



Seattle City Light

# BROAD STREET SUBSTATION STREET VACATION REQUEST

Seattle Design Commission | August 2, 2018

Seattle City Light | Electrical Power Systems, Inc | Site Workshop LLC



# PURPOSE OF THE MEETING

- The purpose of this meeting is to ask SDC for a recommendation to move forward with the street vacation of a closed section of Broad Street at the corner of Harrison St and Taylor Ave.
- At this meeting we will provide follow-up to comments from SDC meetings on March 15 and April 4 (sub-committee)
- Process to date includes community engagement with local community organizations, neighborhood businesses and public meetings, two meetings with Seattle Design Commission, liaison with SDOT and SDC staff and a Council briefing.



# SUMMARY OF REVIEWS

## **SDC Meeting 3/15/18**

- Concern about placement, height and materiality of enclosure/wall
- Potential for blocking views along the Broad Street corridor
- Consider vertical architectural elements in the design – existing and new
- Concern for loss of parking
- General approval of the proposed street improvements

## **SDC Sub-Committee Meeting 4/2/18**

- Reviewed updated enclosure, asked to consider pulling fence back and eroding the corner
- Asked to consider the how the proposal relates to the Broad street corridor.

## **Council 7/15/18**

- Sustainability & Transportation Sub-Committee Briefing

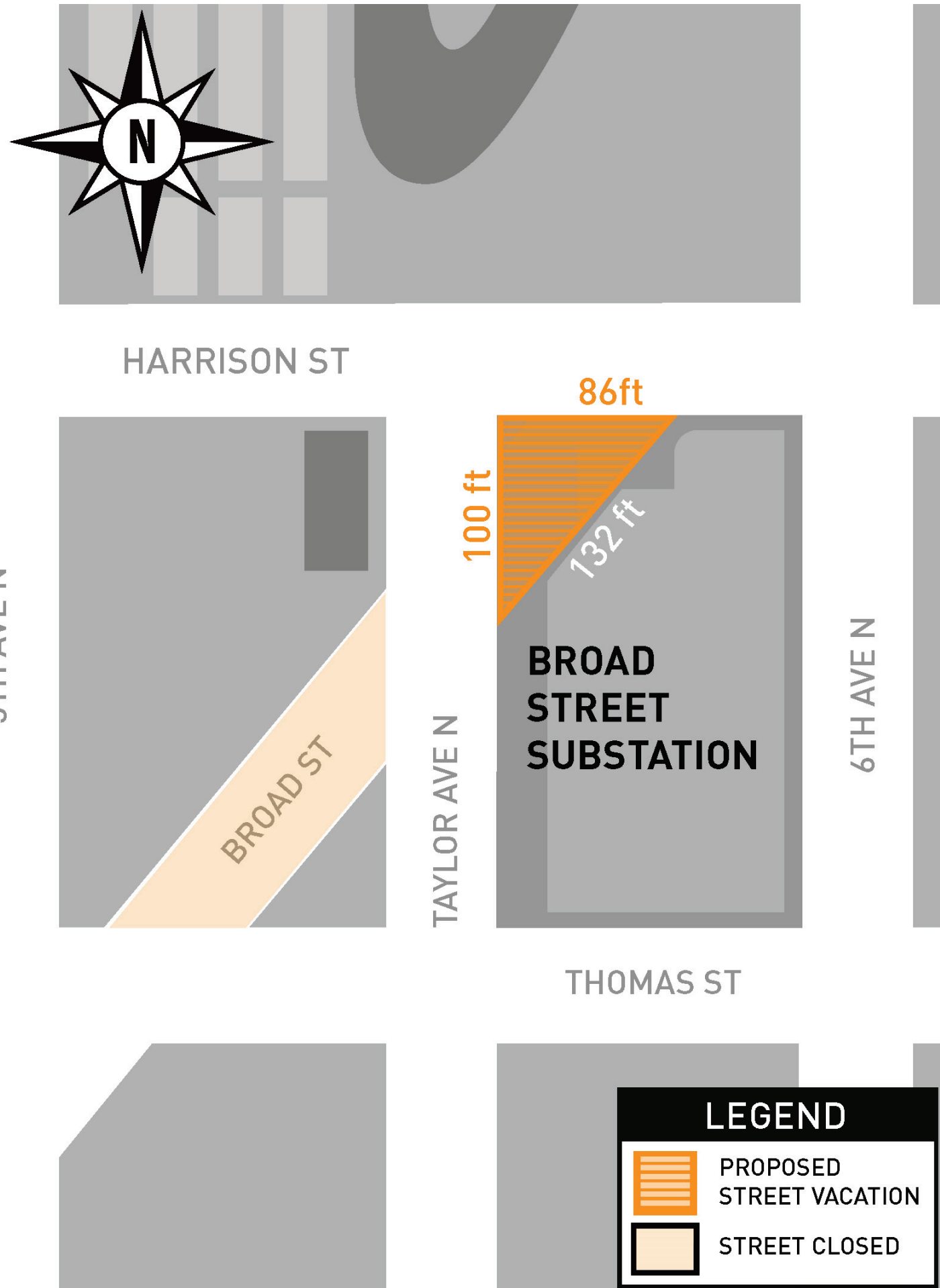
## **SDC Landmarks**

- OK with preferred direction of enclosure as long as it does not connect to the defined features of the Crane building

## **SDOT**

- Conceptual approval of proposed street improvements for Thomas and Taylor





## REASON FOR VACATION

- SCL is requesting a street vacation of a 4,300sf portion of the closed section of Broad Street at the corner of Harrison St and Taylor Ave.
- The proposed vacation is requested to locate new equipment to improve the reliability of the regional electric transmission grid that supplies power to the neighborhood, the city and west coast regions

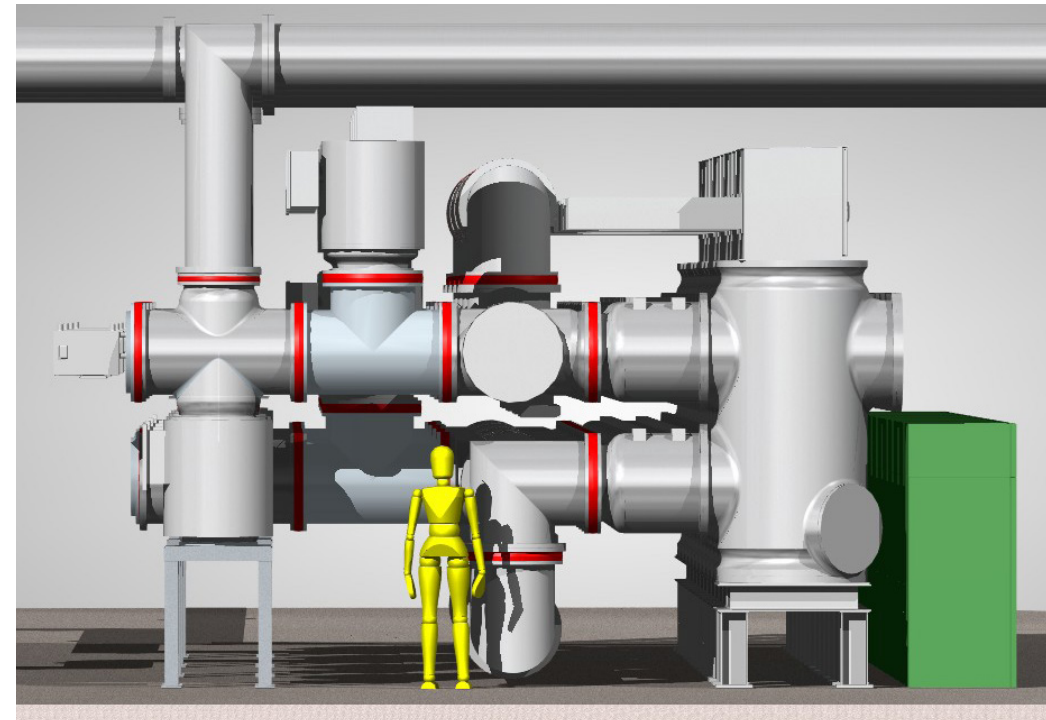


# REQUIRED ELECTRICAL EQUIPMENT

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



**Inductor**



**GIS**



**Capacitor Bank**



**LCC Cabinet**





Denny

DENNY PARK

BROAD STREET  
SUBSTATION &  
ANNEX

CONTEXT

SR 99  
NORTH  
PORTAL

John

Thomas

SR 99  
TUNNEL

6th

Taylor

5th

Harrison

BROAD STREET  
(CLOSED)

SEATTLE CENTER

BROAD STREET  
(VACATED)

GATES FOUNDATION

Mercer

Republican

Dexter

9th

8th

Westlake

BROAD STREET  
(VACATED)

BROAD STREET  
(CLOSED)



# STREET VACATION LOCATION

SR99  
NORTH  
PORTAL

CONTROL  
BUILDING

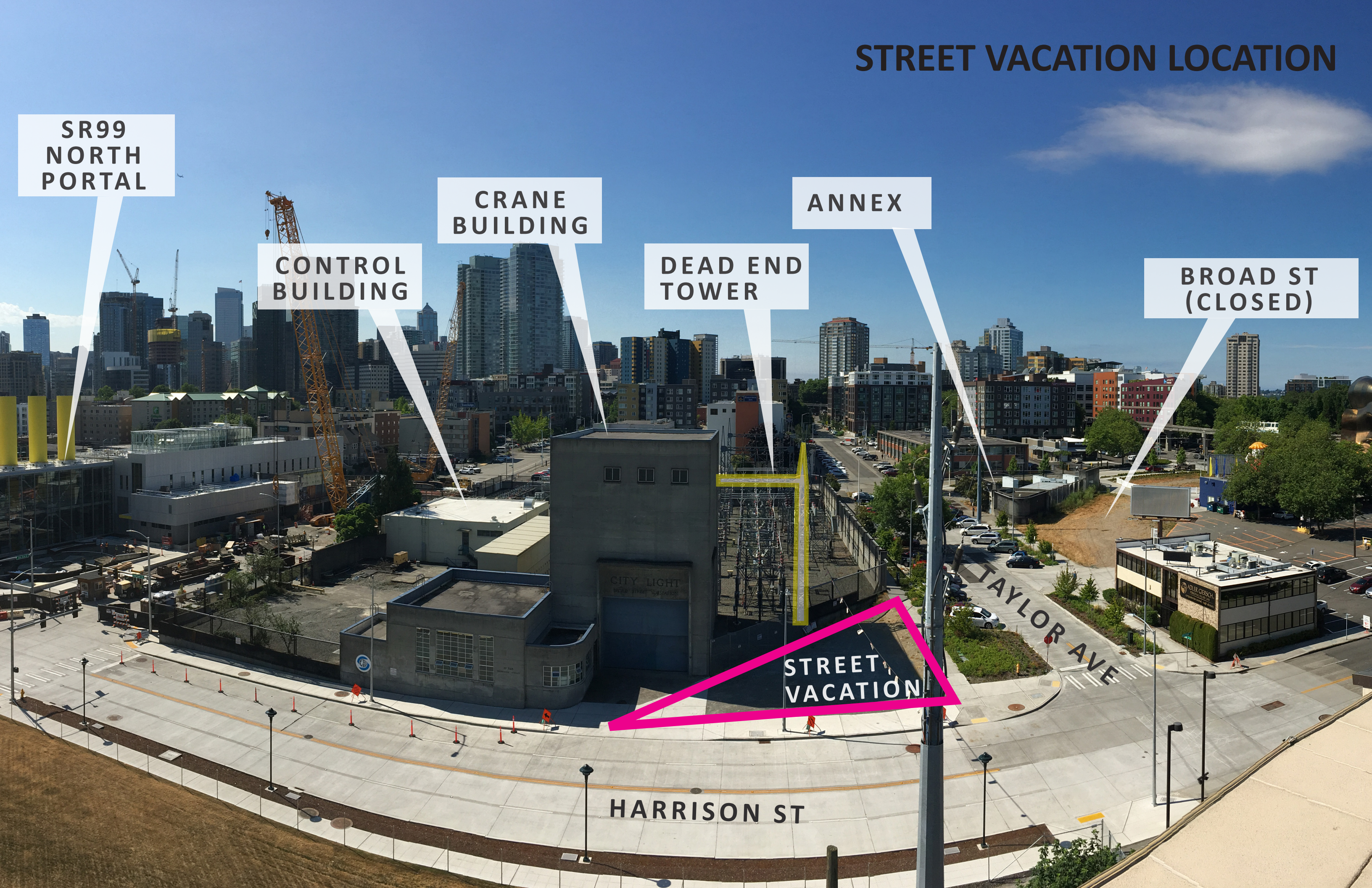
CRANE  
BUILDING

DEAD END  
TOWER

ANNEX

BROAD ST  
(CLOSED)

STREET  
VACATION









# COMMUNITY ENGAGEMENT SUMMARY

## Briefings / Open House

Uptown Alliance	Nov 21, 2017 & Apr 17, 2018
SLU Comm. Council	Nov 21, 2017 & Apr 17, 2018
Richard Adler	Sep 26, 2016 & Apr 23, 2018
Gates Foundation	Nov 2, 2017 & May 30, 2018
Public Open House	Nov 8, 2017

## Other:

- Letter to 60+ area property owners and organizations
- Mailer postcard to 7,000 addresses
- Door to door outreach
- Flyers at libraries and community centers
- Website information
- Project brochure



# PUBLIC COMMENT SUMMARY

The following comments are a summary of comments from the community engagement process to date.

- Support for the proposed **public benefits**
- A desire for the project to help facilitate **east-west connections**
- Interest in making the area **greener** (more trees and plants) and more pedestrian-friendly
- Interest in incorporating **art** where possible, consider NW corner
- Support for **architectural treatment of the concrete walls** at the NW corner
- Concern about **graffiti** on the new walls (and that art or surface treatment could help prevent that) and suggestion for including **security cameras** to help reduce graffiti



# VACATION / NO VACATION COMPARISON

SDC Review | March 15, 2018

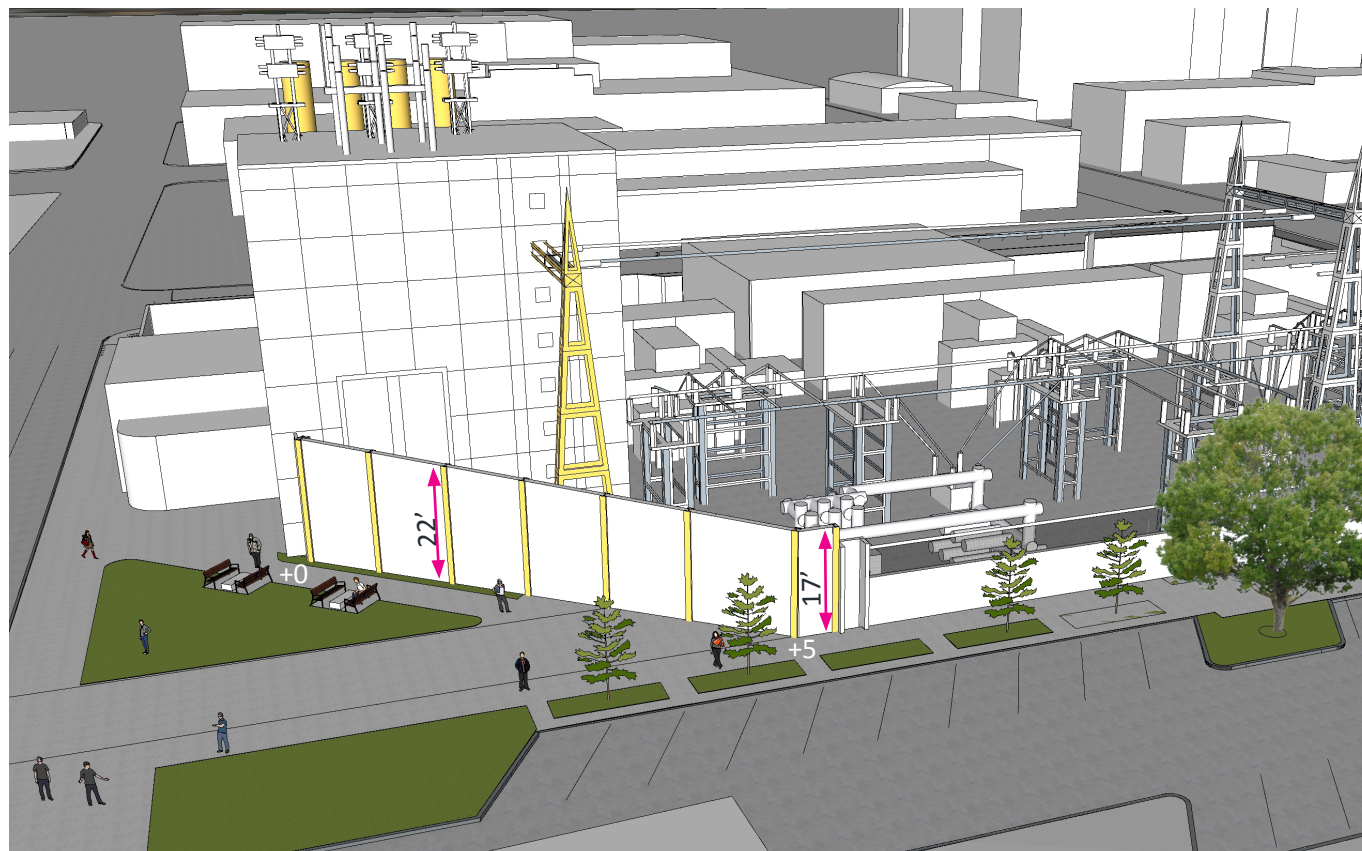


## VACATION

**CIRCULATION & ACCESS:** small impact to pedestrians; no impact to bikes or vehicles

**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

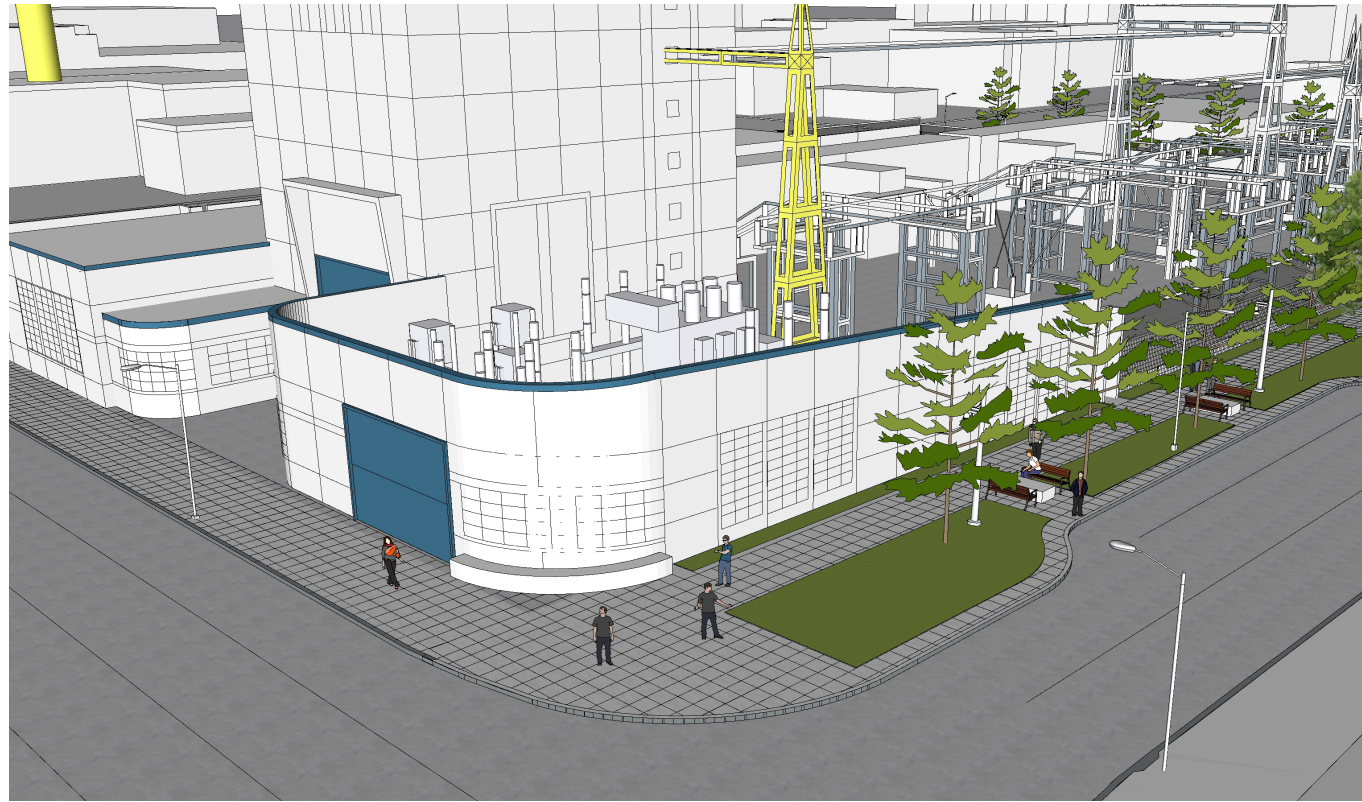
**UTILITIES:** no impacts

**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



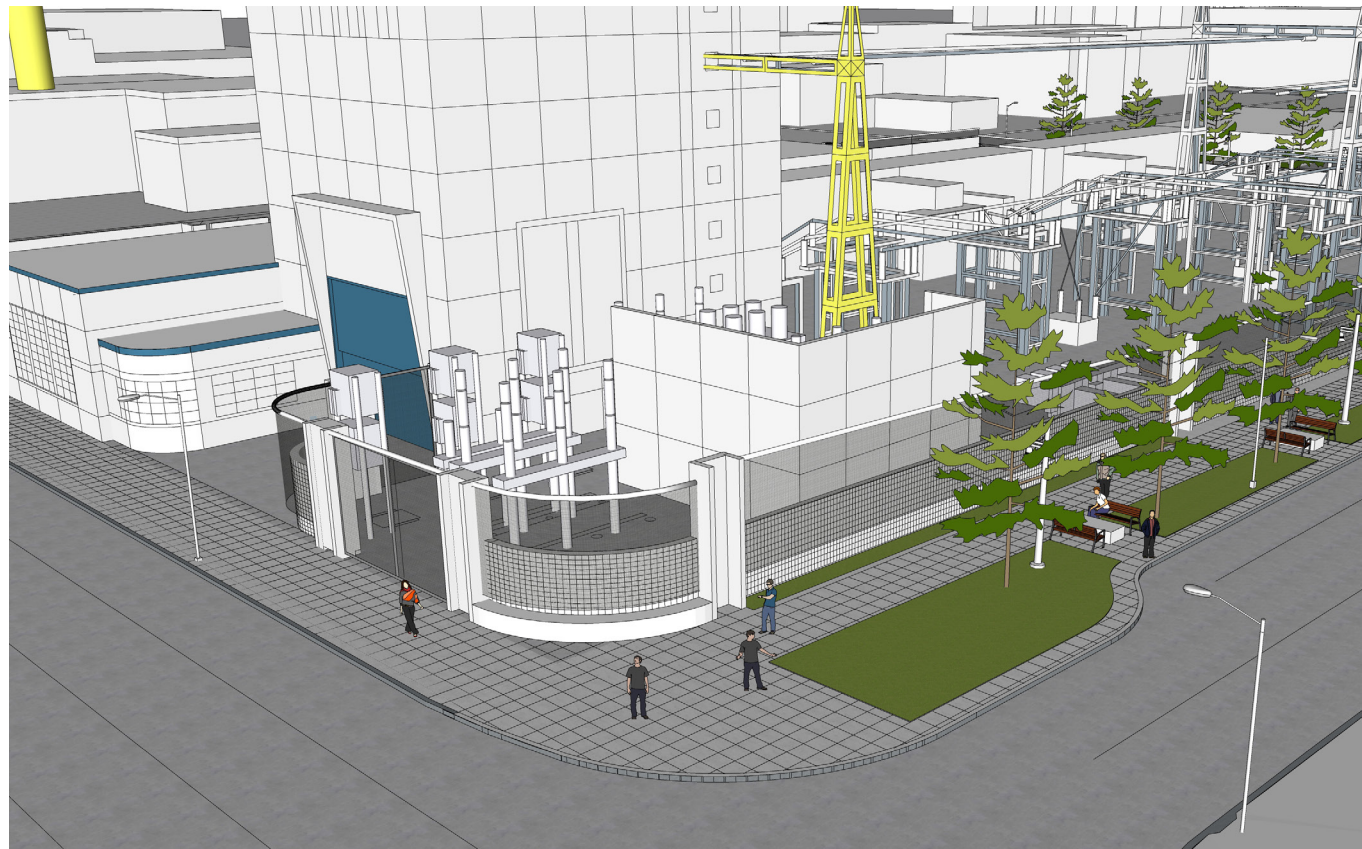
# VACATION (1a) /VACATION (1b) COMPARISON

SDC Review | March 15, 2018



## VACATION (1a)

- Meets fire safety recommendations
- Mimics existing building architecture and detail
- Could incorporate transparent glass “windows”
- Incorporates details similar to existing Annex walls



## VACATION (1b)

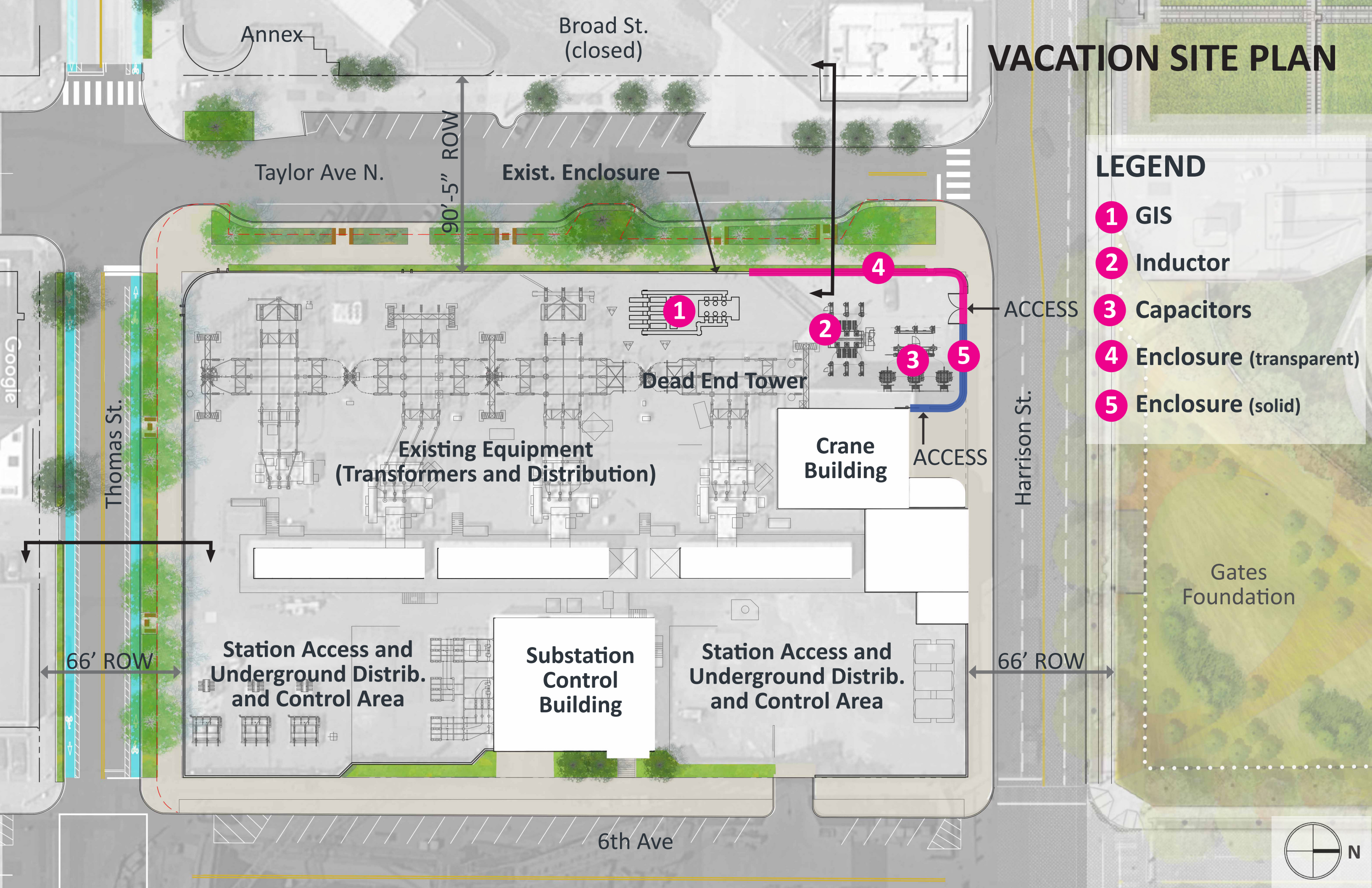
- Meets fire safety recommendations at GIS equipment
- Mimics existing chainlink/block wall enclosure
- Highly transparent
- Constrains maintenance access to GIS equipment



# VACATION SITE PLAN

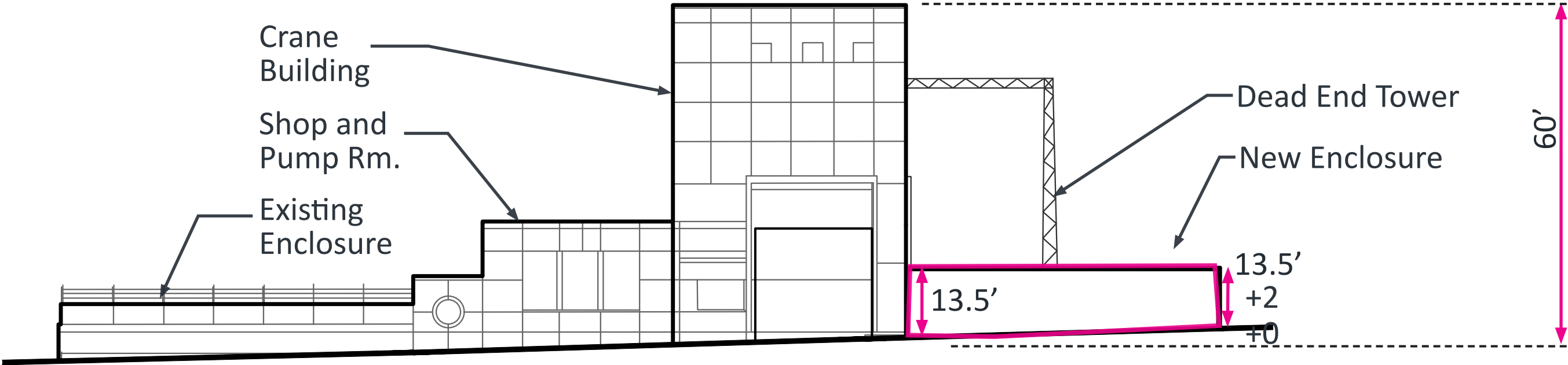
## LEGEND

- 1 GIS
- 2 Inductor
- 3 Capacitors
- 4 Enclosure (transparent)
- 5 Enclosure (solid)

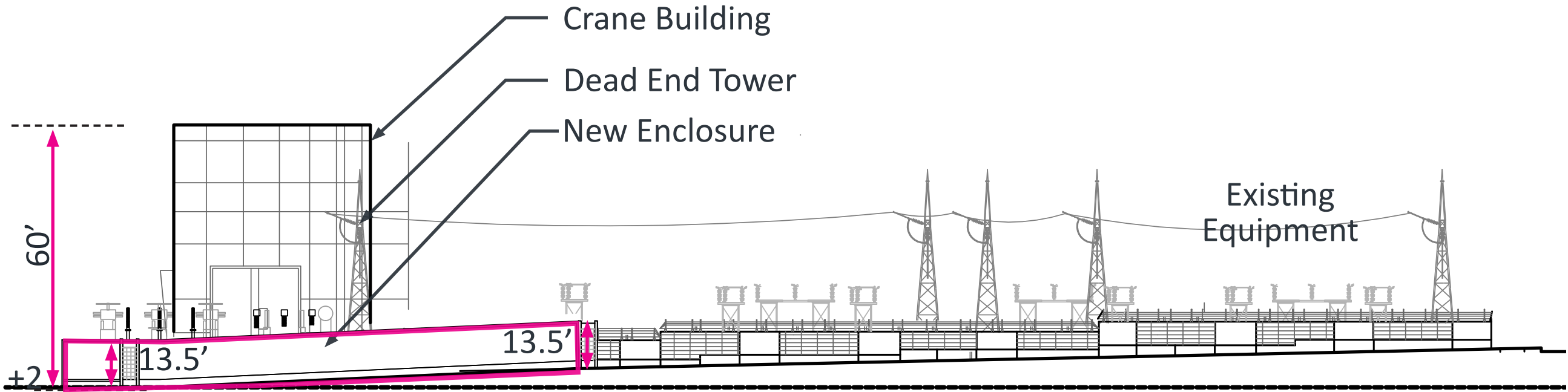




SITE ELEVATIONS



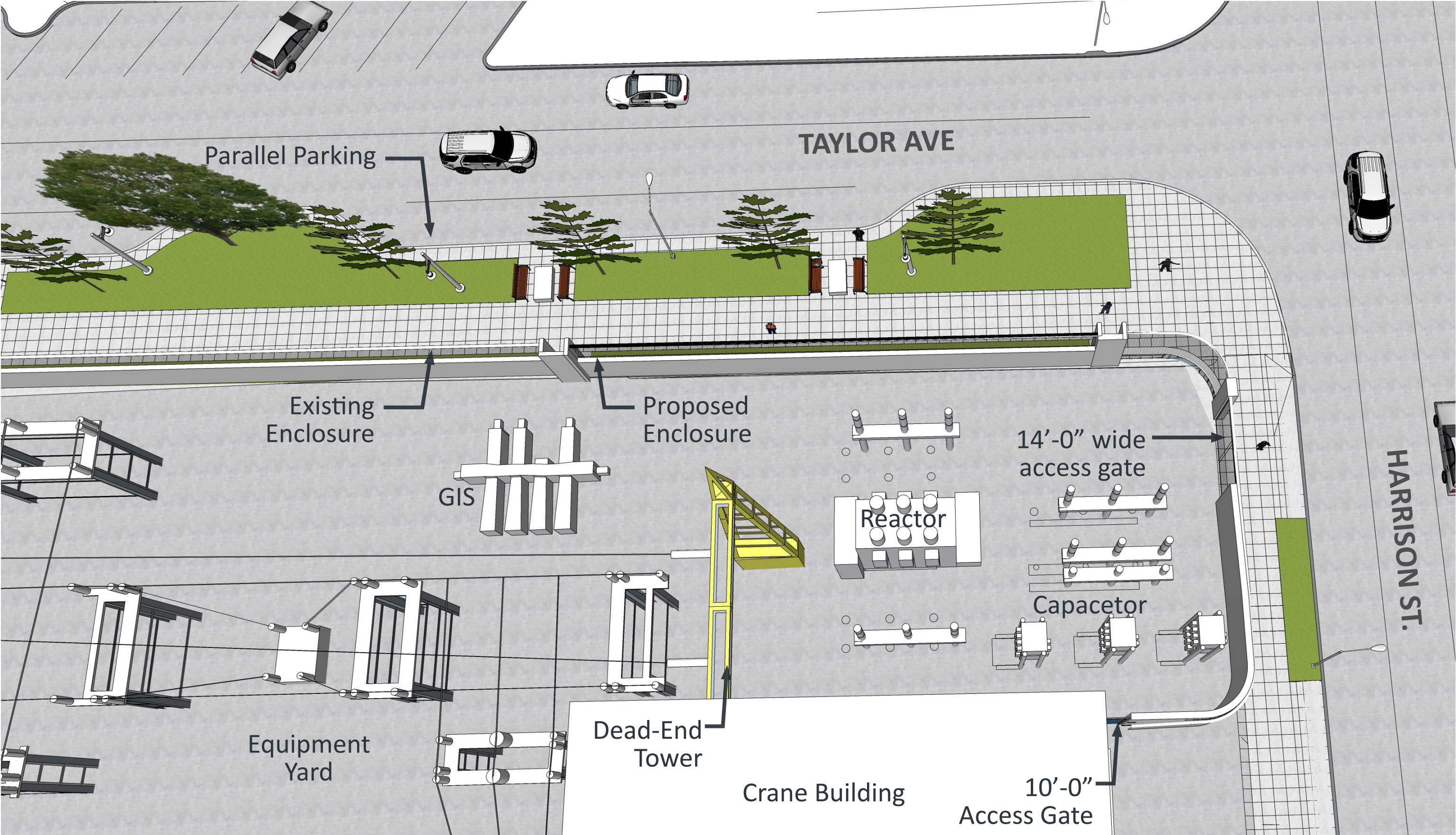
North (Harrison St)



West (Taylor Ave)

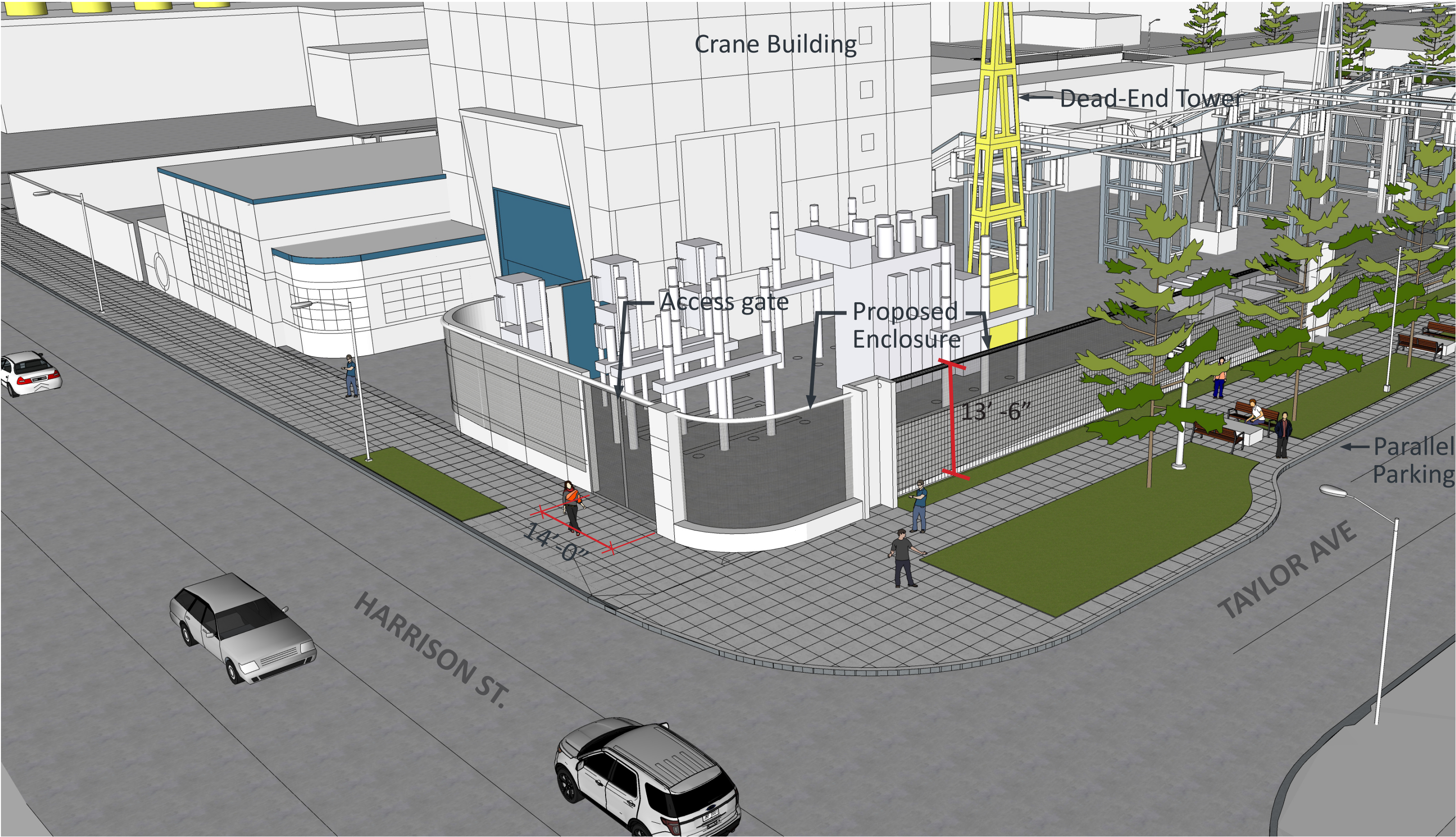


PERSPECTIVE VIEW  
TOP VIEW



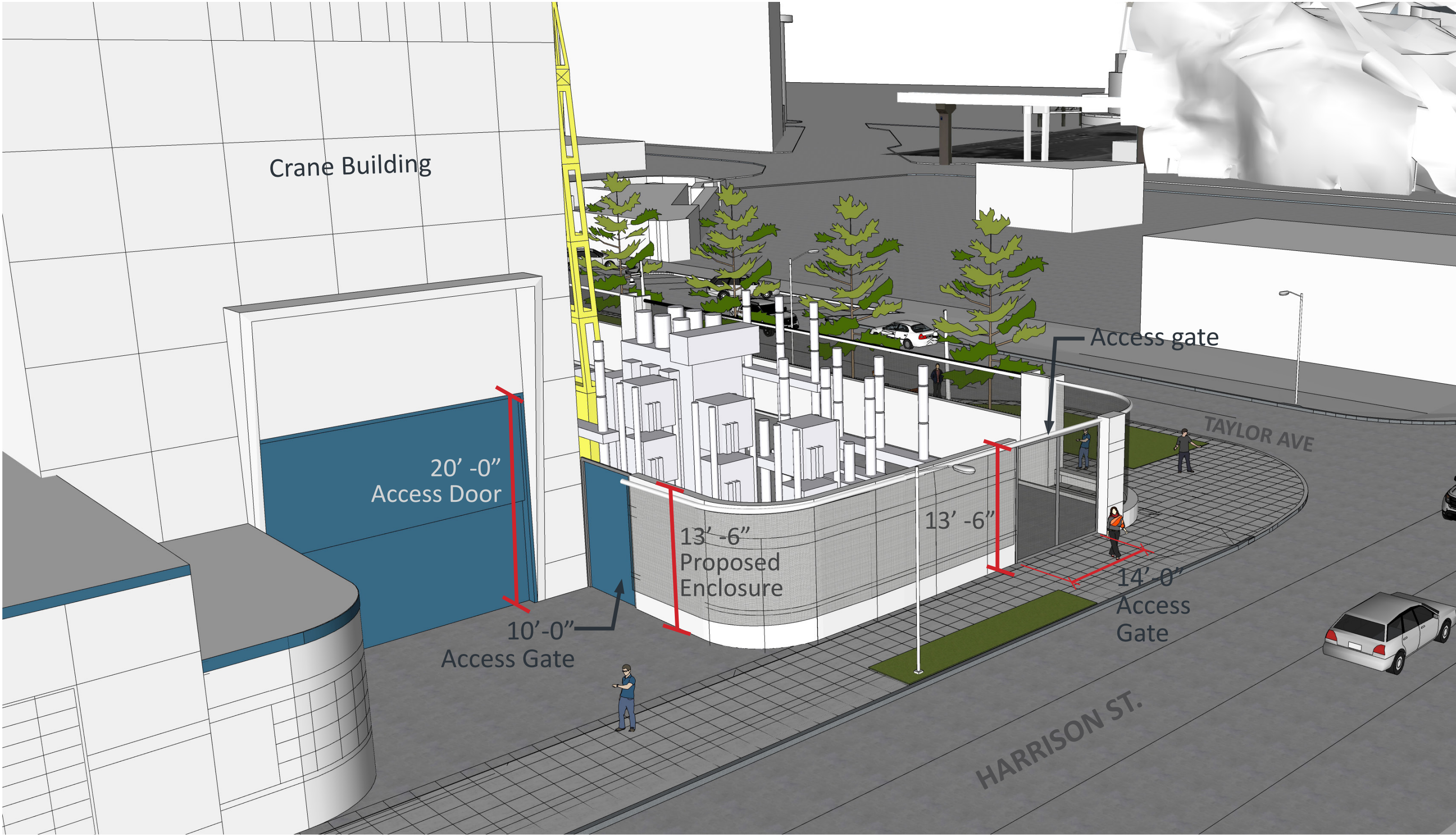


PERSPECTIVE VIEW  
LOOKING SOUTHEAST





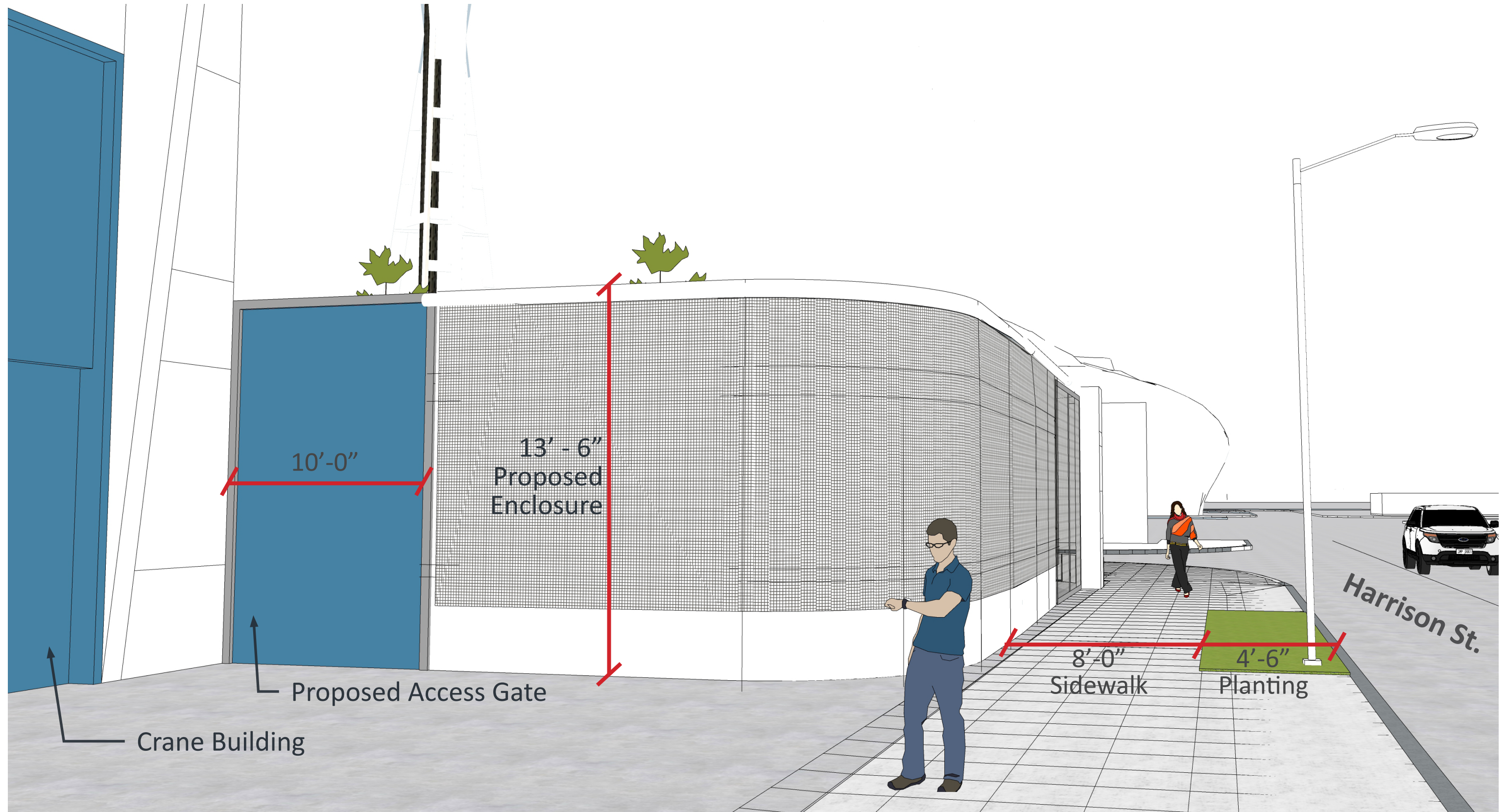
PERSPECTIVE VIEW  
LOOKING WEST





# PERSPECTIVE VIEW

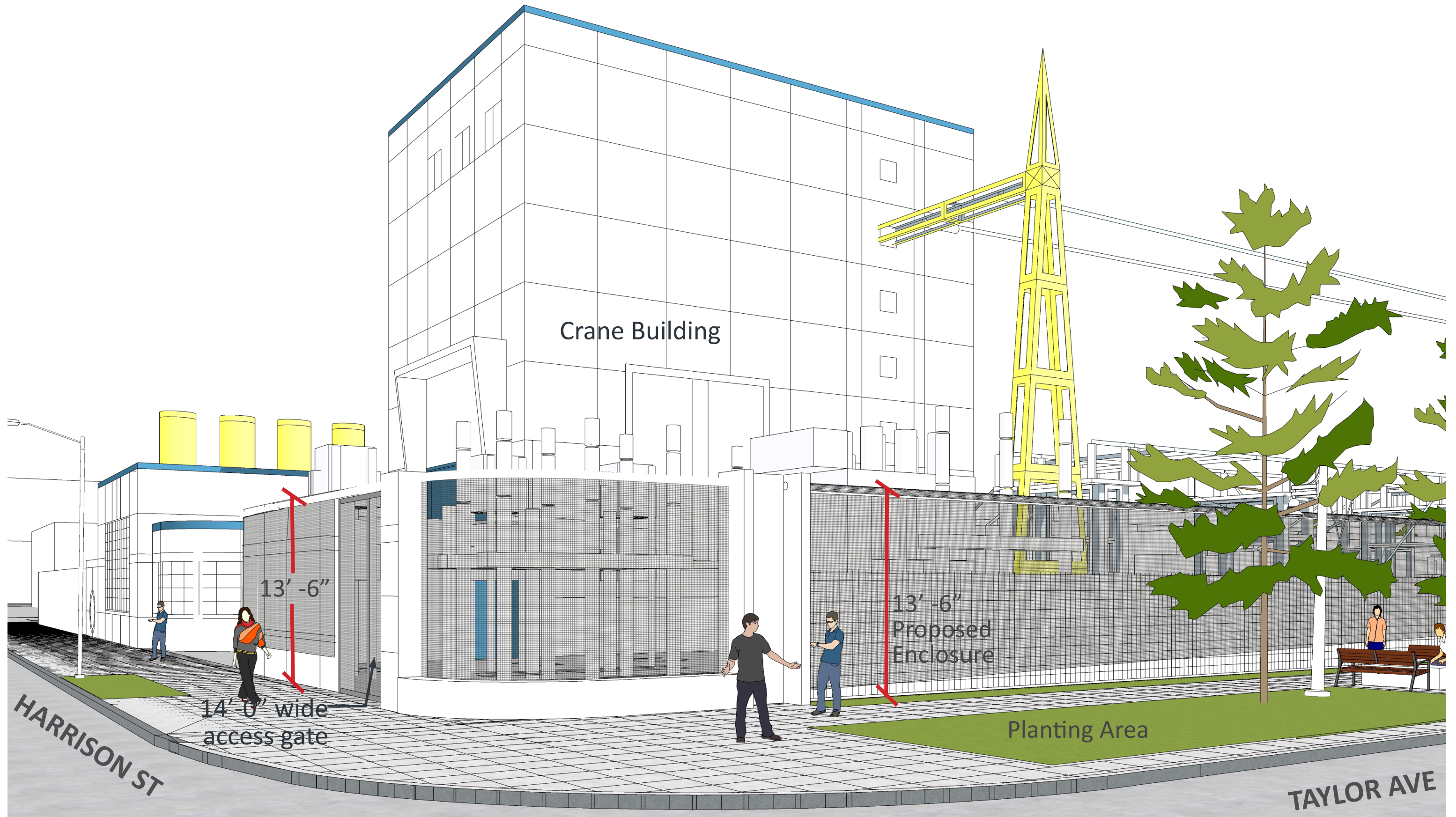
## HARRISON ST.





# PERSPECTIVE VIEW

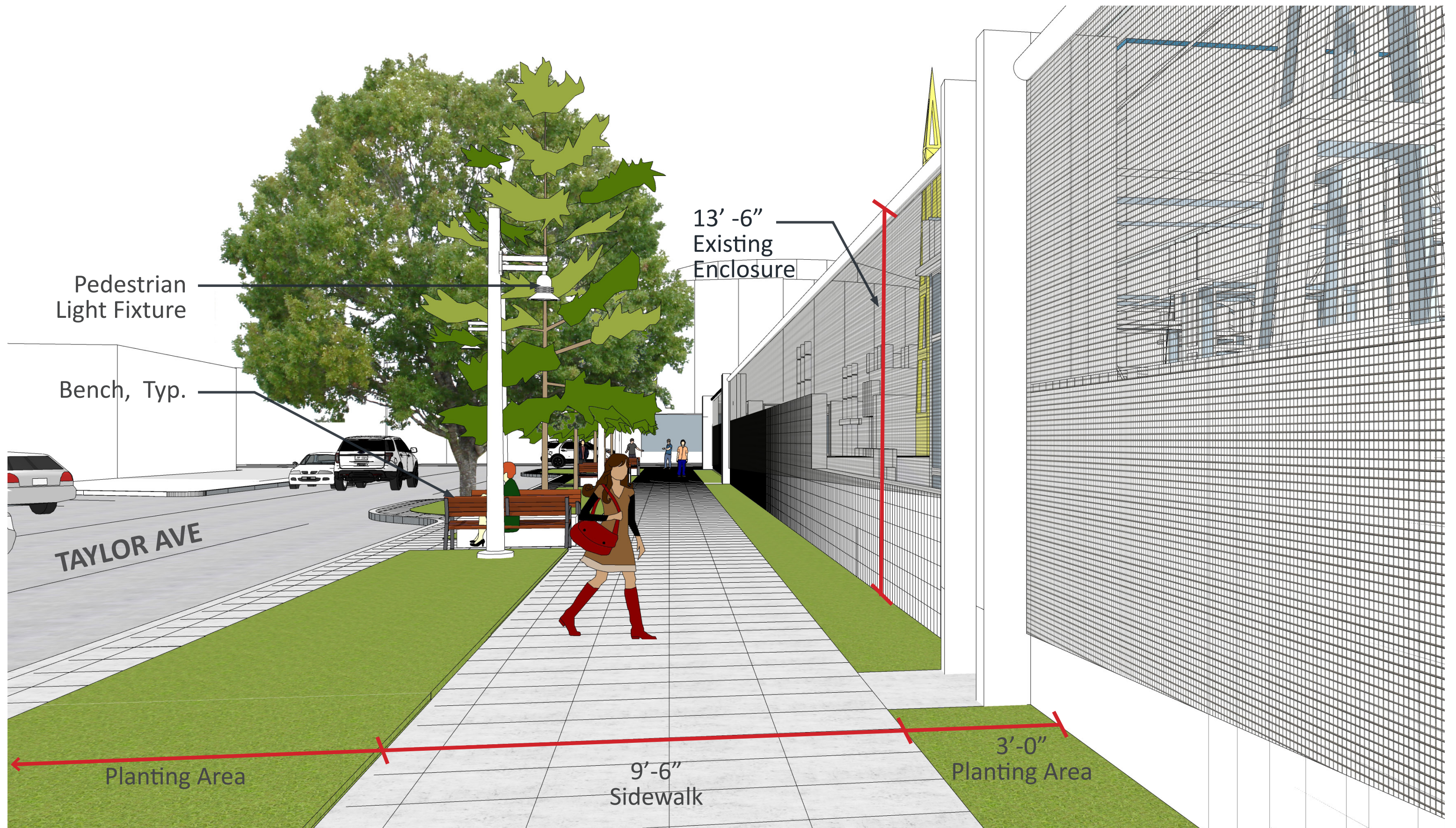
## TAYLOR AVE





# PERSPECTIVE VIEW

## TAYLOR AVE





# PERSPECTIVE VIEW

## LOOKING EAST



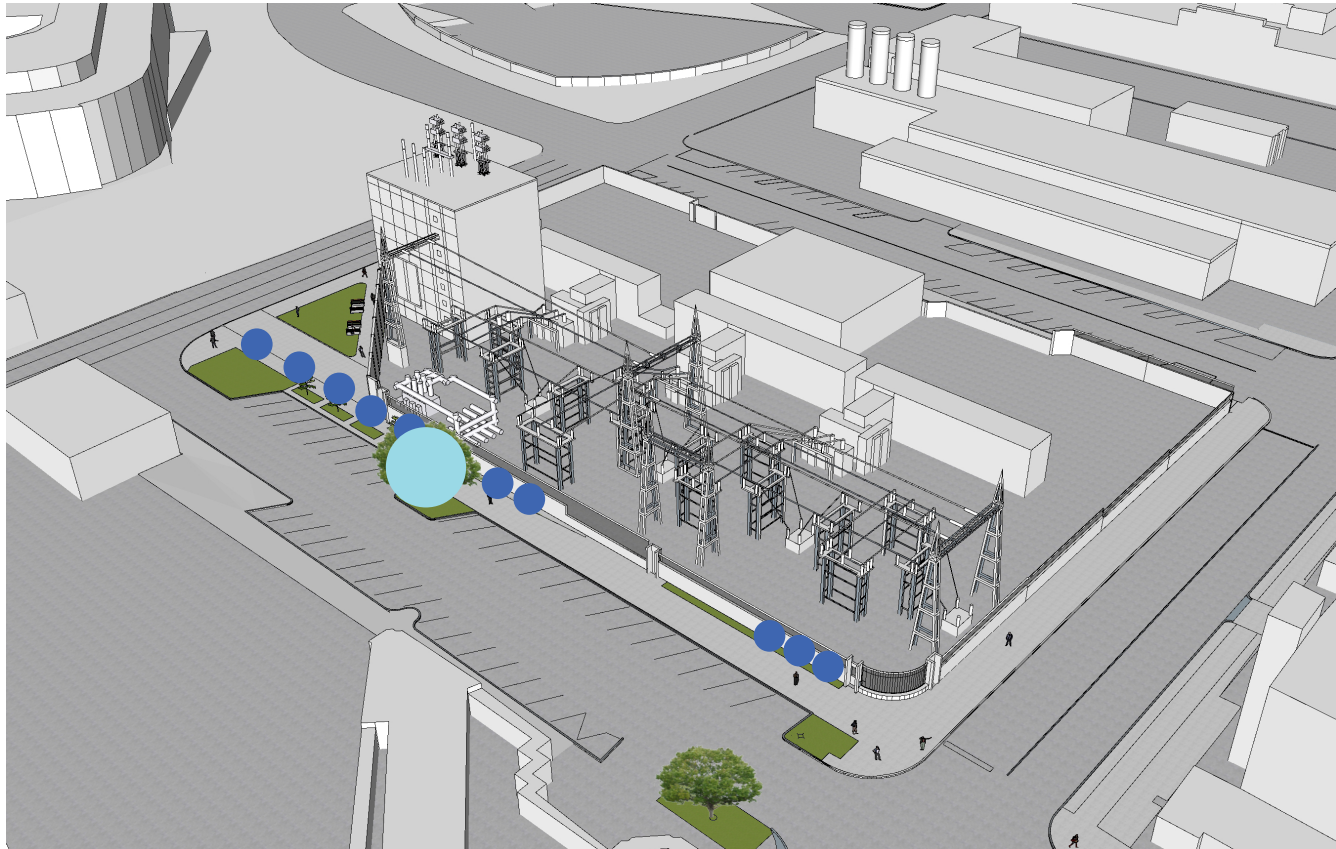


# PERSPECTIVE VIEW EAST TOWARDS THOMAS ST





# STREET TREE ANALYSIS



## EXISTING TREE:

	Taylor Ave	Thomas St.
● Small Tree/Shrub	9	0
● Medium Tree	0	0
● Large Tree (Existing):	1	0

Total: 10



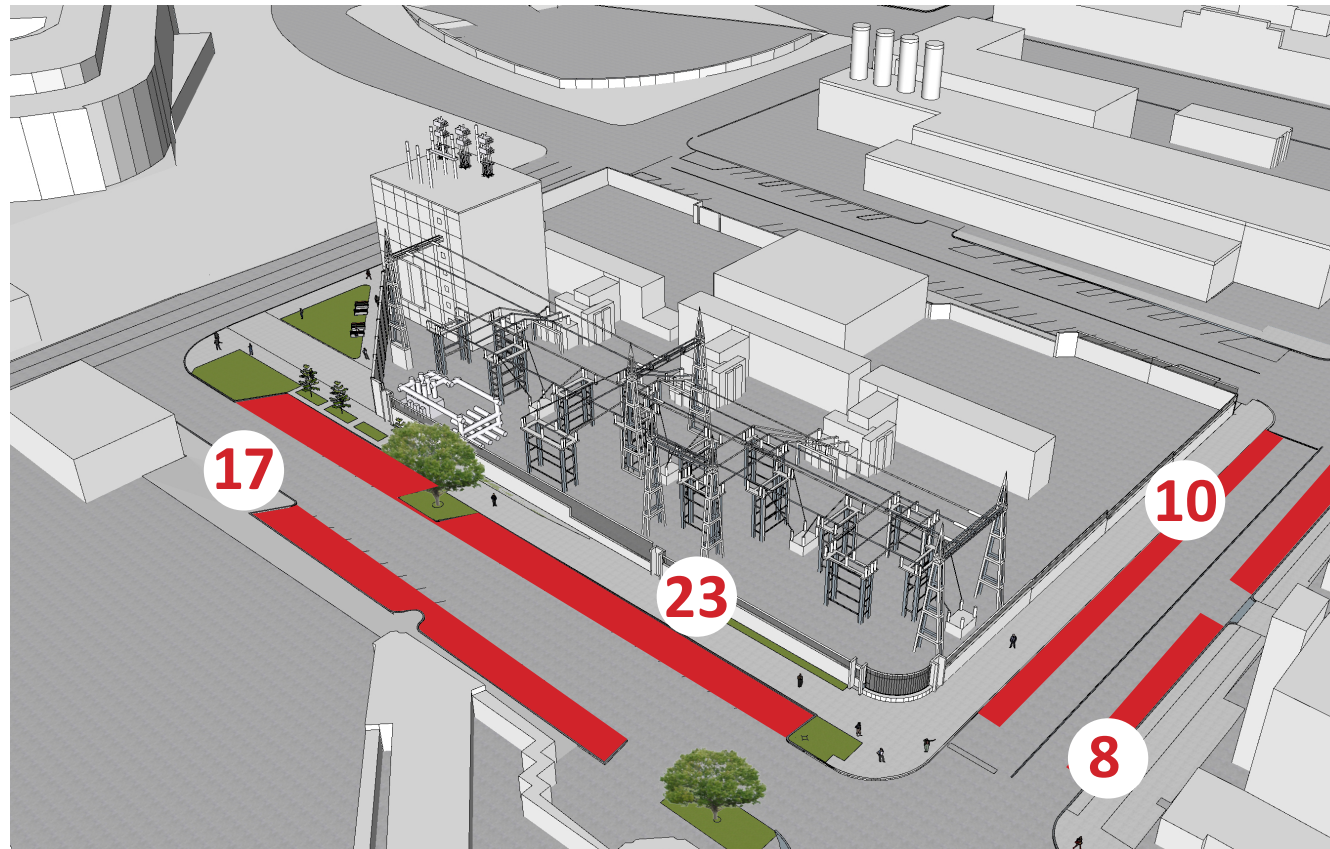
## PROPOSED TREE:

	Taylor Ave	Thomas St.
● Small Tree/Shrub	0	0
● Medium Tree	8	6
● Large Tree (Existing):	1	0

Total: 15



# PARKING ANALYSIS



## EXISTING PARKING SPACES

### Taylor Ave

West: 17

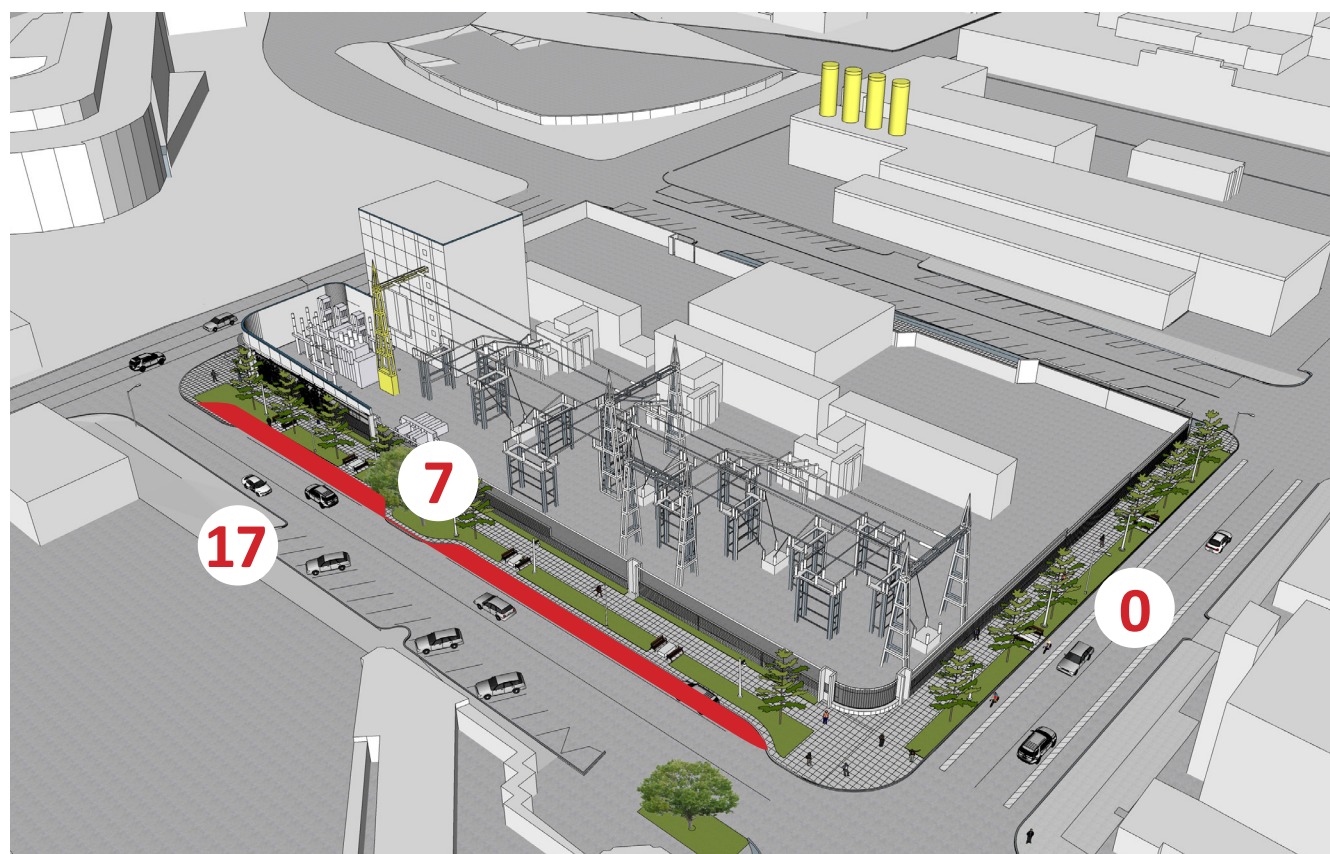
East: 23

Total: 58

### Thomas St.

North: 10

South: 8



## PROPOSED PARKING SPACES:

### Taylor Ave

West: 17

East: 7

Total: 24

### Thomas St.

North: 0

South: 0

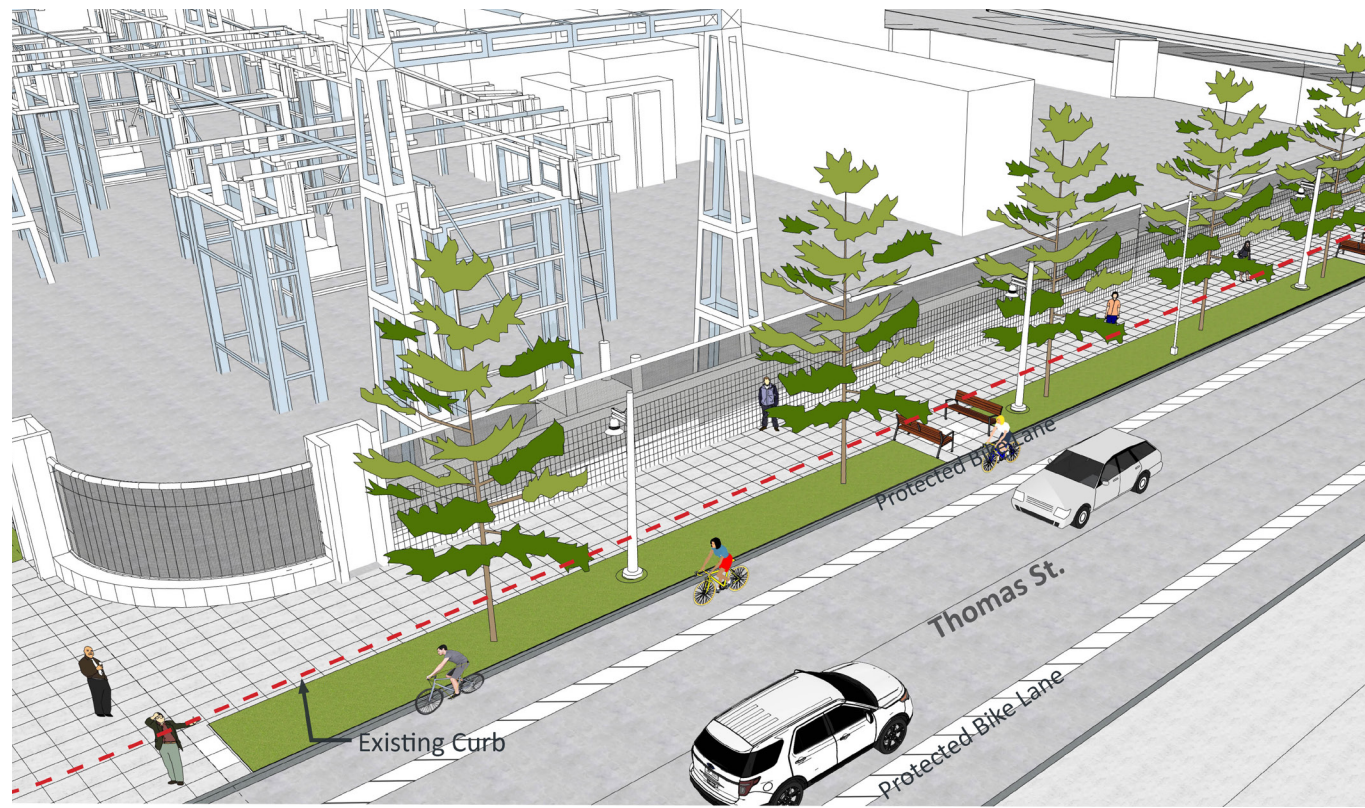
**REDUCED PARKING SPACES: 34**



# PROPOSED PUBLIC BENEFITS

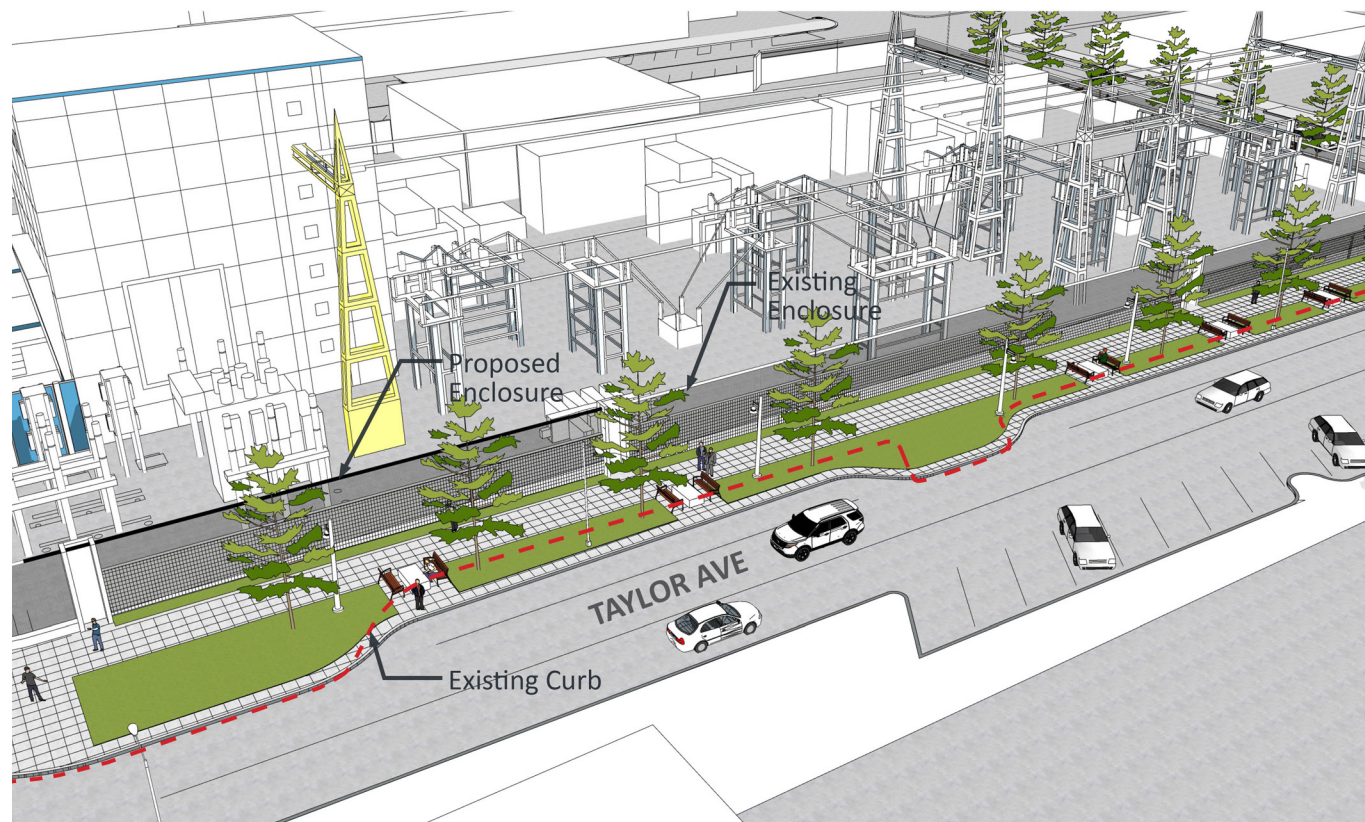
## Thomas Street Improvements

- Missing link w/in the SDOT/WSDOT improvements
- Follows adopted Thomas green street plan
- Incorporates protected bike lane
- Ped lighting, benches, sidewalk replacement & widening, street trees & planting strip
- Eliminate street parking



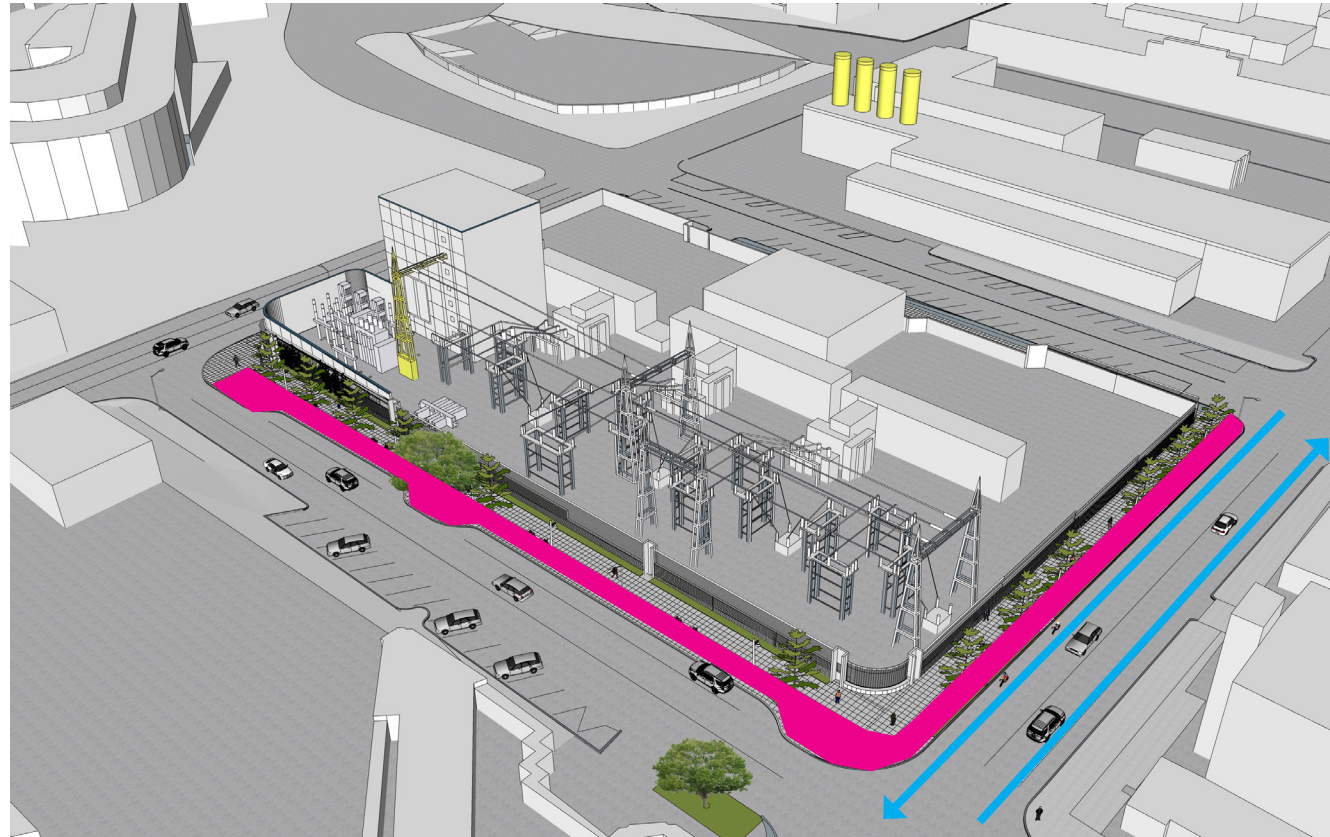
## Taylor Ave Improvements

- Revise curb line and enhance pedestrian zone
- Wider sidewalks and planting zones
- Ped lighting, benches, sidewalk replacement & widening, street trees & planting strip
- Reduction in parking (angled to parallel)





# OPEN SPACE SUMMARY

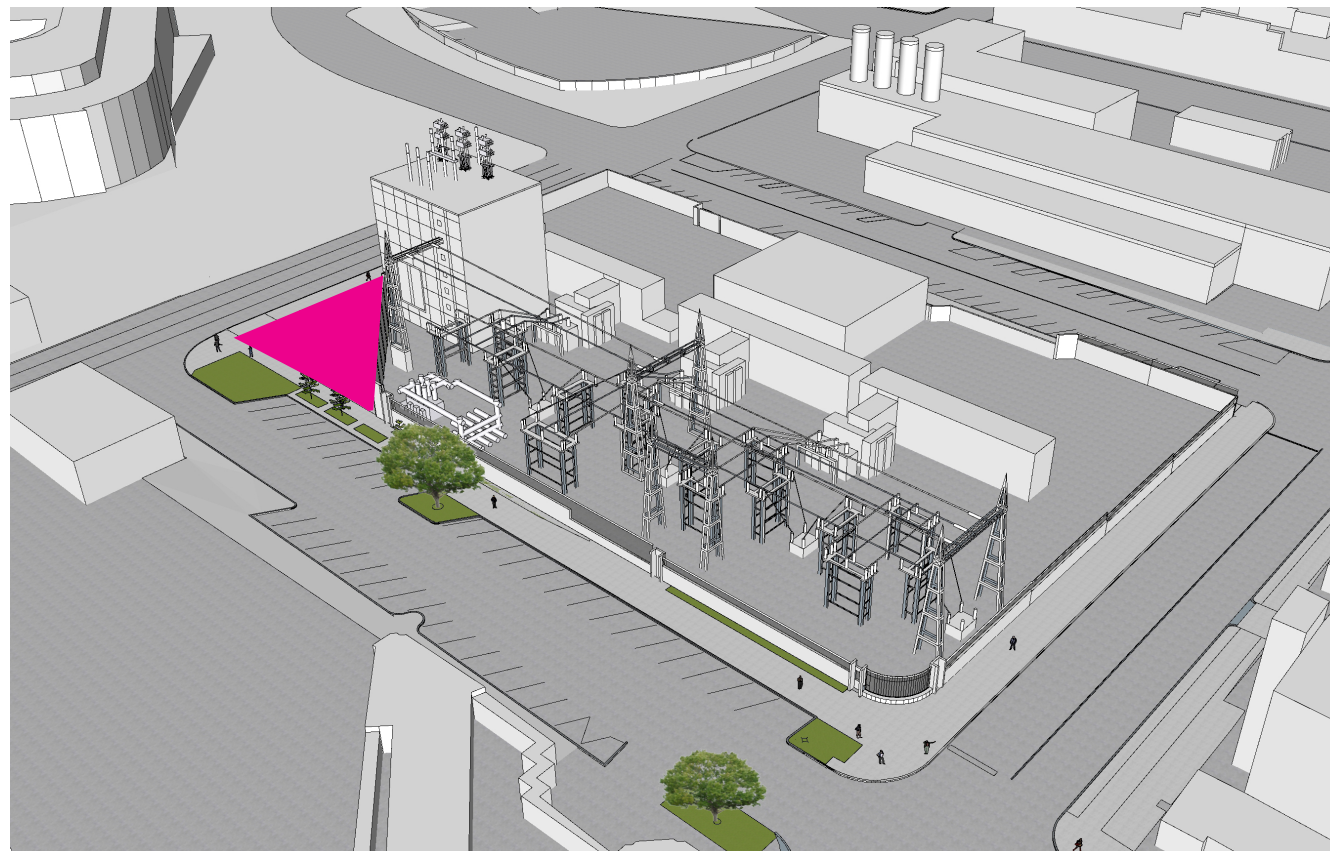


## OPEN SPACE PROVIDED - VACATION

**4,020 SF**

Thomas Street - 1958.14 SF

Taylor Ave - 2061.85 SF



## OPEN SPACE RETAINED - NO VACATION

**4,300 SF**



The background of the slide features a chain-link fence in the foreground, with several high-voltage power lines and their supporting towers visible in the background. The entire image is covered with a semi-transparent blue gradient, which is darker on the left and fades to a lighter blue on the right.

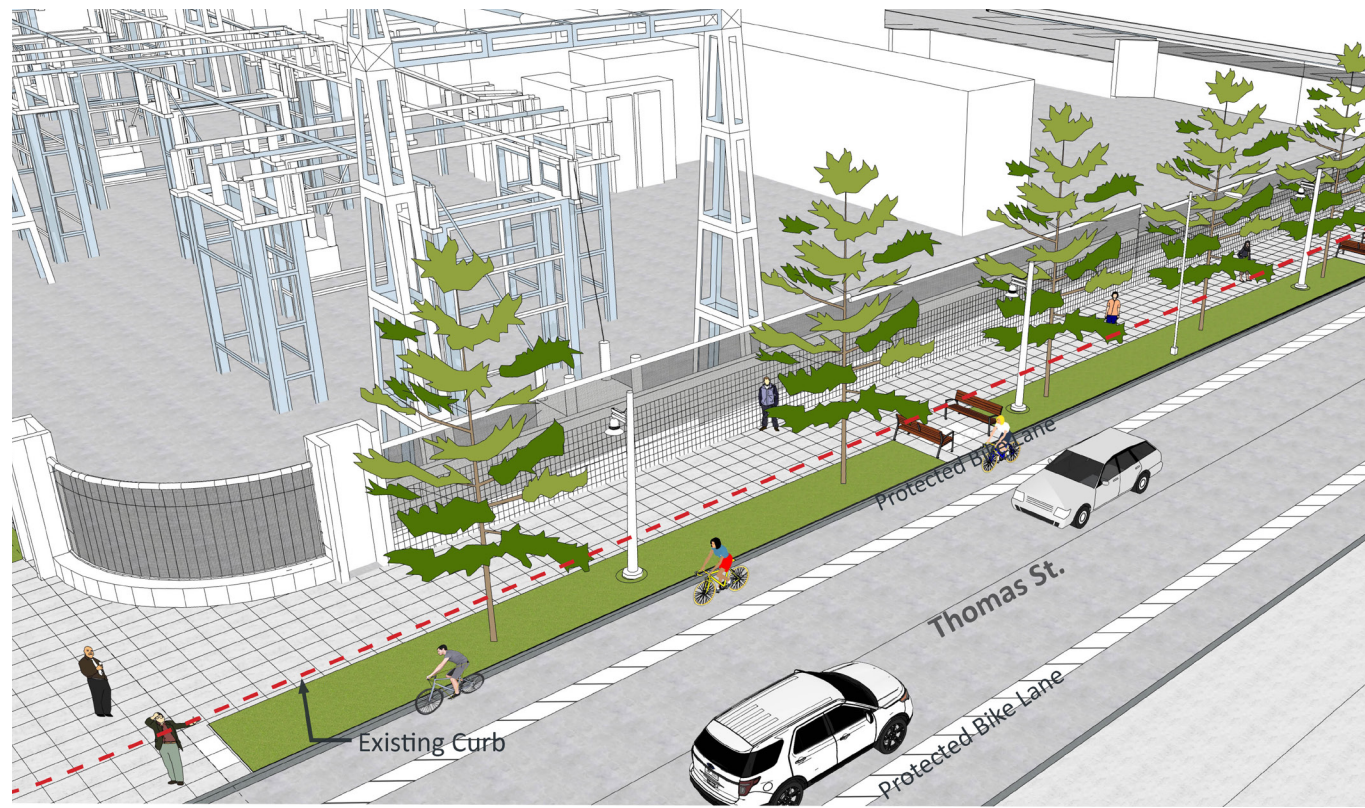
# PUBLIC BENEFITS



# PROPOSED PUBLIC BENEFITS

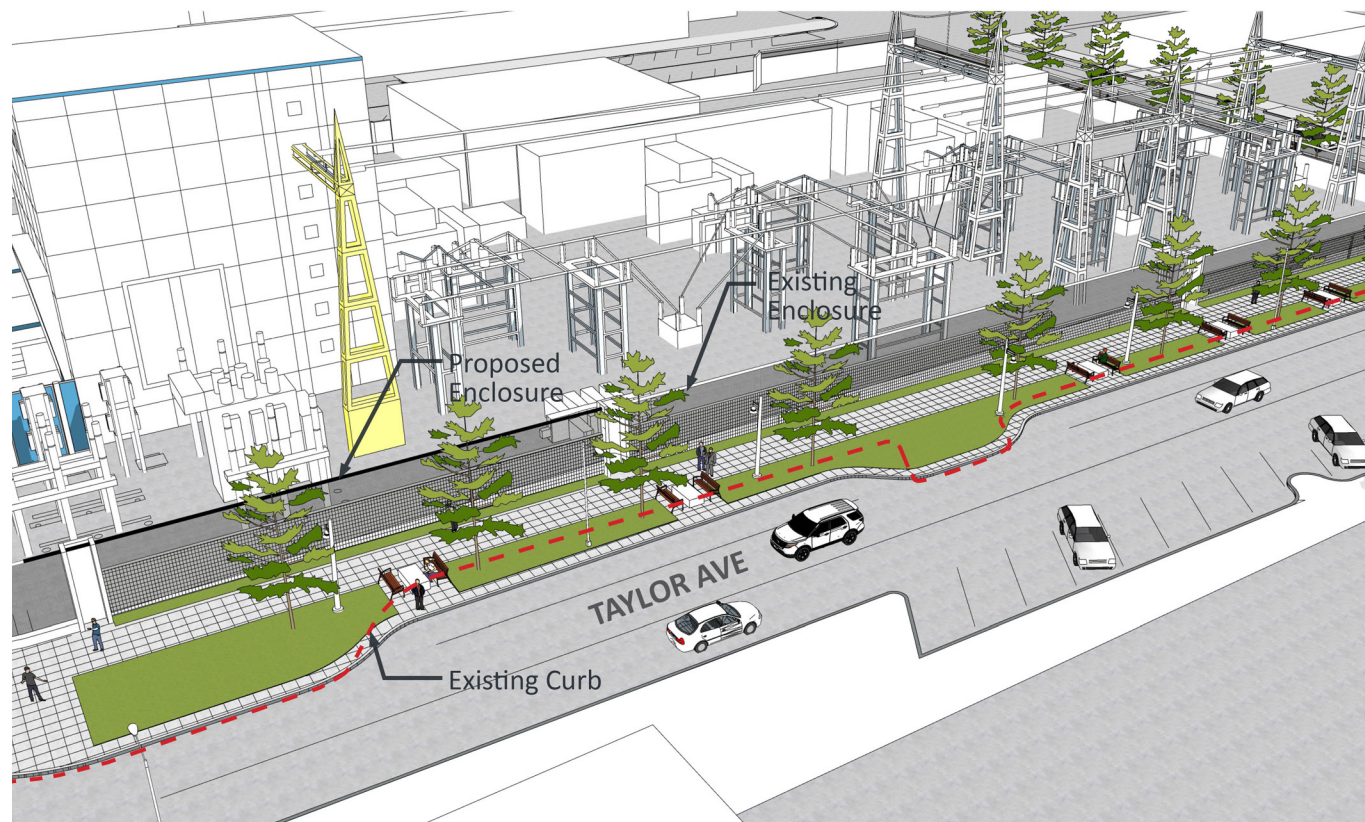
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- Revise curb line and enhance pedestrian zone
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- Reduction in parking (angled to parallel)





# EXISTING CONDITION

## Completed Thomas Street between Taylor & 5th





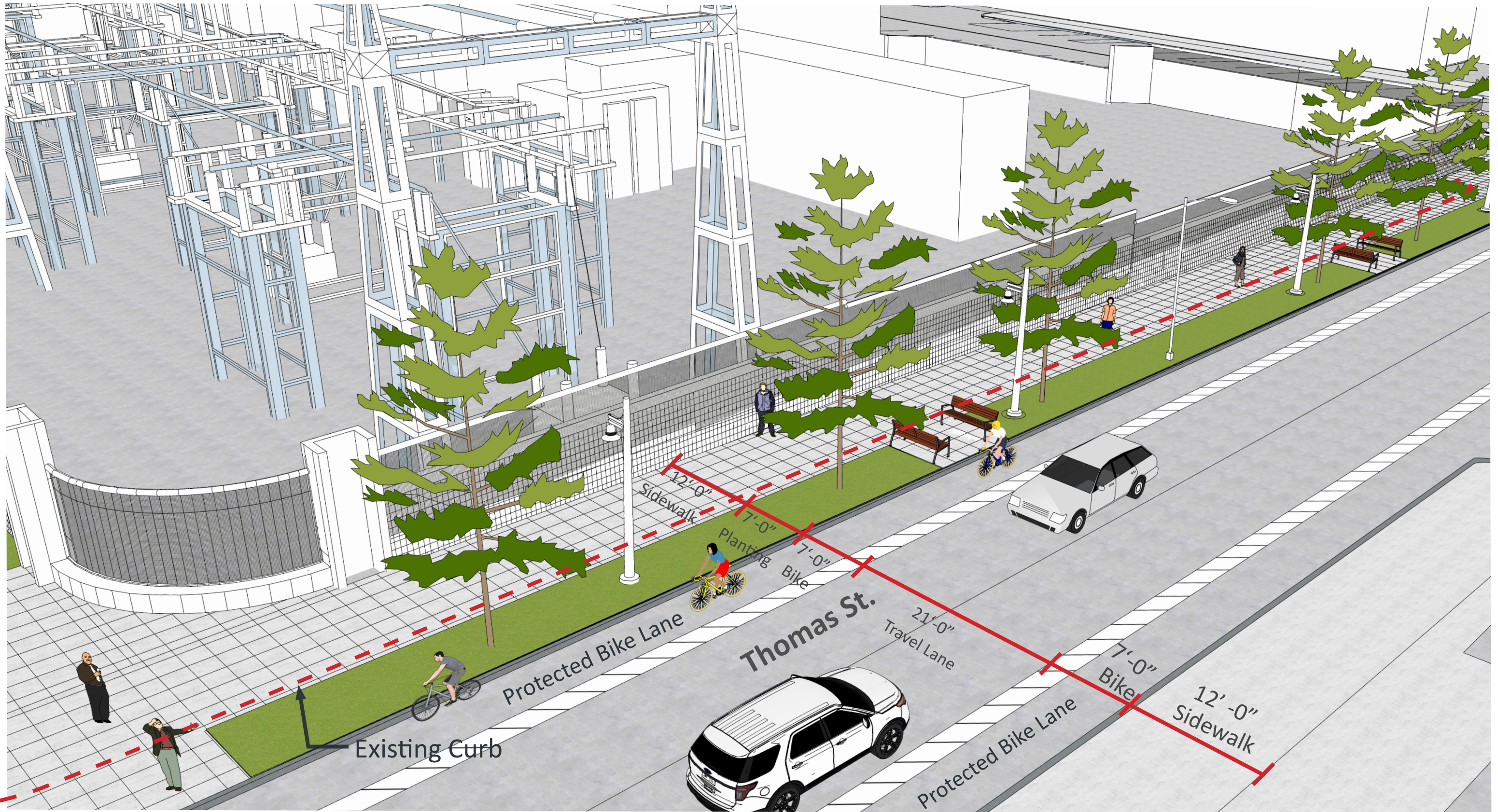
# EXISTING CONDITION

## Thomas Street between Taylor & 6th





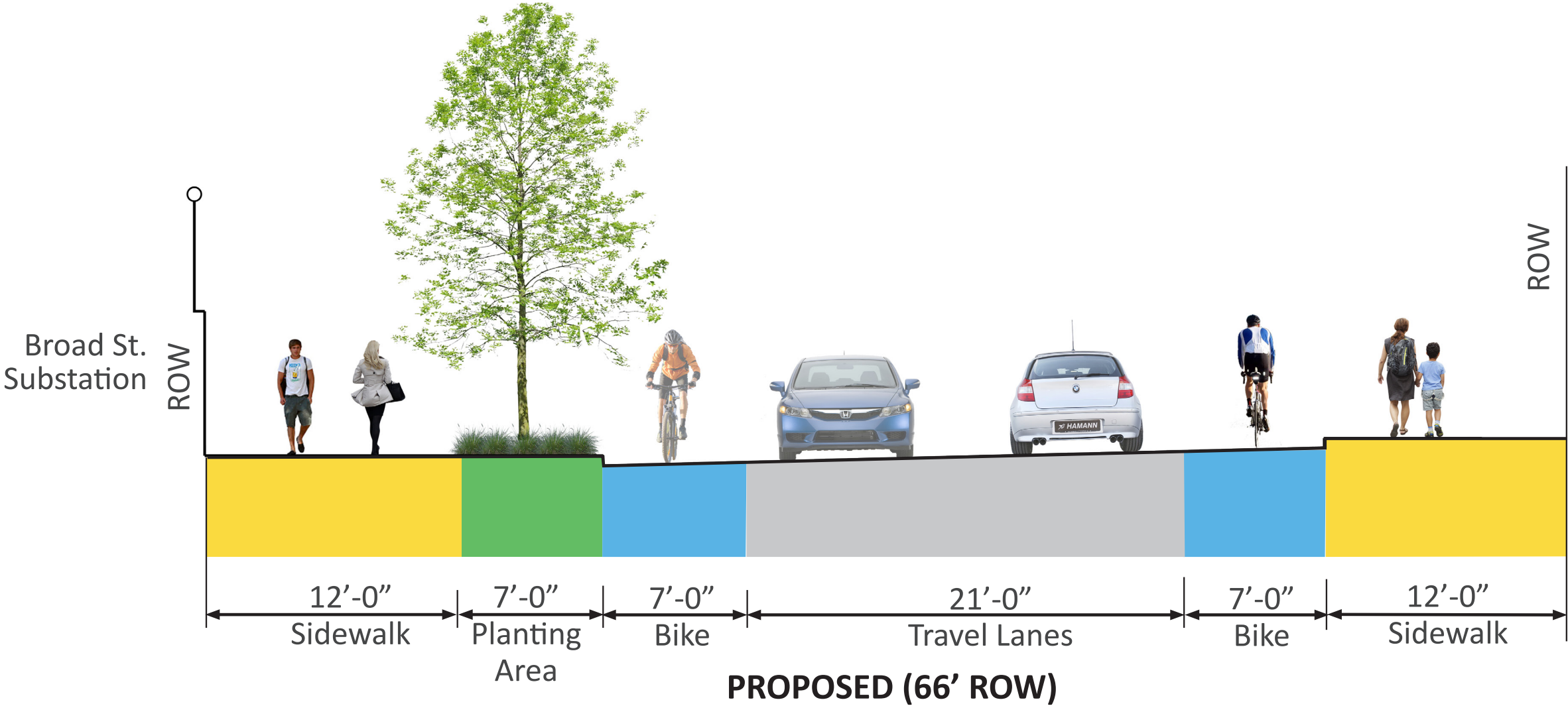
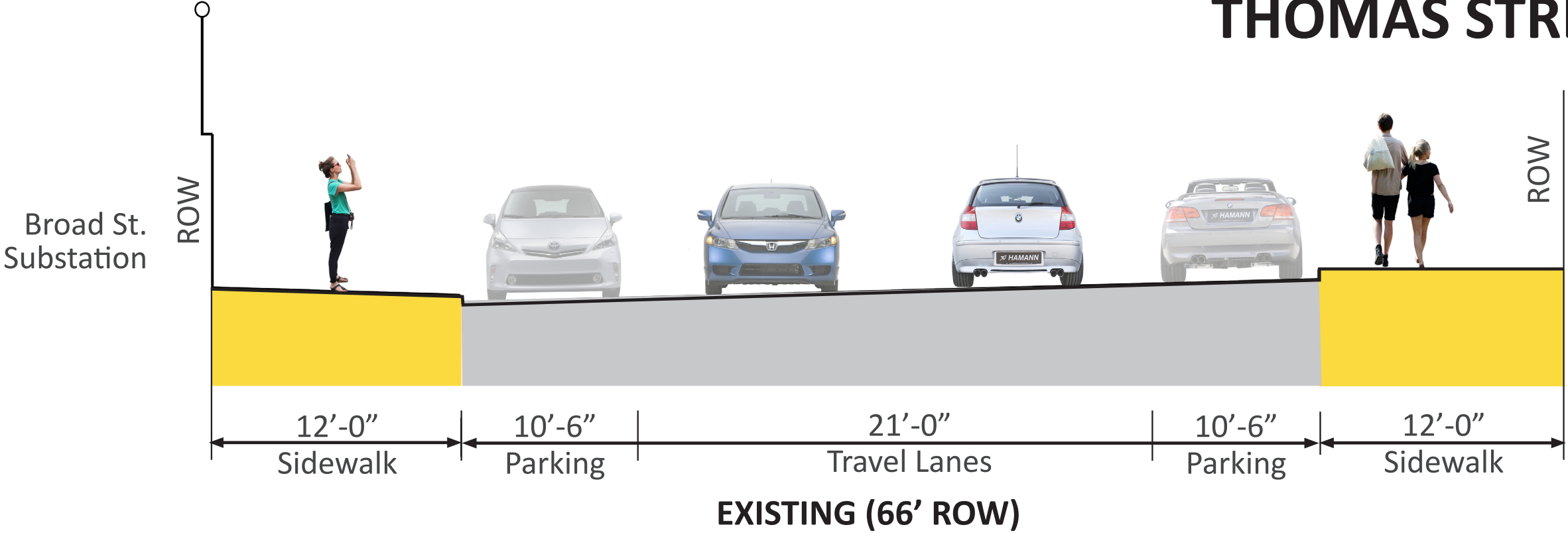
# PROPOSED PUBLIC BENEFITS - THOMAS STREET





# THOMAS STREET SECTION

Looking East



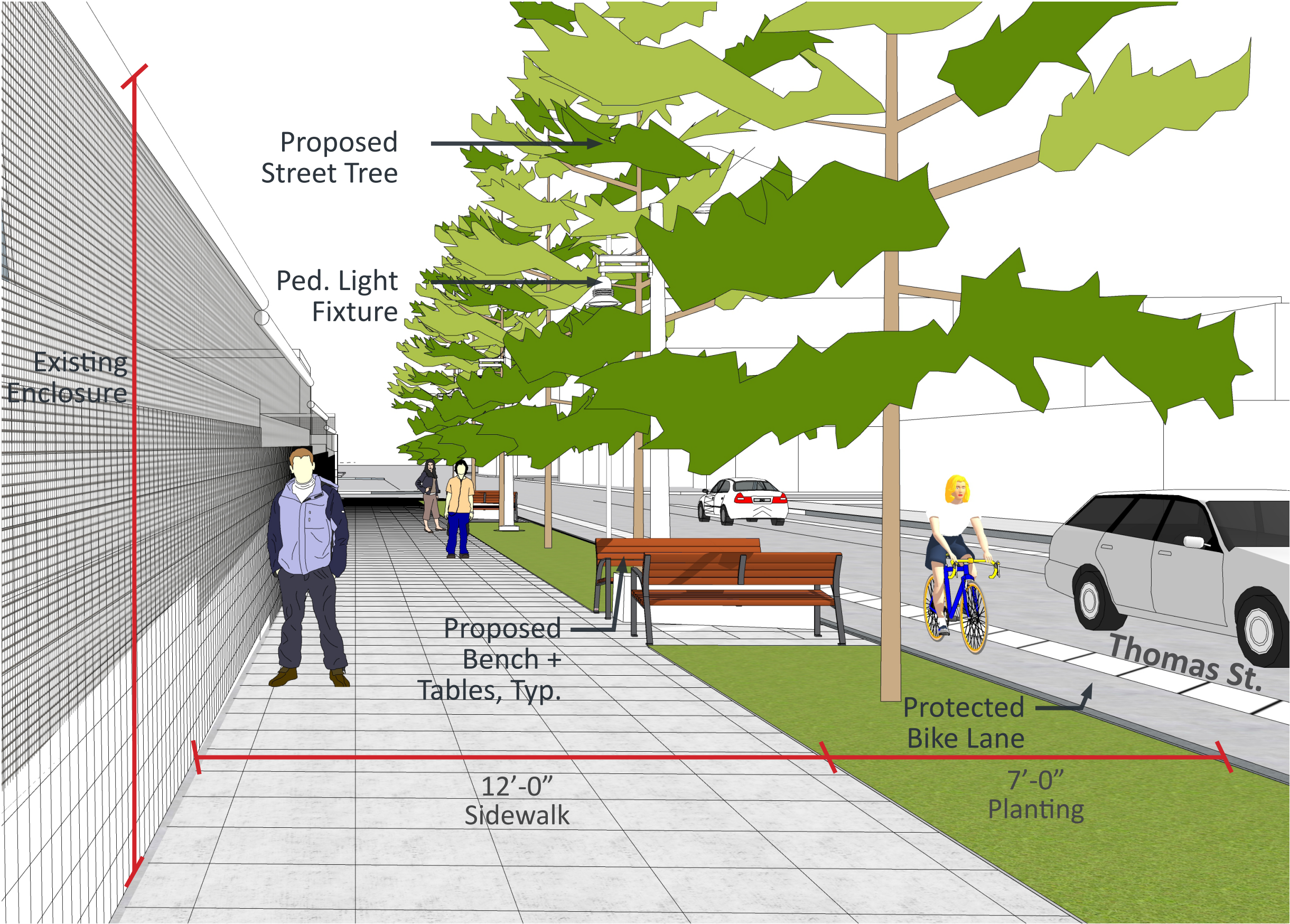


PERSPECTIVE VIEW - THOMAS STREET





# PERSPECTIVE VIEW - THOMAS STREET





SIP CONCEPT PLANS - THOMAS STREET

30% Complete Street Improvement Plan  
Not For Construction

P:\1364.1 Broad Street Substation\Cad\Sheets\SIP\BROAD\_SF\_SHEET.dwg

BrnMB

Jul 24, 2018 - 5:29pm

DATE	MARK	NATURE	REVISIONS	MADE/CHK'D	REV'D



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**Landscape Architecture**  
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REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE	INITIALS AND DATE
DESIGNED .....	REVIEWED: .....
CHECKED .....	PROJECT MANAGER .....
DRAWN .....	REVISED AS-BUILT.....
CHECKED .....	
DESIGN REVIEW .....	
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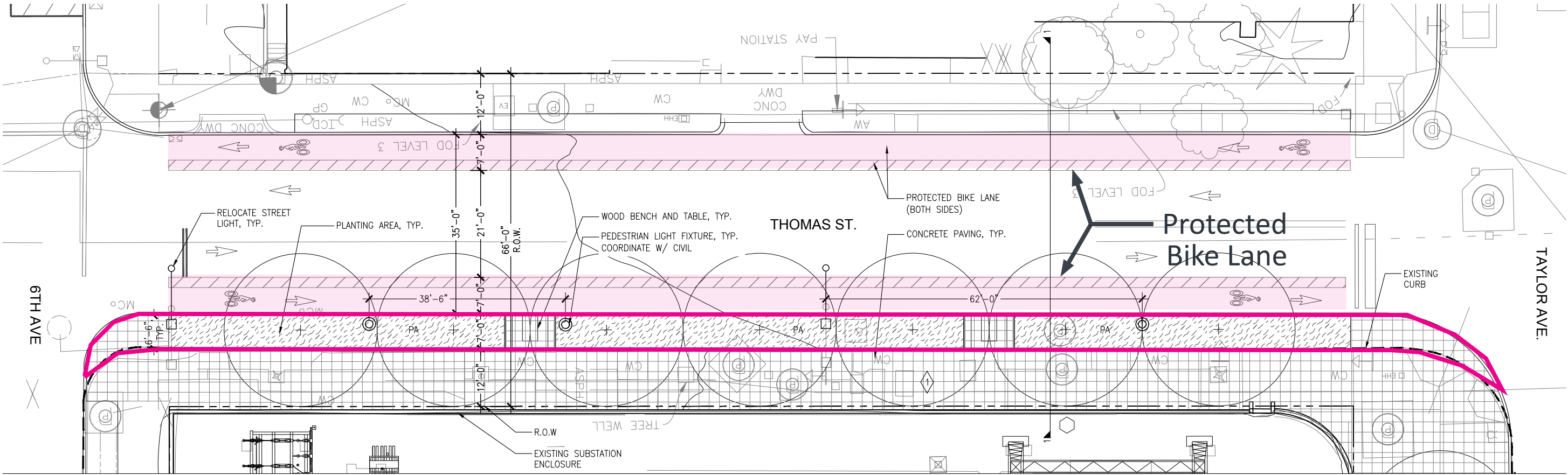


SCALE: H. V. INSPECTOR'S BOOK

BROAD STREET SUBSTATION INDUCTOR PROJECT SDCI PROJECT # XXXXXXXX

**BROAD STREET SUBSTATION**  
CURB, SIDEWALK & LANDSCAPE IMPROVEMENTS

SDOT PROJECT NO.
VAULT PLAN NO.
VAULT SERIAL NO.
SHEET 1 OF



LEGEND

PROPERTY LINE / R.O.W.	---
PA	PLANTING AREA
1	CIP CONC. PAVEMENT, THICKNESS/COMPOSITION PER COS STANDARD PLAN 420, 24" X 24" SCORING, NON-STANDARD JOINTS (SAWCUT), NON-STANDARD FINISH (NO JOINT RE-TRACE) SEE DETAIL 1 ON SHEET 18
○	STREET LIGHT FIXTURE (RELOCATED/PROPOSED)
⊙	PEDESTRIAN LIGHT FIXTURE
□	WOOD BENCH AND TABLE
+	PROPOSED STREET TREE

- NOTES:
- THOMAS STREET IMPROVEMENTS HAVE BEEN COORDINATED WITH SDOT TRAFFIC OPERATIONS TO REFLECT THOMAS GREEN STREET CONCEPT PLAN AND EXISTING IMPROVED SECTION BETWEEN TAYLOR AVE AND 5TH AVE.
  - THIS DRAWING IS PREPARED FOR A CONCEPTUAL STREET IMPROVEMENTS.
  - STREET LIGHT FIXTURE AND PEDESTRIAN LIGHT FIXTURE LOCATIONS TO BE CONFIRMED BY CIVIL ENGINEER
  - ROW PLANTING WILL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM PER CITY OF SEATTLE STANDARD PLANS



# EXISTING CONDITION - TAYLOR AVE



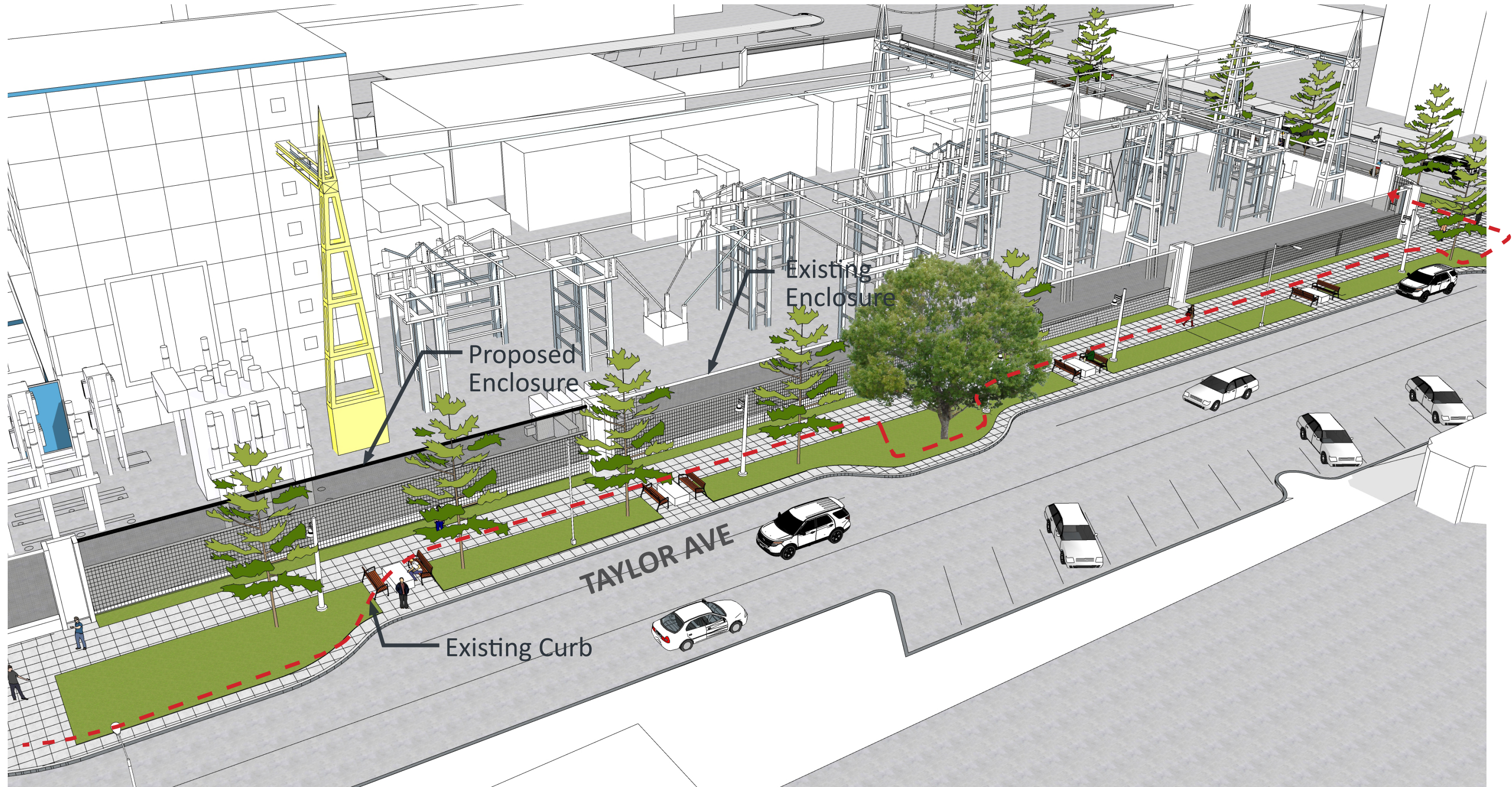


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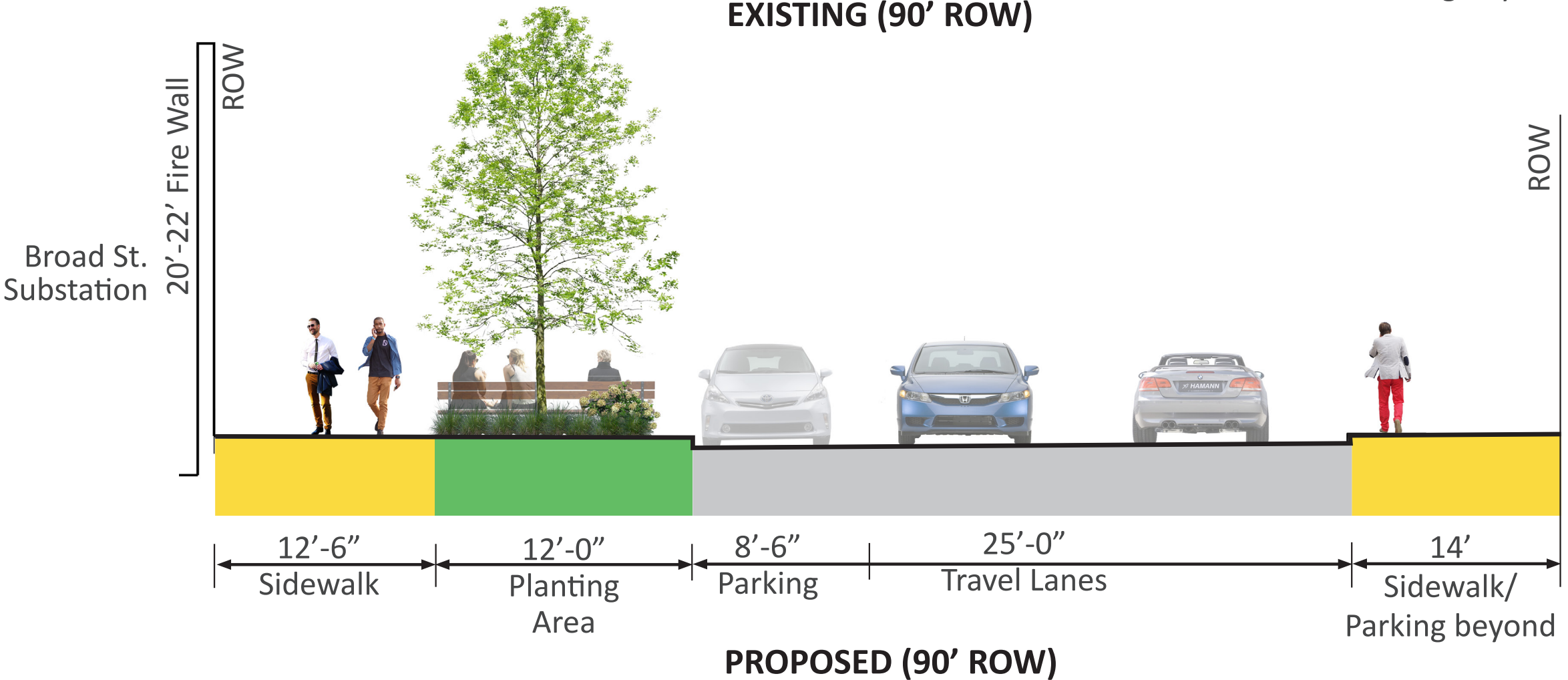
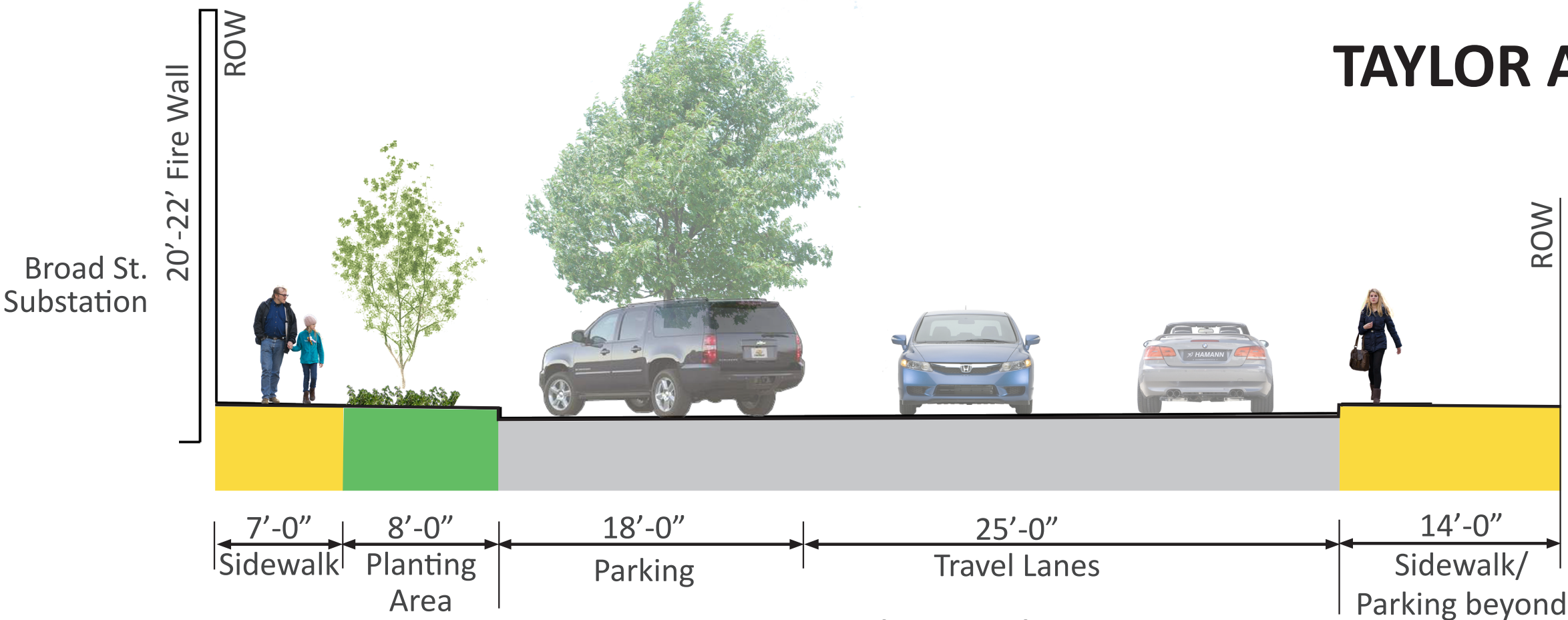
# PROPOSED PUBLIC BENEFITS - TAYLOR AVE





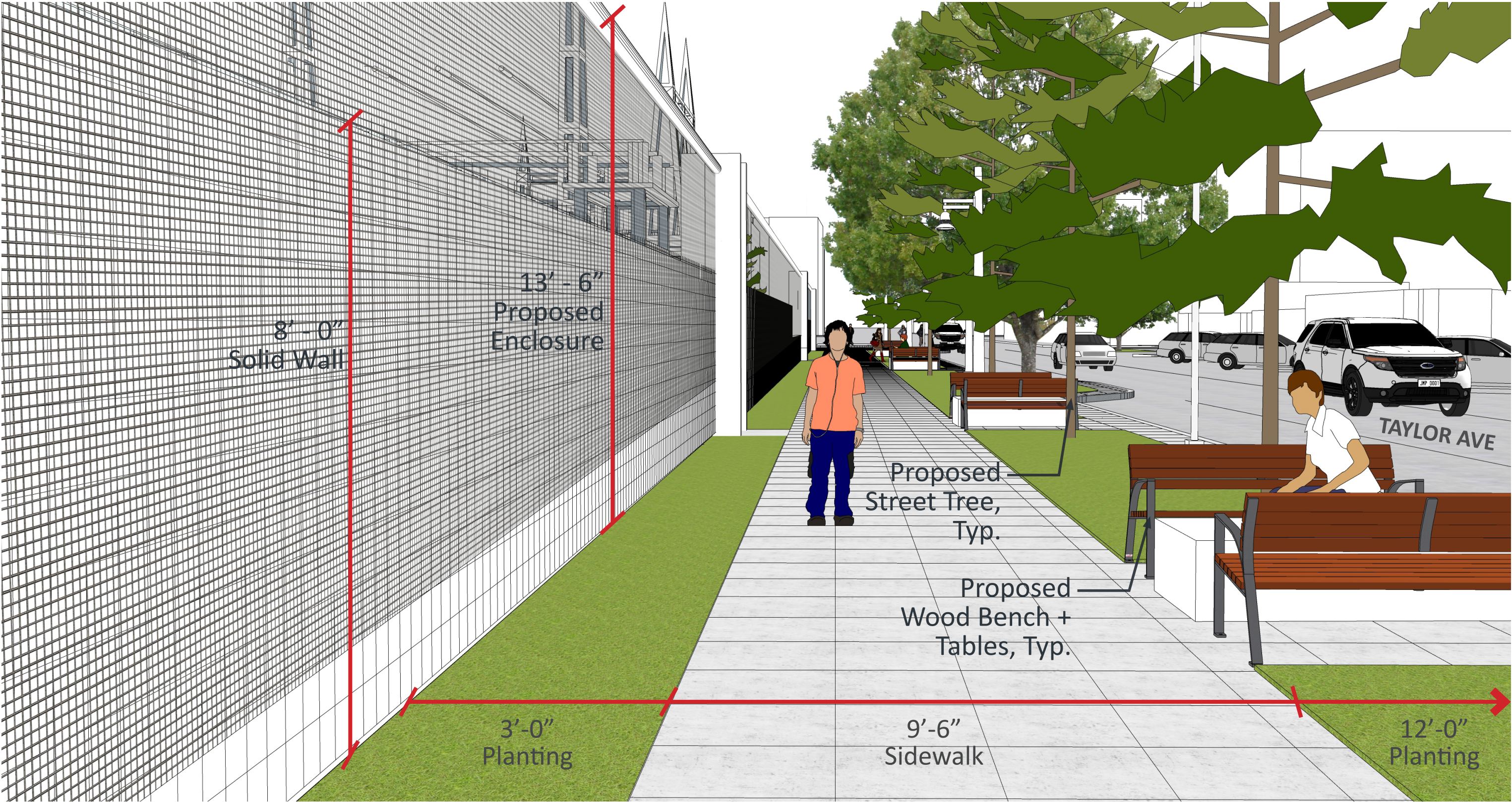
# TAYLOR AVE SECTION

Looking South





PERSPECTIVE VIEW - TAYLOR AVE





SIP CONCEPT PLANS - TAYLOR AVE

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Jul 24, 2018 - 5:58pm  
BrouB

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20.....		

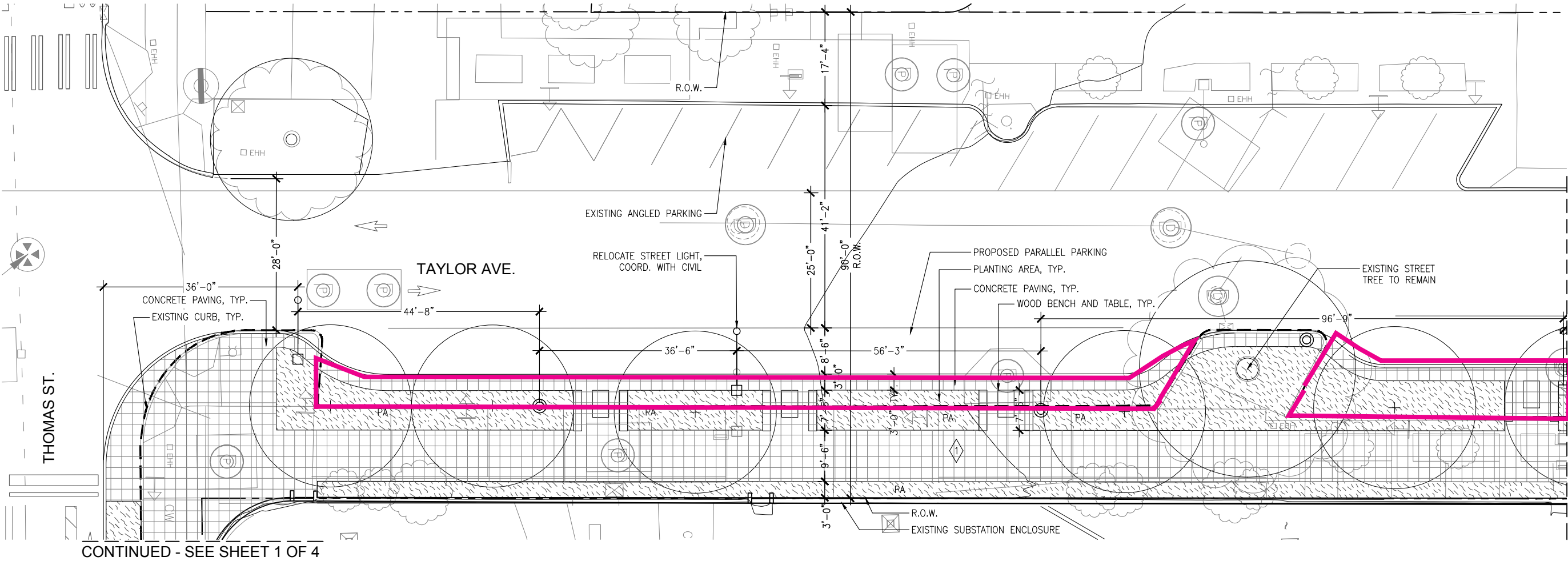


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CURB, SIDEWALK & LANDSCAPE IMPROVEMENTS

SDOT PROJECT NO.
VAULT PLAN NO.
VAULT SERIAL NO.
SHEET 2 OF 4



LEGEND

PROPERTY LINE / R.O.W. ————

PA PLANTING AREA

CIP CONC. PAVEMENT, THICKNESS/COMPOSITION PER COS STANDARD PLAN 420, 24" X 24" SCORING, NON-STANDARD JOINTS (SAWCUT), NON-STANDARD FINISH (NO JOINT RE-TRACE) SEE DETAIL 1 ON SHEET 18

STREET LIGHT FIXTURE (RELOCATED/PROPOSED)

PEDESTRIAN LIGHT FIXTURE

WOOD BENCH AND TABLE

PROPOSED STREET TREE



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DATE	MARK	NATURE REVISIONS	MADE CHK'D REV'D



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## BROAD STREET SUBSTATION CURB, SIDEWALK & LANDSCAPE IMPROVEMENTS

SDOT PROJECT NO.
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VAULT SERIAL NO.
SHEET 3 OF

### LEGEND

PROPERTY LINE / R.O.W. — — — — —

PLANTING AREA PA

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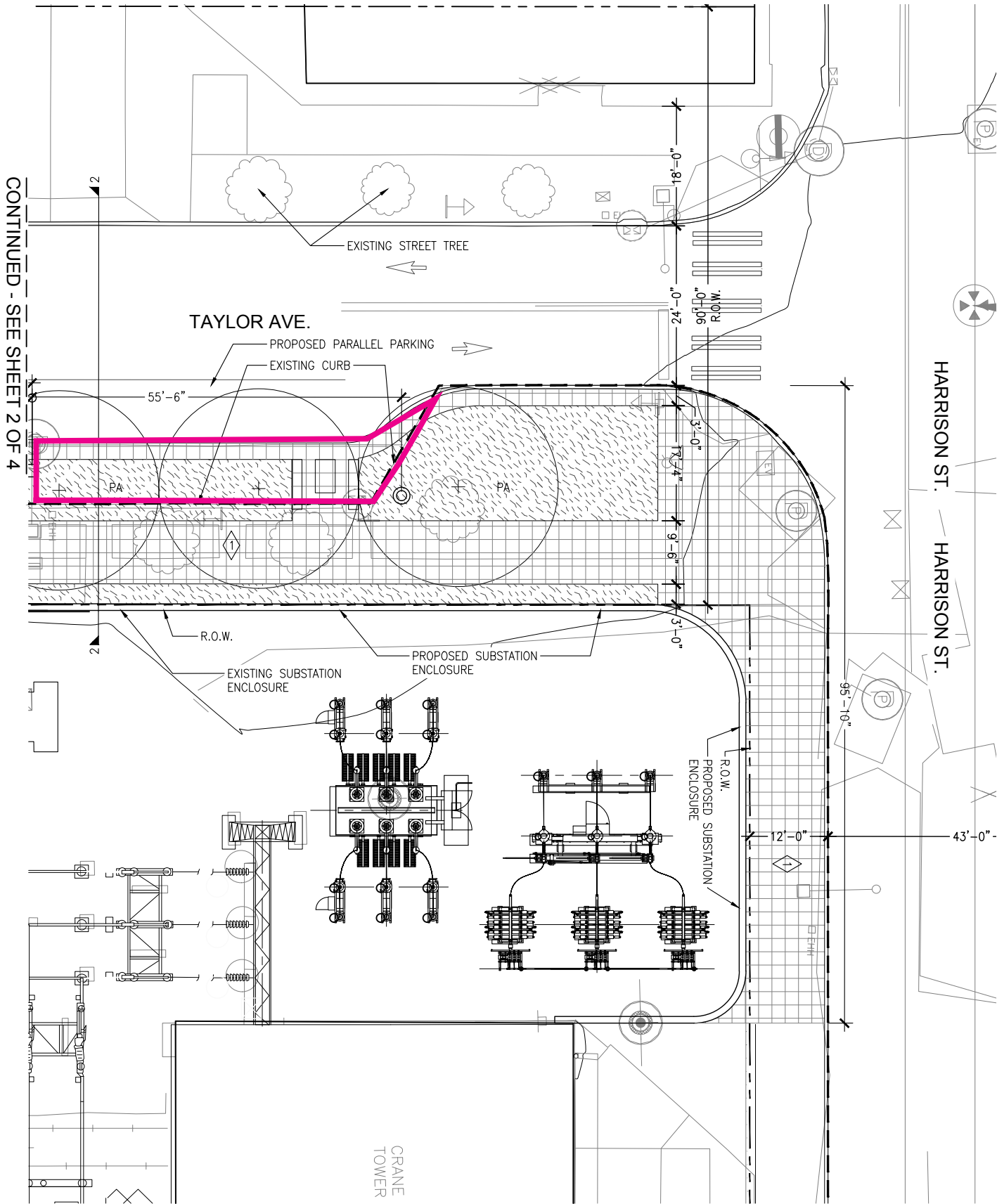
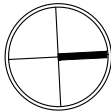
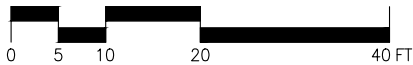
PEDESTRIAN LIGHT FIXTURE

WOOD BENCH AND TABLE

PROPOSED STREET TREE

#### NOTES:

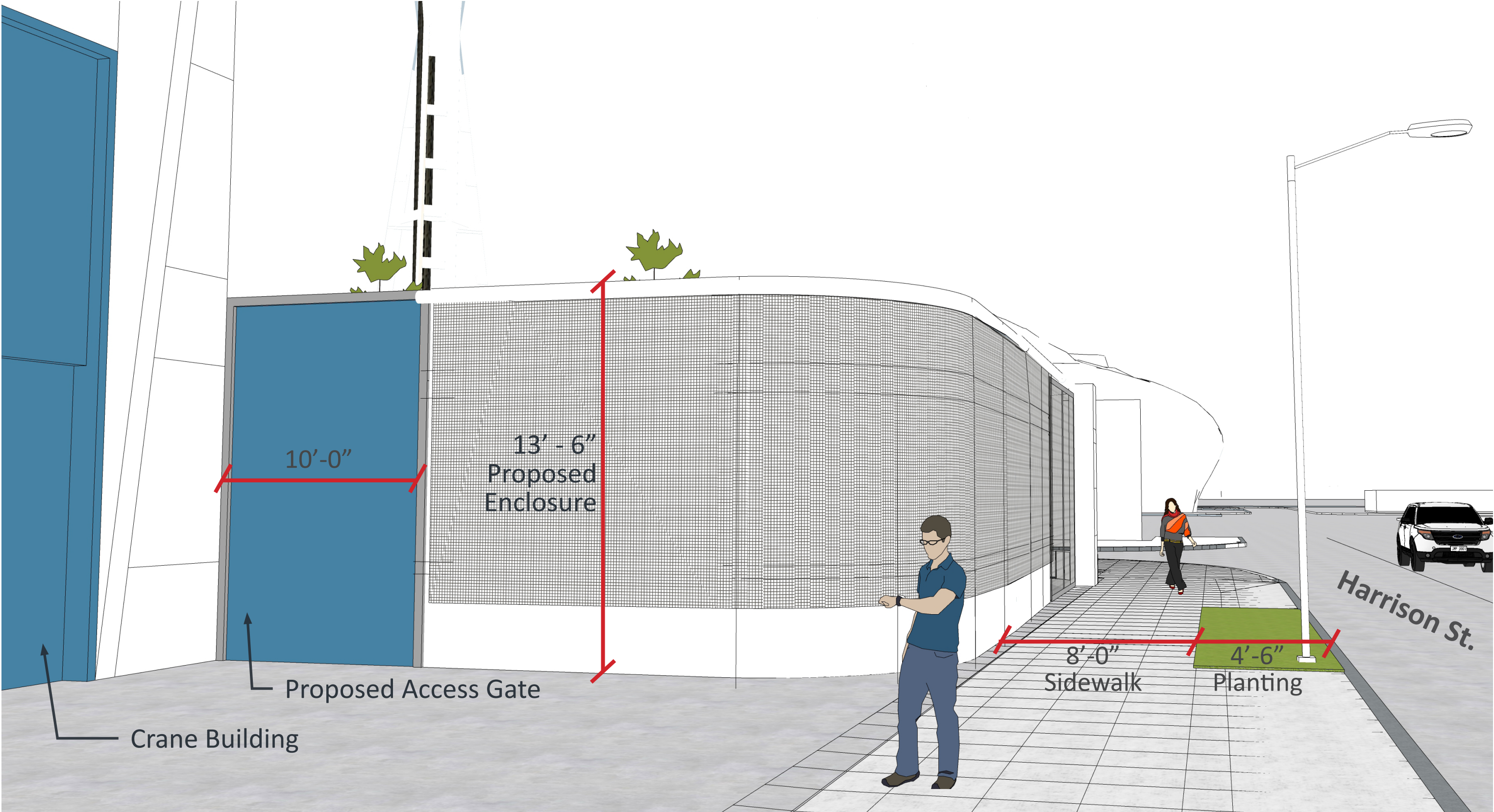
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CONTINUED - SEE SHEET 2 OF 4



PERSPECTIVE VIEW - HARRISON STREET



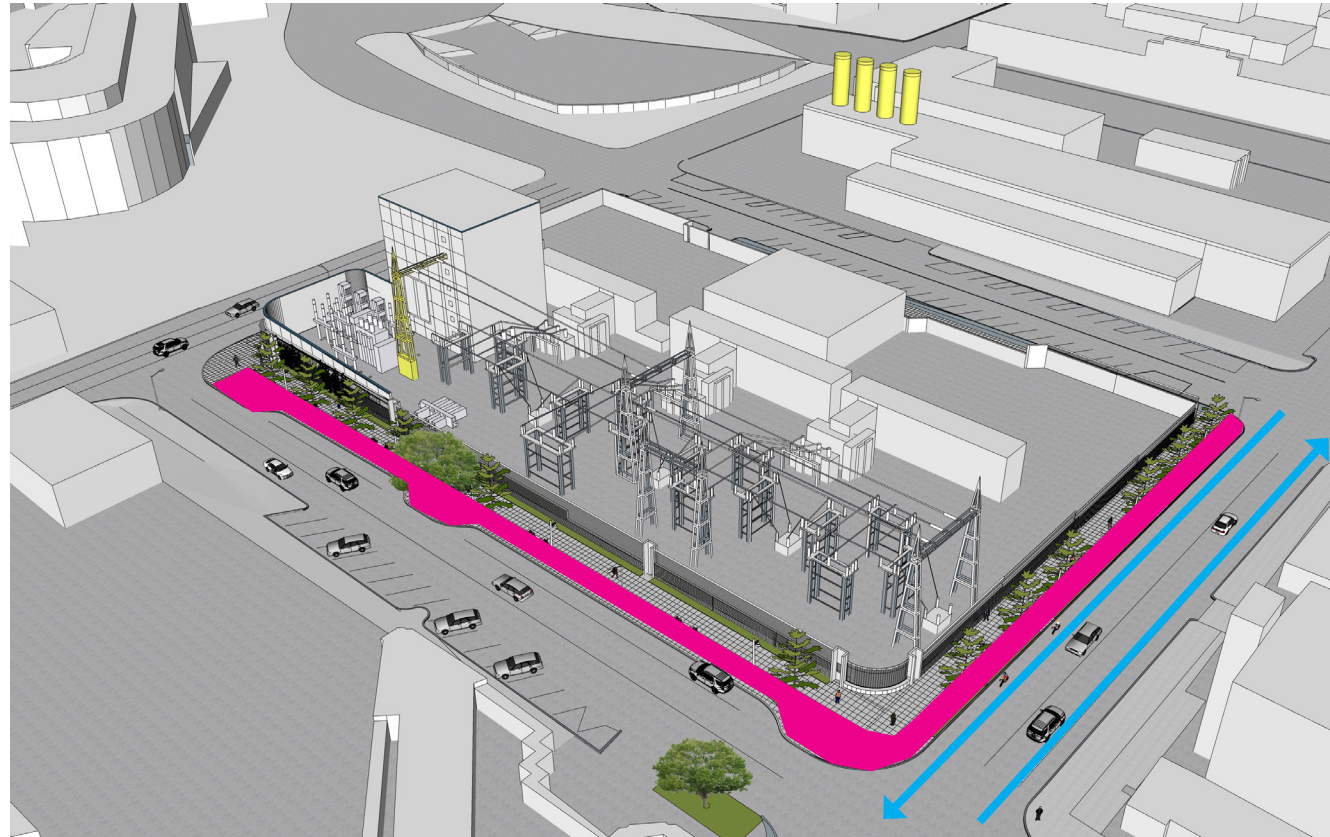


# PUBLIC BENEFIT MATRIX

Public Benefits Matrix			
Broad Street Substation: 8/2/18			
Public Benefit	Description	Quantity	Code Requirement
Thomas Street	Sidewalk and planting area	1958 SF	No
	Street trees	6	No
	Pedestrian light fixtures	3	No
	Benches	4	No
	Protected Bike Lanes	262.5 LF	No
	Wayfinding signs	2	No
Taylor Ave	Sidewalk and planting area	2062 SF	No
	Street trees	7	No
	Pedestrian light fixtures	4	No
	Benches	8	No
	Bike racks	1	No
	Wayfinding signs	1	No



# OPEN SPACE SUMMARY

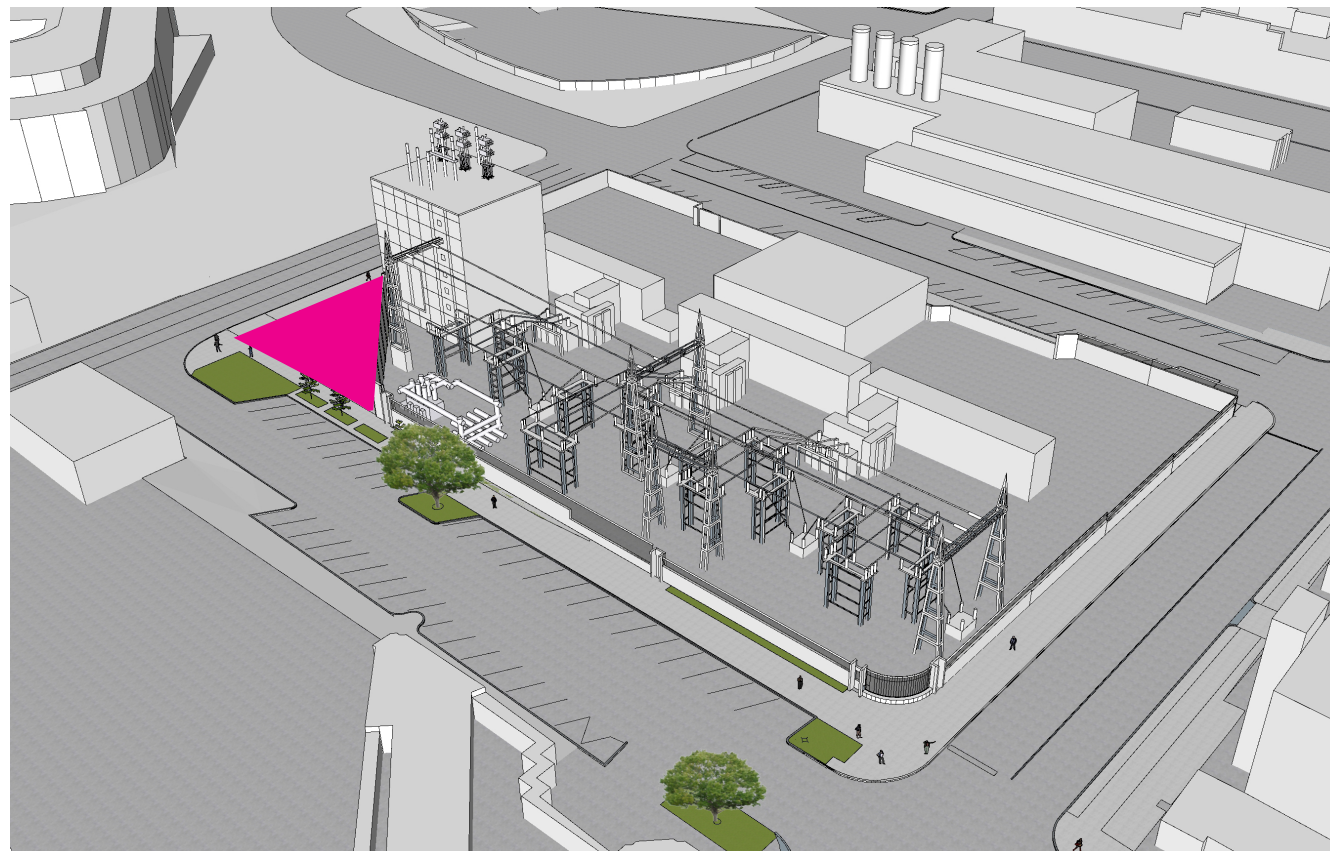


## OPEN SPACE PROVIDED - VACATION

**4,020 SF**

Thomas Street - 1958.14 SF

Taylor Ave - 2061.85 SF



## OPEN SPACE RETAINED - NO VACATION

**4,300 SF**





Seattle City Light

Thank You.