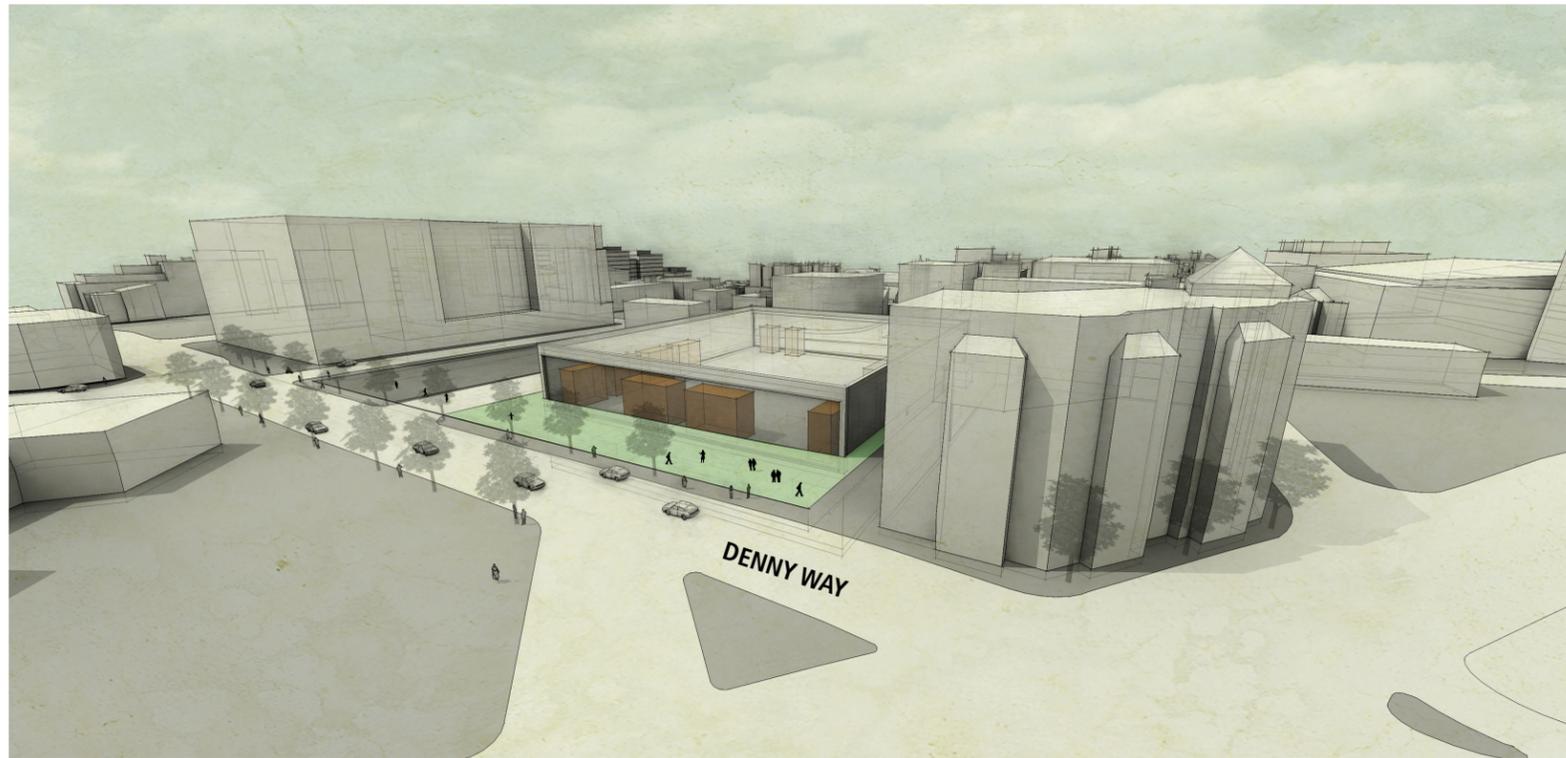


GREEN STORMWATER INFRASTRUCTURE

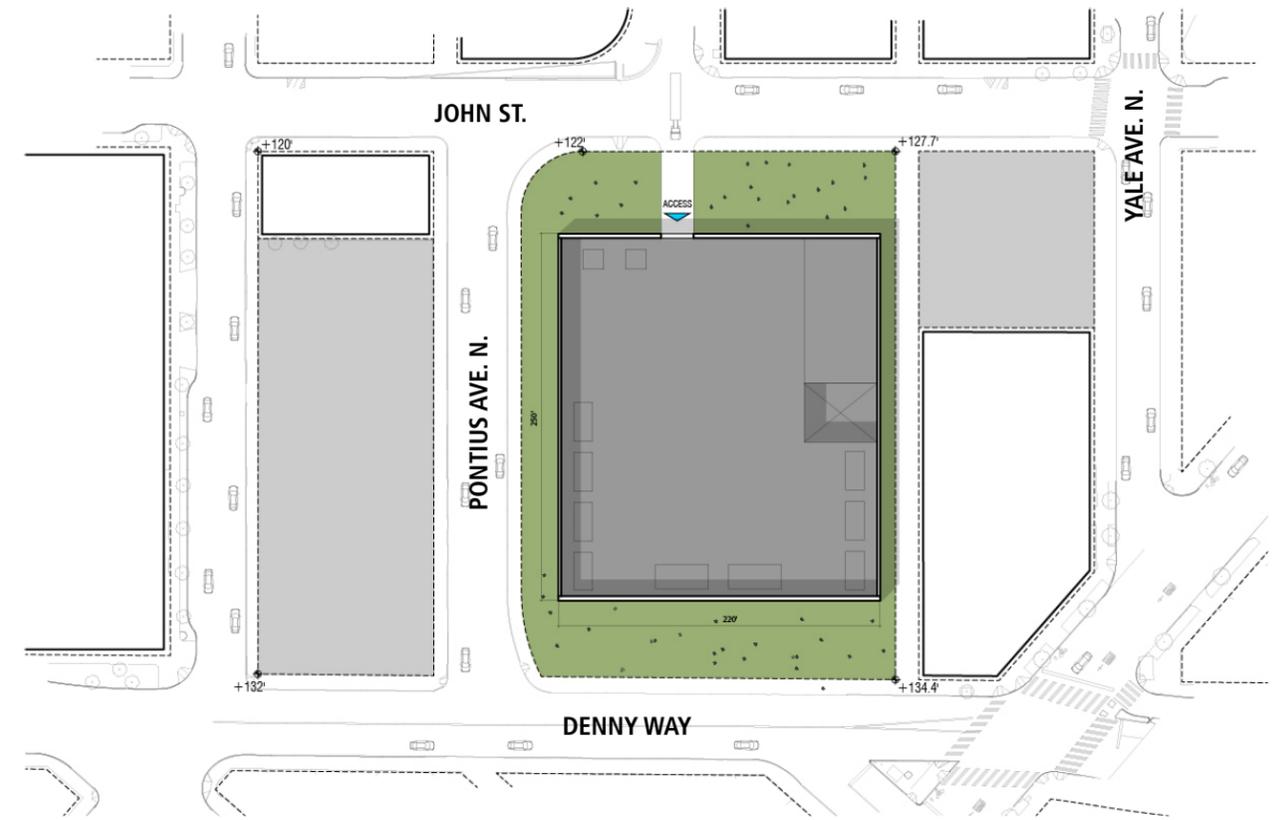
NO VACATION ALTERNATIVE

- *OPPORTUNITY FOR FUTURE DEVELOPMENT*
- *NEED TO ACCOMMODATE SCL UTILITY DISTRIBUTION ROUTING, ACCESS AND MAINTENANCE*





AERIAL CONCEPT RENDERINGS LOOKING NORTH



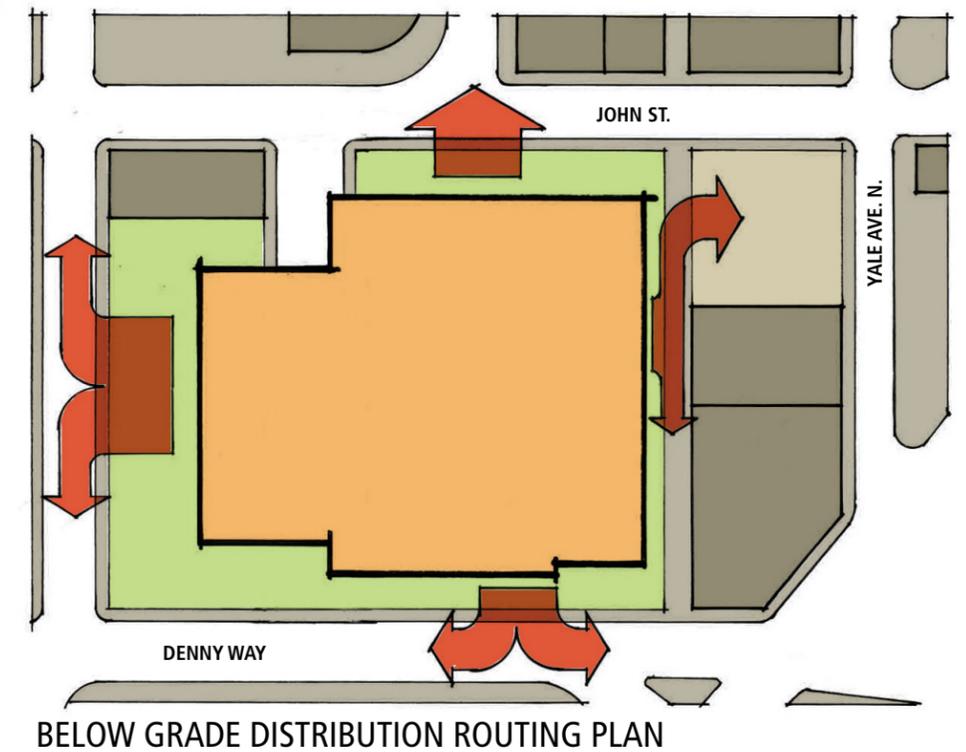
SITE PLAN

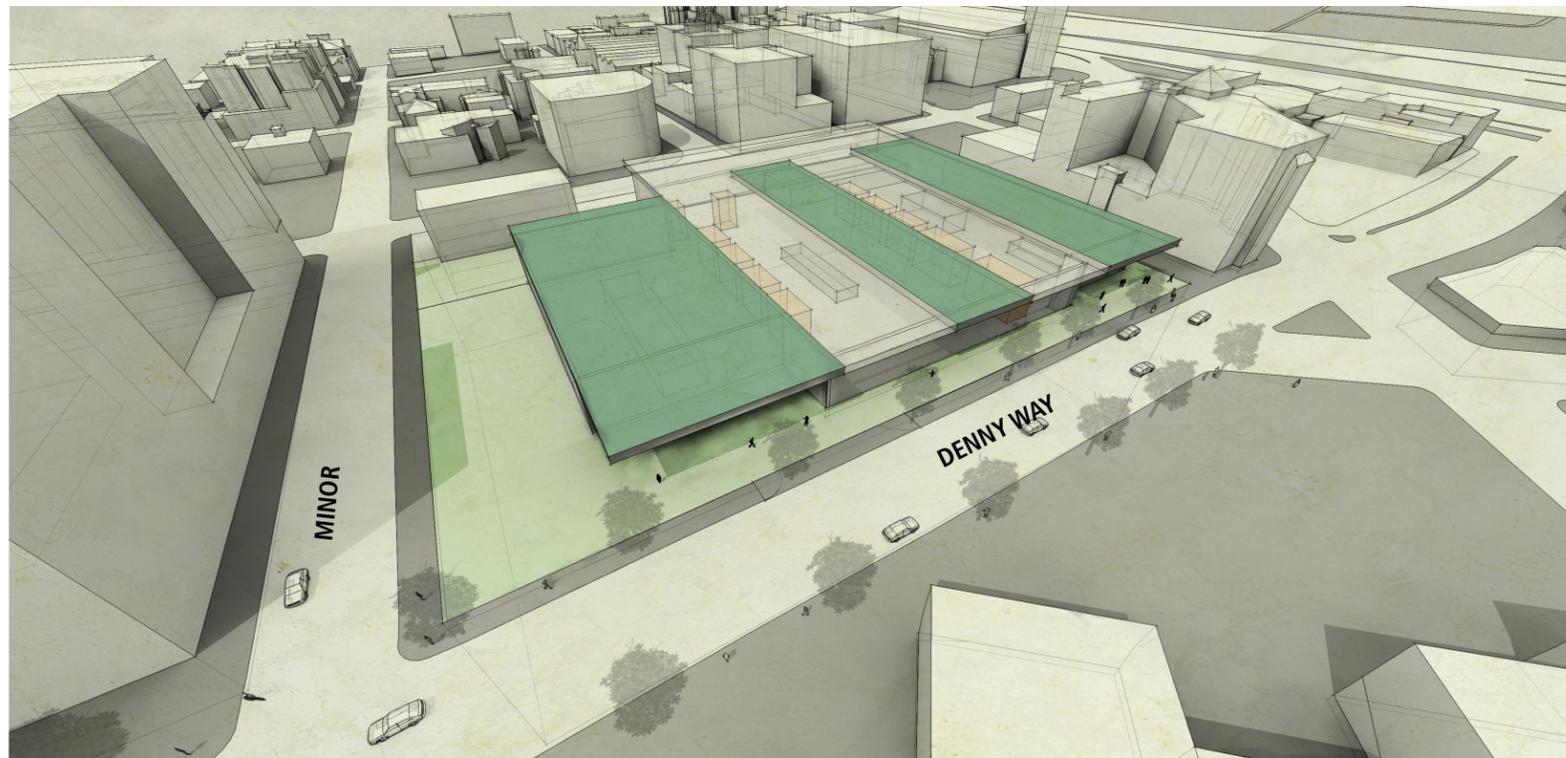
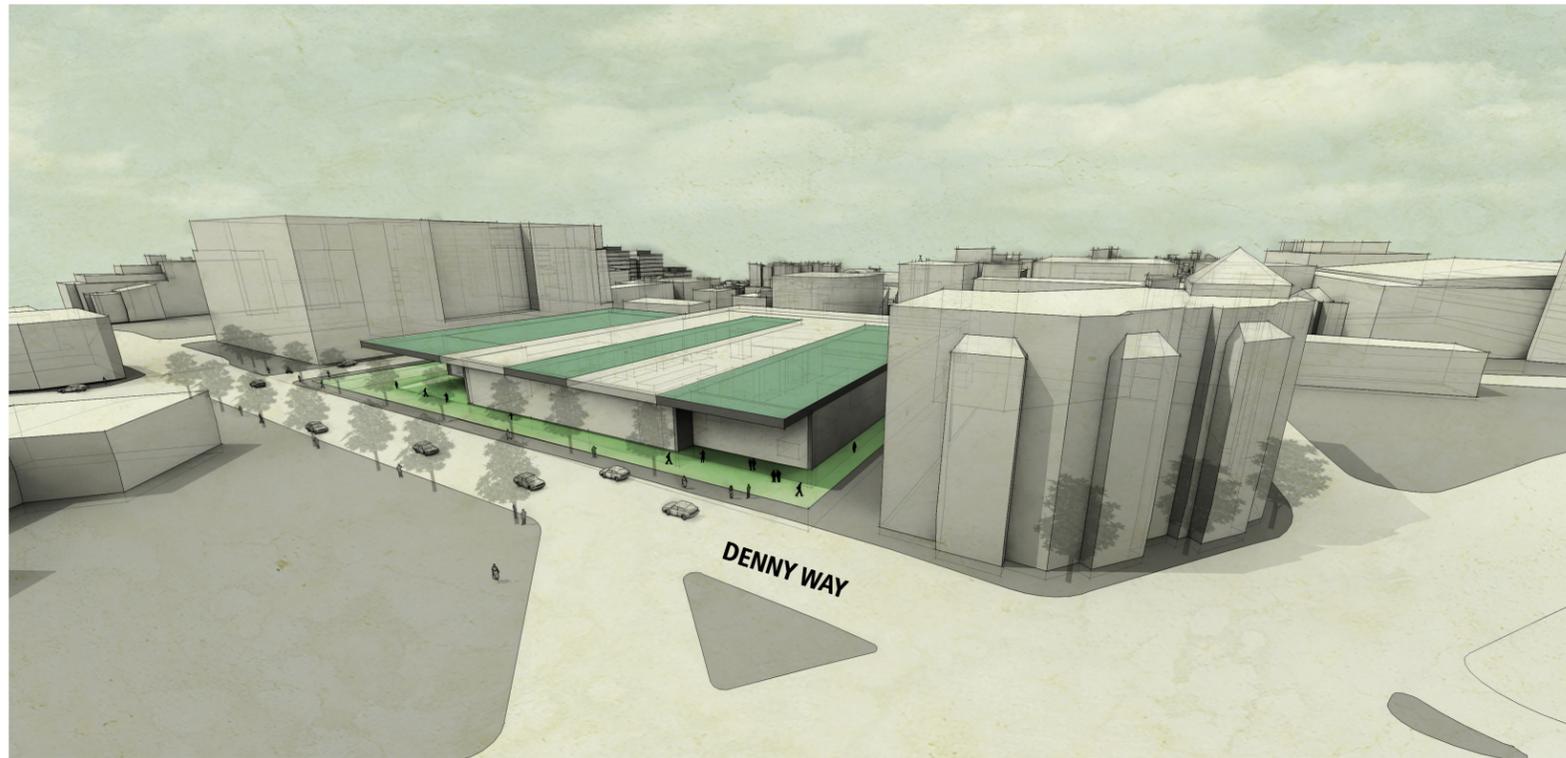


SECTION LOOKING NORTH

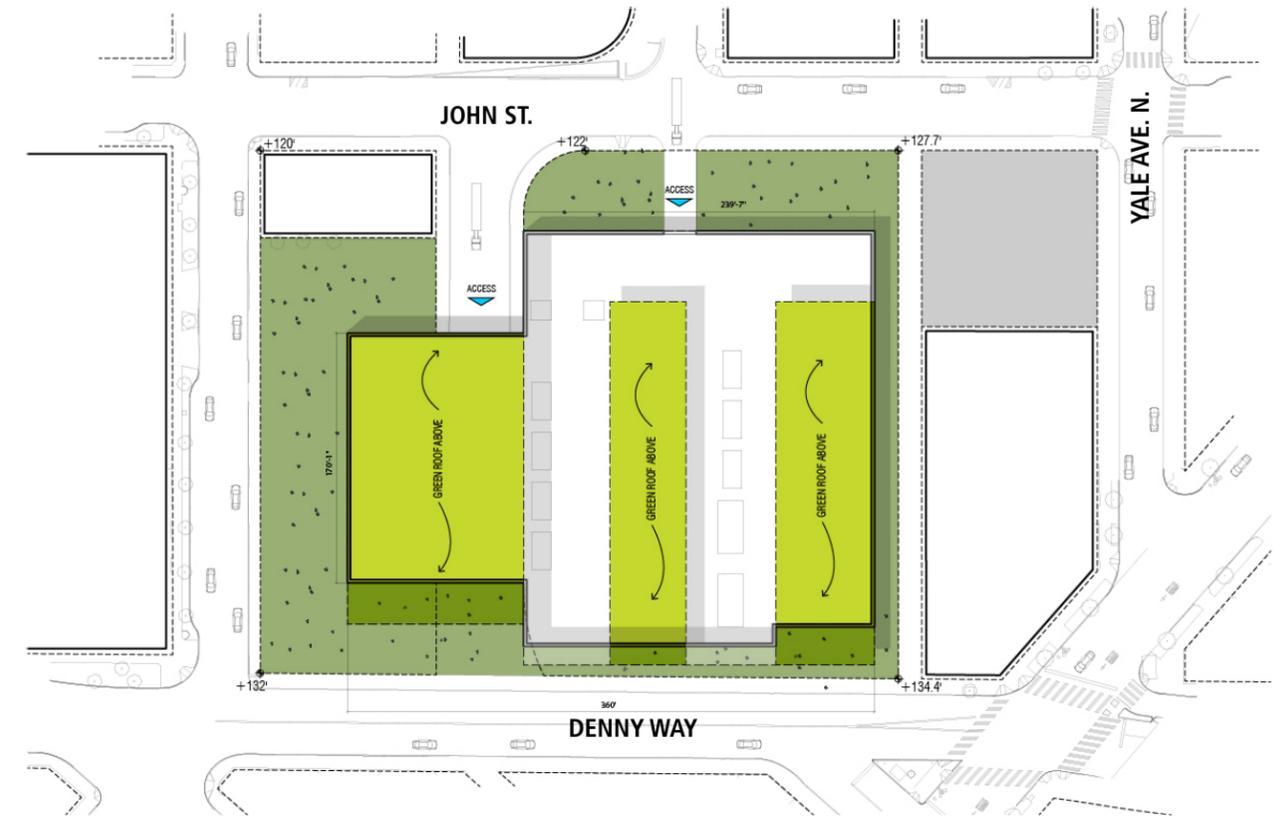
VACATION ALTERNATIVE

- *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*
- *?*





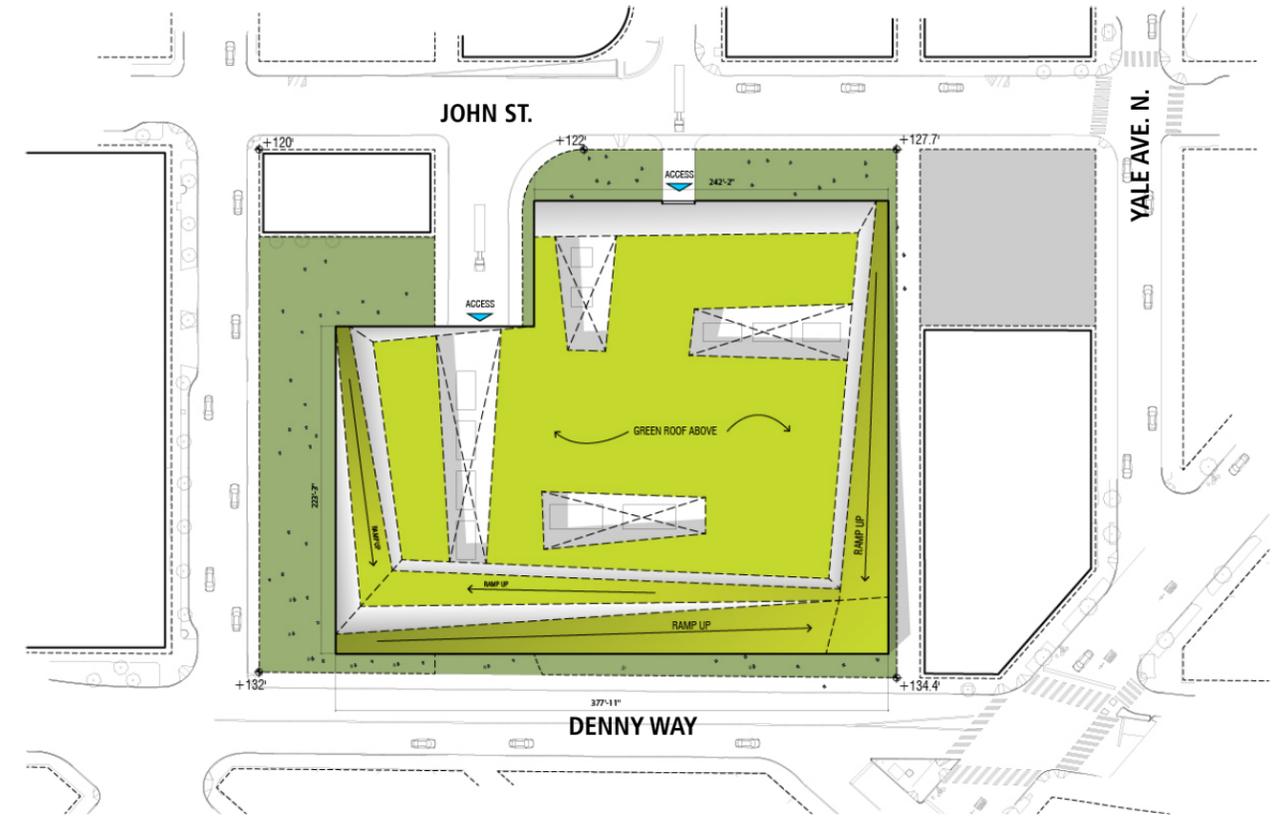
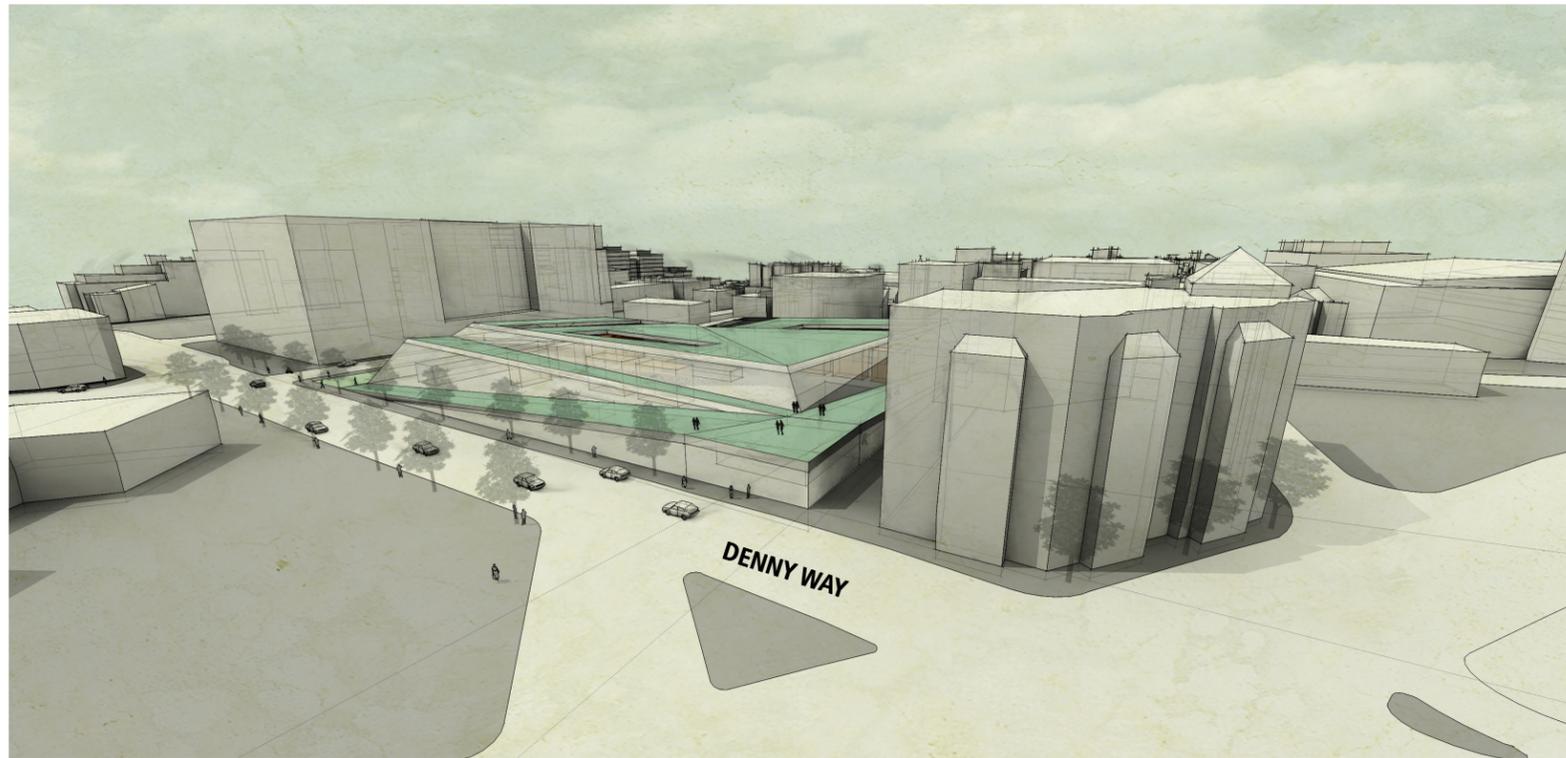
AERIAL CONCEPT RENDERINGS LOOKING NORTH



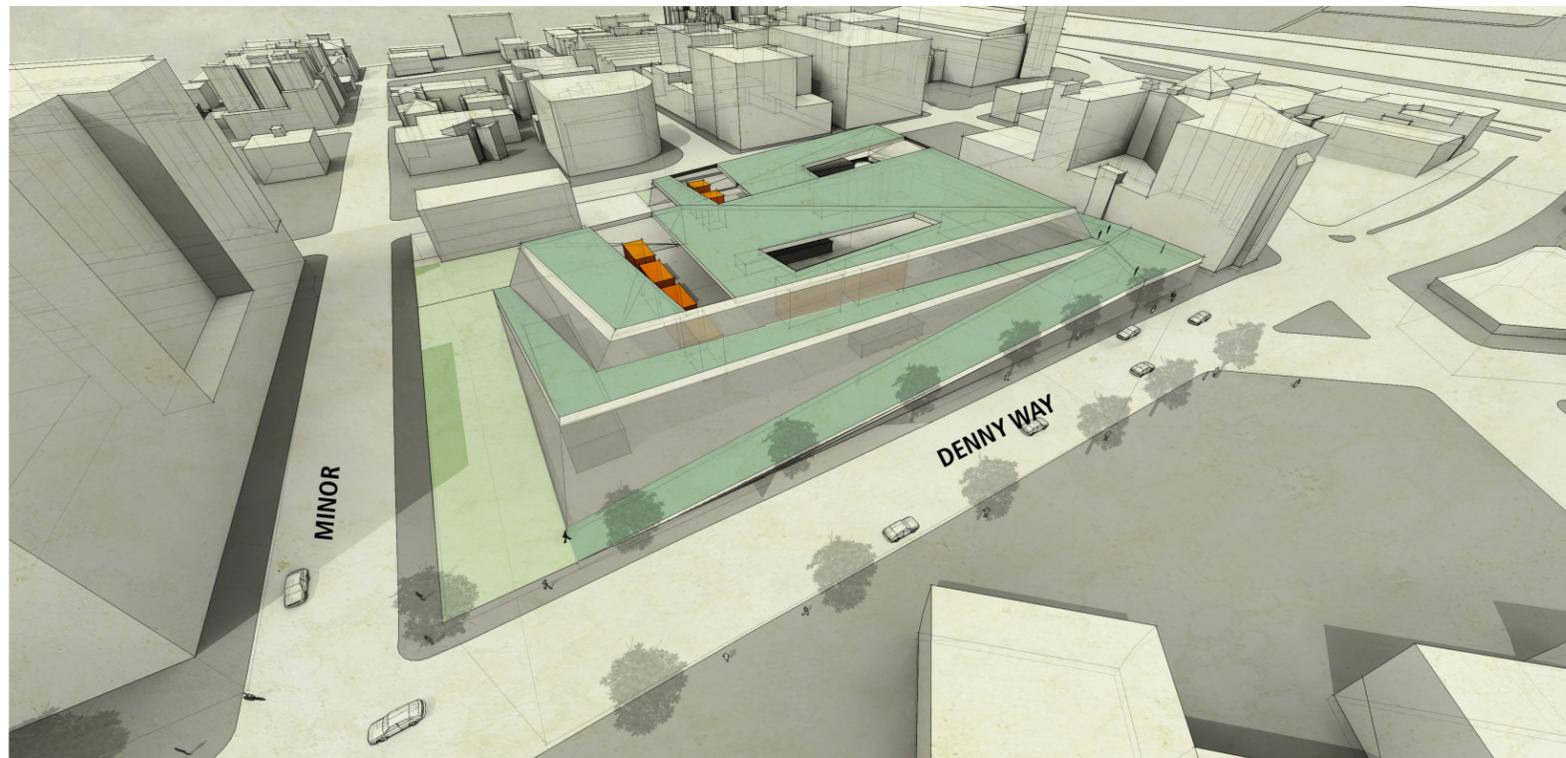
SITE PLAN



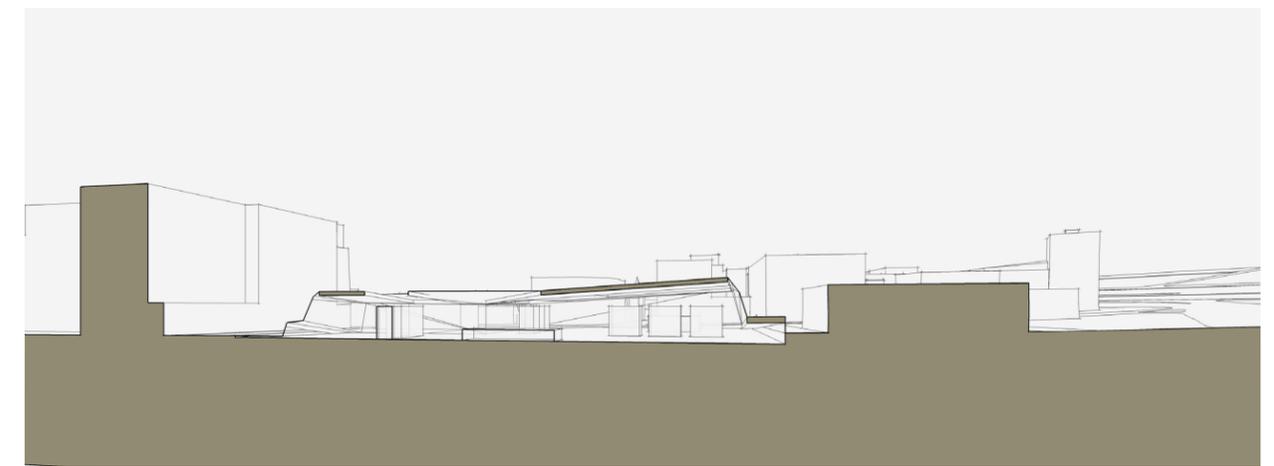
SECTION LOOKING NORTH



SITE PLAN



AERIAL CONCEPT RENDERINGS LOOKING NORTH



SECTION LOOKING NORTH

questions



Denny Substation Project

Powering Seattle through the 21st century

