

TYPE III SKYWALK PERMIT

to construct a skywalk over Wall Street, north of Main Ave.

Project Narrative: The purpose of the project is to replace the existing skywalk spanning Wall St. north of Main Ave. that connects the Urban Outfitters Building (part of the River Park Square development) to the west and the Macy's building to the east.

The need to replace this skywalk is a result of the renovations planned for the Macy's building. The skywalk's east terminus lands at the second level of the Macy's, which is approximately twelve feet above the first floor (street entrance level) of the structure. To create viable retail environments within the building, the current second floor will be demolished in order to increase the volume of the retail tenant spaces. In doing so, the existing third floor will become the new second floor level and is approximately twenty three feet eight inches above the first floor. The elevation of the west terminus of the skywalk, connecting to the Urban Outfitters Building, is approximately seven feet nine inches lower than the new second floor of the Macy's building (previously the west terminus was approximately three feet ten inches higher than the original second floor landing that will be demolished).

The new skywalk structure will then need to slope up from its west terminus to connect to the new second floor level of the Macy's building. This will be accomplished by means of a ramped floor structure rising at a slope of one inch rise in twelve inches of run (1:12 or 8.3%) which is the maximum allowed by ADA standards. The distance between the buildings is fifty feet, and after incorporating the required landings limiting the rise of each ramp run, the entire ramp will rise three feet and one inch within the skywalk structure between each terminus. The remaining elevation gain of four feet eight inches will take place within the Macy's building utilizing a ramp and stair. The floor structure of the ramped walkway will be supported by a trussed steel frame structure, and as an entire assembly is sloped at 6% between its end supports at each building.

Pursuant to the requirements set forth in Section 12.02.0460 of the Municipal Code, the structure has been sized so that when enclosed its overall height does not exceed fourteen feet in height. However, due to the 6% slope of the structure in conjunction with the length of its span, if the enclosure were to be constructed to satisfy the requirement for skywalks to be level within one percent tolerance between building contact points – striking level lines at the roof parapet contact point and soffit contact point would result in an overall height of approximately sixteen feet.

We have considered the impact of the skywalk design to the goals of the newly constructed pedestrian plaza environment of Wall St., as well maximizing the view corridor from Main Ave. north to Riverfront Park. Knowing that the skywalk structure could satisfy only one of the requirements of either being level or under fourteen feet in height, priority has been given to reducing its overall bulk and provide a slimmer sloped structure to span the space. The design has been presented to the Design Review Board, and upon their review has recommended approval. In conclusion, we are requesting a variance to exceed one percent slope tolerance from level between building contact points as prescribed by SMC 12.02.0460A.