



1. Has the applicant's design team thoroughly examined how the Requirement (R) and/or Presumption (P) could be applied as written?

The Requirements have been thoroughly studied. Elevation studies are provided as a part of this application addressing the design departures for Section 17C.124.510 Windows – Building Design, percent glazing and blank walls greater than 25ft.

2. Does the proposal meet the intent and the general direction set forth by the Requirement (R) and/or Presumption (P) as written?

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 design does utilize large window openings at the corner retail entries and adjacent to the entries to allow for views in and retail identity to occur. Along Wall St. three large windows are congregated more towards the retail entry at the corner of Main St. to weight the retail emphasis towards the retail corridor along Main and relate to the Urban Outfitters building across Wall. Along the Main St façade, larger windows and entrances are more evenly distributed to provide better inside-out connections along its length, thus continuing and connecting the storefronts of the adjacent blocks to the east and west. Along Howard, here too, large windows are evenly distributed along the length of the façade.

Masonry veneer walls infill between the large windows. For the Main St. façade, these solid zones do not extend greater than 25ft, thus meeting the blank wall requirement. Along Wall St., as mentioned previously, the windows are condensed towards the Main St. corridor and it is only the northern half of the elevation that where solid wall is greater than 25ft. And on the Howard street frontage, three sections of masonry walls, two of which are 30ft in length and one at 42ft in length at the northern end, infill between the 20' tall x 11' wide clear glass windows.

Grand entrance canopies will be provide at each of the retail entrances at the corners on Main St.. Continuous canopies protecting the sidewalks are also being provided almost the entire length of each of the elevations of Wall, Main, and Howard Streets, affectively knitting the glass and masonry planes horizontally. At the solid masonry walls, vertical reveals in the coursing are detailed providing an order to light fixtures. Below the windows, the masonry is interrupted by precast concrete kick plates down to grade. Above at the second floor level, these elements are collectively capped by a one story band consisting of metal panel and glazed curtainwall of vision glazing areas within fritted spandrel.

The large windows, masonry walls, projected canopies, textural detailing, and a harmonious material palette compose a rich and diverse pedestrian experience along the projects entire perimeter.

3. Is the specific change superior in design quality to that potentially achieved by the Requirement (R) and/or Presumption (P) as written?

As described above, the large windows, masonry walls, projected canopies, textural detailing, and a harmonious material palette create an equal alternative approach.

Furthermore, when considering the requirements of the Washington State energy Code in the overall building design (which limits glazing for the entire building to 40%) providing 60% glazing at the base as required by the Spokane Municipal Code for a building of this scale, coupled with the three sided street frontage, the requirement severely penalizes the amount of glazing that can be provided for the

residential units above. In this case, the design is superior in allowing for a more vibrant residential urban development and overall balance in glazing priority.

4. Is the departure necessary to better address aspects of the site or its surroundings?

As stated above, regarding the percent glazing as it affects the energy performance of the building; the design seeks a balance in the overall glazing placement between retail at the base and residential above. At the base (as described in the response to #2), glazing is weighted towards the Main St retail corridor to support and enhance that pedestrian environment.

5. Is the proposed departure part of an overall, thoughtful and comprehensive approach to the design of the project as a whole?

It is, we have sought to find a balance to the overall placement of glazing and respond to the varied needs of both retail and residential uses, top to bottom and side to side. The design is thoughtful in its detailing and provides a rich and appropriate urban response to its immediate surroundings.

6. Has the applicant responded to the optional Considerations (C), if any, found within the design departure? Including Considerations may assist in gaining acceptance for the plan.

There are no Considerations listed for Section 17C.124.510 Windows – Building Design.