

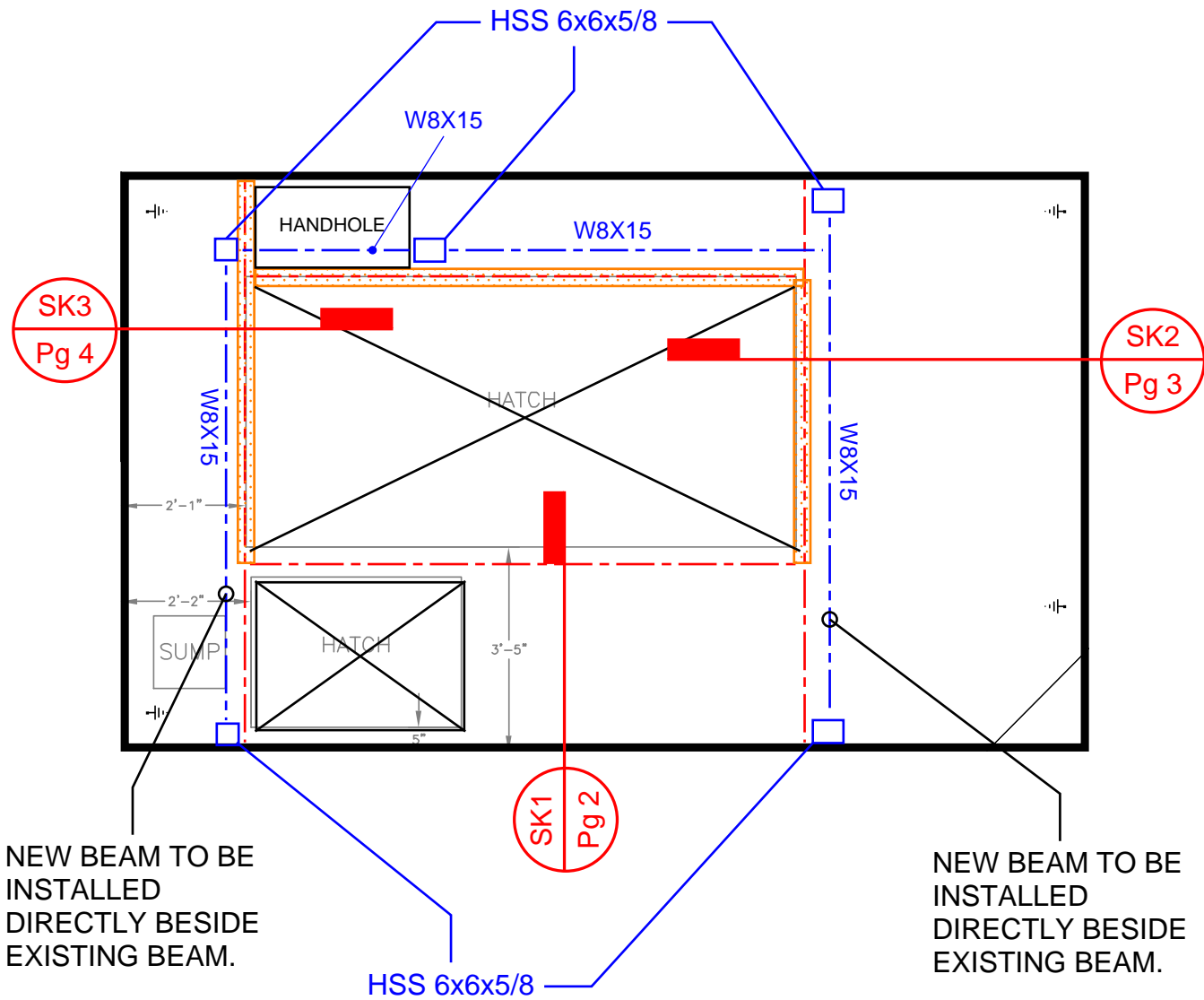


Approximate
limit of view

Hatch to be replaced
with grating



4/17/2001



LEGEND

- EXISTING STEEL BEAM
- NEW STEEL BEAM
- NEW STEEL COLUMN
- PORTIONS OF STEEL BEAM TO BE DEMOLISHED

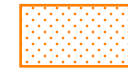
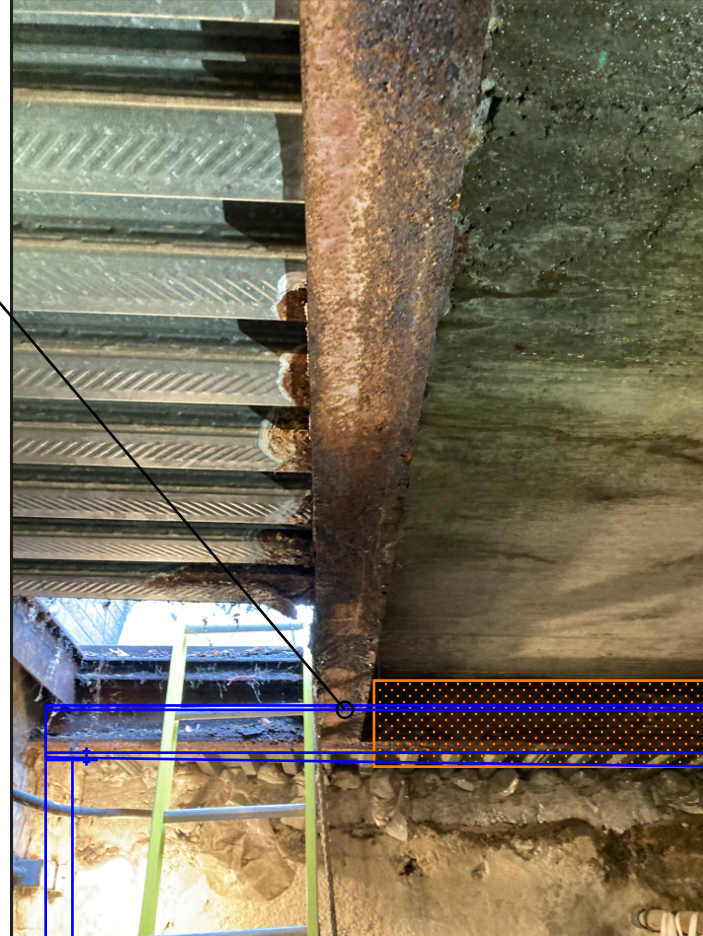
THIS IS THE PRELIMINARY SET USED FOR PERMIT. THIS NOT FOR CONSTRUCTION.

EXISTING BEAM
TO FRAME INTO
NEW BEAM.

LEGEND

NEW STEEL
BEAM/COLUMN

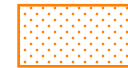
PORTIONS OF
STEEL BEAM
TO BE
DEMOLISHED



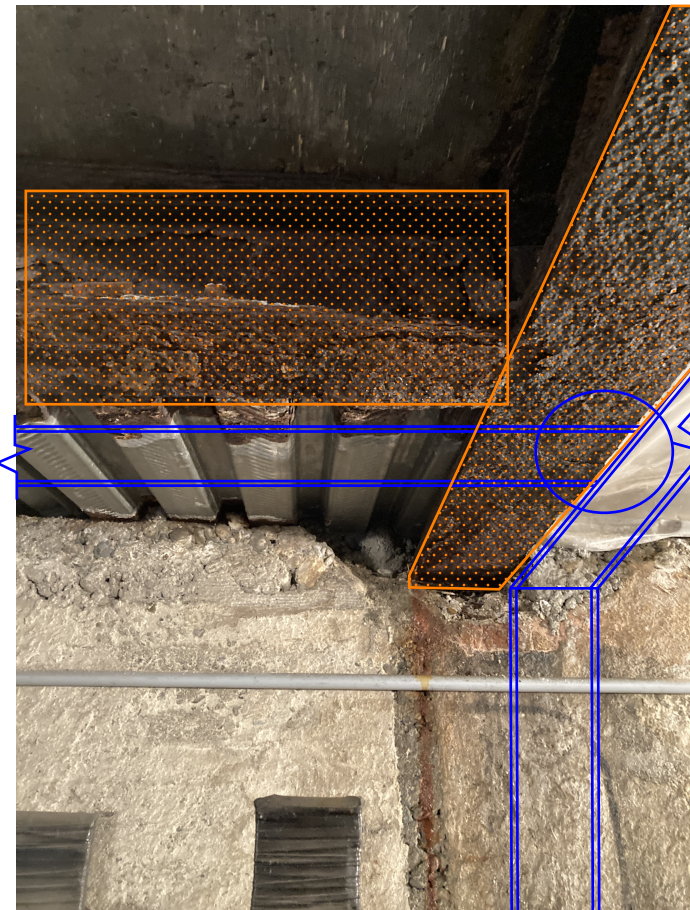
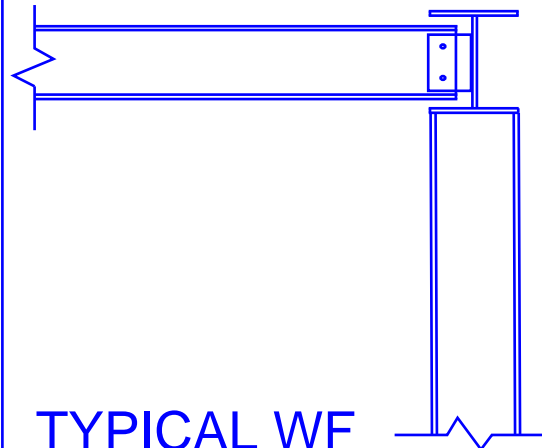
LEGEND

— NEW STEEL
BEAM/COLUMN

PORTIONS OF
STEEL BEAM
TO BE
DEMOLISHED



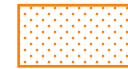
TYPICAL WF
CONNECTION DETAIL



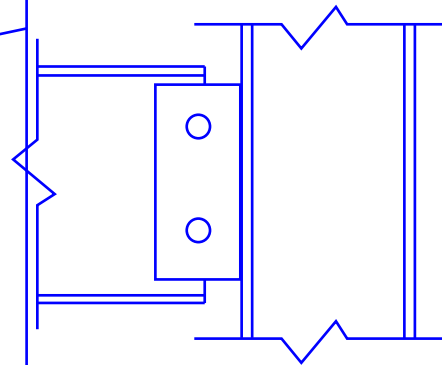
LEGEND

NEW STEEL
BEAM/COLUMN

PORTIONS OF
STEEL BEAM
TO BE
DEMOLISHED



TYPICAL WF TO HSS



CONNECTION DETAIL

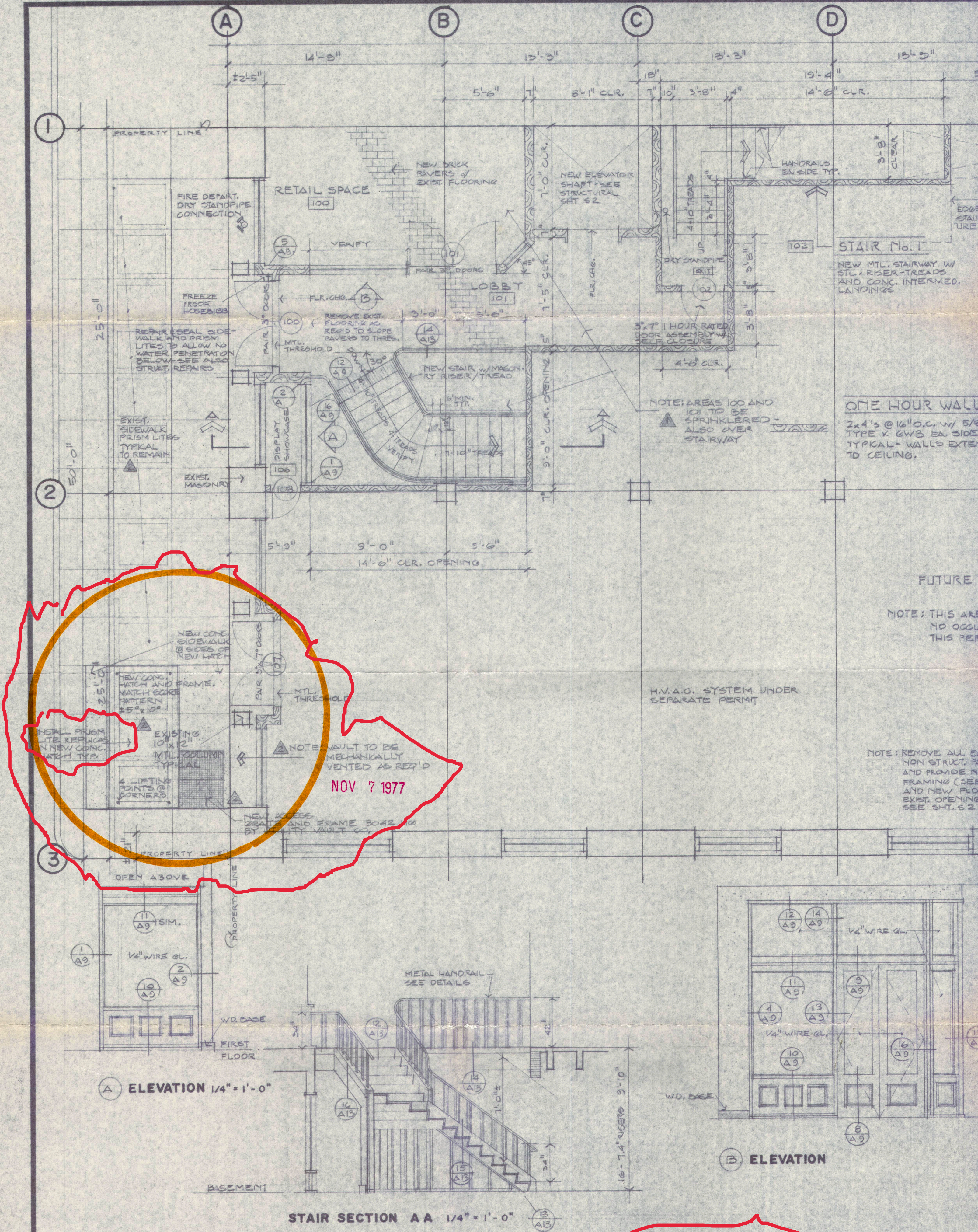
BASE PLATE
CONNECTION OF
HSS TO SLAB, TYP.



0021S



0022S



UNION TRUST ANNEX

SEATTLE WASHINGTON

FACE OF PARTY WALL EXISTING

A

B

C

D

14'-9"

5'-6"

13'-3"

8'-1" CLR.

13'-3"

13'-3"

1

25'-0"

2

3

RETAIL SPACE

001

ELEVATOR SHAFT

NEW 2500 LB. CAPACITY ELEVATOR W/ 4'-0" DEEP CONC. ENCLOSURE BELOW PROVIDE DRY PIT OR PIT W/ SUMP PUMP (SEE SHT S1) PROVIDE W.P. MEMBRANE UNDER SLAB

ONE HOUR WALL
2x4'S @ 16" O.C. W/ TYPE X GWB EA. S1
TYPICAL - WALLS EX TO CEILING.

2-3" DOOR UNITS ONE OPERABLE

E

D

C

B

A

13

12

11

10

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1

0

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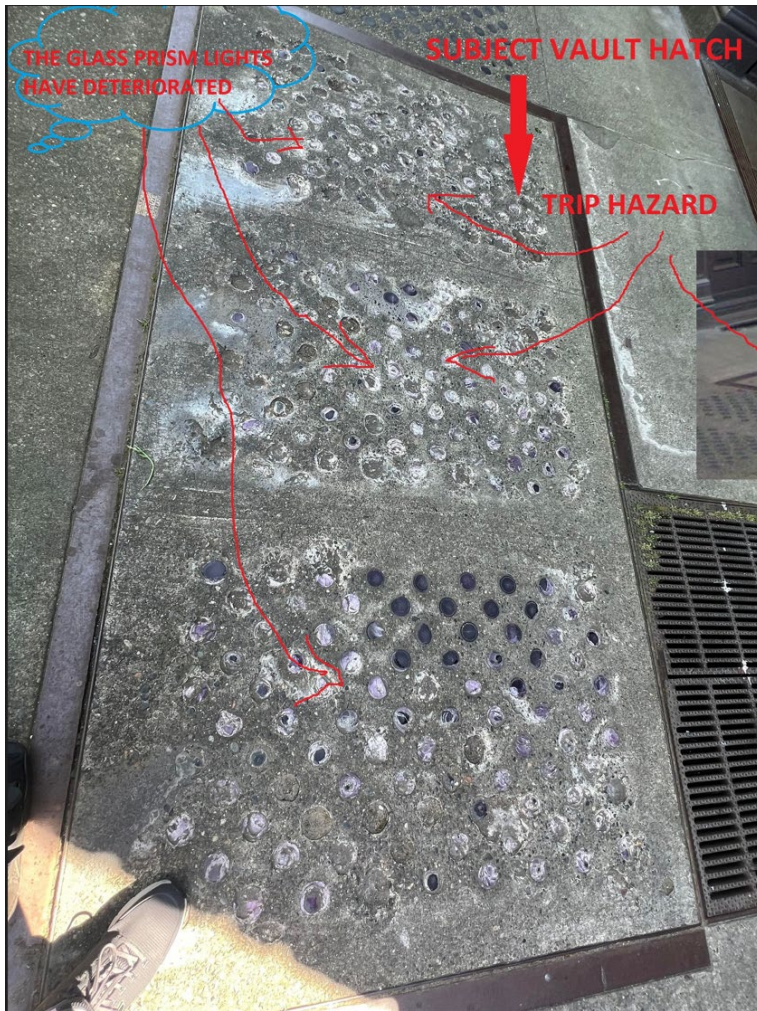
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From: Nashem, Genna <Genna.Nashem@seattle.gov>

Sent: Tuesday, May 9, 2023 3:38 PM

To: Luo, Shawn <Shawn.Luo@seattle.gov>

Cc: Zadehgo, Hamed <Hamed.Zadehgo@seattle.gov>; Kohashi, Owen <Owen.Kohashi@seattle.gov>; Wang, Peter <Peter.Wang@seattle.gov>; Jenkins, Patty <Patty.Jenkins@seattle.gov>; Morrison, Blake <Blake.Morrison@seattle.gov>

Subject: RE: Asking your approval for vault hatch with grating in Pioneer Sq Preservation Dist, SCL Network Distribution

Hi Shawn, it looks like you submitted an application for Certificate of Approval DONH- COA – 00800 on January 27 and I replied with a correction notice on January 31. However the application has remained incomplete since then.

Being this email provides a better description of the project and includes a photo of the existing conditions on the sidewalk, I can also add that to what I wrote in the corrections notice.

You mentioned that there is already a vault at this location but my areaway inventory does not show that there is an existing vault in this location but show vaults in other locations. When was this vault put in? I will look for any previous Certificate of Approval for it.

The “hatch” you point to actually appears to a panel of historic glass prism lights. Add to your application a closer photo of the prism lights. I would suggest that you try to find an alternative for the grating that does not require the demolition of historic materials such as installing the grating in another location so the glass prism light panel can remain in place. Any proposal to remove them needs to include a detail survey of the condition of the prism light condition and alternatives explored to avoid the demolition of the prism lights and a thorough explanation as to why this even needs to be done and done at this particular location and being there is already a grated area in the sidewalk why that is not enough venting.

Being you are proposing to replace the sidewalk you need to provide documentation that the concrete will be the Pioneer Square standard that is greyed back and scored at 2-foot intervals.

I see granite curbs in the photo so you will need to also note that those will remain in place and not also be demolished during this work. If they can’t be retained for some reason, then you need to provide a survey of them as well.

If you can’t avoid demolishing of these historic features I would suggest that you propose some kind of mitigation for their loss.

Because you are proposing demolition of historic materials this application will need to be reviewed by the Pioneer Square Preservation Board. This is not something that I can review administratively.

From: Luo, Shawn <Shawn.Luo@seattle.gov>

Sent: Tuesday, May 9, 2023 2:15 PM

To: Nashem, Genna <Genna.Nashem@seattle.gov>

Cc: Zadehgo, Hamed <Hamed.Zadehgo@seattle.gov>; Kohashi, Owen <Owen.Kohashi@seattle.gov>; Wang, Peter <Peter.Wang@seattle.gov>; Jenkins, Patty <Patty.Jenkins@seattle.gov>; Morrison, Blake <Blake.Morrison@seattle.gov>

Subject: Asking your approval for vault hatch with grating in Pioneer Sq Preservation Dist, SCL Network Distribution

Hi Genna,

Seattle City Light needs to move an electrical transformer into our Network Vault 22V004 on the south side of S. Main Street just east of the 1st Ave Alley. The vault is an areaway vault, and the structure supporting the vault ceiling (which is also the sidewalk) is in poor condition, so we are in the permit process with SDOT to reinforce the ceiling of the vault / sidewalk. No changes will be made to the surface of the sidewalk. However, the solid rectangular hatch (see image below) is in poor condition and appears to be rusted into the surrounding frame. We will need to demolish this solid hatch (break it up into pieces) in order to remove it so that the reinforcing work can be done, and need to replace the solid hatch with a metal grating in order to provide adequate ventilation for the transformer that we will be installing in the vault. Transformers by design generate heat and must have proper air ventilation.



The grating that we will be replacing the hatch with will be a galvanized steel grating with tight spacing of bars. The bearing bars are 3/8" thick with a 9/16" gap between bars, similar to the image below, except that the bearing bars will be serrated for slip resistance. The grating bearing bars will be running north-south. The cross bars are at 4" on center.



We need your concurrence for this needed change, in order to get our permit from SDOT. Please let us know if you approve, thank you.

Shawn Luo, PE |
SEATTLE CITY LIGHT
NETWORK ENGINEERING

ADDRESSES WHY SCL WILL REPLACE THE SOLID HATCH, AND REPLACE IT WITH THE GRATING, FOR VAULT 022V004 AT 117 S MAIN STREET, PIONEER SQUARE

By Shawn Luo, Project Engineer *Shawn Luo*

Background -

SCL Network Engineering is in the Utility Major Permit (UMP) process with SDOT to reinforce the ceiling of the vault / sidewalk. No changes will be made to the surface of the sidewalk. However, the solid rectangular hatch (see images below) is in poor condition and appears to be rusted into the surrounding frame. We will need to demolish this solid hatch (break it up into pieces) in order to remove it so that the reinforcing work can be done. The solid hatch will be replaced with grating hatch for the necessary air circulation. The main issue with the Department of Neighborhood is the replacement of solid hatch.



Department of Neighborhood's concerns -

- 1) The hatch SCL Network to replace appears to a panel of historic glass prism lights. Department of Neighborhood suggested SCL Network Engineering to find an alternative for the grating that does not require the demolition of historic materials such as installing the grating in another location so the glass prism light panel can remain in place.
- 2) Department of Neighborhood also asked that proposal to remove them needs to include a survey of the condition of the prism light condition and alternatives explored to avoid the demolition of the prism lights and an explanation as to why this needs to be done and done at this particular location and being there is already a grated area in the sidewalk why that is not enough venting.
- 3) Department of Neighborhood asked SCL to provide documentation that the concrete will be the Pioneer Square standard that is greyed back and scored at 2-foot intervals.

- 4) Department of Neighborhood would like to ensure that the granite curbs in the will remain in place and not also be demolished during this work.

Why the hatch is needed to be replaced, and to be replaced with grating hatch -

1. Usability of the vault

If the hatch can't be opened, the vault loses its functionality, because the equipment needs to be got in and out through the rectangular opening. Right now, the hatch is rusted into the surrounding frame, the only way to open is to demolish this solid hatch by breaking it up into pieces.

2. Electrical Need –

Currently customer in 200 1st Ave South is expanding, the indoor electrical vault must be modified. The expansion requires larger and more reliable electrical service. To accommodate their electrical needs, and being requested by the customer, the existing transformer must be relocated to the nearest vault to provide the same electrical service to the nearby business. Vault 022V004 is the only vault that transformer can move to and meet the service requirement. To accommodate the relocated transformer, grating hatch is needed, to increase the airflow thus maintaining the operable temperature inside the vault 022V004. As Department of Neighborhood has noticed, there is a grating cover next to the rectangular hatch, but it's too small to provide the air circulation for the transformer cooling.

3. SCL will work on the hatch replacement only, no changes will be made to the surface of the sidewalk, nor to the granite curb. This addresses Department of neighborhood's concerns 3) & 4).



Grating vault hatch

4. Safety

- a. The structure supporting the vault ceiling is in poor condition, so we are in the permit process with SDOT to reinforce the ceiling of the vault / sidewalk.
- b. Where Glass Prism Lights have been chipped off, it left the damaged and corroded concrete surface, that may pose a trip hazard.



5. Impact to the historical value and vibe of the area—

- a. Almost all Glass Prism Lights on this vault hatch have been chipped off and left sizable holes. It no longer shows any historical value or visual appealing anymore.



- b. All electrical vaults in the area have grating for hatches, it's been the standard in the vicinity.



LETTER RESPONDING TO PIONEER SQUARE PRESERVATION BOARD JULY 7TH, 2023 CORRECTION NOTICE PSB 185/23

Dear Pioneer Square Preservation Board,

SCL Network Engineering has done the research for Seattle City Light electrical vault 022V004. Vault 022V004 is located on the south side of S. Main Street just east of the 1st Ave Alley, **it was built in 1977, and it is an areaway vault. The existing hatch is original.**

Considering the time the vault hatch was put in, it's not historic.

Please kindly approve the vault hatch replacement request in a timely manner. the plan of replacement of SCL vault frame was sent to SDOT in January of 2023 for Permitting as an urgent work of SCL. SCL Network crews are planned to start the work in September, before the weather condition changes.

As we have stated in the last letter, this vault hatch needs to be replaced, the hatch is rusted into the surrounding frame. Driven by the customer's need, a transformer needs to be relocated into vault 022V004. To accommodate the relocated transformer, grating hatch is needed, to increase the airflow thus maintaining the operable temperature inside the vault 022V004.

Almost all Glass Prism Lights on this vault hatch have been chipped off and left sizable holes. It's no longer shows any historical value or visual appealing anymore. And all electrical vaults in the area have grating for hatches, it's been the standard in the vicinity.

Following documents are attached to this letter.

Attachment 0 – July 3rd , 2023 Correction Notice from Pioneer Square Preservation Board.

Attachment 1 – 022V004 design drawing in 1977.

Attachment 2 – 022V004 design drawing in 1977 (revision).

Attachment 3 – 022V004 1st survey done by SCL in 2001.

Attachment 4 – SDOT Franchise Map shows the location of 022V004.

Attachment 5 – 2001 street photo shows 022V004 and Union Trust Annex.

Attachment 6 – 2023 street photo shows 022V004 and Union Trust Annex.

Attachment 7 – SCL Block Map shows 022V004 and its location.

If you have any questions, please contact the project manager Shawn Luo (206-684-3569).

Thank you.

Shawn Luo

Shawn Luo