

BROAD STREET SUBSTATION

319 6th Ave North



URBAN DESIGN MERIT PRESENTATION

SEATTLE DESIGN COMMISSION | PETITION #314387

15 MARCH 2018 **DRAFT**



**Seattle
City Light**



SiteWorkshop



An aerial photograph of a city street grid. A large, rectangular building complex with a brown roof is highlighted in the lower-left quadrant. The rest of the image shows a typical urban layout with streets, smaller buildings, and some greenery.

CONTENT

BACKGROUND

URBAN DESIGN ANALYSIS

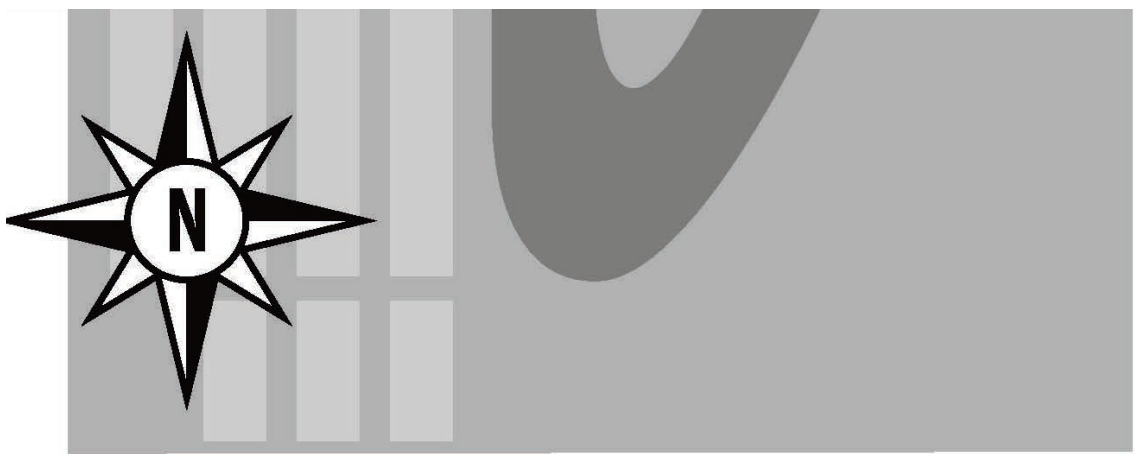
VACATION / NO-VACATION REVIEW

SUMMARY

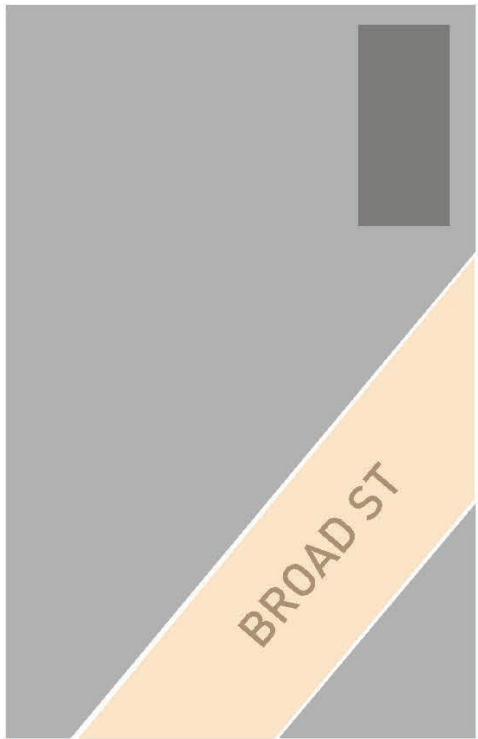
An aerial photograph of a city, showing a grid of streets, buildings, and green spaces. The image is overlaid with a semi-transparent pink filter. The word "BACKGROUND" is centered in the middle of the image in a large, white, sans-serif font.

BACKGROUND

PROJECT LOCATION



HARRISON ST



6TH AVE N

THOMAS ST

LEGEND

PROPOSED STREET VACATION

STREET CLOSED

SITE CONTEXT / INFO

Project Address:

319 6th Ave North

Seattle Vacation Petition

314387

Neighborhood Planning Area

Uptown Urban Center

Zoning

Current: SM-85

MHA Proposal: SM-UP 160

Seeking: Type V Master Use Permit

Zoning Overlays

Airport Height Overlay:

Outer Transitional Surface

Historic Building

Parcel ID 1991200405

Inv # SCL002, SCL003, SCL004

BROAD STREET
SUBSTATION

SR 99
NORTH
PORTAL

BROAD STREET
(CLOSED)

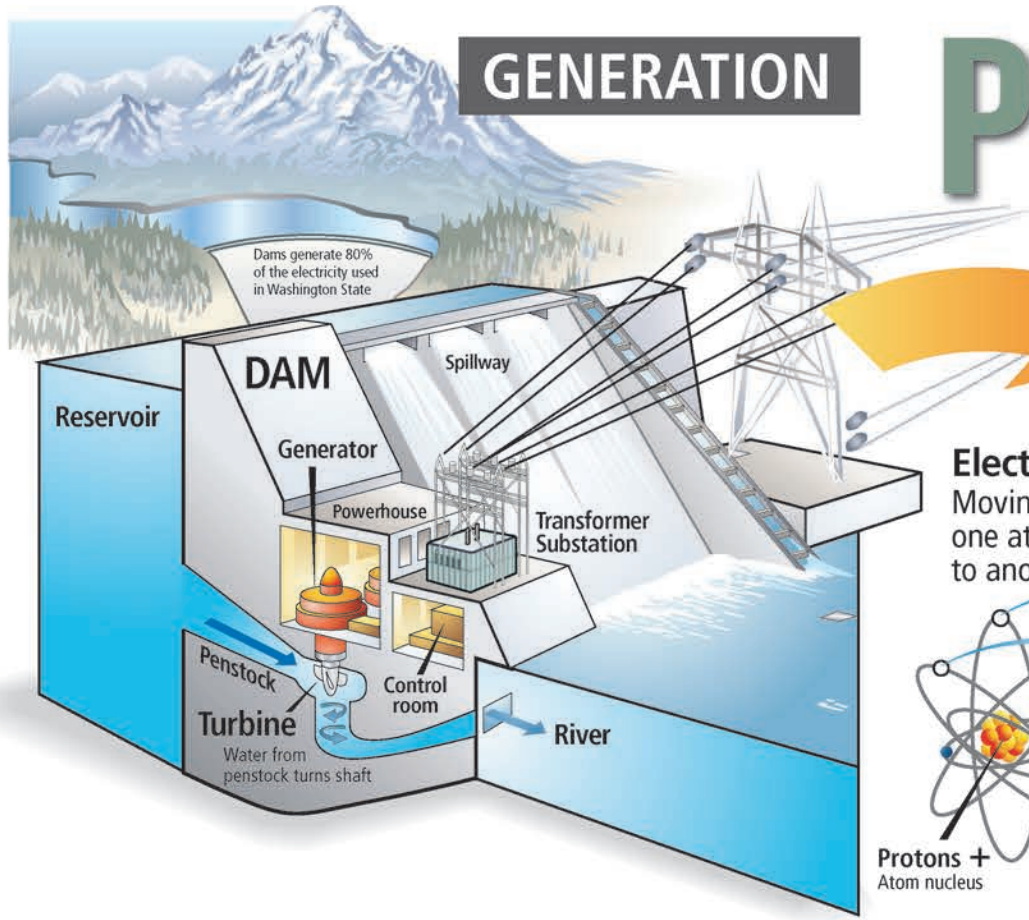
SR 99
TUNNEL

MOPOP

GATES
FOUNDATION

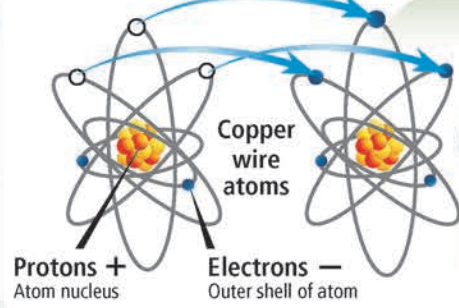
POWER DELIVERY 101

GENERATION

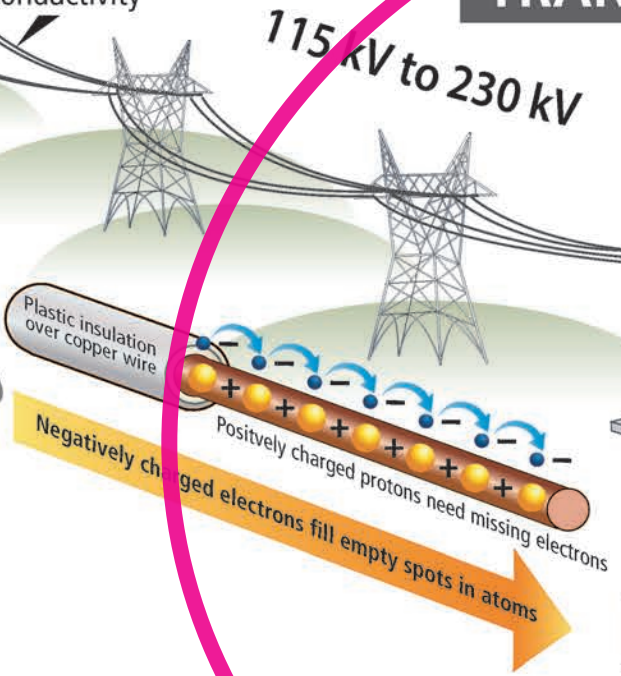


Wire: Metals such as copper and aluminum are used because of their flexibility and conductivity

Electrons: Moving from one atom to another



TRANSMISSION



WATTS UP: A guide to energy-speak

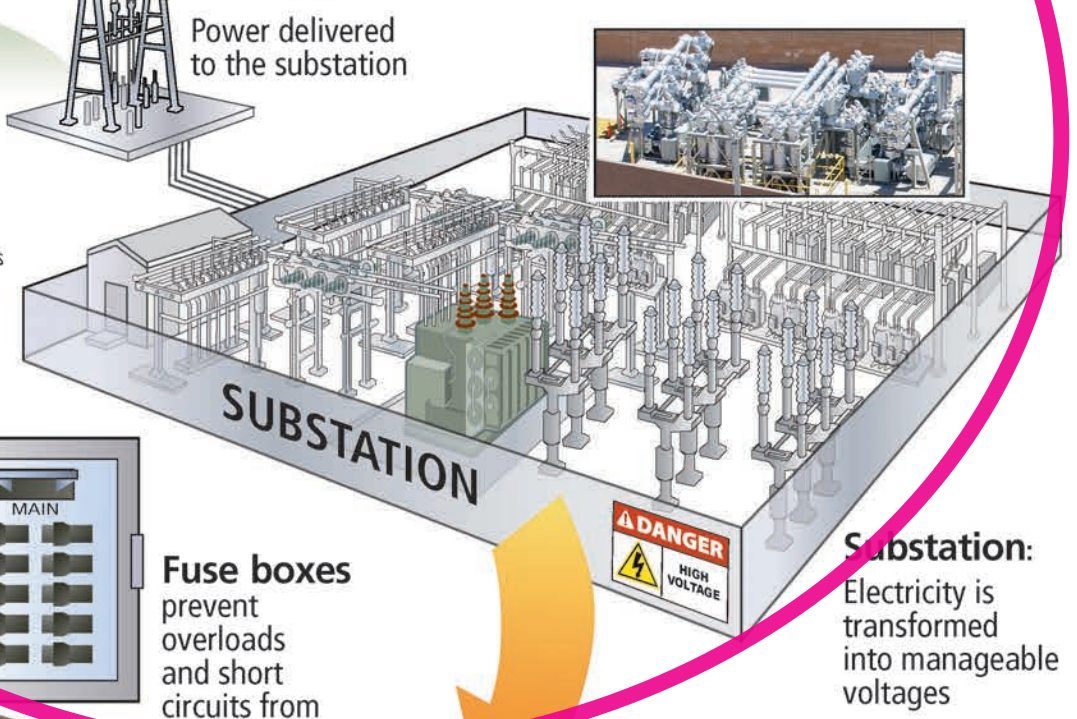
Amps (amperage) measure the AMOUNT of electricity used.

Volts (voltage) measure the pressure, or FORCE of electricity.

Watts (wattage) = amps x volts and measure the WORK that electricity does.

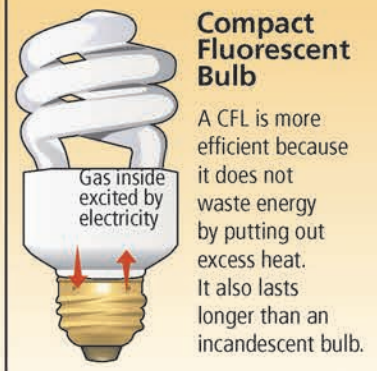
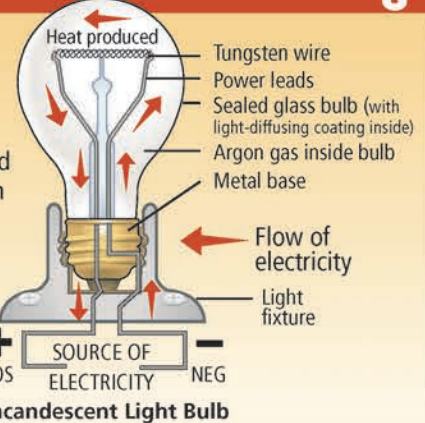
Ohms measure the RESISTANCE to the flow of current

DISTRIBUTION

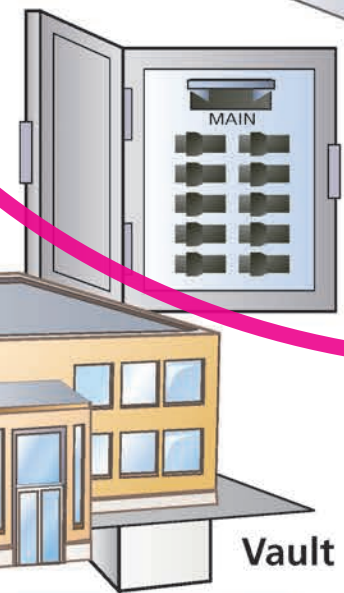


ENLIGHTENING: How a light bulb works

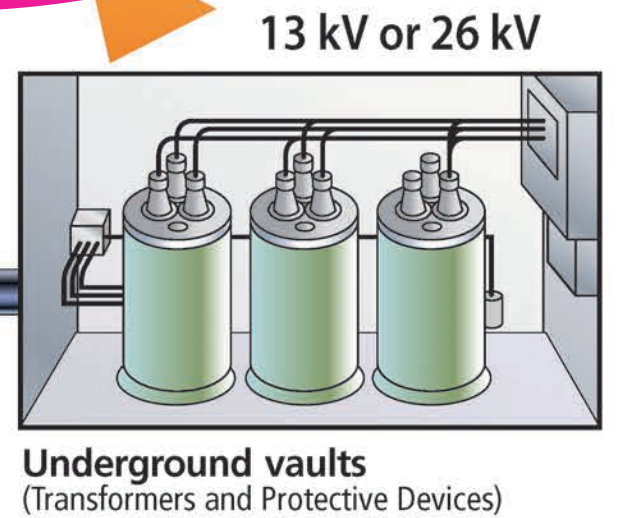
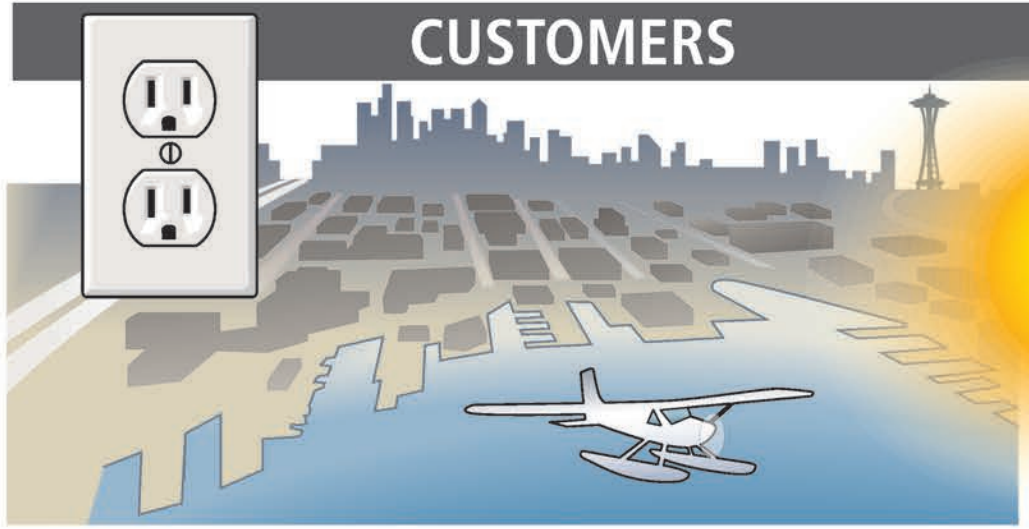
Electricity excites the electrons in the tungsten wire. One electron bumps another and this bumping releases photons (light) and energy (heat). The tungsten would quickly burn out in oxygen, but lasts when surrounded by the inert gas, argon. Higher-watt bulbs have a bigger filament, so they produce more light.



A meter measures how much electricity is used by customers



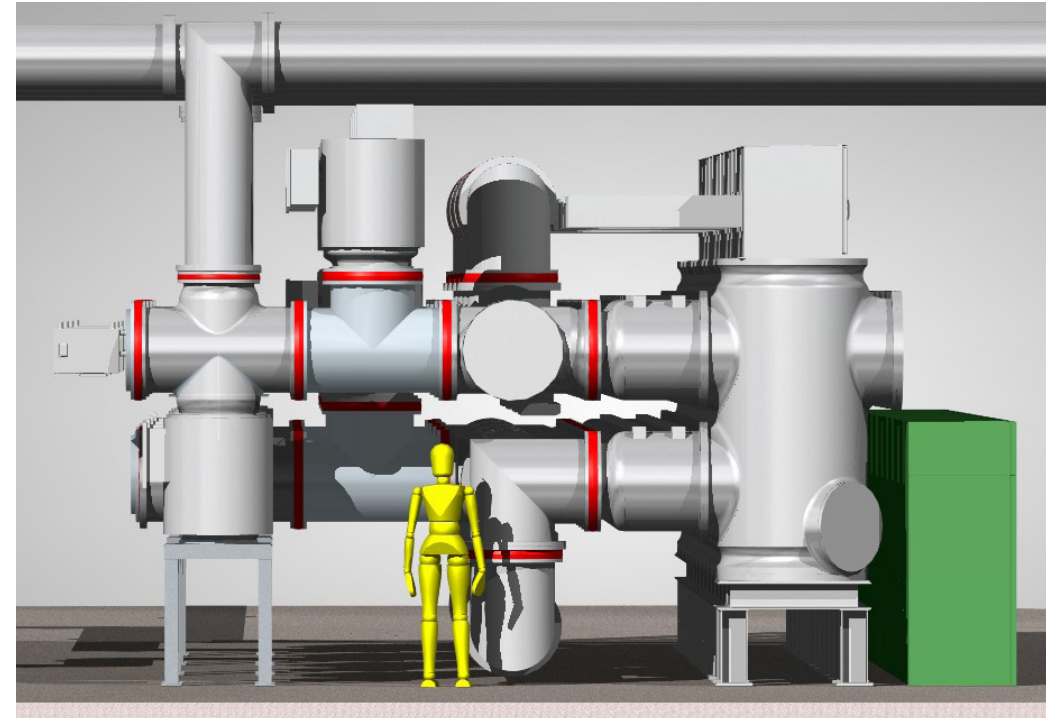
CUSTOMERS



REQUIRED ELECTRICAL EQUIPMENT



Inductor



GIS



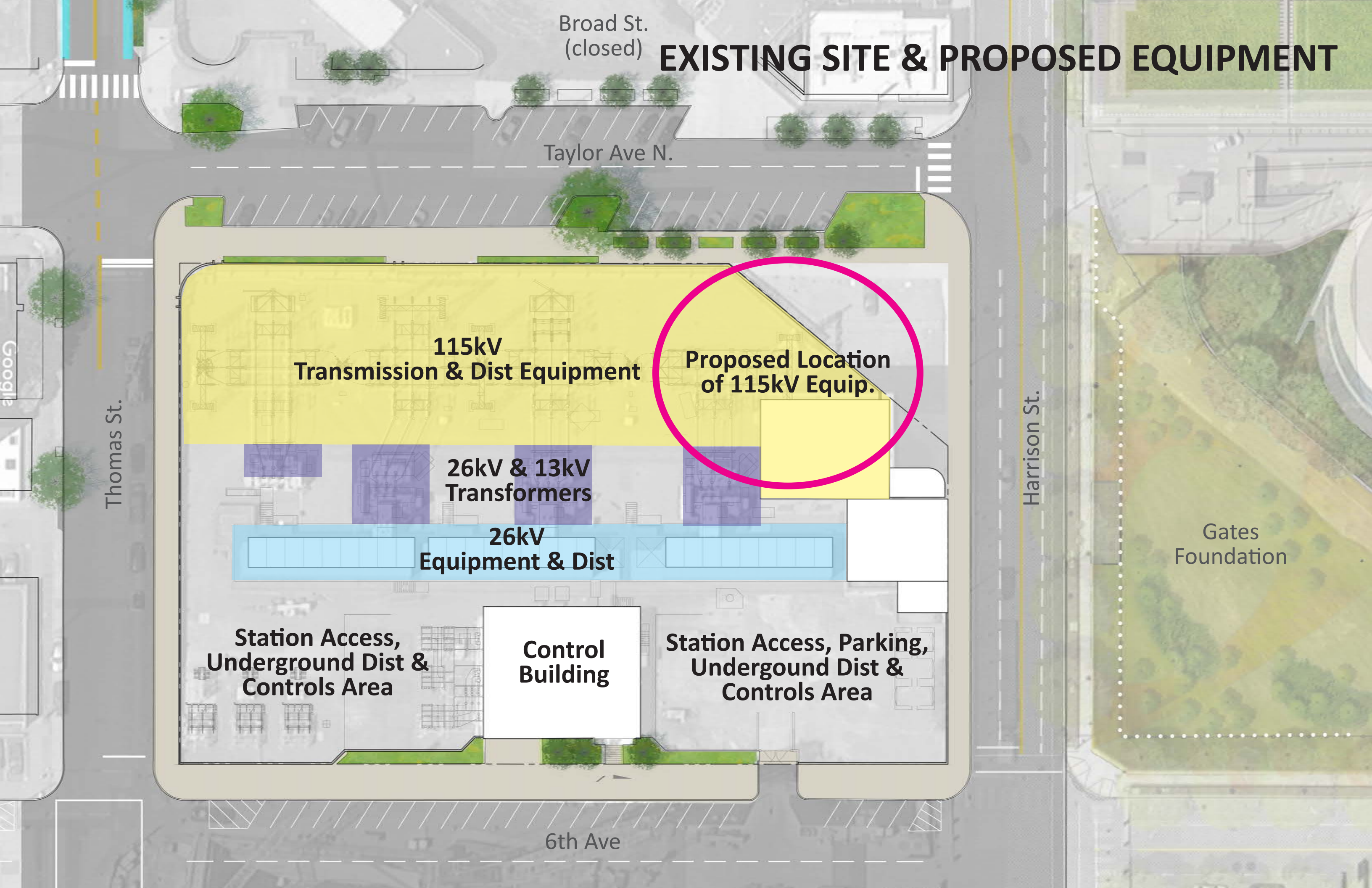
Capacitor Bank



LCC Cabinet

Electrical equipment requirements at the Broad Street substation are the same with or without a street vacation.

EXISTING SITE & PROPOSED EQUIPMENT



Broad St.
(closed)

Taylor Ave N.

**115kV
Transmission & Dist Equipment**

**Proposed Location
of 115kV Equip.**

**26kV & 13kV
Transformers**

**26kV
Equipment & Dist**

**Station Access,
Underground Dist &
Controls Area**

**Control
Building**

**Station Access, Parking,
Underground Dist &
Controls Area**

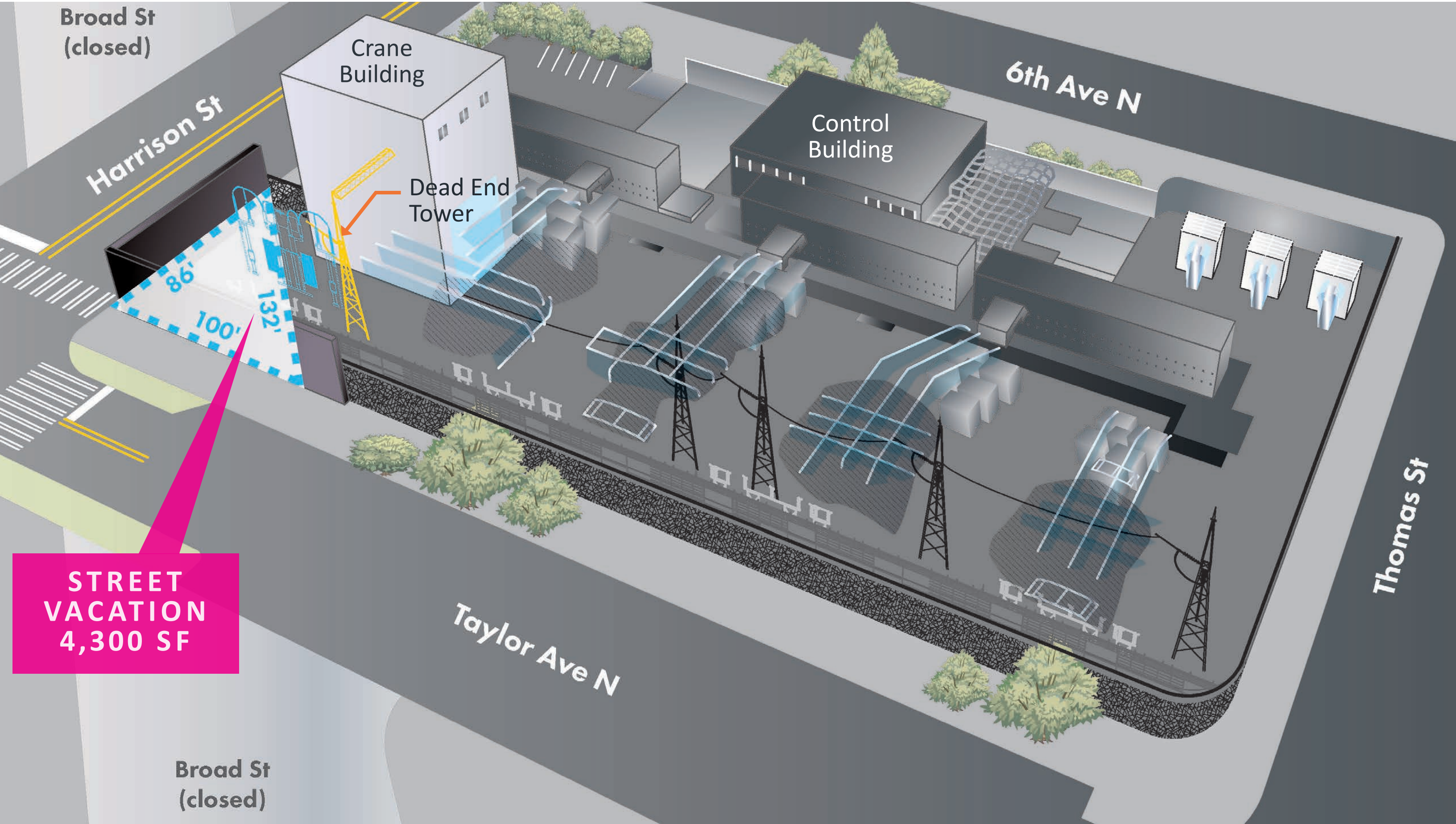
6th Ave

Harrison St.

Gates
Foundation

Thomas St.

STREET VACATION LOCATION



Broad St
(closed)

Harrison St

Crane
Building

Dead End
Tower

Control
Building

6th Ave N

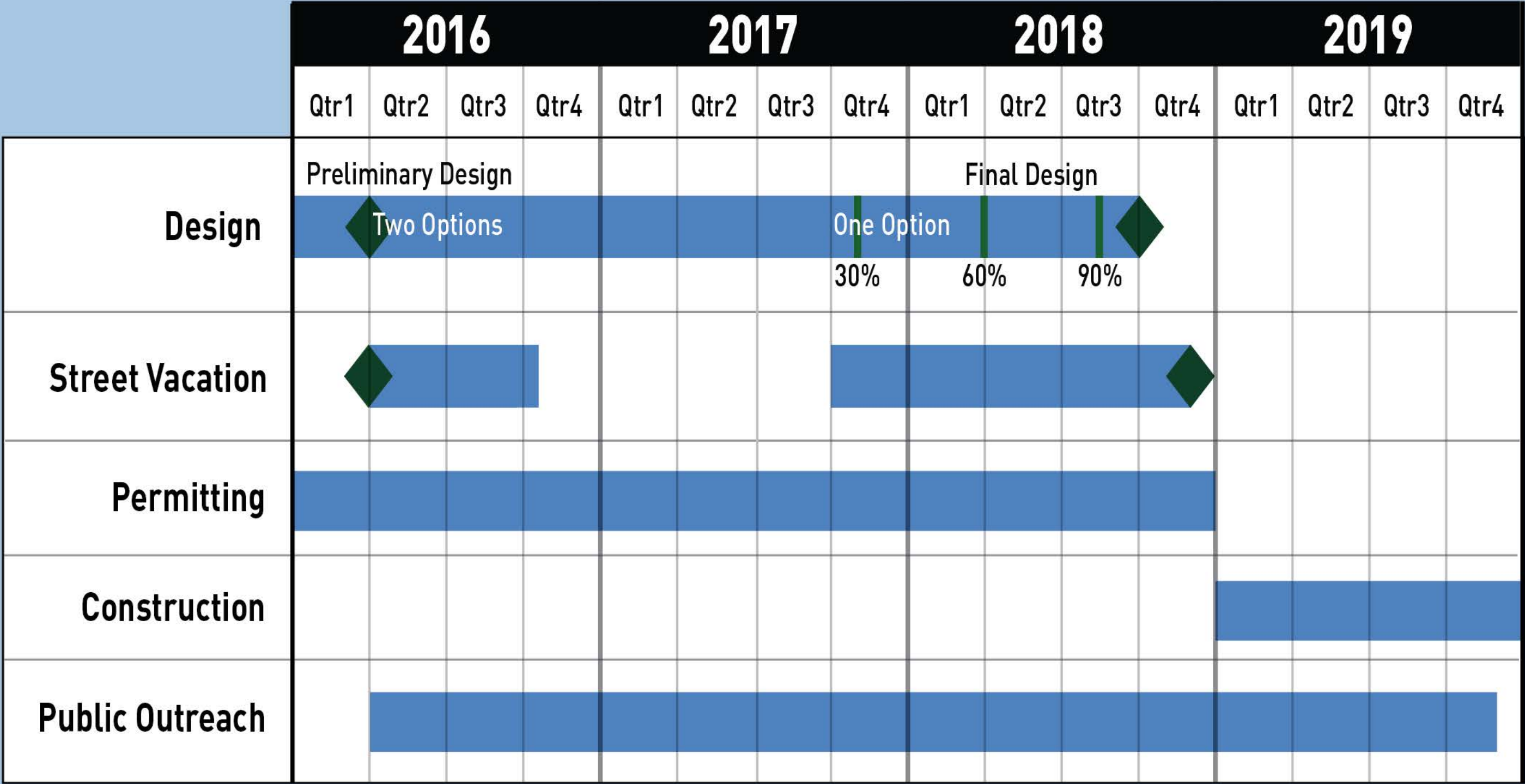
Thomas St

Taylor Ave N

Broad St
(closed)

STREET
VACATION
4,300 SF

PROJECT SCHEDULE



STREET VACATION LOCATION

SR99 NORTH
PORTAL
BUILDING

CONTROL
BUILDING

CRANE
BUILDING

DEAD END
TOWER

ANNEX

BROAD ST
(CLOSED)

STREET
VACATION

TAYLOR AVE

HARRISON ST

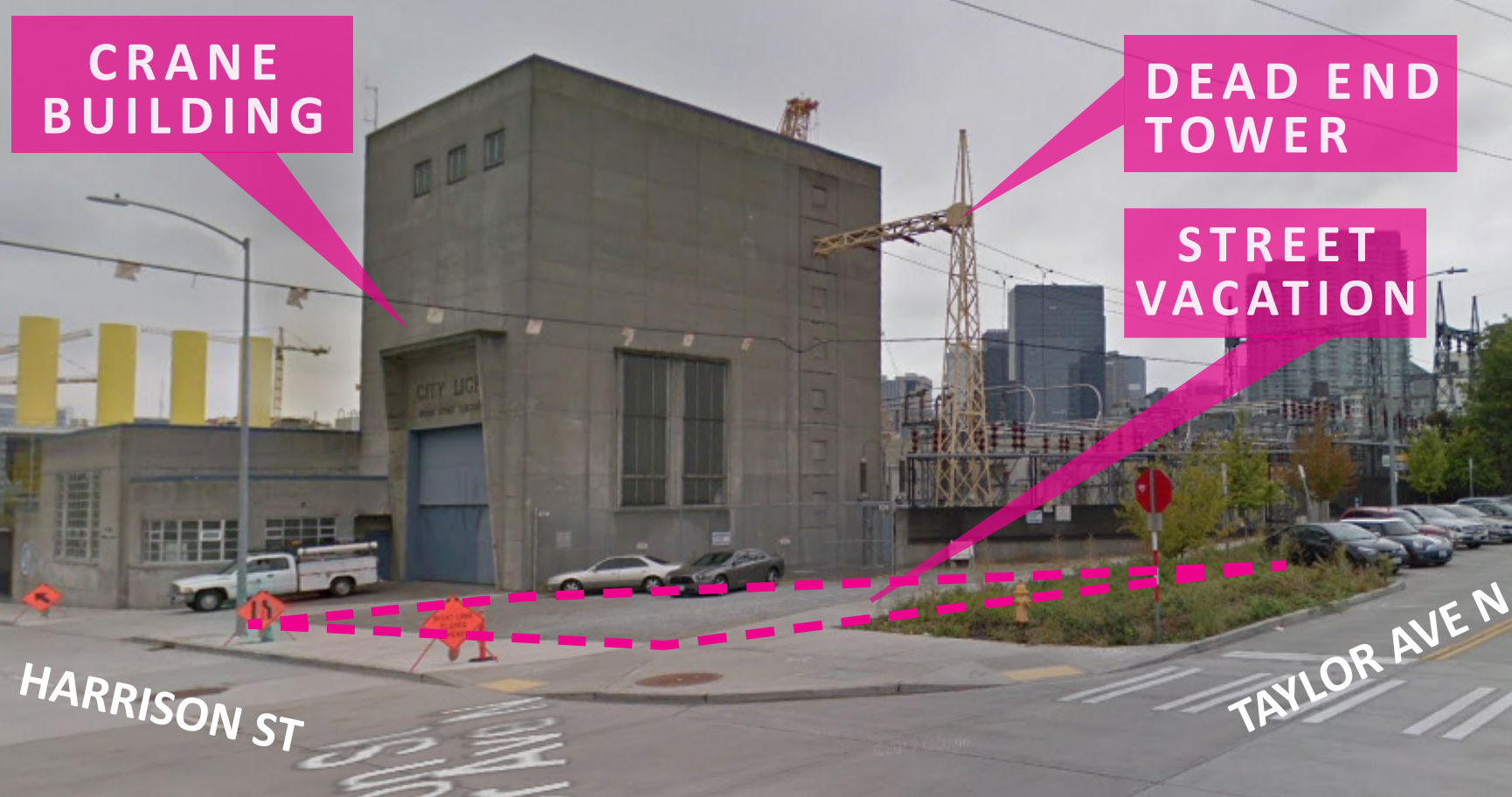


CITY LIGHT
BROAD STREET SUBSTATION

Nº 565
HARRISON STREET

STREET
VACATION

SCL
ACCESS
DRIVE



CRANE
BUILDING

DEAD END
TOWER

STREET
VACATION

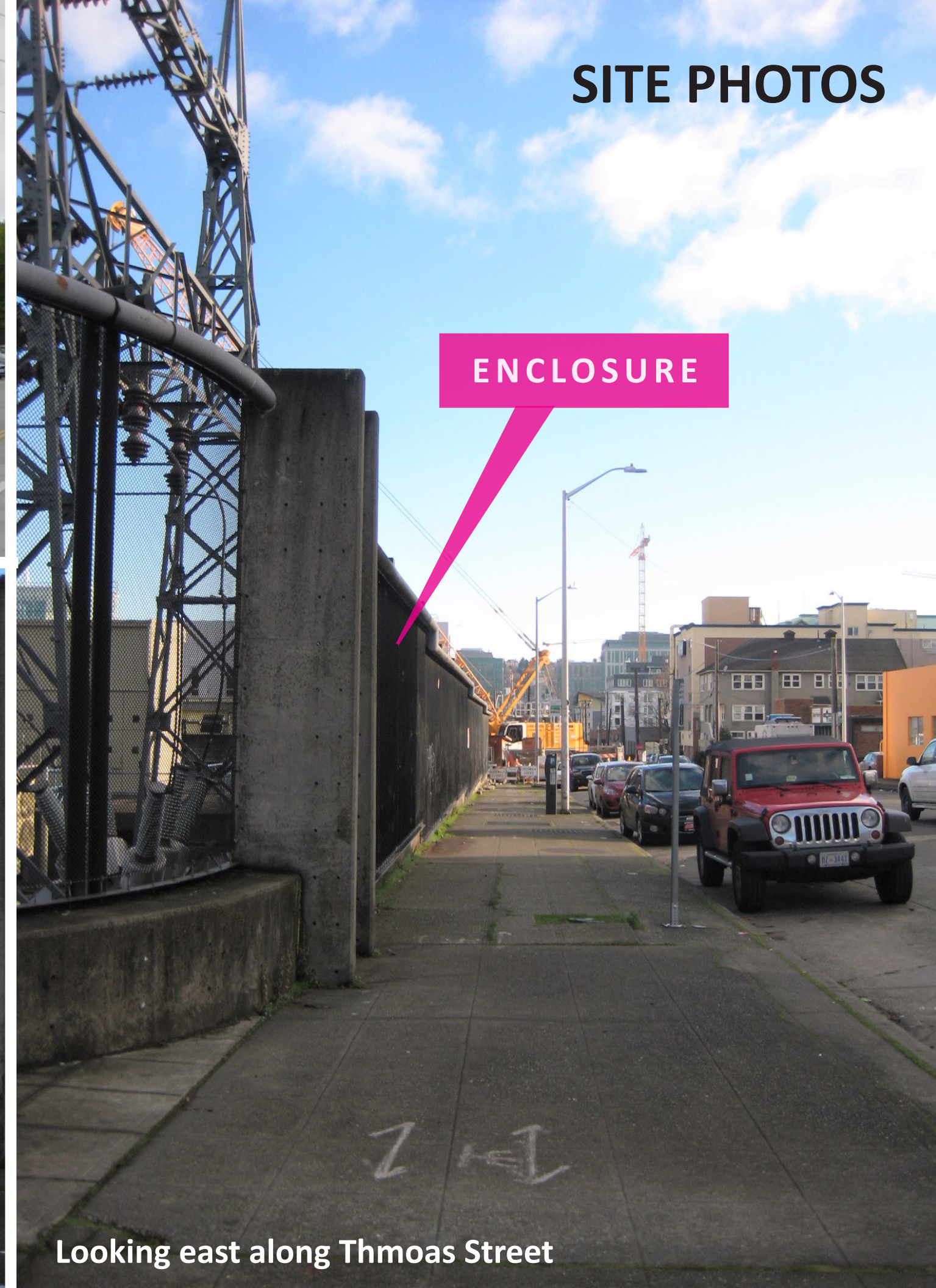
HARRISON ST

TAYLOR AVE N



ENCLOSURE

Looking north along Taylor Ave N



SITE PHOTOS

ENCLOSURE

Looking east along Thmoas Street



DEAD END
TOWER

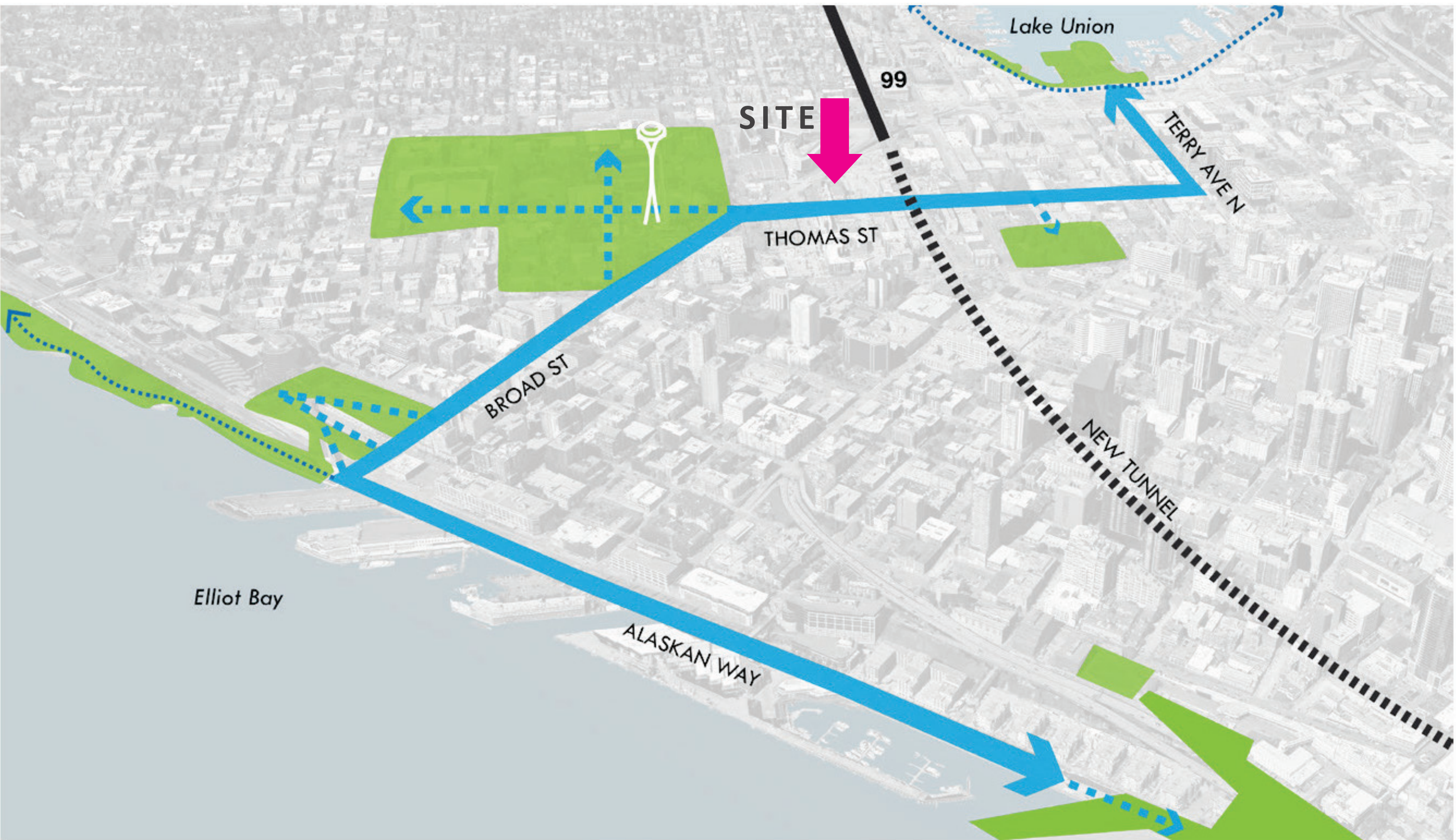
CRANE
BUILDING

STREET
VACATION

Looking towards Harrison Street from closed Broad St

LAKE TO BAY

2015



LAKE TO BAY

Catenary lighting
suspended by poles

Sidewalk cafe
spill-out zones

OFFICE OR RESIDENTIAL INFILL
DEVELOPMENT WITH GROUND
FLOOR RETAIL

Biodetention planting strip

Existing curb

A

Thomas Street

a

OFFICE OR RESIDENTIAL INFILL
DEVELOPMENT WITH GROUND
FLOOR RETAIL

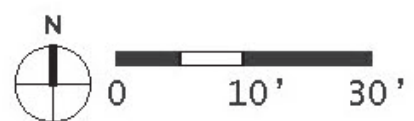
alley

2" curb typ.

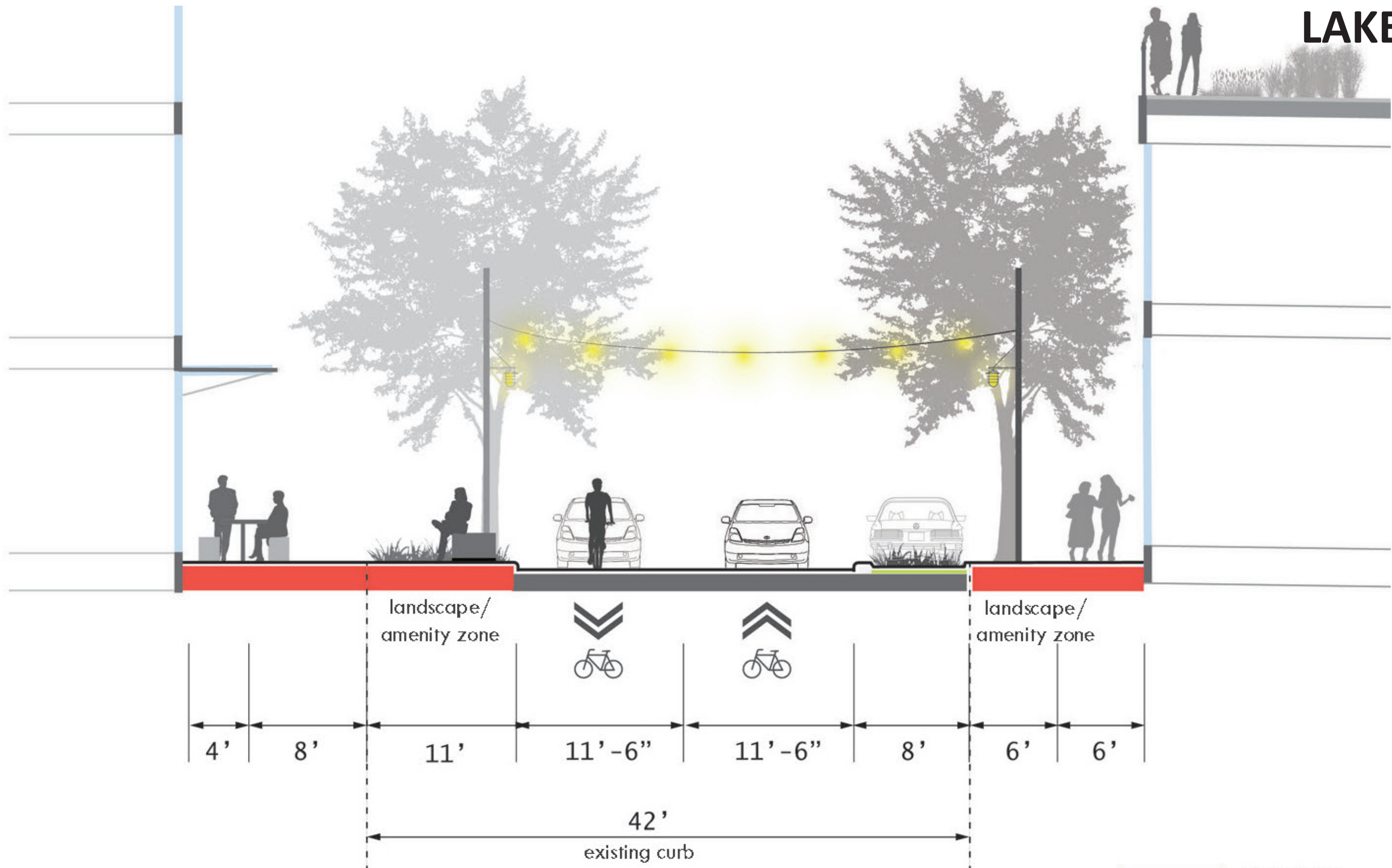
2'x2' concrete paving with
sawcut joints

Trees in grates or planting
areas. Use Silva Cells or
structural soil to allow
for large, contiguous soil
volumes

Concrete unit pavers at
building entrances and
cafe/retail spillout zones,
extended across drive lanes



LAKE TO BAY



Note: Non-standard elements will require private maintenance agreements

THOMAS GREEN STREET PLAN

2013

The Triangle

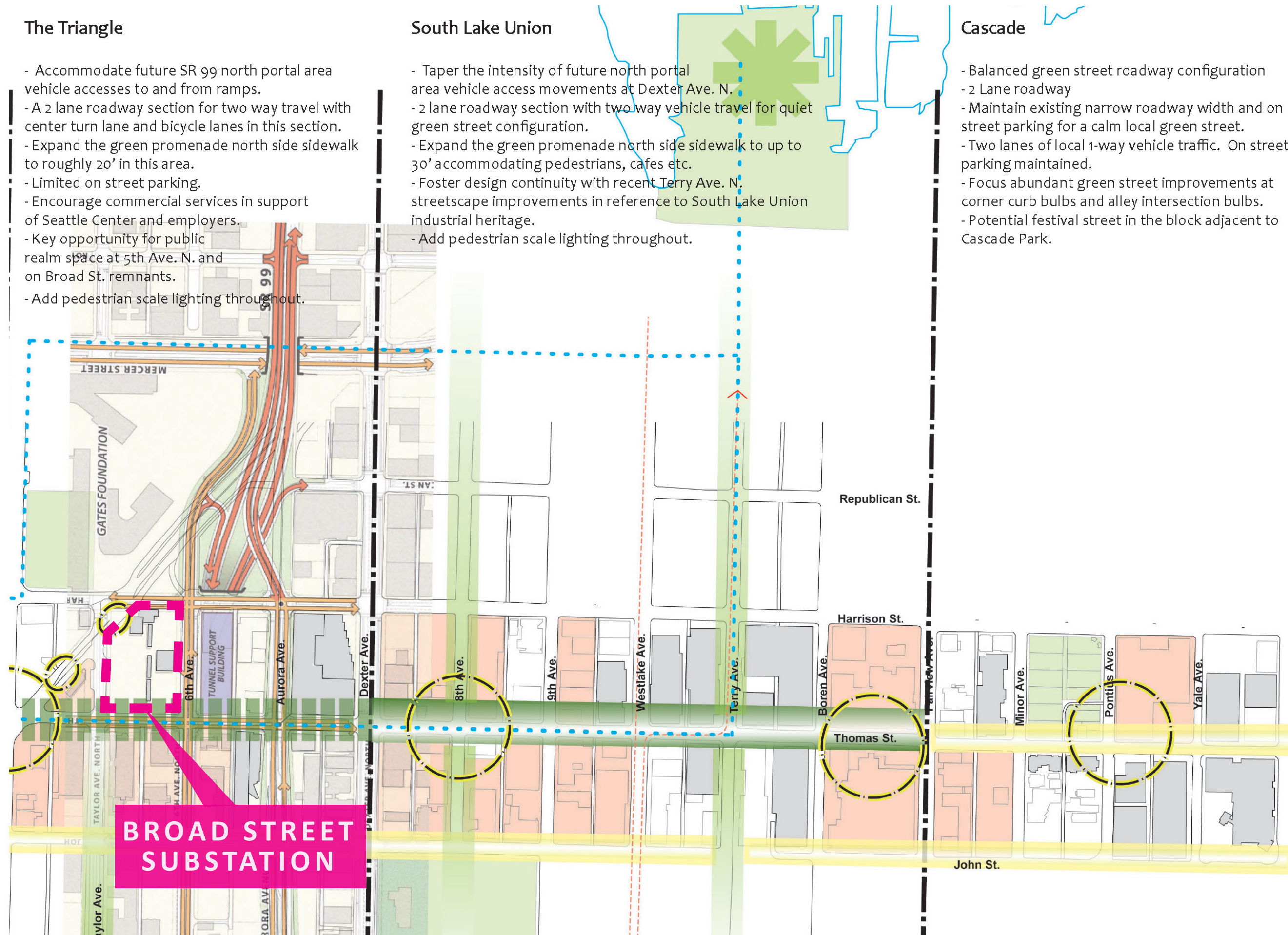
- Accommodate future SR 99 north portal area vehicle accesses to and from ramps.
- A 2 lane roadway section for two way travel with center turn lane and bicycle lanes in this section.
- Expand the green promenade north side sidewalk to roughly 20' in this area.
- Limited on street parking.
- Encourage commercial services in support of Seattle Center and employers.
- Key opportunity for public realm space at 5th Ave. N. and on Broad St. remnants.
- Add pedestrian scale lighting throughout.

South Lake Union

- Taper the intensity of future north portal area vehicle access movements at Dexter Ave. N.
- 2 lane roadway section with two way vehicle travel for quiet green street configuration.
- Expand the green promenade north side sidewalk to up to 30' accommodating pedestrians, cafes etc.
- Foster design continuity with recent Terry Ave. N. streetscape improvements in reference to South Lake Union industrial heritage.
- Add pedestrian scale lighting throughout.

Cascade

- Balanced green street roadway configuration
- 2 Lane roadway
- Maintain existing narrow roadway width and on street parking for a calm local green street.
- Two lanes of local 1-way vehicle traffic. On street parking maintained.
- Focus abundant green street improvements at corner curb bulbs and alley intersection bulbs.
- Potential festival street in the block adjacent to Cascade Park.



**BROAD STREET
SUBSTATION**

THOMAS GREEN STREET PLAN



THOMAS GREEN STREET SECTION

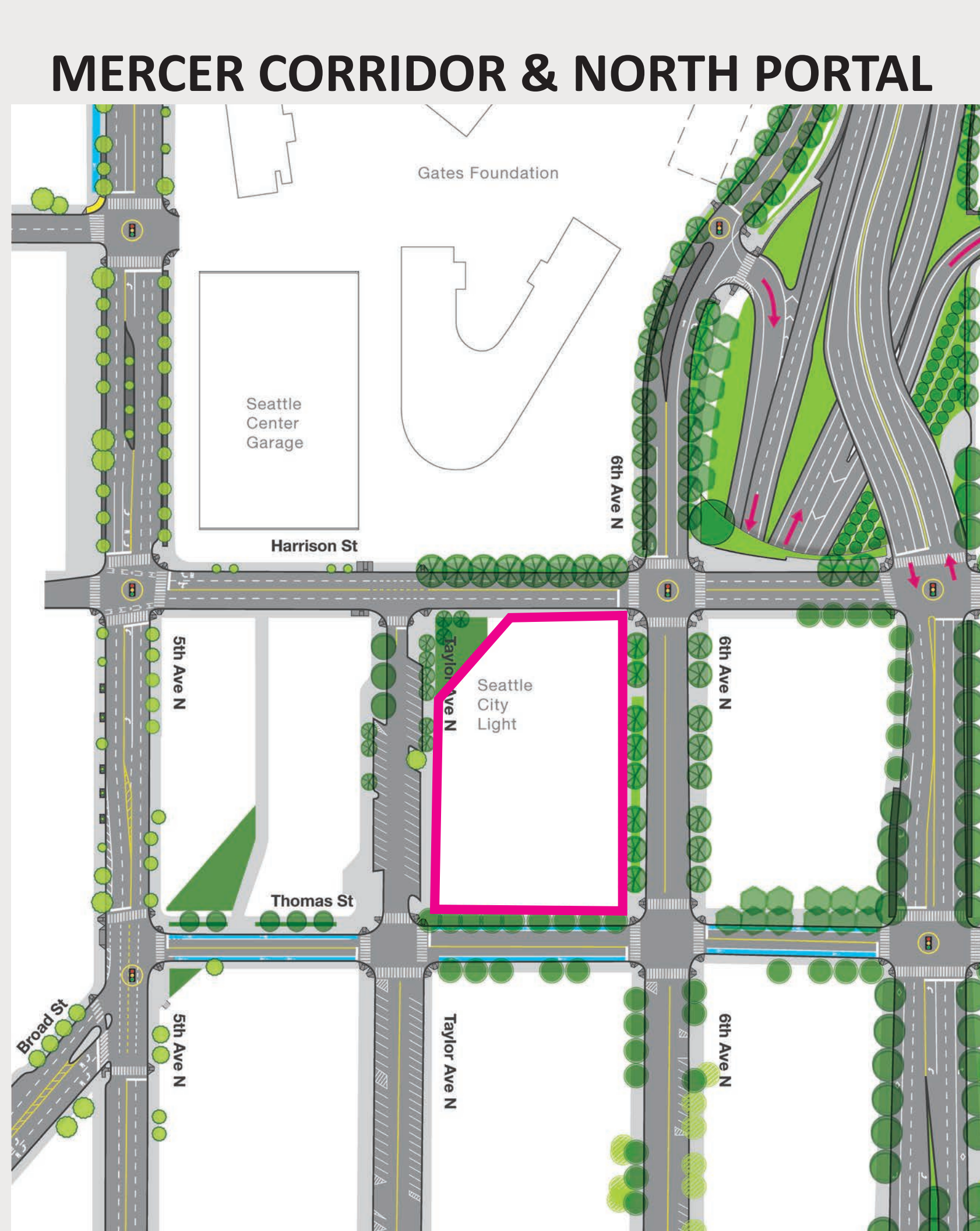


THOMAS STREET - EXISTING LOOKING WEST



THOMAS STREET - EXISTING LOOKING EAST



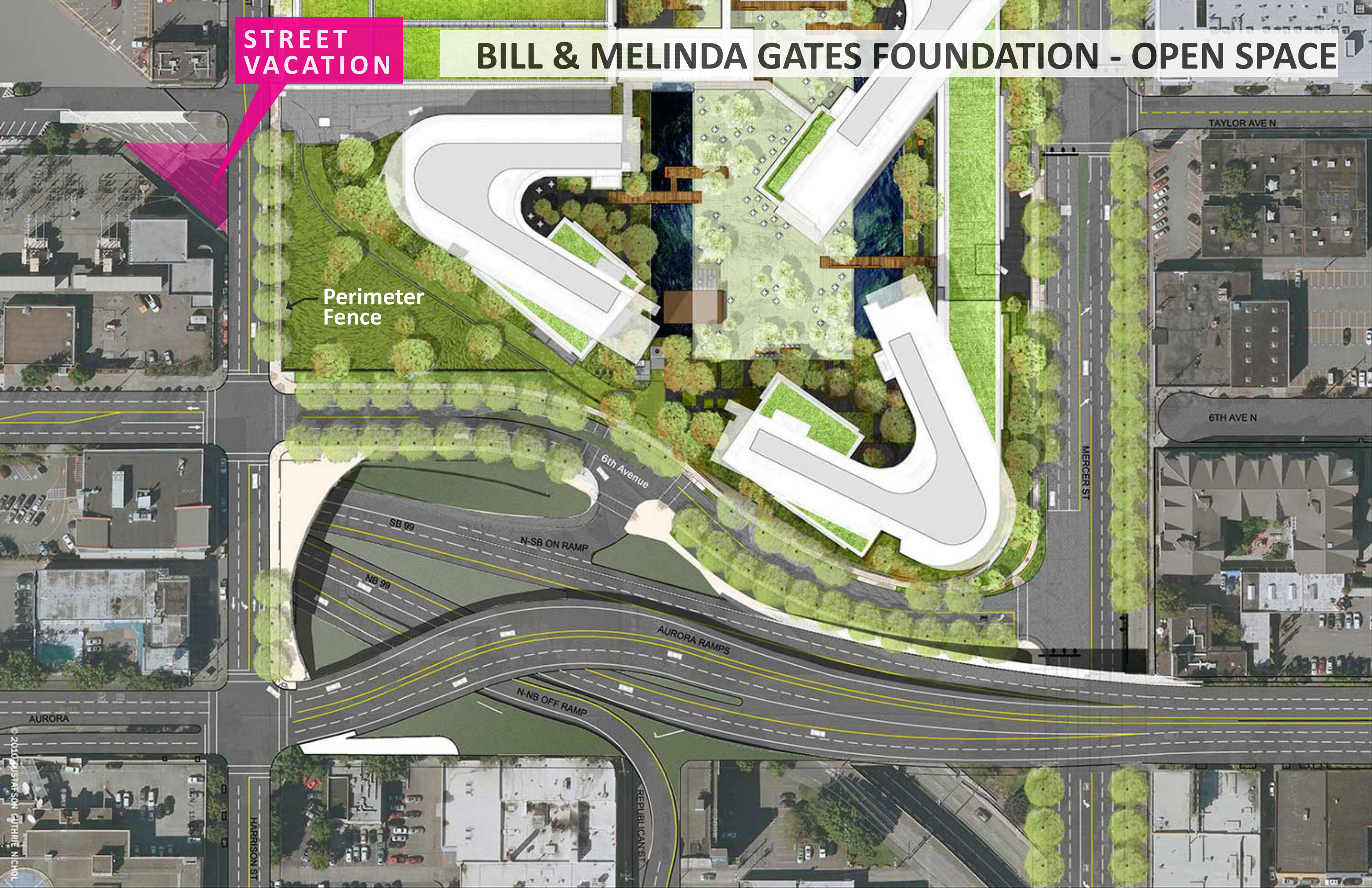


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STREET
VACATION

BILL & MELINDA GATES FOUNDATION - OPEN SPACE

Perimeter
Fence



BILL & MELINDA GATES FOUNDATION - OPEN SPACE



LANDMARKS



CONTROL
BUILDING

CRANE
BUILDING

DEAD END
TOWER

LANDMARKS

1. NOMINATION: Seattle City Light, (SCL) self-nominated the Broad Street Substation for Seattle Landmarks consideration, a two hearing process. At the Nomination hearing on 9/20/2017, the Landmarks Board voted to approve the nomination, clearing the way for designation consideration.

2. DESIGNATION: At the Designation hearing on 11/01/2017, the Landmarks Board voted to approve the substation as a Seattle Landmark under Criteria C and D. The features of the Landmark to be preserved include: the exteriors of the **Control and Crane Buildings**, the switchyard **“dead-end” tower** directly west of the Crane Building and the trussed armature that connects this tower to the west face of the building.

3. CONTROLS & INCENTIVES: Following designation, SCL and Landmarks began negotiations of the Controls and Incentives (C&I) for the property and is currently in-progress. Once the C&I are completed, it is brought forth before the Landmarks Board for review and approval.

4. ORDINANCE: A Designating Ordinance follows, typically completed by Landmarks staff, and presented before the City Council.

2016 COMMUNITY OUTREACH

- Project website, email address, and hotline initiated
- Sent letter and project fact sheet to approximately 60 stakeholders & Offered briefings
- Conducted one briefing with only party that requested one (Adler Giersch Law Firm)

The screenshot shows the Seattle City Light website for the Broad Street Substation Inductor Project. The header includes the Seattle.gov logo, Mayor Jenny A. Durkan's name, a search bar, and a menu icon. Below the header, the project title "Broad Street Substation Inductor Project" is displayed, along with navigation links for "Customer Service", "For Home", "For Business", "Outages", "About", "CONTACT US 206.684.3000", and social media icons. The main content area features a "Project Update" section for Fall 2017, detailing improvements to the Broad Street Substation. It mentions that City Light has identified a preferred option for improvements, which involves installing new electrical equipment and expanding the substation's boundaries. A public open house is scheduled for Wednesday, November 8, 2017, at the Best Western Inn, 200 Taylor Ave N, from 5:30 to 7:30 p.m. The contact information for the project is also provided, including a hotline at (206) 801-3528 and an email address: SCL_BroadSub@seattle.gov. A "CONTACT US" form is visible on the right side of the page, with fields for email, first and last name, and a comment/question, along with a "Send" button and a checkbox for email updates.

Seattle.gov
Mayor Jenny A. Durkan

Search Menu

Seattle City Light
JIM BAGGS, Interim General Manager and CEO

Customer Service For Home For Business Outages About CONTACT US 206.684.3000

BROAD STREET SUBSTATION INDUCTOR PROJECT MY ACCOUNT PAY MY BILL

Broad Street Substation

Broad Street Project Update
Project Overview
Power Delivery 101
Design Options
The Regional Grid
Schedule
Event Calendar

Learning Library

FAQs
Open House Boards
Brochure

Stay Connected

Project Update

Fall 2017
In its continuing effort to keep pace with the region's growth and to provide reliable power to customers, Seattle City Light is planning to make improvements to the Broad Street Substation. City Light has identified a preferred option for the improvements, which involve installing new electrical equipment at the Broad Street Substation. The preferred option requires expanding the substation's boundaries at its northwest corner. In order to expand the substation, City Light will need to acquire a small portion of Broad Street through a process called street vacation.

City Light is holding a public open house to share the design for the preferred option, present its proposal for public benefits (which are required for street vacation approval), and to get input from the public on their ideas for public benefits.

Public Open House
Wednesday, November 8, 2017
Best Western Inn
200 Taylor Ave N
5:30 – 7:30 p.m.

You can also send us comments or request a briefing by sending an email to us at SCL_BroadSub@seattle.gov.

CONTACT US

Get email updates:
If you have a comment or question regarding this project, please use the box below.

Email:

First Name: Last Name:

Comment/Question:

☒ Subscribe me to email updates

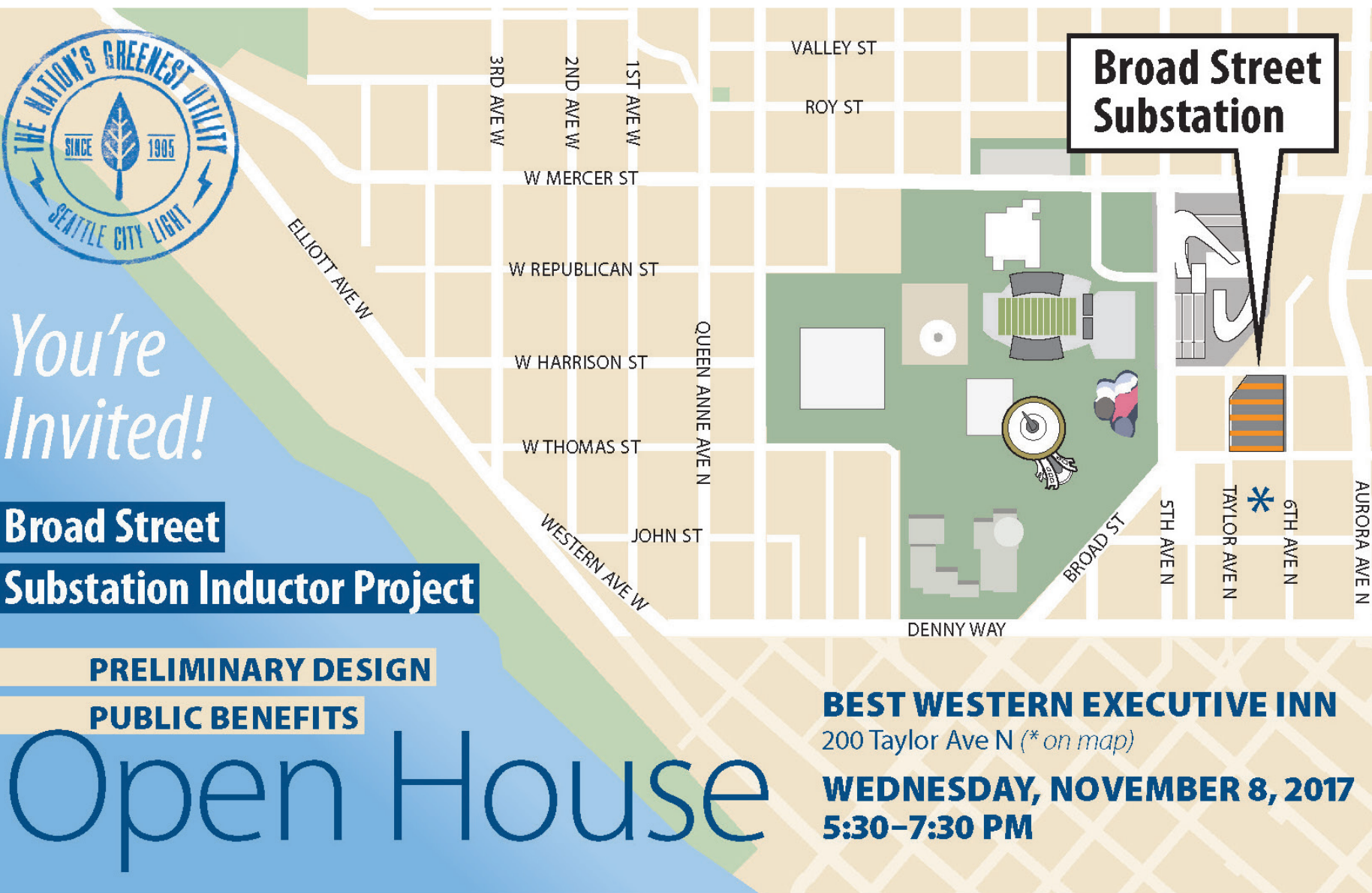
Send

If your email requires a response, you will receive follow-up within 48 hours.

Project Hotline:
(206) 801-3528

Email Address:
SCL_BroadSub@seattle.gov

Website



2017 COMMUNITY OUTREACH

- Updated Website
- Prepared Project Brochure
- Contacted Stakeholders To Offer Briefings
- Conducted 4 Briefings
 - Gates Foundation
 - SLU Community Council
 - Uptown Alliance
 - SoLU Stakeholders Group
- Conducted Open House
 - Mailed Postcard To 7,000 Addresses
 - Sent Press Release
 - Promoted Via Social Media & Website
 - Sent Invite To Email List
 - Door-To-Door Outreach
 - Flyers In Libraries And Community Centers

COMMUNITY MEETING BOARDS

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

WELCOME!

What are we doing here tonight?

We're here to inform you about the proposed Broad Street Substation improvements AND get your input in some key areas:

- Preliminary Design
- Street Vacation
- Public Benefits

How can you participate?

Talk with project staff

We're here to answer questions and listen

Put pen to paper

Share your input on flip charts or the comment board, or use a comment form

Need to think about it?

You can always send us an email:
SCL_BroadSub@seattle.gov.

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

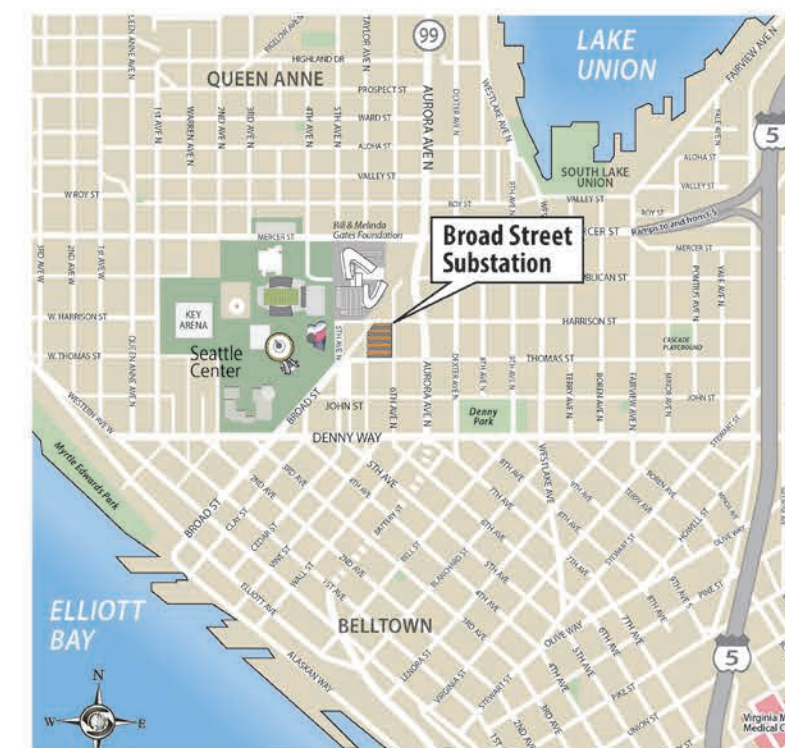
PROJECT DESCRIPTION

Seattle City Light is committed to producing and delivering environmentally responsible, safe, low-cost, and reliable power. As part of this commitment, City Light plans to construct transmission system improvements that will increase reliability of the Puget Sound Area and Northern Intertie (PSANI) power grid.

The Broad Street Substation Inductor Project is one of three planned system improvements.

Project benefits

- Improve reliability of the regional electric transmission grid
- Meet energy demands of our growing region
- Reduce the likelihood of power outages

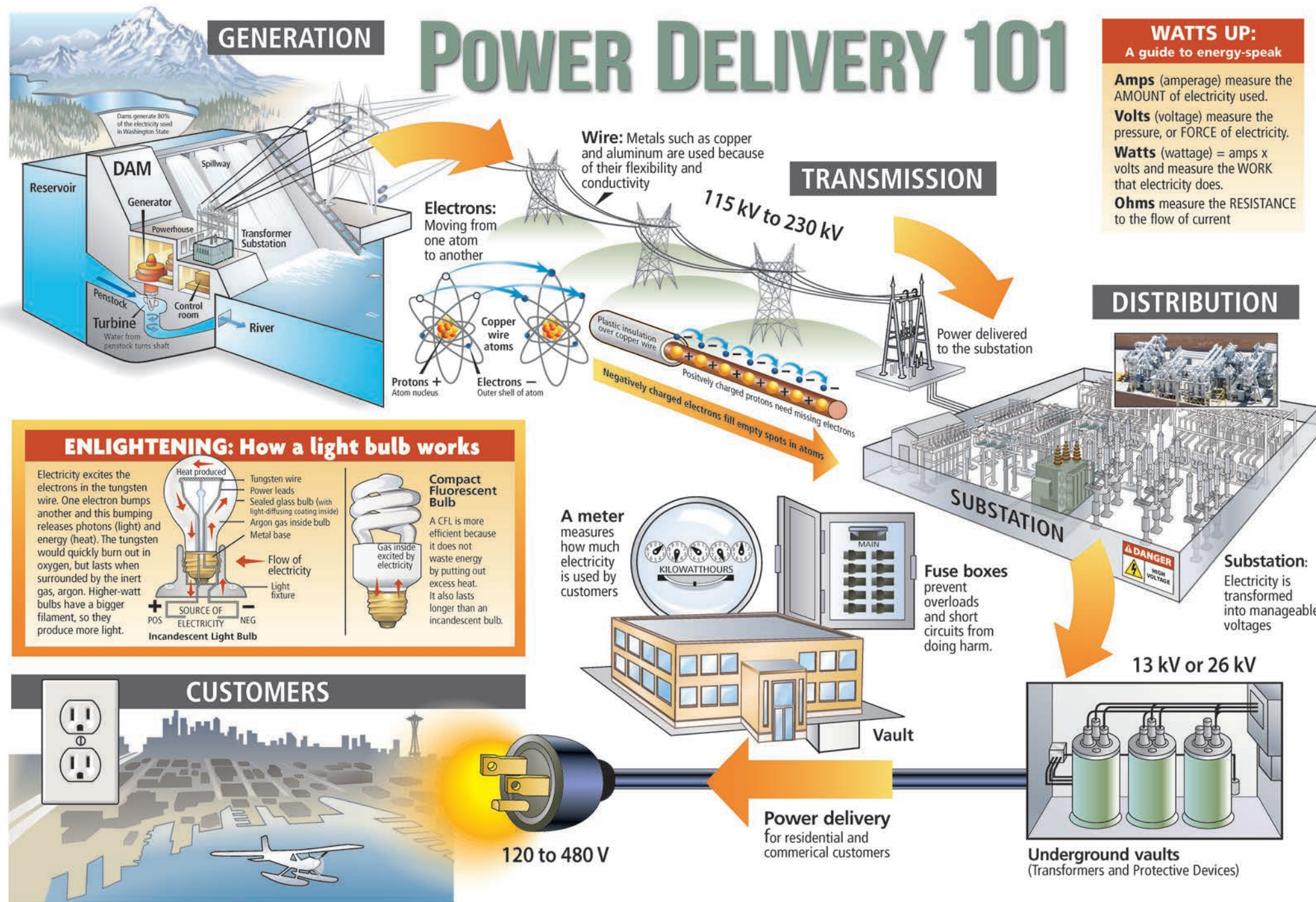


Technical components:

- Install a 6 Ohm oil insulated series inductor on the existing MA-US-BR transmission line
- Install a 21.3 MVAR 115kV capacitor bank
- Install a 115kV 2000A breaker, gas insulated switchgear (GIS) system

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages



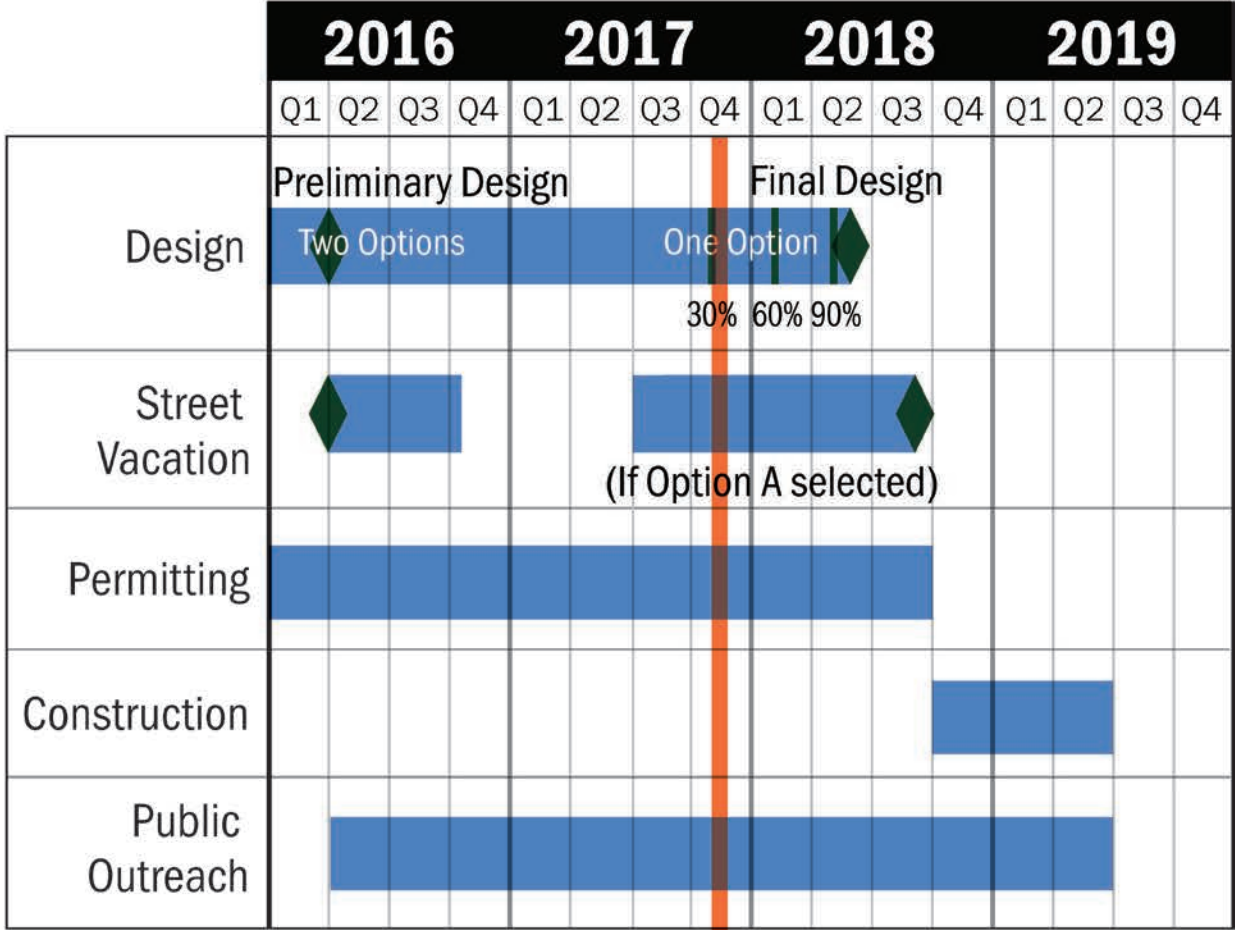
Seattle City Light

www.seattle.gov/light/broadsub

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

SCHEDULE

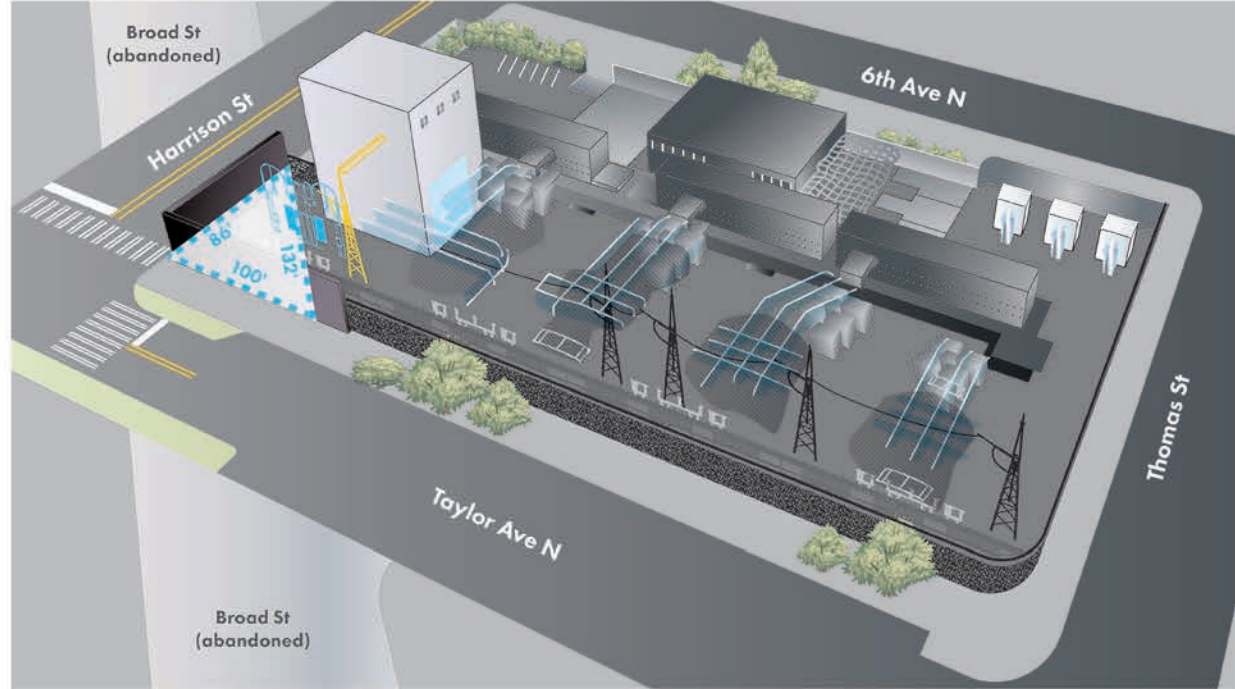


We are here.

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

DESIGN



City Light also evaluated an alternative that would not expand the substation's footprint. This alternative was not selected because it would require:

- Locating some equipment on top of the crane tower, requiring structural improvements and an increase in height from 65 feet to 85 feet
- Relocating existing equipment closer to the sidewalk along Taylor Ave N and installing 25-foot-high firewalls

Preferred alternative

City Light has selected a preferred alternative for substation improvements. This alternative expands the substation's boundary at its northwest corner and provides a number of benefits, including:

- More efficient equipment layout
- Greater safety for workers
- Improved long-term flexibility
- Preserved views

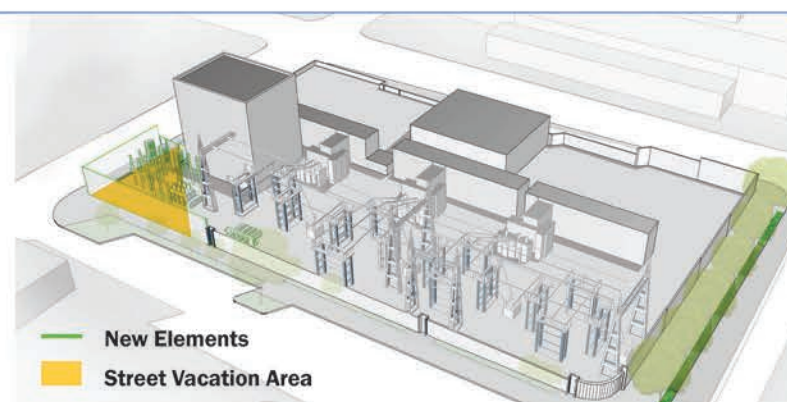
BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

SUBSTATION OPTIONS

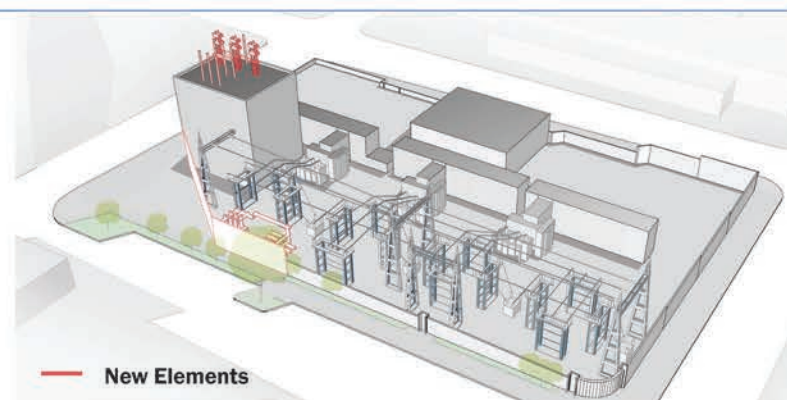
Vacation Option (preferred)

- Requires street vacation
- Provides public benefits (as part of street vacation)
- New equipment is 20 ft tall
- New walls about 20 ft tall
- New equipment is accessible



No-Vacation Option

- No public benefits provided
- Some equipment installed on crane tower roof (for total height of 85 ft)
- Requires structural upgrades to crane tower
- Ground level equipment requires new firewall
- Some new equipment not easily accessible
- Landmark status constrains ability to put equipment on crane tower



Site Constraints

Area streets are congested with underground transmission and distribution lines, limiting possible areas for expansion outside of the substation boundary

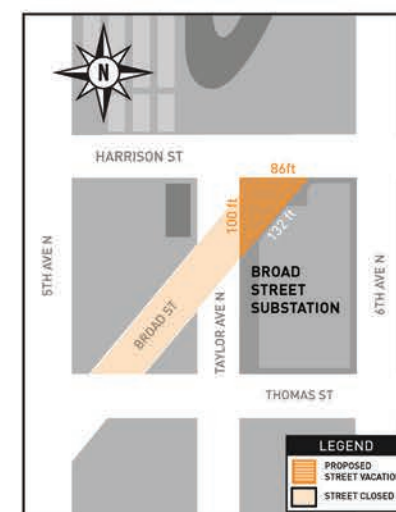
BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

STREET VACATION

What is Street Vacation?

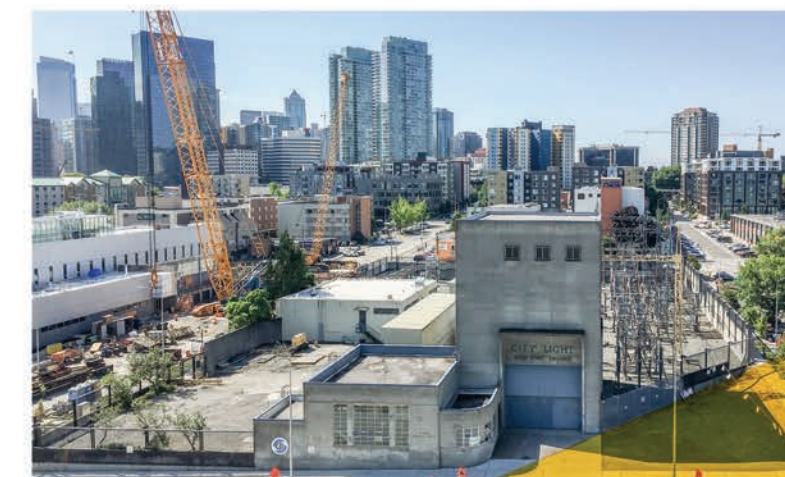
Street vacation refers to the process whereby a property owner (in this case, City Light) petitions City Council to acquire adjacent street right-of-way for use other than as a public roadway. The portion of Broad Street proposed for street vacation is a permanently closed road that is no longer in use and would be used for substation expansion.



City Light seeks to acquire about 4,000 square feet for substation improvements.

Where are we in the process?

- Street vacation petition submitted to SDOT for review
- Seeking public input on proposed public benefits
- Public hearing to be held in mid-2018



The existing substation and the proposed vacation area

COMMUNITY MEETING BOARDS

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

PROPOSED PUBLIC BENEFITS

Why are we proposing public benefits?

- Street vacations require that the property owner provide public benefits to compensate for the loss of use of the public right-of-way
- Benefits should be long-term and equal to the value of the right-of-way that is being vacated

What are we proposing?

- City Light is proposing public benefits it feels are in alignment with the vacated area
- The proposed benefits include a number of improvements to the streetscape on Thomas St between 6th Ave N and Taylor Ave N
- Seattle City Council will ultimately determine if the proposal is sufficient

How did we come up with the proposed benefits?

- Thomas Street will be reconnected after the tunnel is opened
- To date there has been little investment in the public realm in this area
- There are existing plans that identify improvements on Thomas and that have the public's support
- The proposed benefits would help implement parts of these plans



Thomas St currently has a 6-foot-wide sidewalk with no amenities.

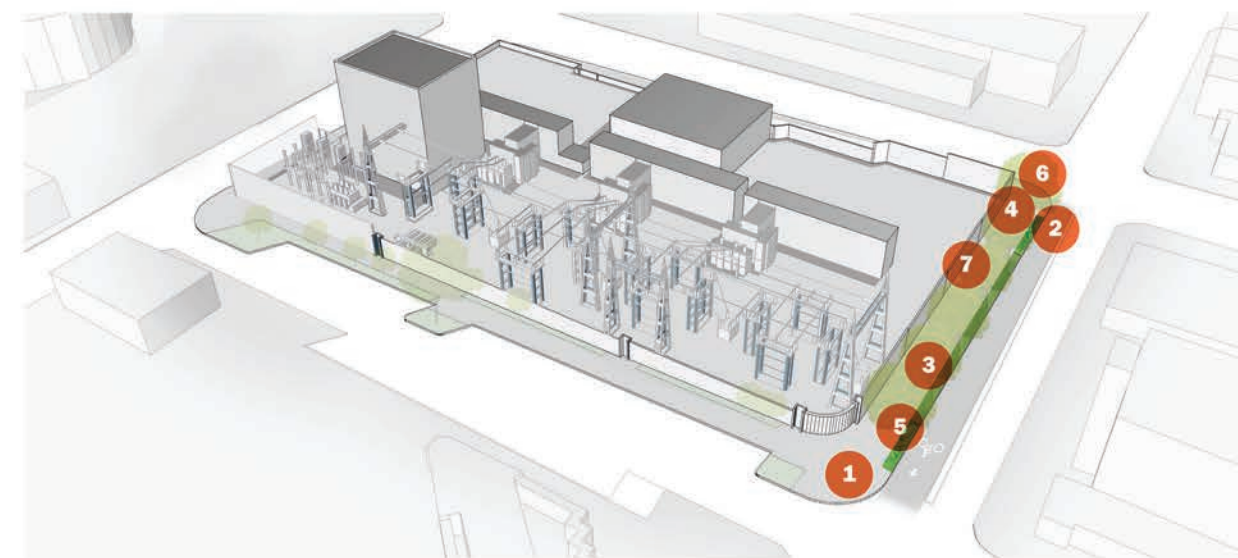


The **Thomas Street Concept Plan** (↔) and the **Lake2Bay Concept Plan** (↔) identify improvements next to the substation.

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

PROPOSED PUBLIC BENEFITS



The proposed public benefits on Thomas Street include:



Proposed benefit #4: Silva Cells promote tree growth and treat stormwater

- 1 Street improvements:** Widen the sidewalk
- 2 Bike lane:** Add a protected bike lane, with curbed protection and pavement markings
- 3 Landscaping:** Add new street trees and irrigated planting areas
- 4 Green stormwater infrastructure:** Add bioretention cells and Silva Cells
- 5 Pedestrian lighting:** Improve lighting with pedestrian lights and streetlights
- 6 Wayfinding signage:** Add signs to promote Lake2Bay Loop
- 7 Furnishings:** Add benches and bike racks

COMMUNITY MEETING BOARDS

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

PROPOSED PUBLIC BENEFITS

What do you think of the proposed public benefits?



Do you have other ideas for public benefits?

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages

HOW CAN YOU STAY INVOLVED?

There are a number of ways to stay involved with the Broad Street Substation Inductor Project

Website

Stay up to date and sign up to receive email updates at:
www.seattle.gov/light/broadsub

Email

Send us your comments and questions via email to:
SCL_BroadSub@seattle.gov

Hotline

Listen to project updates and record your comments or questions at:
[\(206\) 801-3528](tel:(206)801-3528)

Social media

Follow us on social media:
facebook.com/SeattleCityLight
twitter.com/SEACityLight

BROAD STREET Substation Inductor Project

Upgrading our power grid to meet growing demand and reduce outages NOV. 2017

Seattle City Light has partnered with Puget Sound Energy and the Bonneville Power Administration to improve the reliability of the regional electric transmission grid. Since the early 2000s, the transfer of electricity around the Puget Sound area sometimes has been limited because of congestion in this grid. The Broad Street Substation Inductor Project is one of a number of projects that will reduce congestion and upgrade the reliability of the transmission system, lessening the risk of regionwide customer power outages in the future.

The Broad Street Substation is located just east of Seattle Center, in a corner of the Uptown Neighborhood that is undergoing change due to the Alaskan Way Viaduct Replacement Project.

What are the planned improvements?

Broad Street Substation improvements consist of installing new electrical equipment called inductors. Inductors are large electrical wire coils that store and help regulate the flow of electricity on the transmission line. They improve reliability by balancing the electrical load that travels through the regional power grid.

Where will the new equipment go?

The Broad Street Substation was built in 1951 and has been modified over the years to meet our region's growing demand. Past modifications, in addition to the development that has occurred around the substation, limit the ability to install the new inductors within the existing fence line of the substation. The size, weight and layout requirements of the new equipment dictate the need for a significant amount of space. Seattle City Light determined that placing the new equipment within the substation's current footprint is technically infeasible and would constrain any future improvements. Given this challenge, City Light looked at options to expand the substation. Because of the street grid and surrounding land uses, options for substation expansion are severely limited.



Seattle City Light

seattle.gov/light

Translations available upon request at 206-684-3000
Información en español • Impormasyon sa Tagalog • 中文資訊 •
Thông tin bằng tiếng Việt • 한국어 정보 • Macluumaad Af-Soomaali ah

COMMUNITY OUTREACH OUTCOMES

- Support for completing the Thomas Street Green Street Plan
- Making area greener and more pedestrian-friendly
- Facilitating east west connections
- Pedestrian lighting
- Request to incorporate art where possible
- Concern about large and high blank walls at Harrison and Taylor
- Support for incorporating art into walls through texture or treatment

NEXT STEPS

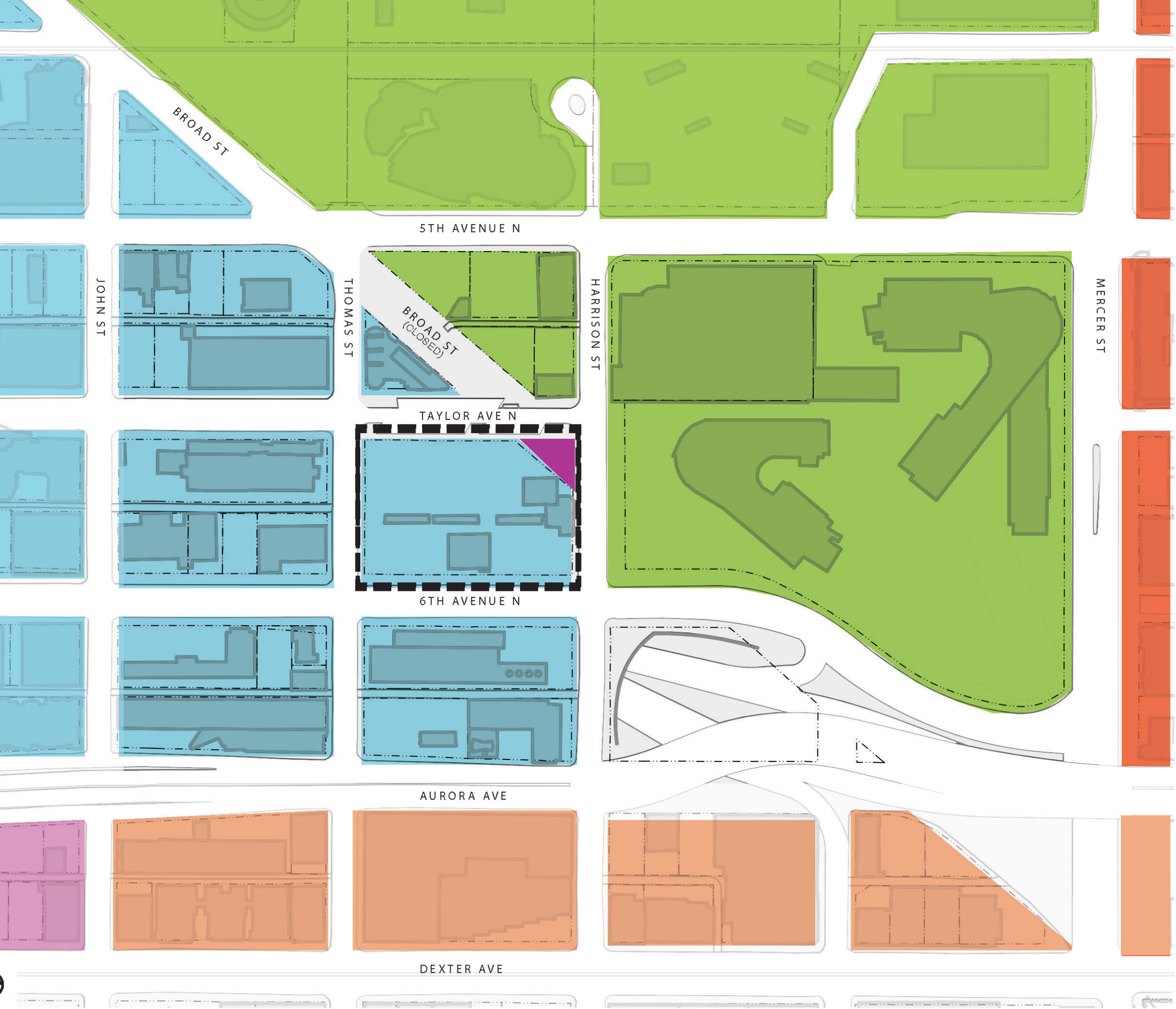
- Continued outreach and engagement focused on public benefit proposal
- Briefing meetings scheduled with SLU and Lower Queen Anne neighborhood



URBAN DESIGN ANALYSIS







ZONING

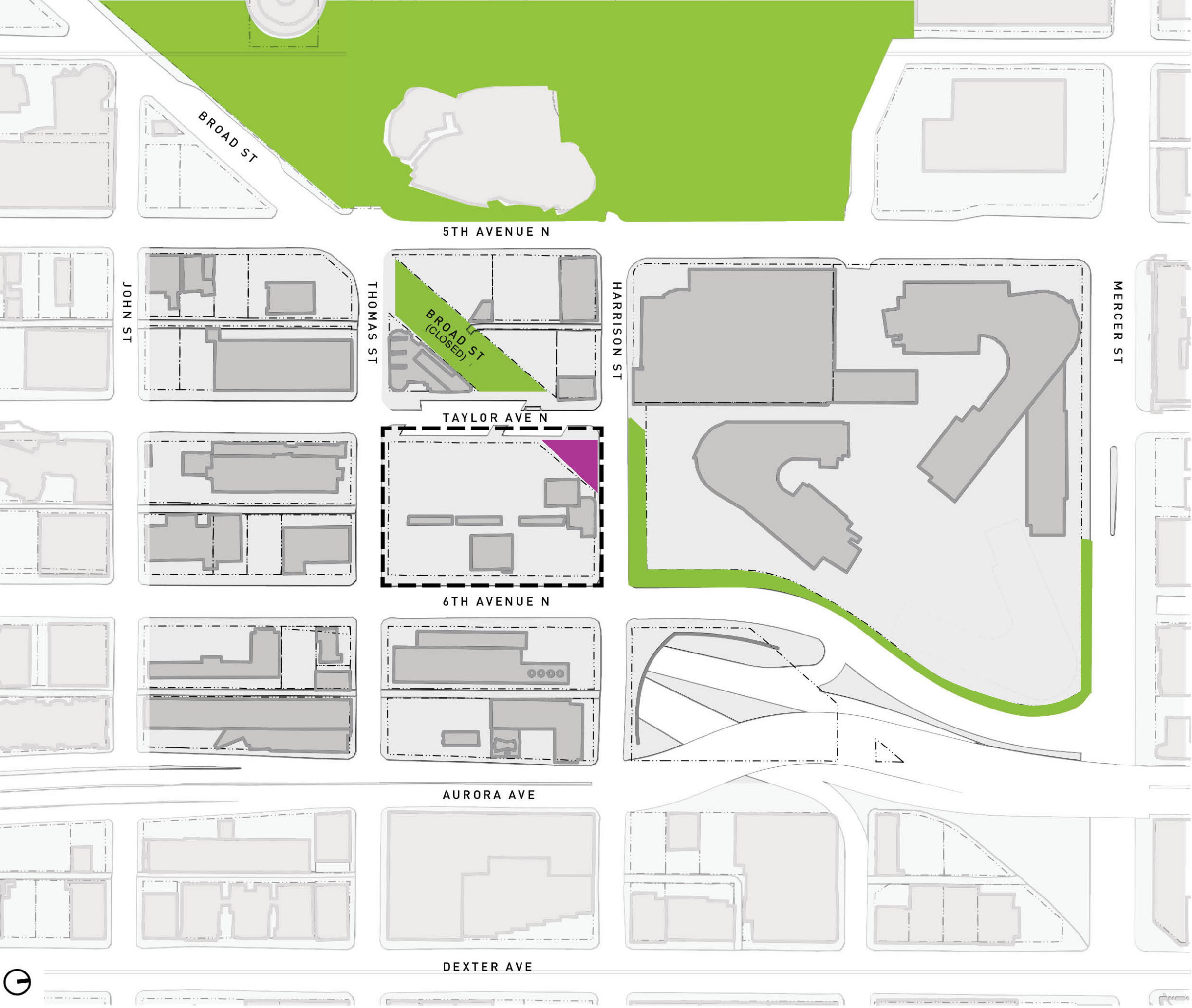
- SM-UP 85 (M1)
- SM-UP 95 (M)
- SM-UP 160 (M)
- SM-SLU 175/ 185-280
- SM-SLU 240/125-440





LAND USE

	COMMERCIAL
	VACANT
	RESIDENTIAL
	INSTITUTIONAL
	MIXED-USE
	PUBLIC FACILITIES/ UTILITIES







OPEN SPACE

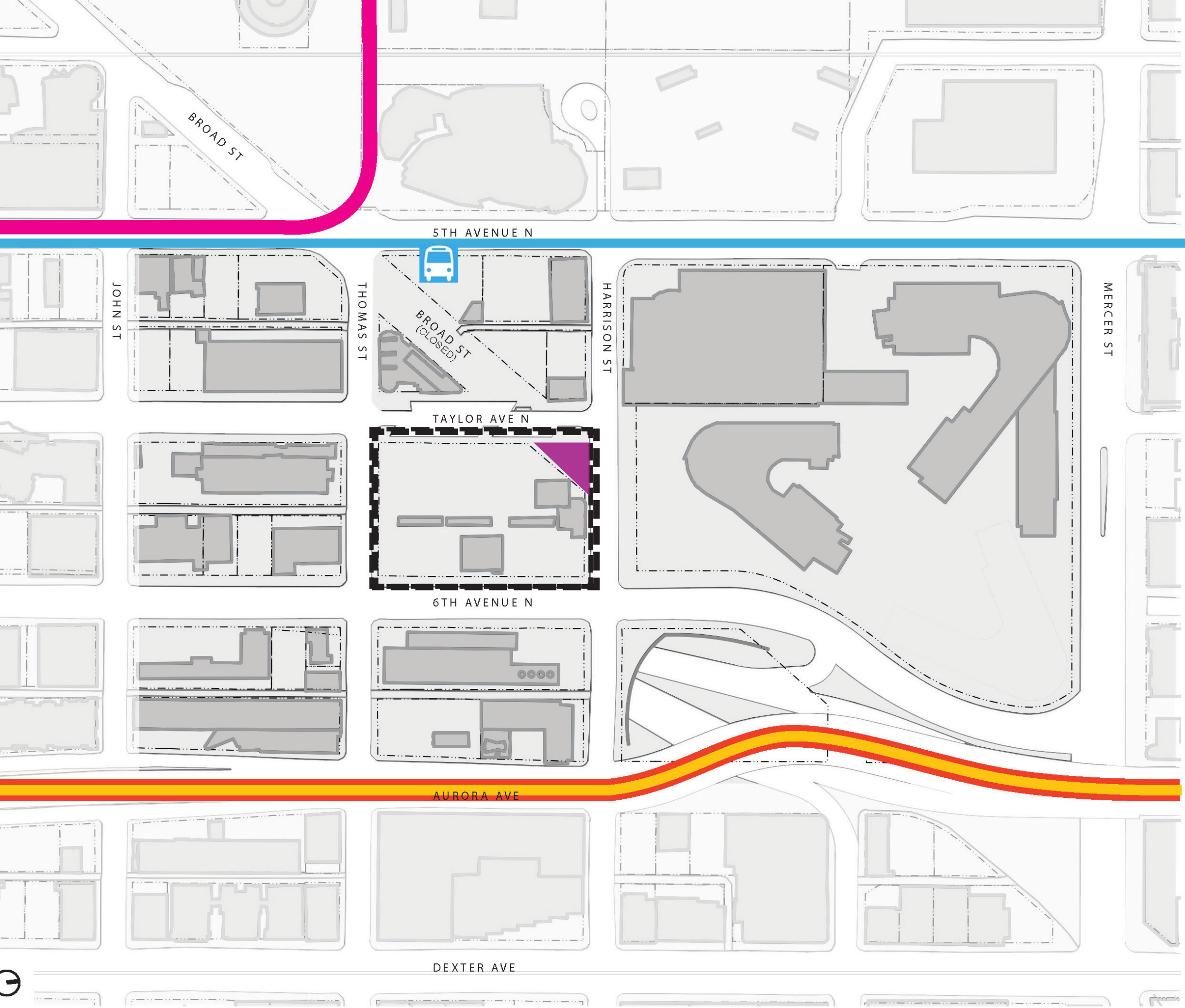
 OPEN SPACE

VEHICLE TRAFFIC

- ARTERIAL
- FUTURE ARTERIAL
- FUTURE MINOR STREET
- MINOR ARTERIAL
- MINOR STREET
- FUTURE CONNECTION
- NEIGHBORHOOD GREENWAY

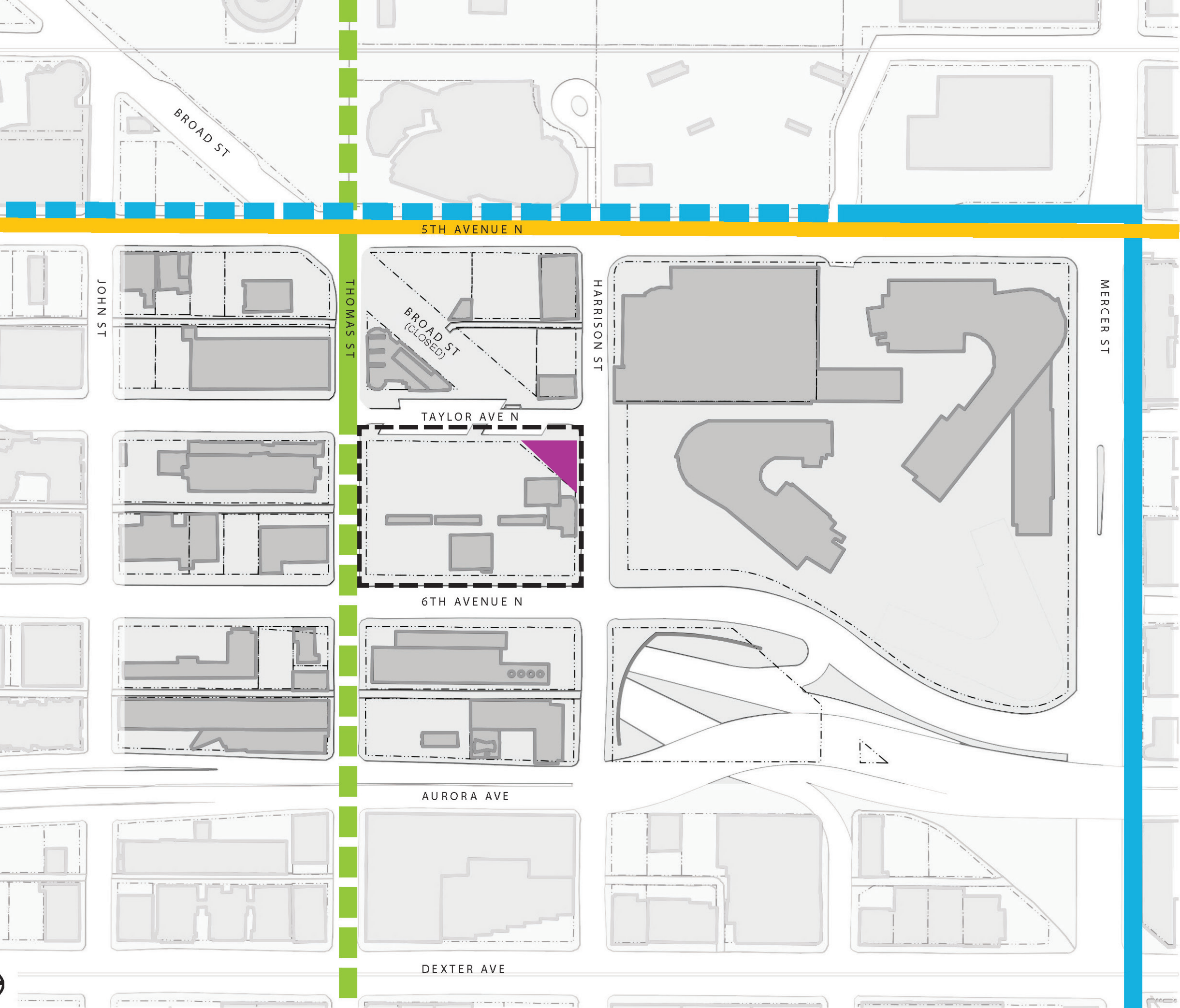
PUBLIC TRANSIT

-  RAPIDRIDE LINE
-  MONORAIL
-  TRANSIT CORRIDOR
-  METRO BUS ROUTES 3 & 4



BIKES

-  CYCLETRACK
-  PLANNED CYCLETRACK
-  NEIGHBORHOOD GREENWAY
-  ON-STREET BICYCLE FACILITY



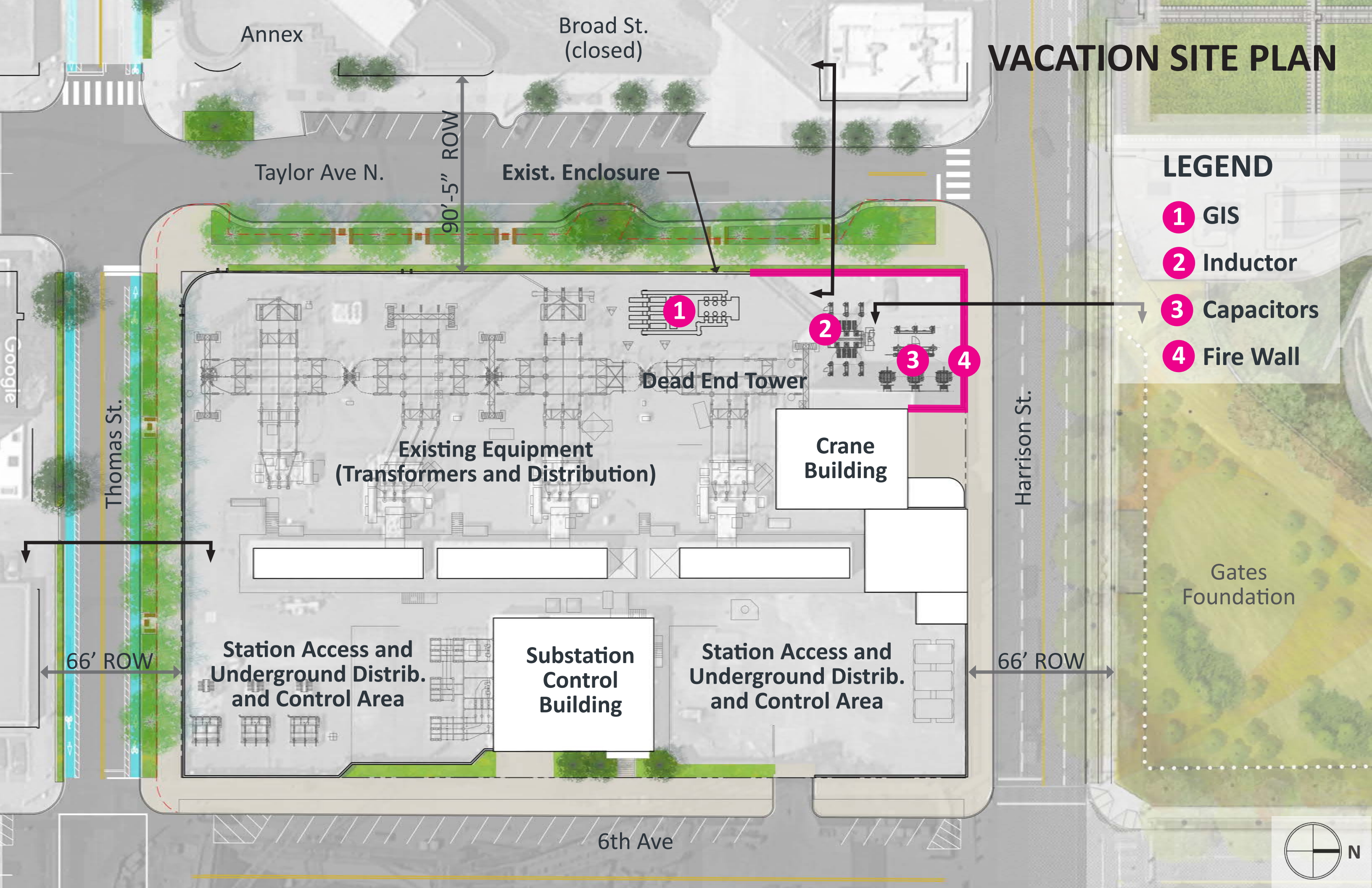
An aerial photograph of a city skyline, likely San Francisco, featuring numerous skyscrapers and the Transamerica Pyramid. The image is overlaid with a semi-transparent pink filter. The word "VACATION" is centered in a large, white, bold, sans-serif font.

VACATION

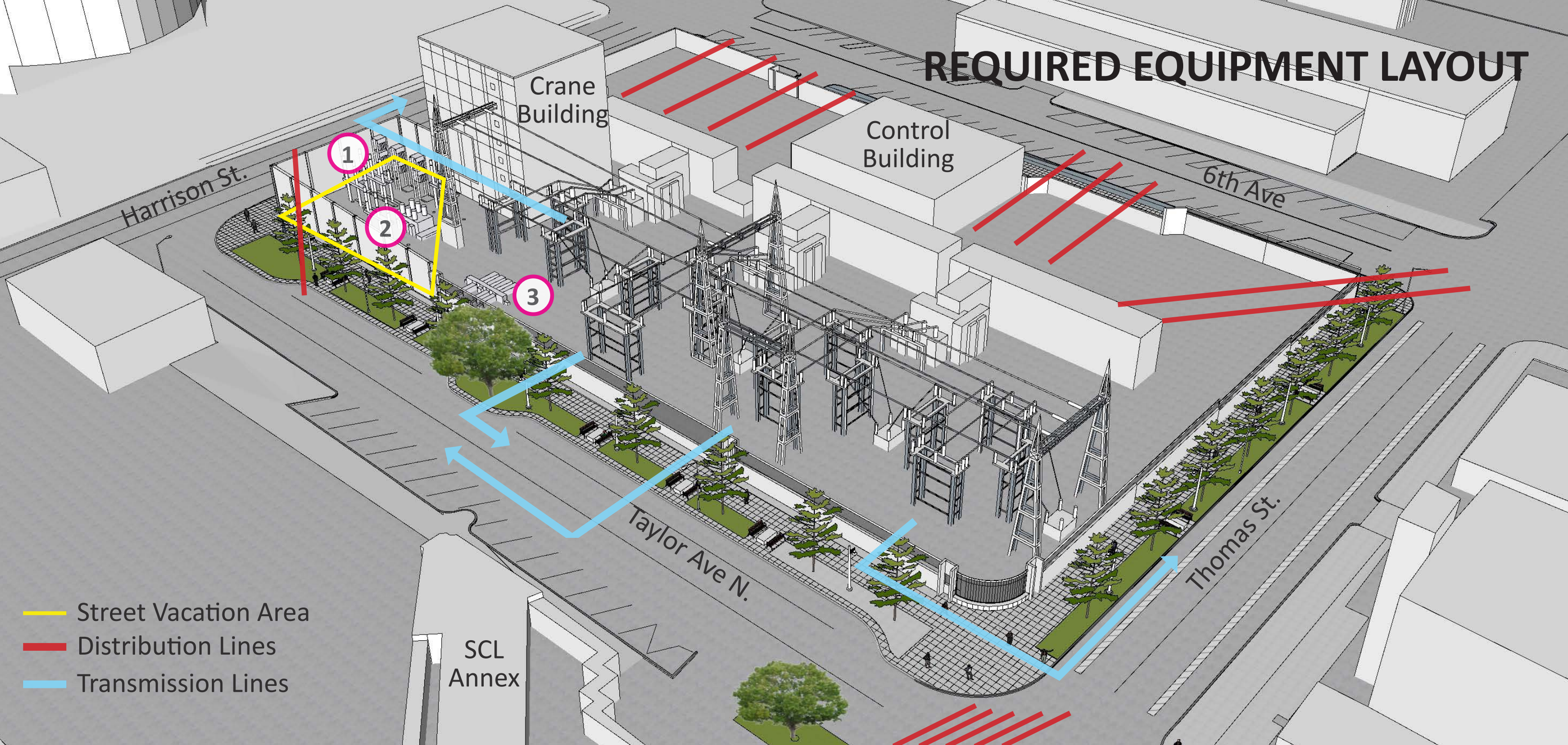
VACATION SITE PLAN

LEGEND

- 1 GIS
- 2 Inductor
- 3 Capacitors
- 4 Fire Wall



REQUIRED EQUIPMENT LAYOUT



- Street Vacation Area
- Distribution Lines
- Transmission Lines

1

Capacitors
control
and store
voltage.



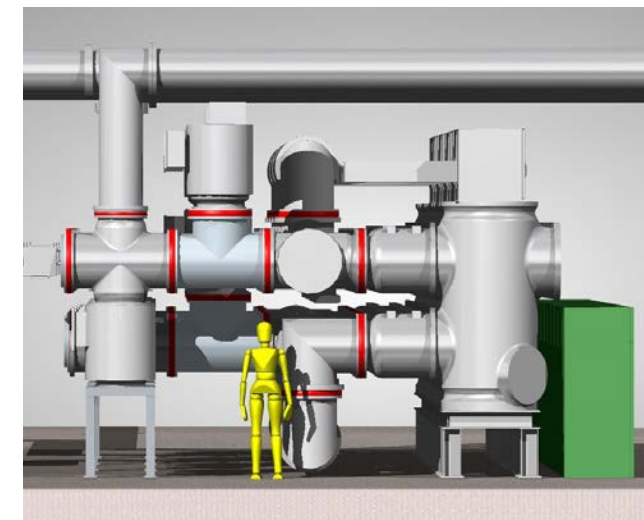
2

Inductors
control and
balance electrical
loads.



3

GIS
Gas-insulated
switchgear helps
regulate and
protect electrical
equipment.

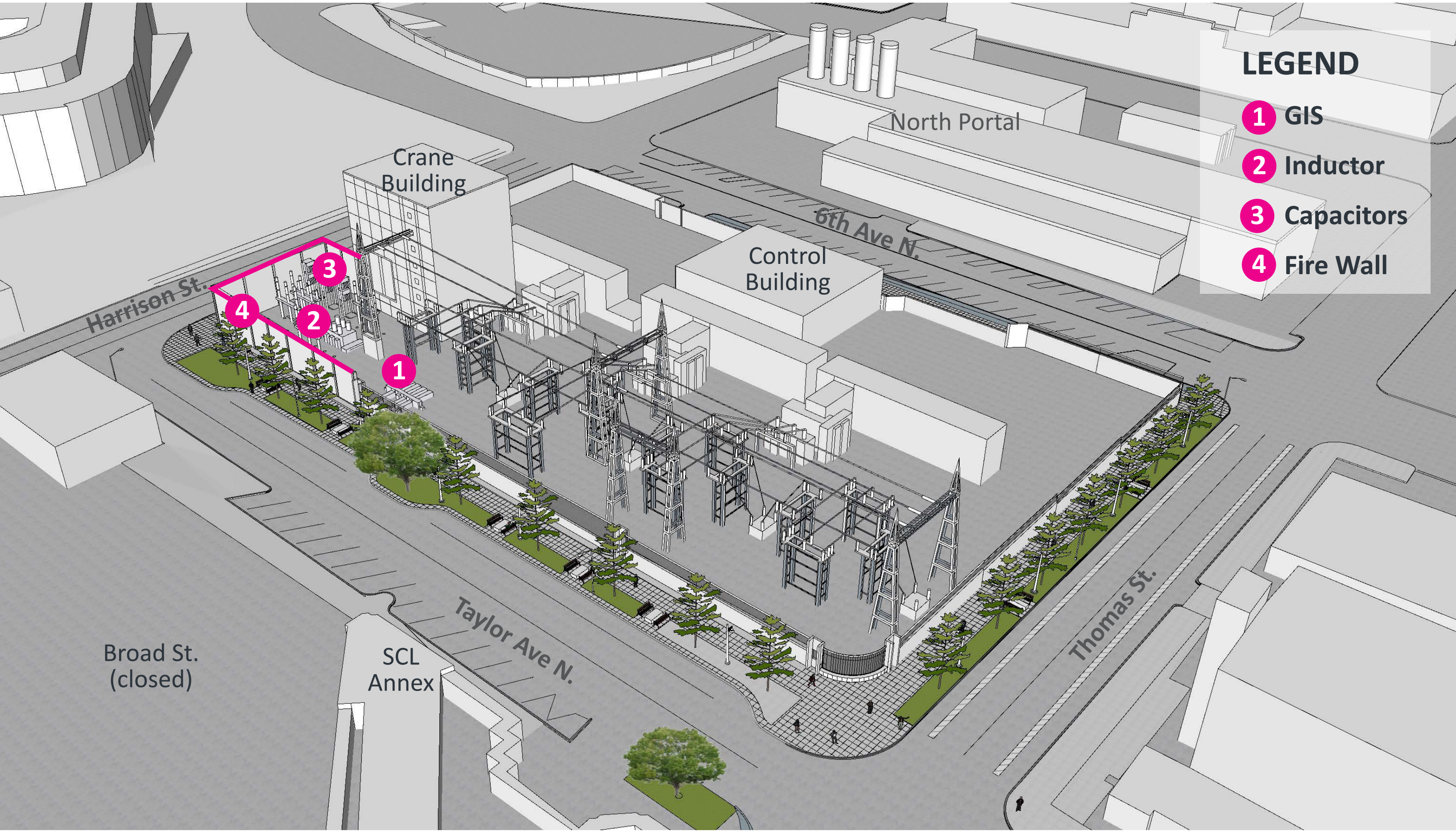


PERSPECTIVE VIEW

LOOKING NORTHEAST

LEGEND

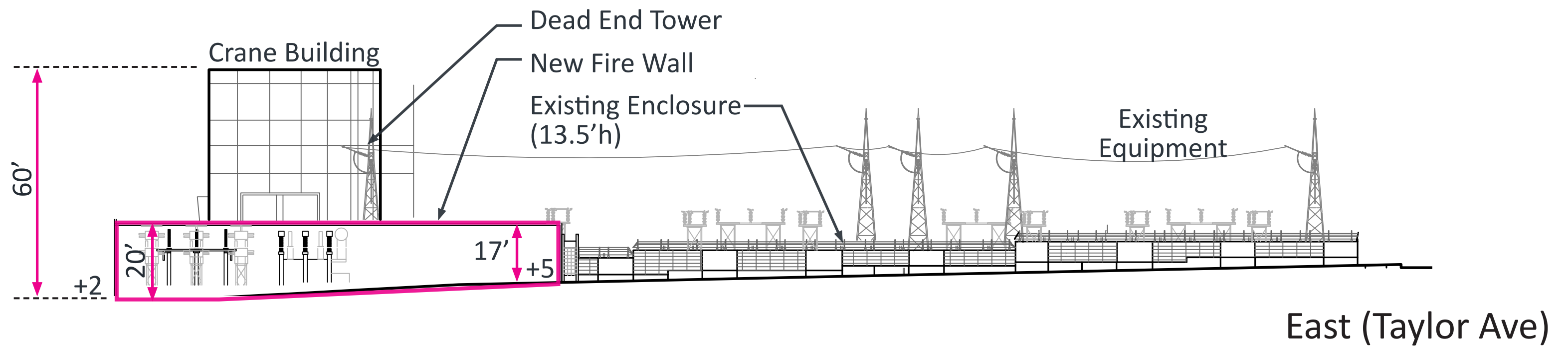
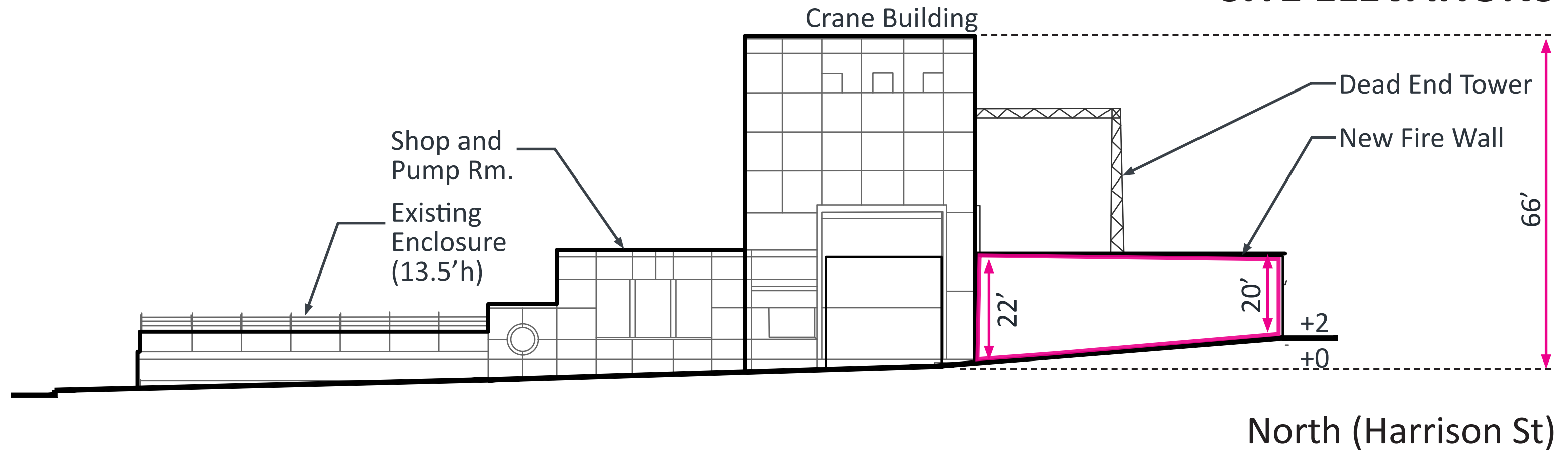
- 1 GIS
- 2 Inductor
- 3 Capacitors
- 4 Fire Wall



PERSPECTIVE VIEW
LOOKING EAST



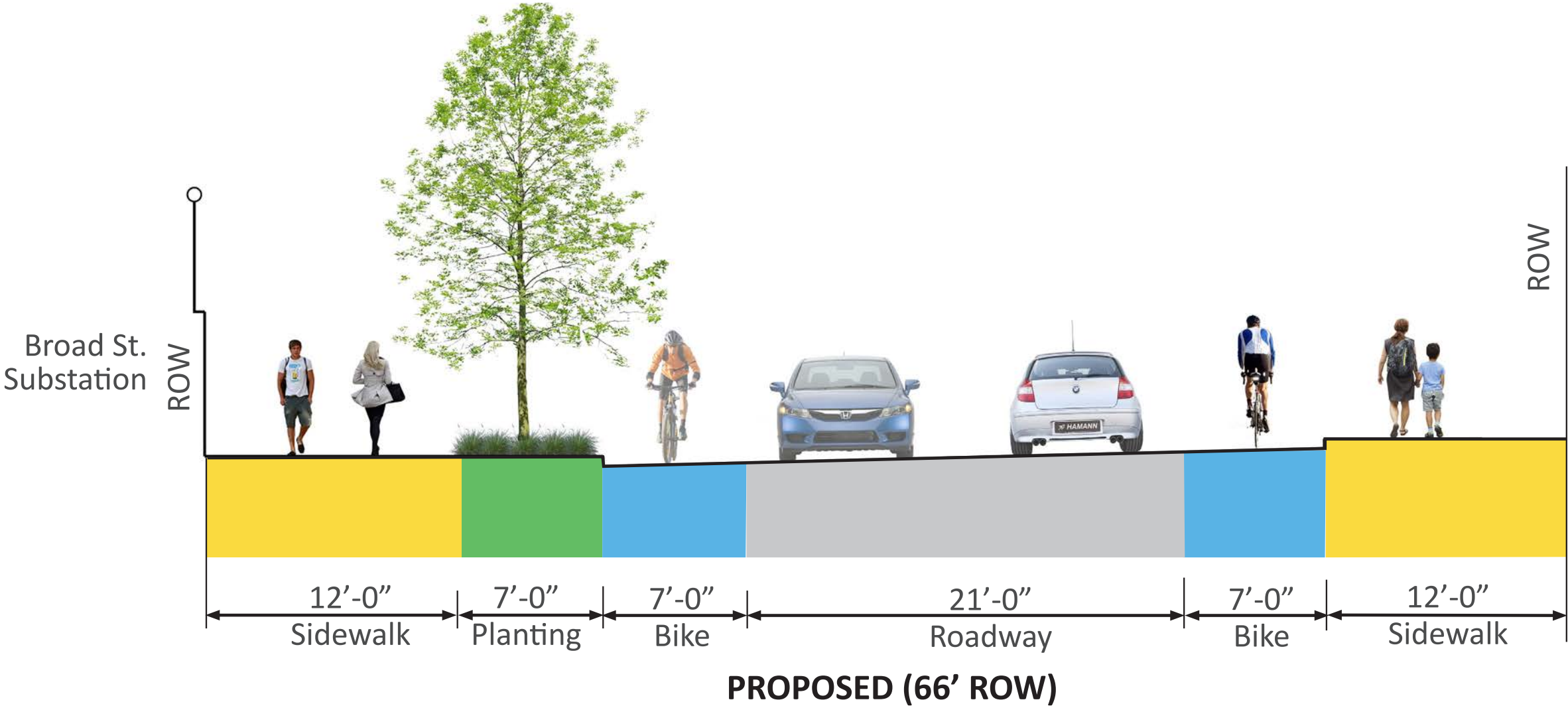
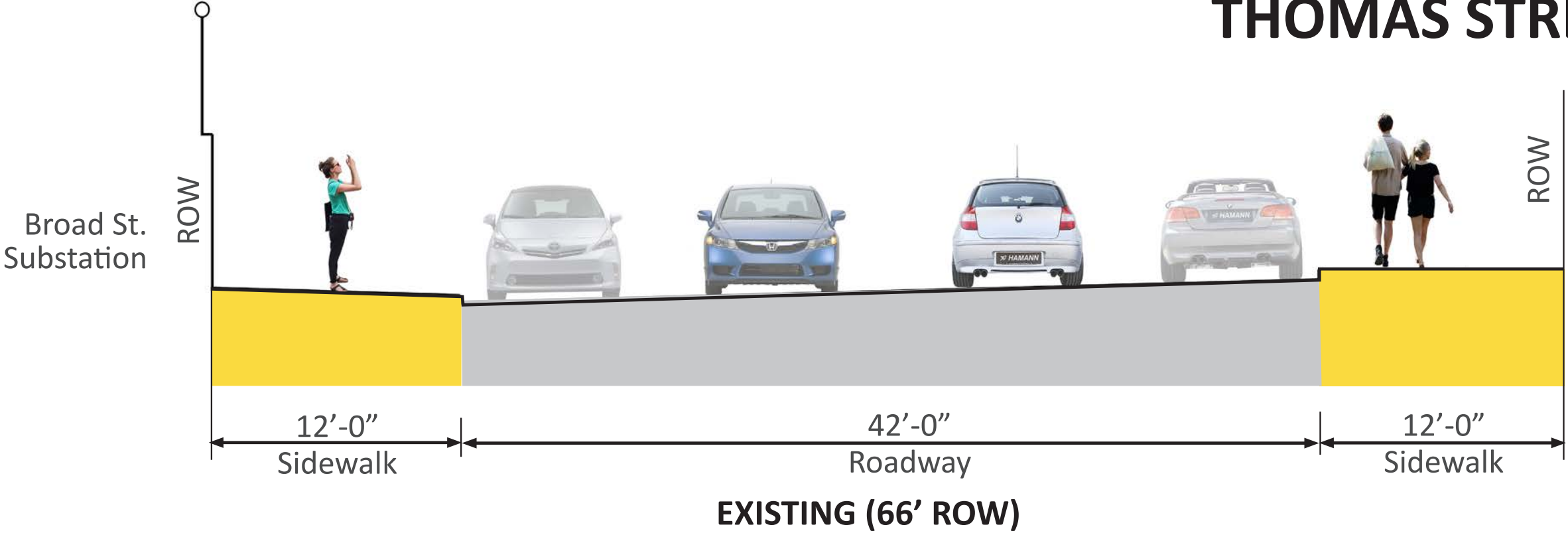
SITE ELEVATIONS



Note: Drawings NTS

THOMAS STREET SECTION

LOOKING EAST



PERSPECTIVE VIEW
THOMAS STREET



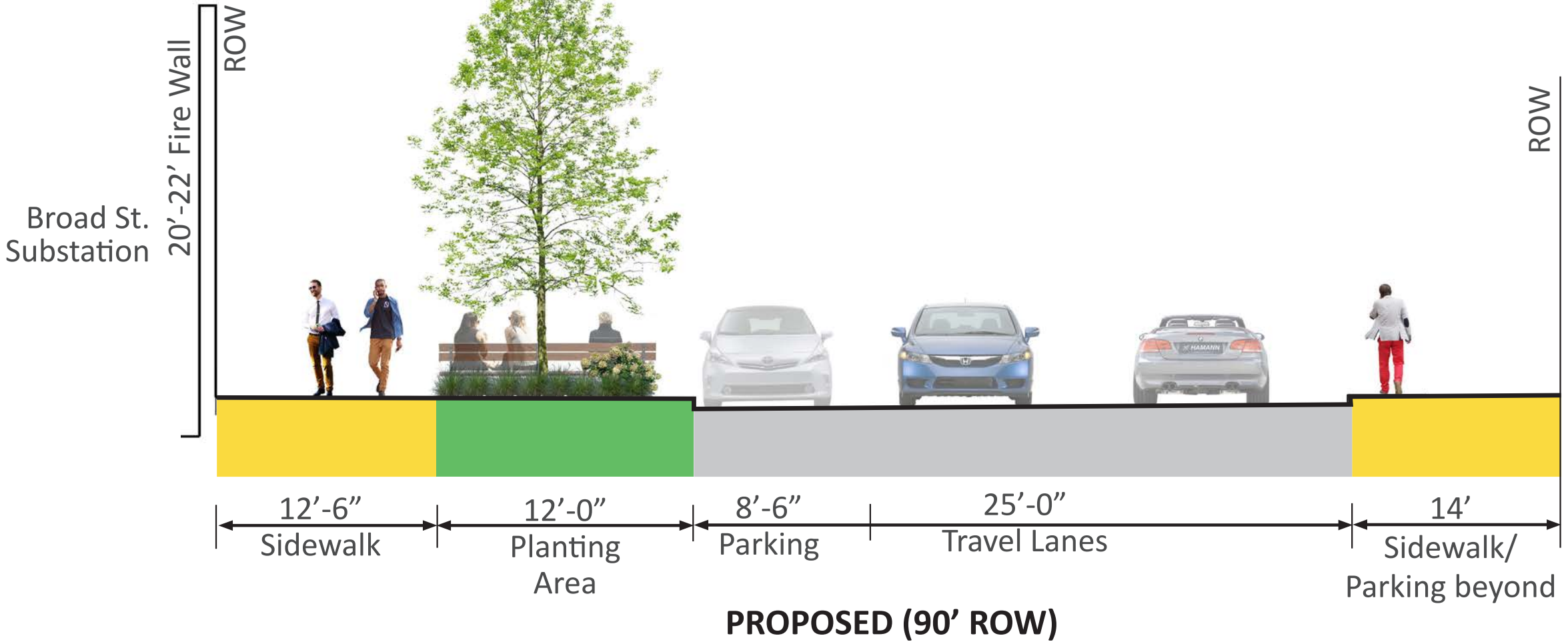
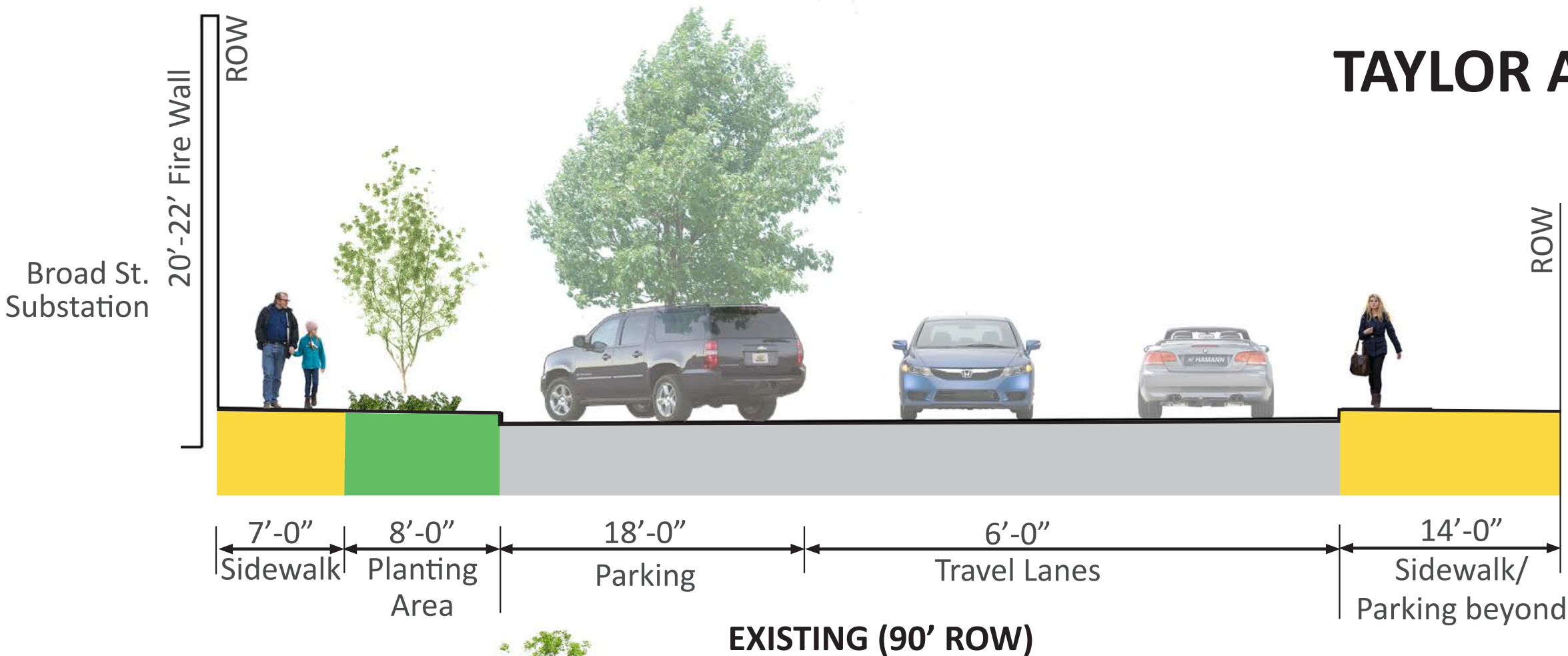
Existing Enclosure

Thomas St.

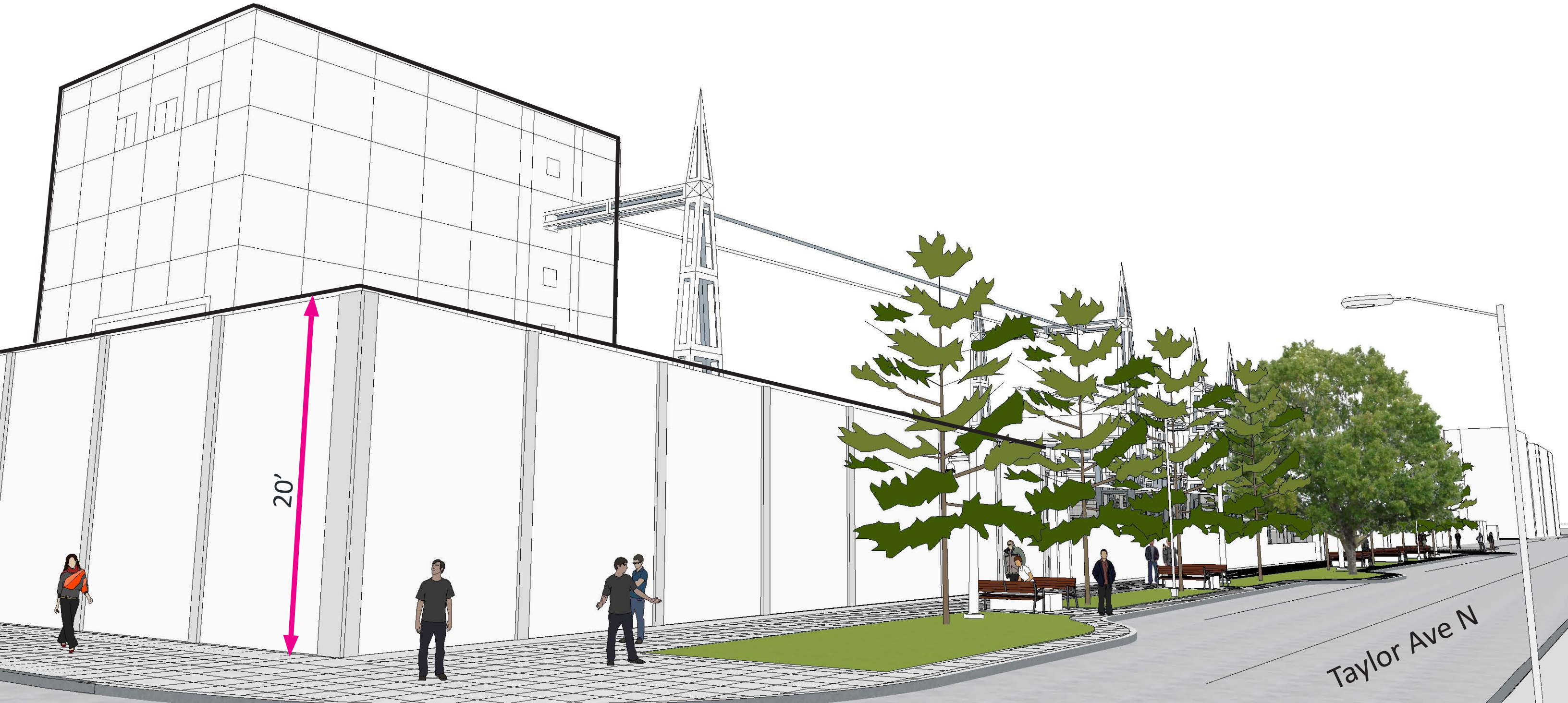
Taylor Ave N

TAYLOR AVE SECTION

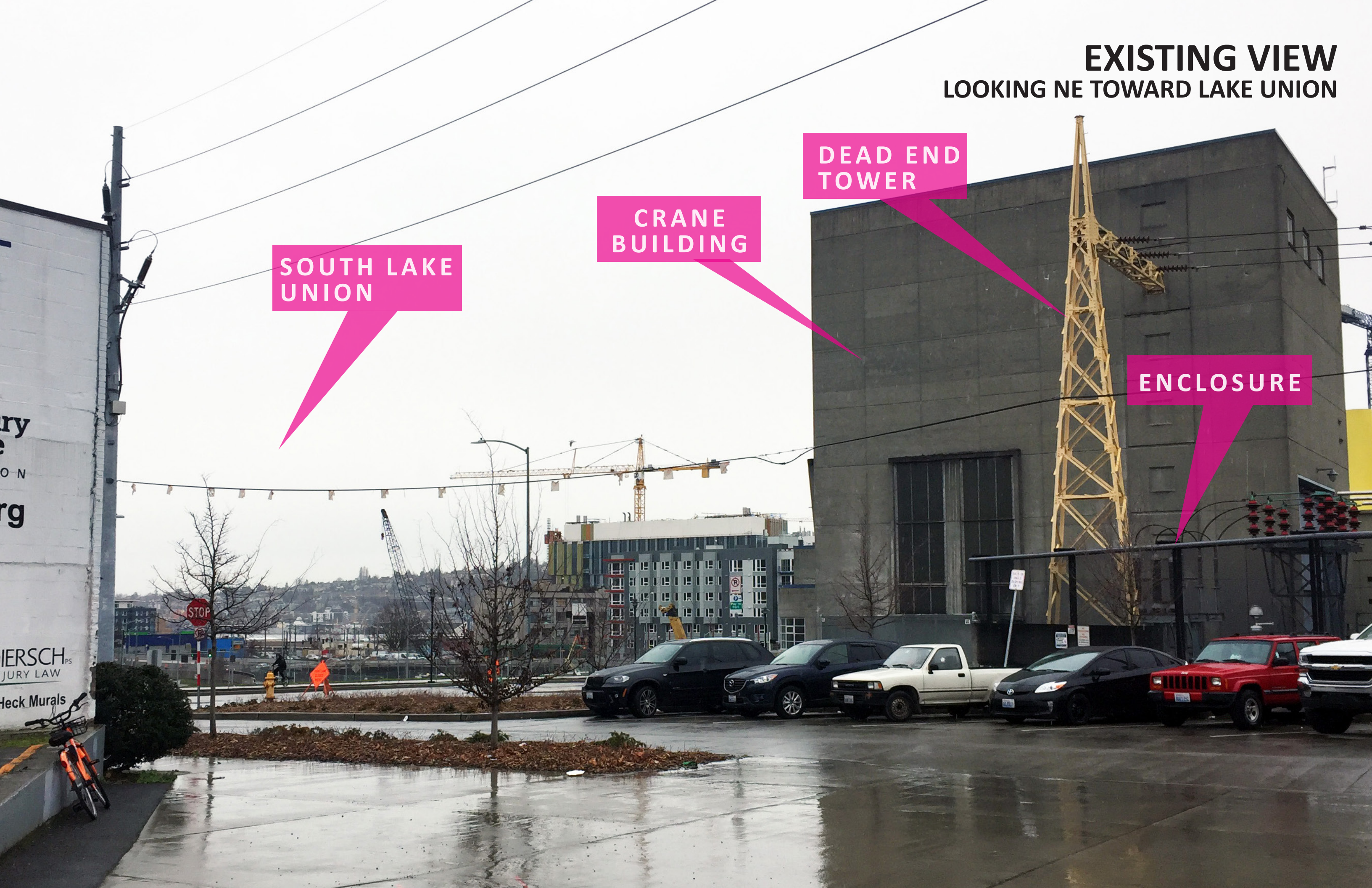
LOOKING SOUTH



PERSPECTIVE VIEW
TAYLOR AVE N



EXISTING VIEW
LOOKING NE TOWARD LAKE UNION



SOUTH LAKE
UNION

CRANE
BUILDING

DEAD END
TOWER

ENCLOSURE

PROPOSED VIEW
LOOKING NORTHEAST

MHA
Upzone
160ft Tall
Building

20'

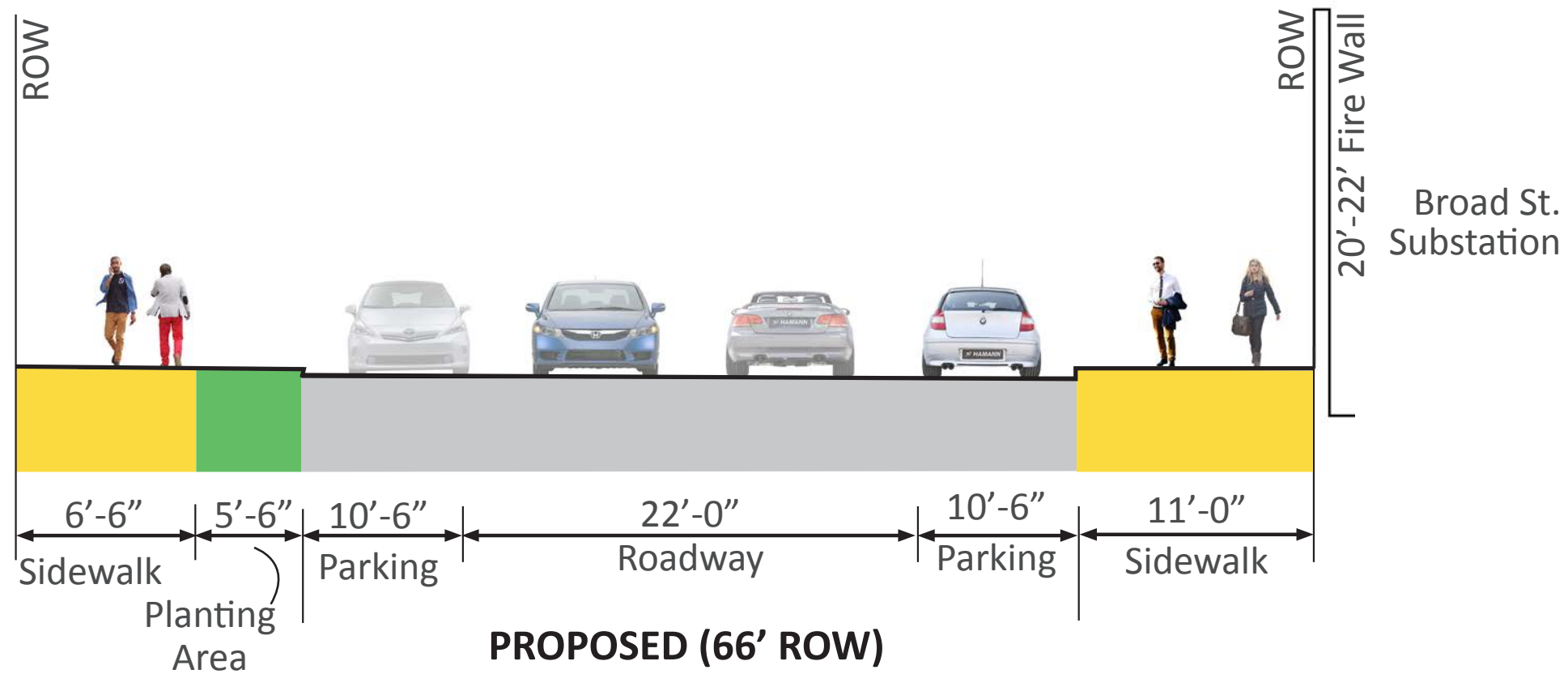
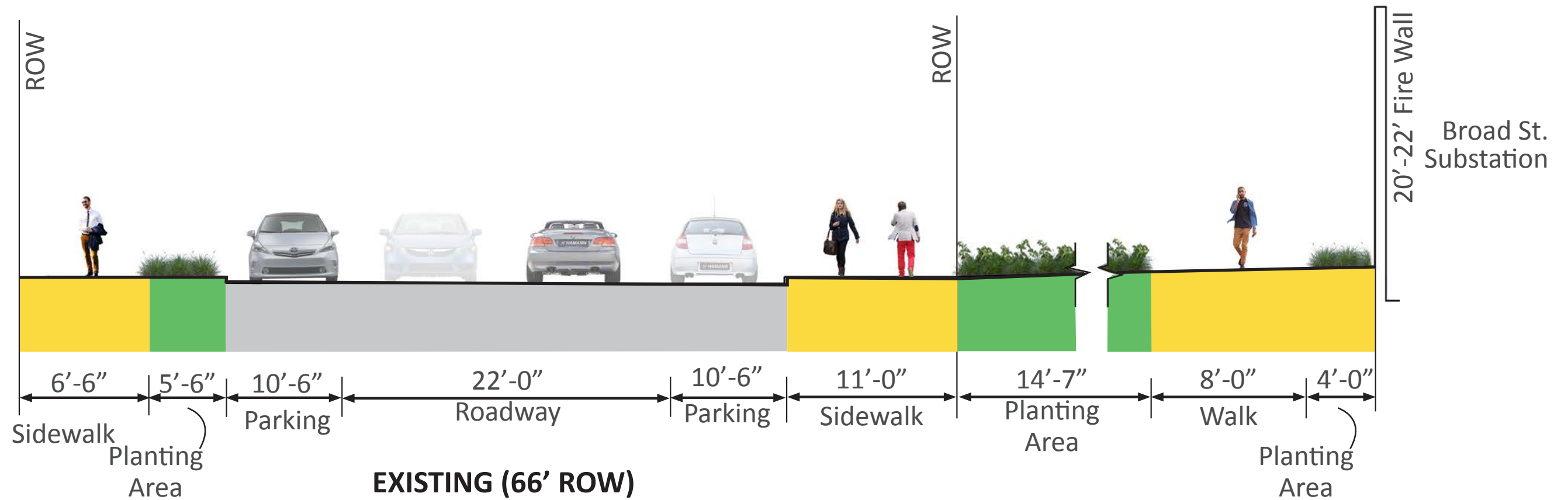
17'

← Taylor Ave N →

view from Broad Street (closed)

HARRISON STREET SECTION

LOOKING EAST

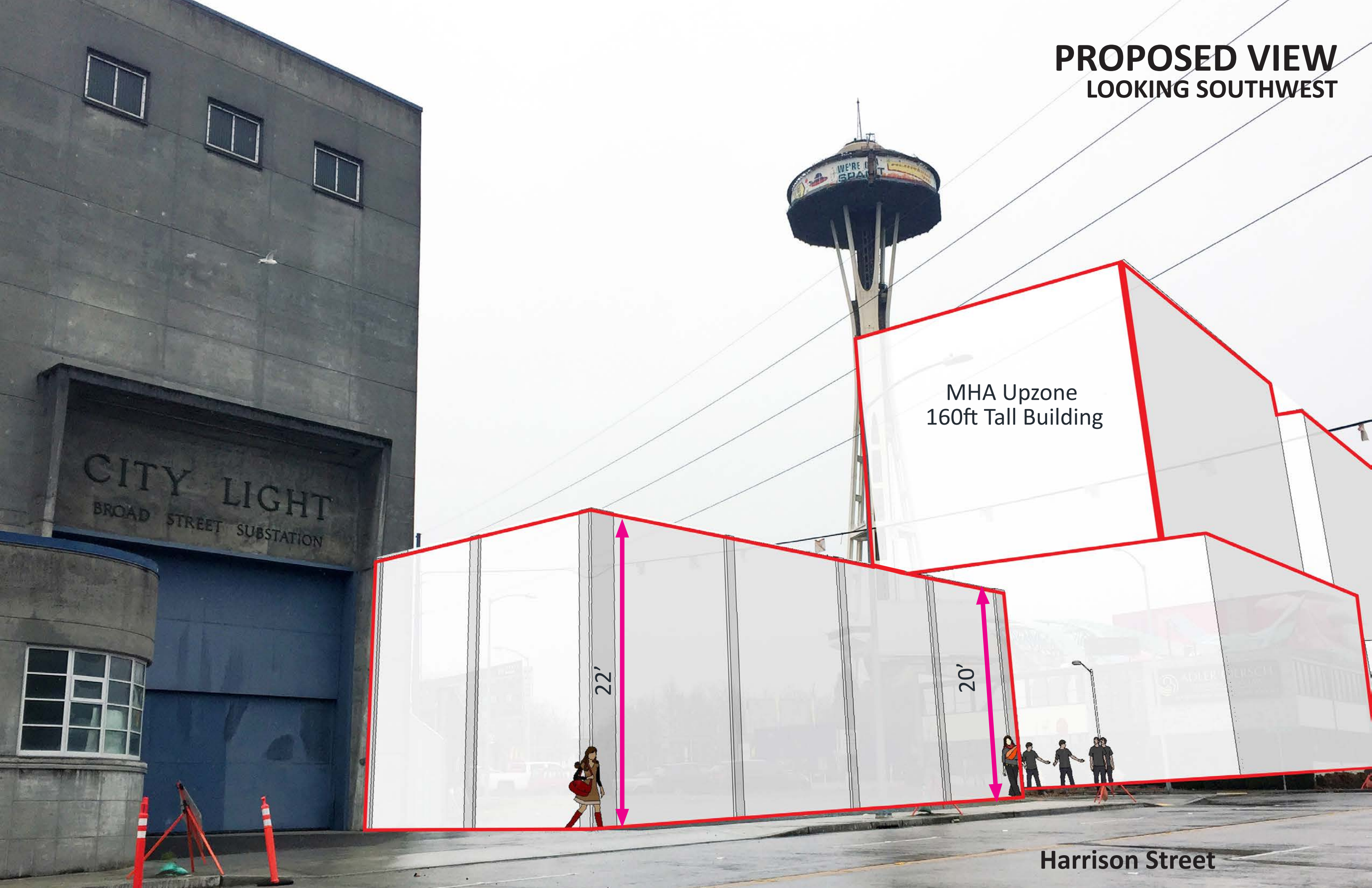


EXISTING VIEW
LOOKING SOUTHWEST



Harrison Street

PROPOSED VIEW LOOKING SOUTHWEST



MHA Upzone
160ft Tall Building

22'

20'

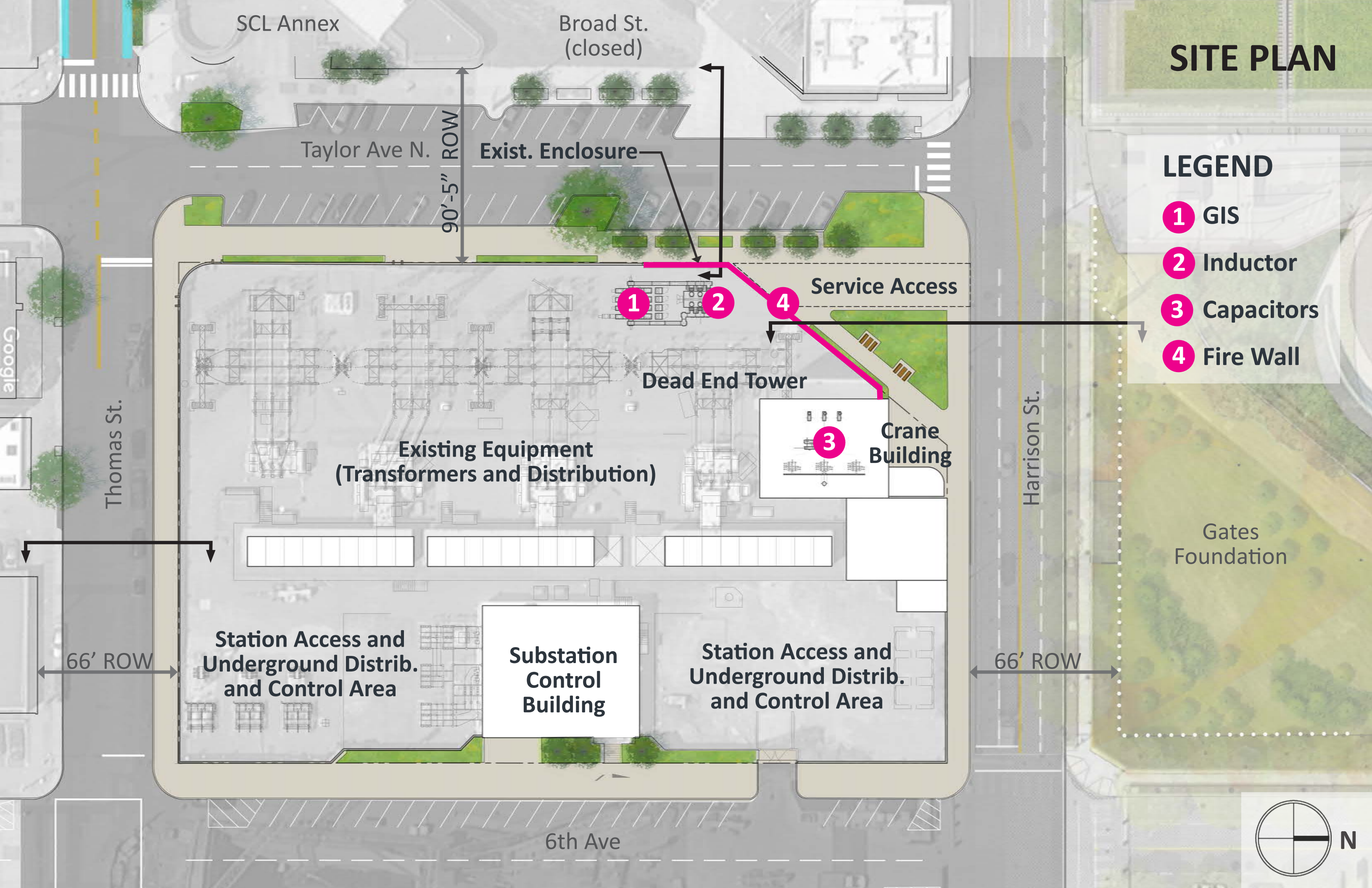
Harrison Street

An aerial photograph of a city, likely Los Angeles, showing a complex network of highways and urban development. The image is overlaid with a semi-transparent purple filter. The text "NO VACATION" is centered in a large, white, sans-serif font.

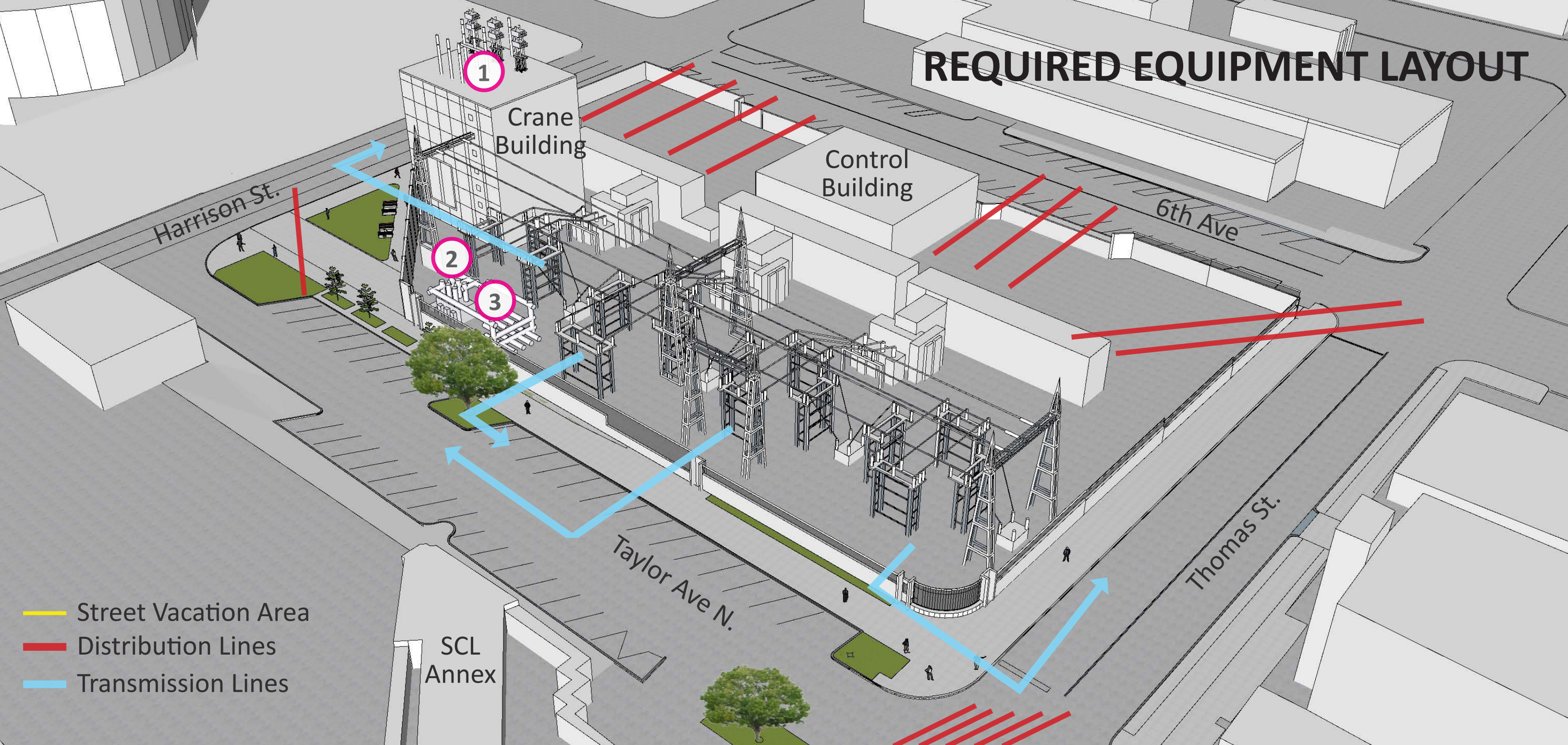
NO VACATION

SITE PLAN

- LEGEND**
- 1 GIS
 - 2 Inductor
 - 3 Capacitors
 - 4 Fire Wall



REQUIRED EQUIPMENT LAYOUT



1

Capacitors
control and store voltage.



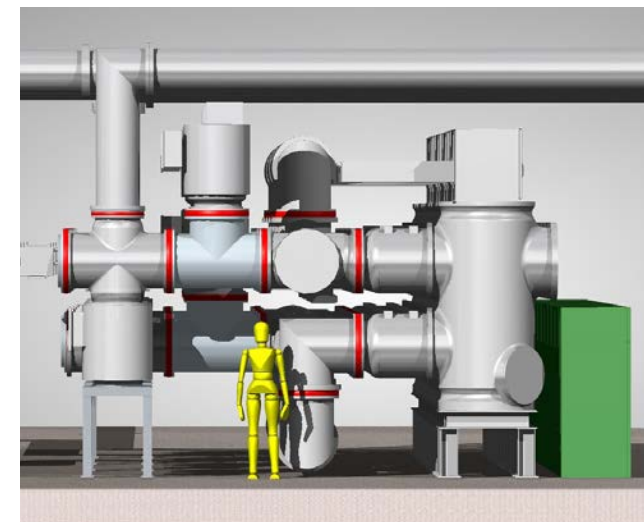
2

Inductors
control and balance electrical loads.

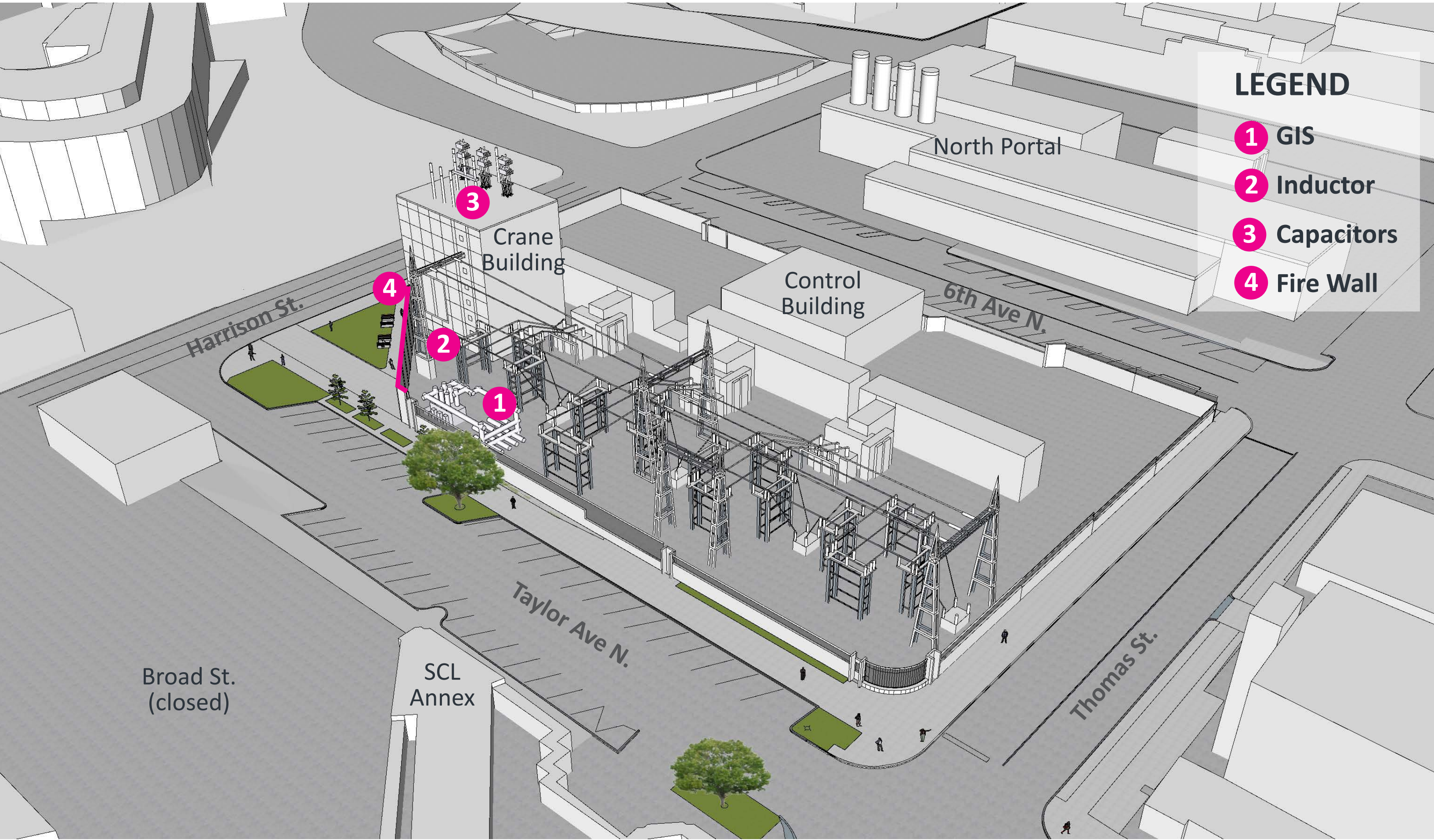


3

GIS
Gas-insulated switchgear helps regulate and protect electrical equipment.



PERSPECTIVE VIEW



LEGEND

- 1 GIS
- 2 Inductor
- 3 Capacitors
- 4 Fire Wall

Crane Building

Control Building

North Portal

Harrison St.

6th Ave N.

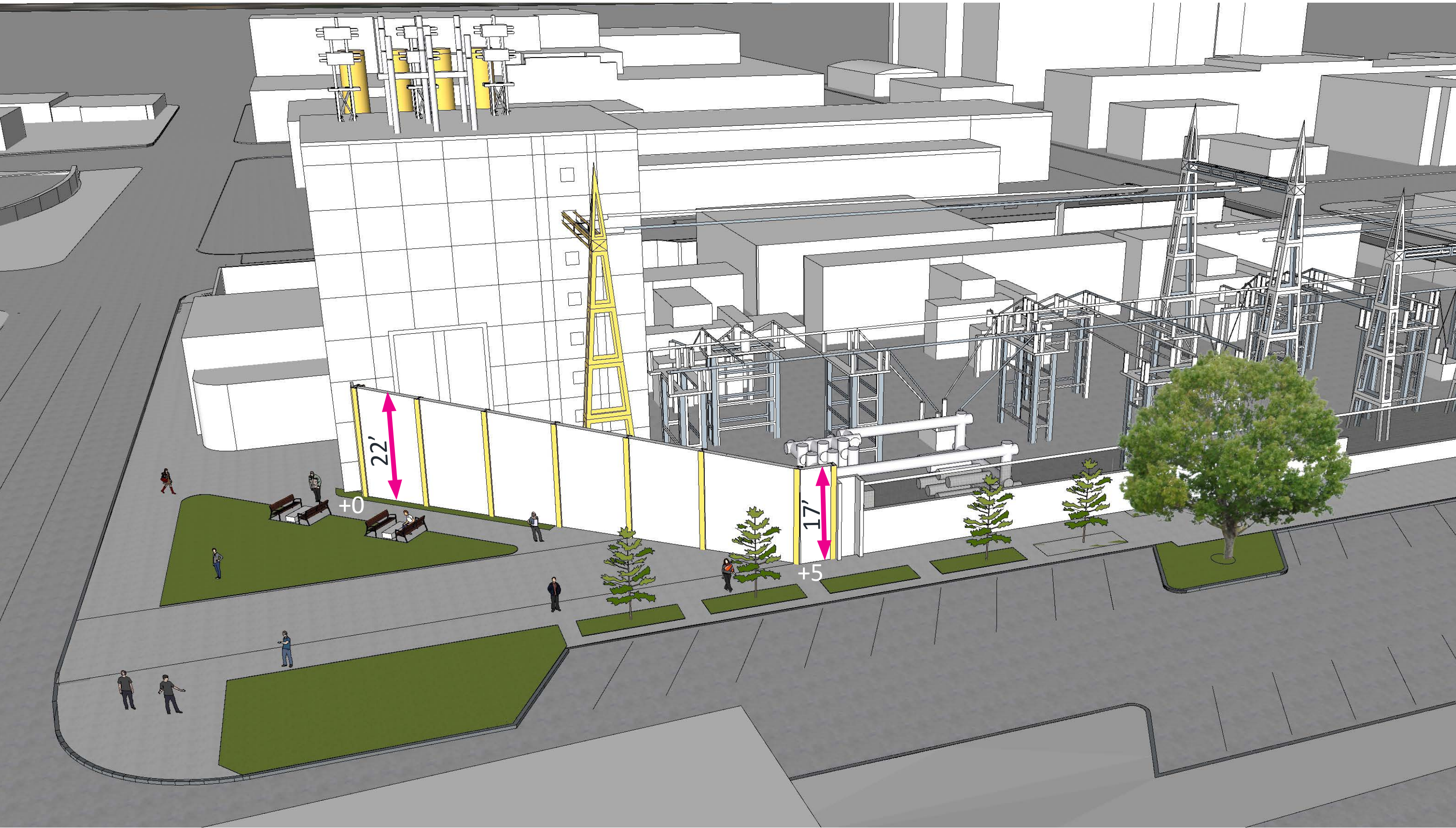
Taylor Ave N.

Thomas St.

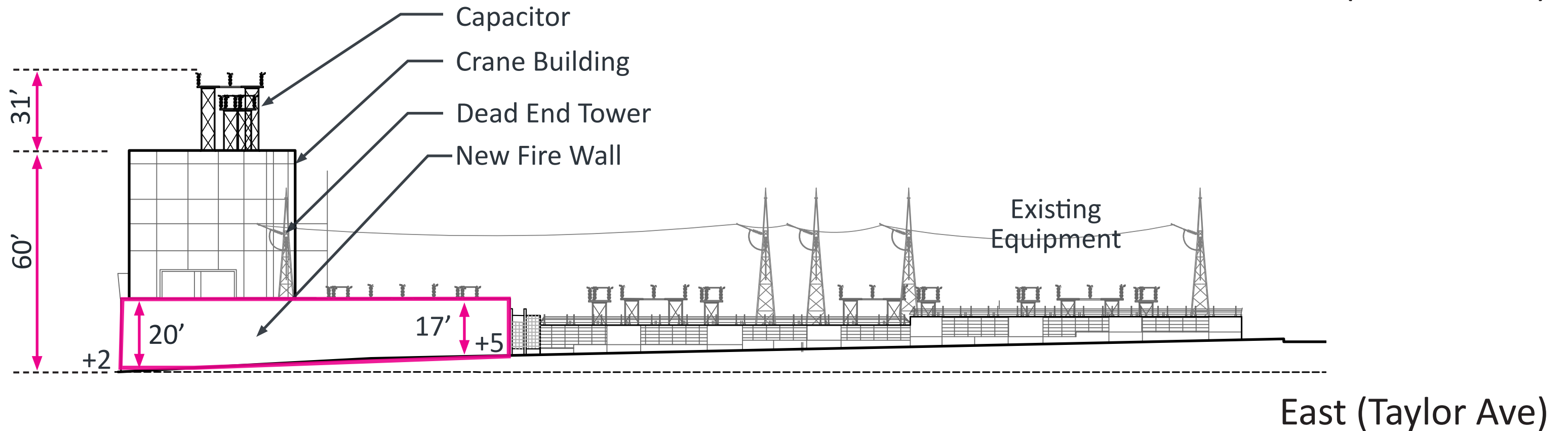
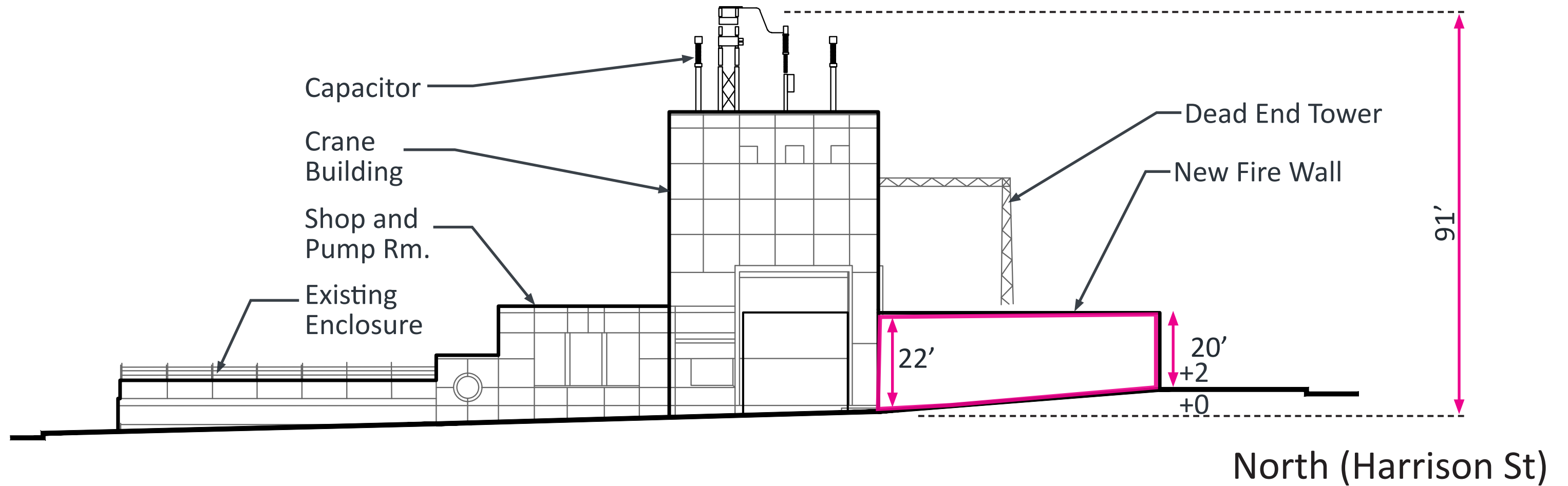
Broad St.
(closed)

SCL
Annex

PERSPECTIVE VIEW
LOOKING EAST

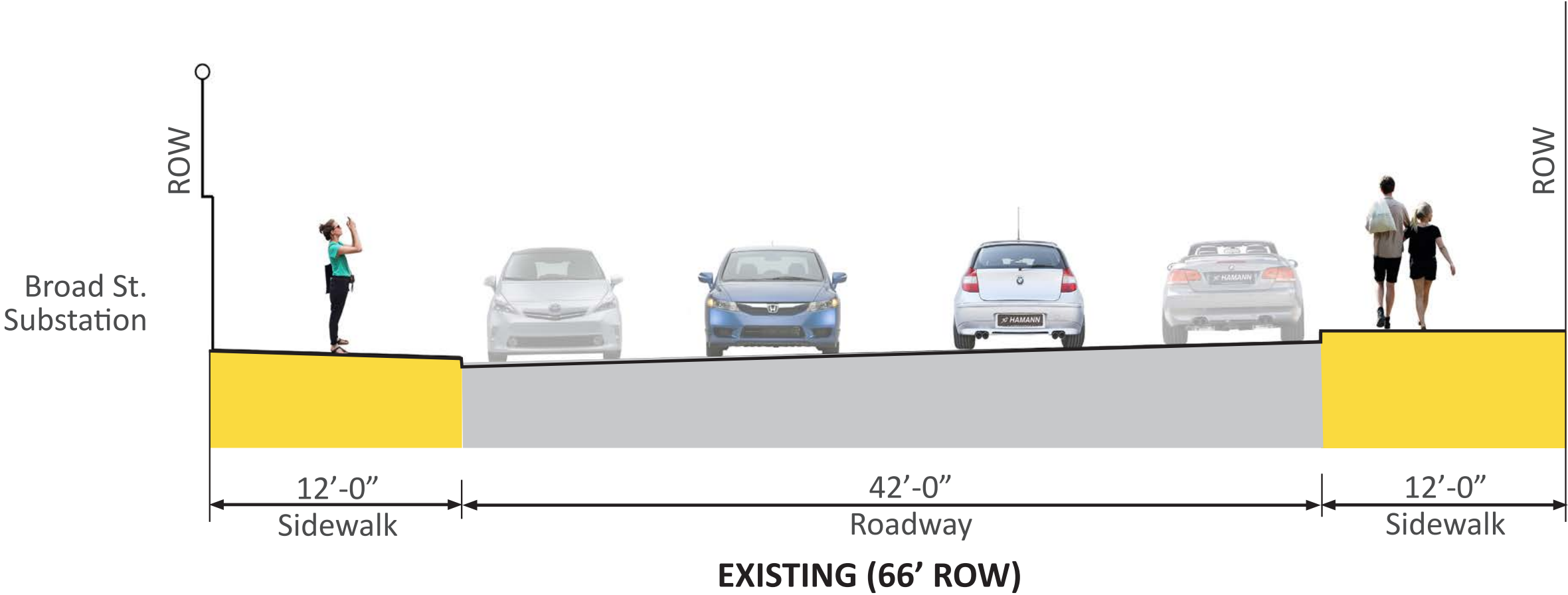


SITE ELEVATIONS



THOMAS STREET SECTION

LOOKING EAST

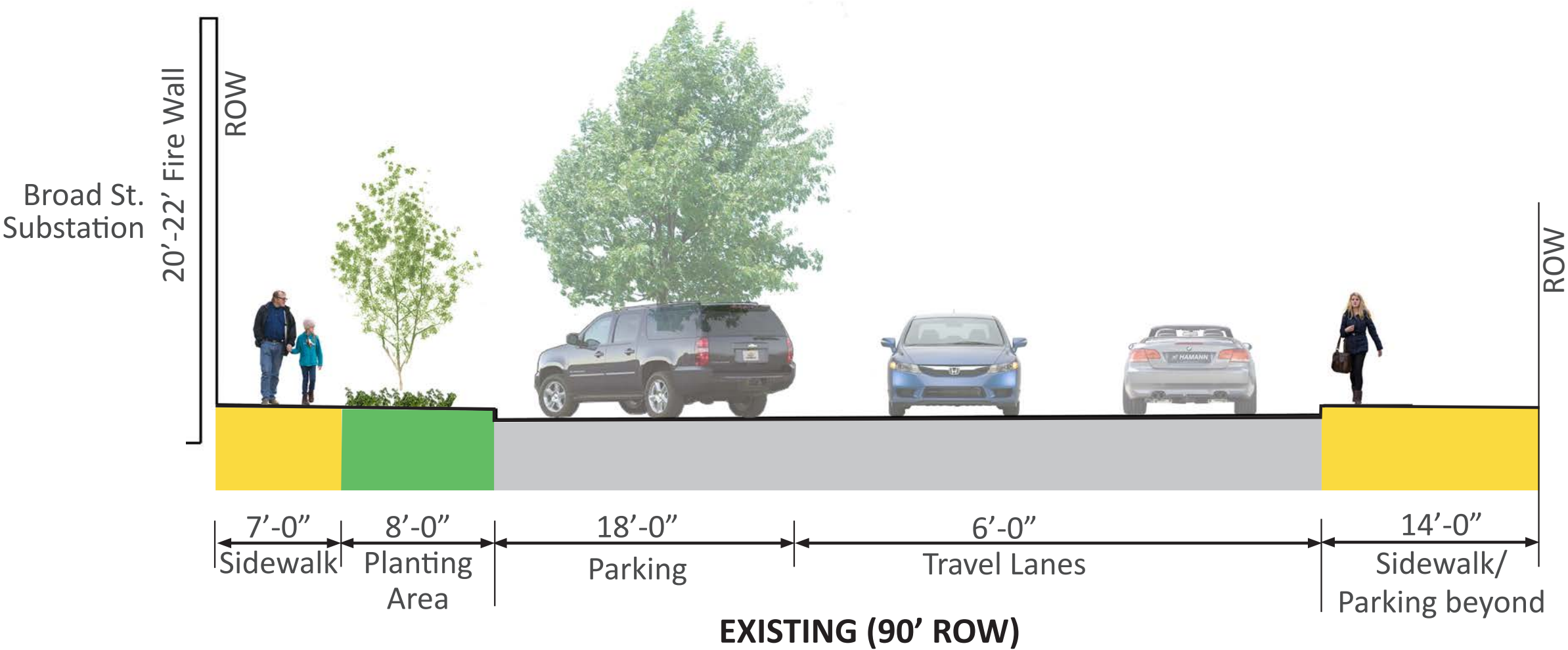


PERSPECTIVE VIEW NO VACATION

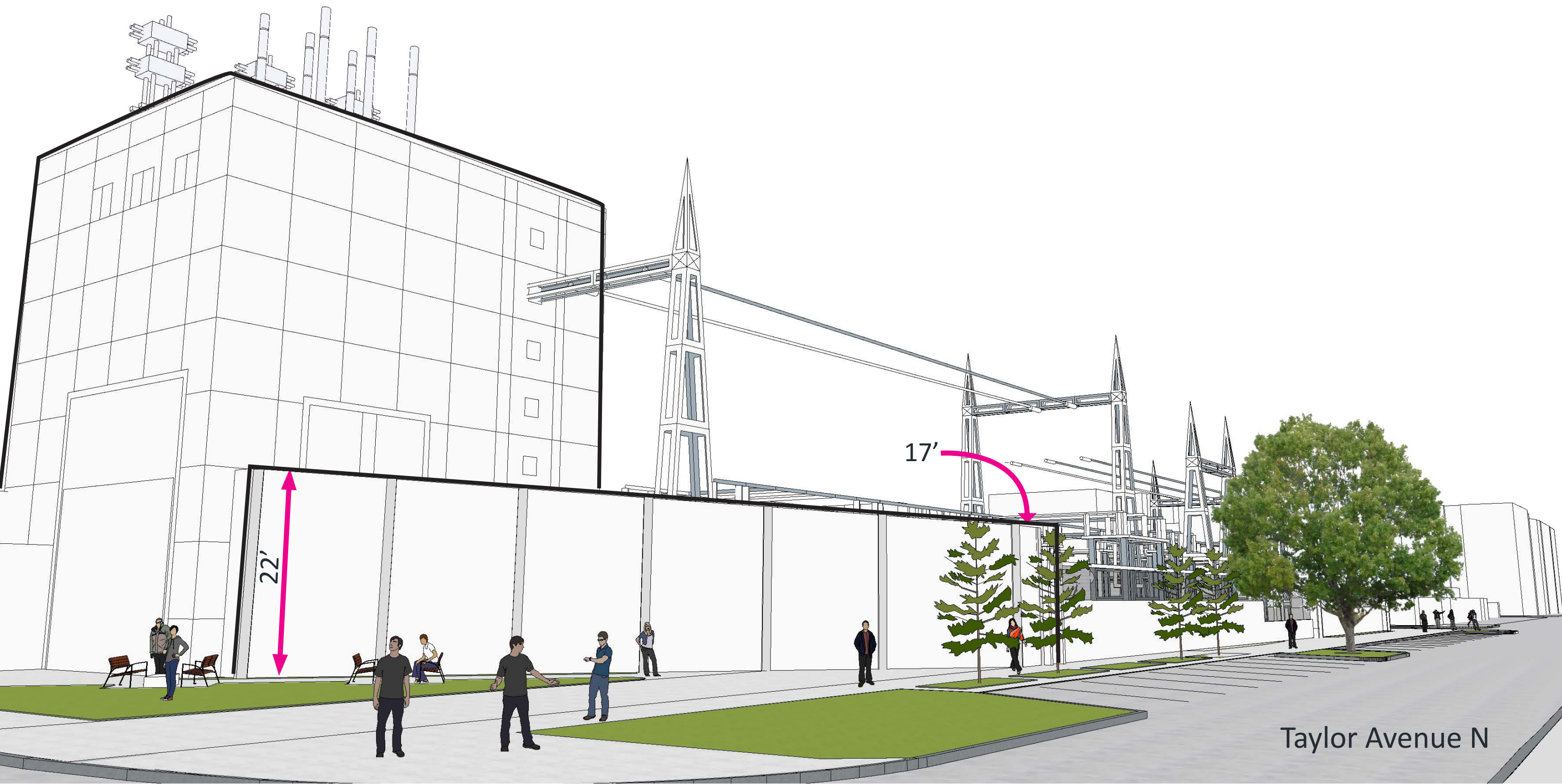


TAYLOR AVE SECTION

LOOKING SOUTH

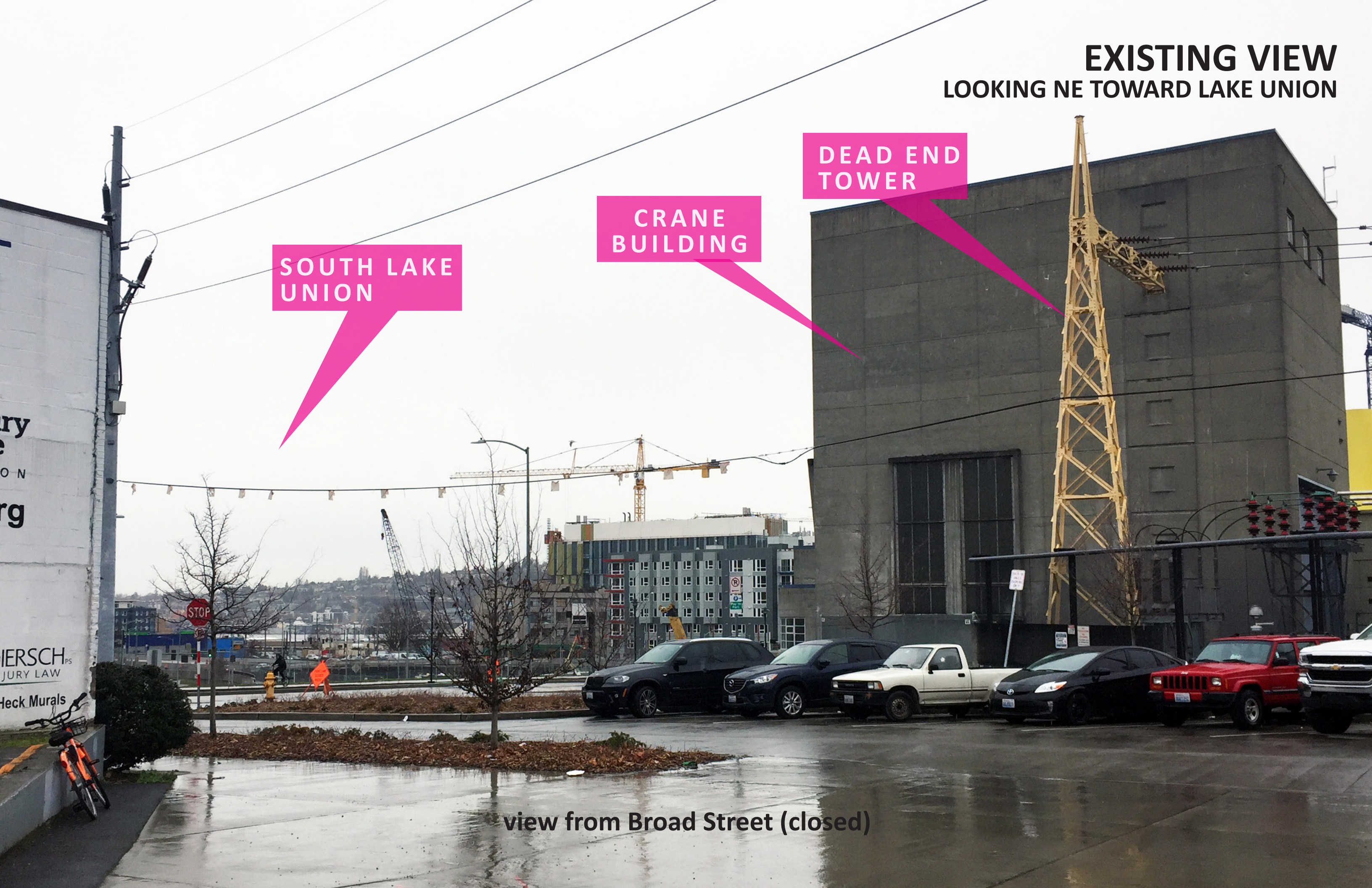


PERSPECTIVE VIEW NO VACATION



Taylor Avenue N

EXISTING VIEW
LOOKING NE TOWARD LAKE UNION



**SOUTH LAKE
UNION**

**CRANE
BUILDING**

**DEAD END
TOWER**

view from Broad Street (closed)

PROPOSED VIEW
LOOKING NORTHEAST

MHA
Upzone
160ft Tall
Building

EXISTING
ENCLOSURE

22'



17'

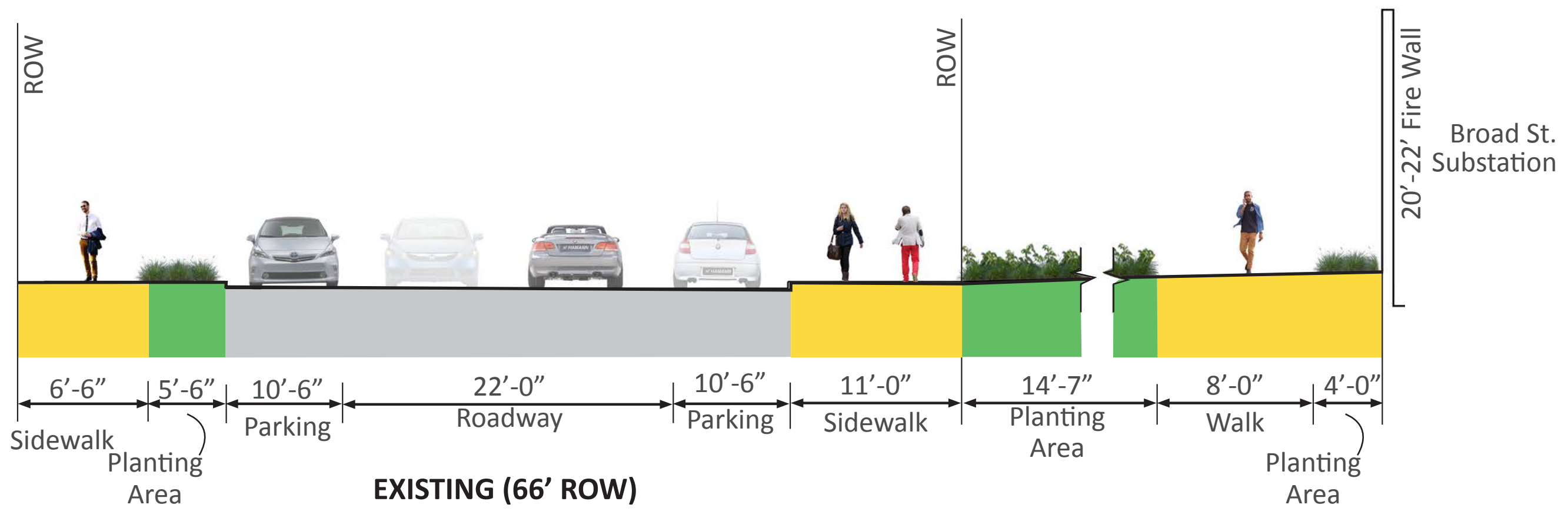
Taylor Ave N

view from Broad Street (closed)

Clean up sections, label adjacent enclosure, firewall, etc. check dims

HARRISON STREET SECTION

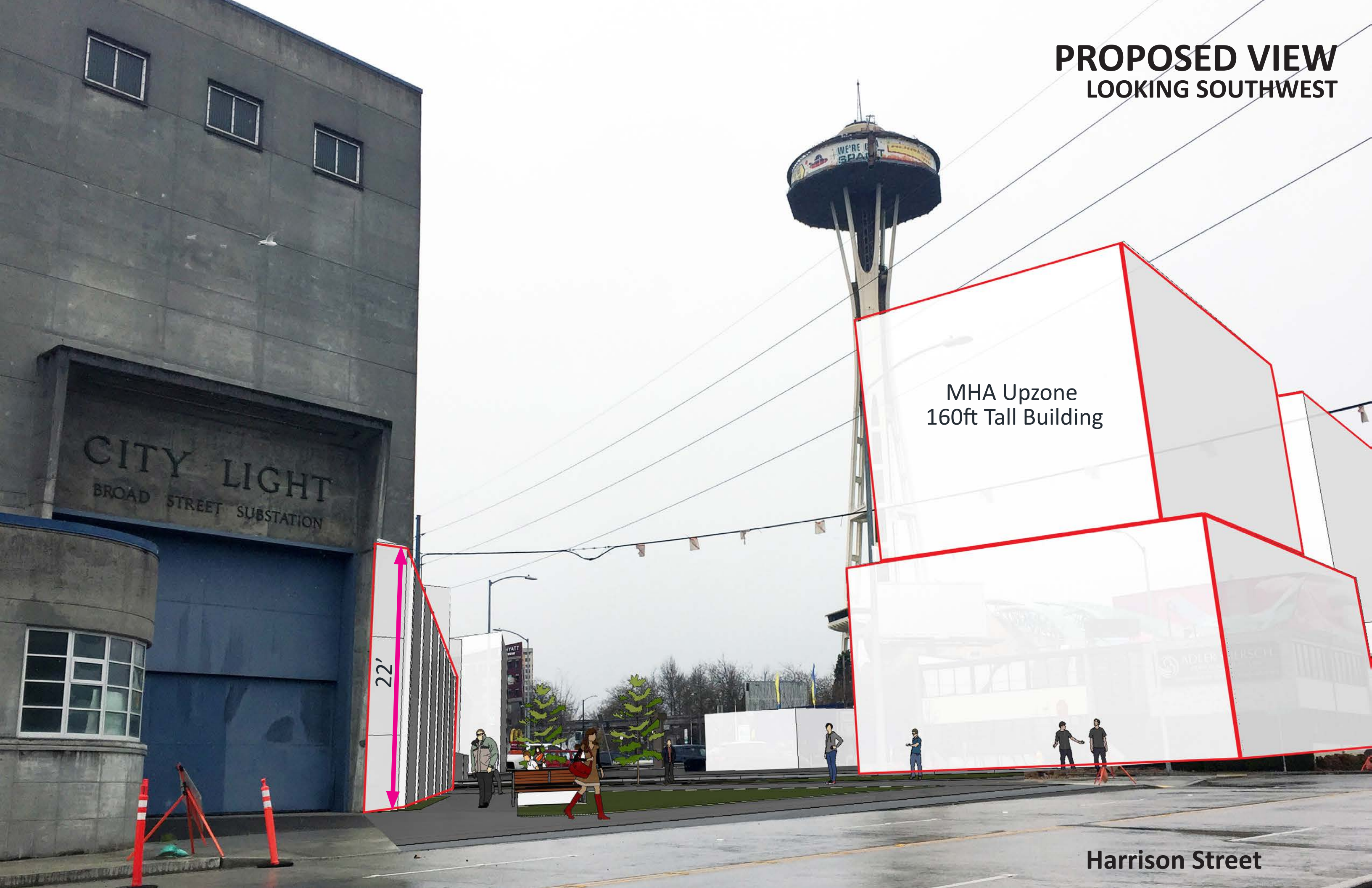
LOOKING EAST



EXISTING VIEW
LOOKING SOUTHWEST



PROPOSED VIEW
LOOKING SOUTHWEST



MHA Upzone
160ft Tall Building

22'

Harrison Street

An aerial photograph of a city, likely Vancouver, featuring the Space Needle and a large stadium in the foreground. The entire image is covered with a semi-transparent pink overlay. The word "SUMMARY" is centered in a large, white, sans-serif font.

SUMMARY

MERIT SUMMARY

VACATION

CIRCULATION & ACCESS: no impact to vehicles, bikes or pedestrians; improved access to required electrical equipment

UTILITIES: no impacts

LIGHT, AIR, OPEN SPACE & VIEWS: potential loss of open space at corner of Taylor/Harrison; visual impact from required fire wall; new open space at Thomas St and Taylor Ave; new protected bike lanes along Thomas St



NO VACATION

CIRCULATION & ACCESS: no impact to vehicles, bikes or pedestrians; pedestrians impacted by service access to required electrical equipment

UTILITIES: no impacts

LIGHT, AIR, OPEN SPACE & VIEWS: visual impact from required fire wall; impact to landmarked crane tower building (capacitor bank on top); potential addition of open space at corner of Taylor/Harrison



PUBLIC BENEFIT SUMMARY



OPEN SPACE PROVIDED - VACATION

4,120 SF

Thomas Street 2,180 SF

Taylor Ave 1,940 SF



OPEN SPACE RETAINED - NO VACATION

4,300 SF