

**REQUEST FOR COMMENTS
CENTERS AND CORRIDORS DEMOLITION REVIEW – AMENDMENTS TO ORDINANCE 17D.100.230**

Date: August 16, 2024
To: Interested Parties, City Departments and Agencies with Jurisdiction
From: Logan Camporeale, Historic Preservation
By: Logan Camporeale – lcamporeale@spokanecity.org
Spokane City|County Historic Preservation Office
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6634

SUBJECT: SEPA Checklist for proposed change to SMC 17D.100.230 which would add Centers & Corridor Zones to the identified areas in Spokane where Historic Preservation review is required when demolition is proposed.

LOCATION: Various locations city wide. For more details on the specific location of Centers and Corridors, please visit the City of Spokane GIS Map: <https://my.spokanecity.org/opendata/gis/>.

PROPOSAL: This proposed ordinance would add Centers & Corridor Zones to the identified areas in Spokane where Historic Preservation review is required when demolition of a historic or eligible structure is proposed. The demolition review in 17D.100.230 would then include national historic districts, the downtown boundary zone, and Centers and Corridors. When demolition of a historic or eligible structure in a Center and Corridor is proposed for demolition, the replacement structure must have overall square footage equal to or greater than 75% but not larger than 150% of that of the eligible structure(s) to be demolished. The replacement structure will also be administratively reviewed for its exterior materials to ensure they are compatible with surrounding historic buildings. This proposal would also modify the permitting and financial conditions which must be met before a demolition permit is issued for a historic or eligible building.

The intent of these efforts is to keep historic buildings in use and the historic character of Centers and Corridor Zones intact by reviewing demolitions proposed on historic or eligible properties within those zones. There are currently few protections against the demolition of historic buildings in Spokane's Centers and Corridors. Placing appropriate controls on demolition of historic or eligible structures in Centers and Corridors and standards and incentives that support adaptive re-use can help ensure historic structures support the development of a sense of place in centers, linking these areas past and future. These changes will also bring this SMC in compliance with HB1293 (2023) well before the 2026-27 deadline.

Full details of the proposal and the redlined version of the proposed code changes can be found on the project website at <https://www.historicspokane.org/centers-and-corridors>.

REPORT NEEDED BY: August 30, 2024 by 5:00PM. A copy of the Environmental Checklist is enclosed for your review and comment. If additional information is required or needed for your department or agency to comment, please contact the Planning and Development Department or the Applicant as soon as possible. If no comments are given by the date indicated above, we will assume that there are no comments relative to the environmental review and will base our determination on the existing information.

COMMENTS: (Use additional sheets if necessary)

Authorized Signature Department or Agency Date