



800 ALASKAN

Recommendation 2 | February 11, 2020

Supplemental Departure Package

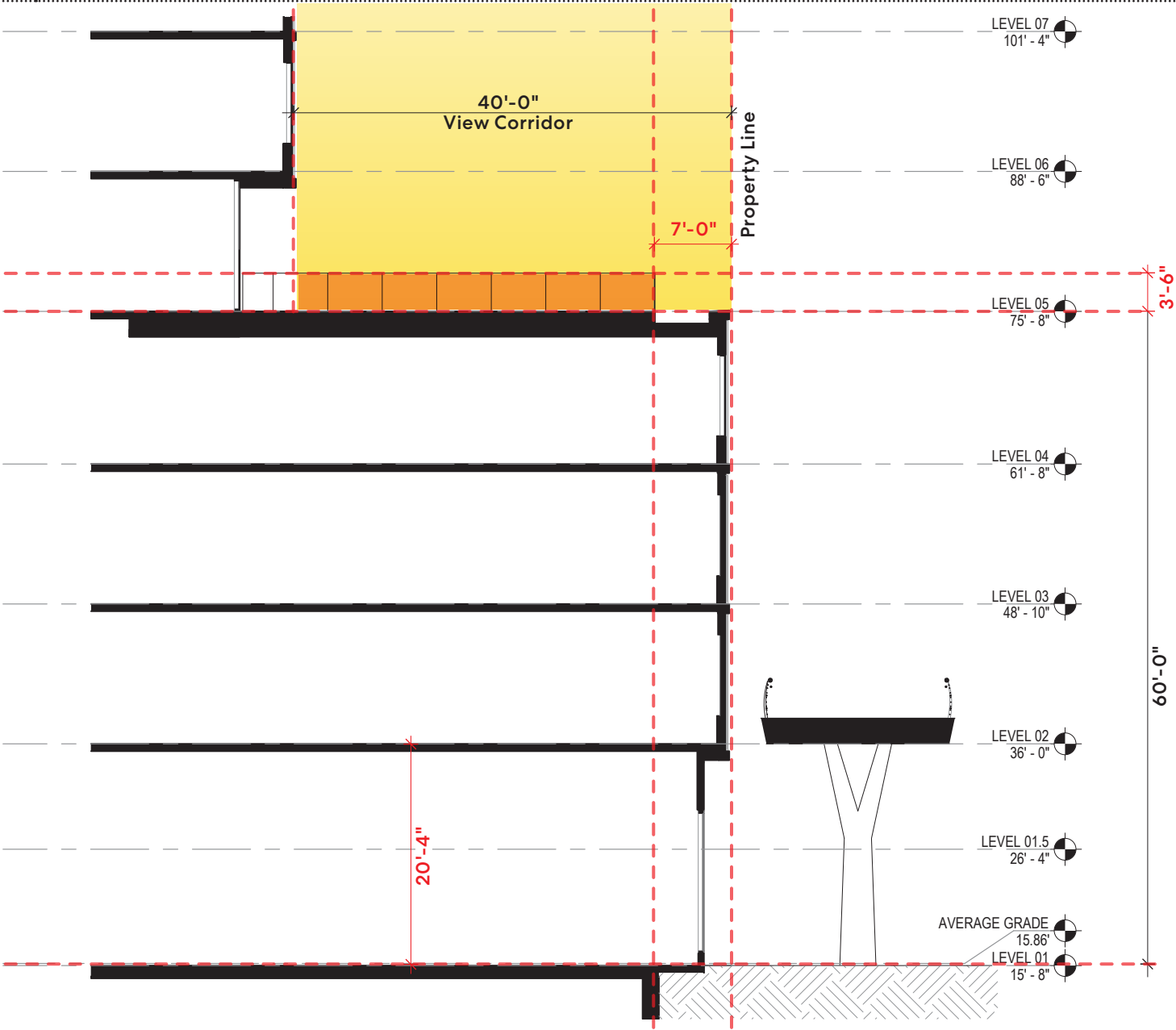
800 Alaskan Way | Seattle, WA

Project# 3033083-LU

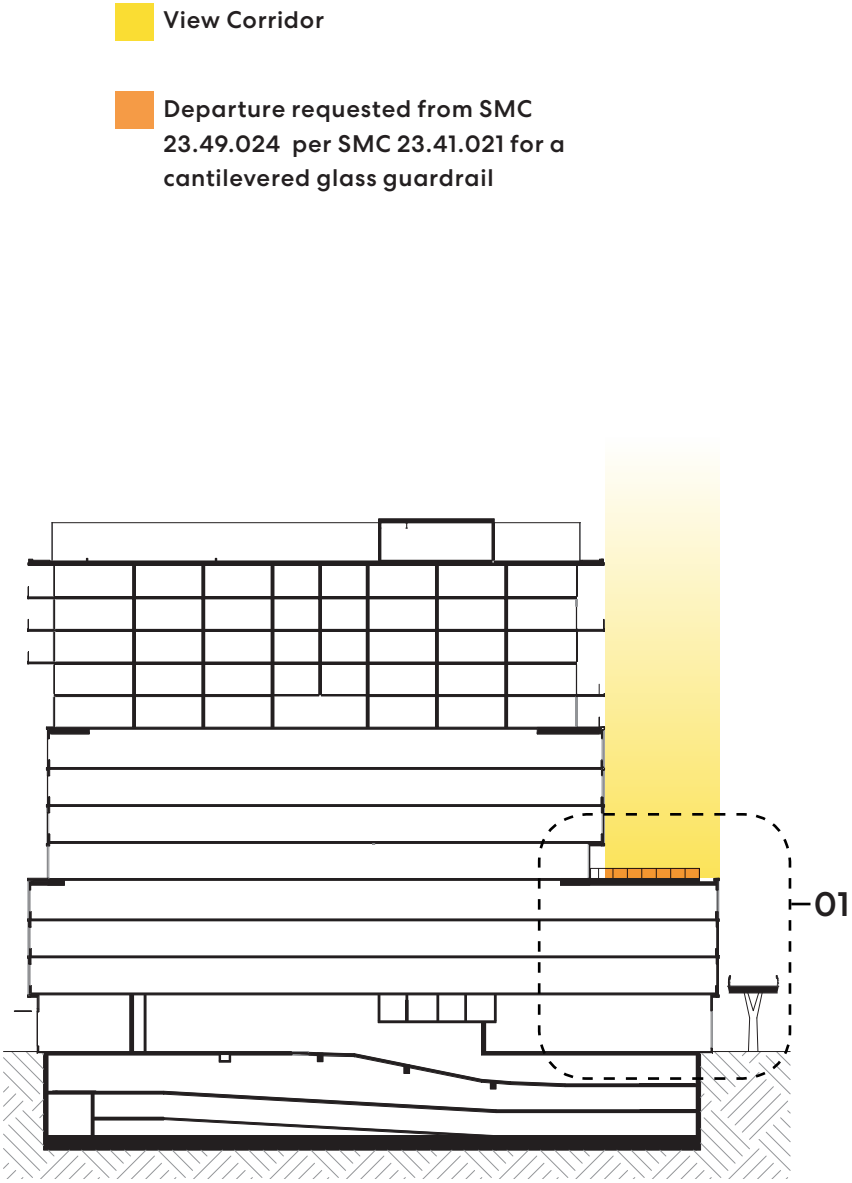
Perkins&Will

View Corridor Departure

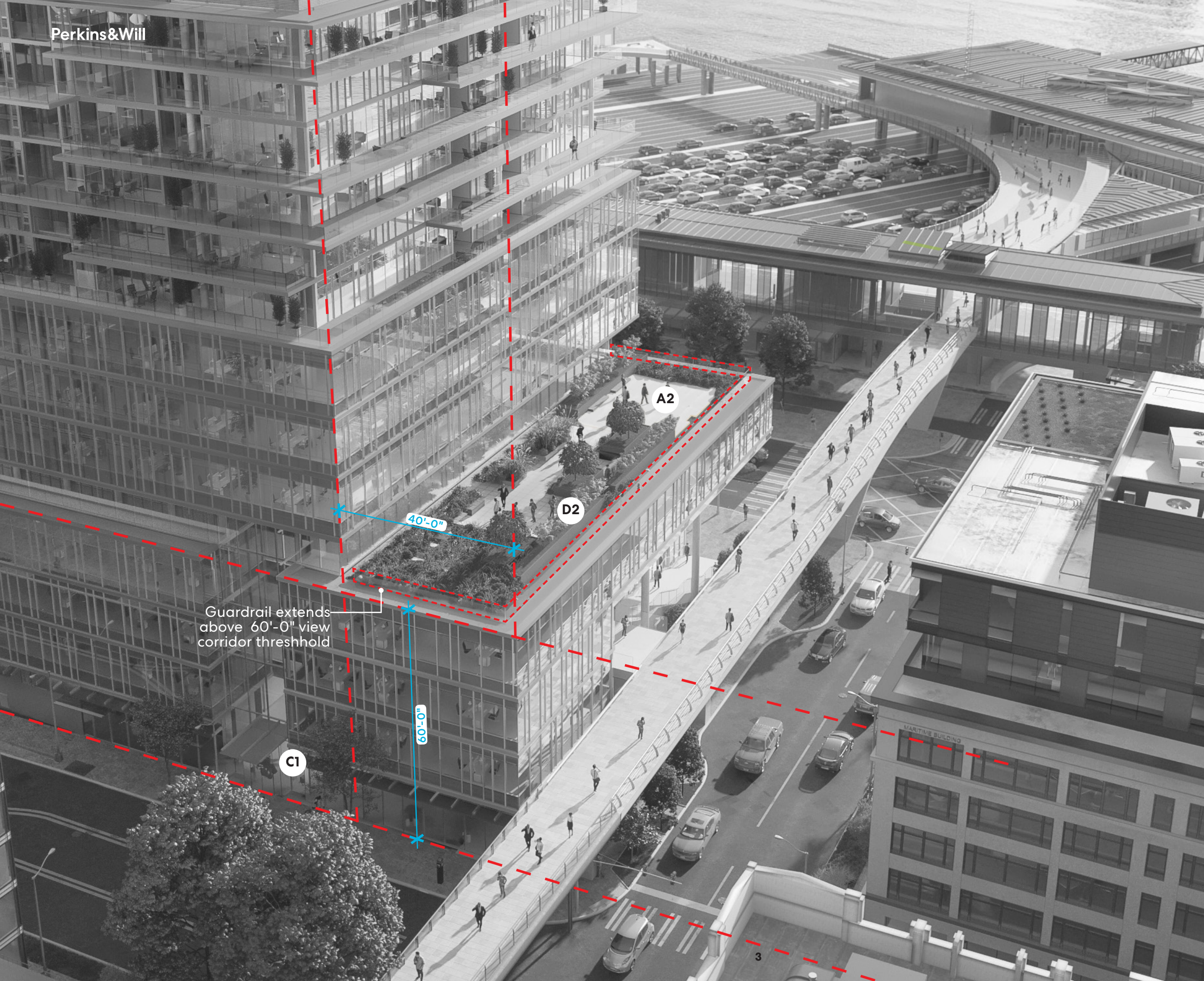
Code Citation	Code Requirement	Proposed Design Departure	Rationale
23.41.012	In Downtown zones, downtown view corridor requirements [are not departable], except that departures may be granted to allow open railings on upper-level roof decks or on rooftop open space to project into the required view corridor, if the railings are determined to have a minimal impact on views.	As part of the development of the fifth facade, a landscaped terrace is proposed along Marion St. at level five (+60' above grade). In order to accommodate both the landscaped terrace at the fifth level and floor-to-floor height for the street level retail space, an open guardrail is required which will be set back 7'-0" from the property line and protrude 42" into the view corridor along Marion St.	The visually open guardrail at the level five terrace is located above 60' in order to accommodate the 20'-4" floor to floor height proposed at ground level retail spaces (Downtown Design Guideline C1). A highly transparent vision glass guardrail set back 7' from the building perimeter is currently proposed, but the project team is amenable to a physically open guardrail if requested by The Board in accordance with SMC 23.41.012 . In context, the guardrail is largely concealed from urban views both by neighboring buildings, and as a result bears no negative impact on surrounding waterfront views. The presence of the guardrail enables the inclusion of a "fifth facade" at the level five terrace, improving the rooftop view for neighboring buildings per Downtown Design Guidelines A2 and D2 .
23.41.024	Upper-level setbacks shall be required for the following view corridors identified on Map 1D. 2. Univeristy, Seneca, Spring, Madison & Marion streets, West of Third Ave. Per exhibit 23.49.024C & D & Table for section 2.49.024C, the setback at Marion between Post Alley and Alaskan Way is to be 40' from the property line 60' above the avenue sidewalk.		



01 - Terrace Section



02 - Building Section



Downtown Design Review Guidelines

A2 Provide or enhance a specific architectural rooftop element

The terrace at Level 05 provides an opportunity to develop the fifth facade of the building,

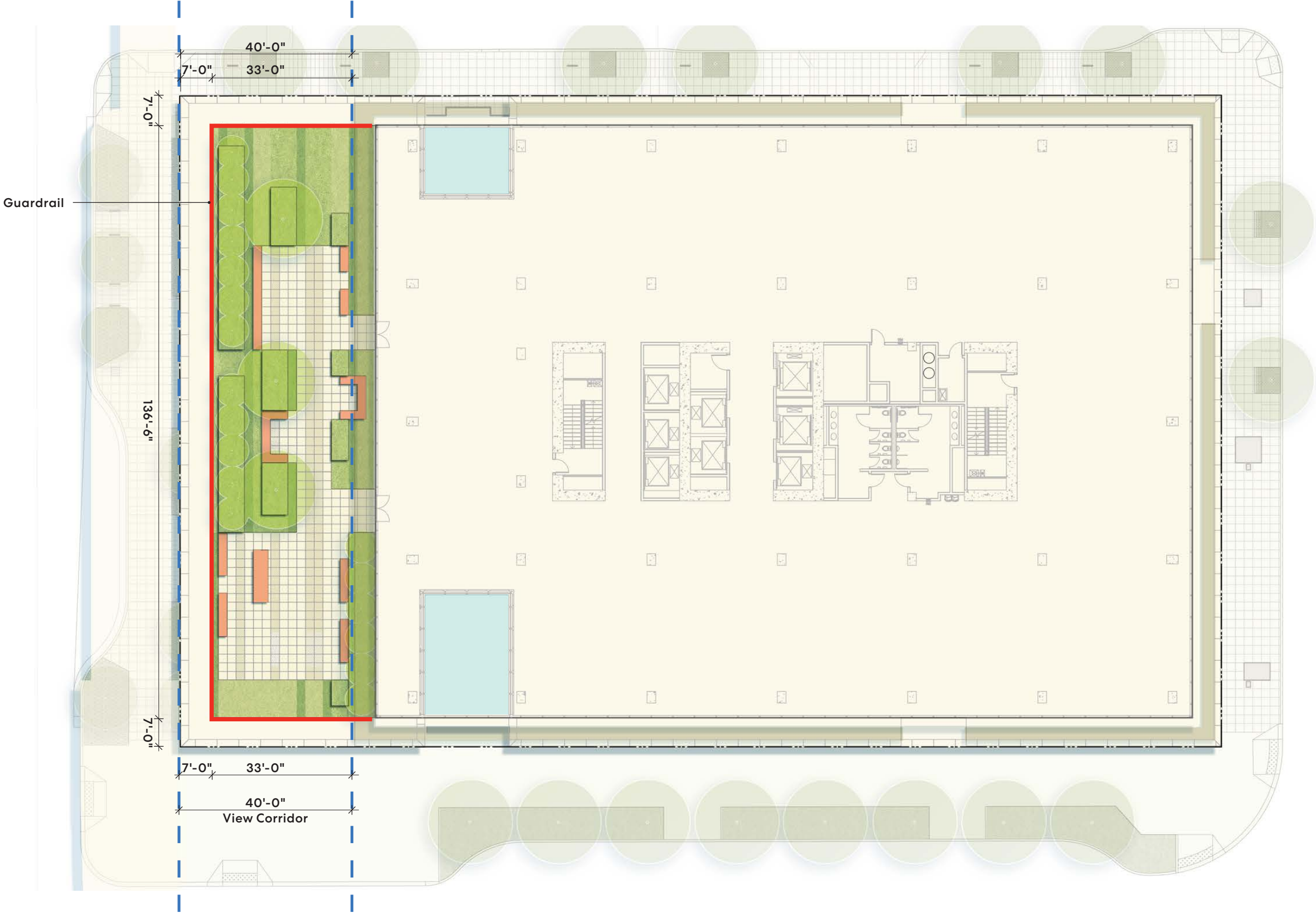
C1 Promote pedestrian interaction

The generous floor to floor height provided at the street level retail space along all frontages promotes pedestrian interaction with the building,

D2 Incorporate upper story planter boxes or roof planters

Landscape elements have been incorporated into the design of the terrace, reinforcing its presence as an additional building facade.

Level 05 Terrace Landscape Plan

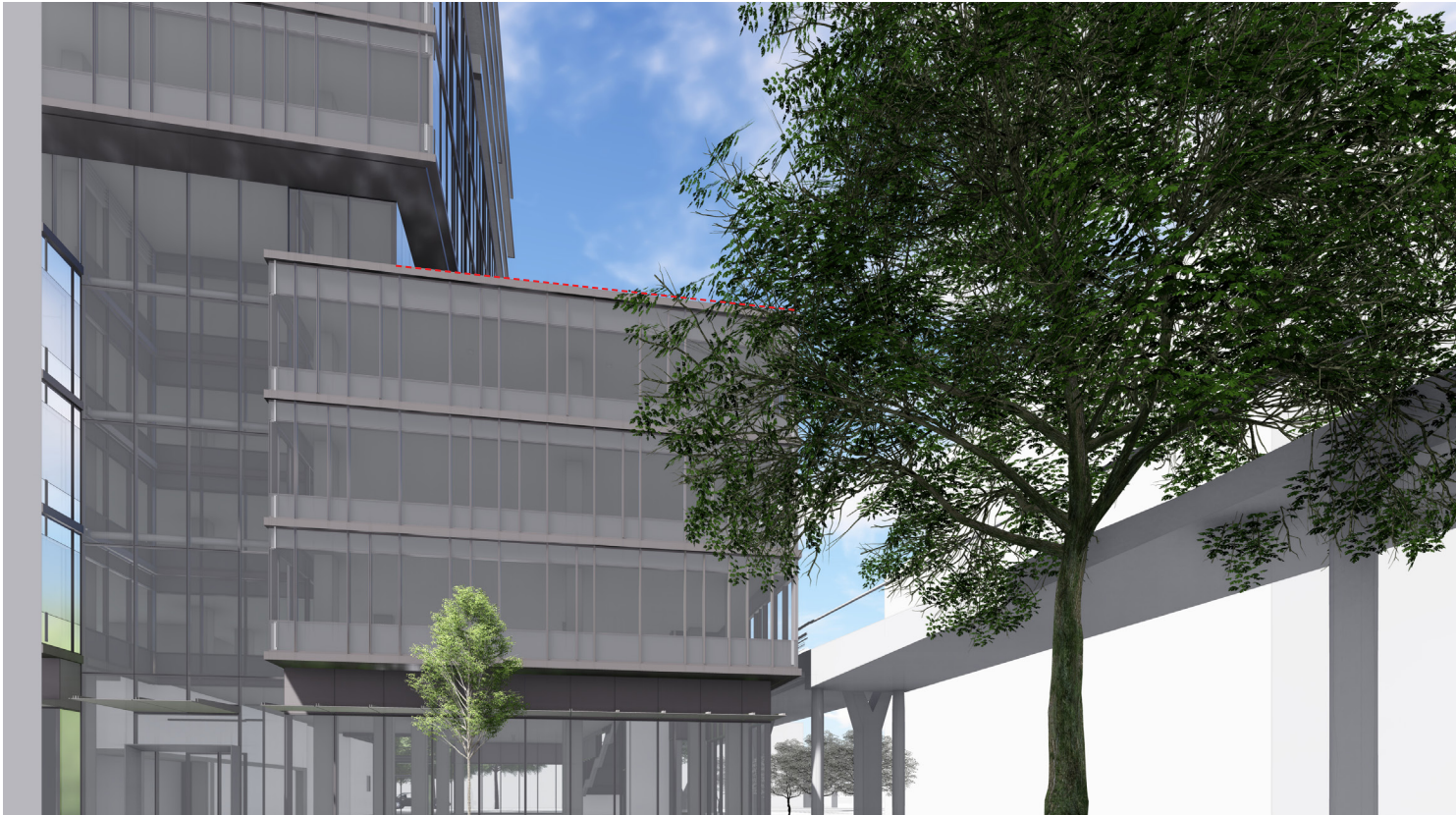




View from 95 Marion St, 7th Floor. The materiality of the guardrail maximizes transparency and minimizes impact on neighboring waterfront views.



View from NE corner of Western Ave & Marion St. From this point the open guardrail is concealed by the 7' setback provided around the perimeter of the Level 05 terrace, minimizing its impact on urban waterfront views.

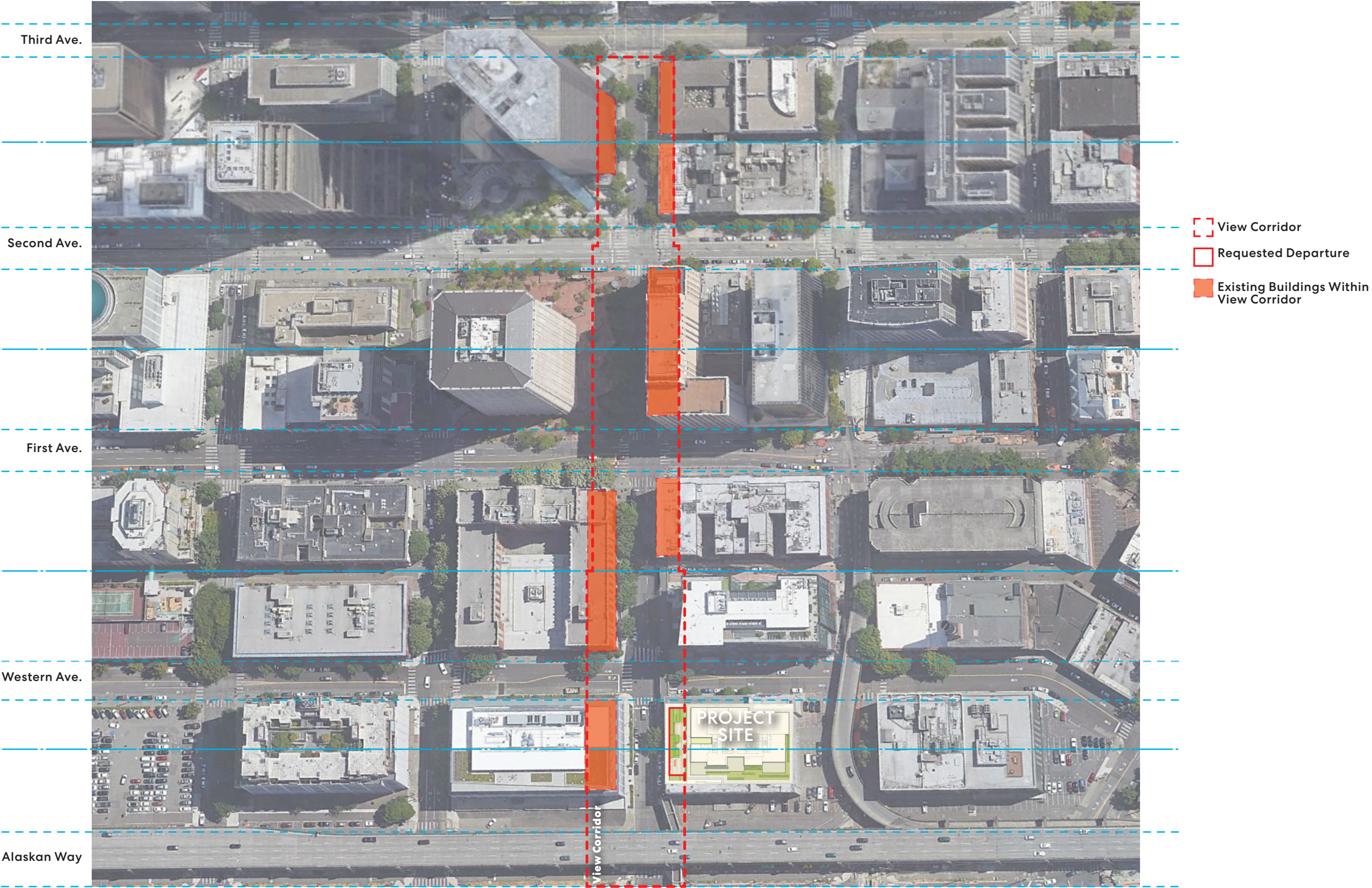


View from SE corner of Western Ave & Marion St. From this point the open guardrail is concealed by the 7' setback provided around the perimeter of the Level 05 terrace, minimizing its impact on urban waterfront views.



View from NE corner of 1st Ave & Marion St. From this point, the open guardrail at the level 05 terrace is concealed by vegetation along Marion St. and bears little to no impact on waterfront views.

Downtown View Corridor



Existing View Corridor Encroachments

