



- 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 12.02.0460.B skywalks level between contact points	skywalk sloped between contact points

- What physical characteristics of the property interfere with your ability to meet the required standards? *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 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.*
- 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? *Other skywalks typically connect to buildings that don't have as much elevation between contact points. Furthermore, this site has an emphasis of maintaining a view corridor from Main north to Riverfront Park and to reinforce the pedestrian plaza streetscape constructed between Main and Spokane Falls Blvd.*
- What hardship will result if the requested variance is not granted? *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. The increased depth would reduce the view corridor from Main north to the park and create a bulkier structure spanning over the pedestrian oriented space of Wall St.*
- Is the hardship merely economic or self-created? Please explain. *The conditions creating the challenge to meet code are created as a result of the alterations to the Macy's building as described in item #2. 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.*

6. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain. *Yes, 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 increased depth would reduce the view corridor from Main north to the park and create a bulkier structure spanning over the pedestrian oriented space of Wall St.*
7. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain. *No, this skywalk is simply replacing an existing skywalk in the same location. The only real change being the slope of the new skywalk in response to the altered geometries of the contact points.*
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 as well as the Urban Outfitters Building. The style of the skywalk is intended to be subdued and minimalist so as not to detract from or compete with the activities of the space and the Wall St pedestrian experience.*