

Denny Substation

90% Design and Public Benefits

with the

Seattle
design
Commission

February 19, 2015



Denny Substation Project

Powering Seattle through the 21st century



PRESENTATION OUTLINE:

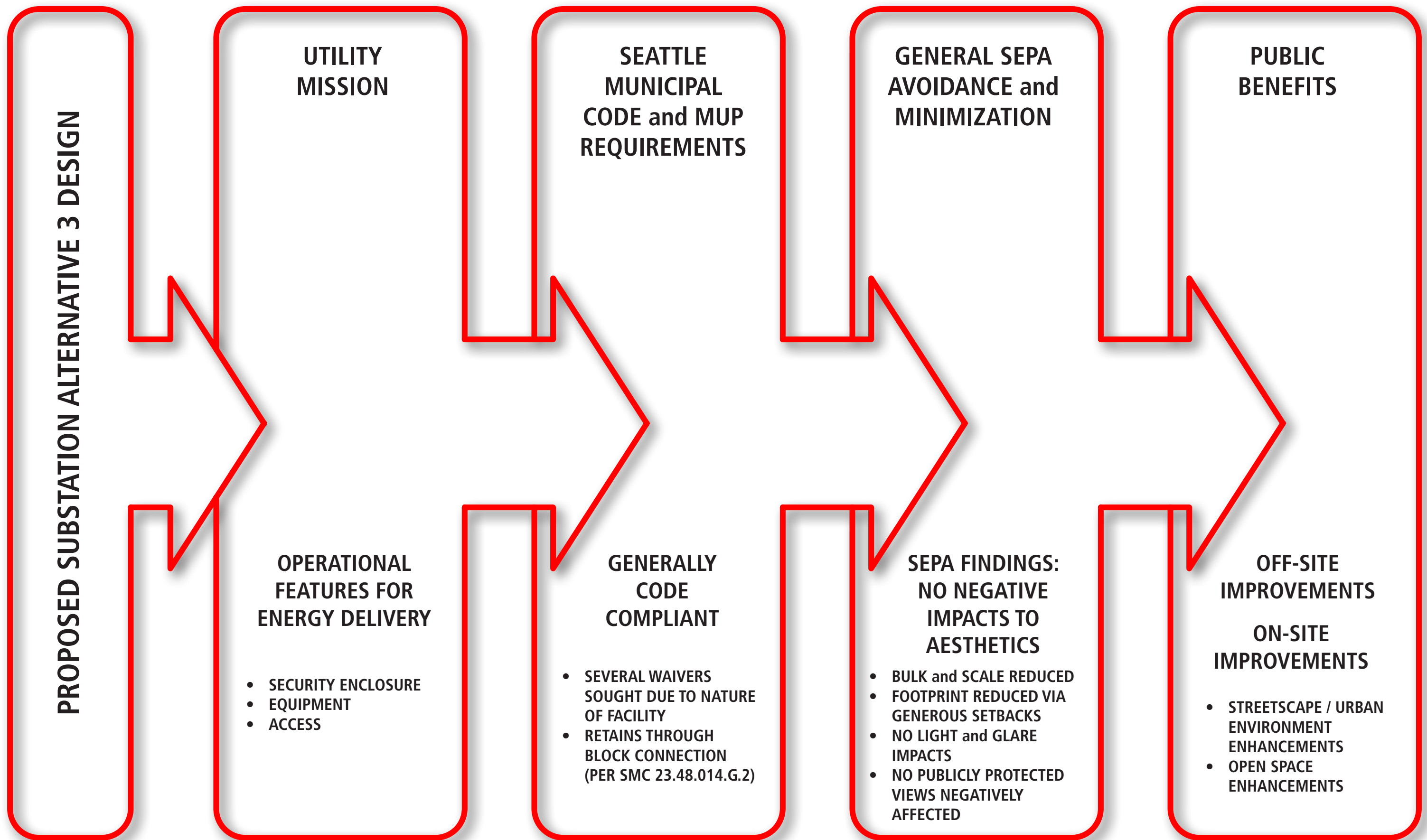
- 1** **90% DESIGN** - *REQUEST FOR APPROVAL*
- 2** **PUBLIC BENEFITS** - *REQUEST FOR APPROVAL*



PUBLIC BENEFITS - *REQUEST FOR APPROVAL*

PUBLIC BENEFITS - comments from November 6, 2014 meeting

1. Continue outreach to ensure that you adequately address neighbors' concerns. At the next review, help us understand how you are achieving that. Given that City Light is building a substation in this location, we appreciate your efforts to integrate it into the urban environment.
2. While we are generally happy with the progress on the shell spaces, there are several outstanding issue that should be resolved at the next review. Ensure the southwest shell space is a flexible, multi-use, but not multi-useless space. That shell space and the adjacent open space should function together as a single event zone. Consider whether the food trucks may be better suited for another location.
3. Refine the relationship between the transit hub and learning center so the two work together successfully. Consider how people waiting for the bus affect the experience of entering or occupying the southeast shell space.
4. Develop a stronger strategy for the entire open space. Continue the positive improvements you showed today. Ensure that the off-leash area is functional for dog owners. Consider how all of the open space features function together as a single element, not separate pieces.
5. At the next review, present 1) the implementation schedule for the project, ideally in a graphic and/or spatial way, and 2) more information about operations, maintenance, and programming of all public spaces.



Public Benefits Summary

Off-Site Improvements

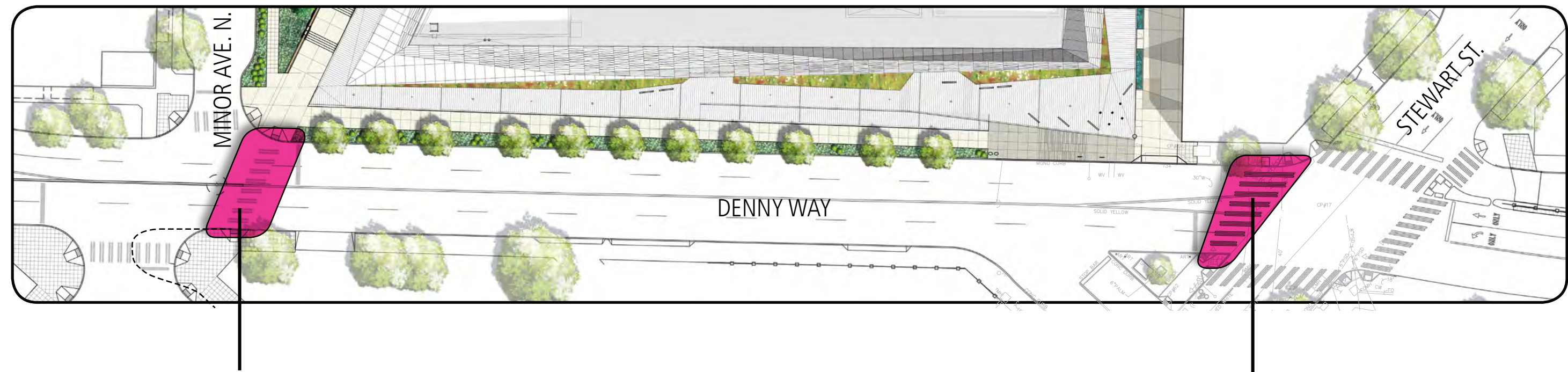
PUBLIC BENEFIT ITEM	DESCRIPTION	QUANTITY	APPROXIMATE COST
1 - Denny Street Crossings	Enhanced pedestrian crossing of Denny Way at the intersection of Denny Way / Stewart Street and a signalized pedestrian crossing at the intersection of Denny Way / Minor Ave. N.	2 crossings	\$200,000
2 - Pontius Cascade Neighborhood Street Concept Betterments coordinated with SDOT's Thomas Street Improvements	In collaboration with SDOT, streetscape enhancements along Pontius Avenue between John and Republican, and along Thomas Street between Yale and Minor. These improvements include curb bulbs, treated pavement crossings, planter strips and trees, a rain garden, and additional pedestrian lighting.	Curb: 869 lf Sidewalk: 778 sy Trees (new): 13	\$250,000

On-Site Improvements

Streetscape / Urban Environment			
3 - Occupied Use to Activate Street Edge	SE shell space: Storefront space located at the intersection of Denny Way and the Alley in the SE corner of the site that is currently programmed to be the Energy Inspiration Center for Seattle City Light.	2,910 sf	\$2,900,000
4 - Alley Improvements	Paving enhancements, safety lighting, interactive micro sound environments, and bio-rentention planter	9,350 sf alley paving enhancements, 220 lf of bioretention planter, 3 speaker locations, 250 lf of safety lighting	\$250,000
5 - Bus Shelter / Transit Hub	Integrated building overhang for shelter, passenger waiting lean rails, passenger waiting bench, bike racks, receptacles, and transit information kiosk	566 sf overhang, 3 lean rails, 1 bench, 3 bike racks, 2 receptacles	\$130,000
6 - Implementation of the Intent of the "Denny Streetscape Plan"	Voluntary setbacks fronting Denny Way to meet the intent of the proposed "Denny Streetscape Plan"	2,380 sf 47.5% increase in R.O.W.	\$33,000
7 - John Street Green Street Enhancements	Increased pedestrian and planting zones north of the Brewster apartments and across the length of the project site; urban scale wayfinding and site related directional signage; bicycle parking	2,635 sf 53.4% increase in R.O.W.	\$67,000
Enhanced Open Space Components			
8 - Educational Ambulatory Loop	Ambulatory walkway which includes a 1/4 mile walking loop, seating elements, landscaped zones, educational viewing portals and interpretive graphics, educational components integrated into the walkway experience	15,245 sf educational walking loop; 7 sitting rails; 10 viewing portals; 1,400 sf of landscaping	\$3,200,000
9 - All Public Open Space	Programmed open space for public use resulting from generous set backs which include the following: SW shell space which is being currently programmed as the Community Meeting Space; Off Leash Area; Event Zone / Spillout space which will be a dedicated paved zone for rotating uses, such as food trucks, street fair, farmers market, or spill out for the Community Meeting Space; street furniture	6,000 sf Off leash area; 3,900 sf SW Shell Space; 1,540 sf event zone / spillout space;	\$3,630,000

1: Denny Street Crossings

- Enhanced pedestrian crossings of Denny Way at the intersections of Denny Way / Stewart Street and Denny Way / Minor Ave. N.

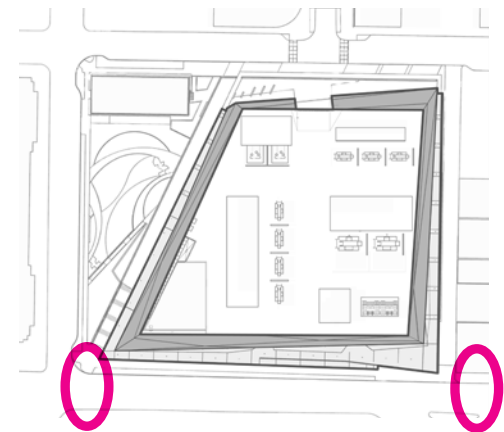


Denny & Minor Signalized Pedestrian Crossing

The project team and SDOT are working together to design the signal and infrastructure for the pedestrian signal. Extents of improvements associated with this signal are still being developed and determined.

Denny & Stewart Pedestrian Crossing

SDOT has reviewed this intersection and is allowing the striped cross walk to be expanded to the west to the extent they deem appropriate in consideration of adequate sight distance for vehicles and pedestrians.

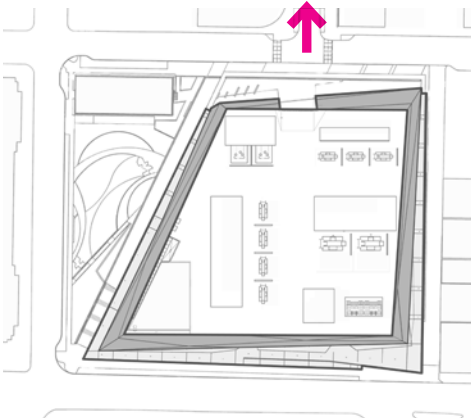


2: Pontius Cascade Neighborhood Street Concept Betterments coordinated with SDOT's Thomas Street Improvements

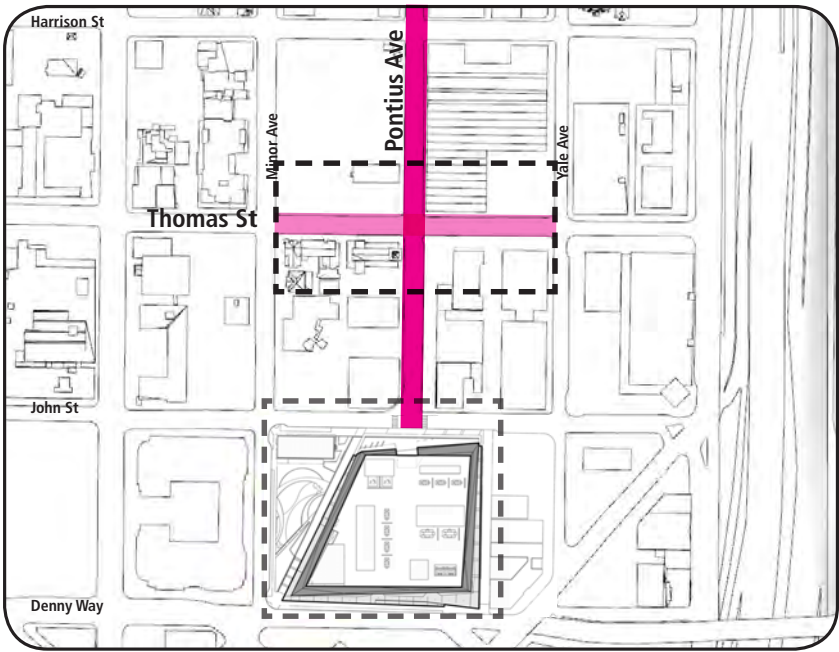
- In collaboration with SDOT, streetscape enhancements along Pontius Avenue between John and Republican, and along Thomas Street between Yale and Minor. These improvements include curb bulbs, treated pavement crossings, planter strips and trees, a rain garden, and additional pedestrian lighting.



Thomas Green Street Concept Plan

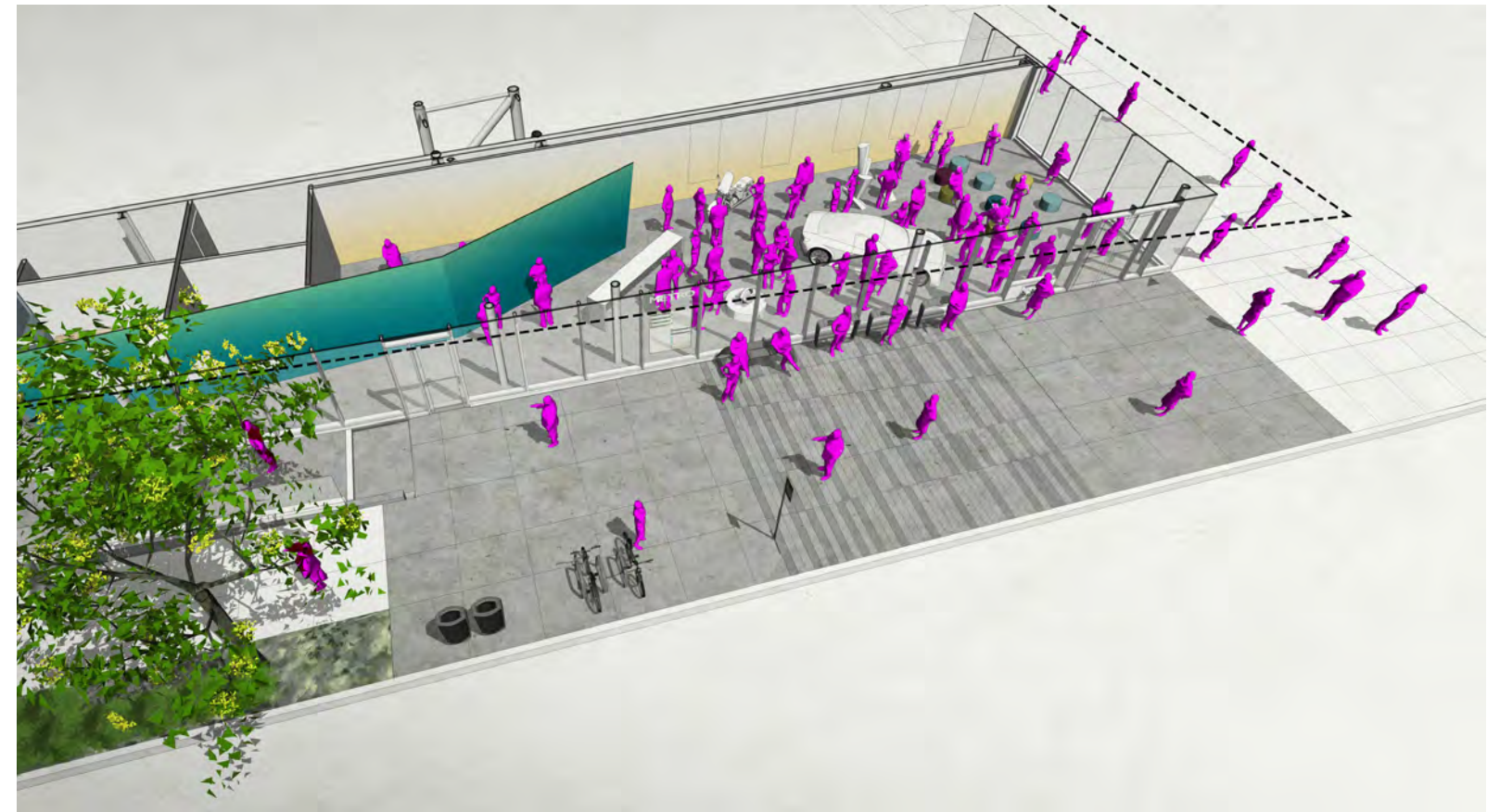
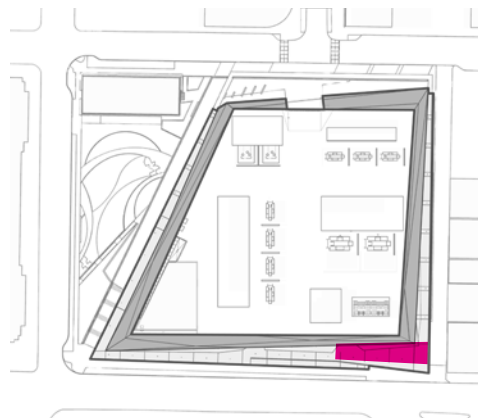


Thomas Street with festival setup



3: Occupied Use to Activate Street Edge

- Currently programmed as the Energy Inspiration Center
- Exhibit Hall: Provides an interactive pedestrian element, activity zones for learning, displays of current high tech and low tech solutions to sustainable design
- Immersive Theater: Communicates THE FUTURE OF POWER to all audiences in a rich and inspiring way
- Office: 1 person office with desk and storage
- Catering Pantry: Small kitchen with fridge, sink, microwave, and storage
- Support: 2 toilets, water fountain, janitors closet, utility room, storage



4: Alley Improvements

- Paving Enhancements
- Safety Lighting
- Bio-retention Planter
- Micro sound environments

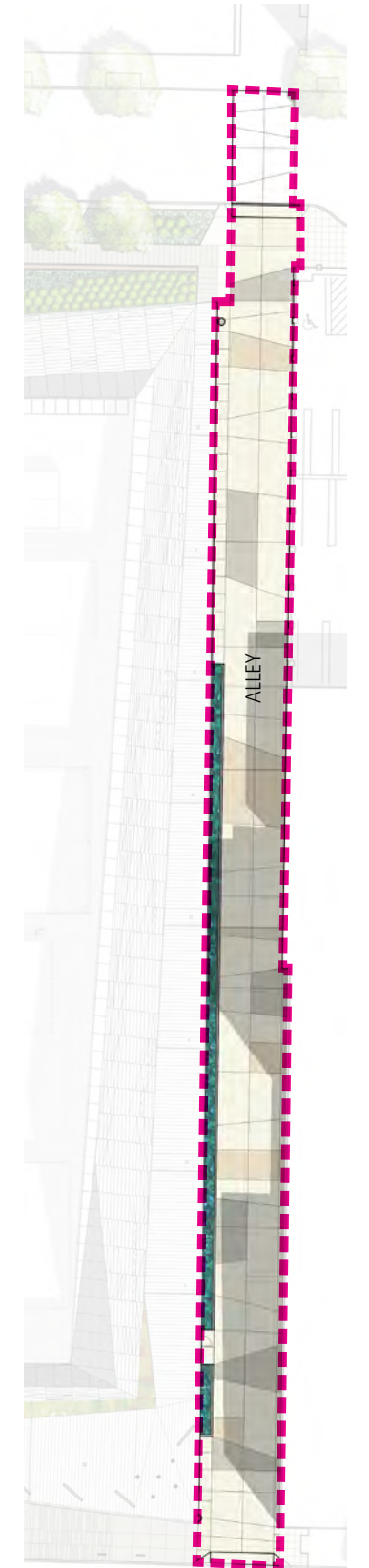
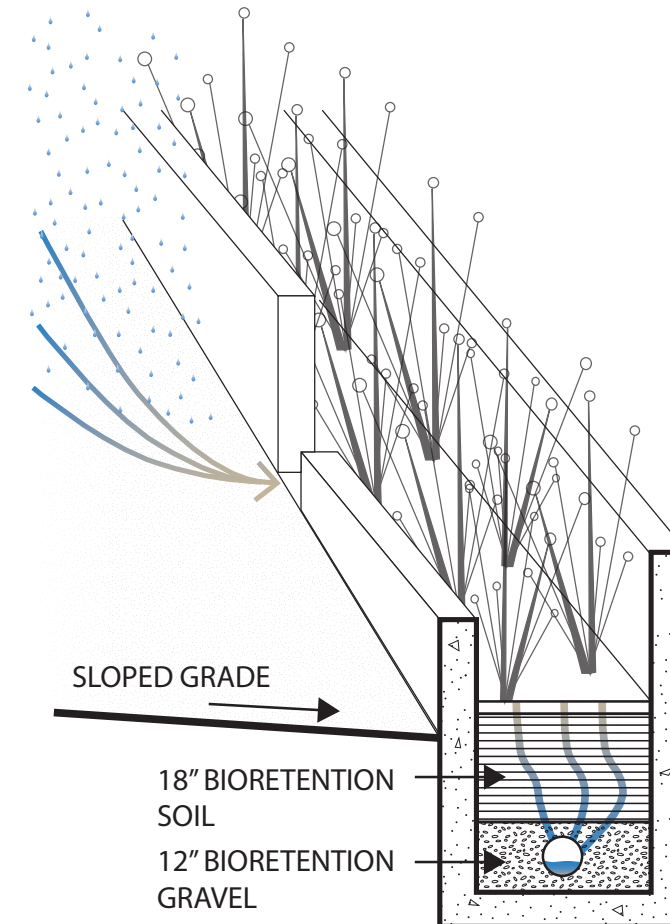
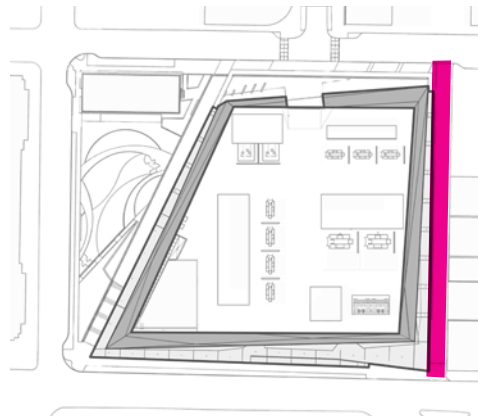
Alley Treatment

The paving treatment in the alley will match that of Alley 24 to the north and create a more pedestrian friendly environment. Concrete paving with a medium broom finish will alternate between three colors; standard grey, charcoal grey, and beige. The paving treatment will continue through John Street to provide a visual connection to Alley 24.

Bioretention Plantings Adjacent to Alley

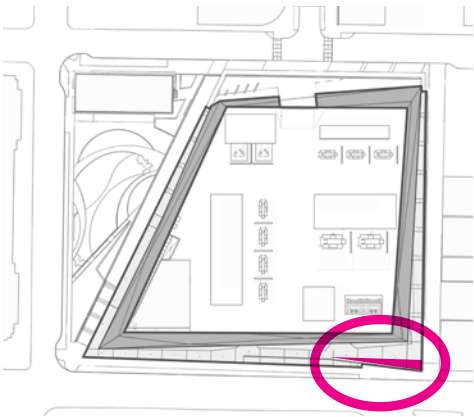
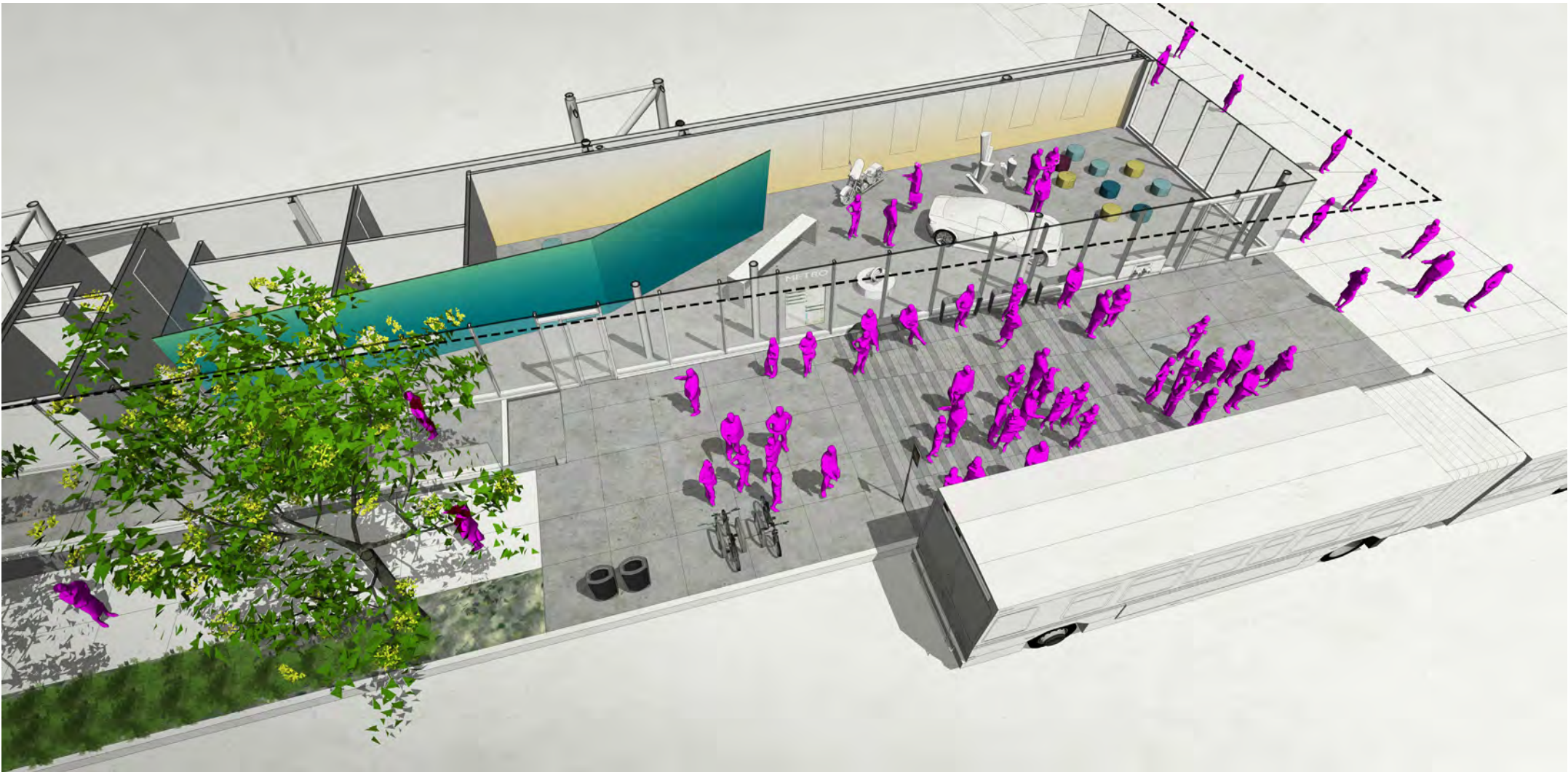
The linear bioretention cell adjacent to the alley will contain water loving, yet drought-tolerant Soft Rush. The soil will consist of the City of Seattle's standard Bioretention Cell soil mix.

Rainwater from the adjacent public alley, along with the adjacent elevated ramp runoff, is proposed to be directed to the bioretention planter, which will provide water quality treatment. While the standard alley cross-section is a v-section, the project is proposing a deviation from the standard to continuously slope the alley so that it drains to the west, allowing capture and direction of the rainwater into the planter openings.



5: Bus Shelter / Transit Hub

- Integrated building overhang for bus shelter
- Passenger waiting "lean rail"
- Passenger seating
- Bike rack
- Receptacles
- Transit tracker



RECEPTACLES



BICYCLE PARKING



LEAN RAILS



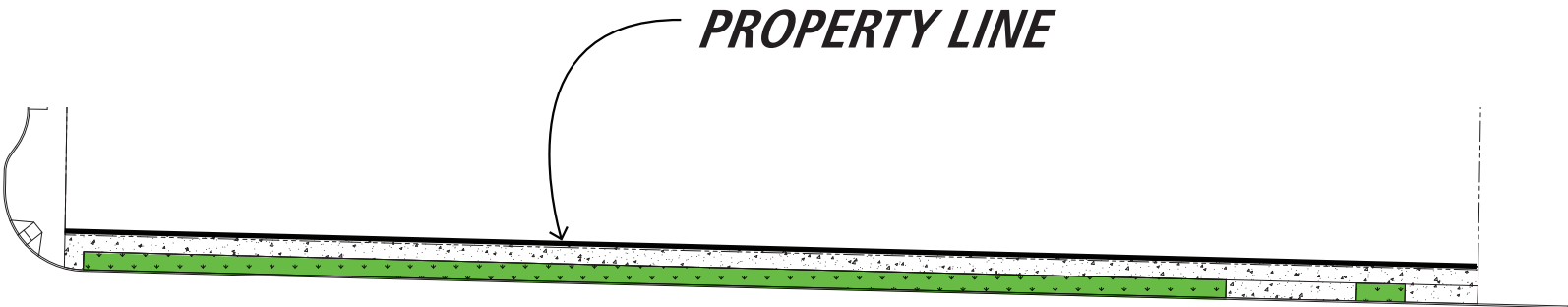
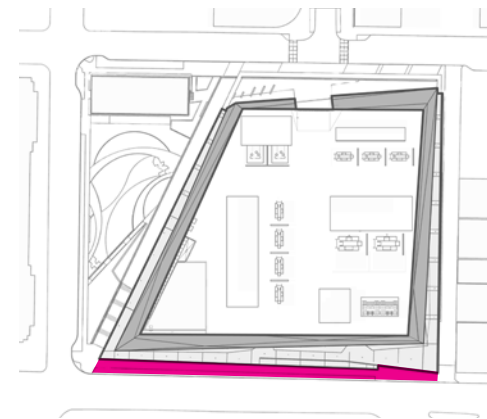
SEATING

6: Implementation of Intent of Denny Streetscape Plan

- Voluntary setbacks fronting Denny Way to meet the intent of the proposed "Denny Streetscape Concept Plan"

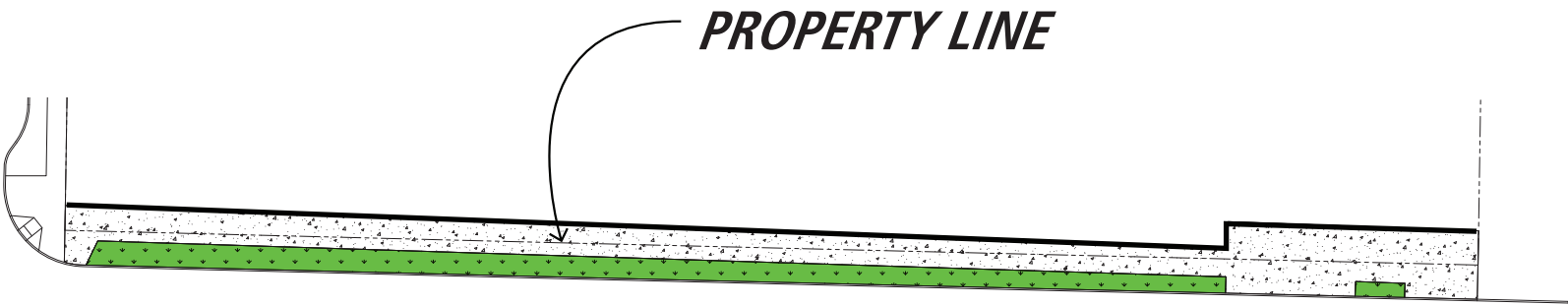
2,130 sf More Concrete sidewalk area
250 sf More Planter area

2,380 sf Total Additional Area
47.5% INCREASED RIGHT OF WAY ZONE



**DENNY WAY SIDEWALK :
ORIGINAL SIDEWALK DESIGN**

- Denny Way standard sidewalks configuration provides the following:
- ±3,000-sf Concrete sidewalk
 - ±2,015-sf Planter
 - ±5,015-sf Total



**DENNY WAY SIDEWALK:
SIDEWALK WIDTH ADJUSTED TO ADDRESS
SDOT STREETSCAPE CONCEPT PLAN**

- Denny Way project proposal for the sidewalks provides the following:
- ±5,130-sf Concrete sidewalk
 - ±2,265-sf Planter
 - ±7,395-sf Total

7: John Street Green Street Enhancements

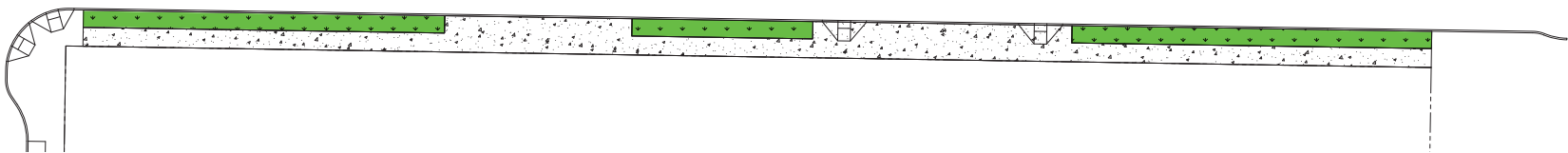
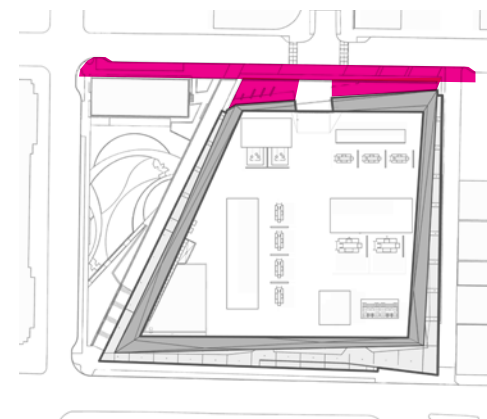
- Increased pedestrian and planting zones north of the Brewster apartments and across the length of the project site; Wayfinding / signage; bicycle parking; Improvements adjacent to the Brewster Apartments will consist of new planting areas, a plaza, and improved building entrances with specialty pavers and seating. The existing shade garden to the south of the building will be preserved and the existing dumpsters will be consolidated to the southwest corner of the building.

1,005 sf More Concrete sidewalk area

1,630 sf More Planter area

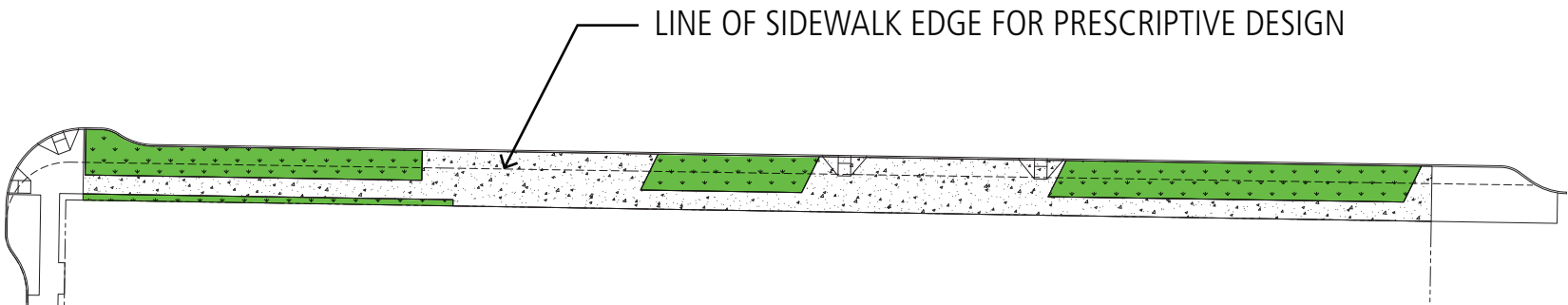
2,635 sf Total Additional Area

53.4% INCREASED RIGHT OF WAY ZONE



JOHN STREET SIDEWALK :
PRESCRIPTIVE SIDEWALK DESIGN

- John St standard sidewalks configuration provides the following:
- ±3,355-sf Concrete sidewalk
 - ±1,580-sf Planter
 - ±4,935-sf Total

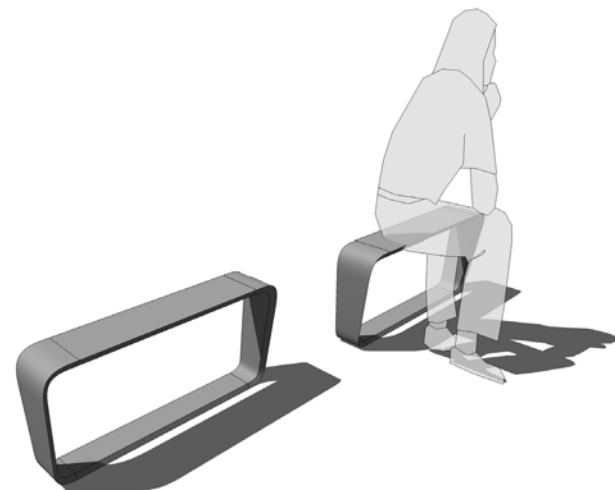
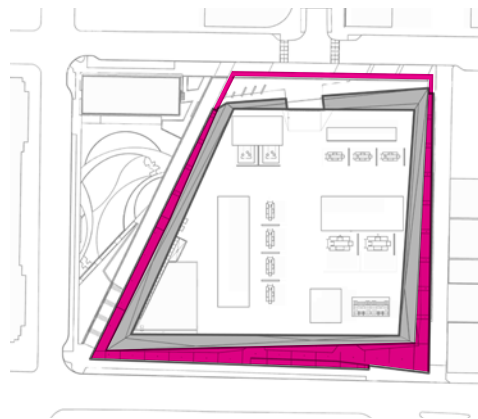
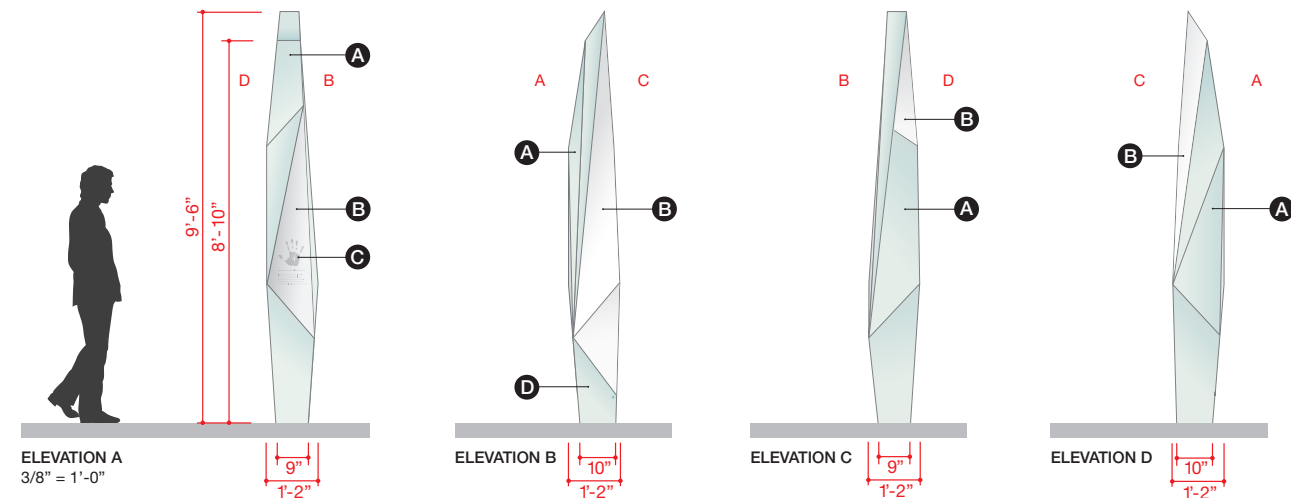


JOHN STREET SIDEWALK :
PROPOSED SIDEWALK DESIGN

- John St project proposal for the sidewalks provides the following:
- ±4,360-sf Concrete sidewalk
 - ±3,210 -sf Planter
 - ±7,570-sf Total
 - New curb is ±7.75–ft north of existing curb

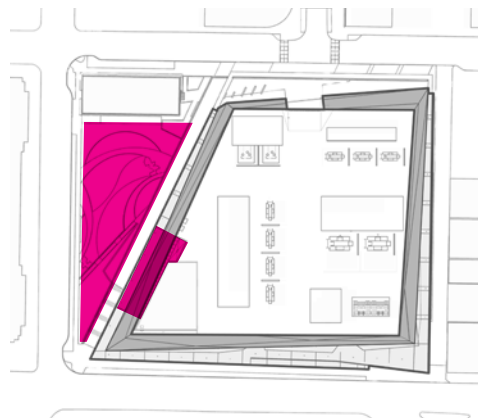
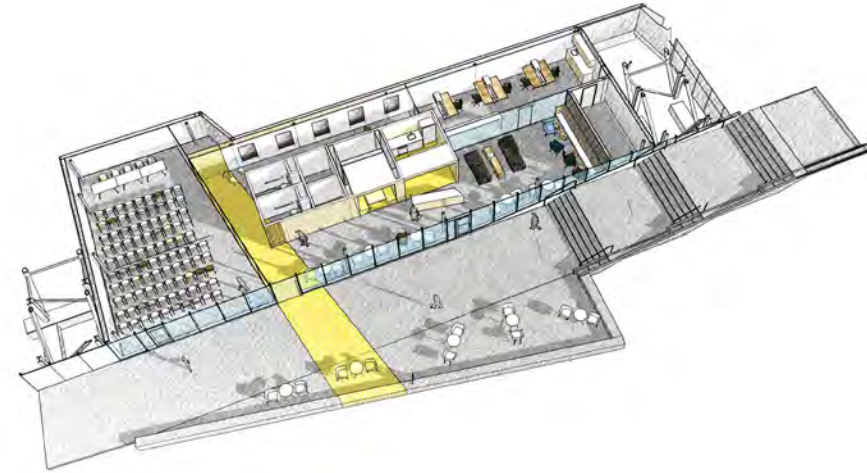
8: Educational Ambulatory Loop

- 1/4 mile walking loop
- Seating Elements at SE corner
- Landscaping
- Educational viewing portals and interpretive graphics
- Educational components integrated into walkway experience

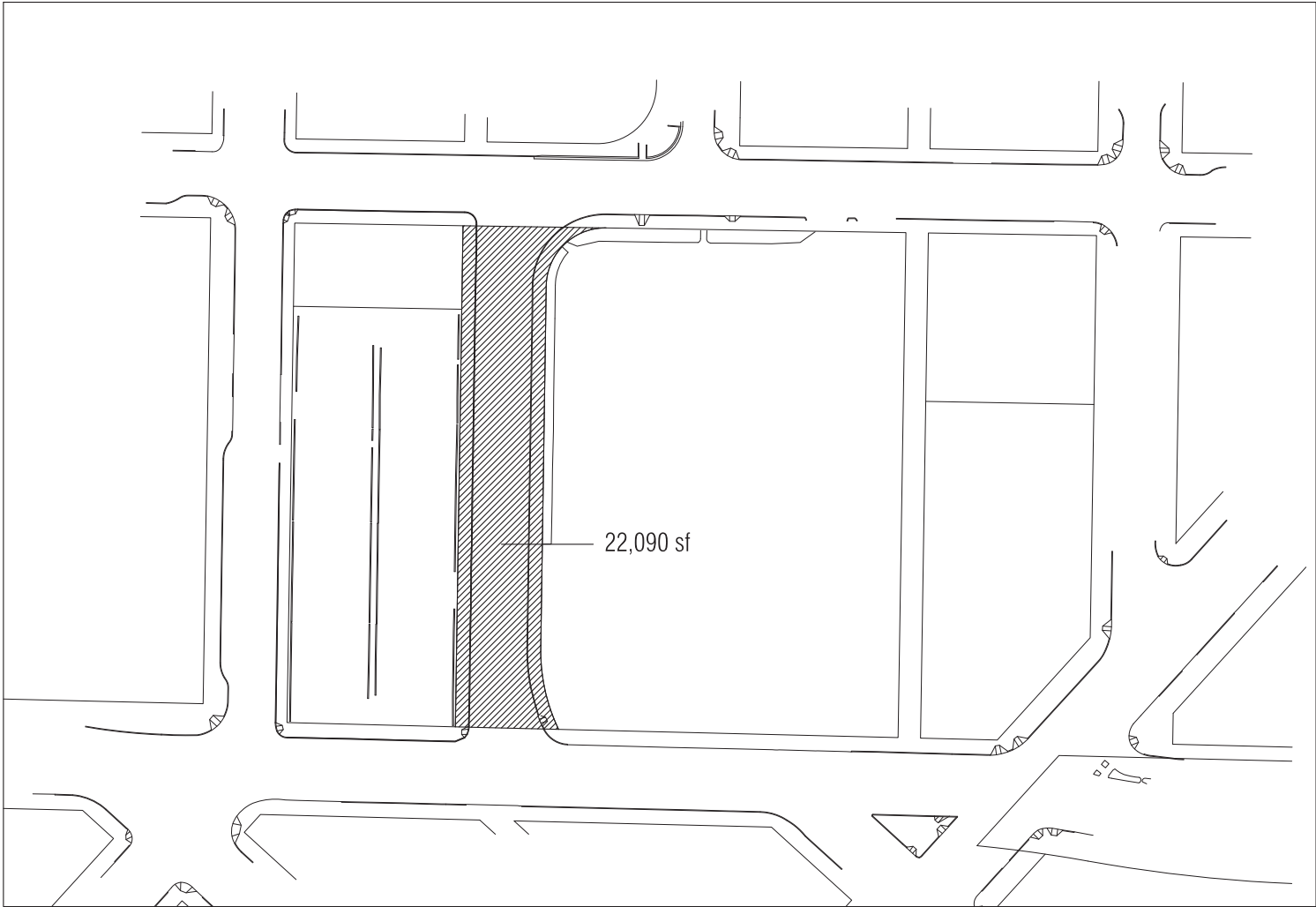


9: All Public Open Space

- Open space on Minor Avenue and John Street
- Off Leash Area
- Community Meeting Space (SW Shell Space adjacent to open space on Minor
- Event Zone / Spillout Space adjacent to Community Meeting Space
- Street Furniture

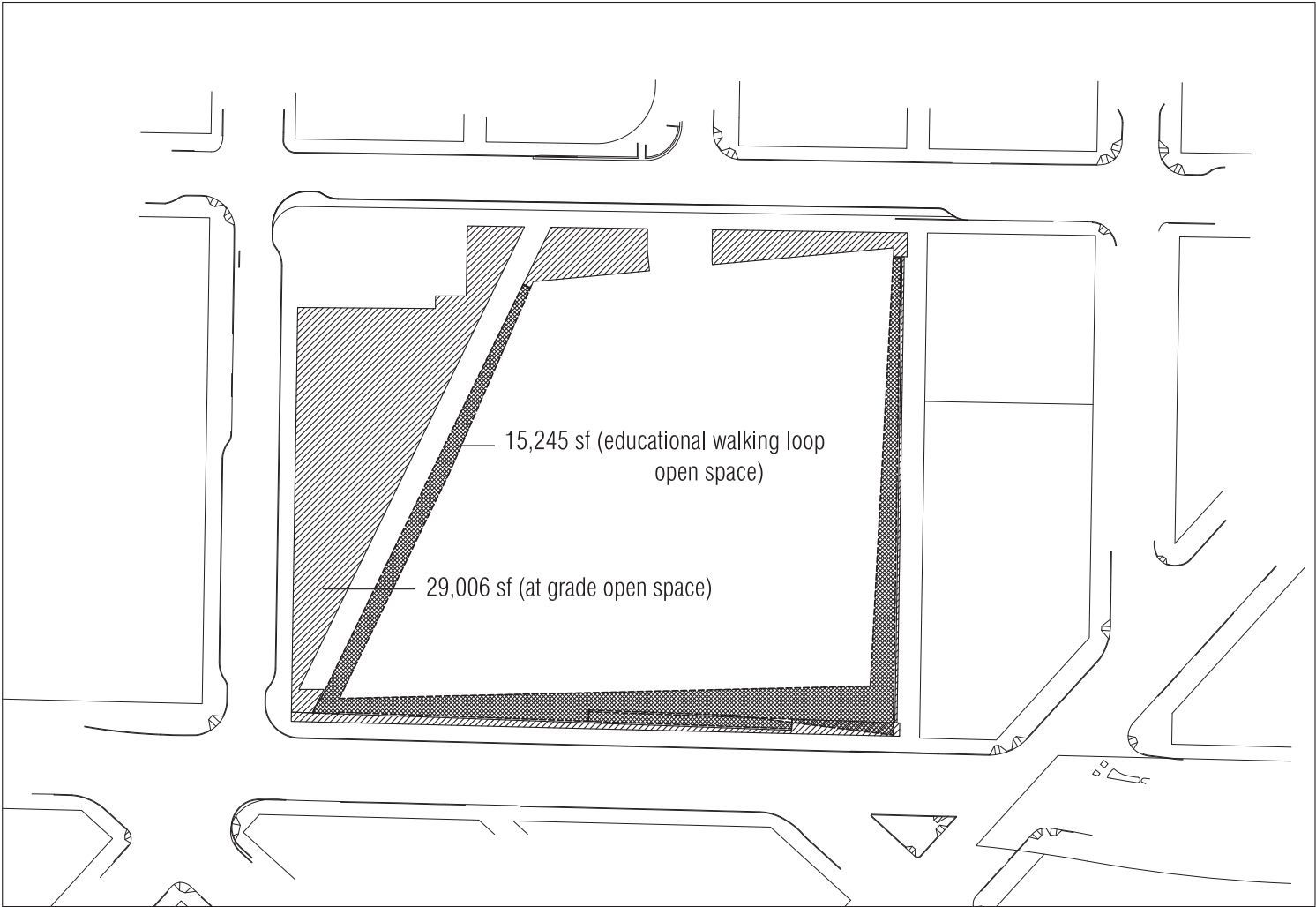


Street Vacation - Pontius Ave. N



22,090 sf

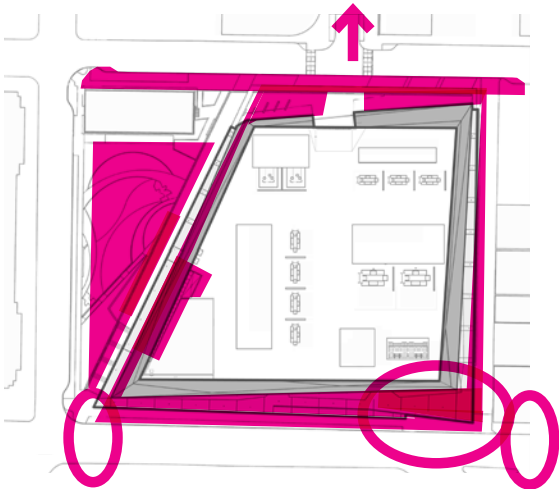
Proposed Open Space on Site



44,251 sf

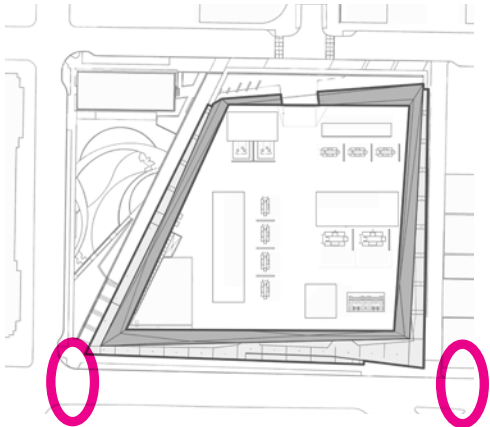
Public Benefits Overview

Summary Diagram

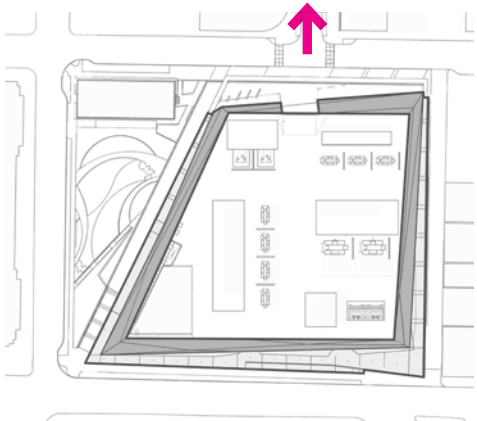


Off-Site Improvements

1: Denny Street Crossings



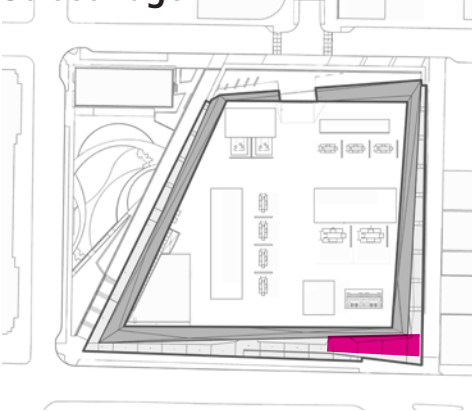
2 - Pontius Cascade Neighborhood Street Concept Betterments coordinated with SDOT's Thomas Street Improvements



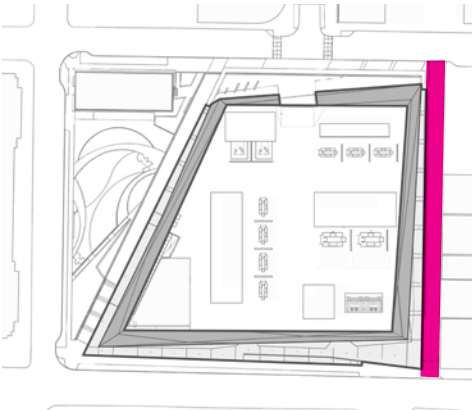
On-Site Improvements

Streetscape / Urban Environment

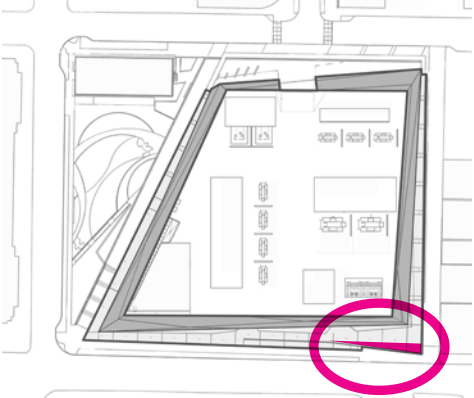
3: Occupied Use to Activate Street Edge



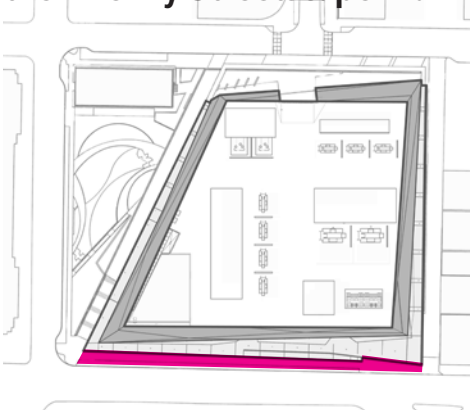
4: Alley Improvements



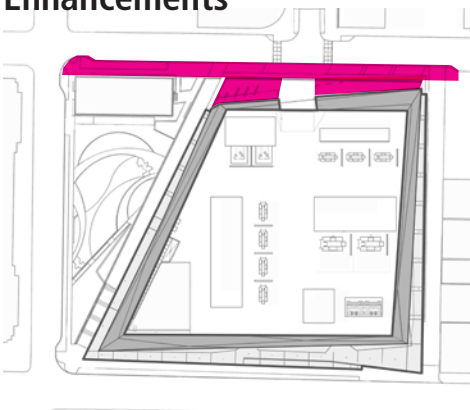
5: Bus Shelter / Transit Hub



6: Implementation of the Intent of the "Denny Streetscape Plan"

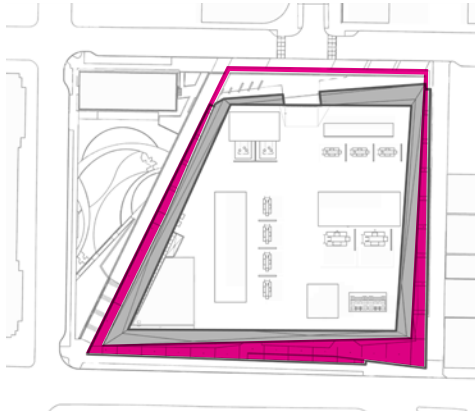


7: John Street Green Street Enhancements



Enhanced Open Space Components

8: Educational Ambulatory Loop



9: All Public Open Space Enhancements

