



- Fill out the following information for the variance being requested:

	REQUIRED	PROPOSED
Front yard setback		
Rear yard setback		
Side yard setback		
Lot coverage percentage		
Lot size		
Lot width		
Height	14 feet	18 feet
Other (specify):		

The variance requested is for the height of the skywalk structure from 14 feet to 18 feet.

- What physical characteristics of the property interfere with your ability to meet the required standards?

The proposed skywalk is connecting to the new convention hotel presently under construction. The floor height of the second floor into which the skywalk will connect is established by the design requirements of that building.

The Convention Center into which the north end of the skywalk will connect will require the construction of a new mezzanine floor, stairs, and elevator to complete the skywalk circulation. The mezzanine floor is set at 17 feet, a height necessary to provide required external clearances above the sidewalk, curb, and streets. This is the maximum height at which the mezzanine floor can be developed since the height of the ceiling structure (beam depth) is fixed. A 17-foot floor height would provide an 8-foot ceiling height at the skywalk landing.

- How does this property physically differ from other similarly zoned properties in the area and how do the physical characteristics of the subject property prevent developing to the same extent?

Both the properties to which the skywalk will connect are designed and constructed for specific uses that are different from each other and other typical commercial buildings in the downtown. The Convention Center has a fixed

ceiling height and thus a maximum floor elevation. The proposed new mezzanine is at the only level at which it can be in order to meet sidewalk and street clearances and ceiling clearances within the skywalk. The hotel floor is set for its function as a hotel, and this height is beyond the control of the Public Facilities District as the applicant.

4. What hardship will result if the requested variance is not granted?

The slope of the skywalk ramp between the two differing floor heights would not be able to contained within a 14-foot skywalk height without exposing the obvious slant of the ramp. Aesthetically, this slope would be detrimental to the aesthetics of the skywalk and to the receiving buildings.

This is the only skywalk within several blocks, and thus there are no nearby skywalk structures with which to compare heights. Further, the buildings are large in scale and bulk, the skywalk is of greater than normal length thus diminishing the apparent height of the skywalk structure.

5. Is the hardship merely economic or self-created? Please explain.

No, the hardship is physical and beyond the control of the applicant. The floor height of the hotel is fixed by a private party that is independent of the Public Facilities District. The floor height of the Convention Center is fixed by the existing roof structure of the building.

6. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain.

No

7. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.

No, the surrounding properties are essentially the two properties to which the skywalk would connect. The Convention Center dominates the area north of Spokane Falls Boulevard, and the new convention hotel occupies the entire block on the south side of Spokane Falls Boulevard between Washington Street to the west and Bernard Street to the east. West of the Convention Center Campus and the new hotel are Riverfront Park and asphalt parking lots. East of the new hotel, east of Bernard Street, on the south side of Spokane Falls Boulevard is a parking lot and modern two-story office building, and further east, Azteca Restaurant, a parking lot, and the 20-story Park Tower Apartments. None of these buildings/uses would be adversely impacted by the proposed skywalk. No views would be blocked and no historic contexts would be impacted.

8. Will the appearance of the property be inconsistent with the development patterns of the

surrounding property? Please explain.

No, the Convention Center Campus (including DoubleTree Hotel) occupies the entire area between the Division Street and Washington Street bridges, Spokane Falls Boulevard, and the Spokane River. Spokane Falls Boulevard, also bounds the north side of the new convention hotel, which occupies the entire block between Bernard and Washington streets, and Main Avenue. Both buildings are large imposing structures. The skywalk, which would link the buildings, is intended by the designers to be subservient to these buildings. Skywalks, although not in the immediate vicinity, are common and allowed in downtown Spokane. The intent of the variance request is to allow the proposed skywalk to appear level rather than significantly sloped because of the difference in floor heights of the two receiving buildings. The additional height will be proportional to the greater than normal length of the skywalk, thus presently an aesthetically appropriate structure.

The proposed gateway graphic "Convention Center" within the skywalk would be subtle, assist wayfinding, and be complementary to the context. Furthermore, this graphic would replace the existing large-scale digital marquee that is presently on about the same location as the proposed skywalk.