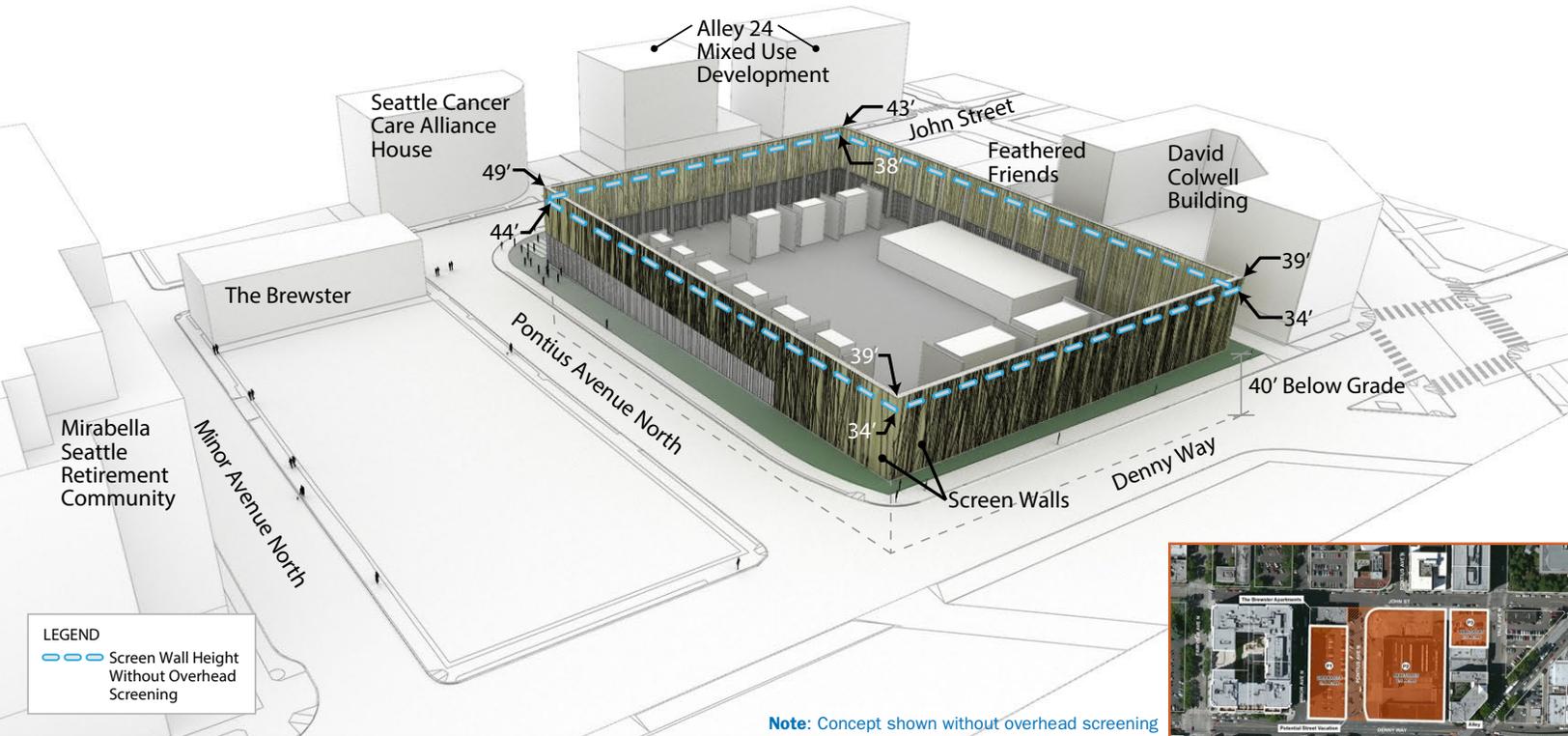


SA 1: Substation Alt. 1



Design Concept

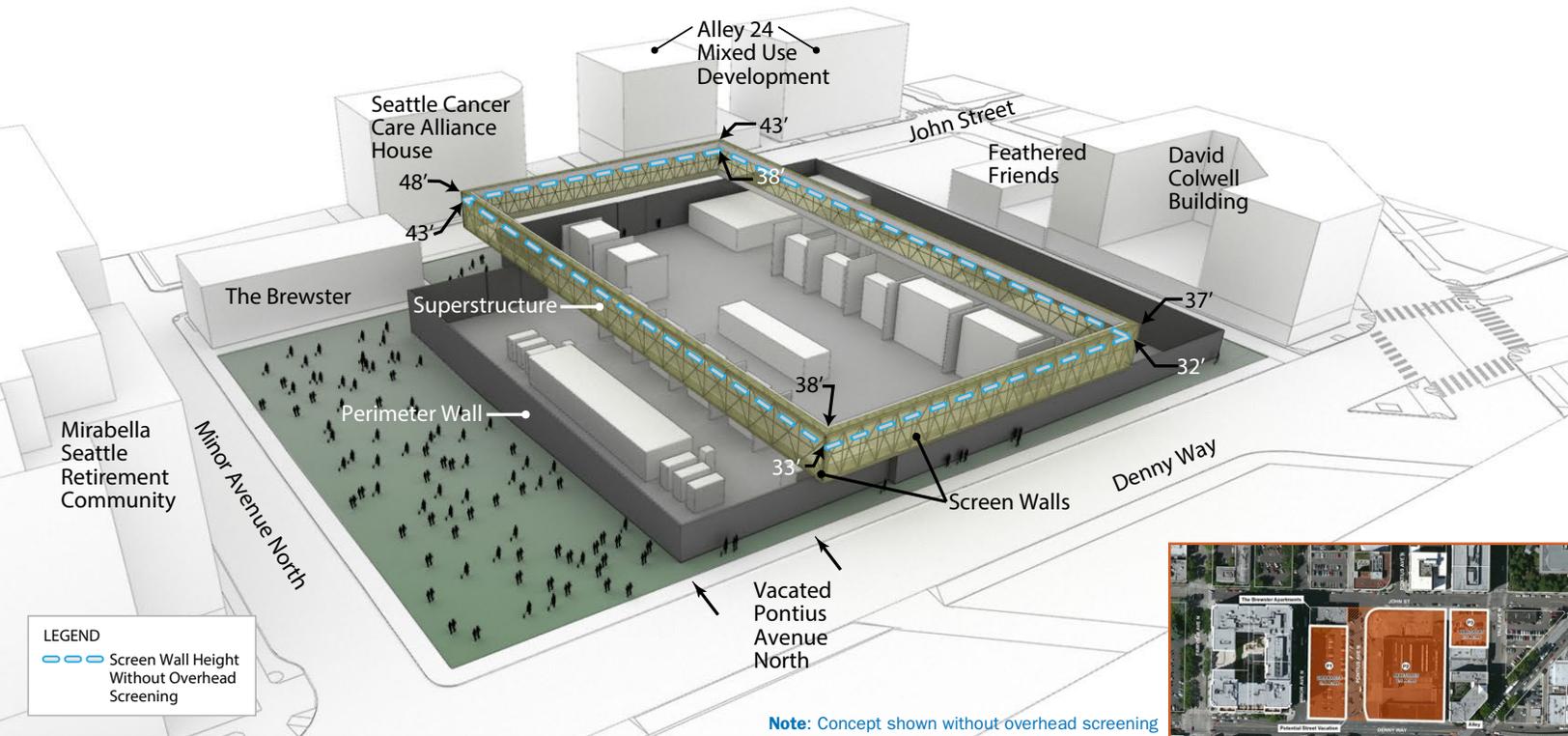
- Setback along John Street requires zoning waiver for access
- Exterior screen walls of poured-in-place concrete at the base and translucent glass or screening above — an opportunity for public art
- 12-foot slope down from NW to SE — screen wall highest at NW corner
 - » 44 feet above adjacent street level with no overhead screen
 - » 49 feet, if partial overhead screen could be provided

Site Layout

- No vacation of Pontius Avenue North — no public benefit required
- Two-level structure with one level below grade on Parcel 2 only
- Parcels 1 and 3 would either be used by City Light or surplussed



SA 2: Substation Alt. 2



Design Concept

- Setback along John and Minor requires zoning waiver to allocate accessible open space for public benefit features
- Setback along Denny for landscaping
- North-south pedestrian access in open space and alley between Parcels 2 and 3
- Alley landscaping — with stormwater swale — similar in character to alley north of John
- 20-foot-tall exterior screen walls of poured-in-place concrete at the base and translucent glass above — an opportunity for public art
- Maximum height at NW corner
 - » 43 feet above adjacent street level with no overhead screen
 - » 48 feet, if partial overhead screen could be provided

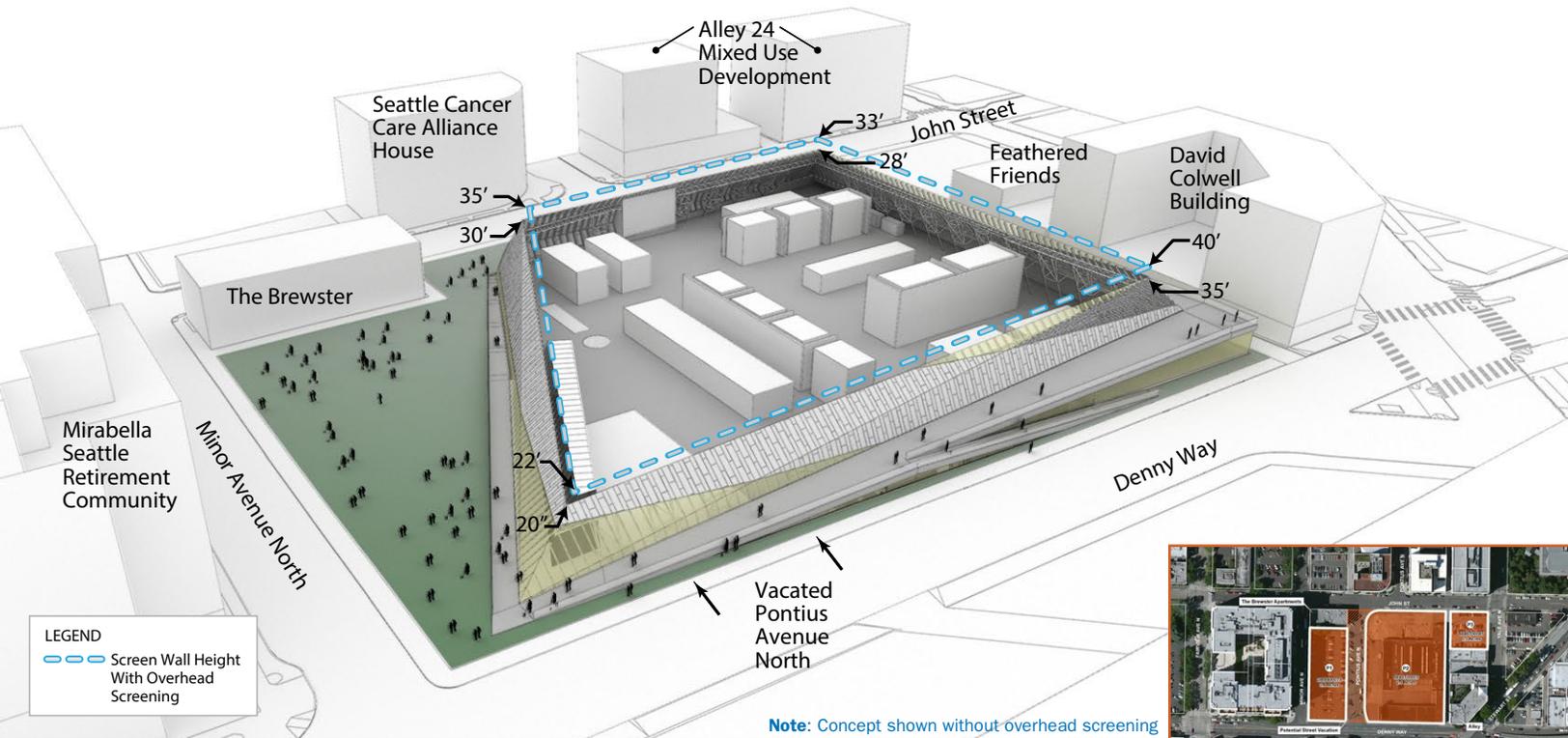
Site Layout

- Street vacation of Pontius requires public benefit to compensate
- One-level structure on Parcels 1 and 2
- Public use of surrounding land — largest open space on west side
- Could include street-front spaces for community facilities
- Parcel 3 would either be used by City Light or surplussed



SA 3: Substation Alt. 3

CITY LIGHT'S PREFERRED ALTERNATIVE



Design Concept

- Setback along John and Minor requires zoning waiver to allocate accessible open space for public benefit features
- Open space near The Brewster apartments — accessible for public benefit
- Service access drive located along John St
- Alley landscaping similar in character to alley north of John
- Terraces reduce bulk and scale
- Elevated pathway along south, east and west sides, potentially providing views
- North-south pedestrian route between public sidewalks on Denny and John
- Sloped screen walls composed of glass panels and metal cladding
- Maximum height at SE corner
 - » 35 feet above adjacent street level with no overhead screen (SA 3)
 - » 40 feet, if partial overhead screen could be provided (SA 3A)

Site Layout

- Street vacation of Pontius requires public benefit to compensate
- One-level structure on Parcels 1 and 2
- Opportunity for public use of surrounding land
- Public access through the site via elevated walkway along the south and east sides
- Could include street-front spaces for community facilities
- Parcel 3 would either be used by City Light or surplus

