



Seattle City Light

# BROAD STREET SUBSTATION STREET VACATION REQUEST

Seattle City Council

Sustainability & Transportation Subcommittee Briefing

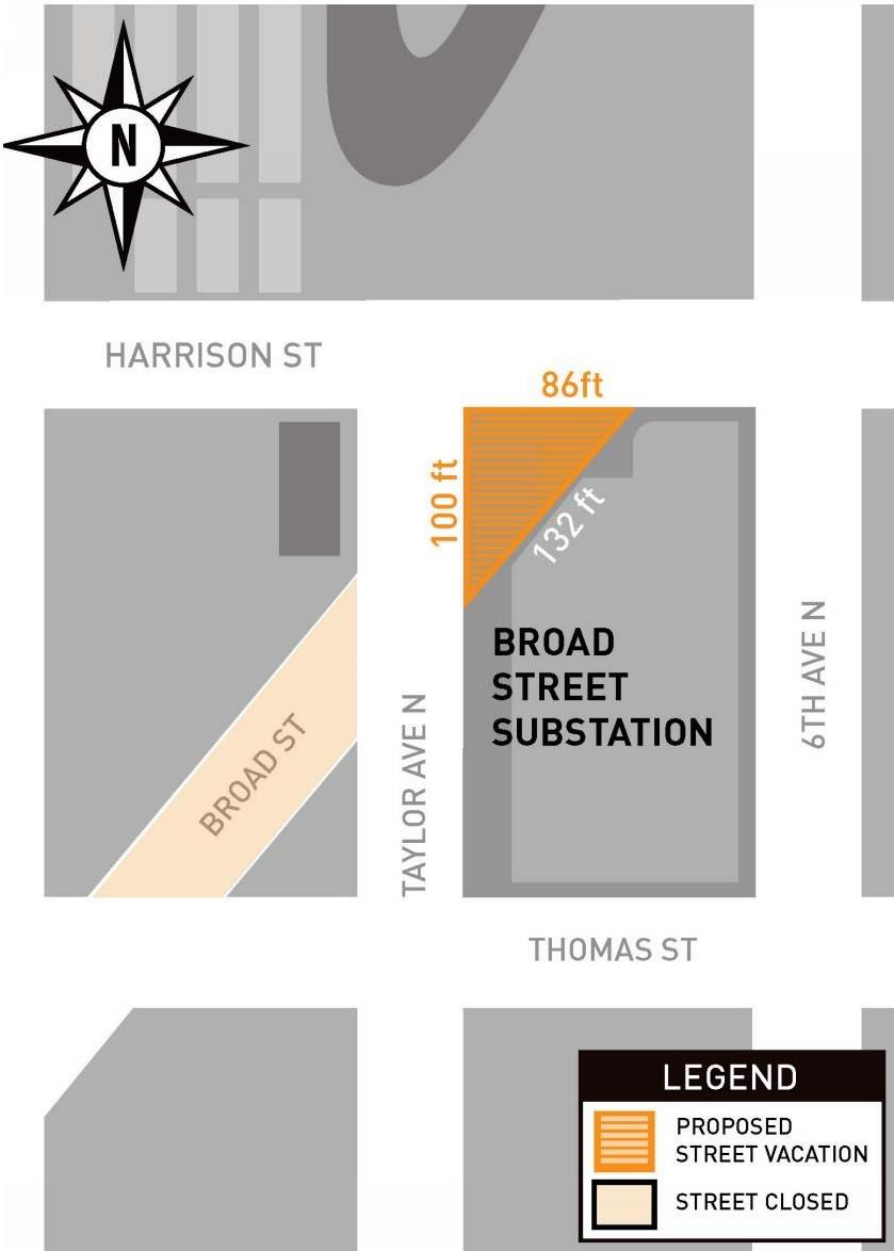
July 17, 2018

## PURPOSE OF THE BRIEFING

- The purpose of the briefing is to provide the public with an early opportunity for input on the proposed vacation to Council, the petitioner, and City reviewers for the proposed street vacation of a closed section of Broad Street at the corner of Harrison St and Taylor Ave.
- The briefing provides an opportunity for the Council to hear about the vacation, and to provide early feedback regarding the process.
- Process to date includes community engagement with local community organizations, neighborhood businesses and organizations and public meetings, two meetings with Seattle Design Commission and liaison with SDOT and SDC staff.

# REASON FOR VACATION

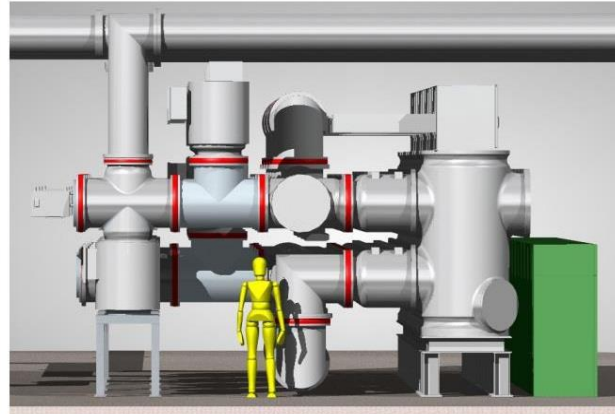
- SCL is requesting a street vacation of a 3,400sf portion of the closed section of Broad Street at the corner of Harrison St and Taylor Ave.
- The proposed vacation is requested to locate new equipment to improve the reliability of the regional electric transmission grid that supplies power to the local area, the city and west cost region



# REQUIRED SUBSTATION EQUIPMENT



**Inductor**



**GIS**

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



**Capacitor Bank**



**LCC Cabinet**



# EXISTING AND LANDMARKED FACILITIES

SR99 NORTH PORTAL BUILDING

CRANE BUILDING (LANDMARKED)

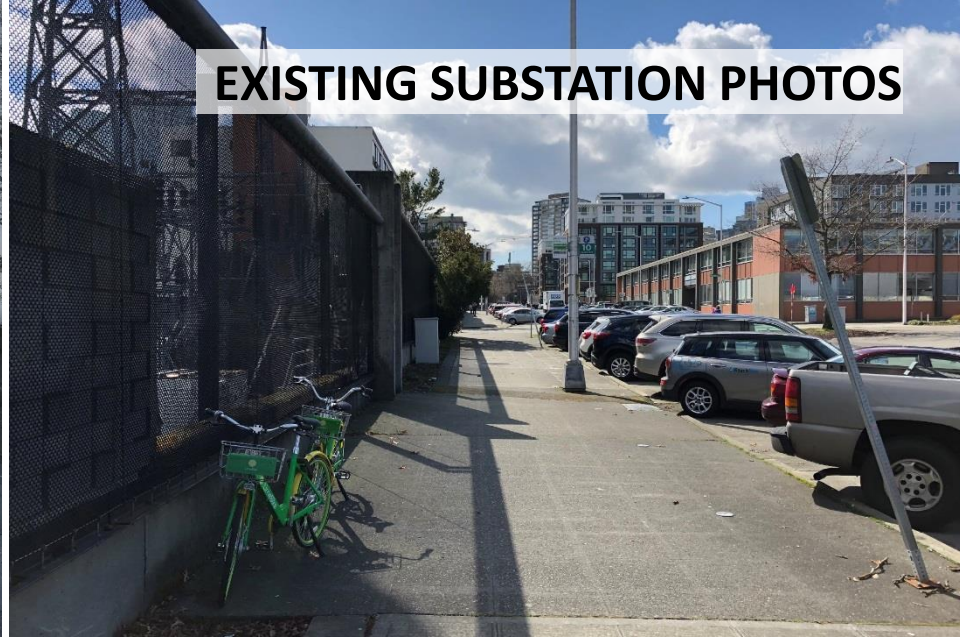
CONTROL BUILDING (LANDMARKED)

DEAD END TOWER (LANDMARKED)

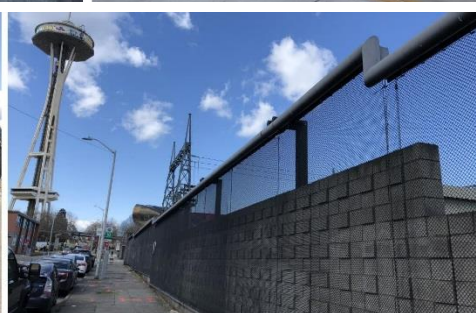
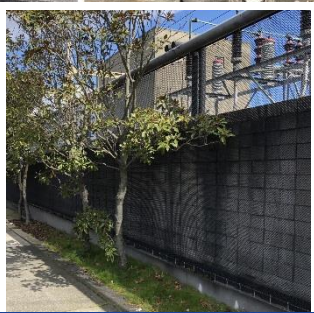
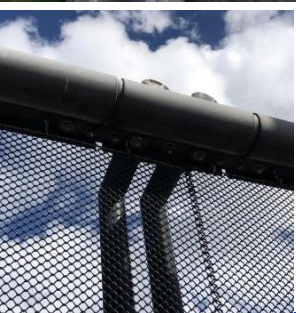
ANNEX

BROAD ST (CLOSED)





# EXISTING SUBSTATION PHOTOS



## 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





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

## 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



# ENCLOSURE OPTIONS FOR VACATION ALTERNATIVE



## Solid Enclosure

Meets fire safety recommendations

Mimics existing building architecture and detail

Could incorporate transparent glass “windows”

Incorporates details similar to existing Annex walls



## Transparent & Solid Enclosure

Meets fire safety recommendations at GSI equipment

Mimics existing chainlink/block wall enclosure

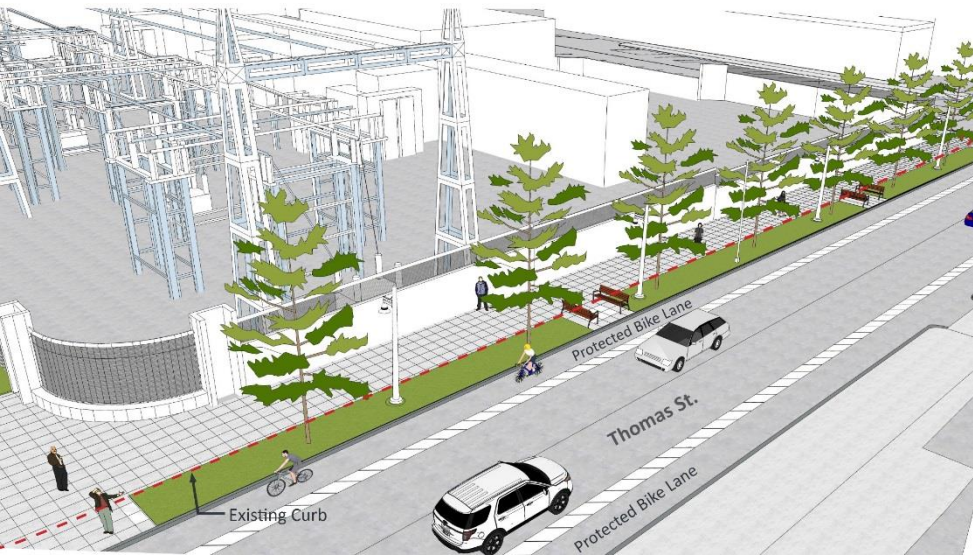
Highly transparent

Constrains maintenance access to GSI equipment

# PROPOSED PUBLIC BENEFITS

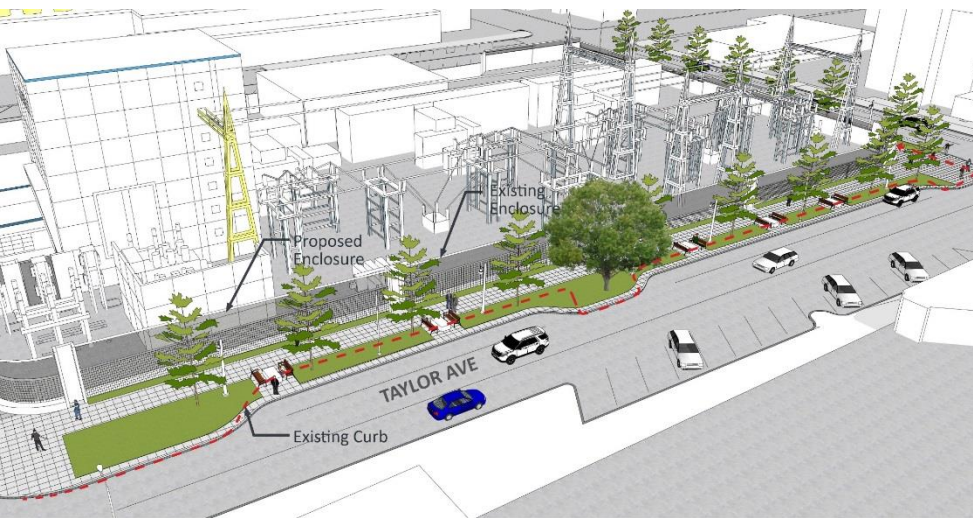
## Thomas Street Improvements

- 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)



# VACATION / NO VACATION OPEN SPACE COMPARISON



## 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**



Seattle City Light



Thank you.  
Questions?