



- 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		
Other (specify):	SMC 12.02.0474.C street access within fifty feet of skywalk terminus. And, SMC 12.02.0460.B skywalks level between contact points	Two access points within Bennett Block greater than fifty foot distance. And, skywalk sloped between contact points

- What physical characteristics of the property interfere with your ability to meet the required standards? **Regarding Street Access:** *The Bennett Block is fully occupied with business tenants. Providing an additional access point and stair in the Bennett Block development within fifty feet of the terminus would require significant construction to reconfigure it for specific skywalk access. This would result in having to relocate and or subtract square footage from existing businesses within the building as well as reduce existing retail street frontages. The Bennett Block currently has two feasible access points established, one of which was approved as skywalk access for the skywalk spanning Main to the Parkade, they are just beyond the fifty foot limit. The existing access points will most certainly be used to access the skywalks due to their convenience and position, adding a third just to be within the fifty foot range would be redundant to an already established circulation path.* **Regarding Slope:** *The elevation of the east terminus of the skywalk, connecting to the Bennett Block, is approximately five feet two inches lower than the new second floor of the Macy's building (previously the east terminus was approximately six feet five inches higher than the original second floor landing that will be demolished). The skywalk structure will then need to slope up from its east terminus to connect to the new second floor level of the Macy's building. The distance between the buildings is seventy-four feet six inches, and after incorporating the required landings limiting the rise of each ramp run, the entire ramp will rise five feet two inches within the skywalk structure between each terminus. 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.*
- 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? **Regarding Street Access:** *The Bennett Block currently has two feasible access points established, one of which was approved as skywalk access for the skywalk spanning Main to the Parkade, they are just beyond the fifty foot limit. Furthermore, the entire base of the Bennett Block development (which is mainly comprised of structures on the Historic Registry) is retail tenant use, other than the already established access point on Howard St. Adding access would require displacing retailers and storefront in the building.* **Regarding Slope:** *Other skywalks typically connect to buildings that don't have as much elevation between contact points. The elevation of the east terminus of the skywalk, connecting to the Bennett Block, is approximately five feet two inches lower than the new second floor of the Macy's building (previously the east terminus was approximately six feet five inches higher than the original second floor landing that will be demolished).*

4. What hardship will result if the requested variance is not granted? **Regarding Street Access:** *An additional access point would have to be established either within the Bennett Block or at the west terminus within the Macy's building. The impact to the Bennett Block is explained in items #1 and #2. Similarly adding a stair access to the Macy's building would occupy exterior wall area and encroach into retail space diminishing its future adaptability.* **Regarding Slope:** *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 street. 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 eighteen feet. Doing so would cause the skywalk contact points to cover more façade area of the buildings, as well as reduce the view corridor from Main Ave. north to Riverfront Park and the Rotary Fountain.*
5. Is the hardship merely economic or self-created? Please explain. **Regarding Street Access:** *Reconfiguring access within the Bennett Block is a result of the current Howard St skywalk being demolished due to the change in levels within the Macy's building. The best access is within the Bennett Block as it is existing and the point at the northwest of the building also has ADA access. Providing additional access would only be redundant to an already established skywalk circulation system.* **Regarding Slope:** *Rebuilding the Howard St skywalk is the result of the current skywalk being demolded due to the changes in levels within the Macy's building. The resulting geometries are what challenge the code requirements as described in Item #2.*
6. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain. **Regarding Street Access:** *The entire base of the Bennett Block development is mostly comprised of structures on the Historic Registry and is occupied with retail tenant use, other than the already established access point on Howard St. Adding access would require alterations to the historic character of the building.* **Regarding Slope:** *The increased depth would reduce the view corridor north from Main Ave. to Riverfront Park and the Rotary Fountain. It would also cover more of the building facades.*
7. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain. **Regarding Street Access:** *No, the identified access points within the Bennett Block are existing elements, so there will be no construction, alterations, or additions required to provide access.* **Regarding Slope:** *No, providing a slimmer structure as described in item #6 will reduce impact to view corridors and minimize the impact and coverage of the building facades.*
8. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain. *No, the design aesthetic of the skywalk is a compliment to the design for the redeveloped Macy's Building. And in relation to the Bennett Block, the style of the skywalk is intended to be subdued and minimalist so as not to detract from or compete with its historic presence.*