

# 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

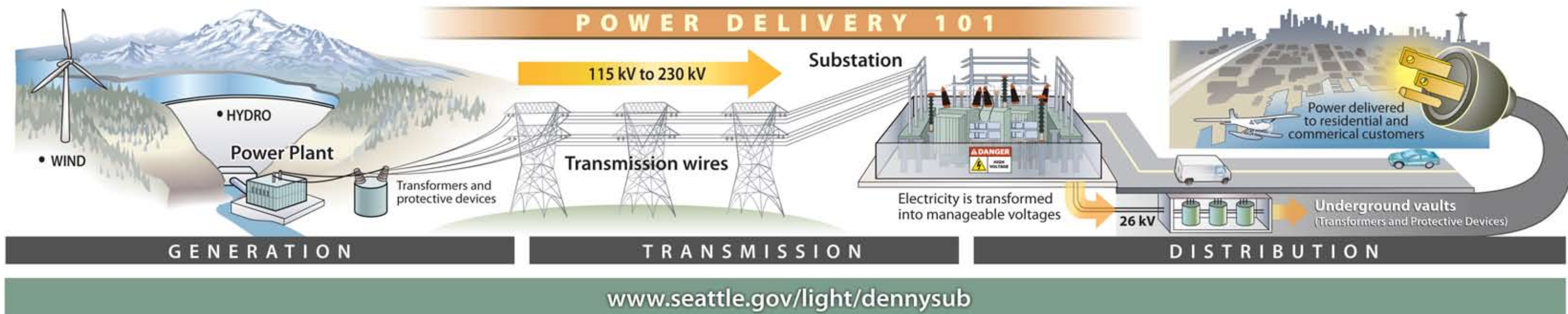
- *COMMUNITY GROUPS:*

- *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*

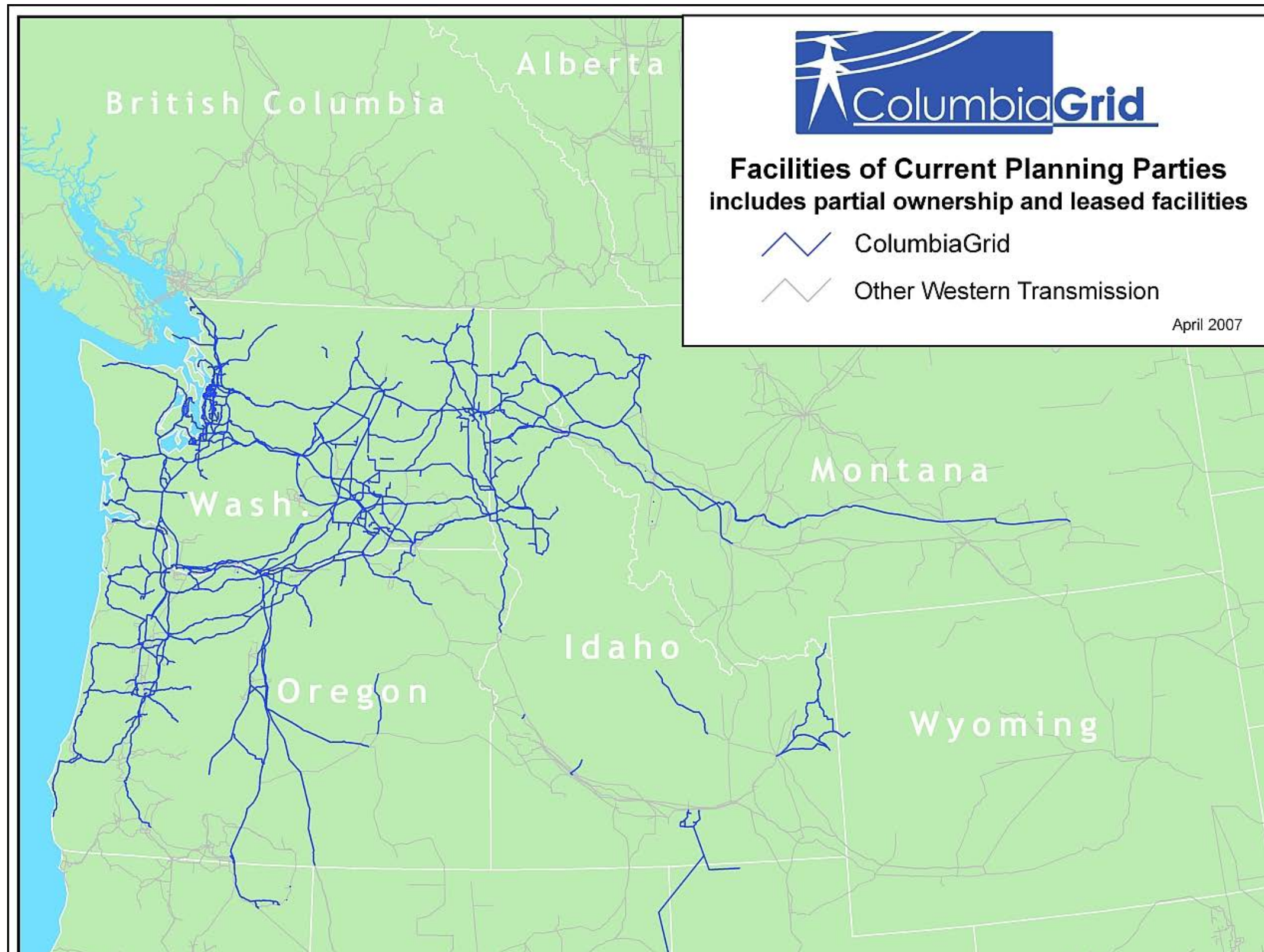
- *BUSINESS STAKEHOLDERS:*

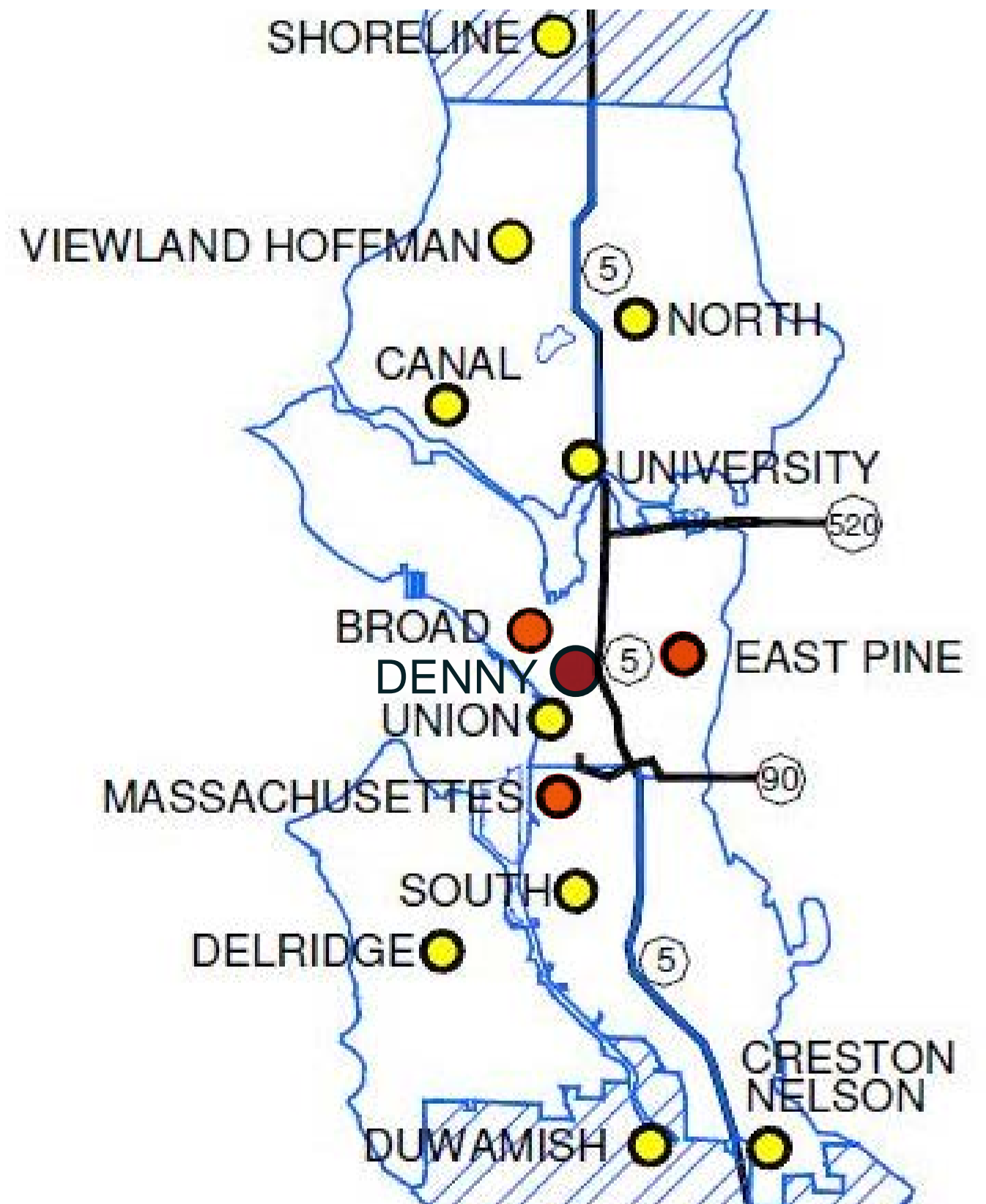
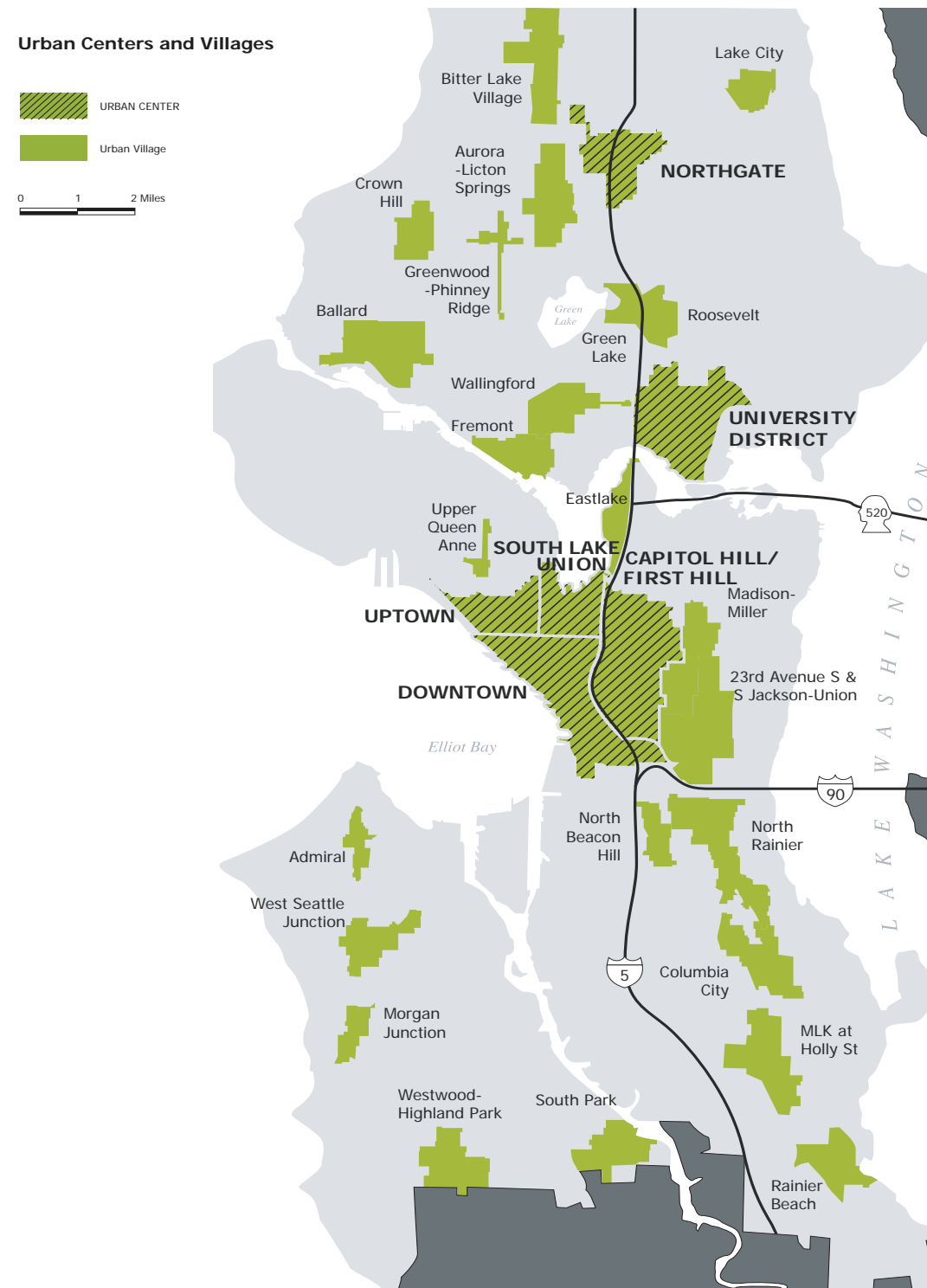
- *Alley 24 Property management*
- *Colwell Building – Plymouth Housing Group*
- *Balfour Place Apartments*
- *Vulcan*
- *Amazon*
- *Play it Again Sports*
- *REI*
- *Feathered Friends*
- *Immanuel Lutheran Community Services*
- *Orion Center*
- *National Association of Industrial and Office Properties (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*



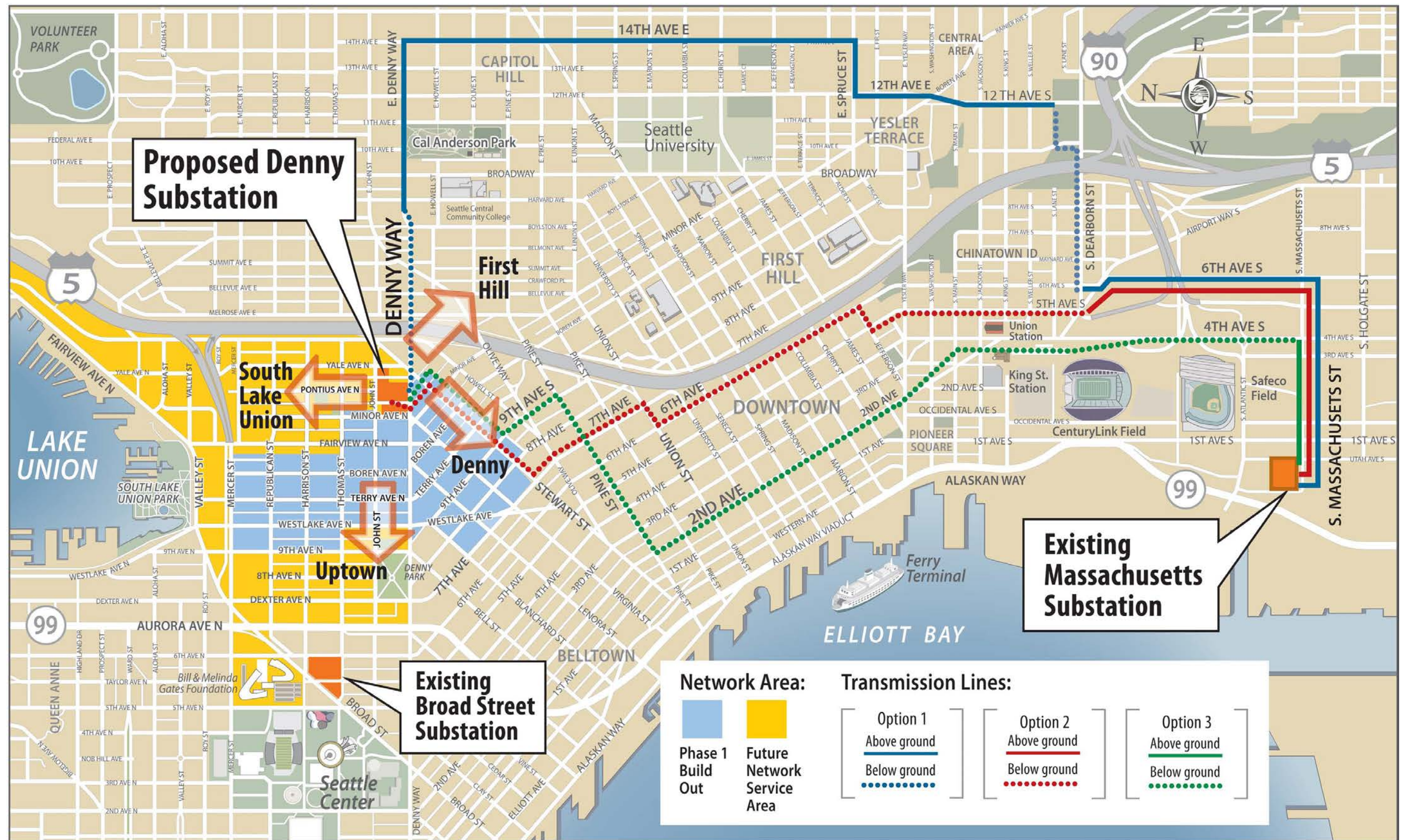












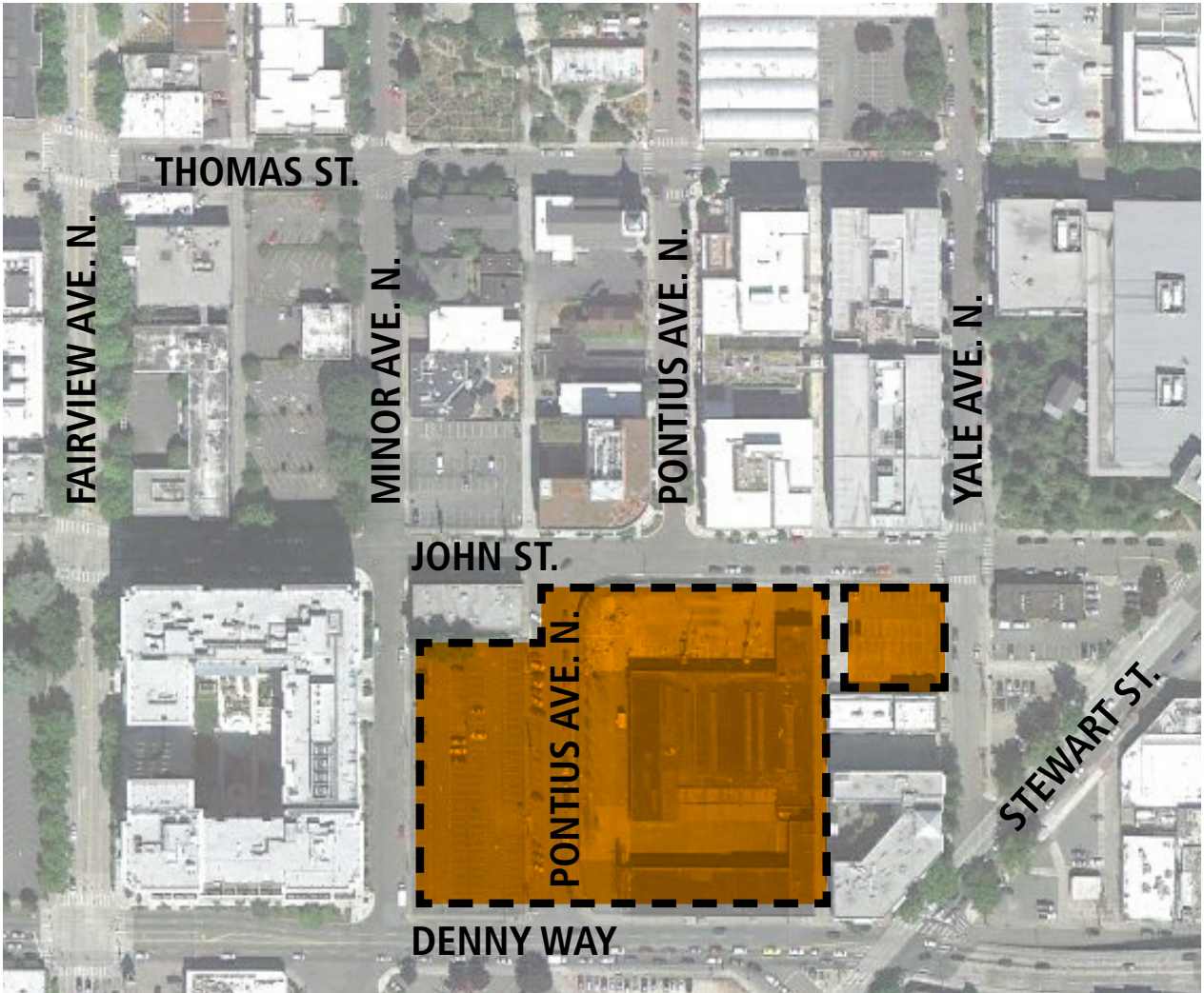








AERIAL VIEW FROM DENNY WAY



SITE PLAN



STREET VIEW ALONG DENNY WAY LOOKING NORTH





**NOT PREFERRED ALTERNATIVE -AIR INSULATED SYSTEM LAYOUT**





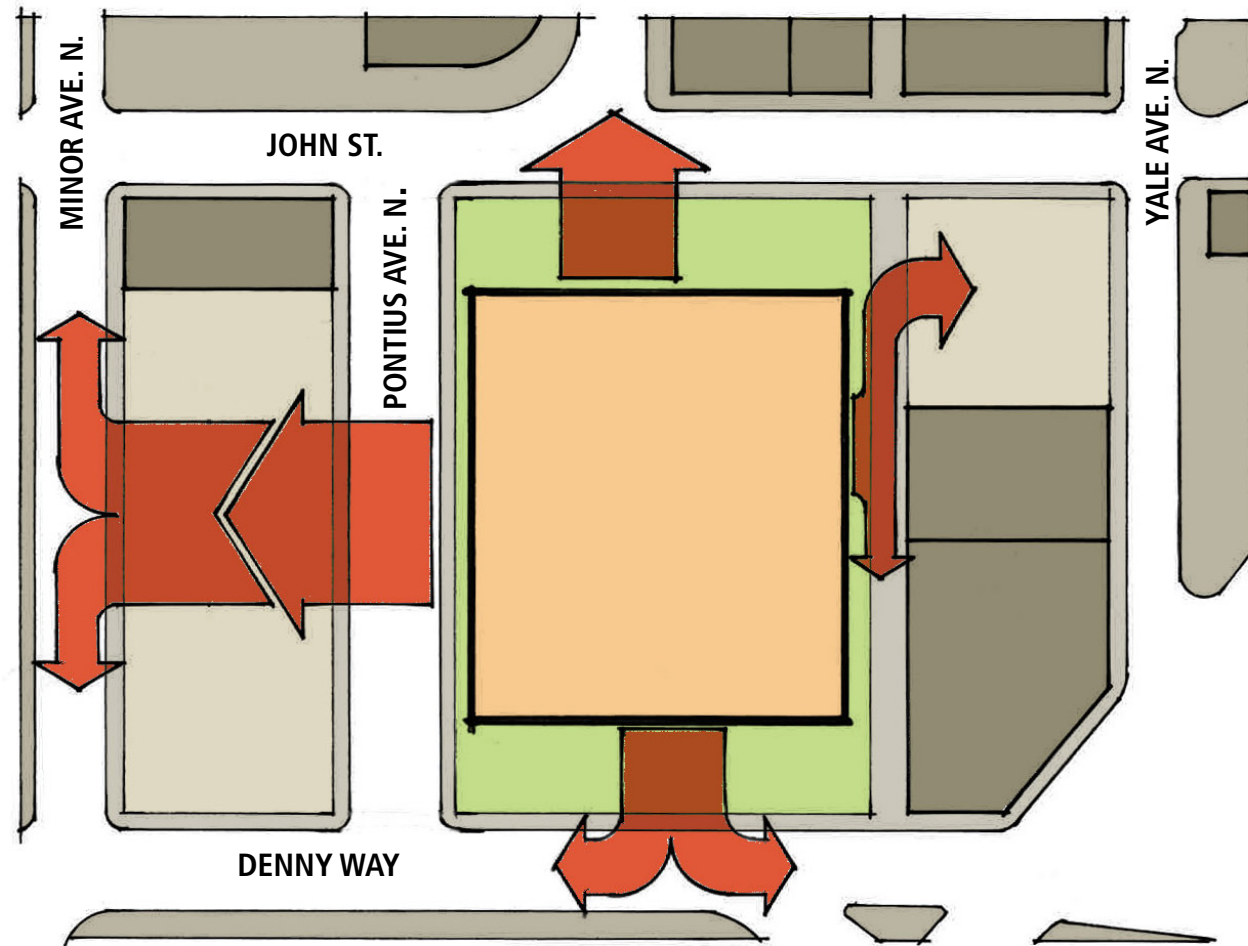
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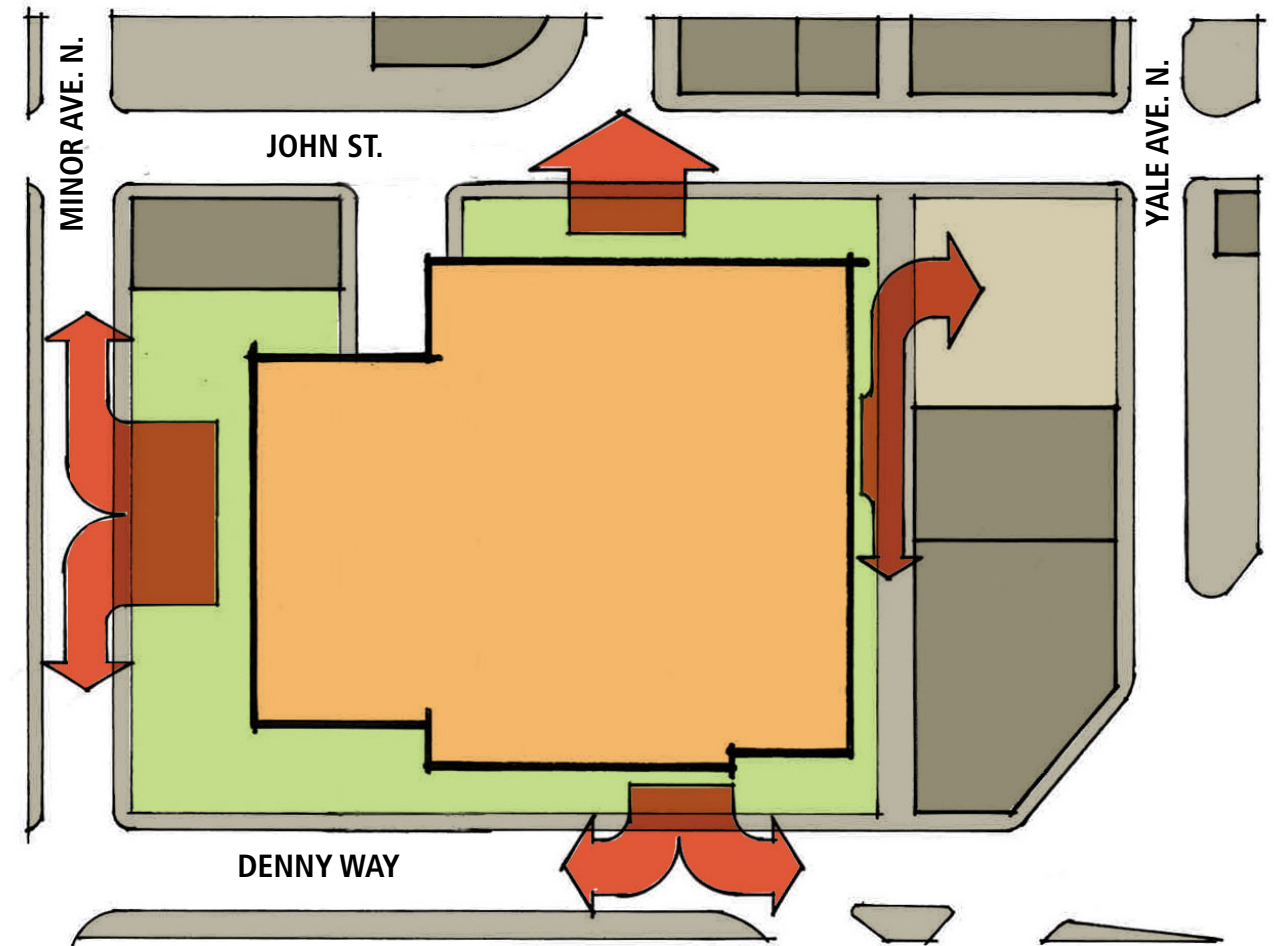
**AIR INSULATED SYSTEM**



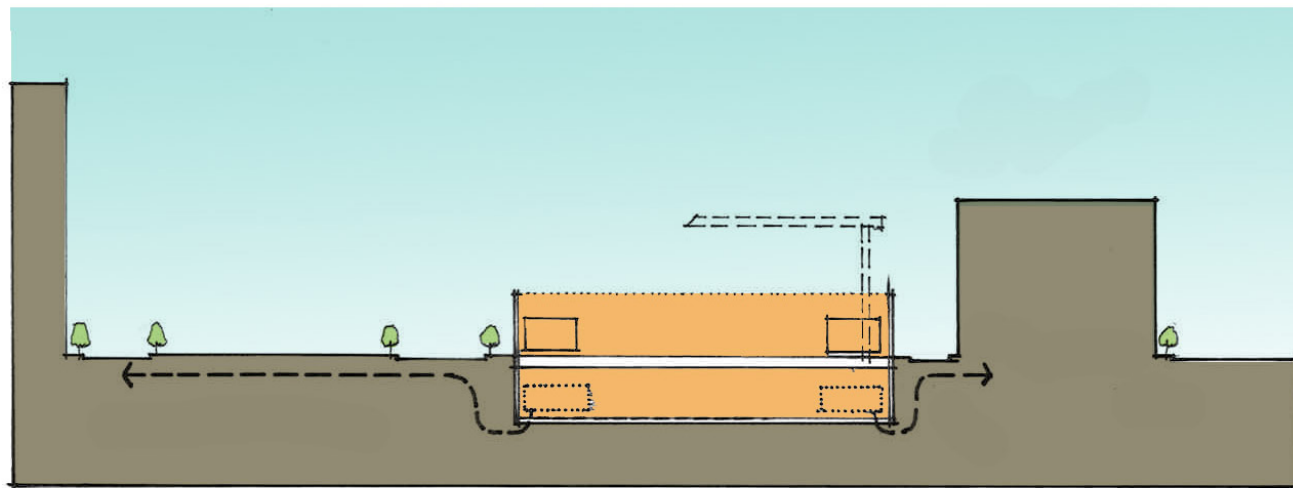




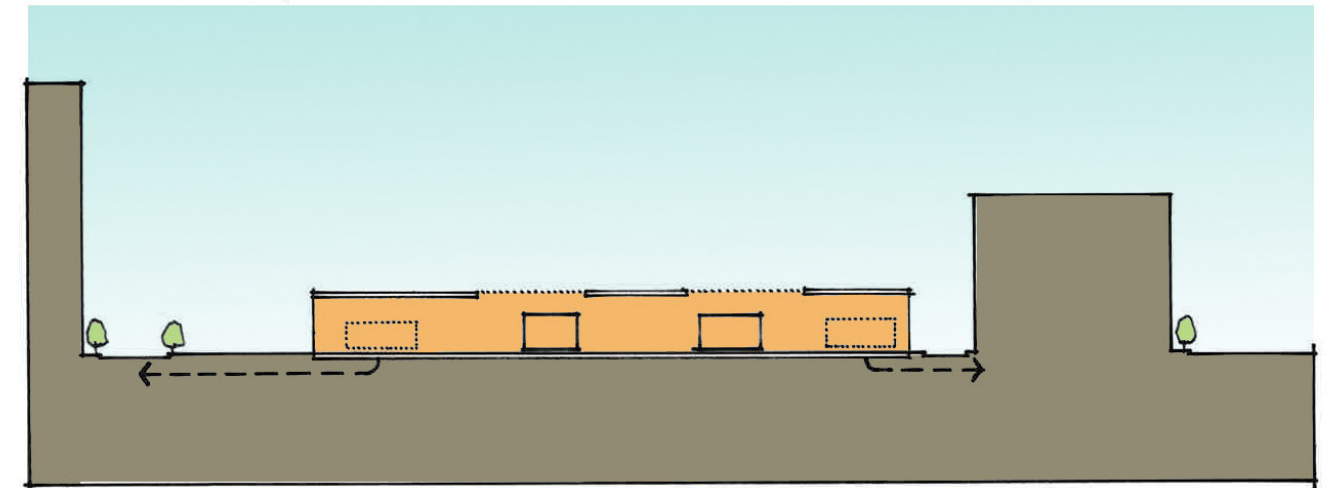
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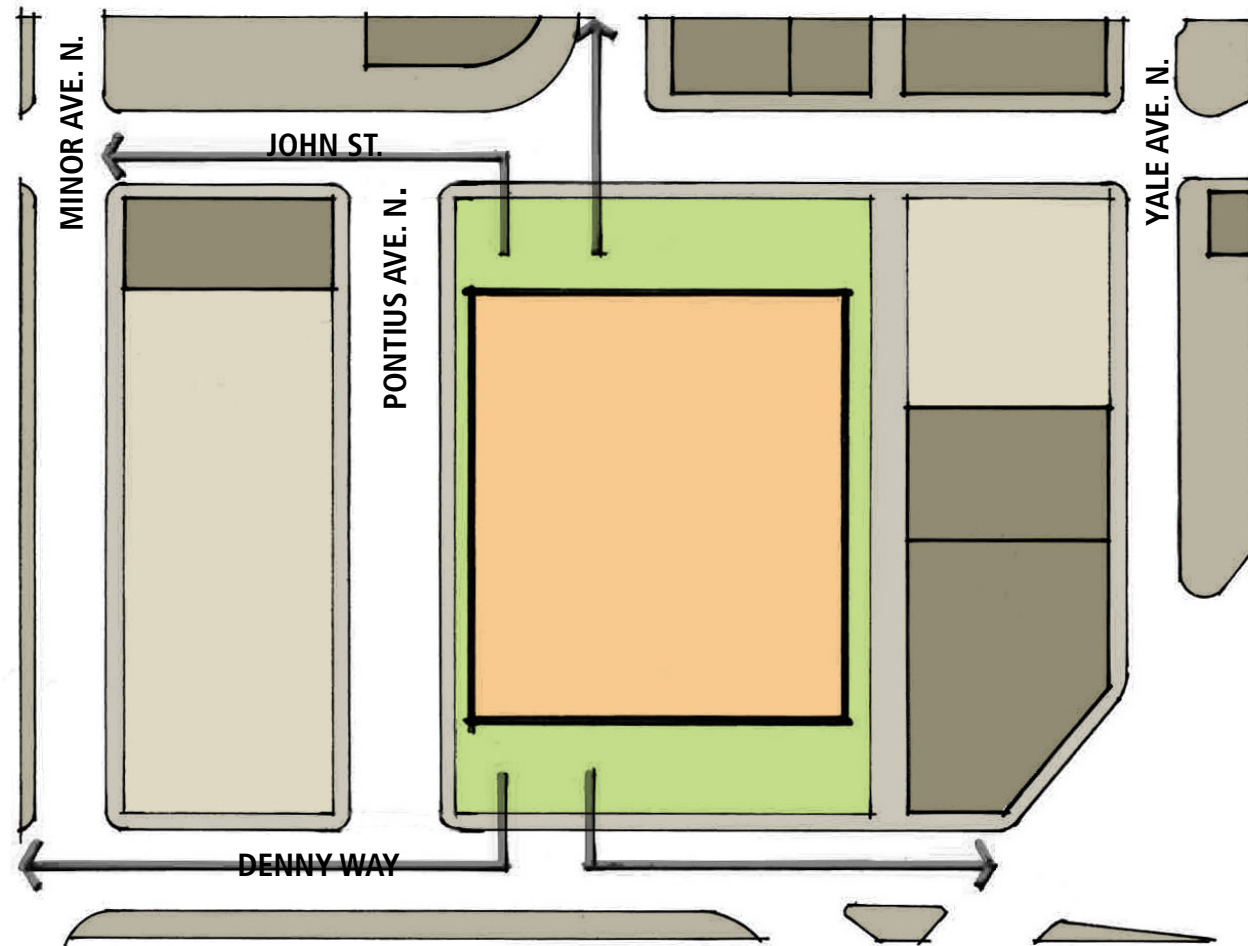
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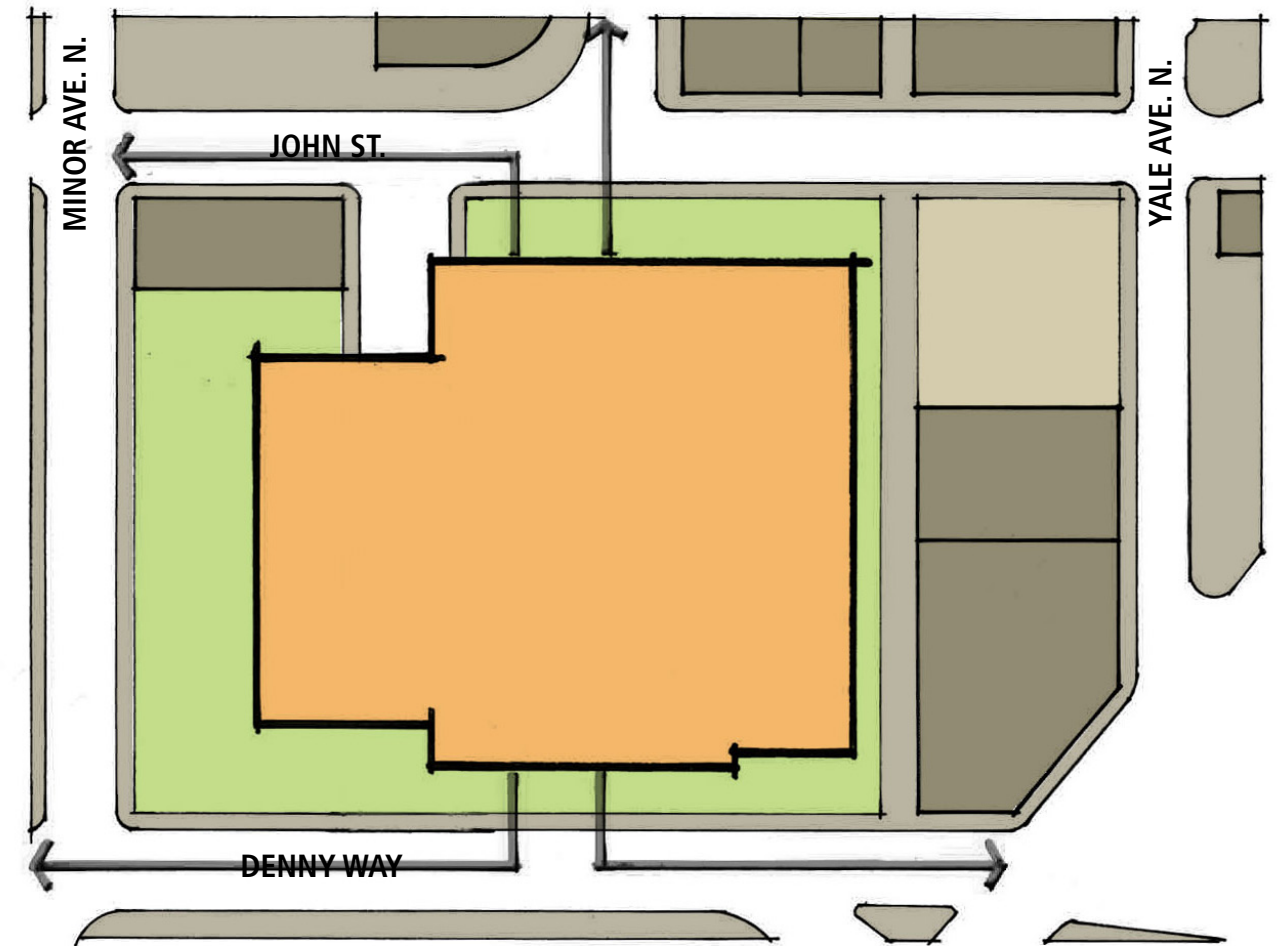
**NO VACATION OF PONTIUS: TWO LEVELS**



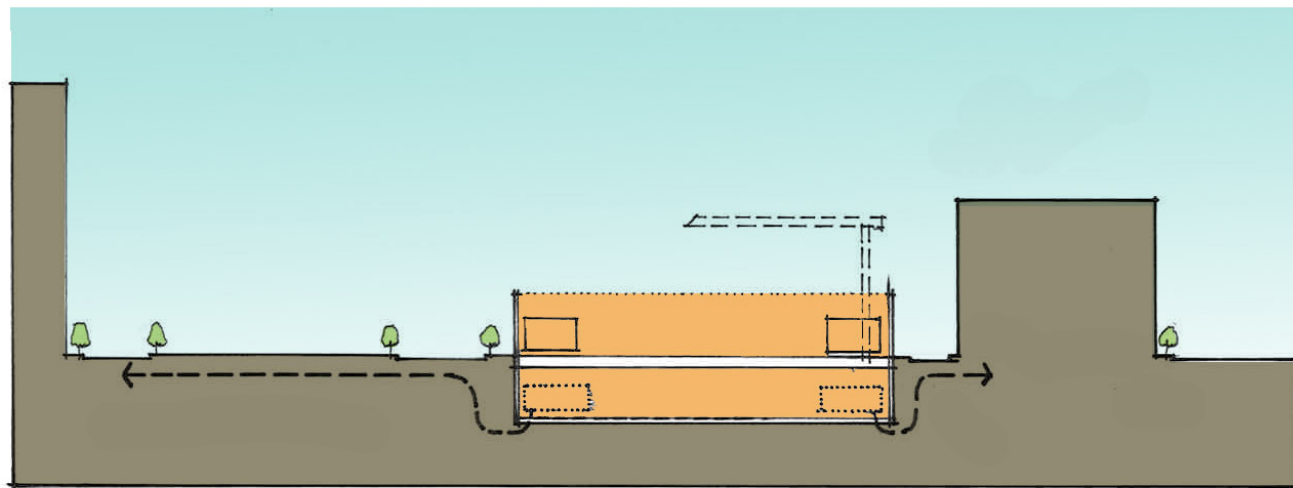
**VACATION OF PONTIUS: ONE LEVEL**



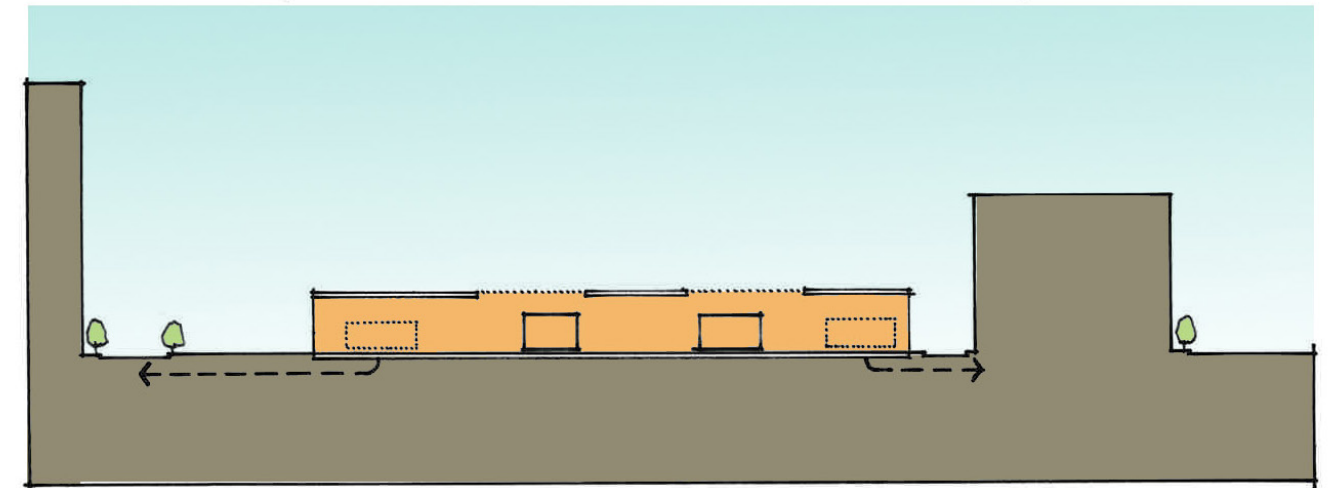
**NO VACATION OF PONTIUS: TRANSMISSION ROUTING**



**VACATION OF PONTIUS: TRANSMISSION ROUTING**



**NO VACATION OF PONTIUS: TWO LEVELS**



**VACATION OF PONTIUS: ONE LEVEL**



1



2



SUBSTATION SITE

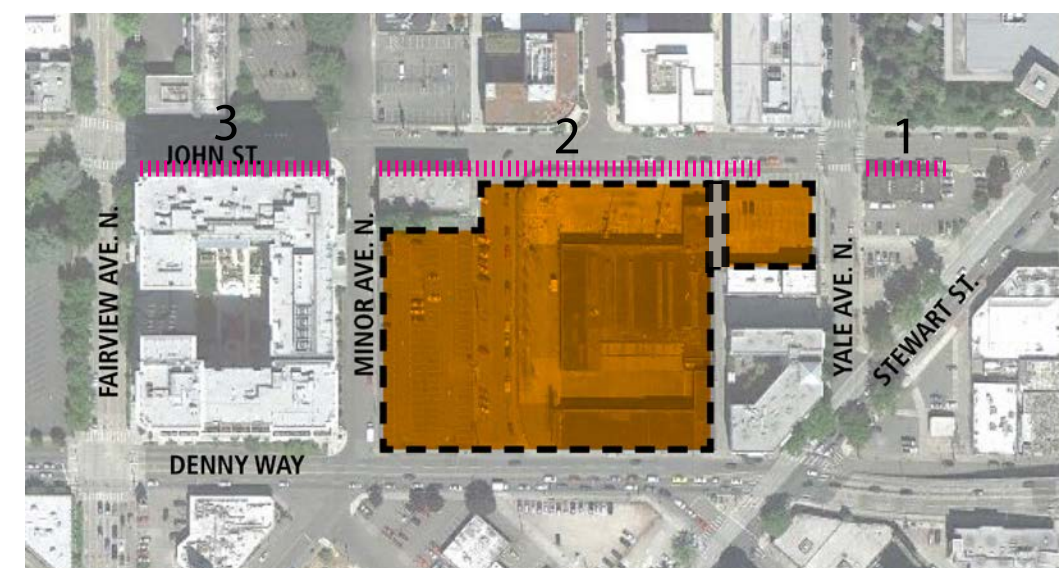
BREWSTER

3



MIRABELLA

JOHN STREET LOOKING SOUTH





4



5



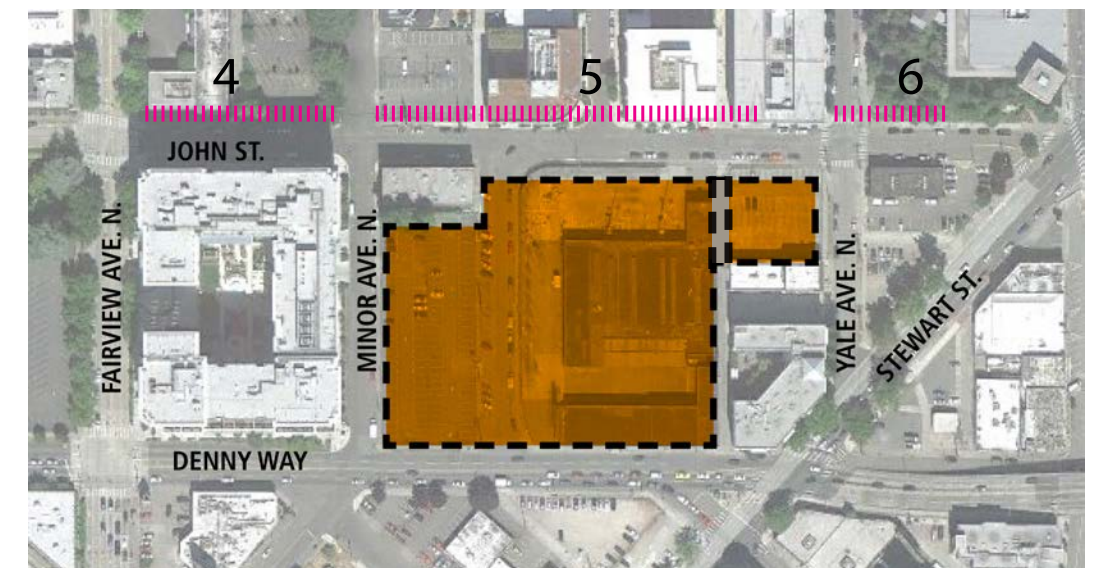
SCCA HOUSE

ALLEY 24

6



JOHN STREET LOOKING NORTH





7



SUBSTATION SITE ON DENNY WAY LOOKING NORTH

8

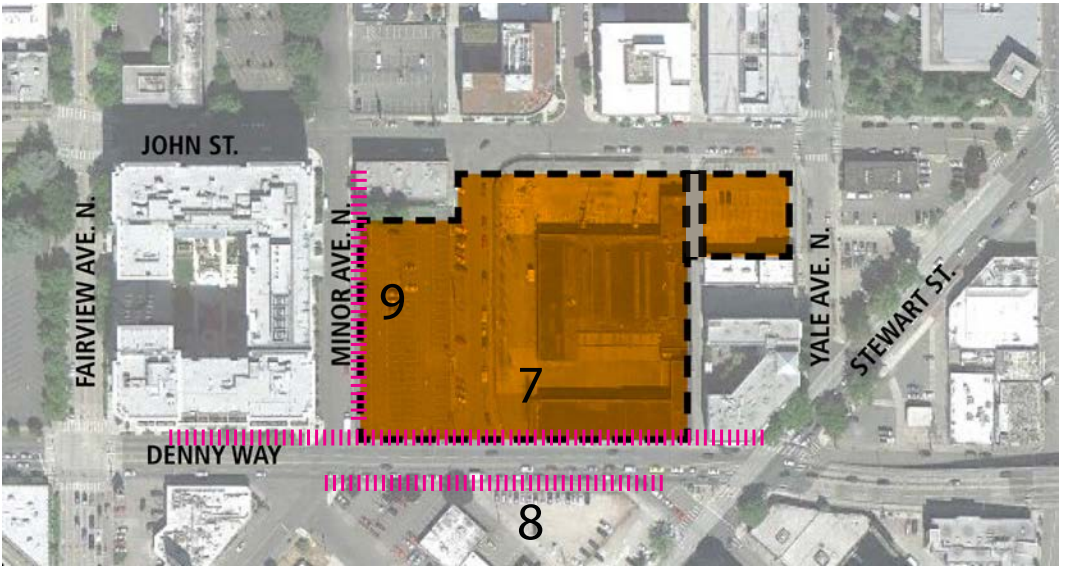


DENNY WAY LOOKING SOUTH

9



MINOR AVE LOOKING EAST





A



B



ALLEY 24

SUBSTATION SITE

BREWSTER

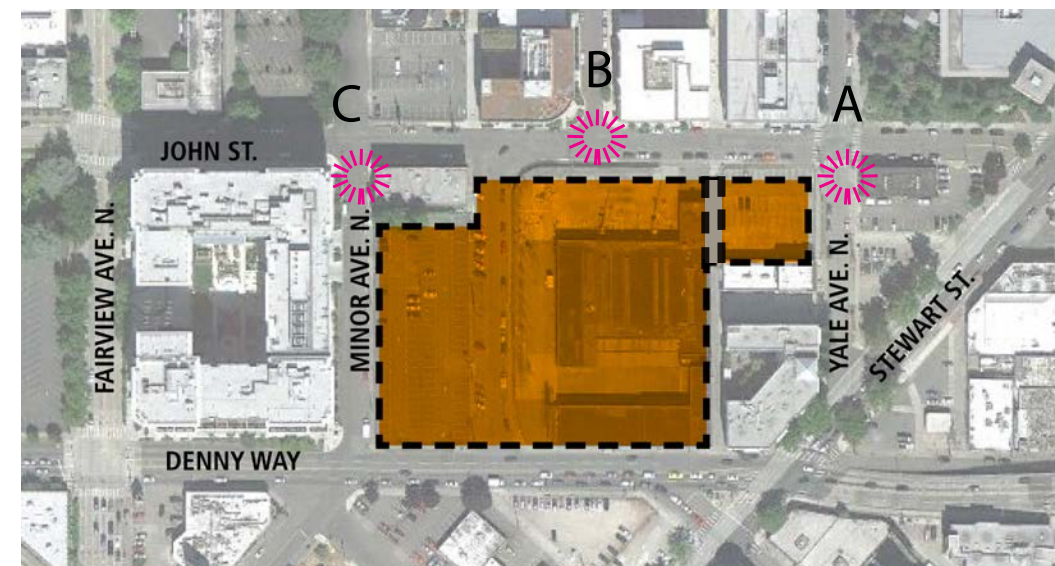
C



BREWSTER

MIRABELLA

JOHN STREET LOOKING NORTH





D



JOHN STREET LOOKING EAST

MINOR AVE LOOKING SOUTH

E



MIRABELLA

PONTIUS AVE LOOKING NORTH

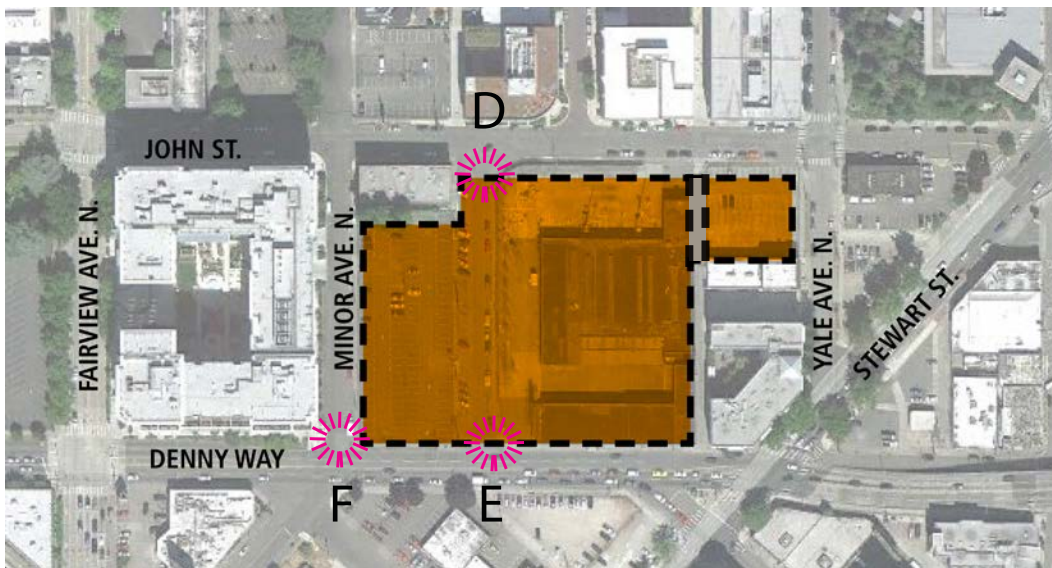
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MIRABELLA

SUBSTATION SITE

MINOR AVENUE LOOKING NORTH





G



MIRABELLA

DENNY WAY LOOKING EAST

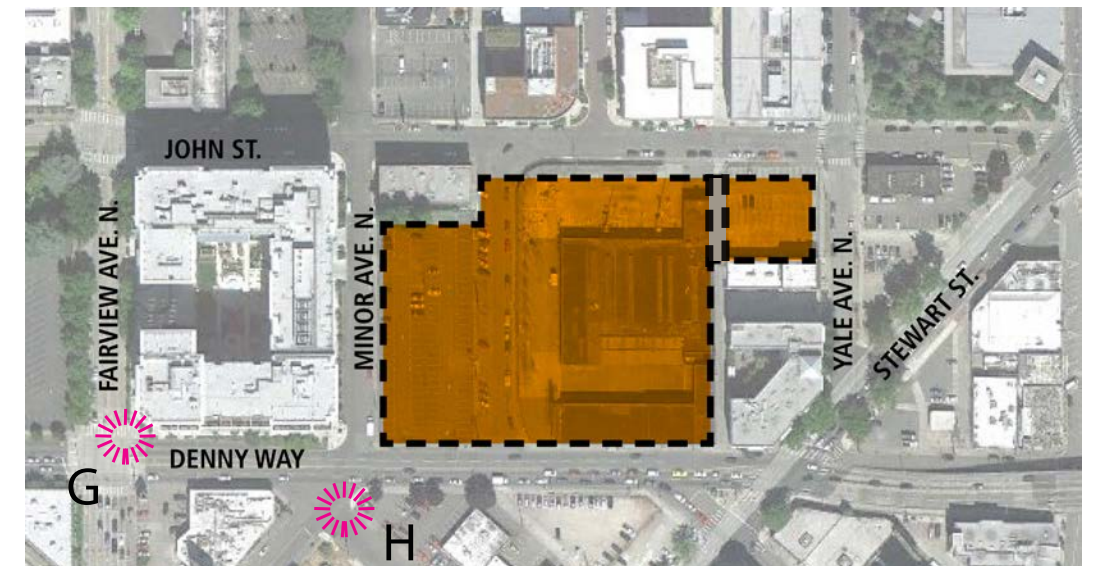
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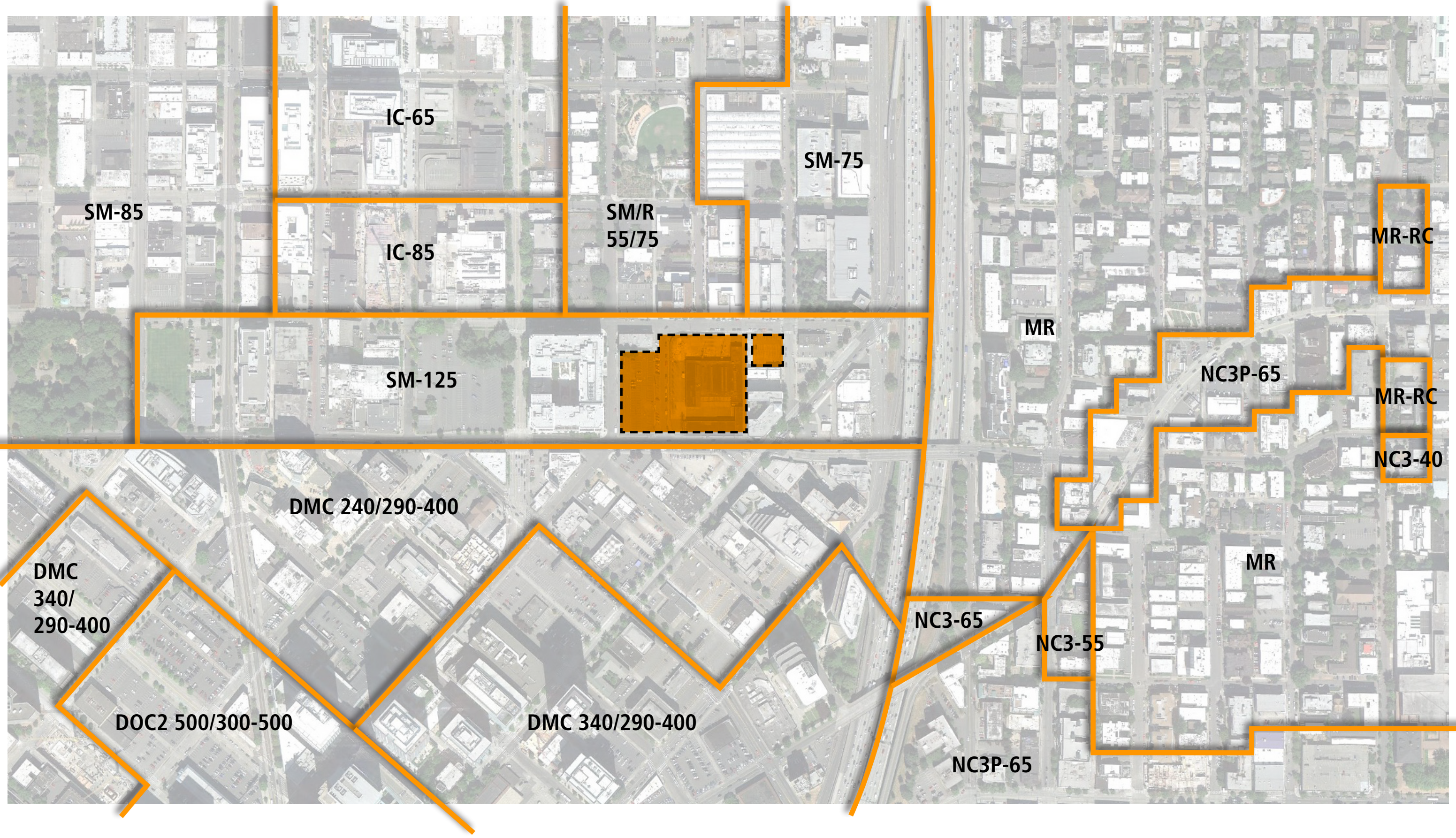
MIRABELLA

DENNY WAY LOOKING NORTH

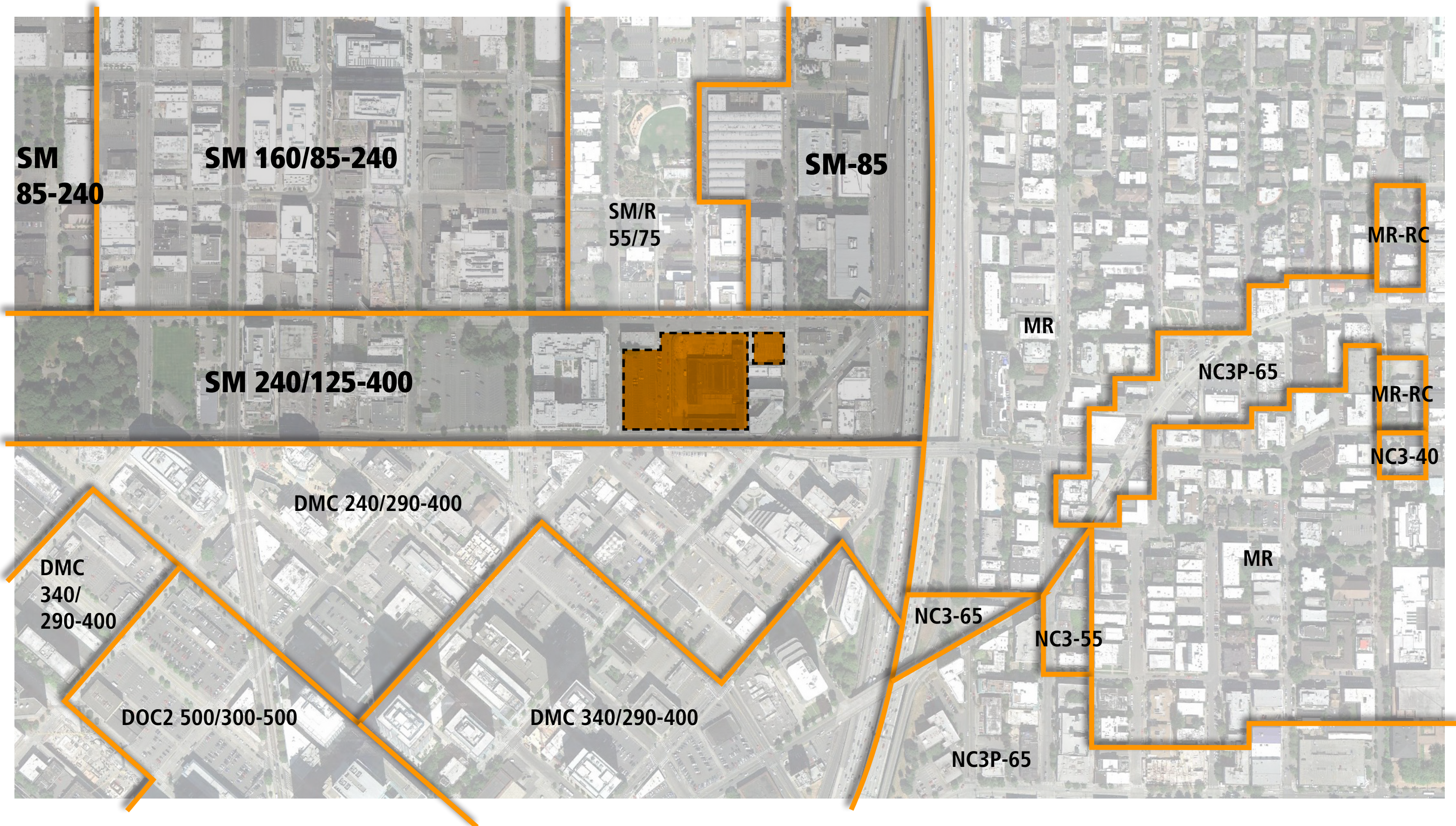
DENNY WAY LOOKING NORTH



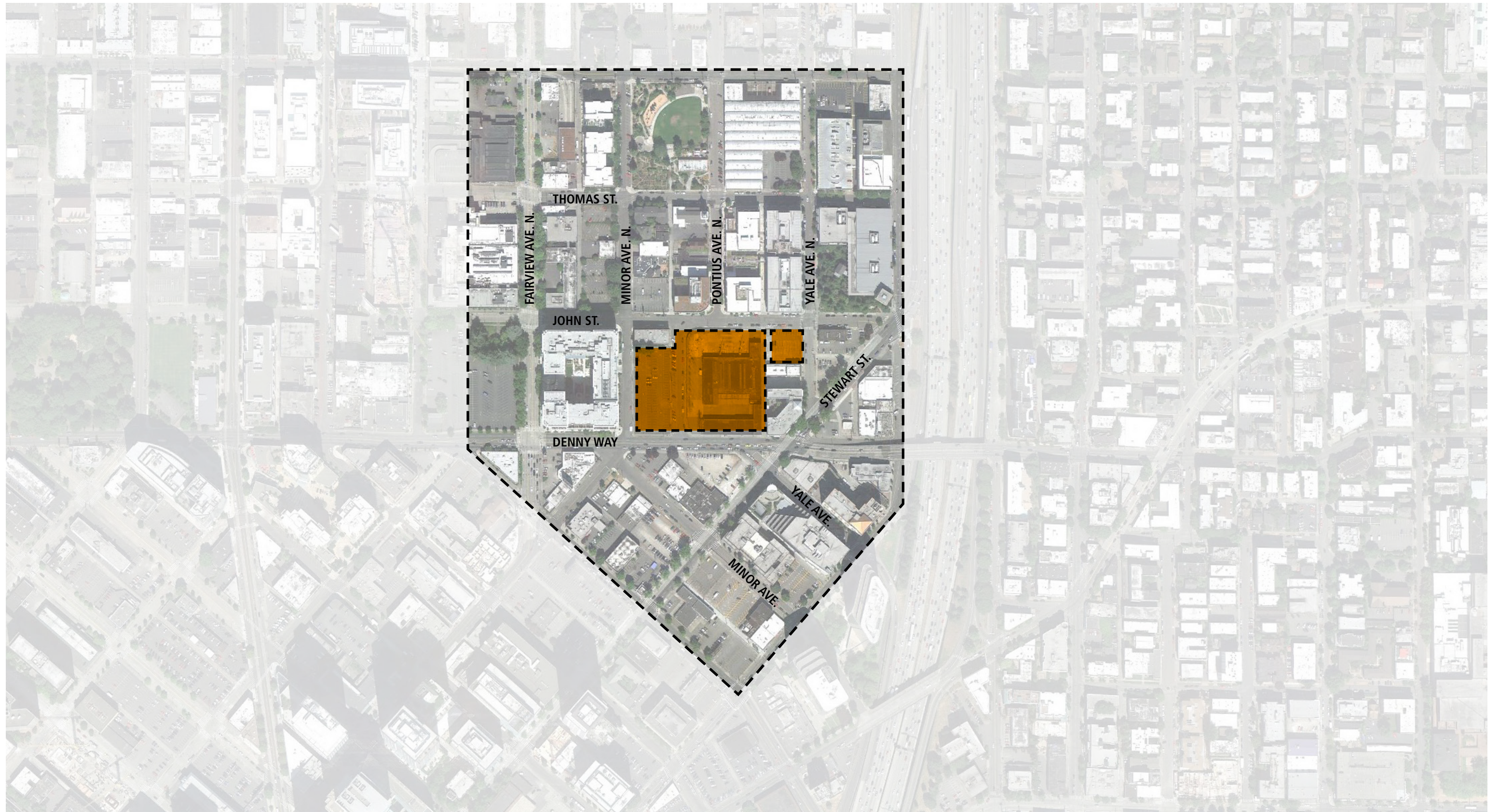














- COMMUNITY
- COMMERCIAL
- RESIDENTIAL





*CASCADE PARK and  
PEA PATCH*

*REI TRAIL SYSTEM*

*SEATTLE TIMES BLDG.  
POCKET PARK*





*BUS ROUTES*



*ZIP CARS*



*BUS STOPS*





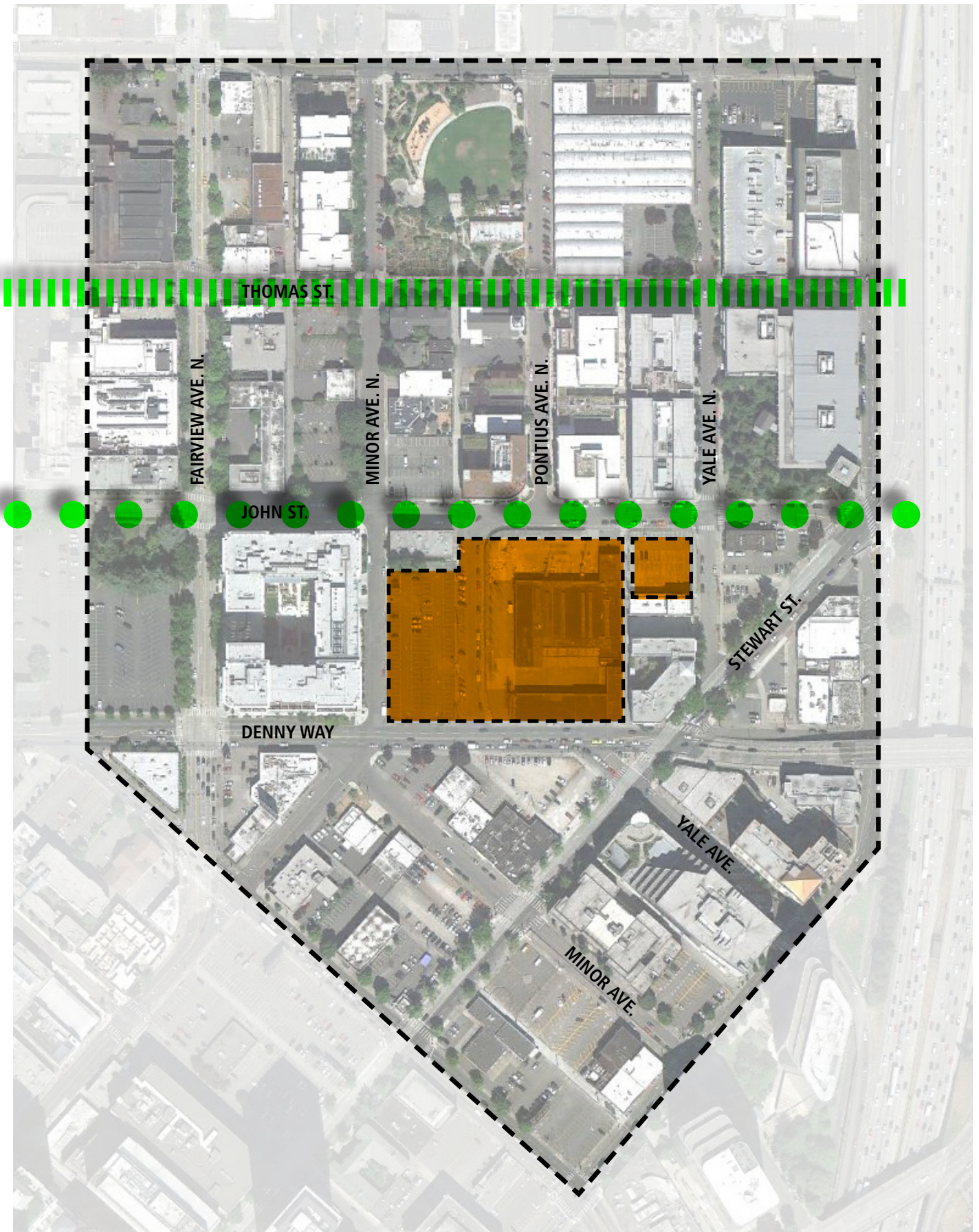
THOMAS ST.



JOHN ST.



(PROPOSED GREEN STREET)



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

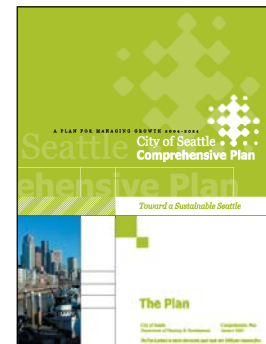


# (1) SEATTLE LAND USE CODE



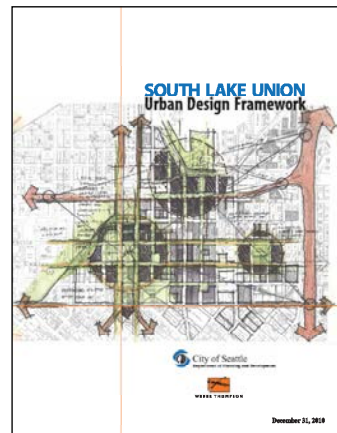
- *CURRENT ZONING REQUIREMENTS*
- *STREET CLASSIFICATION*
- *STREET LEVEL USE*
- *FACADE REQUIREMENTS*
- *LOT COVERAGE*

# (2) CITY of SEATTLE COMPREHENSIVE PLAN

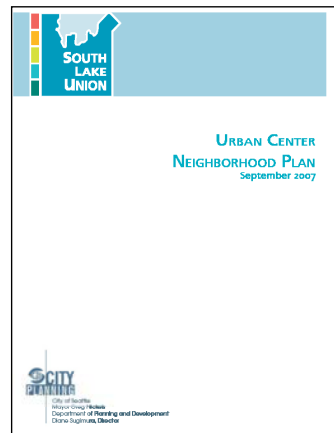


- *URBAN CENTER / VILLAGE STRATEGY*
- *OPEN SPACE NETWORK*
- *SOUTH LAKE UNION - NEIGHBORHOOD PLANNING CONCEPTS*

# (3) NEIGHBORHOOD PLANS



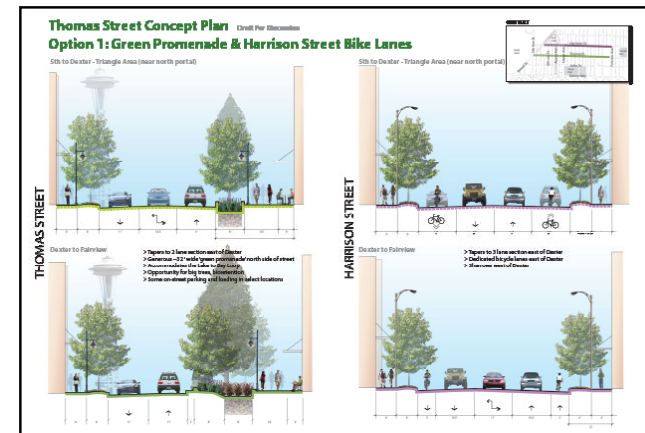
*SOUTH LAKE UNION  
URBAN DESIGN  
FRAMEWORK*



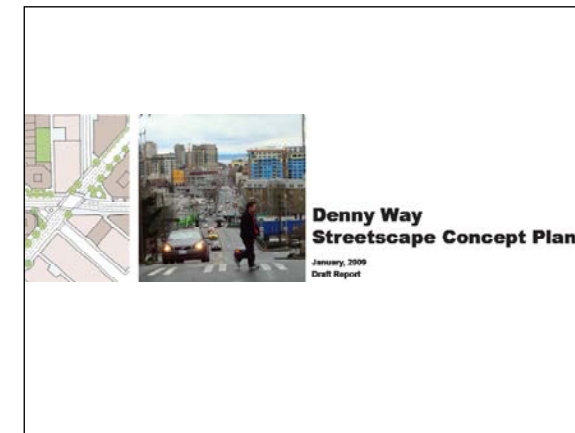
*SOUTH LAKE UNION  
URBAN CENTER  
NEIGHBORHOOD  
PLAN*



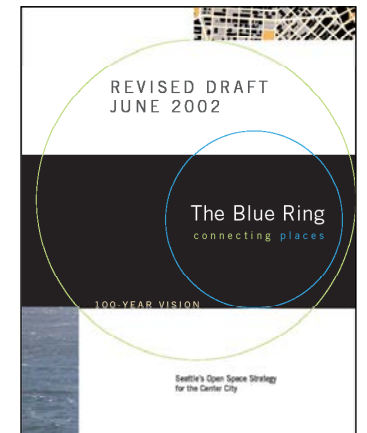
*SOUTH LAKE UNION REZONE  
LEGISLATION*



*GREEN STREET CONCEPT -  
THOMAS STREET*



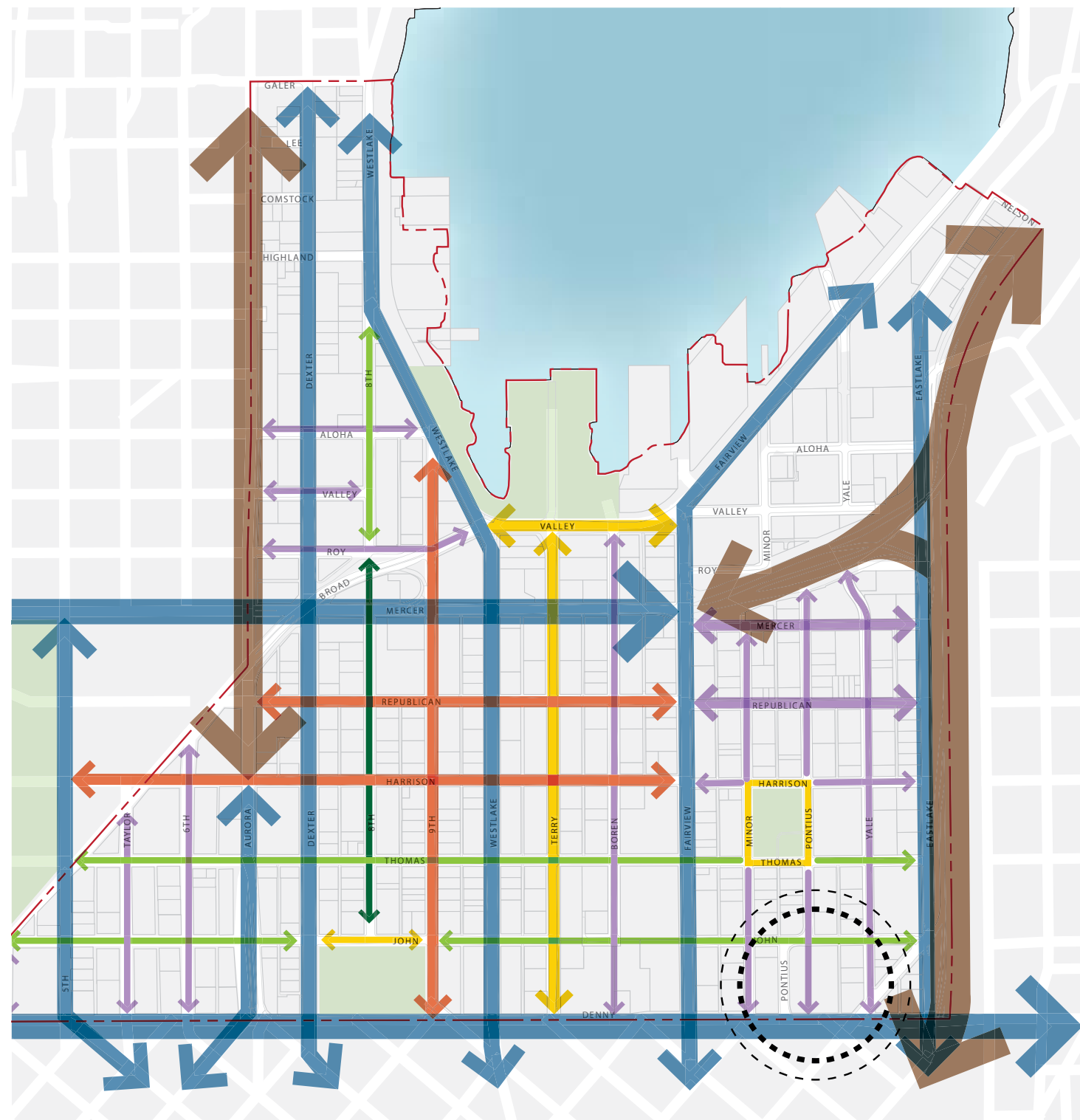
*DENNY WAY STREETScape  
CONCEPT PLAN*



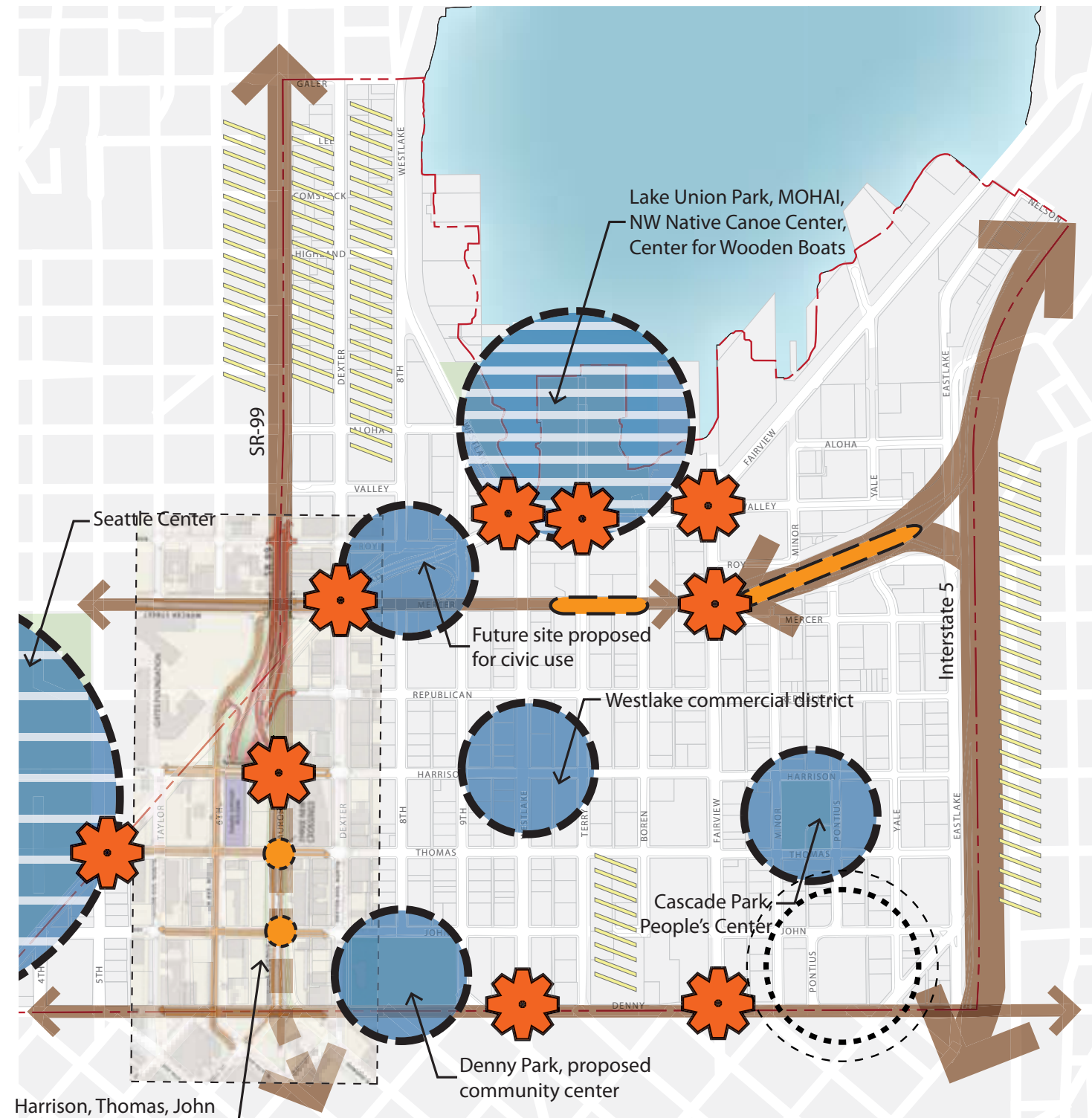
*THE BLUE RING  
STRATEGY*

***GUIDING PLANNING PRINCIPLES***



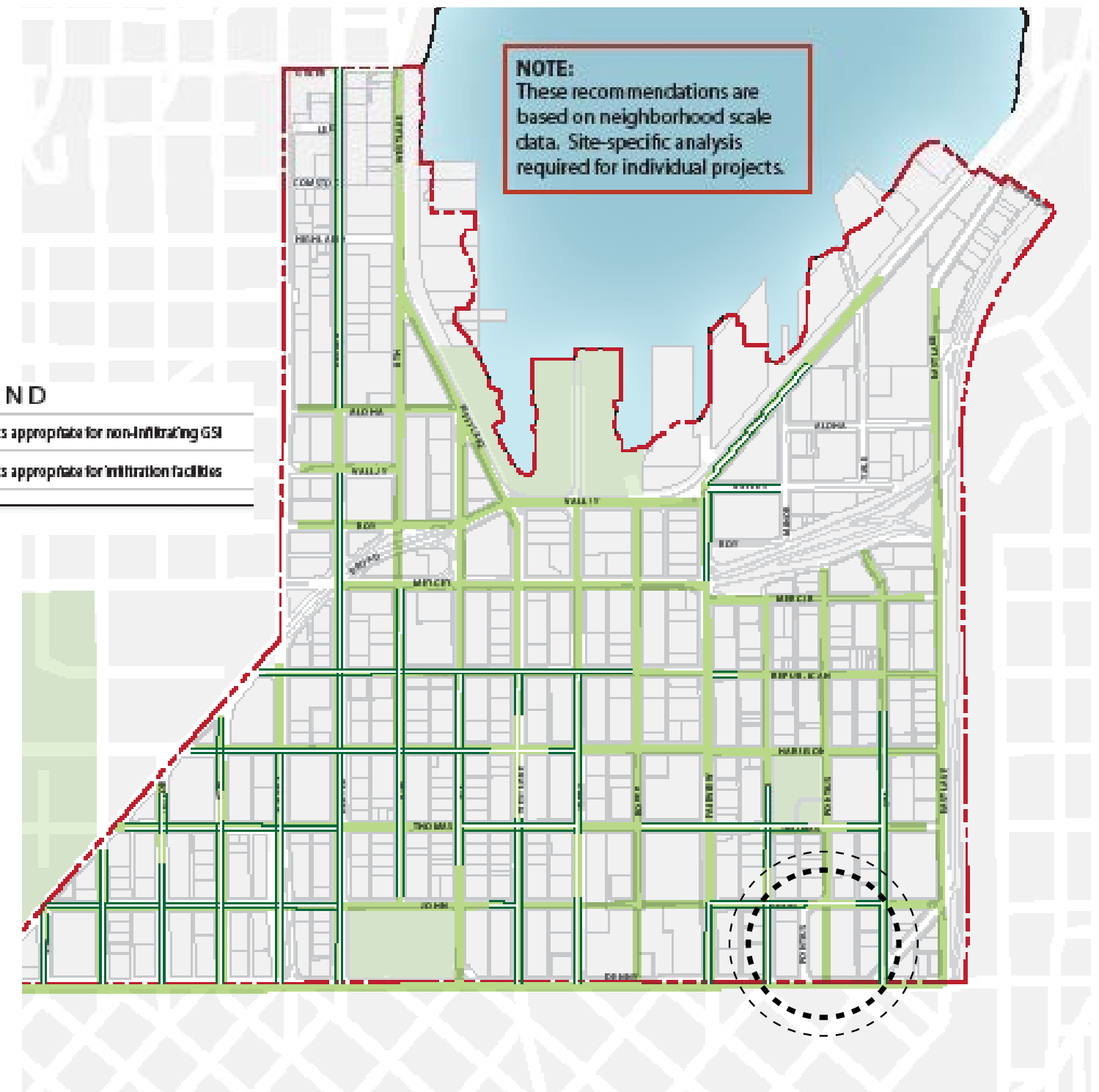
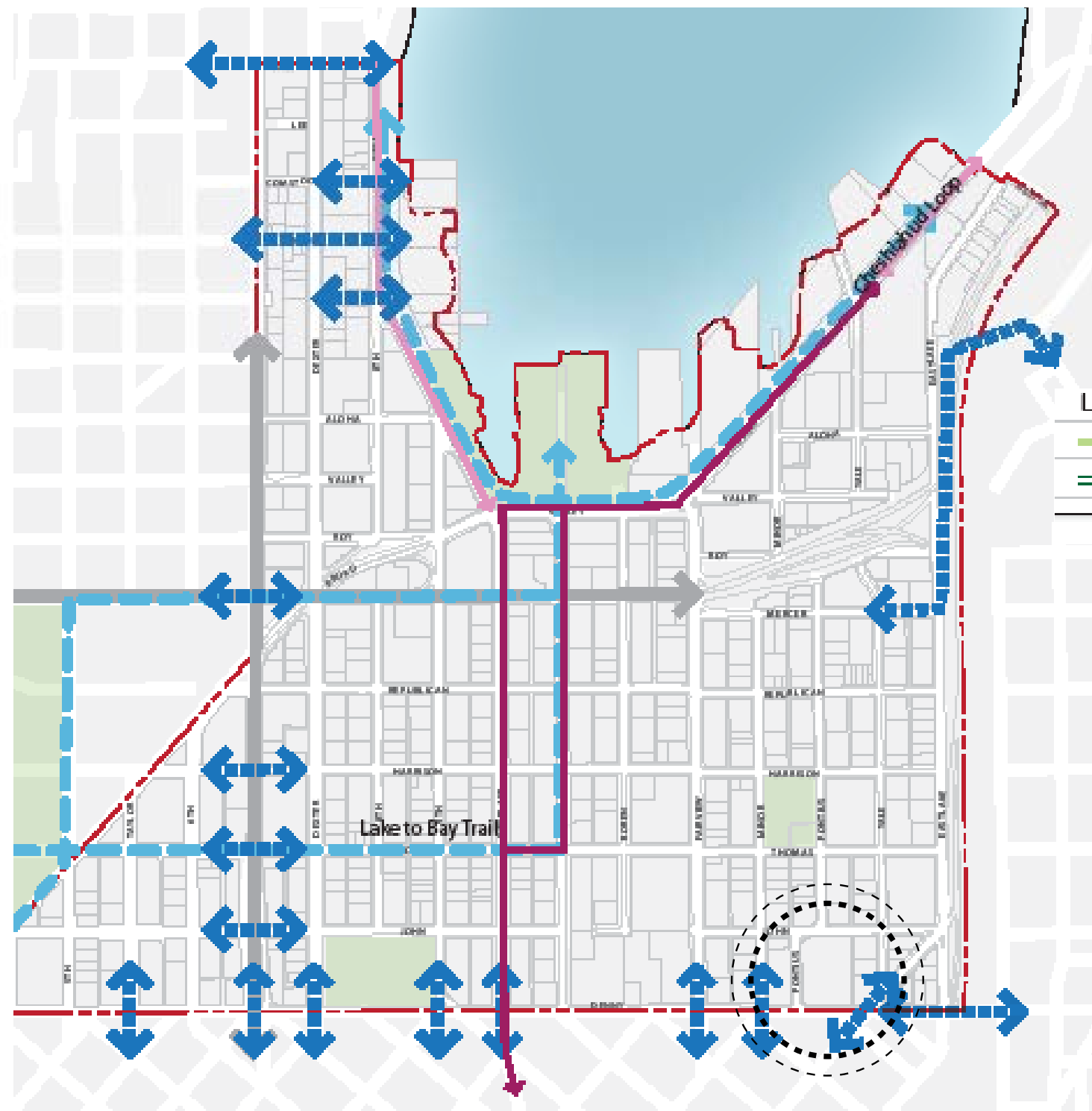


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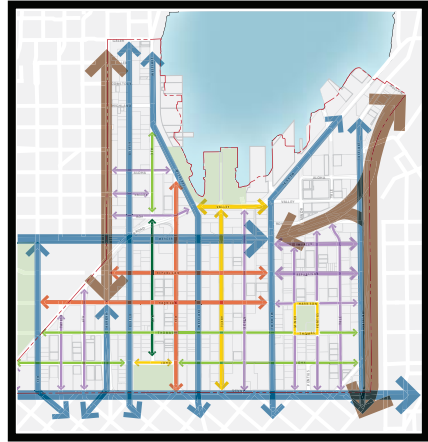


***GATEWAYS, HEARTS, and EDGES***

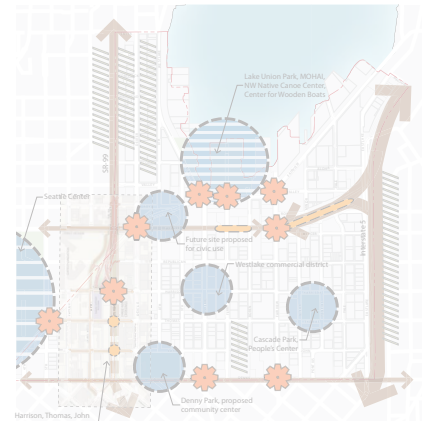








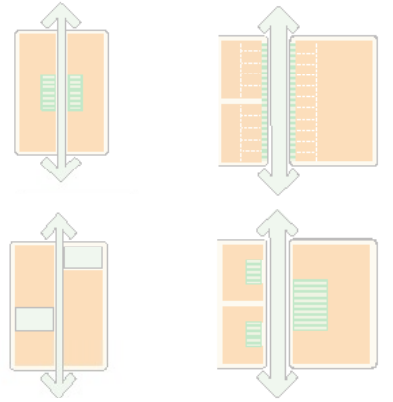
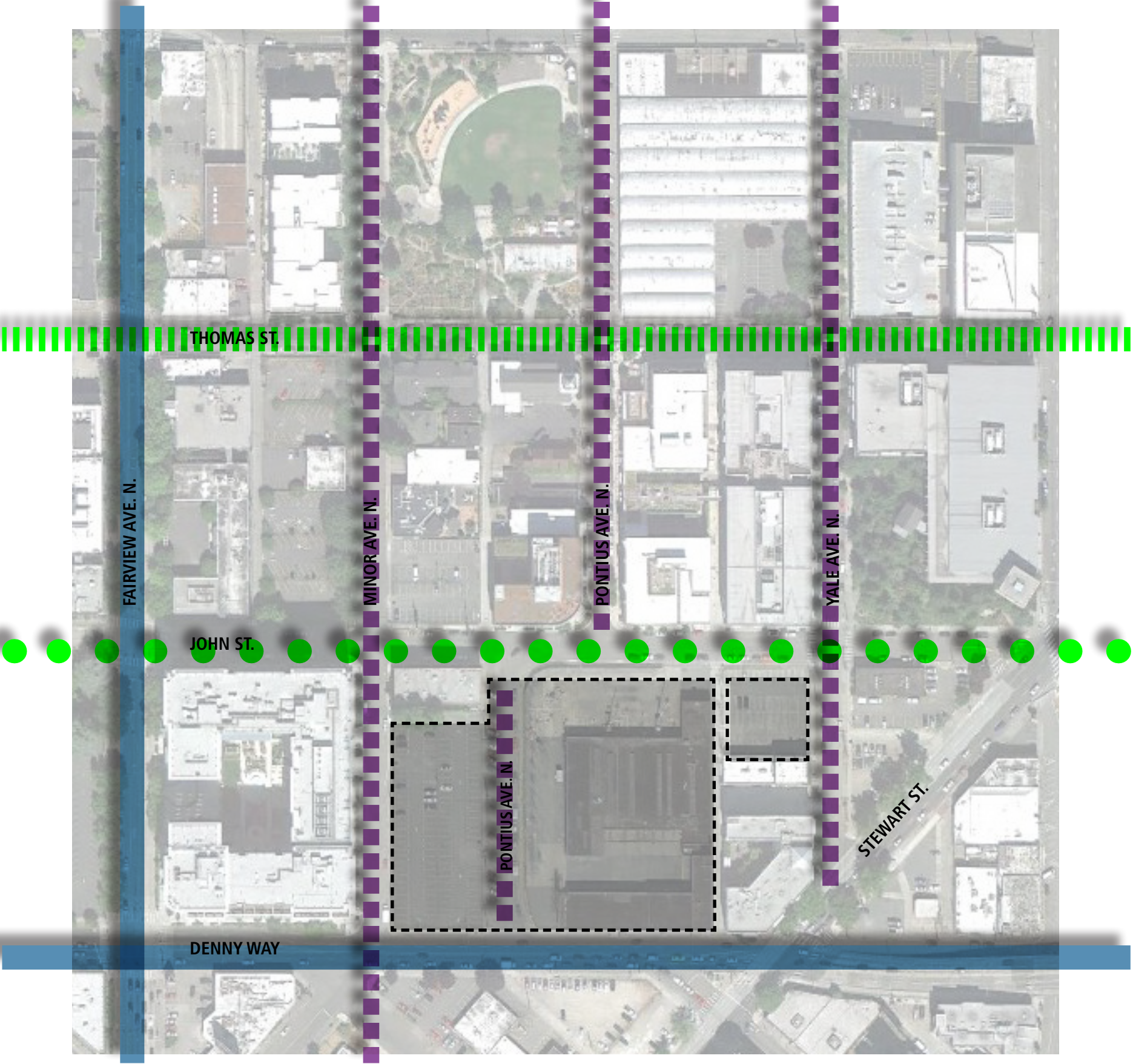
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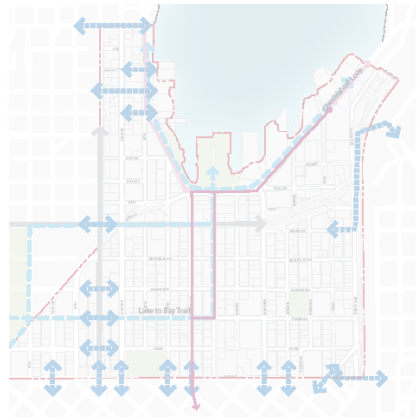
GATEWAYS, HEARTS, and EDGES



RESIDENTIAL and RETAIL FOCUS AREAS



RESIDENTIAL OPEN SPACE STRATEGIES

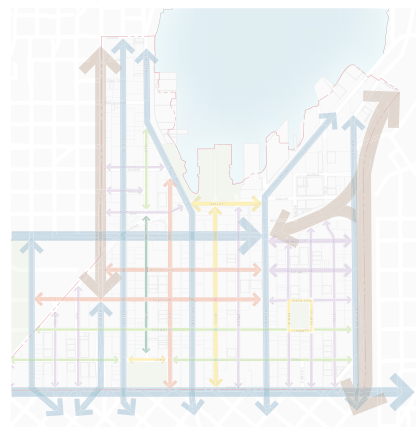


NEIGHBORHOOD CONNECTIONS

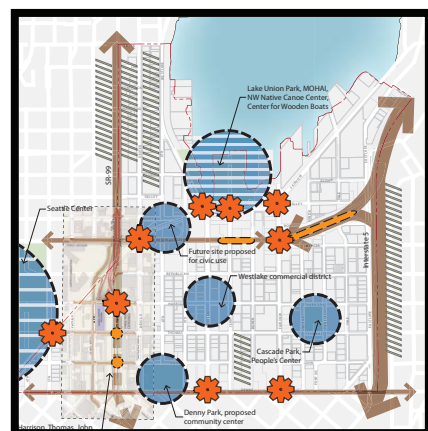


GREEN STORMWATER INFRASTRUCTURE





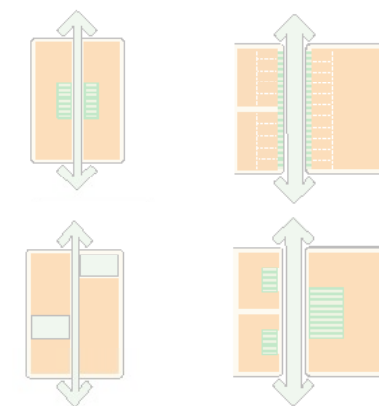
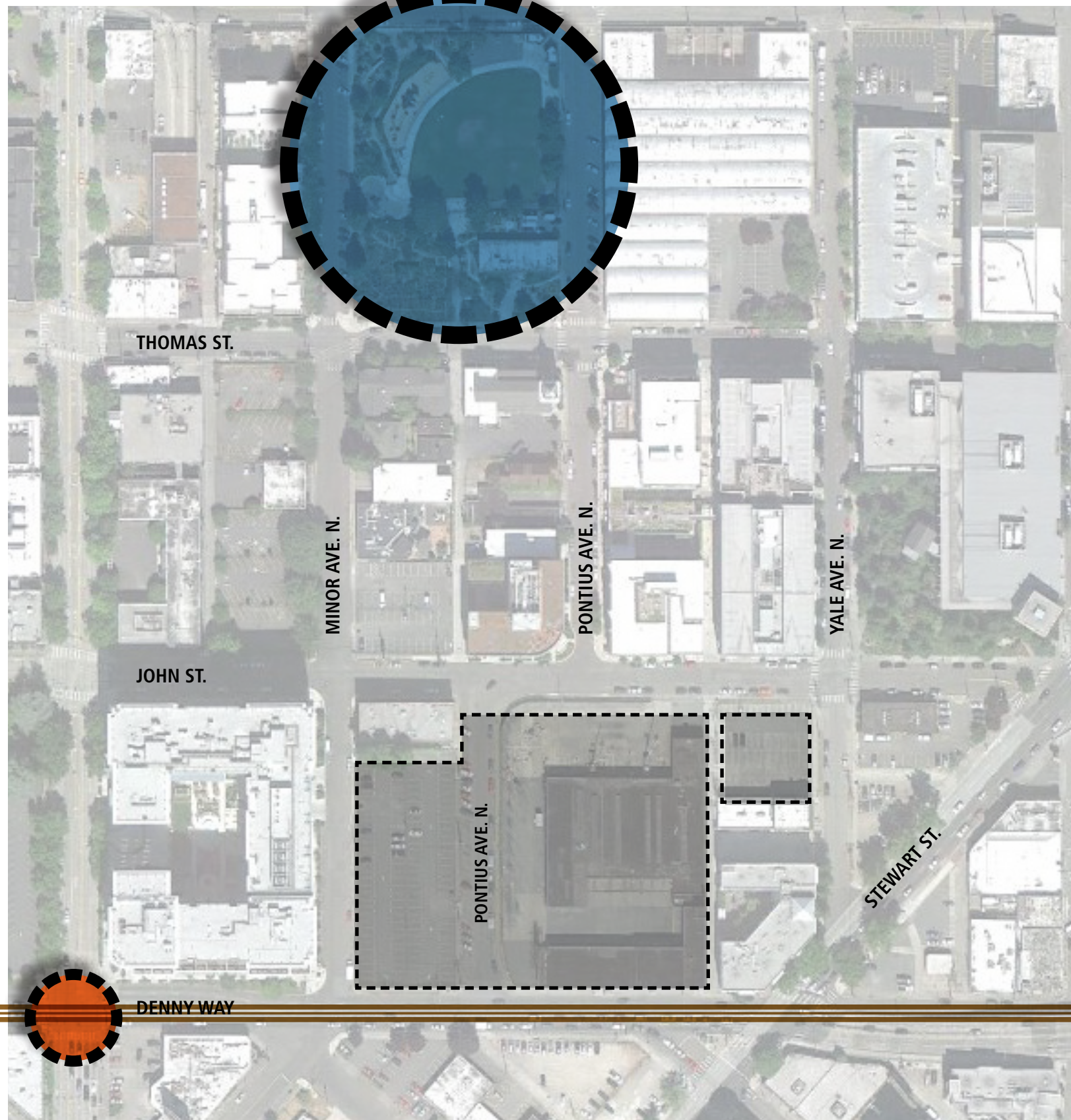
*STREET CHARACTER*



*GATEWAYS, HEARTS, and EDGES*



*RESIDENTIAL and RETAIL FOCUS AREAS*



*RESIDENTIAL OPEN SPACE STRATEGIES*

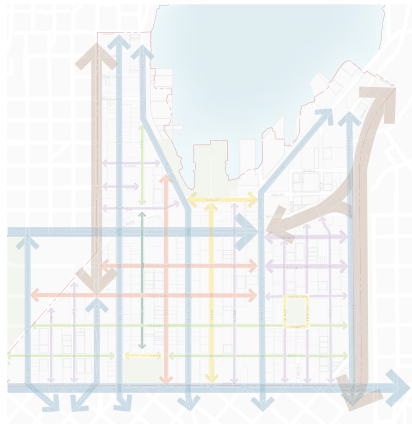


*NEIGHBORHOOD CONNECTIONS*

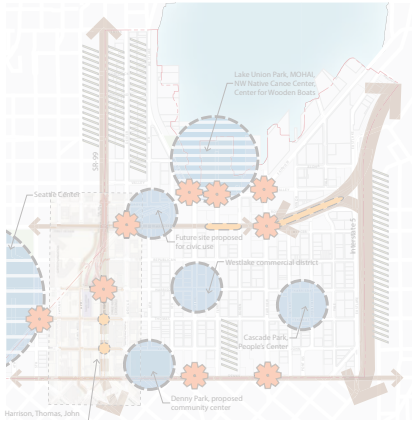


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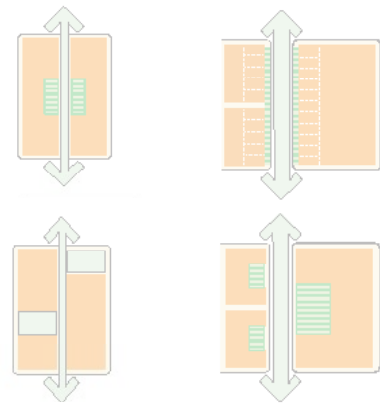
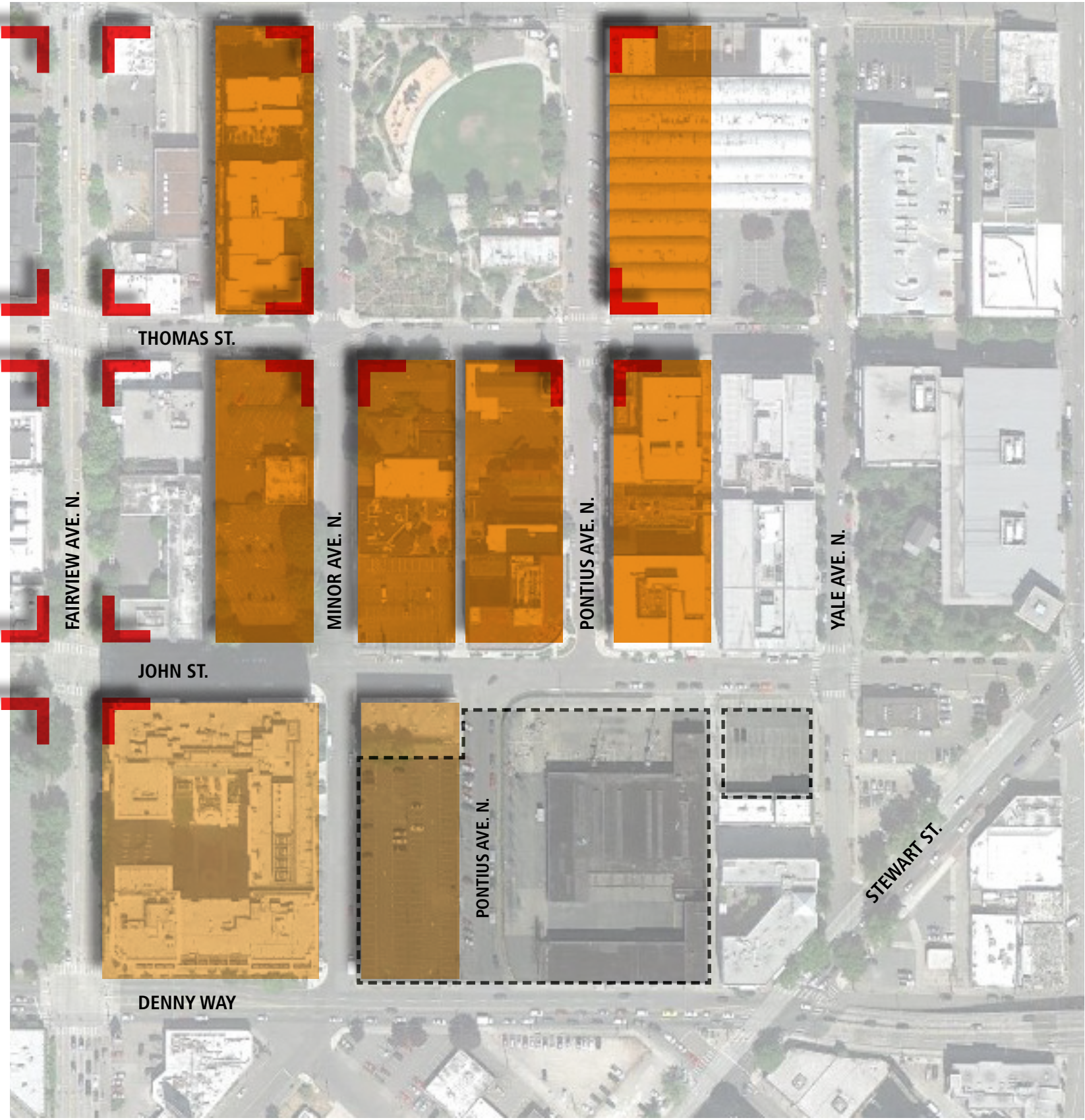
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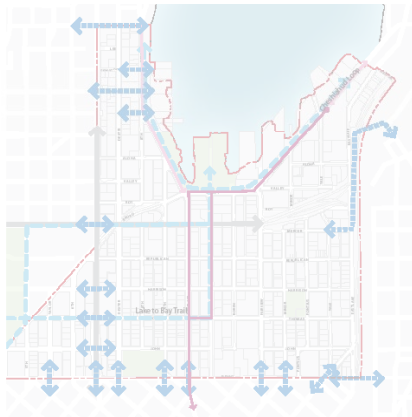
GATEWAYS, HEARTS, and EDGES



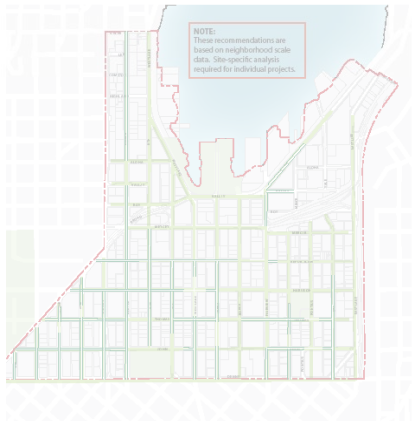
RESIDENTIAL and RETAIL FOCUS AREAS



RESIDENTIAL OPEN SPACE STRATEGIES

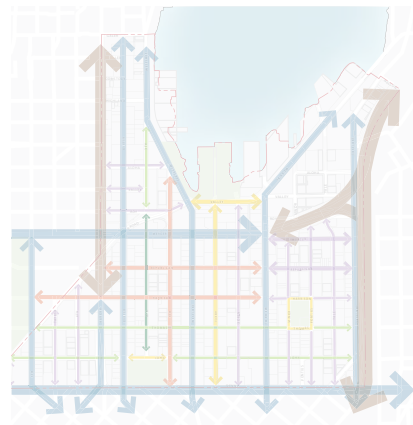


NEIGHBORHOOD CONNECTIONS

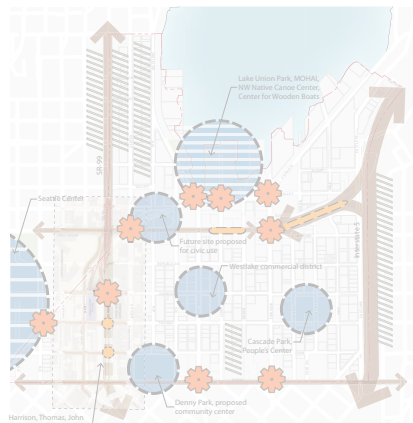


GREEN STORMWATER INFRASTRUCTURE





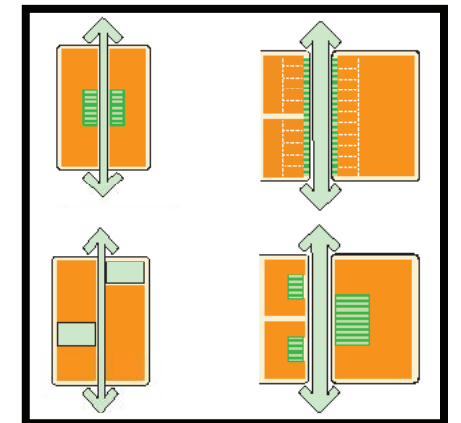
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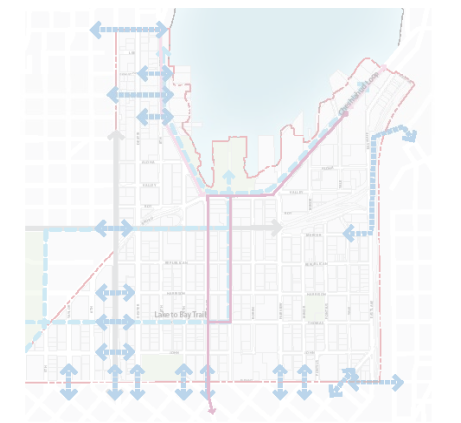
*GATEWAYS, HEARTS, and EDGES*



*RESIDENTIAL and RETAIL FOCUS AREAS*



*RESIDENTIAL OPEN SPACE STRATEGIES*

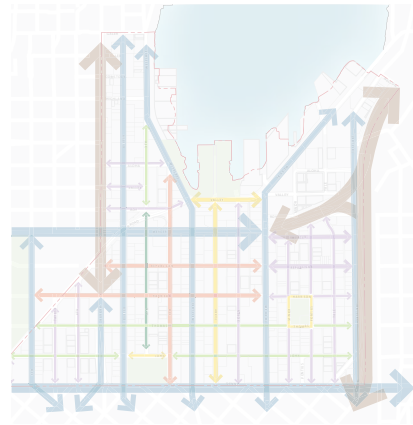


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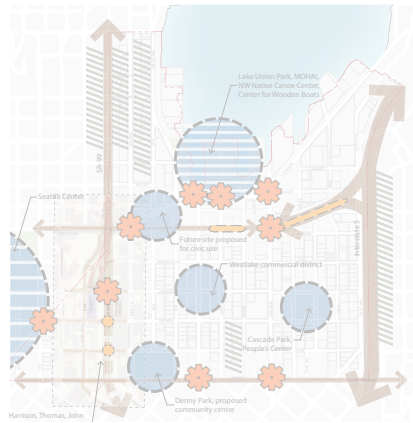


*GREEN STORMWATER INFRASTRUCTURE*





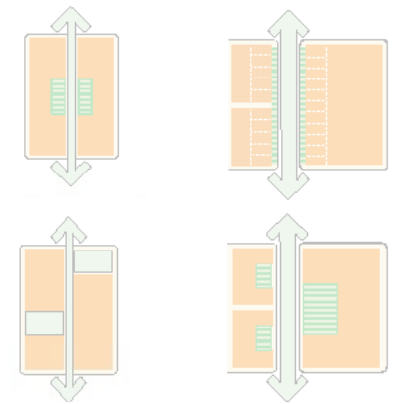
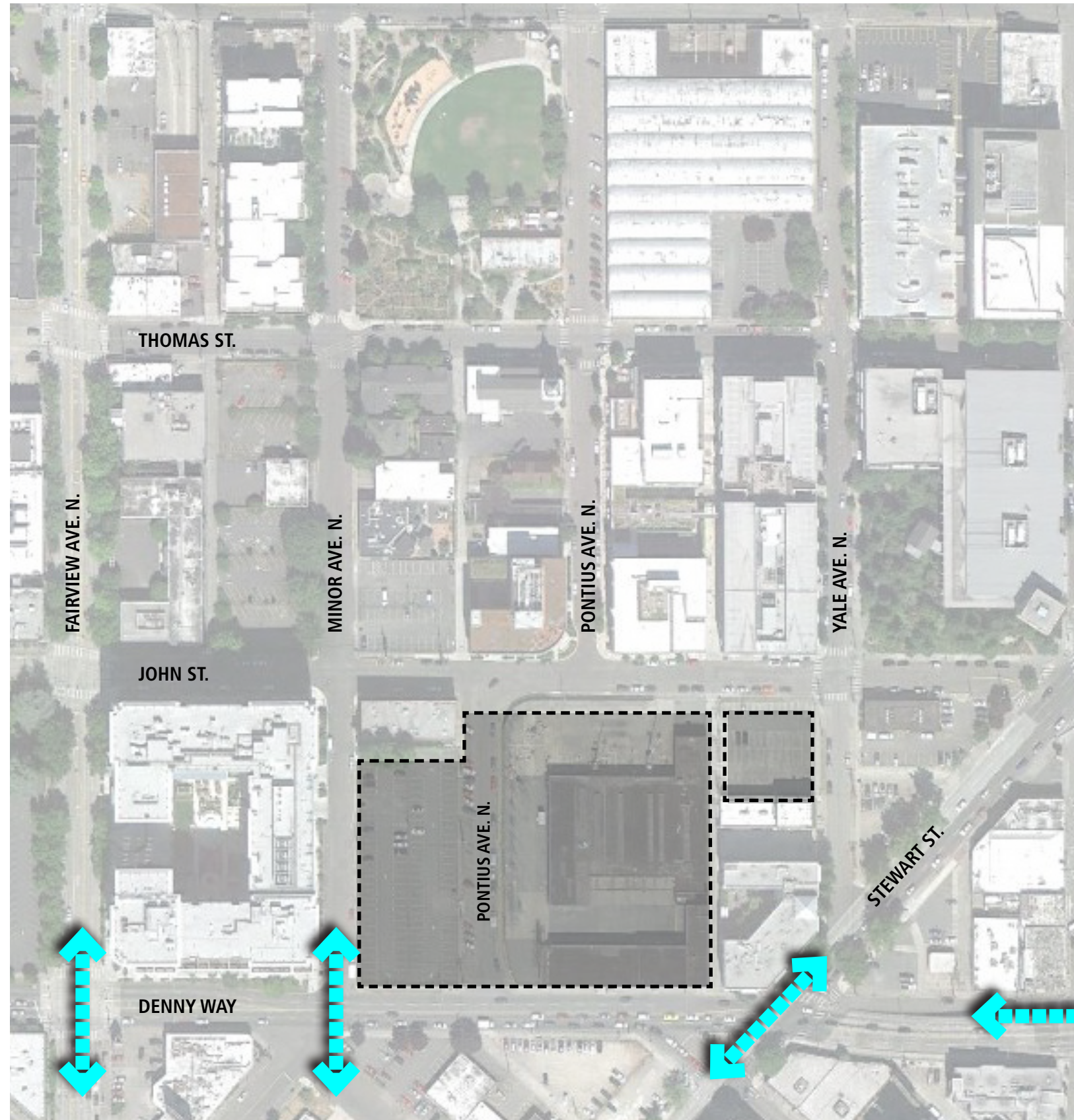
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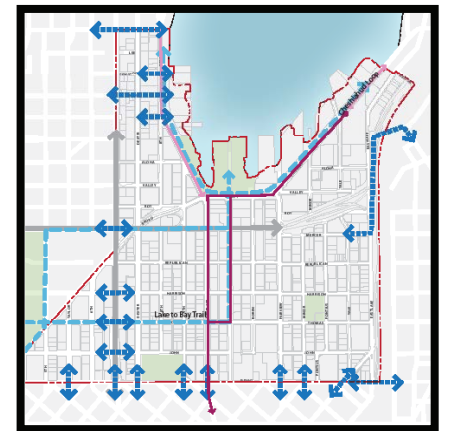
*GATEWAYS, HEARTS, and EDGES*



*RESIDENTIAL and RETAIL FOCUS AREAS*



*RESIDENTIAL OPEN SPACE STRATEGIES*

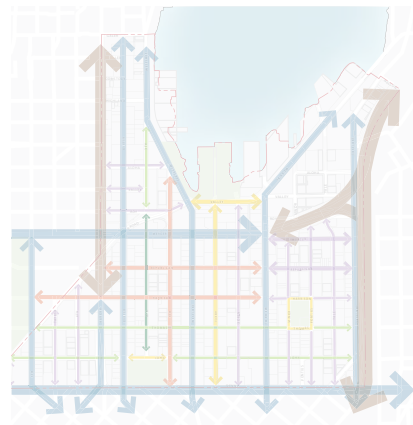


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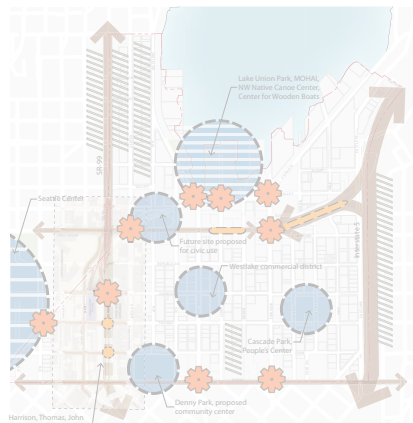


*GREEN STORMWATER INFRASTRUCTURE*





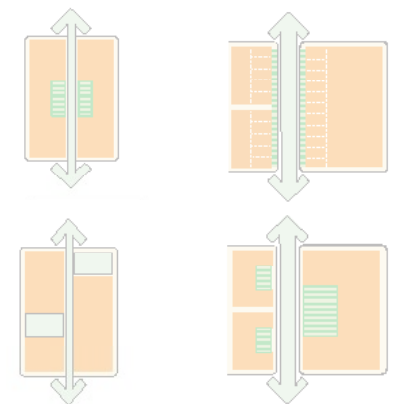
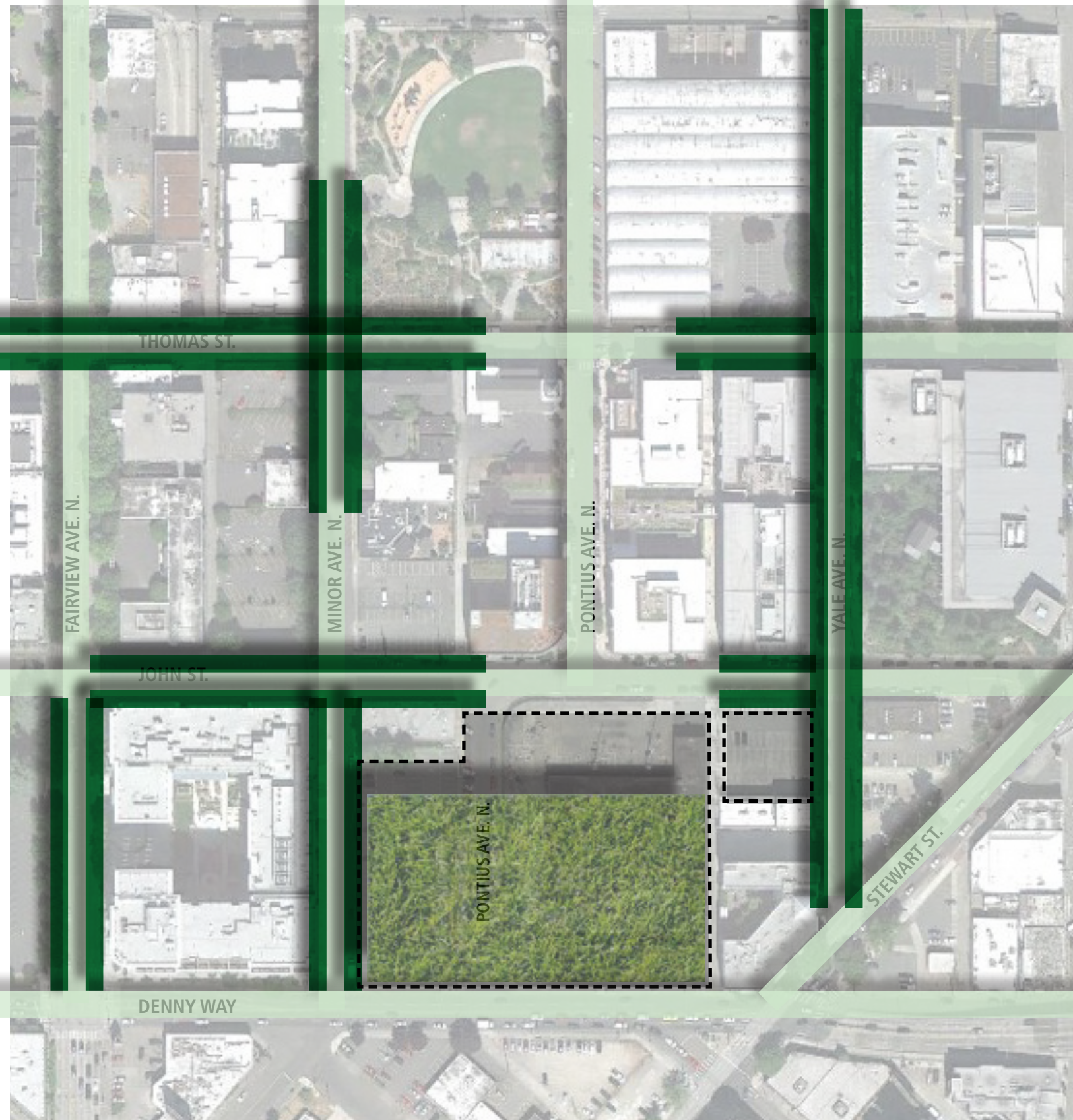
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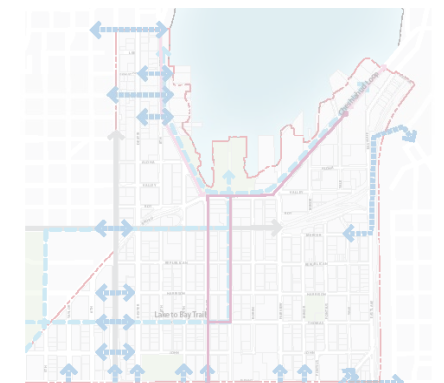
*GATEWAYS, HEARTS, and EDGES*



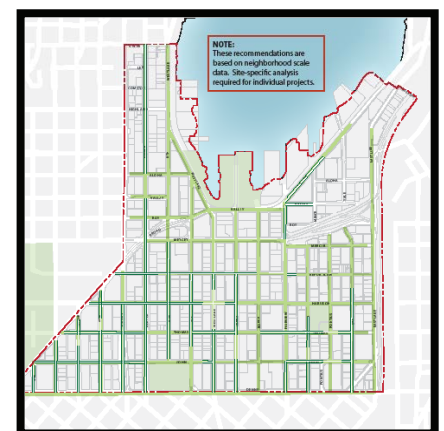
*RESIDENTIAL and RETAIL FOCUS AREAS*



*RESIDENTIAL OPEN SPACE STRATEGIES*

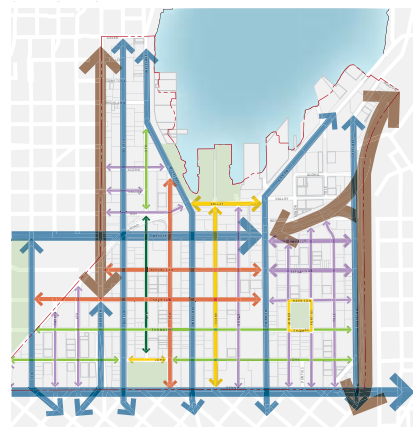


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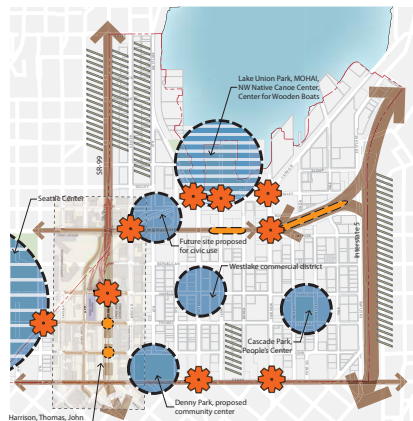


*GREEN STORMWATER INFRASTRUCTURE*

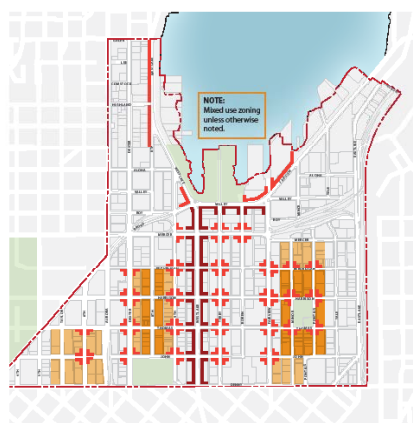




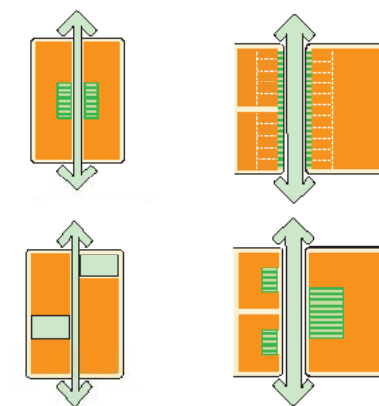
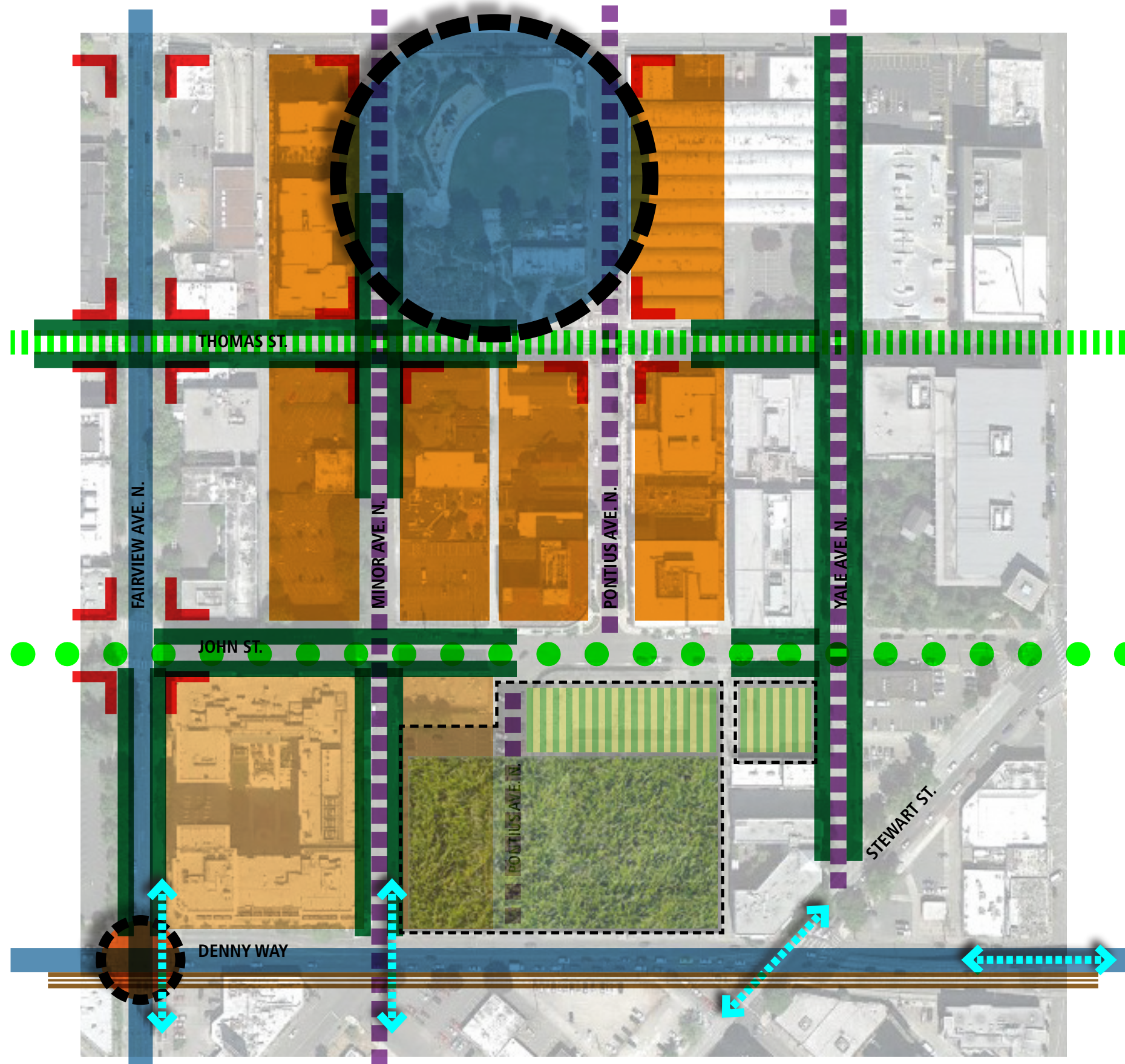
*STREET CHARACTER*



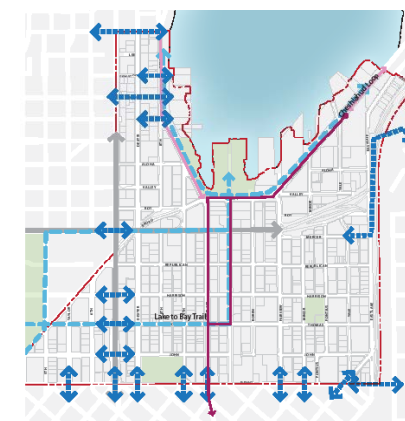
*GATEWAYS, HEARTS, and EDGES*



*RESIDENTIAL and RETAIL FOCUS AREAS*



*RESIDENTIAL OPEN SPACE STRATEGIES*



*NEIGHBORHOOD CONNECTIONS*

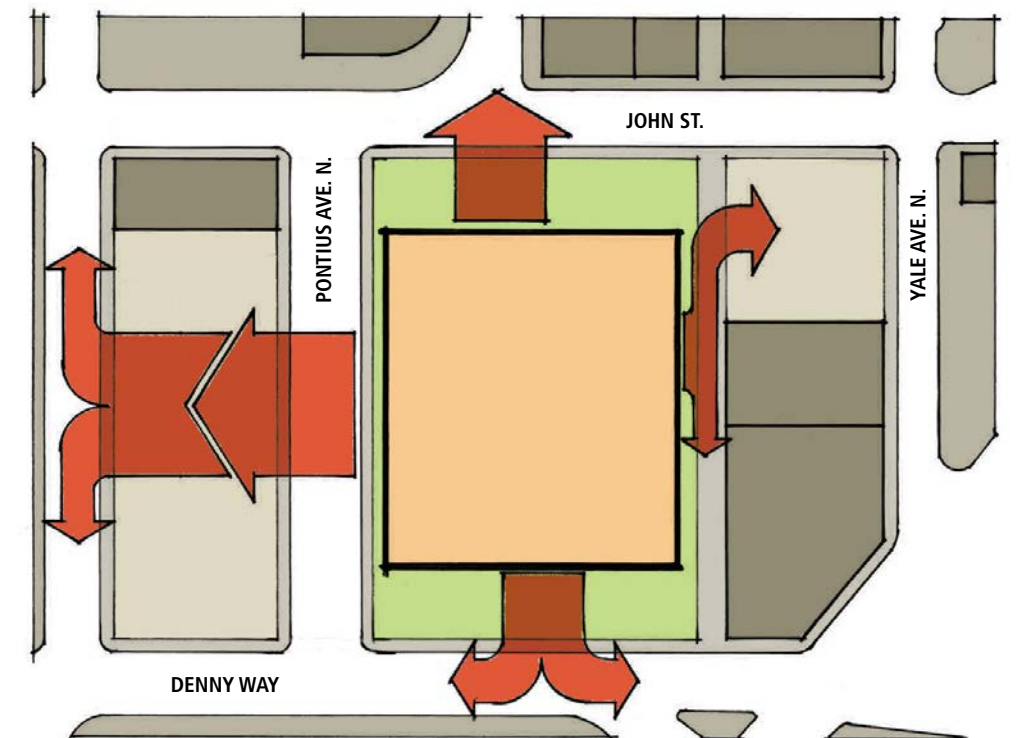
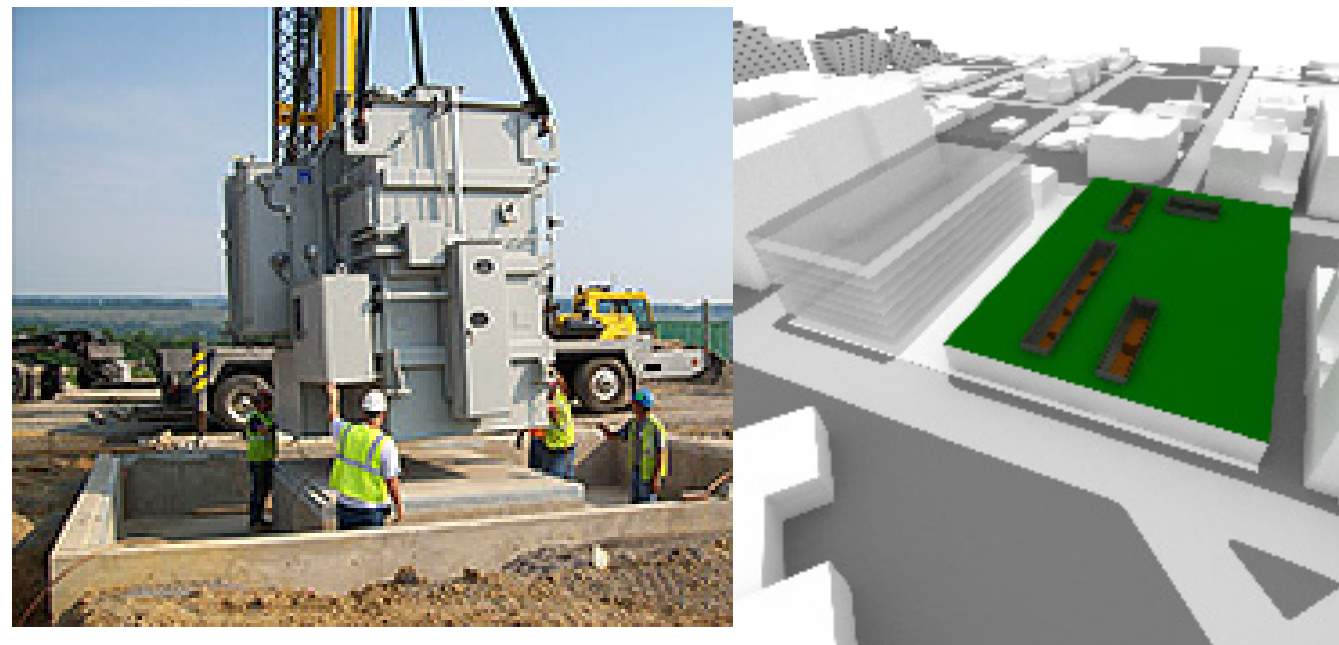


*GREEN STORMWATER INFRASTRUCTURE*

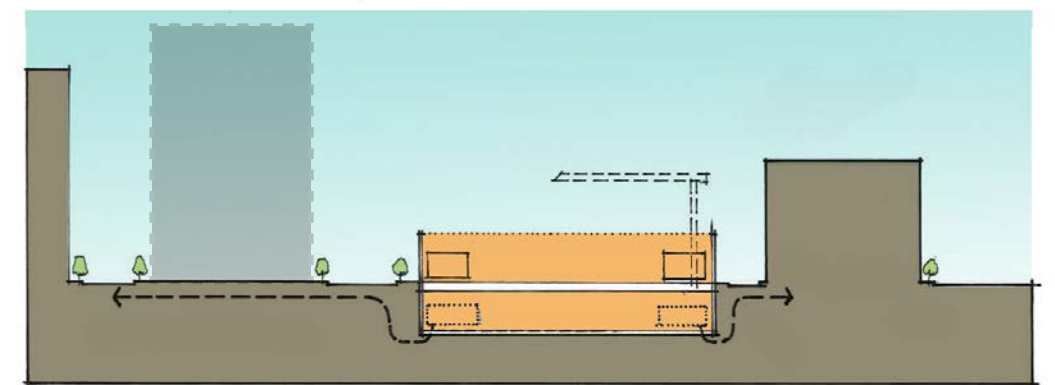


## NO VACATION ALTERNATIVE

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

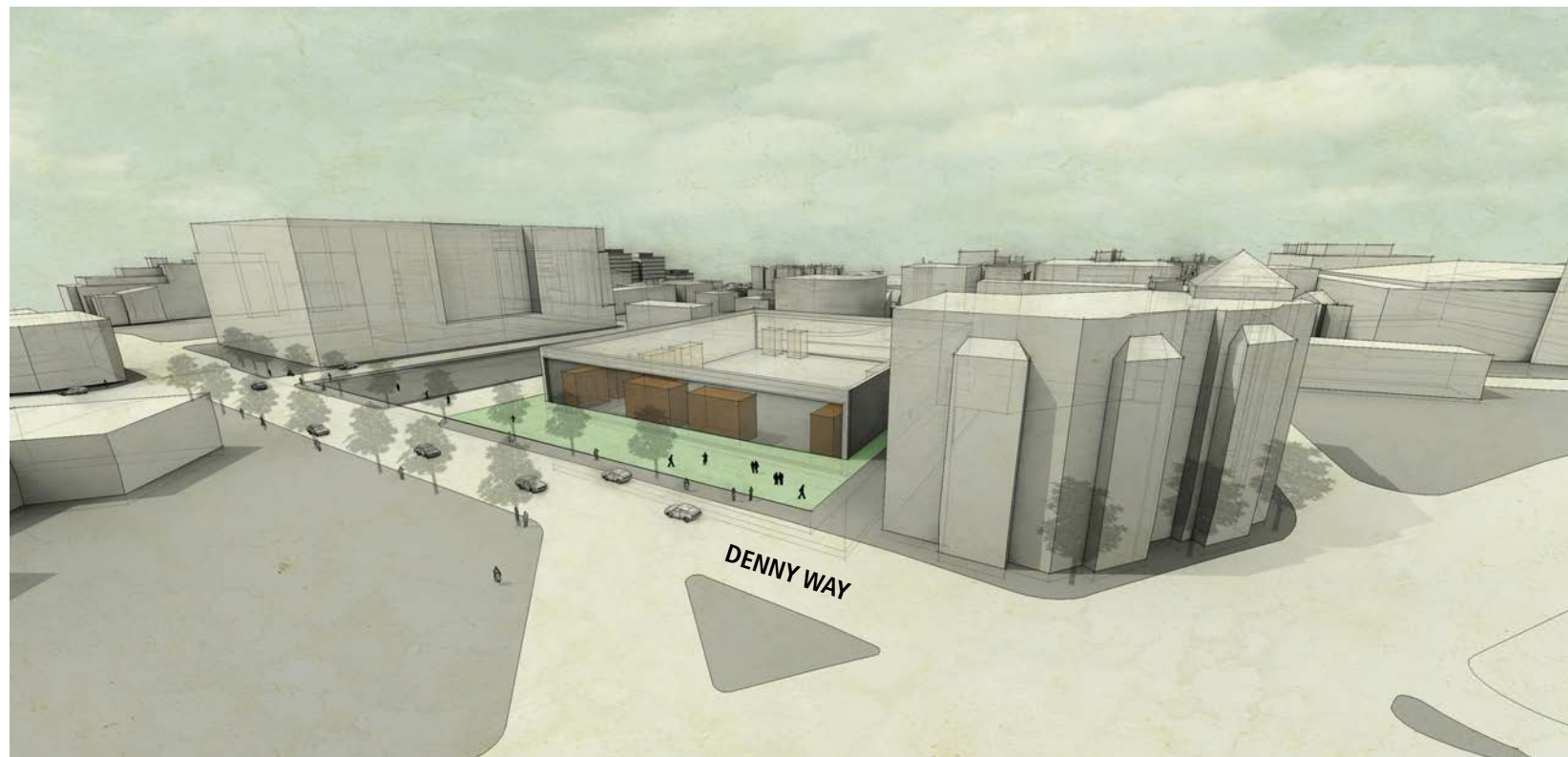


BELOW GRADE DISTRIBUTION ROUTING PLAN

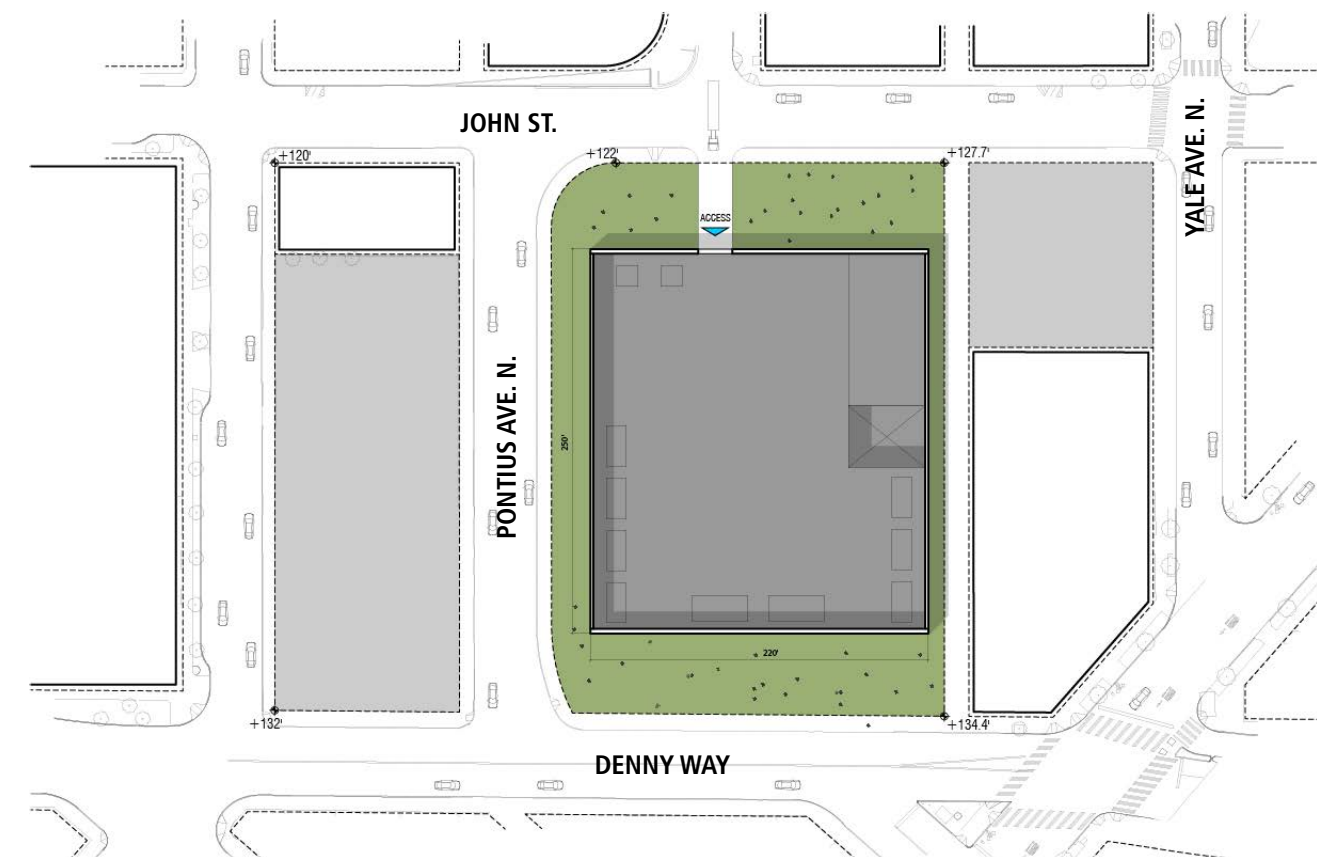


BELOW GRADE DISTRIBUTION ROUTING SECTION





**AERIAL CONCEPT RENDERINGS LOOKING NORTH**



**SITE PLAN**

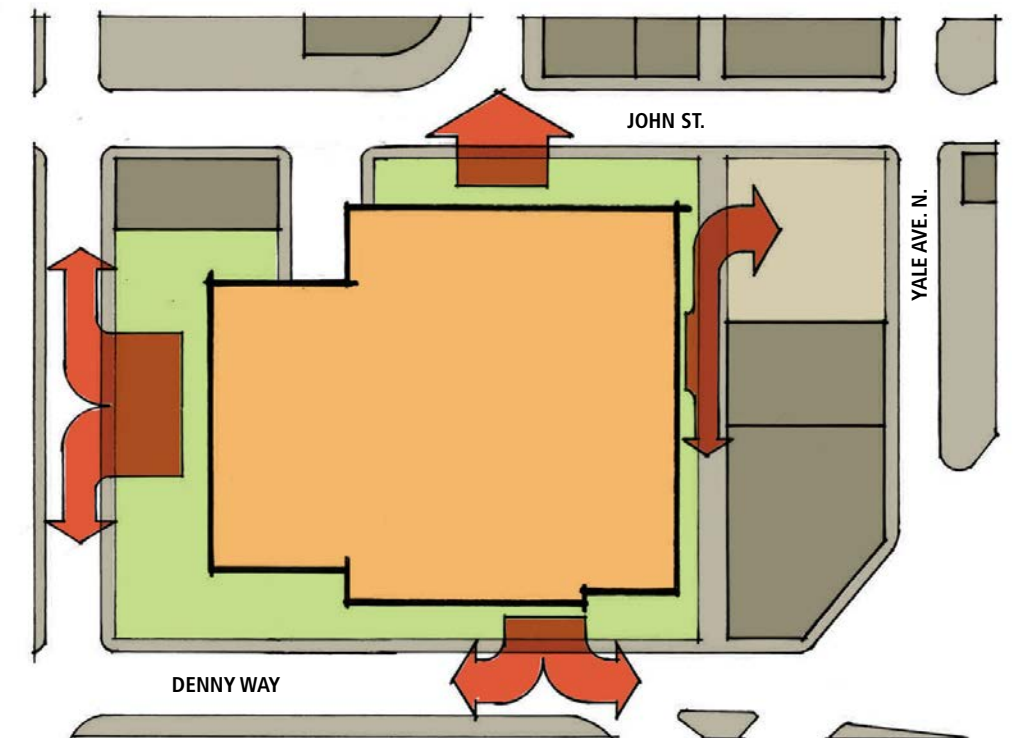


**SECTION LOOKING NORTH**

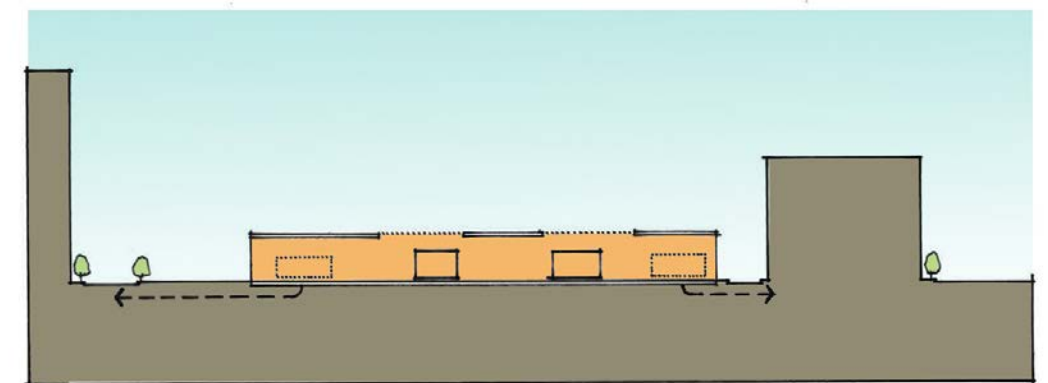


## VACATION ALTERNATIVE

- *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*
- *?*

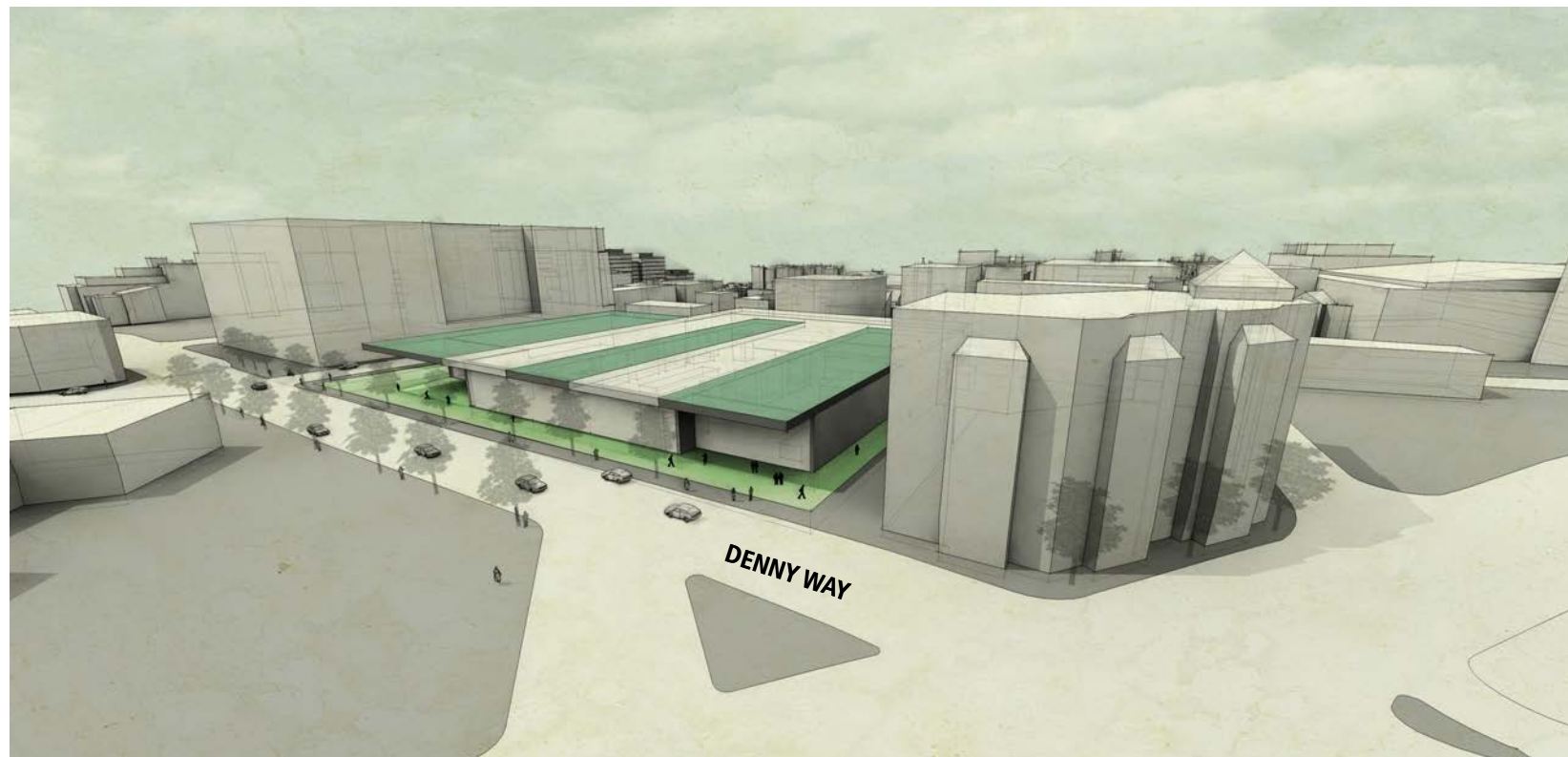


BELOW GRADE DISTRIBUTION ROUTING PLAN

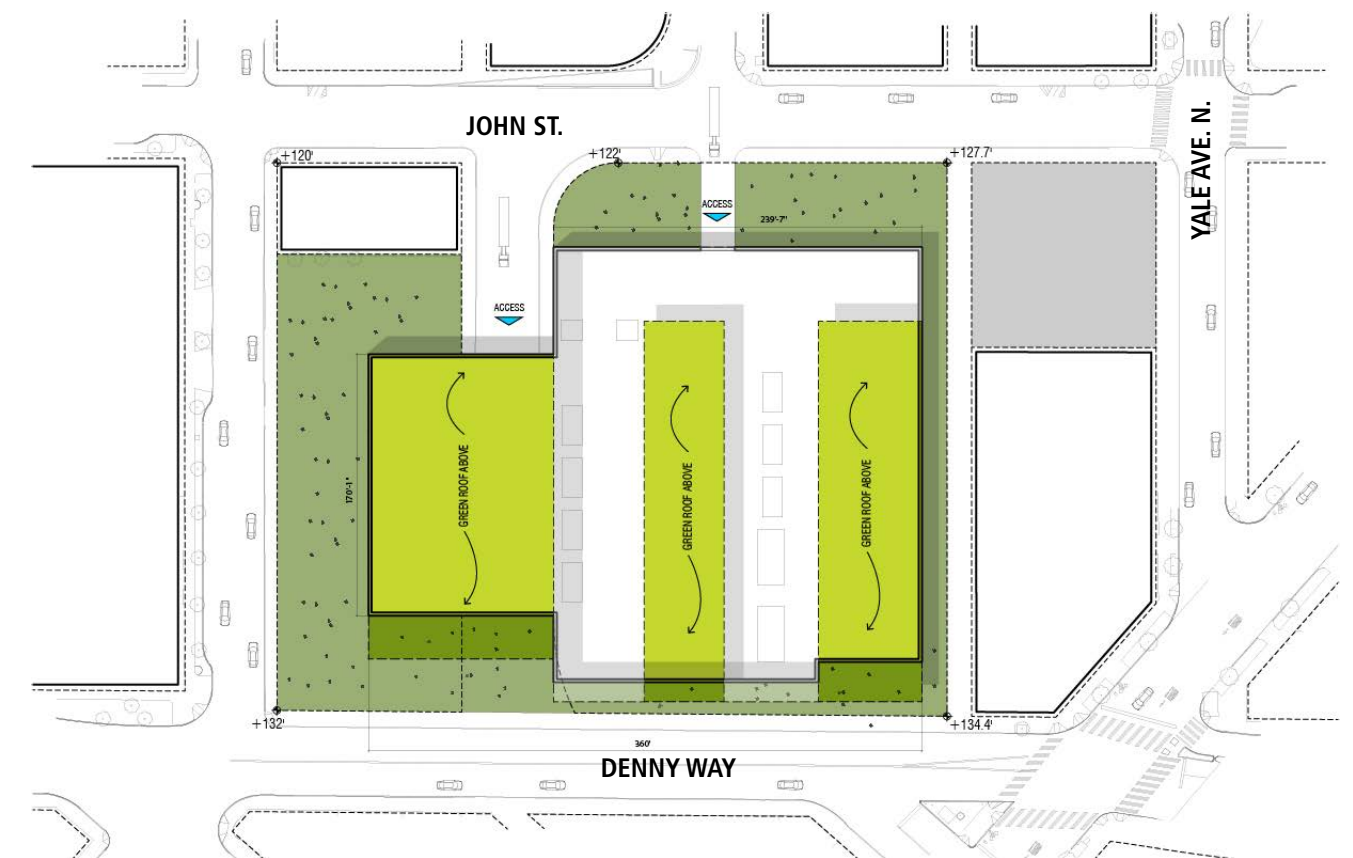


BELOW GRADE DISTRIBUTION ROUTING SECTION





**AERIAL CONCEPT RENDERINGS LOOKING NORTH**

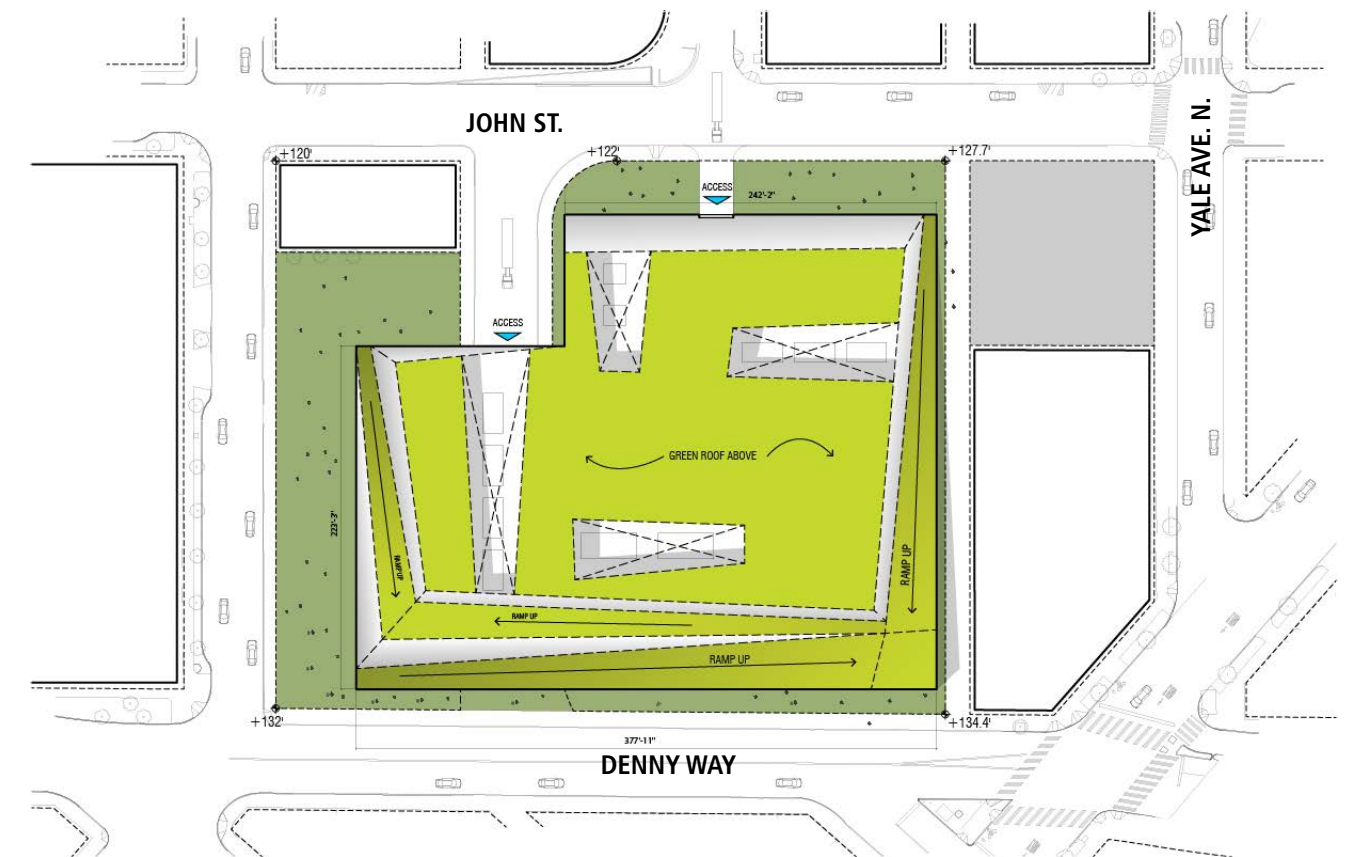
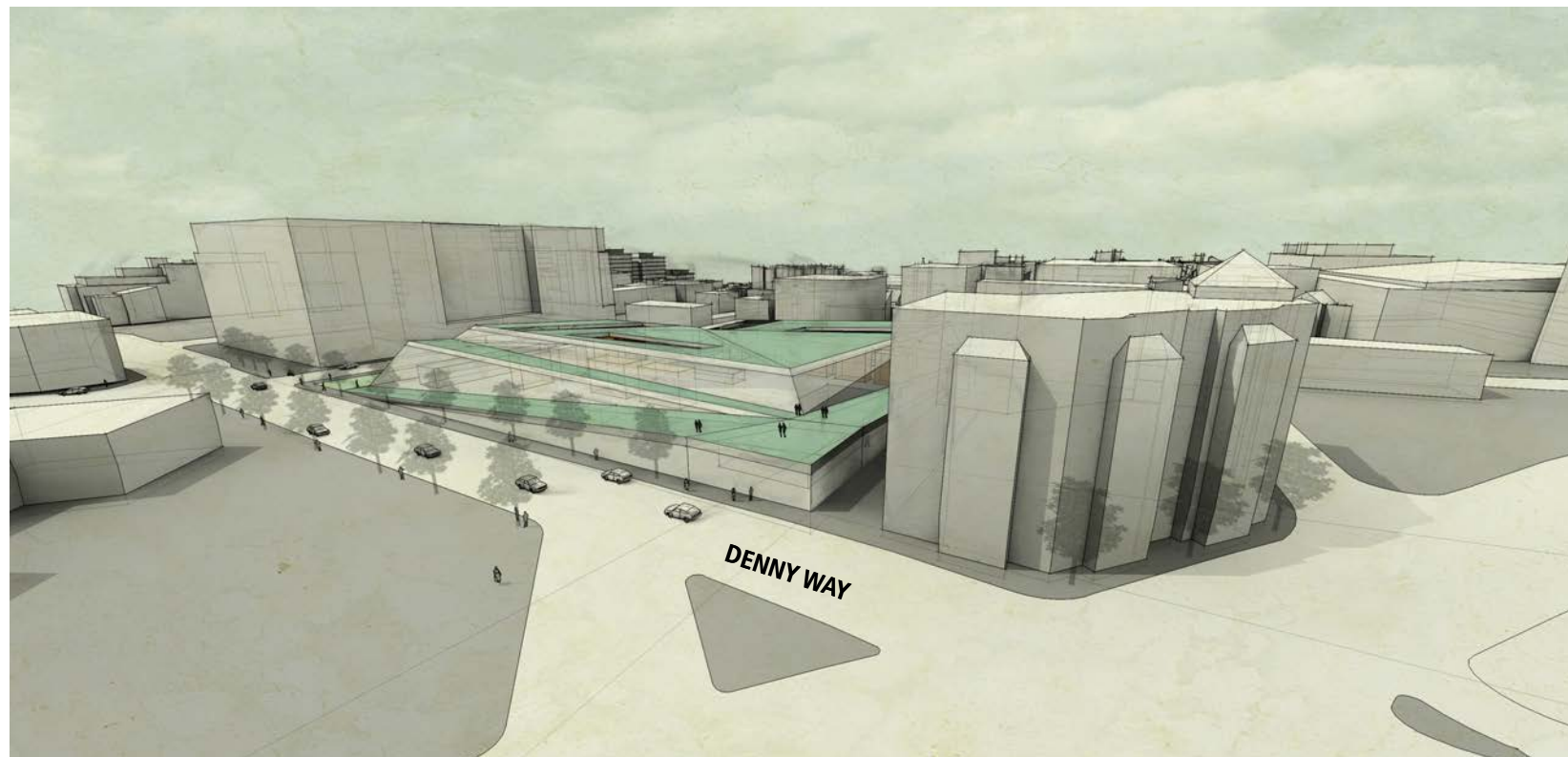


**SITE PLAN**

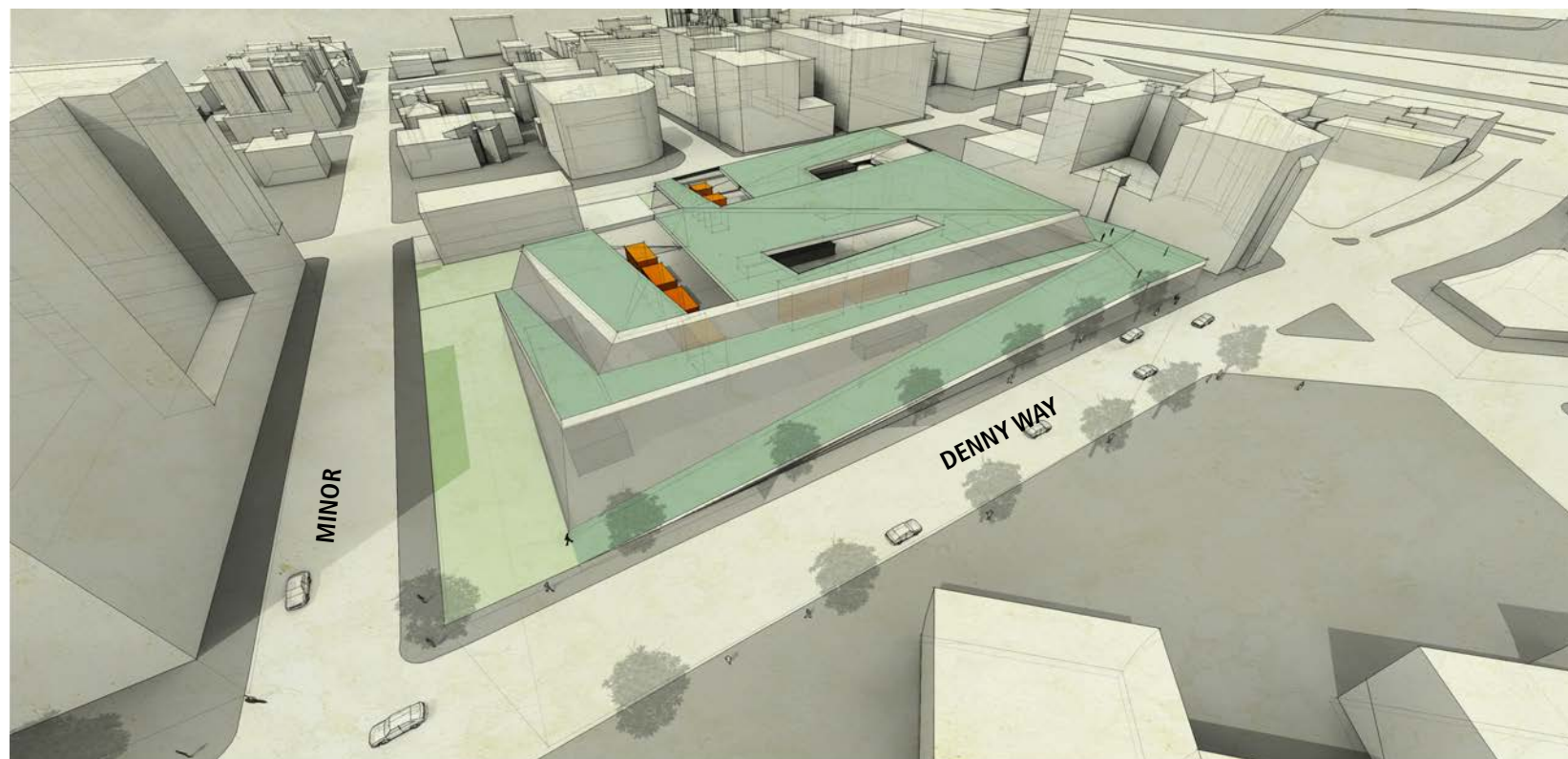


**SECTION LOOKING NORTH**

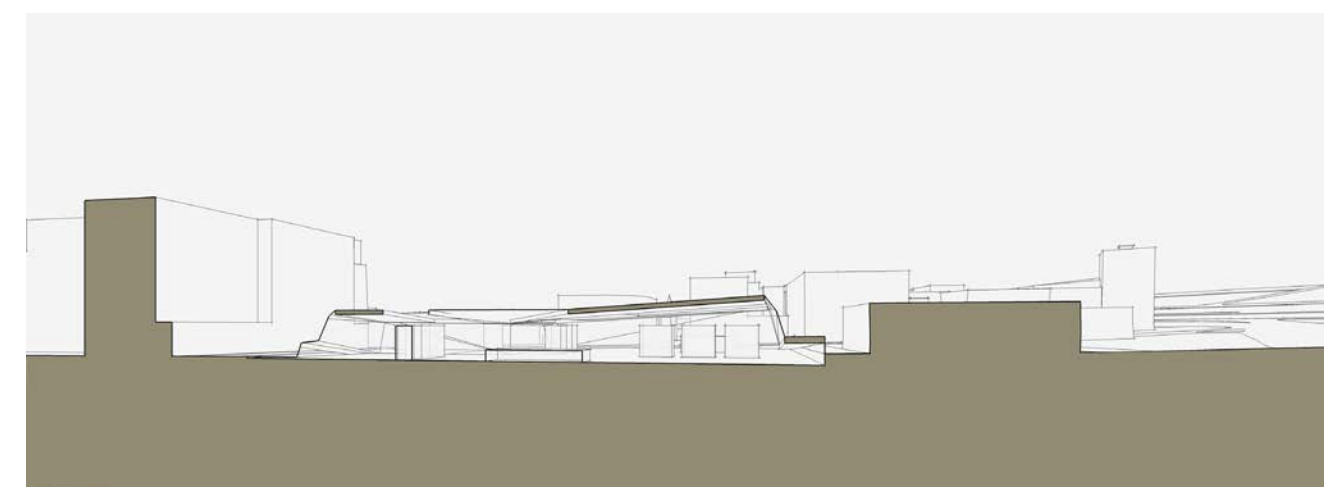




**SITE PLAN**



**AERIAL CONCEPT RENDERINGS LOOKING NORTH**



**SECTION LOOKING NORTH**



questions



# **Denny Substation Project**

*Powering Seattle through the 21st century*

