

MACY'S REDEVELOPMENT - TYPE II DESIGN DEPARTURE NARRATIVE

SMC Section 17C.124.510 Windows – Building Design

The purpose of Section 17C.124.510 Windows – Building Design is to provide a pleasant, rich and diverse pedestrian- friendly experience by connecting activities within the building to sidewalk areas, with the goal of avoiding fortress-like facades and monotonous pedestrian environments. The code regulates this through a percent glazing requirement of 60% for a zone from 2ft-10ft and 40% for a zone from 10ft-40ft of the wall height. Percent glazing calculations on the attached elevations show the Wall St façade has a 34.7% glazing ratio at the 2ft-10ft zone, and 35% at the 10ft – 40ft zone. For Howard St., the glazing ratios are 29% for the 2ft-10ft zone, and 38% at the 10ft – 40ft zone. And for Main Ave, the glazing ratios are 54.3% for the 2ft-10ft zone, and 32.7% at the 10ft – 40ft zone. This represents the glazing layout in the 10ft-40ft zone is on average only 5% below the standard for the three street frontages. However, the structure and its ground floor use limits adding window area or display windows to increase glazing at the 2ft-10ft zone. Display windows require a minimum 5ft depth into the retail floor plate to provide adequate access and buildout. Providing an amount of display window to make up the percentage for a project of this size would impact the available interior retail space by 300 – 400 sf on both the Howard St. and Wall St. frontages. With each retail space having at least two street frontages, emphasis to glazing has been placed towards the Main Ave, retail corridor, side so as to maintain more retail wall on the Howard and Wall sides. Retailers depend on wall area to create functional display environments, so this is critical to creating a viable retail space that will attract national retailers to the area. Furthermore, there exist structural elements supporting the skywalks on Howard St (between Grid F and G) and Wall St. (between Grid F and G), as well as existing concrete walls on the Howard St. façade between Grids G and H that limit any type of opening into the interior at those bays.

Given this, as an alternative to additional glazing, the design utilizes large high-bay window openings, highly articulated masonry veneer with vertical reveals and horizontal rustications, wall mounted light fixtures and pedestrian canopies to provide a richly detailed urban façade. In addition to the architectural detailing two areas on the building facades within the 2ft-10ft zone will receive commissioned artwork. These areas, which are approximately 8ft high by 14ft wide, are shown on the elevations between Grids G and F for both the Howard St. and Wall St. facades. This area of art represents 8% of the 2ft – 10ft. glazing zone. The attached renderings represent the detailing and areas for art.