



Spokane Plan Commission Agenda

June 12, 2019

2:00 PM to 5:00 PM

City Council Chambers

808 W. Spokane Falls Blvd., Spokane WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 – 2:30	1) Approve May 22, 2019 meeting minutes	All
	2) City Council Report	Kate Burke
	3) Community Assembly Liaison Report	Patricia Hansen
	4) President Report	Todd Beyreuther
	5) Transportation Sub-Committee Report	John Dietzman
	6) Secretary Report	Heather Trautman

Workshops:

2:30 – 2:45	1) Renaming East Central Community Center	Dustin West
2:45 – 3:15	2) Update to the Arterial Street Map in SMC 12.080.40	Inga Note
3:15 – 3:55	3) Annual Comprehensive Plan Amendment Work Program	Nathan Gwinn

Hearing:

4:00 – 5:00	1) Browne's Addition Historic District Overlay Zone	Megan Duvall
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Adjournment:

Next Plan Commission meeting will be on June 26, 2019 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed: Username: COS Guest Password: tfv3wXMB

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber and the City Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Plan Commission - Draft Minutes

May 22, 2019

Meeting Minutes: Meeting called to order at 2:01 PM

Attendance:

- Board Members Present: John Dietzman, Diana Painter, Michael Baker, Carole Shook, Sylvia St. Clair, Greg Francis,
- Board Members Not Present: Todd Beyreuther, Christopher Batten, Kate Burke (City Council Liaison), Patricia Hansen (Community Assembly Liaison)
- Staff Members Present: Amanda Winchell, Heather Trautman, Megan Duvall, Nathan Gwinn, James Richman, Kevin Freibott, Tirrell Black, Taylor Berberich, Logan Camporeale, Chris Green, Melissa Wittstruck,

Public Comment:

None

Briefing Session:

Minutes from the May 8, 2019 approved unanimously.

1. **City Council Liaison- Kate Burke**
 - None
2. **Community Assembly Liaison Report - Patricia Hansen**
 - None
3. **Commission President Report - Todd Beyreuther**
 - None
4. **Transportation Subcommittee Report - John Dietzman**
 - Next Plan Commission Transportation Subcommittee meeting is June 5th.
5. **Secretary Report- Heather Trautman**
 - Mayor has concluded the Plan Commission Applicant Interviews. Darin Watkins and Asher Ernst were recommended by the Mayor for consideration by City Council. New members will start in June.
 - Introduced Taylor Berberich, new Urban Designer with the City of Spokane Planning Department.

Workshops:

1. **LU 1.8 Policy Review**
 - Presentation provided by Tirrell Black
 - Questions asked and answered
 - Discussion ensued
2. **Browne's Addition Overlay Zone**
 - Presentation and overview provided by Megan Duvall
 - Questions asked and answered
 - Discussion ensued

Guest Speaker:

1. P.E. Moskowitz, author of *How to Kill a City*
 - Presentation provided
 - Questions asked and answered
 - Discussion ensued

Meeting Adjourned at 4:16 PM

Next Plan Commission Meeting is scheduled for June 12, 2019

BRIEFING PAPER
Plan Commission
Neighborhood and Building Services
June 12, 2019

Subject

East Central Community Center Renaming

Background

Council President Ben Stuckart made a proposal to the Mayor's Office, to rename the East Central Community Center as the Martin Luther King Jr. Community Center.

The Mayor's Office then sent a request to the Plan Commission, asking for initiation of the renaming process, pursuant to City Administrative Policy 0325-14-05 and the Plan Commission Resolution of Rules and Procedures on Names for Public Plazas, Squares and Places.

In accordance with policy, City of Spokane has also established a list of other names for consideration that recognize other individuals who have made significant contributions to the City of Spokane, as well as names with geographic or historical significance. These options include: Lydia Sims, Peter Barrow, Emmett Holmes, Liberty, Underhill, Martin Luther King Jr. Outreach, and East Central.

Impact

Renaming of the East Central Community Center may result in a greater sense of ownership, by the neighboring community. It may also increase the brand recognition of the organization that is currently managing the Center. Other citizens are concerned that renaming may result in a center that appears to target certain population groups, instead of the community as a whole.

Action

The [East Central Community Center Renaming Survey](#) was deployed on Monday, through the City of Spokane website. The results will be presented to the Plan Commission, who will make the final recommendation. City Council will then make the final decision, in naming the Center.

Plan Commission Resolution
of Rules and Procedure
July 9, 2014

A resolution regarding the Plan Commission responding to the City Council's request under Resolution 2014-0069 to provide a review and recommendation relating to naming of the new plaza adjacent City Hall;

And further, developing, adopting and implementing new Plan Commission Rules and Procedures for recommendations on names for Public Plaza's, Squares, and Places, except for Spokane Public Library and/or City Parks Department properties.

WHEREAS, Section 128 of the City Charter provides in part that the Plan Commission shall have the power to investigate and make recommendations to the City Council in relation to all matters pertaining to the living conditions of the City; and generally, all things tending to promote the health, convenience, safety, and well-being of the City's population, and to further its growth along consistent, comprehensive and permanent plans; and

WHEREAS, Section 128 of the City Charter specifically provides that the Plan Commission has the power to make recommendations regarding the naming of streets, squares and public places; and

WHEREAS, Section 127 of the City Charter provides in part that the City Council may, by a majority vote, direct the Plan Commission to perform specific actions in relation to potential or pending legislative action of the City Council; and

WHEREAS, SMC 4.12.010 A provides that the Plan Commission shall provide advice and make recommendations on broad planning goals and policies and on whichever plans for the physical development of the City that the City Council may request the commission's advice by ordinance or resolution; and

WHEREAS, SMC 4.12.080 provides in part that the Plan Commission shall, when requested by City Council resolution, solicit information and comment from the public about planning goals and policies or plans for the City, and report to the City Council its recommendations and a summary and analysis of the comments received from the public; and

WHEREAS, a new plaza has been built adjacent to City Hall through the efforts of Avista and the City of Spokane; and

WHEREAS, the City has been engaging with the public to submit proposed names for the new Plaza; and

WHEREAS, it is the desire of the City Council to request the Plan Commission to hold a hearing, review public input, research options, review naming criteria and make a recommendation or a group of options for the City Council to review.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY PLAN COMMISSION pursuant to the authority provided by the City Council as set forth in the City Charter and as established in Chapter 4.12 SMC the Plan Commission will:

1. Hold a workshop, review public input, research options, review naming criteria and make a recommendation or a group of naming options for the City Council to review for the new Plaza adjacent to City Hall, and
2. Research options, review existing policies, take public input, and forward to the City Council for adoption a set of Rules and Procedures including the following criteria for the naming of Public Plazas, Squares, and Places (except for Spokane Public Library and/or Parks Department properties).

CRITERIA

1. A connection to the geographic location, a building formerly on the site, a former name of the location, or the common name of the location, provided that the former, geographic, or common name is one which is of great significance to the history and development of Spokane;
2. An event (or series of events) which took place at or very near the location, provided that the event(s) is/are an important event in the history and development of Spokane;
3. A person or other entity who made a singular and lasting contribution to the development of Spokane;
4. A short, descriptive statement of aspiration, goal, vision, or shared community value(s) which represents the best that Spokane has to offer to its citizens and to the world.

PROCESS

A. When directed by the City Council or requested by the Mayor, the Plan Commission will use appropriate means available to it for public input and nominations for names of the particular location to be named.

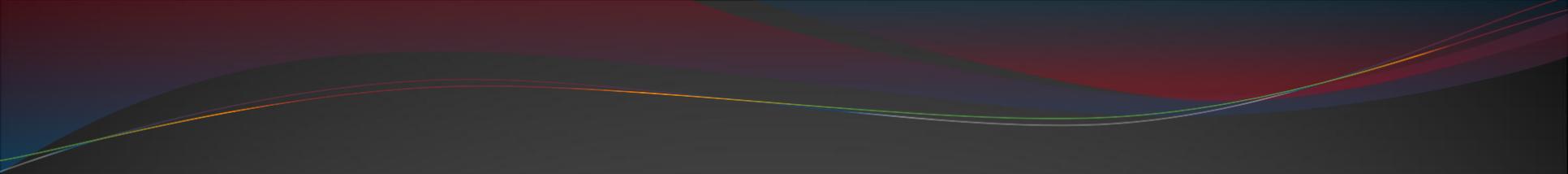
B. The Plan Commission will hold such public meetings, workshops, and other public outreach events needed to obtain full input from the public on the list of names to be considered including neighborhood representatives and other City organizations (eg. Historic Preservation, Planning/Developer Services, Parks Dept.)

C. Upon hearing testimony, taking comments, and conducting due deliberations, the Plan Commission shall strive for consensus for its recommendation to the City Council, and will recommend a name or set of names to the City Council by formal resolution, accompanied by findings and conclusions detailing the Commission's reasons for choosing the name.

D. In recommending a name under this Policy, the Plan Commission shall strive to avoid duplicative names or names which create confusion when considered within the context of the City as a whole.

By a vote of 6 to 0, the Plan Commission approves this Resolution of Rules and Procedures.

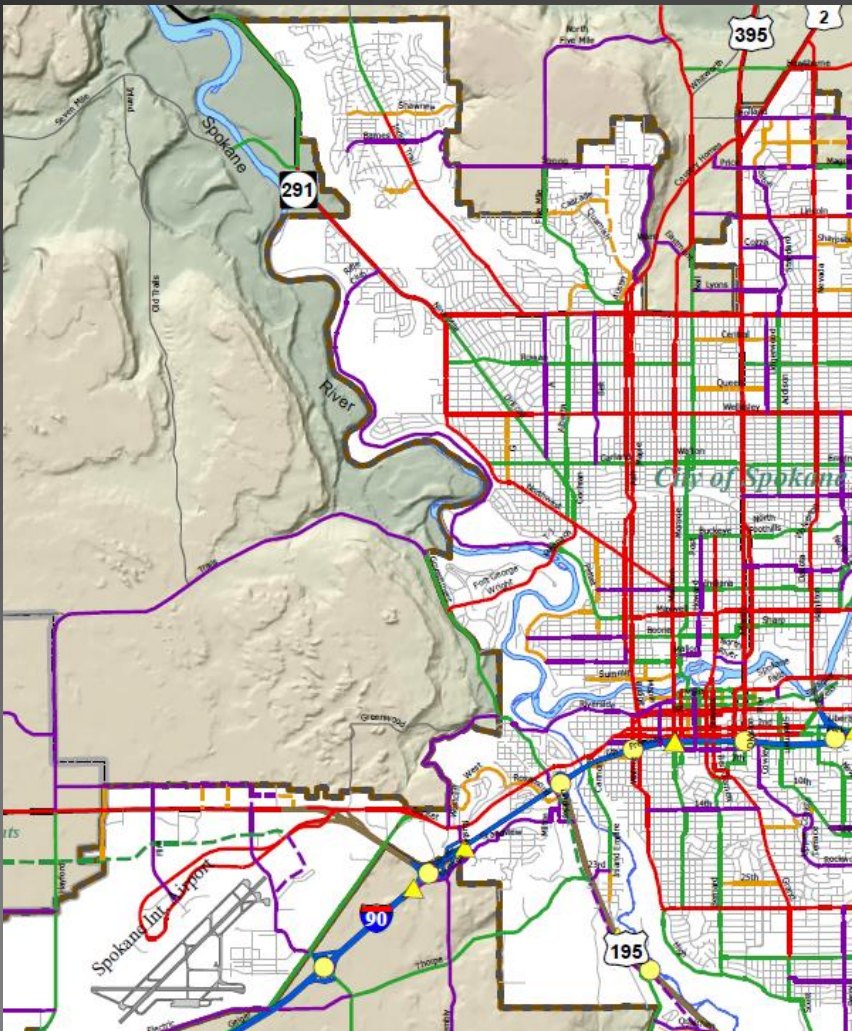
Dennis Dellwo, President
Spokane Plan Commission
July 9, 2014



Update to 12.08.040
Arterial Street Map

Plan Commission
June 12, 2019

TR 12 Map Update in 2017

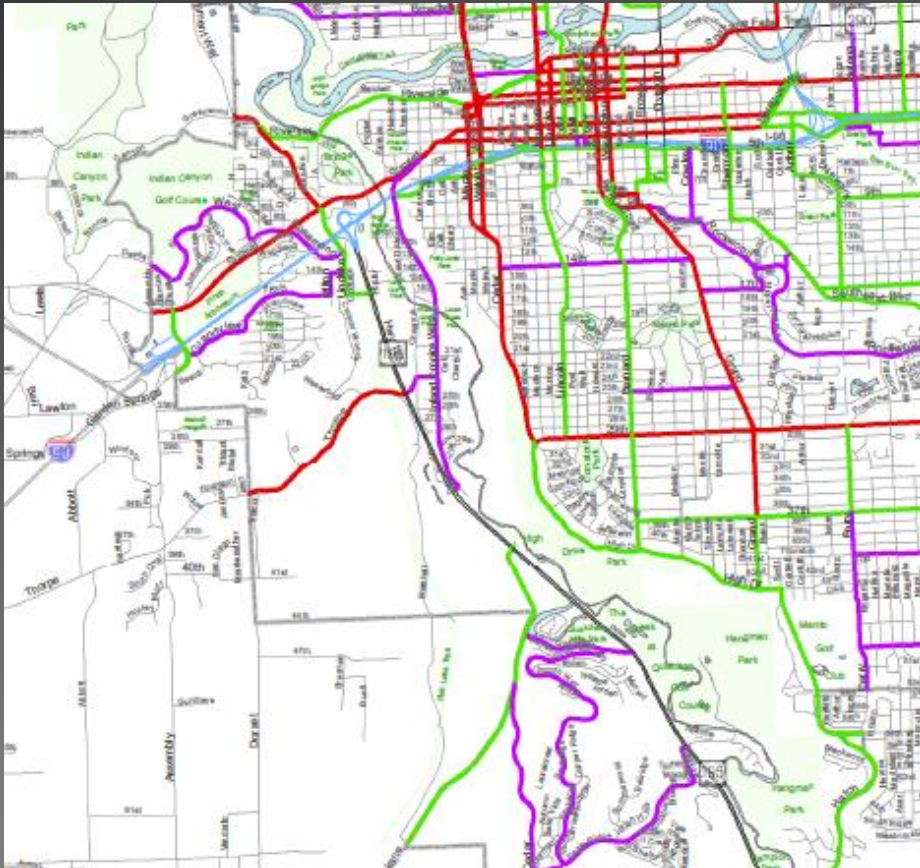


- *20+ Year Horizon*
- *Anticipated long-term function*
- *Preserve ROW for future arterials*

Uses of SMC 12.08.040 Map

- *Current operations*
- *Traffic control decisions*
- *Plowing and sweeping priorities*
- *Manage access*
- *Design standards*
- *Eligible for TBD and Arterial Street Funds*

Problems with Existing SMC Map



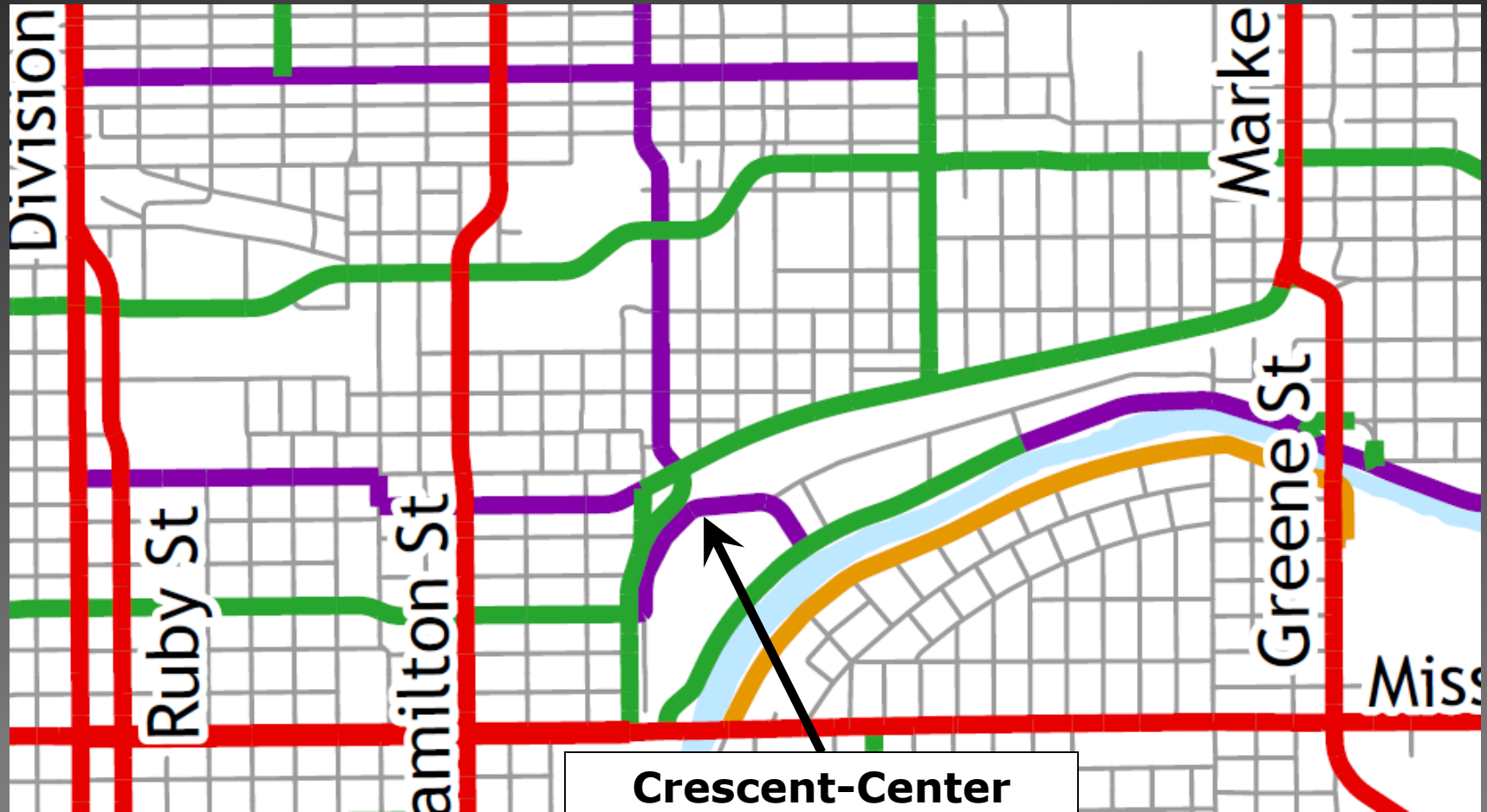
- *Unchanged since 2008*
- *Missing West Plains*
- *Inconsistent with Comprehensive Plan Map TR 12*

Proposed Changes

- *Mostly matches with TR 12*
- *Many streets shift in arterial class*
 - *Major Collector to Minor Collector*
 - *Major Collector to Minor Arterial*
- *Some are upgraded to arterial status*
- *Some are downgraded to locals*

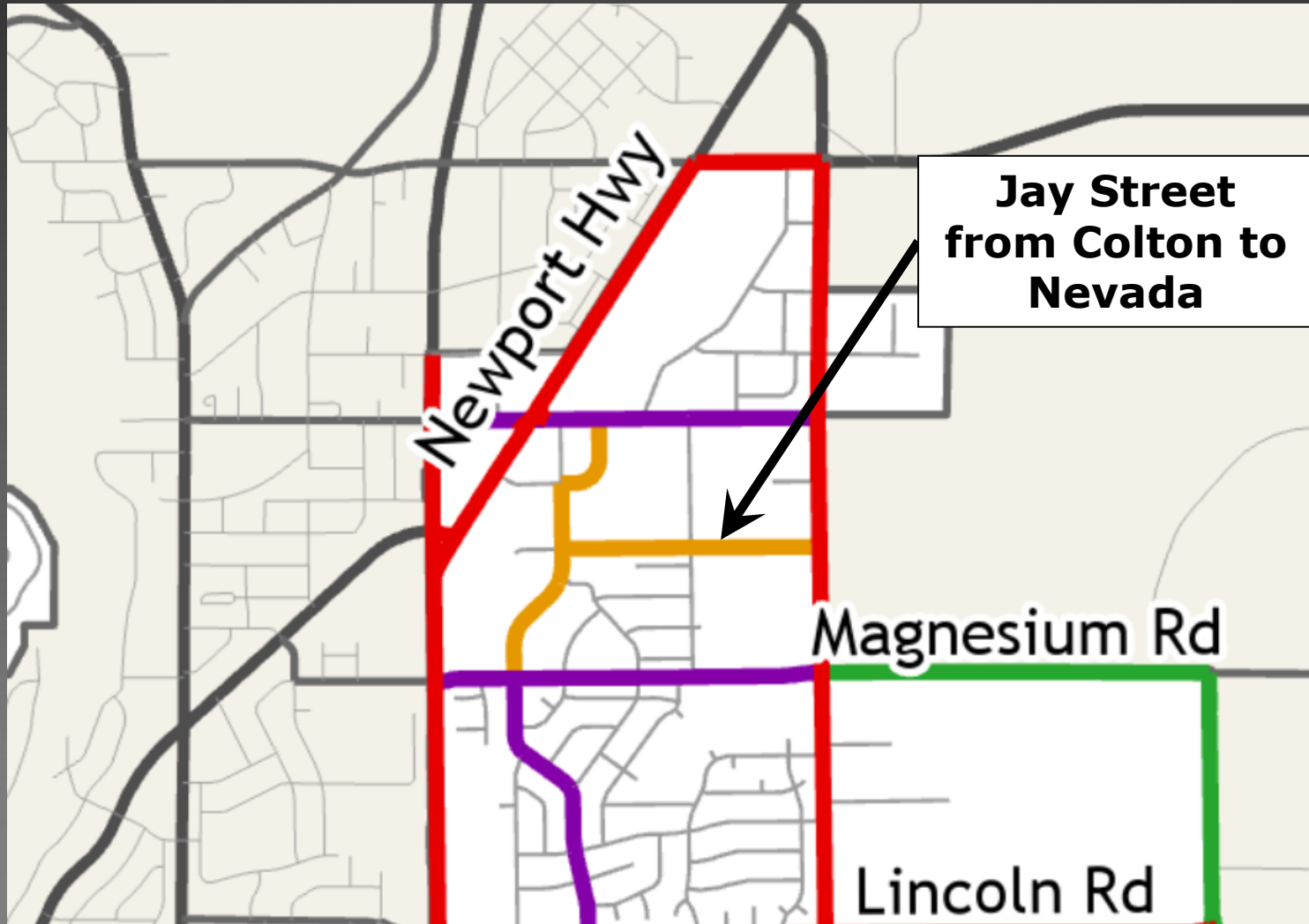
District 1

Crescent-Center Street

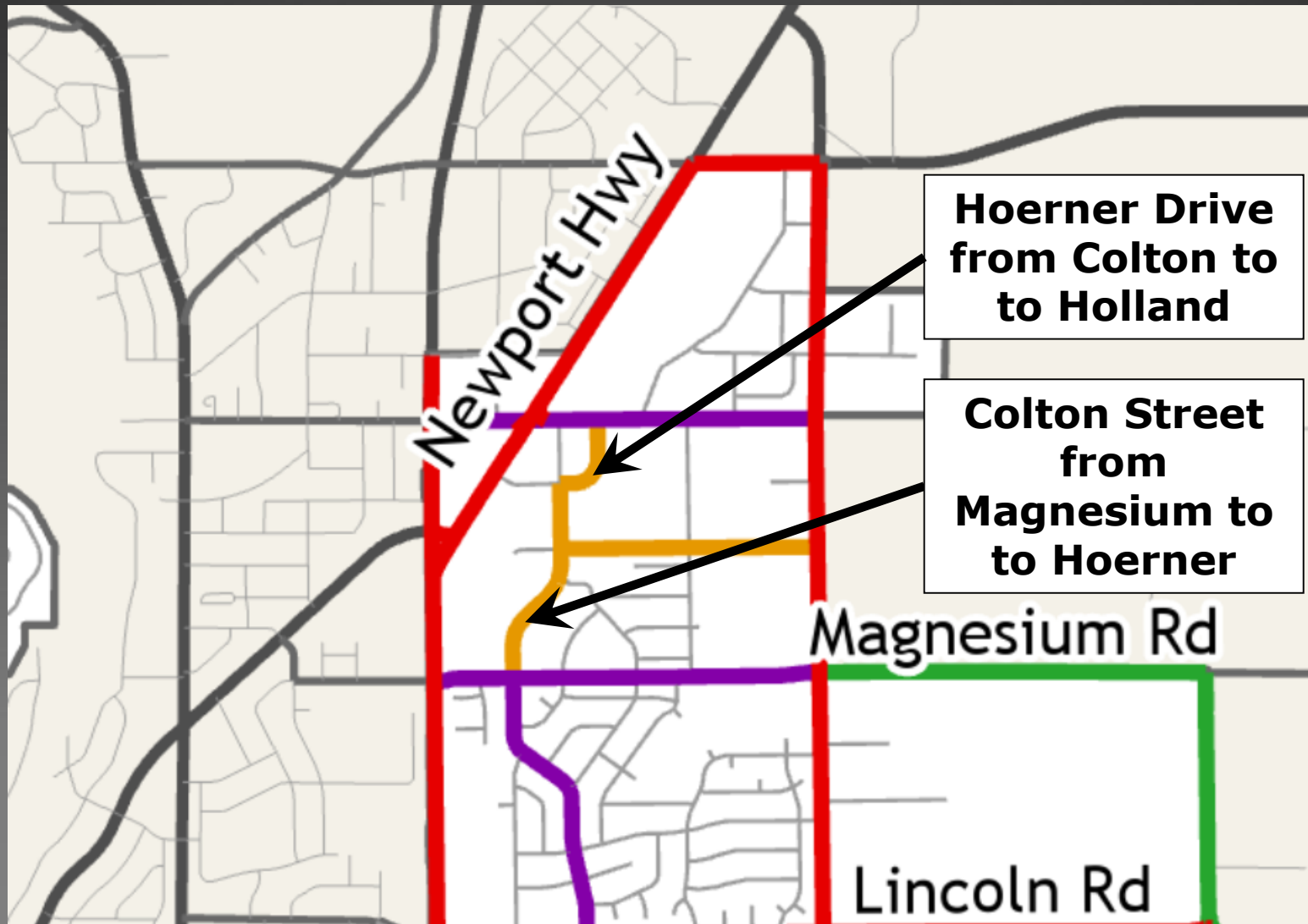


Crescent-Center from Perry to Upriver

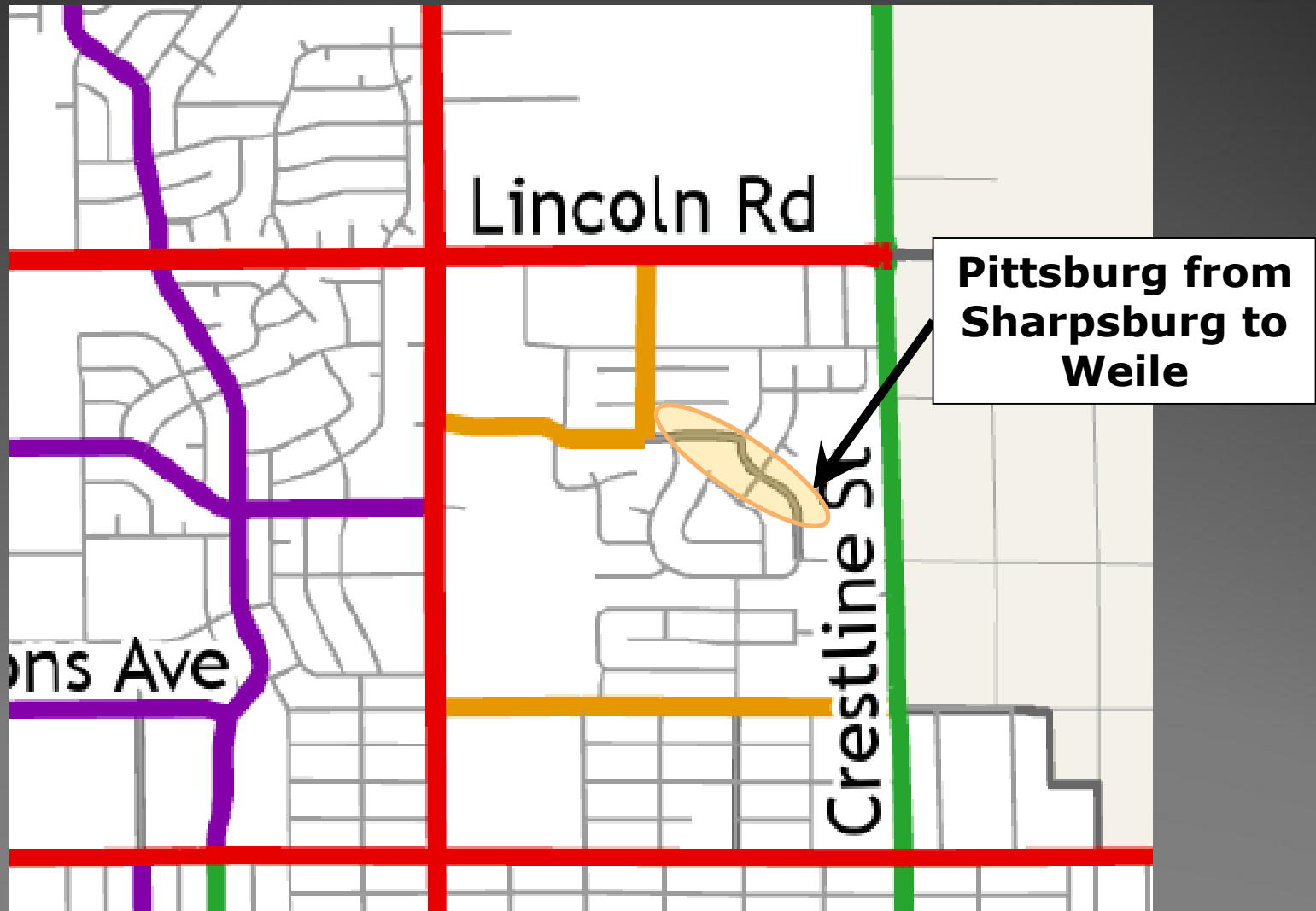
Jay Street



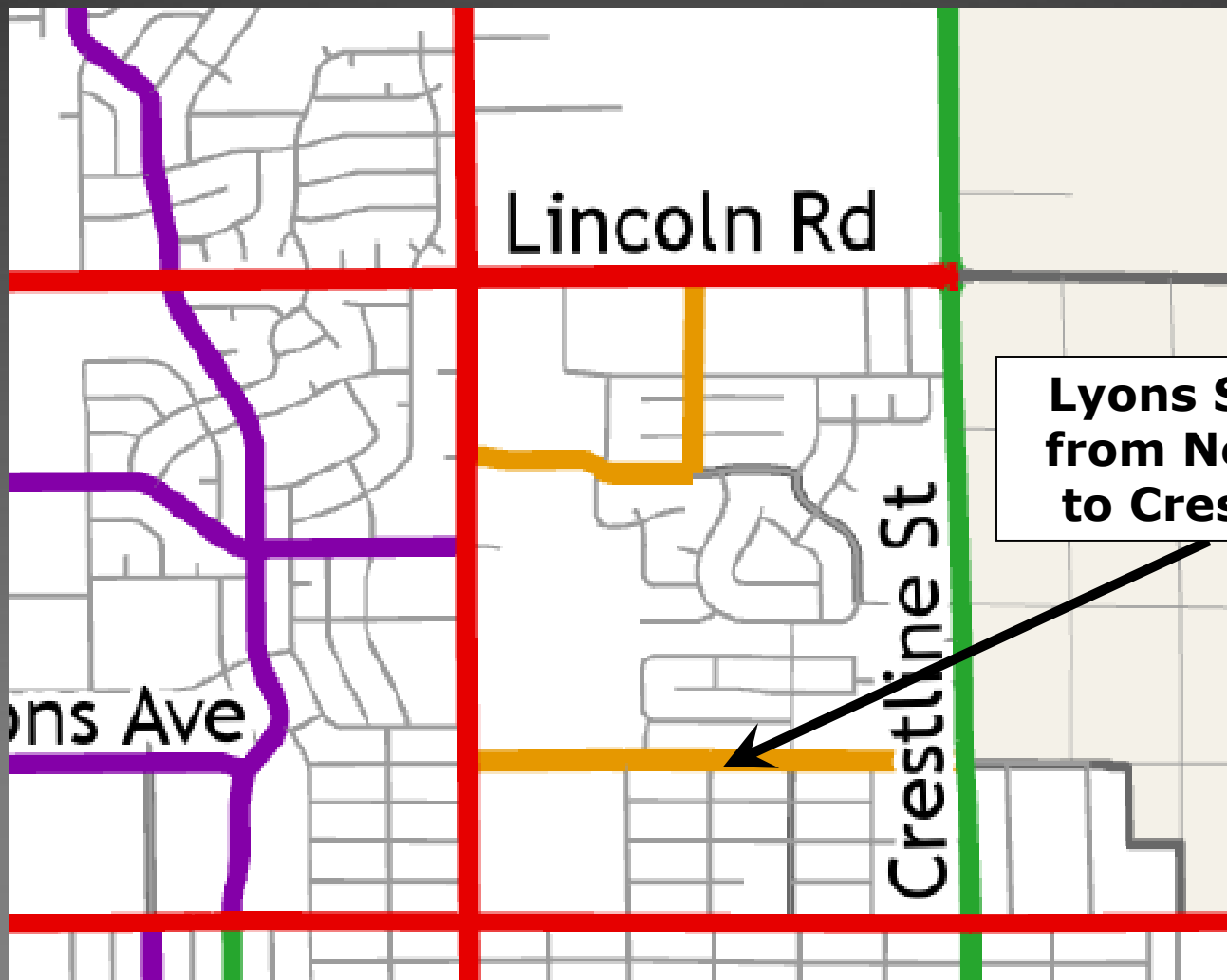
Colton St. and Hoerner Dr.



Removed - Pittsburg

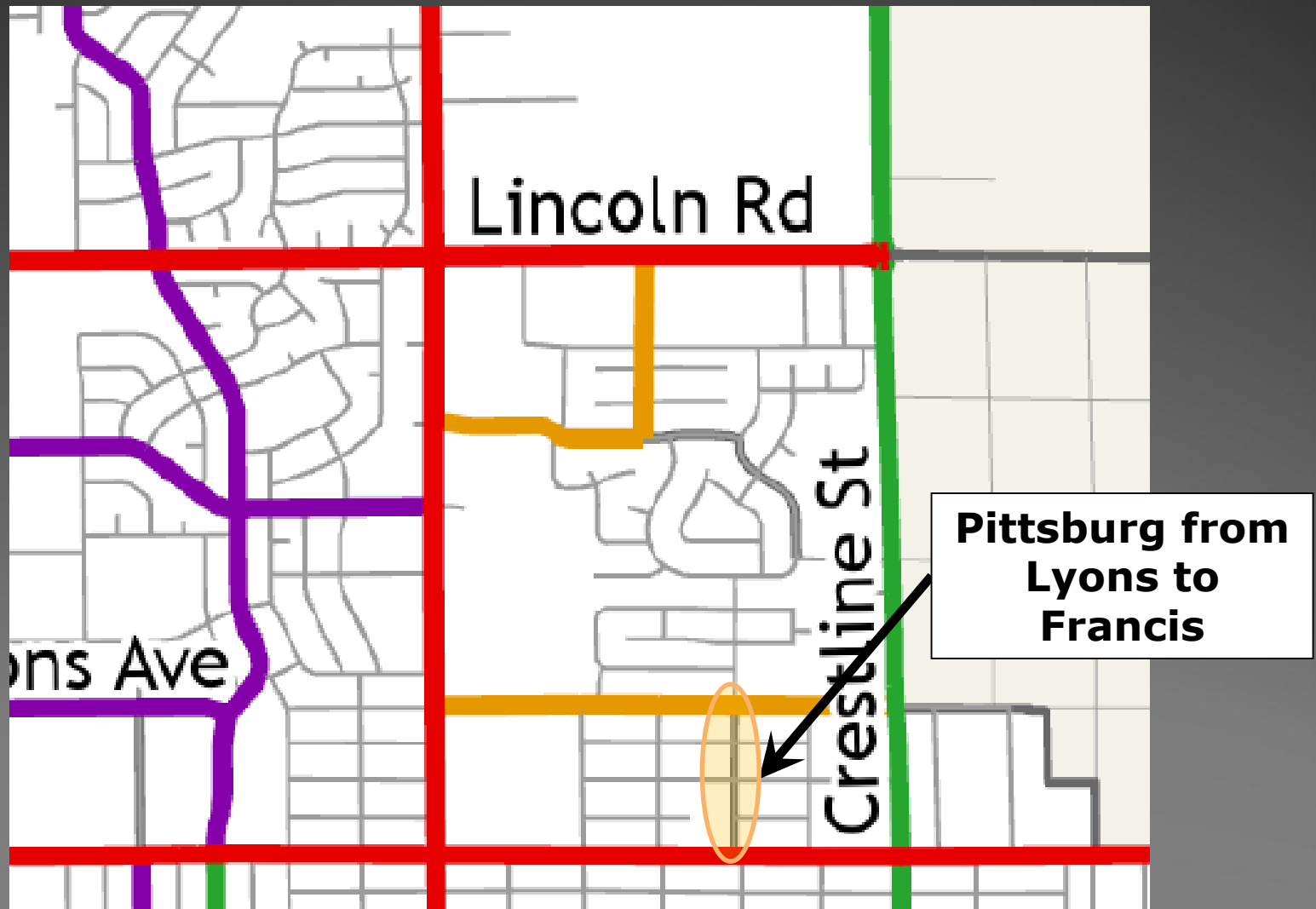


Lyons Street

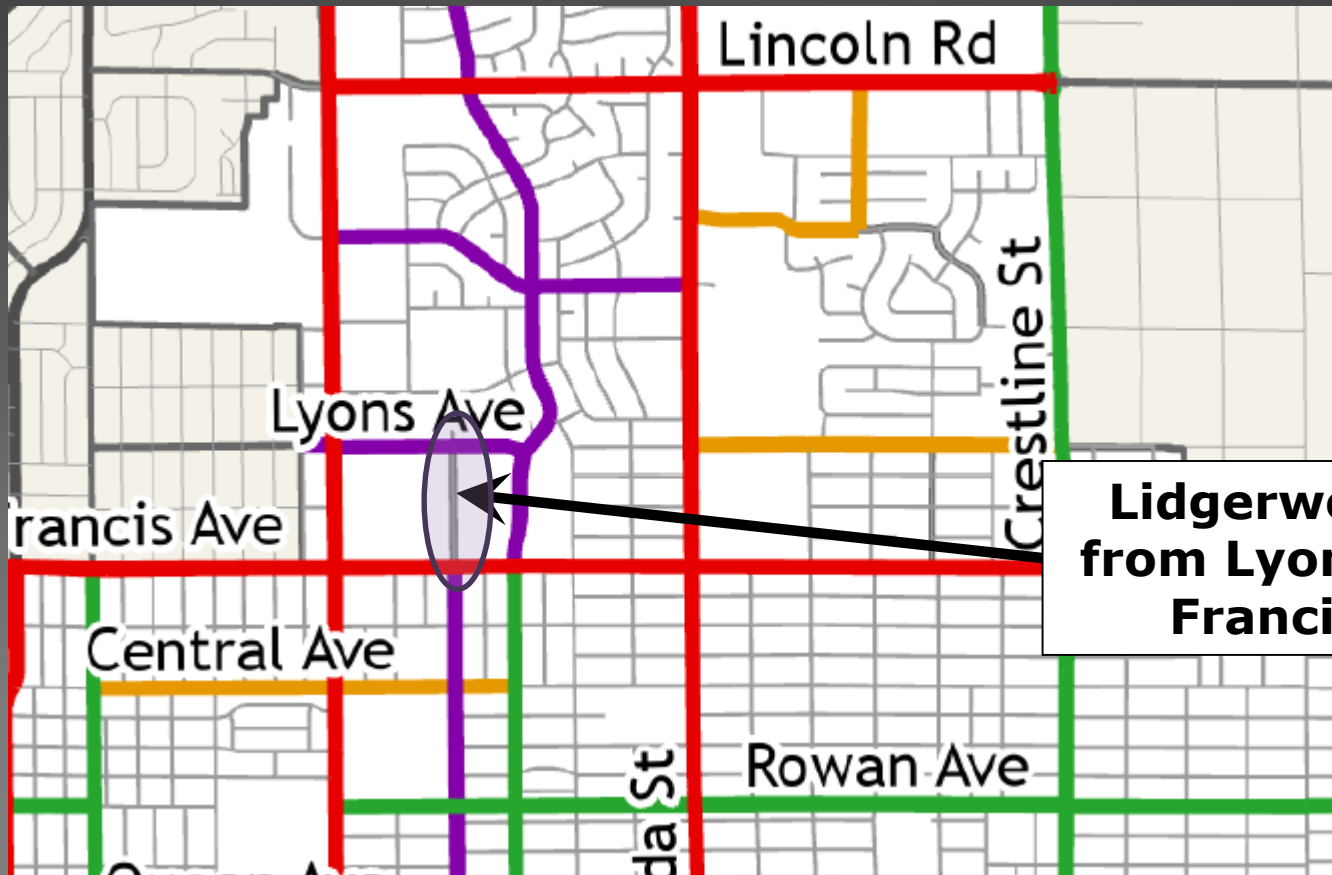


**Lyons Street
from Nevada
to Crestline**

Removed - Pittsburg

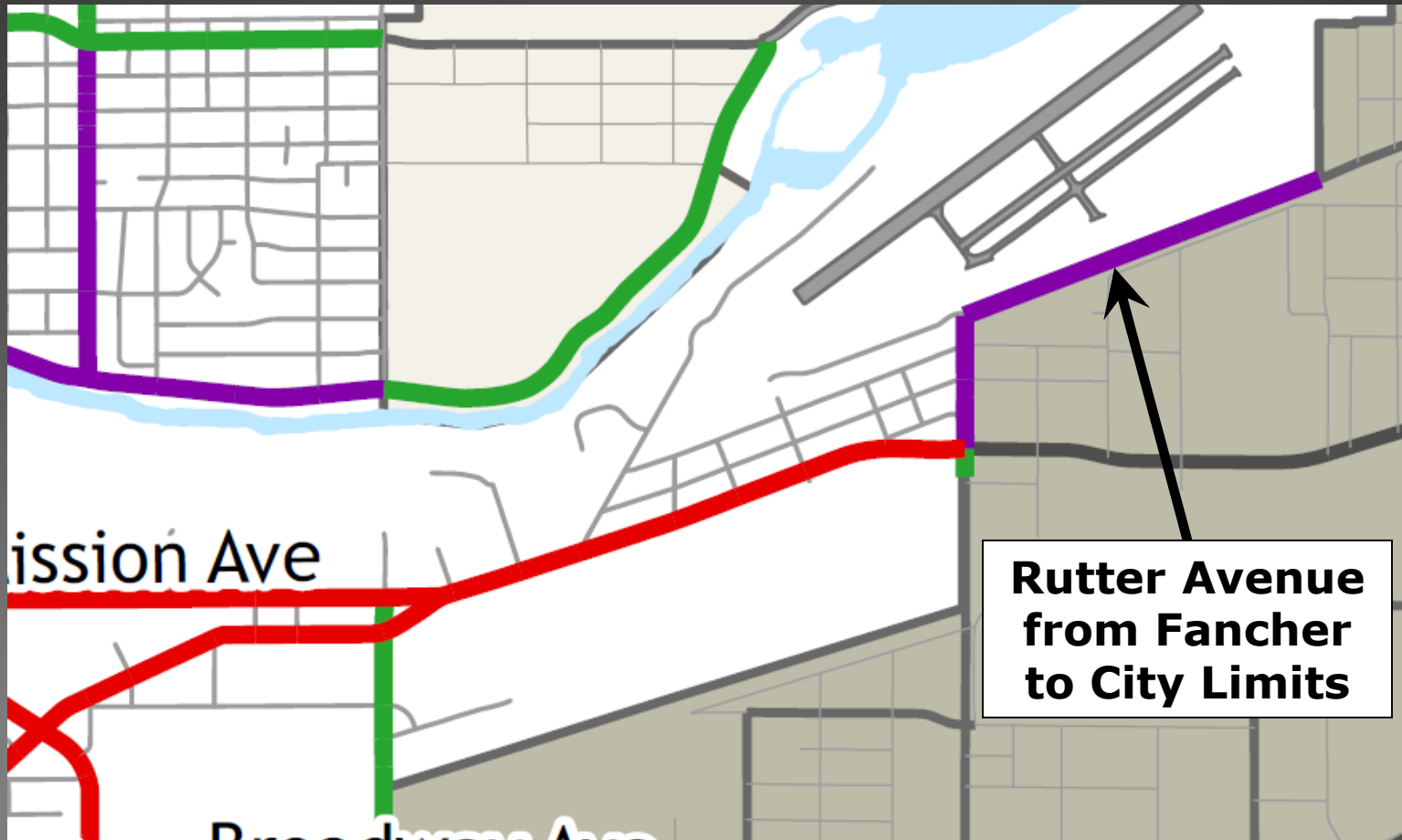


Removed - Lidgerwood

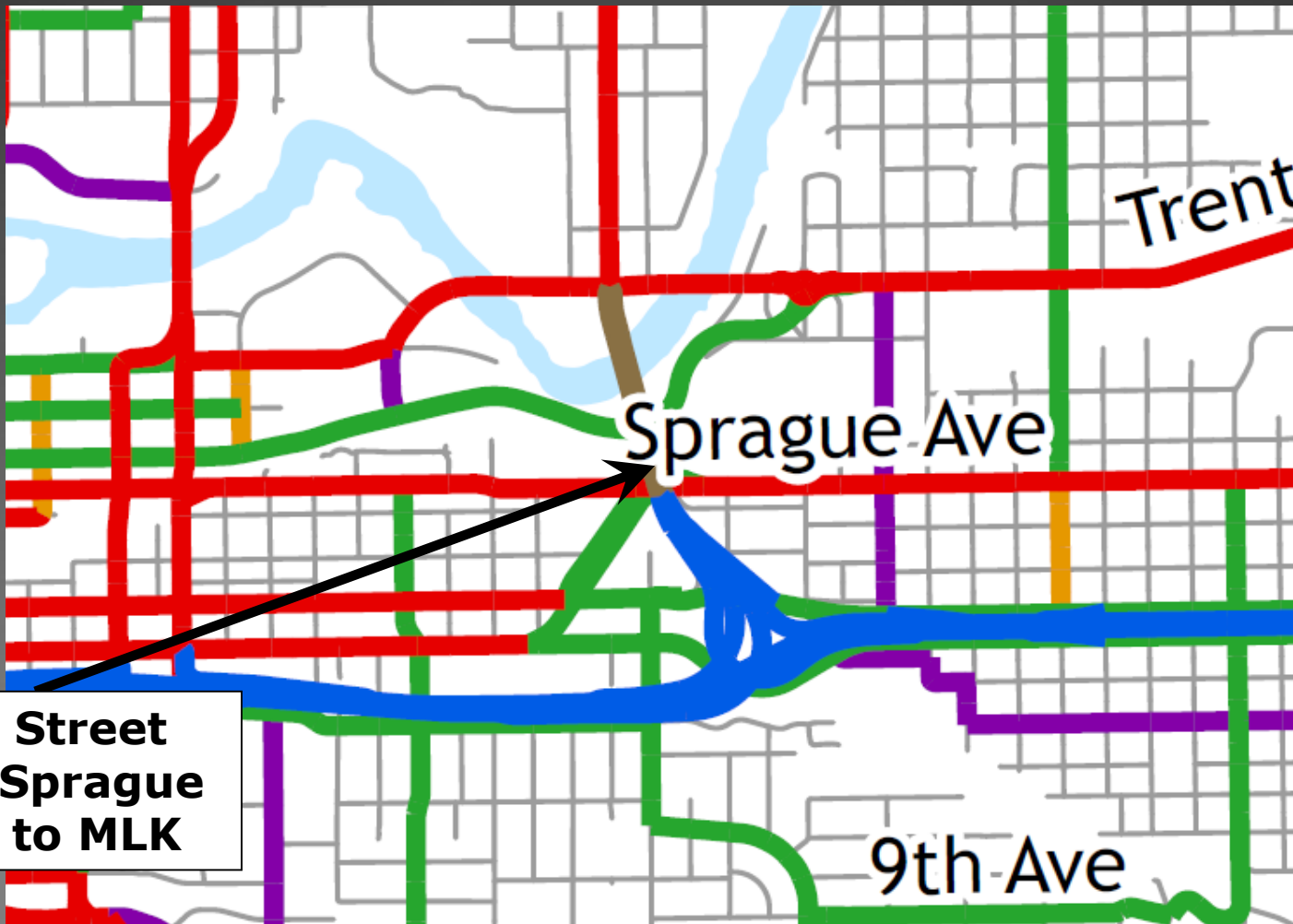


**Lidgerwood
from Lyons to
Francis**

Rutter Avenue

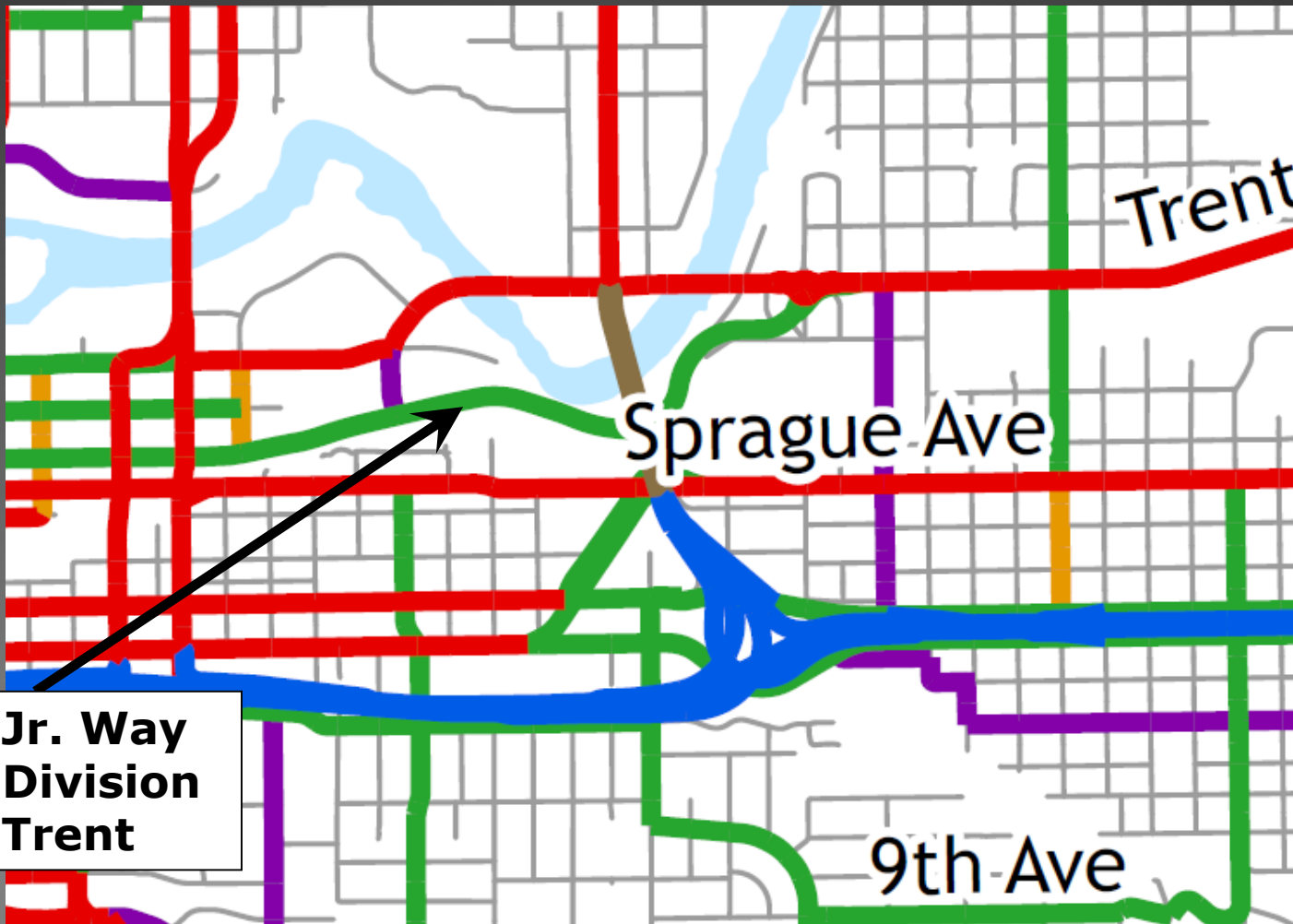


Erie Street



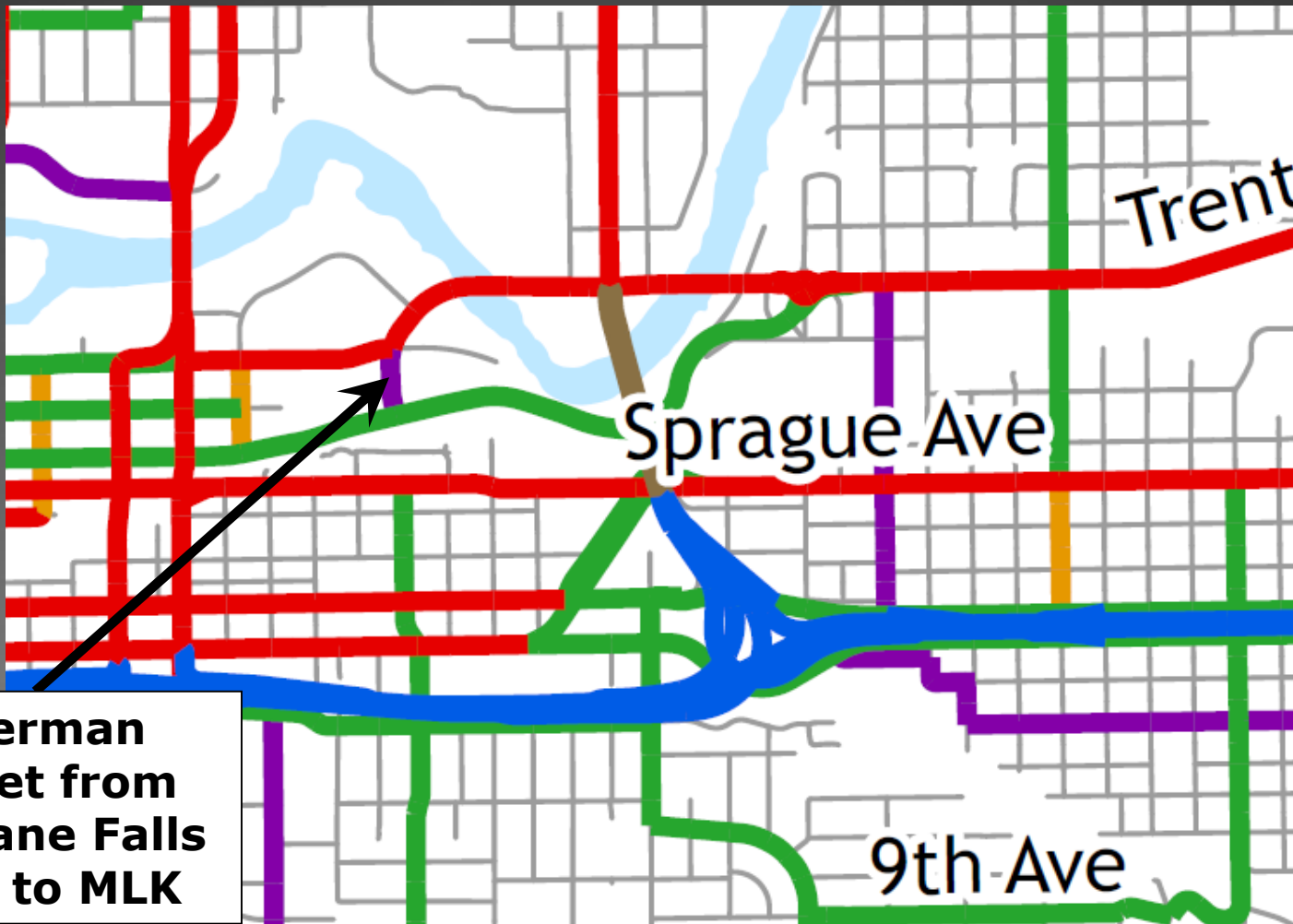
**Erie Street
from Sprague
Way to MLK**

MLK Jr. Way



**MLK Jr. Way
from Division
to Trent**

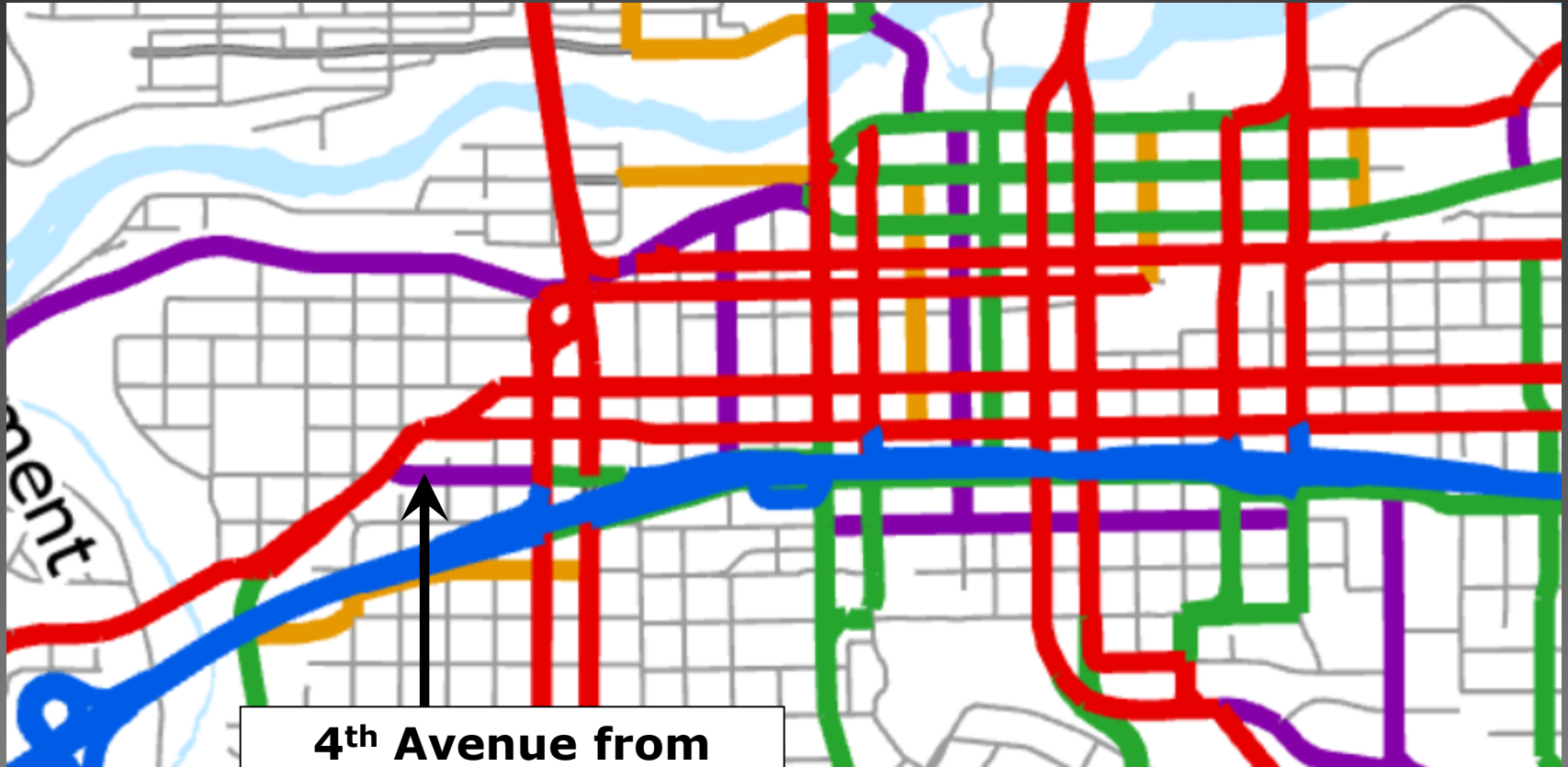
Sherman Street



**Sherman
Street from
Spokane Falls
Blvd to MLK**

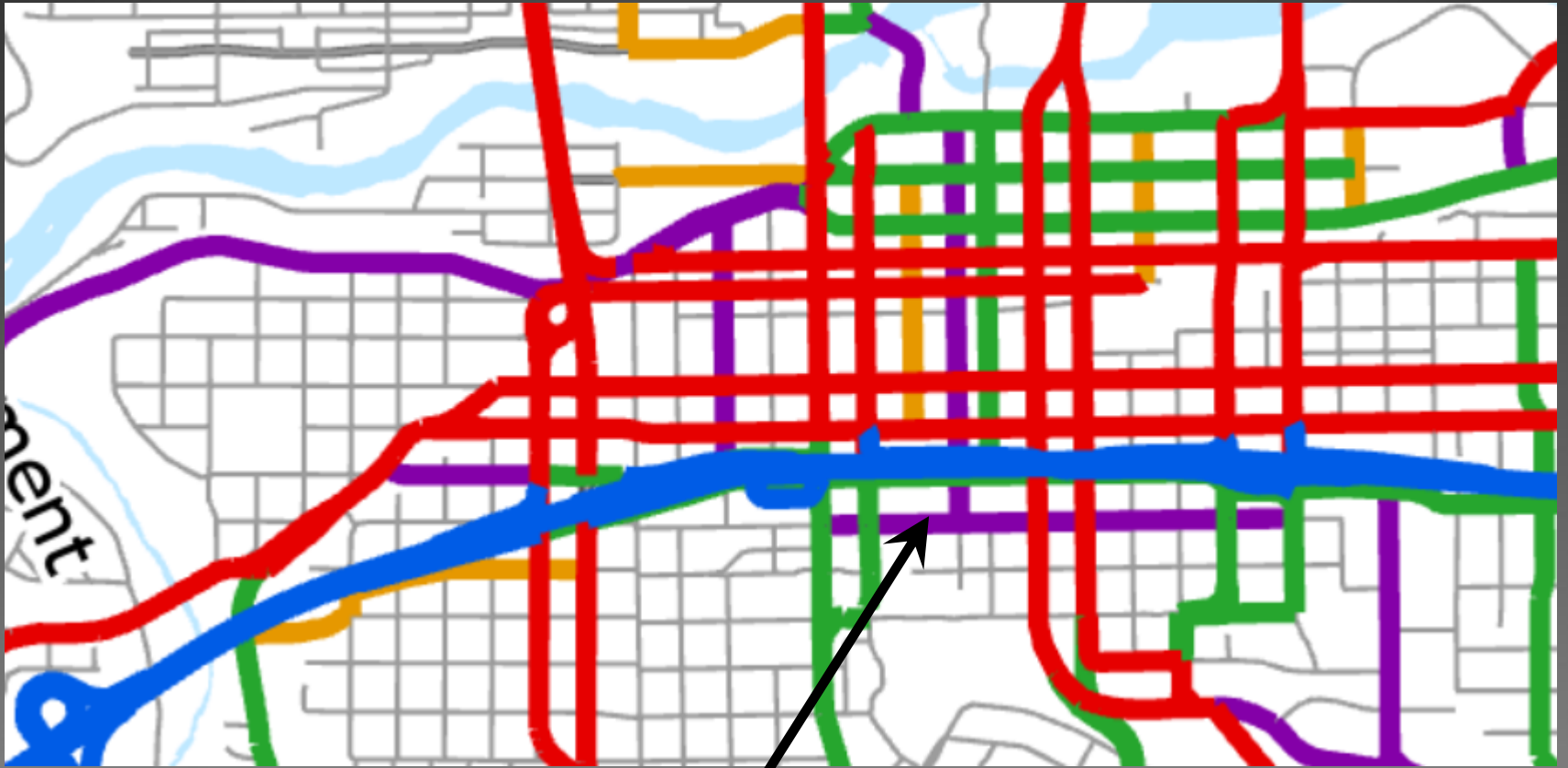
District 2

4th Avenue



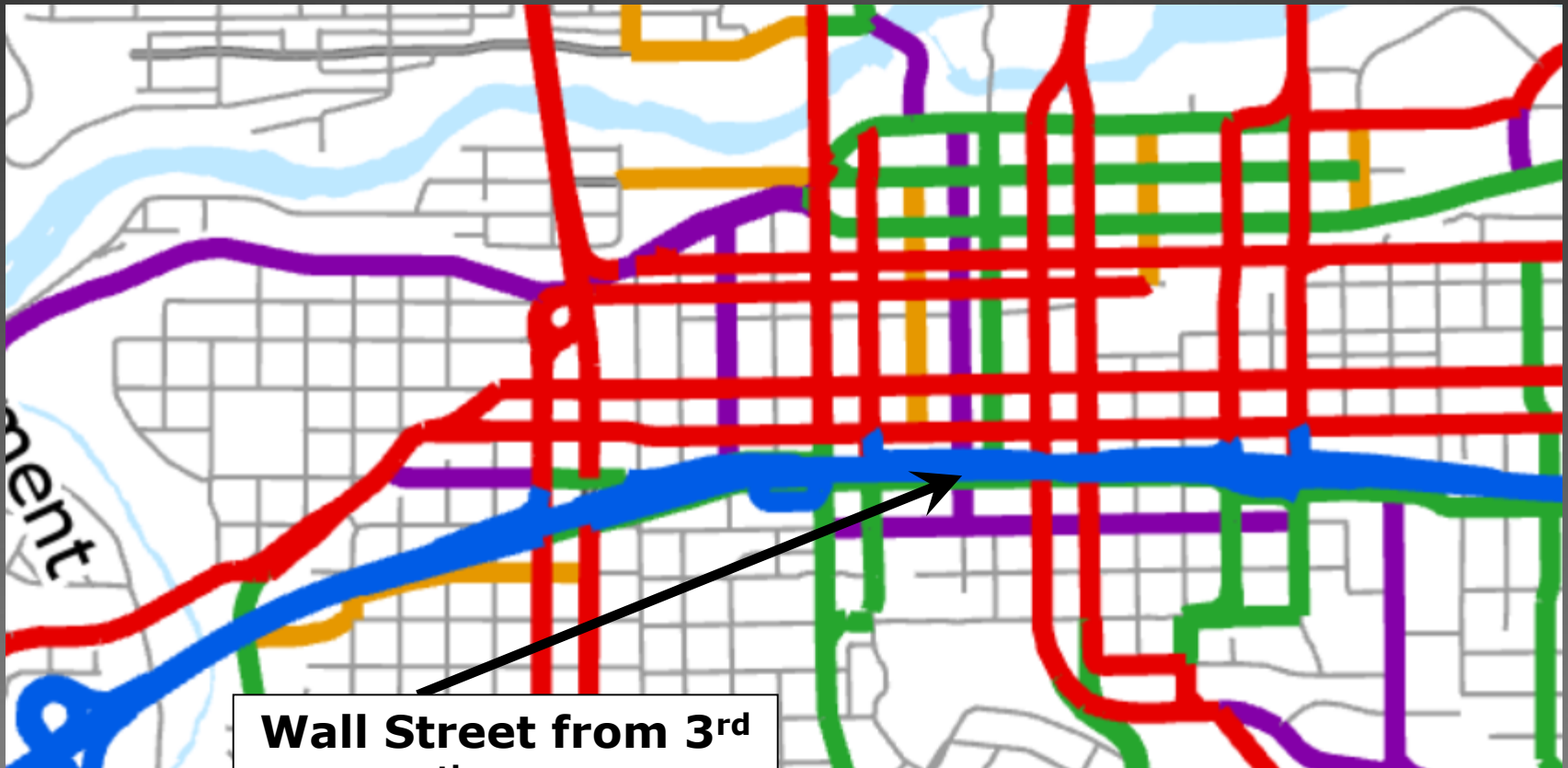
**4th Avenue from
Sunset Blvd to
Maple Street**

5th Avenue



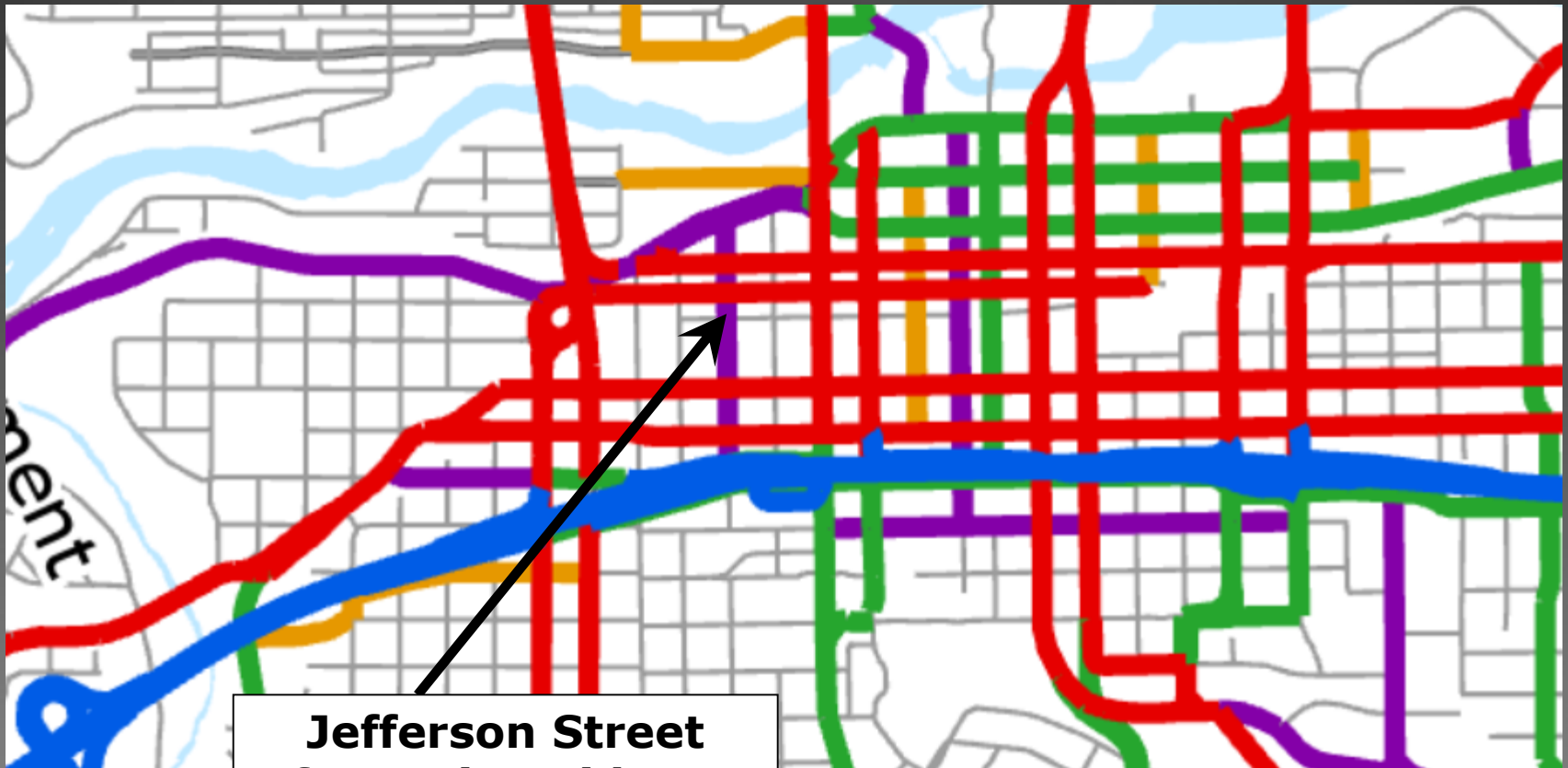
**5th Avenue from
Monroe to Division**

Wall Street



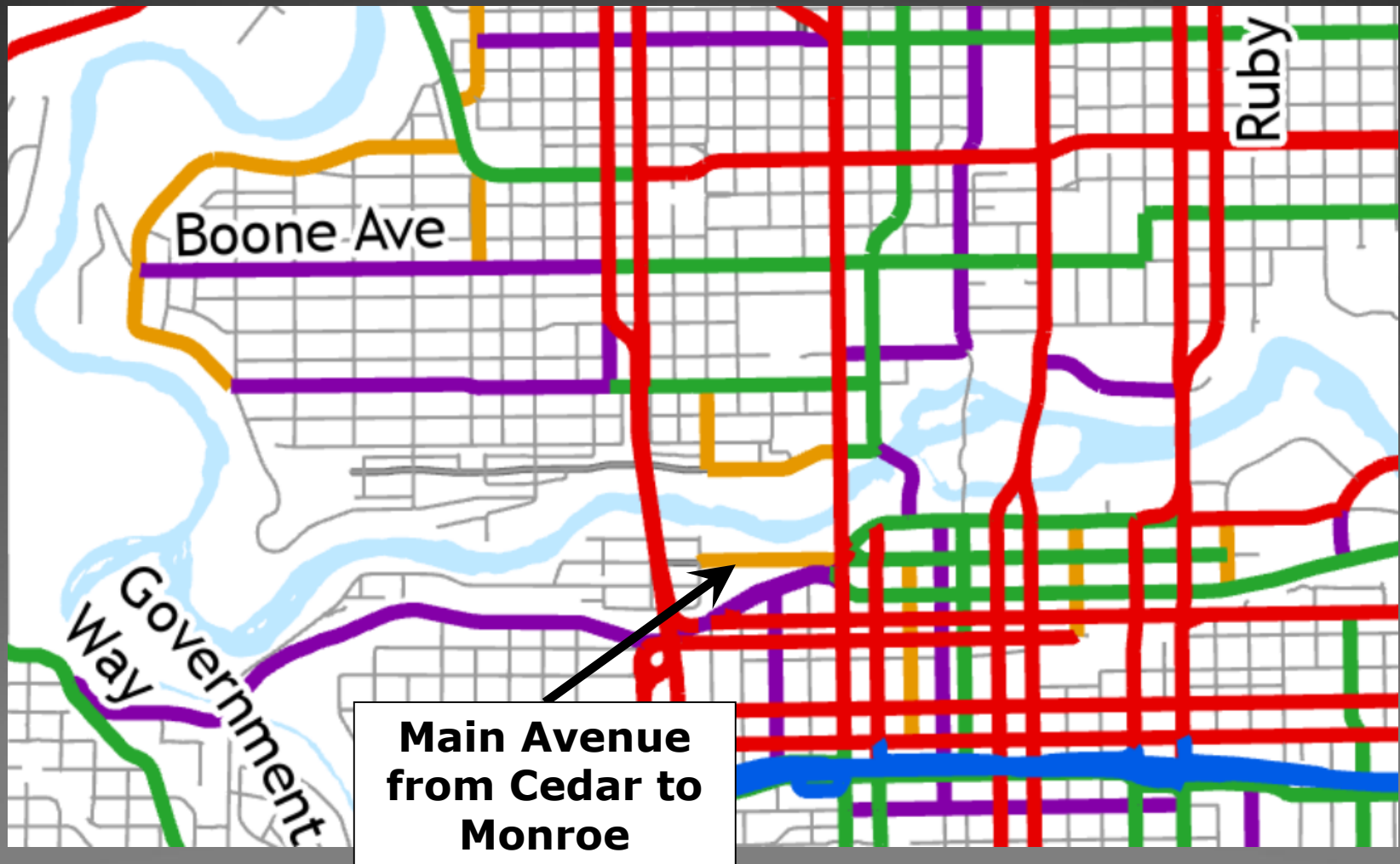
**Wall Street from 3rd
to 5th Avenue**

Jefferson Street

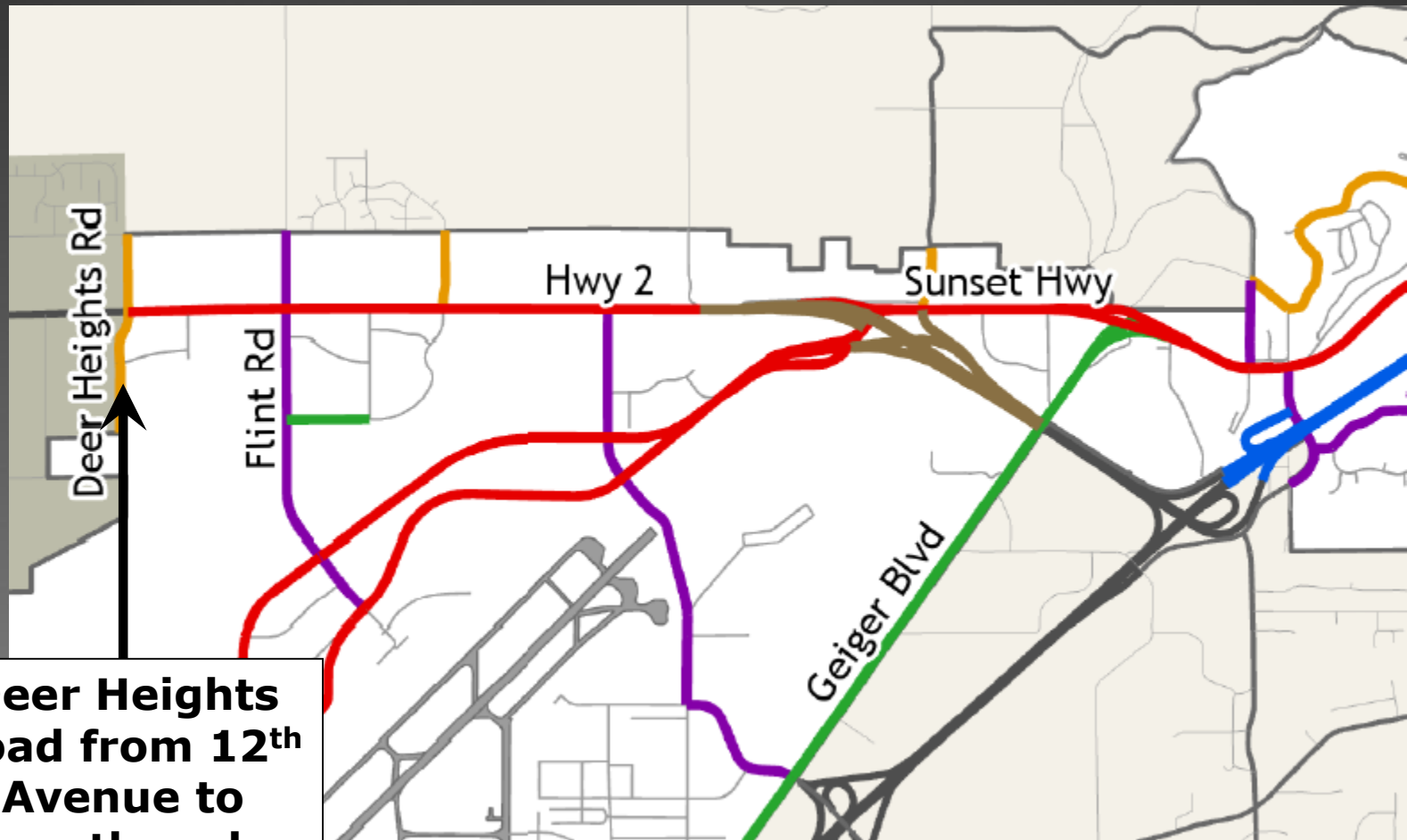


**Jefferson Street
from Riverside to
4th Avenue**

Main Avenue



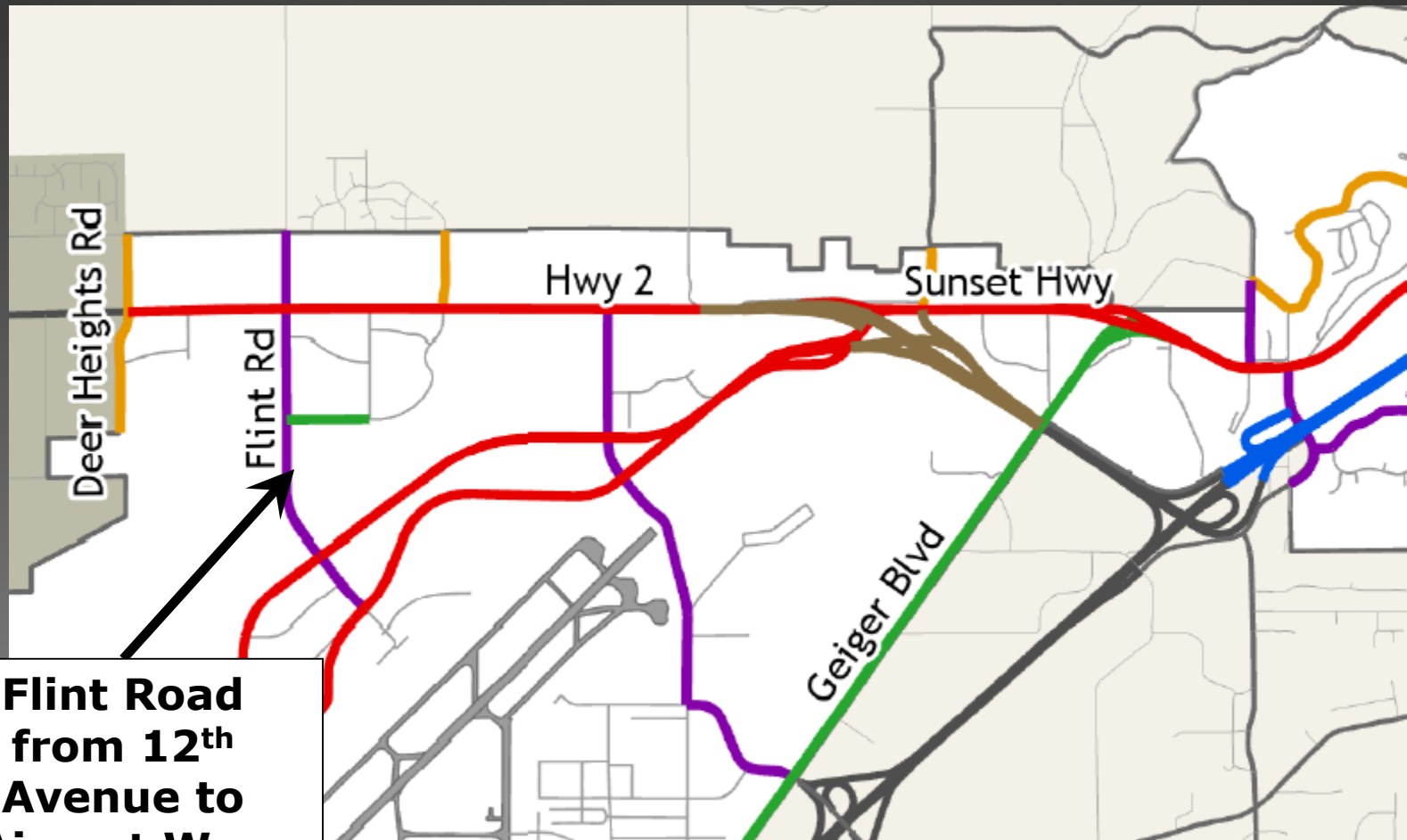
Deer Heights



**Deer Heights
Road from 12th
Avenue to
south end**

Part of 2011 annexation

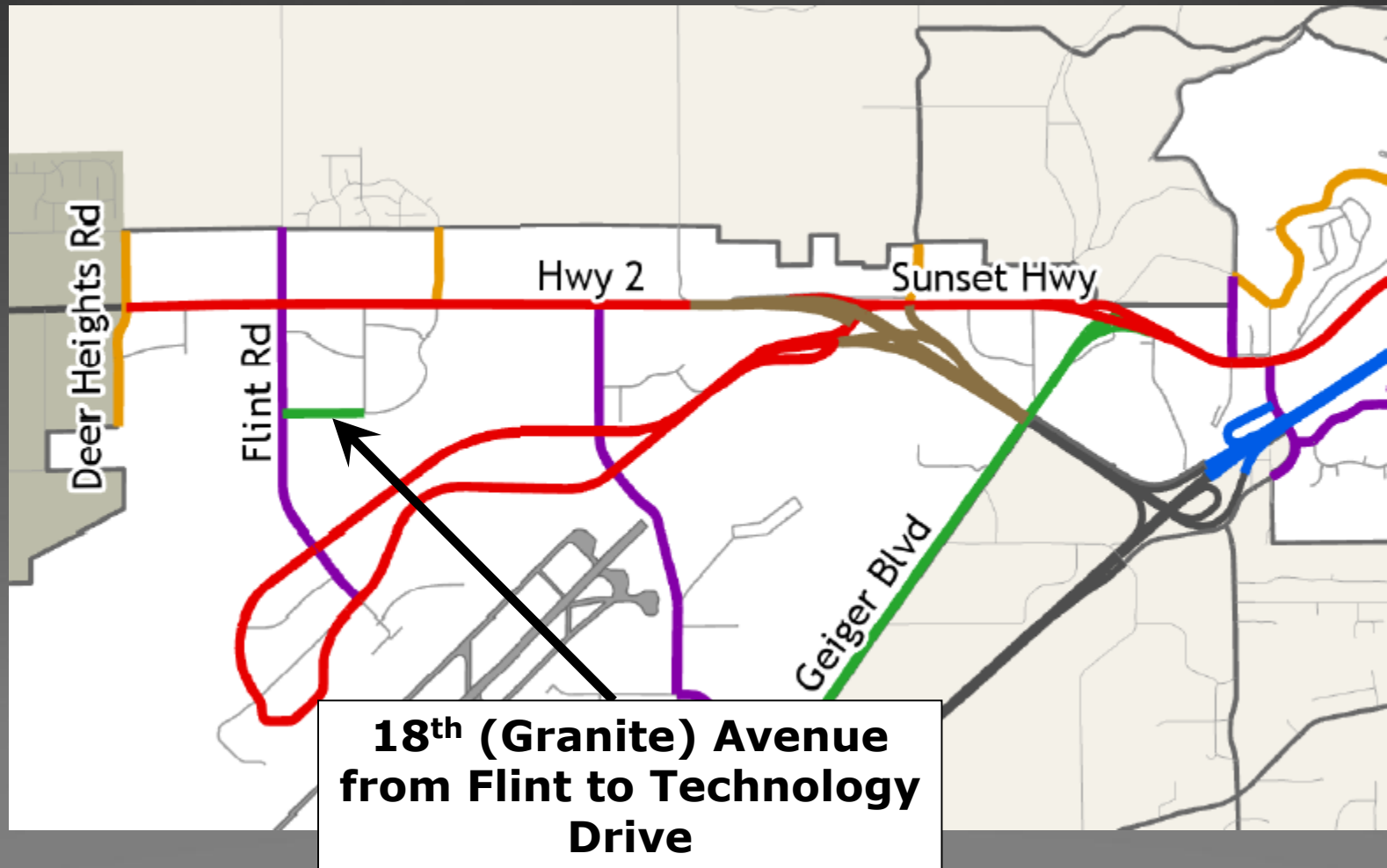
Flint Road



**Flint Road
from 12th
Avenue to
Airport Way**

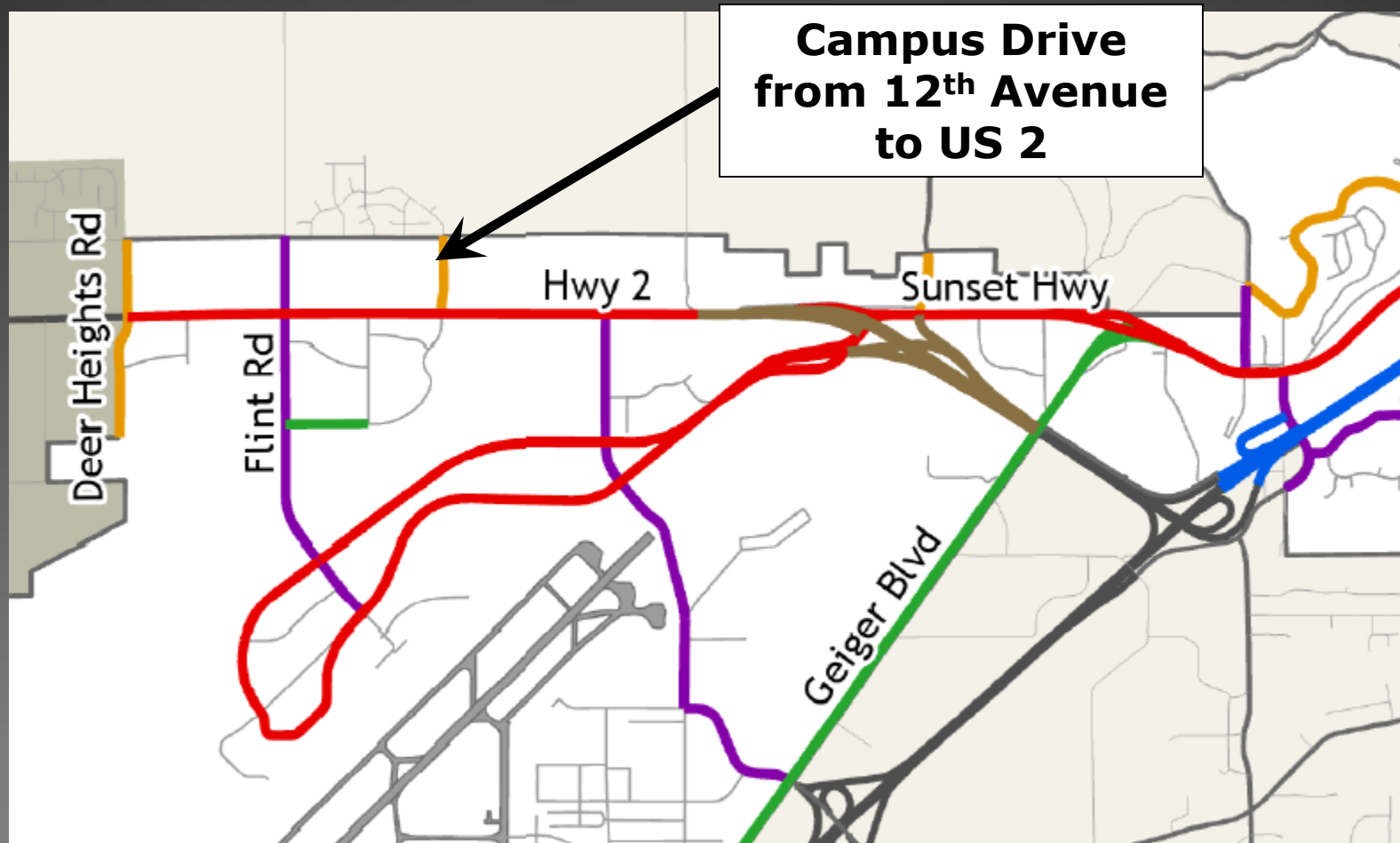
Part of 2011 annexation

18th Avenue (Granite)



Part of 2011 annexation

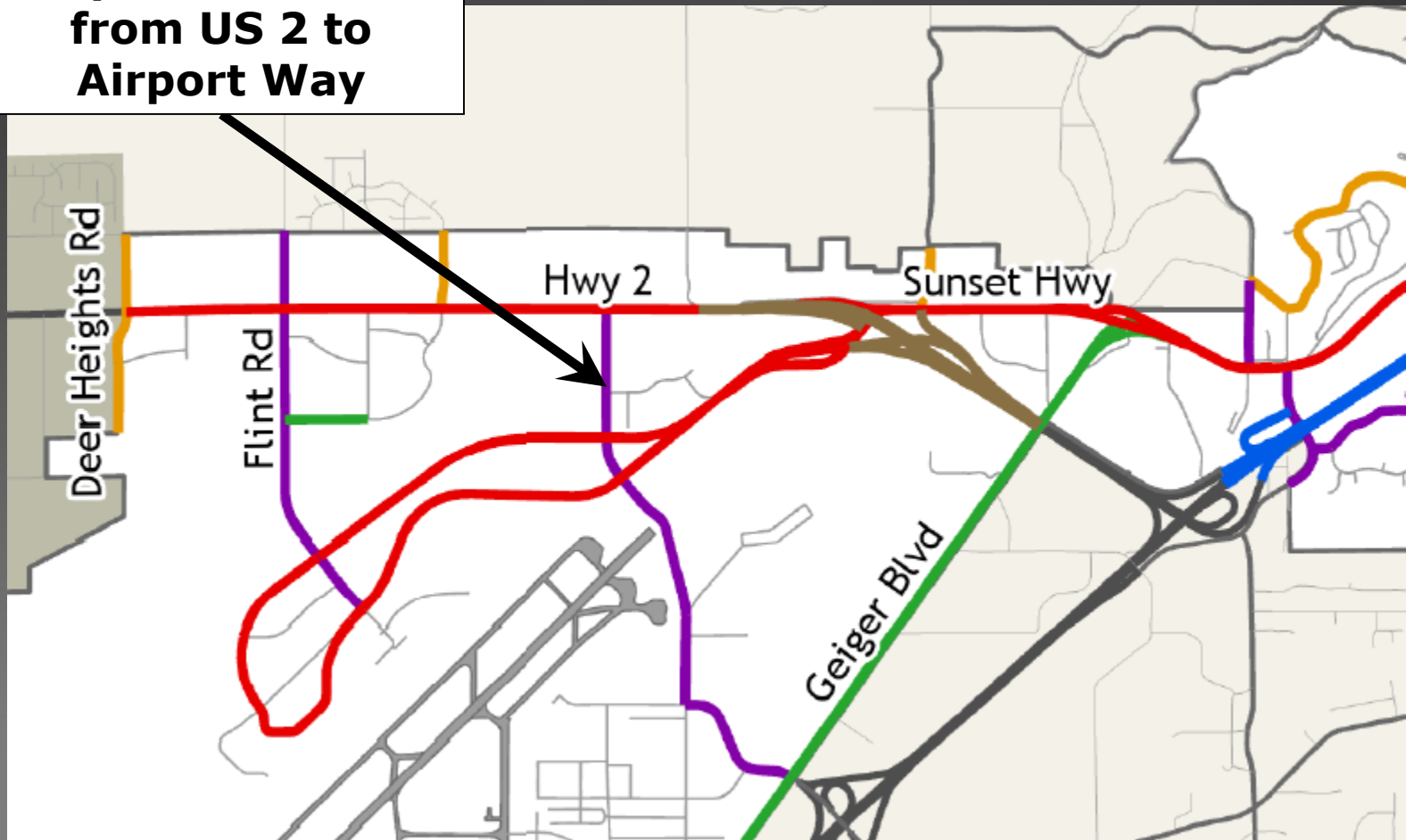
Campus Drive



Part of 2011 annexation

Spotted Road

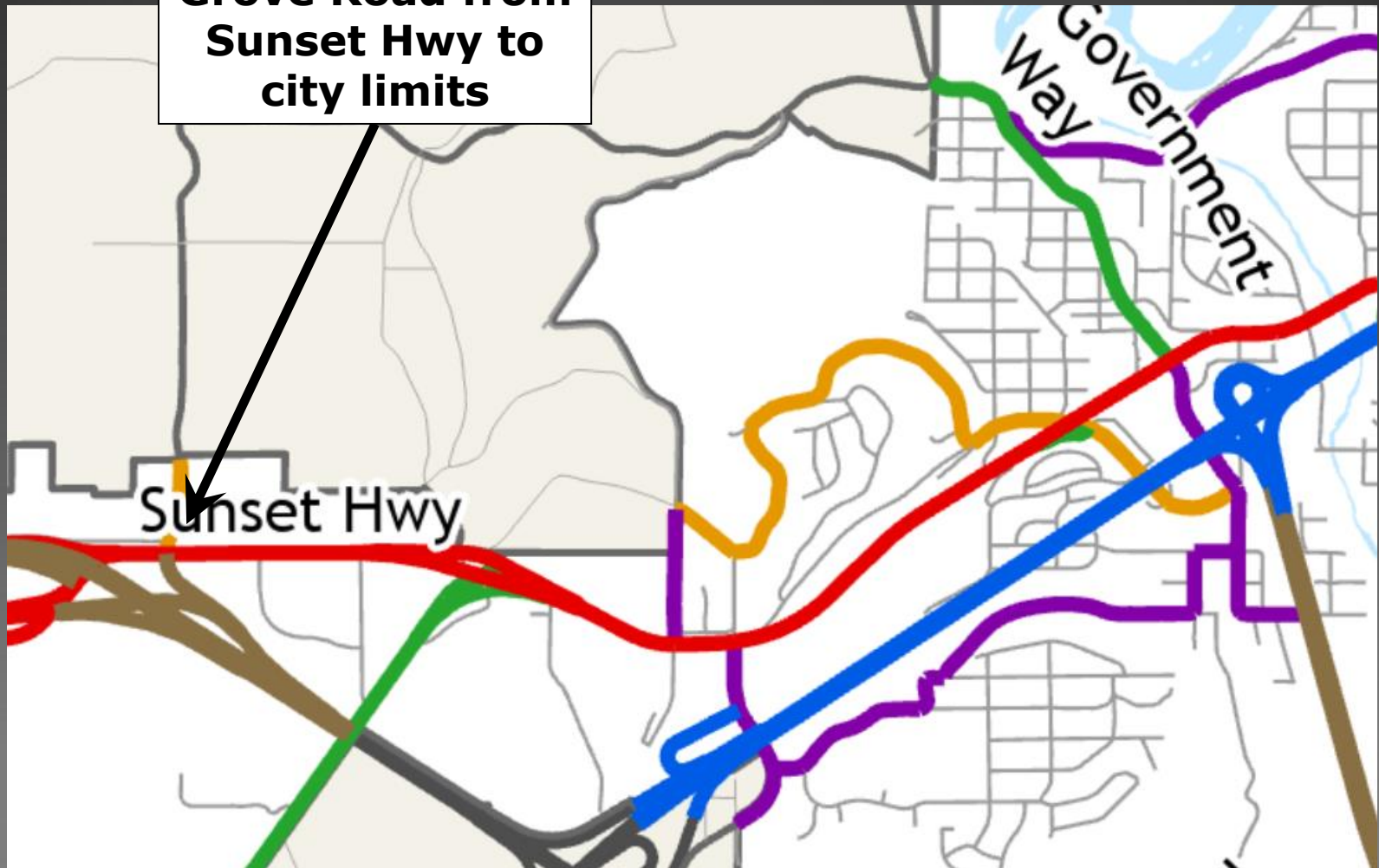
**Spotted Road
from US 2 to
Airport Way**



Part of 2011 annexation

Grove Road

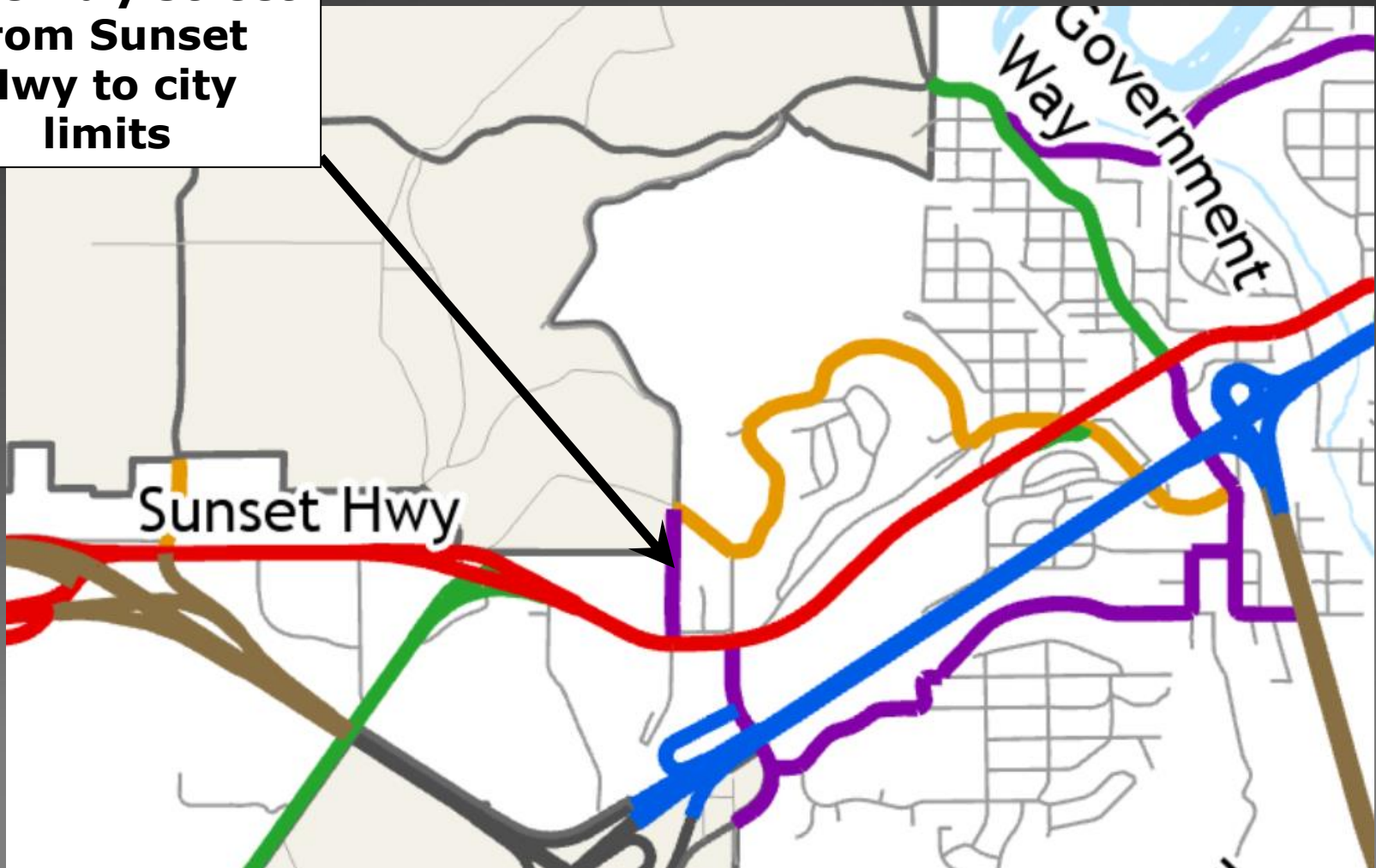
**Grove Road from
Sunset Hwy to
city limits**



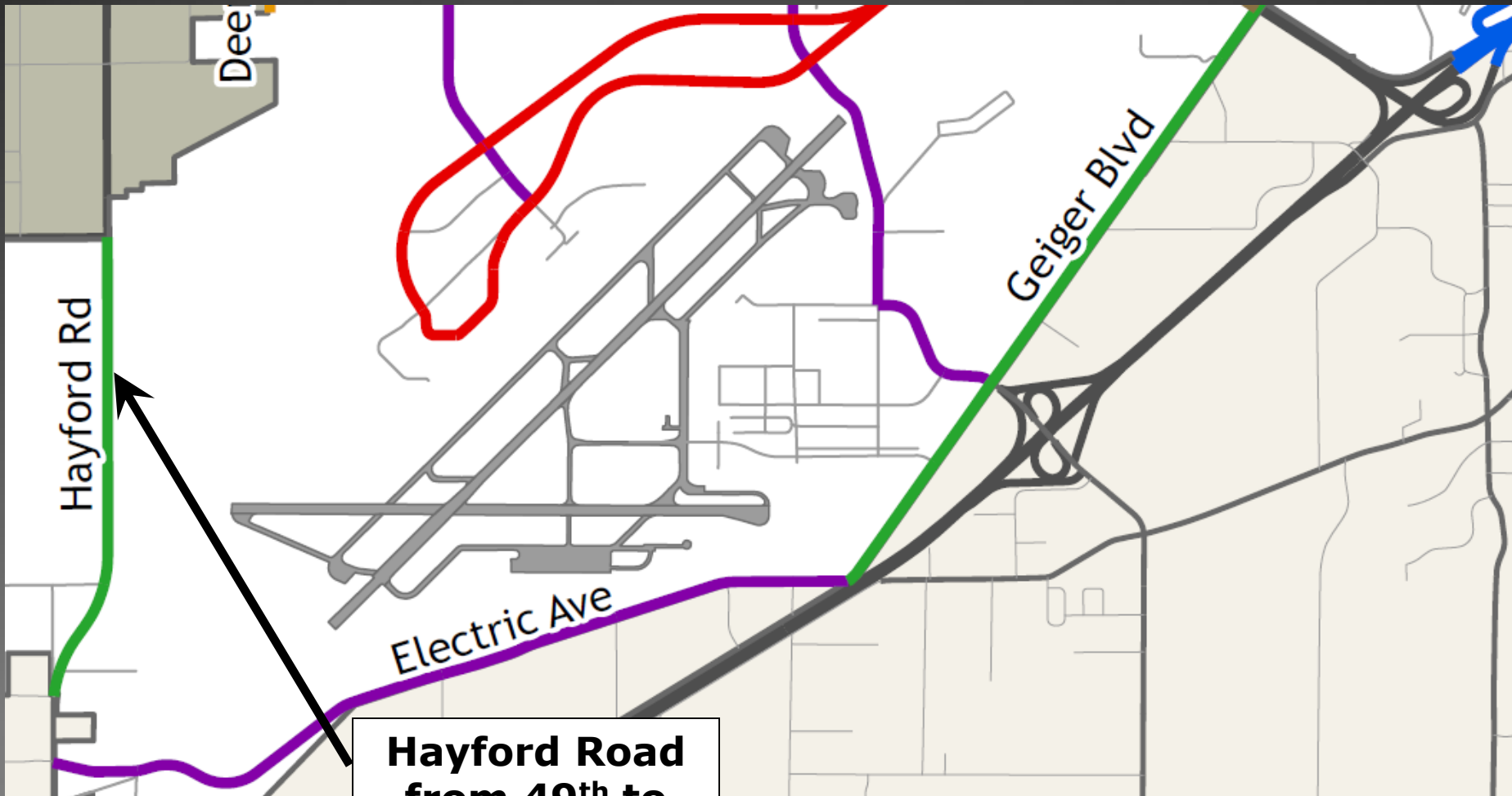
Part of 2011 annexation

Assembly Street

**Assembly Street
from Sunset
Hwy to city
limits**



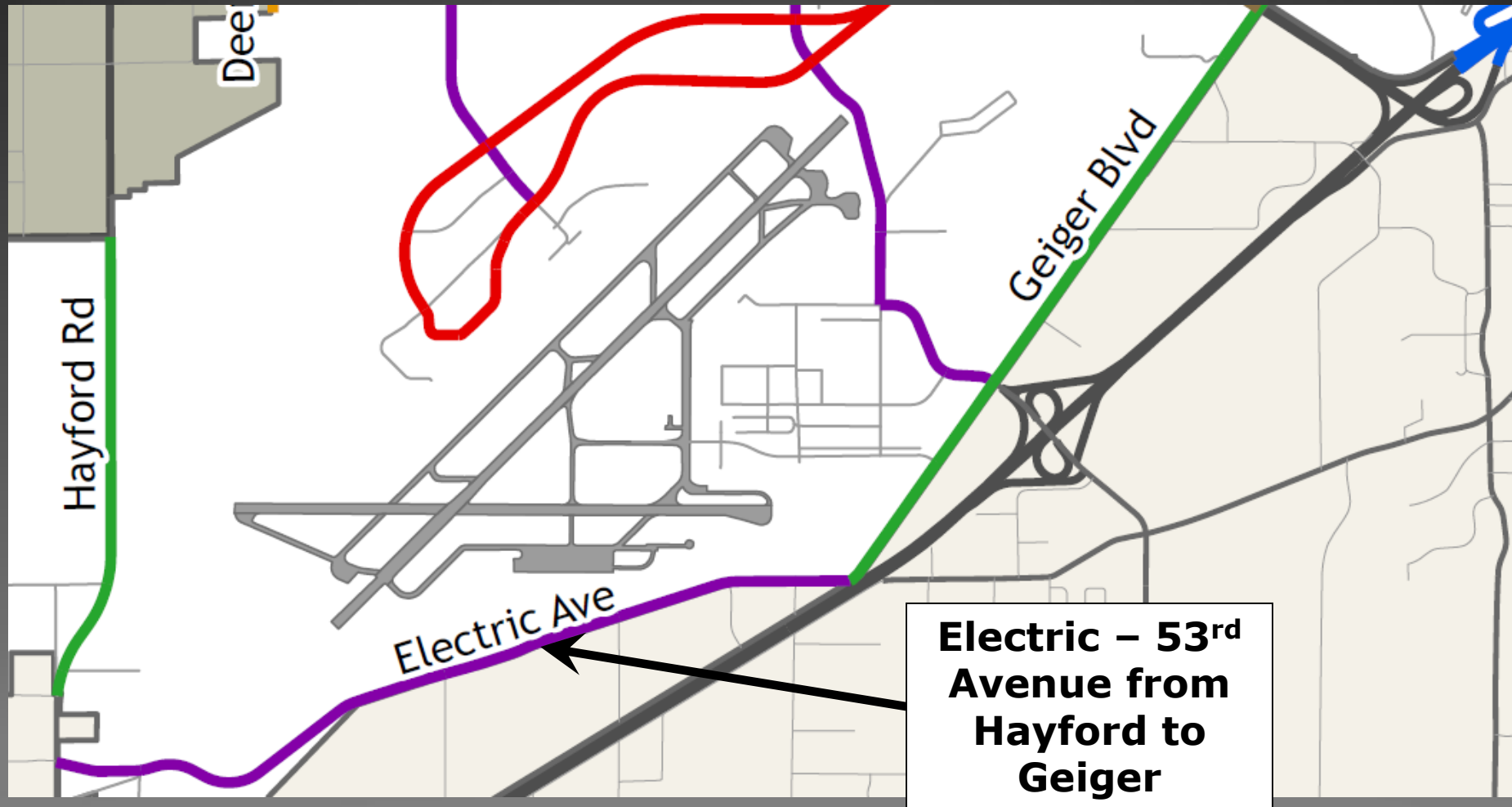
Hayford Road



**Hayford Road
from 49th to
McFarlane**

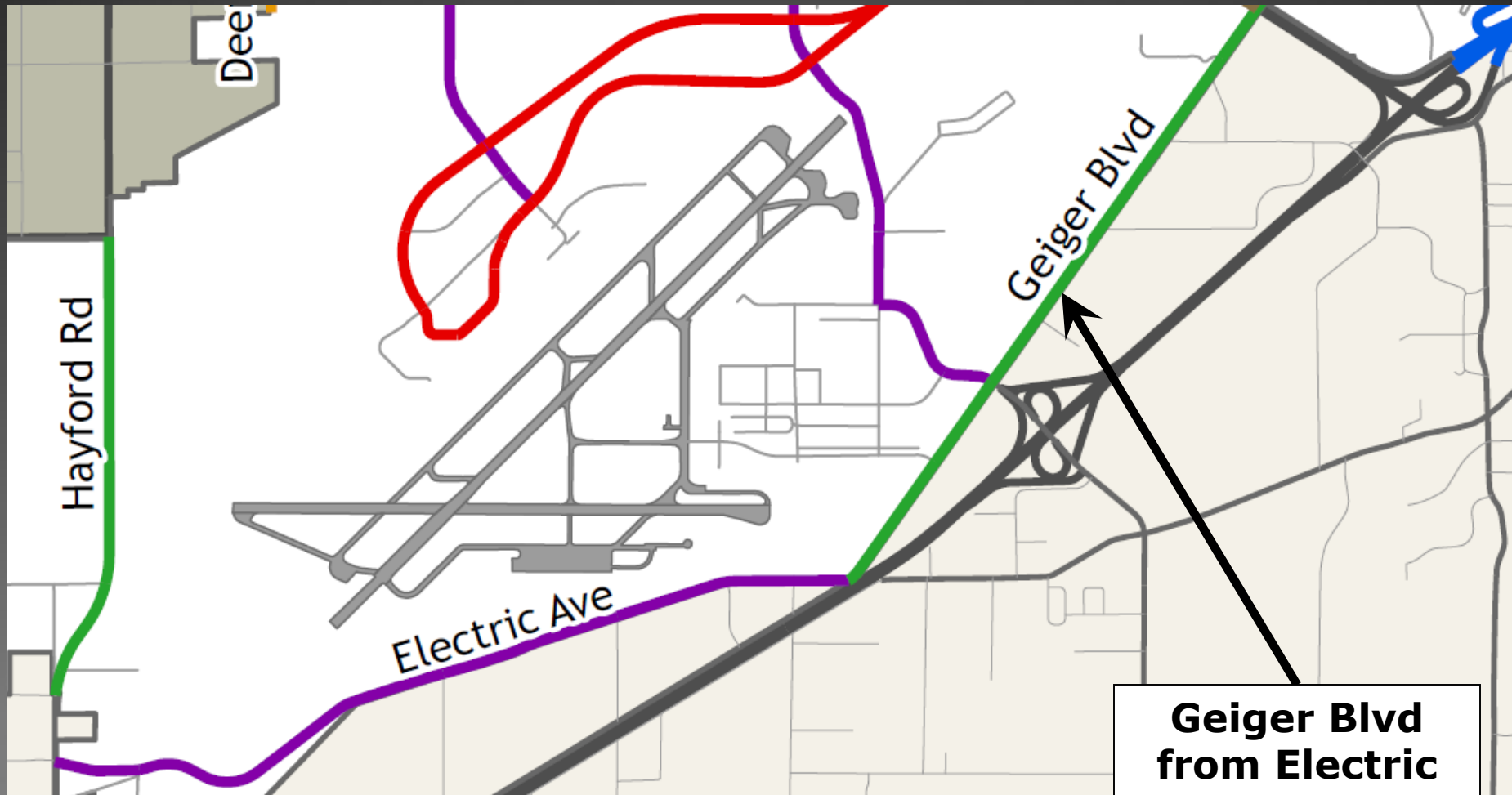
Part of 2011 annexation

Electric Avenue – 53rd



Part of 2011 annexation

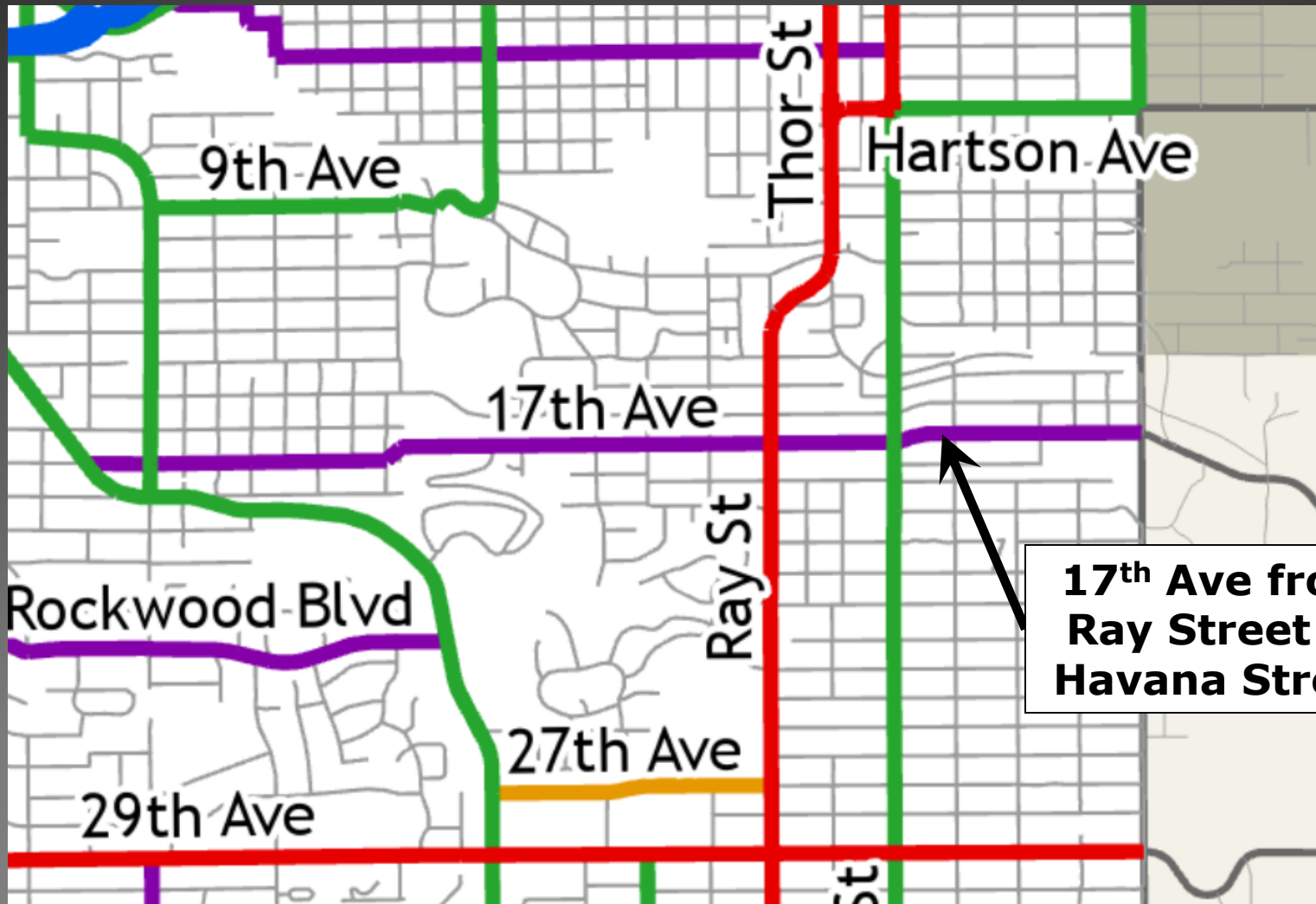
Geiger Blvd



**Geiger Blvd
from Electric
to Grove**

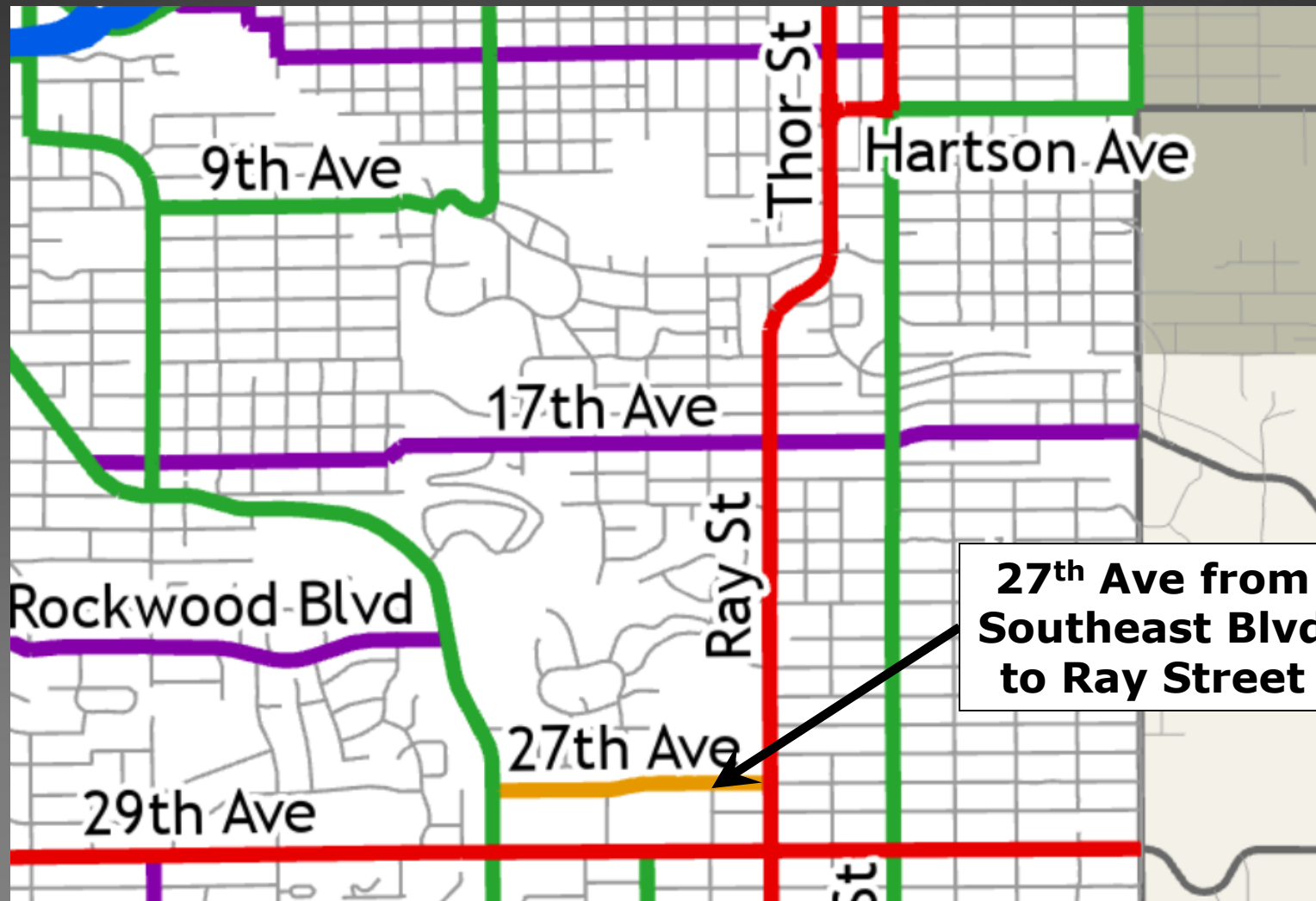
Part of 2011 annexation

17th Avenue

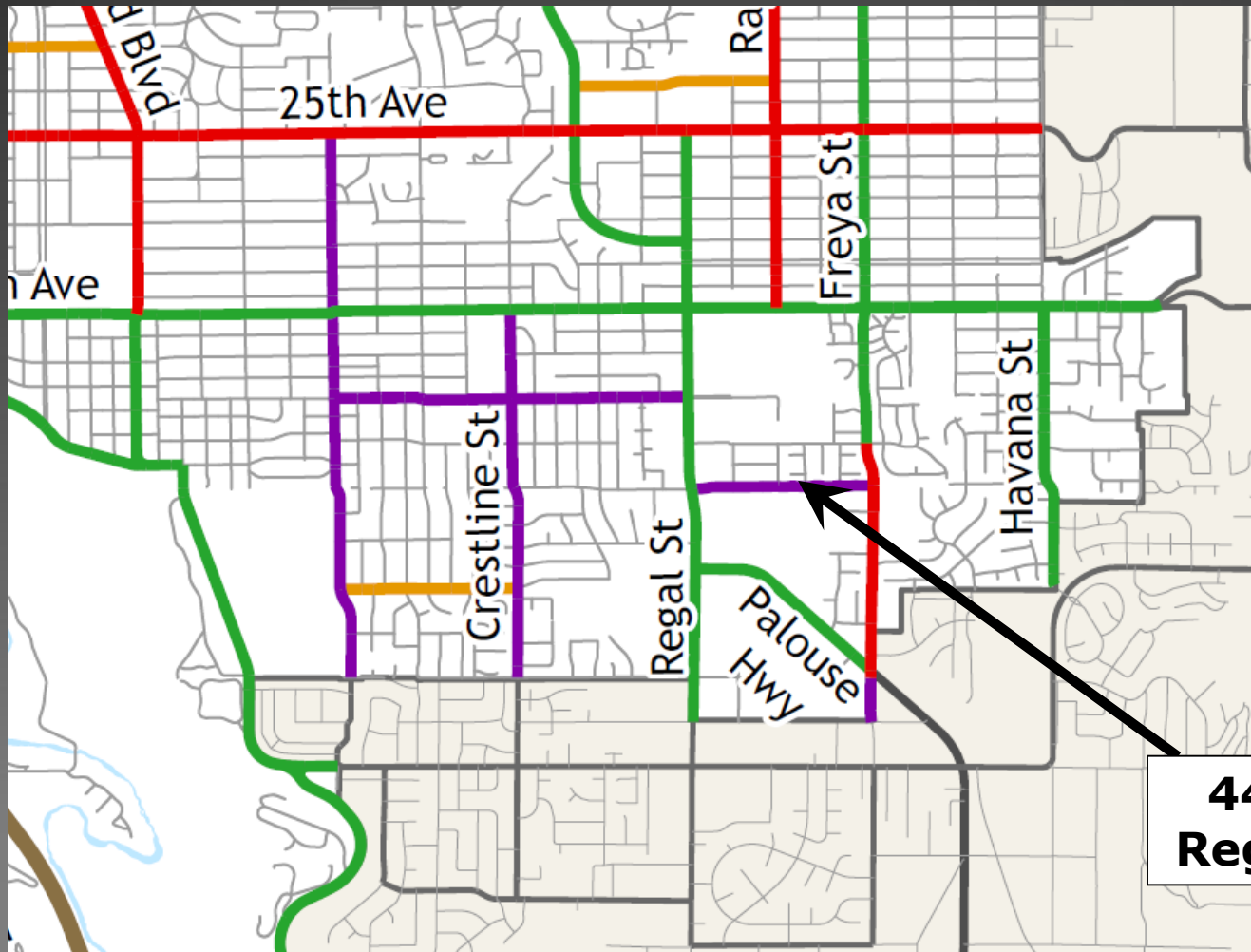


**17th Ave from
Ray Street to
Havana Street**

27th Avenue

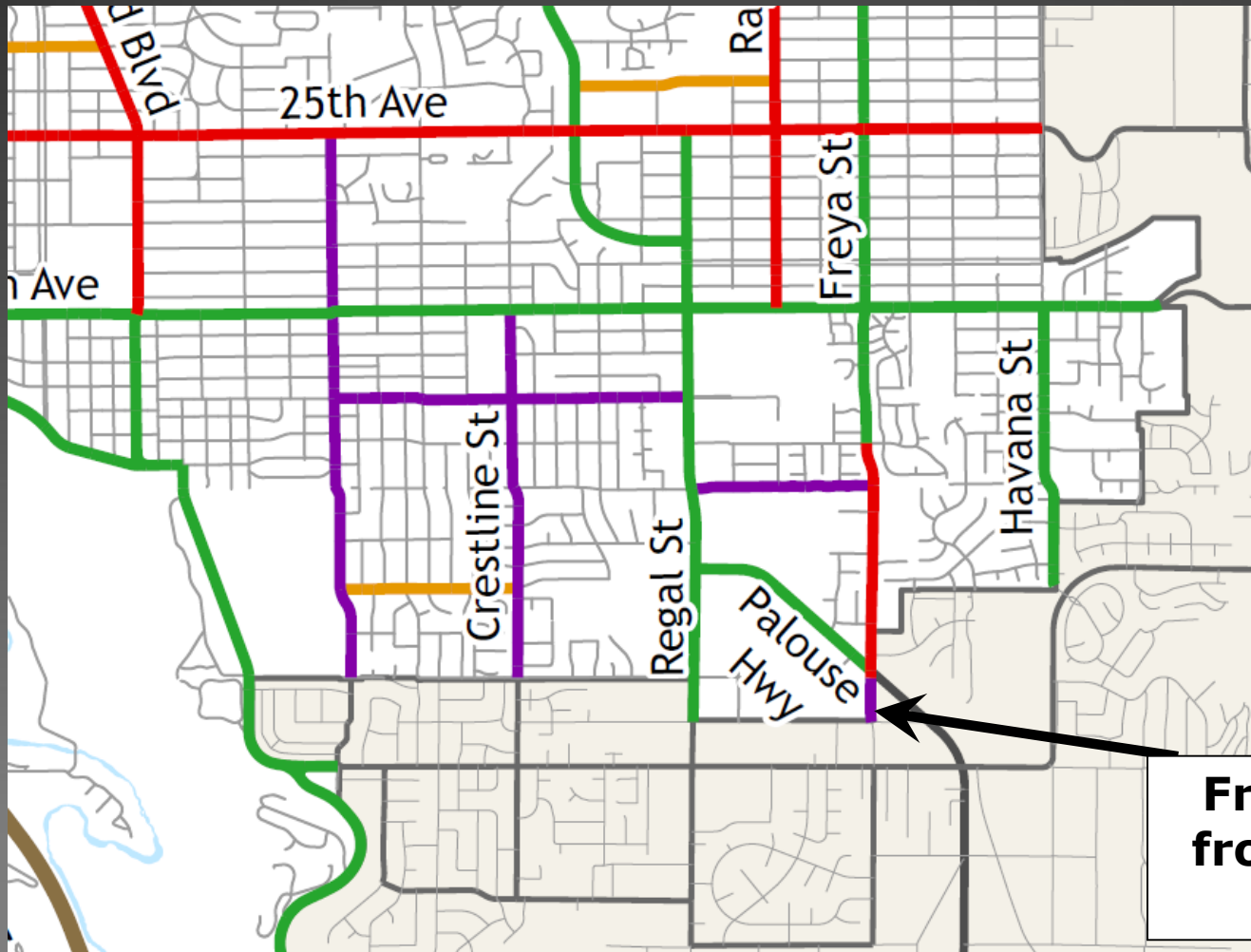


44th Avenue



**44th Avenue
Regal to Freya**

Freya Street

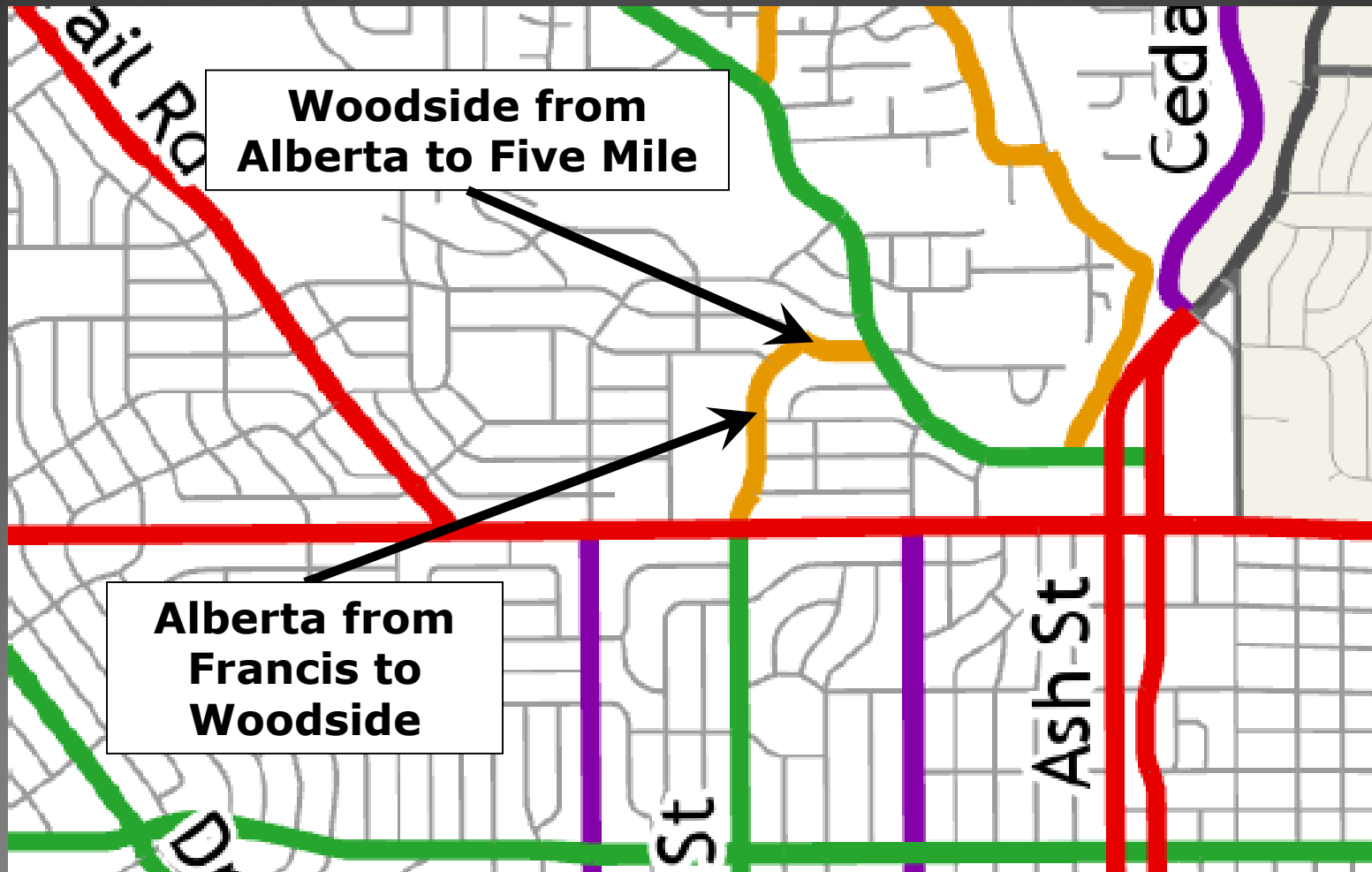


**Freya Street
from Palouse
to 53rd**



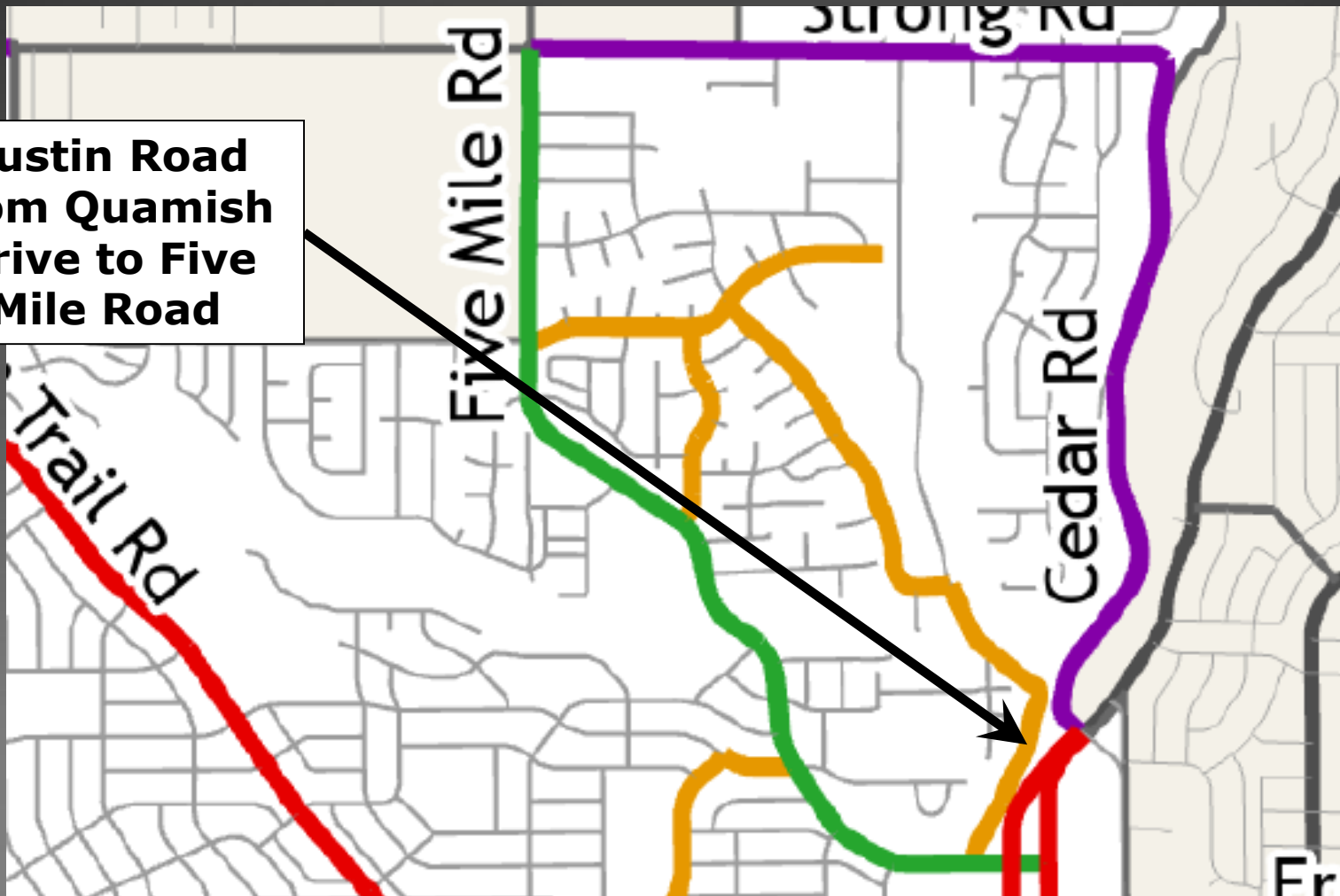
District 3

Alberta and Woodside



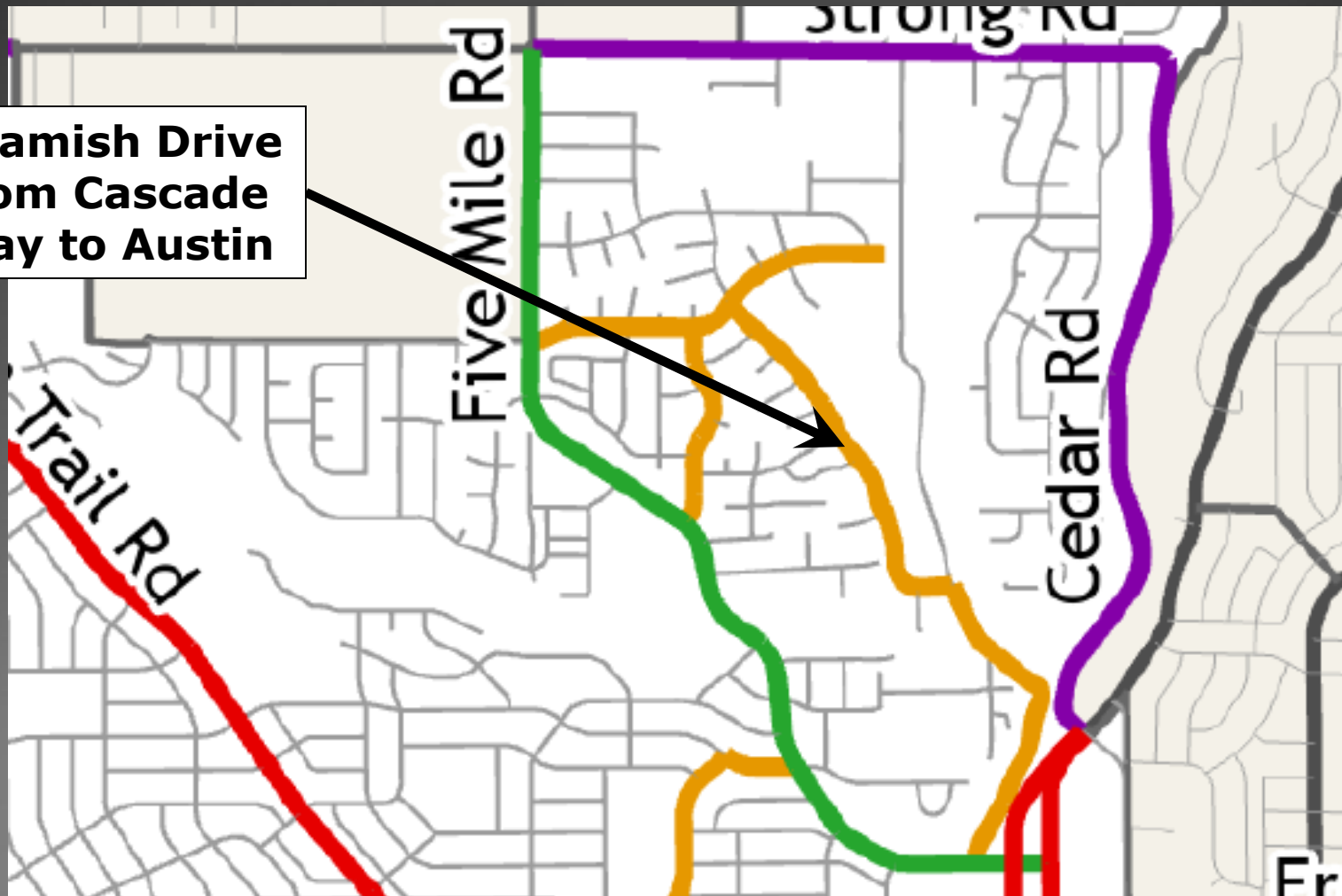
Austin Road

**Austin Road
from Quamish
Drive to Five
Mile Road**



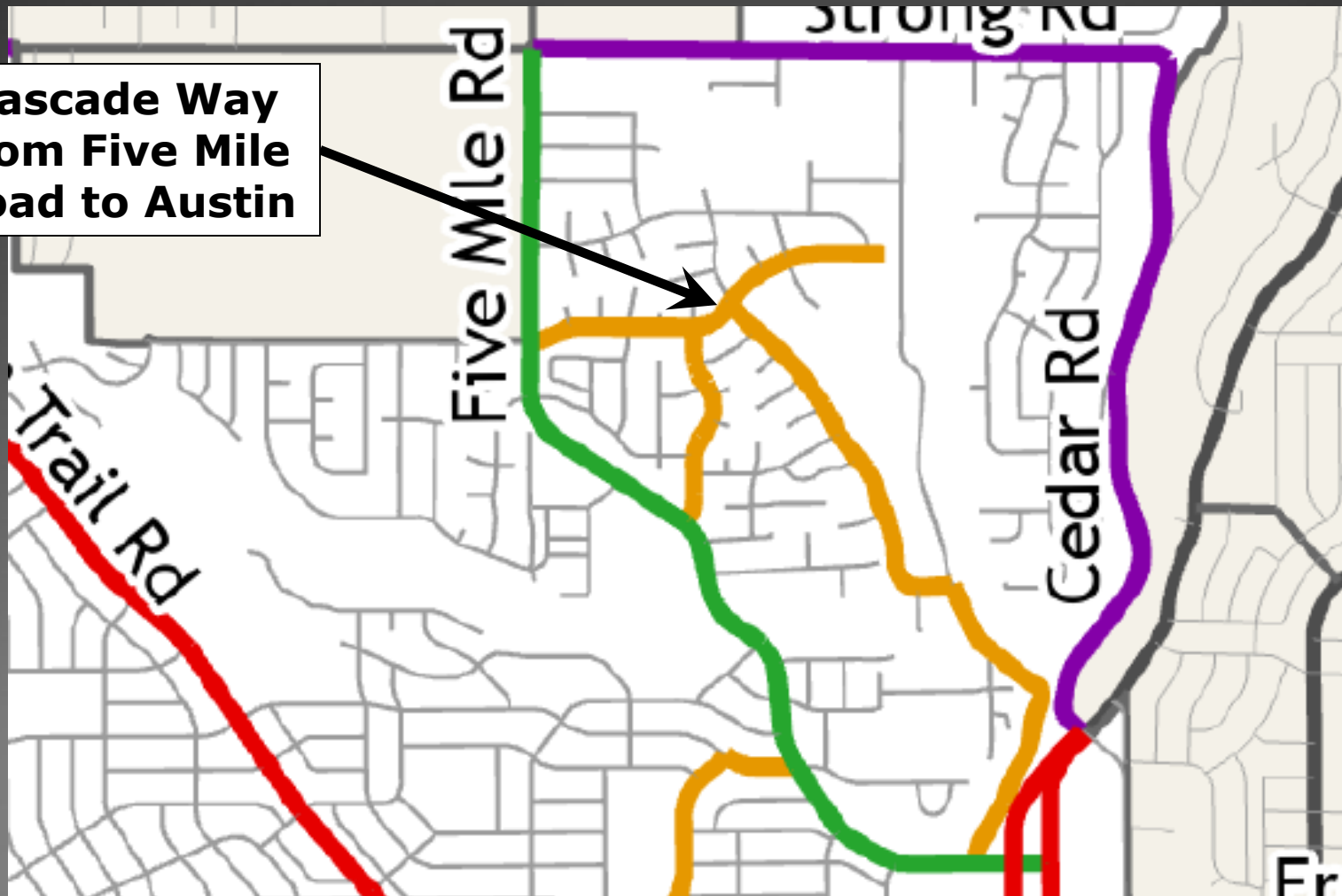
Quamish Drive

**Quamish Drive
from Cascade
Way to Austin**



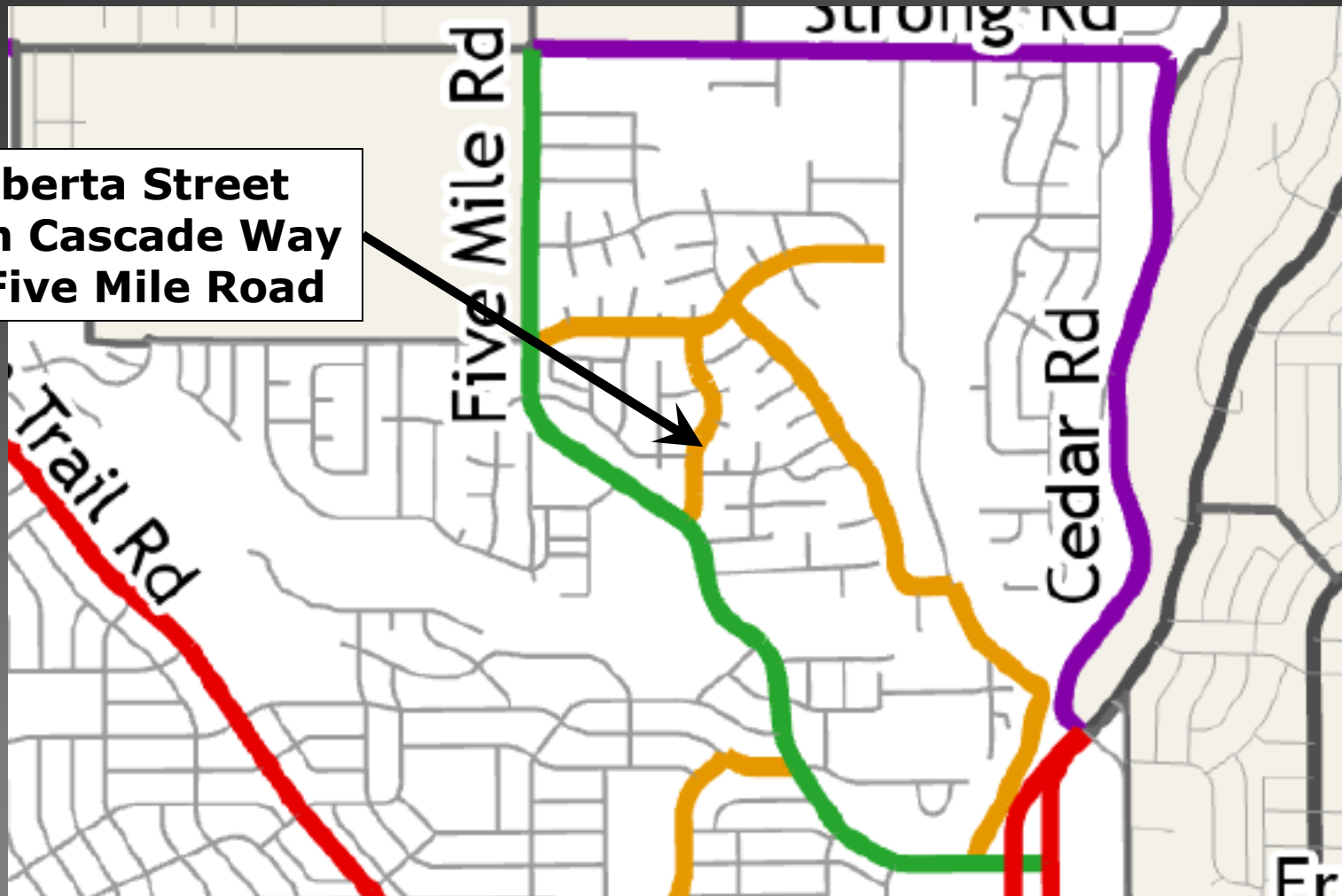
Cascade Way

**Cascade Way
from Five Mile
Road to Austin**

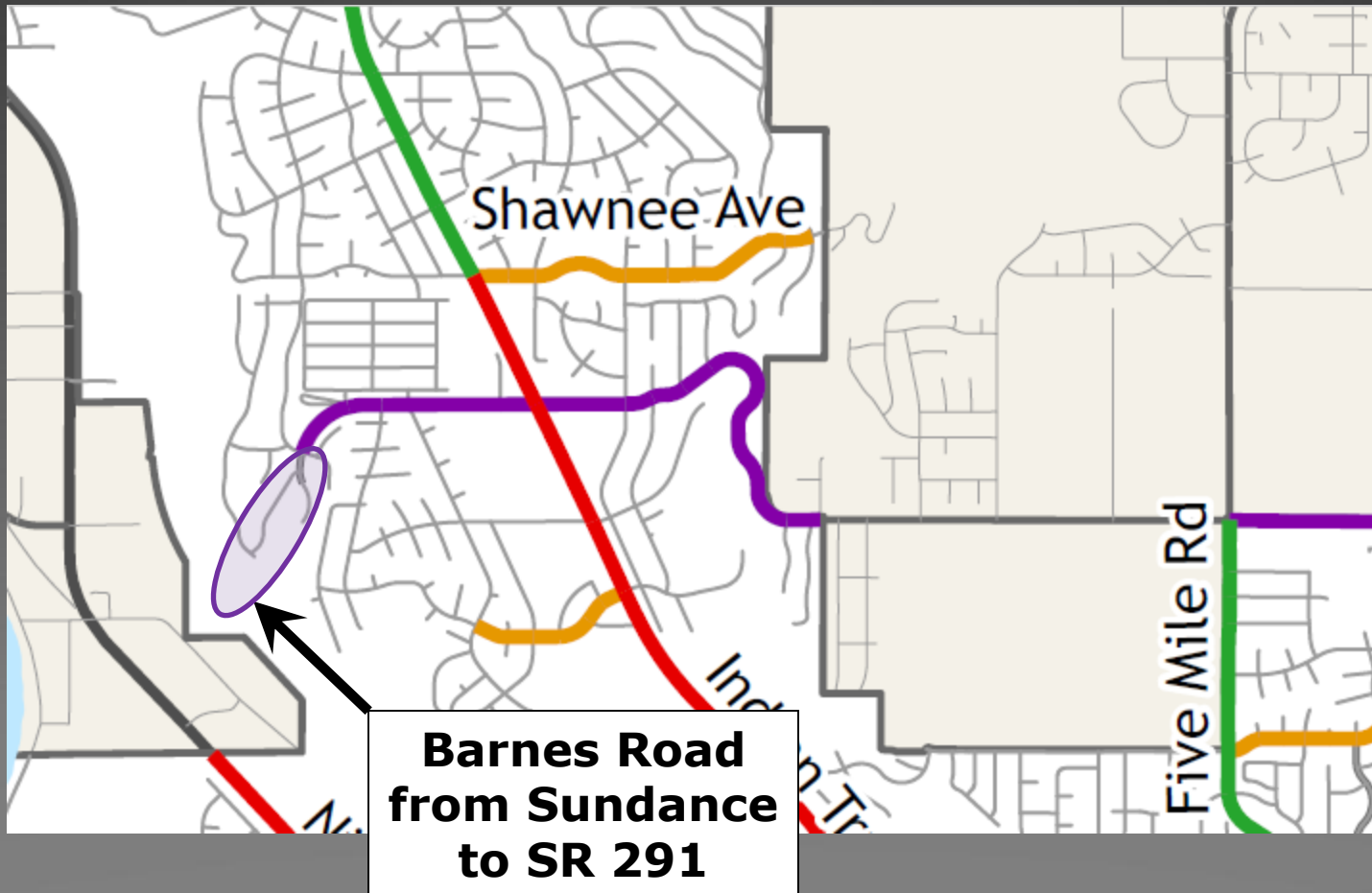


Alberta Street

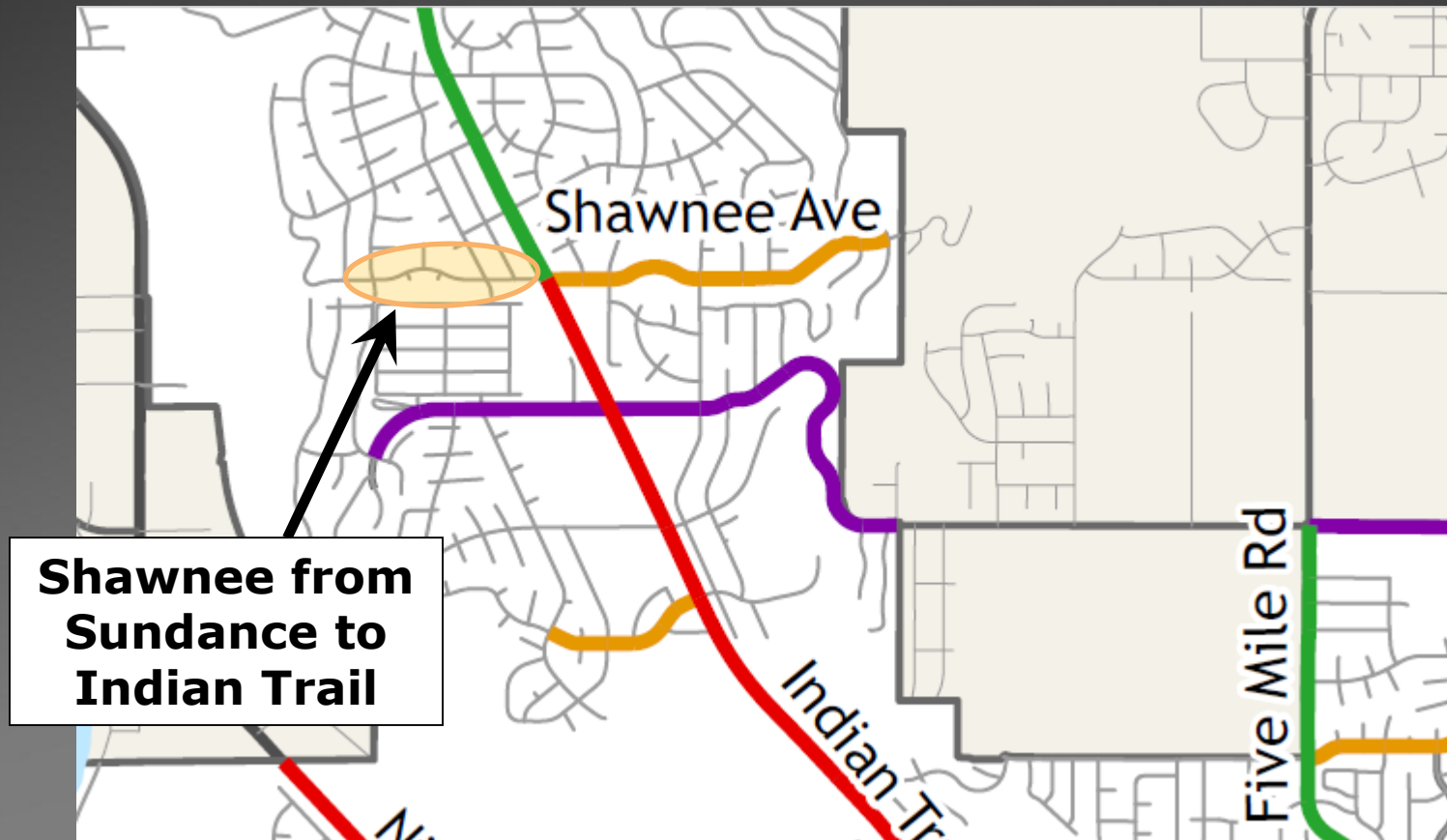
**Alberta Street
from Cascade Way
to Five Mile Road**



Removed - Barnes Road

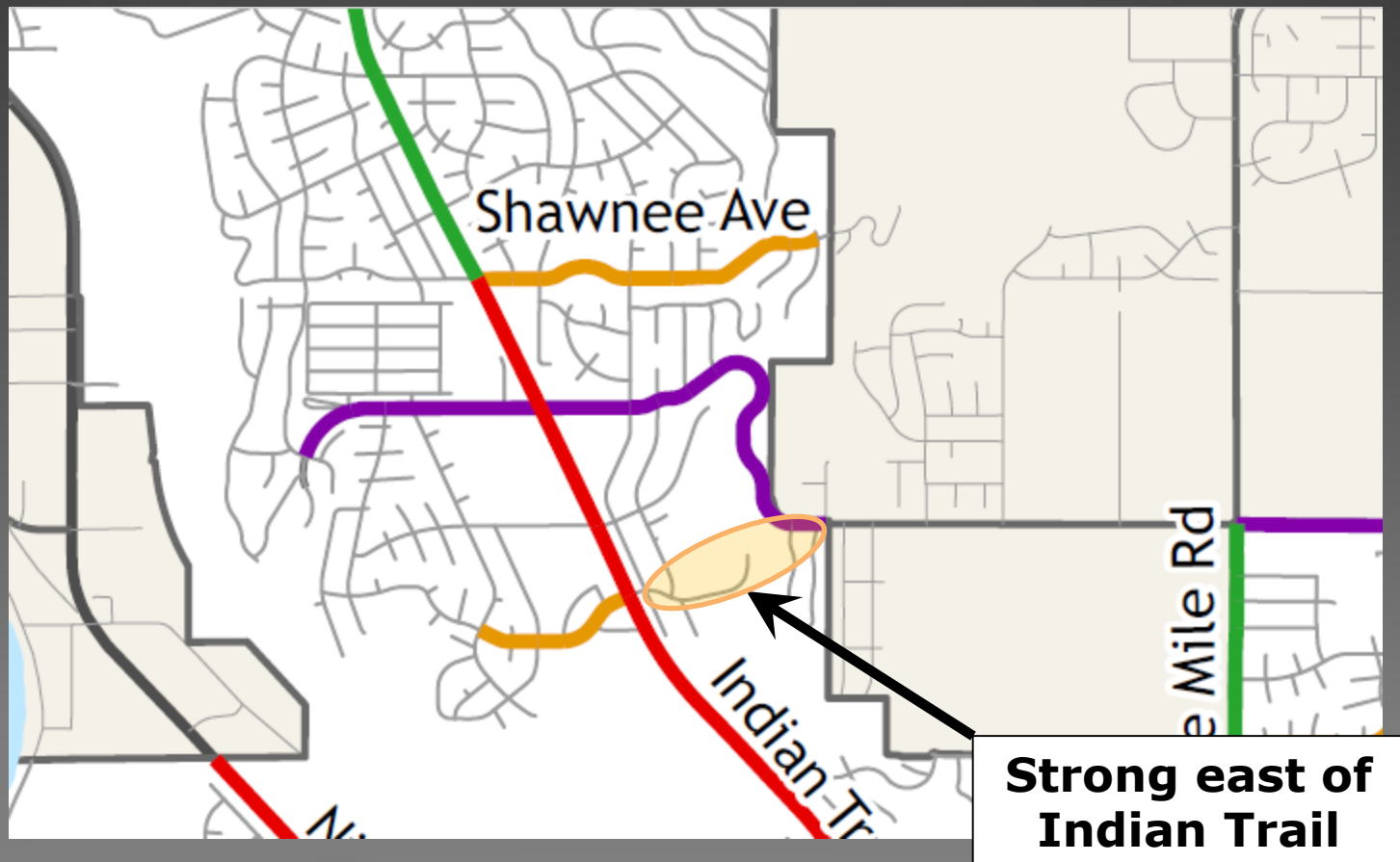


Removed - Shawnee



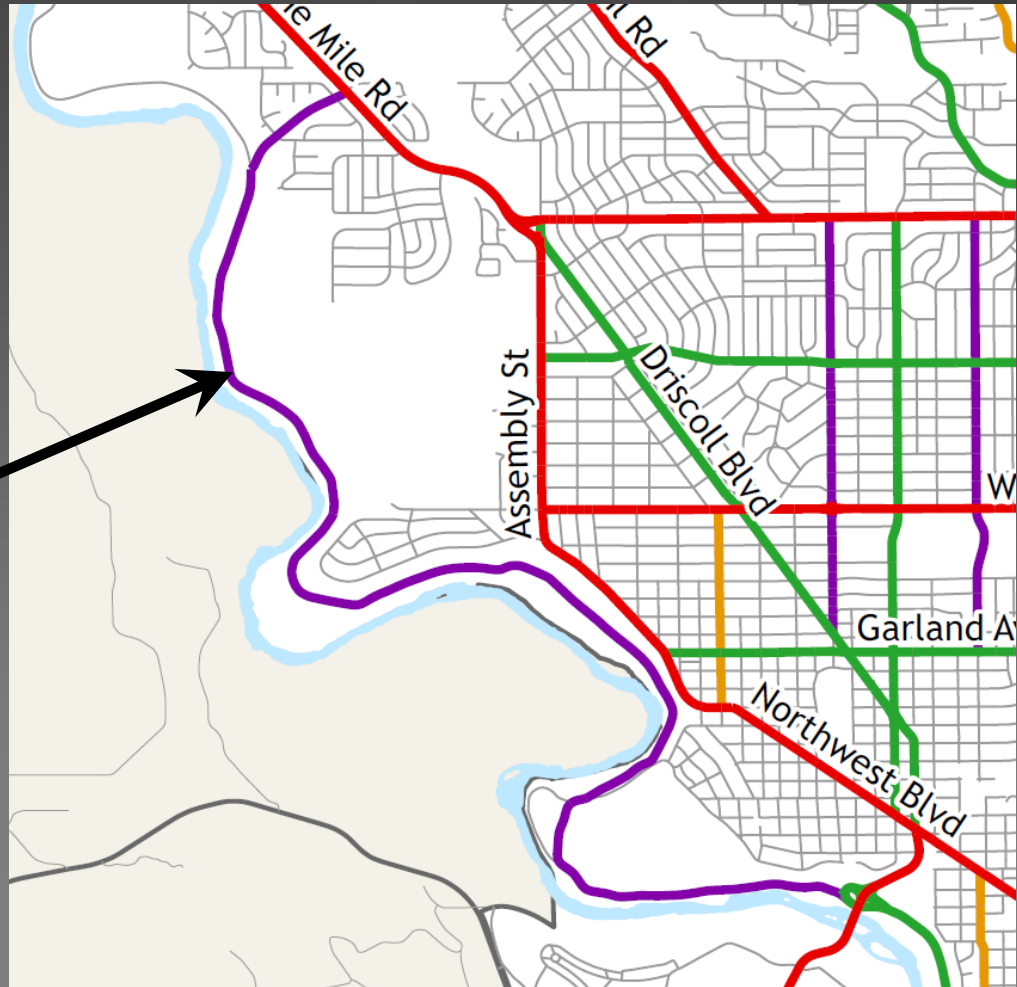
Remains on TR 12 map and may be upgraded when volumes grow.

Removed - Strong



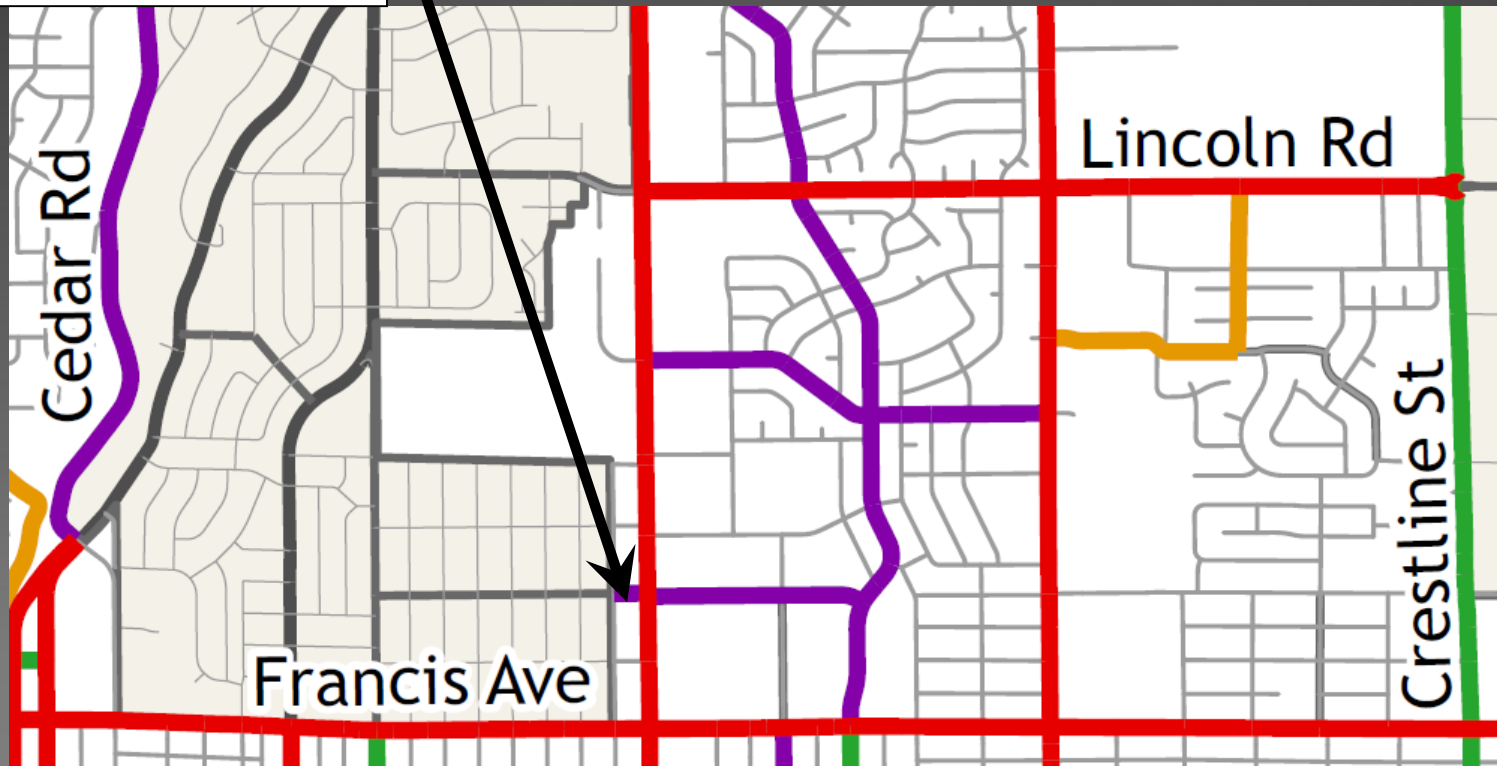
Aubrey L White Pkwy

**Aubrey L
White Pkwy
from Rifle Club
to TJ Meenach**

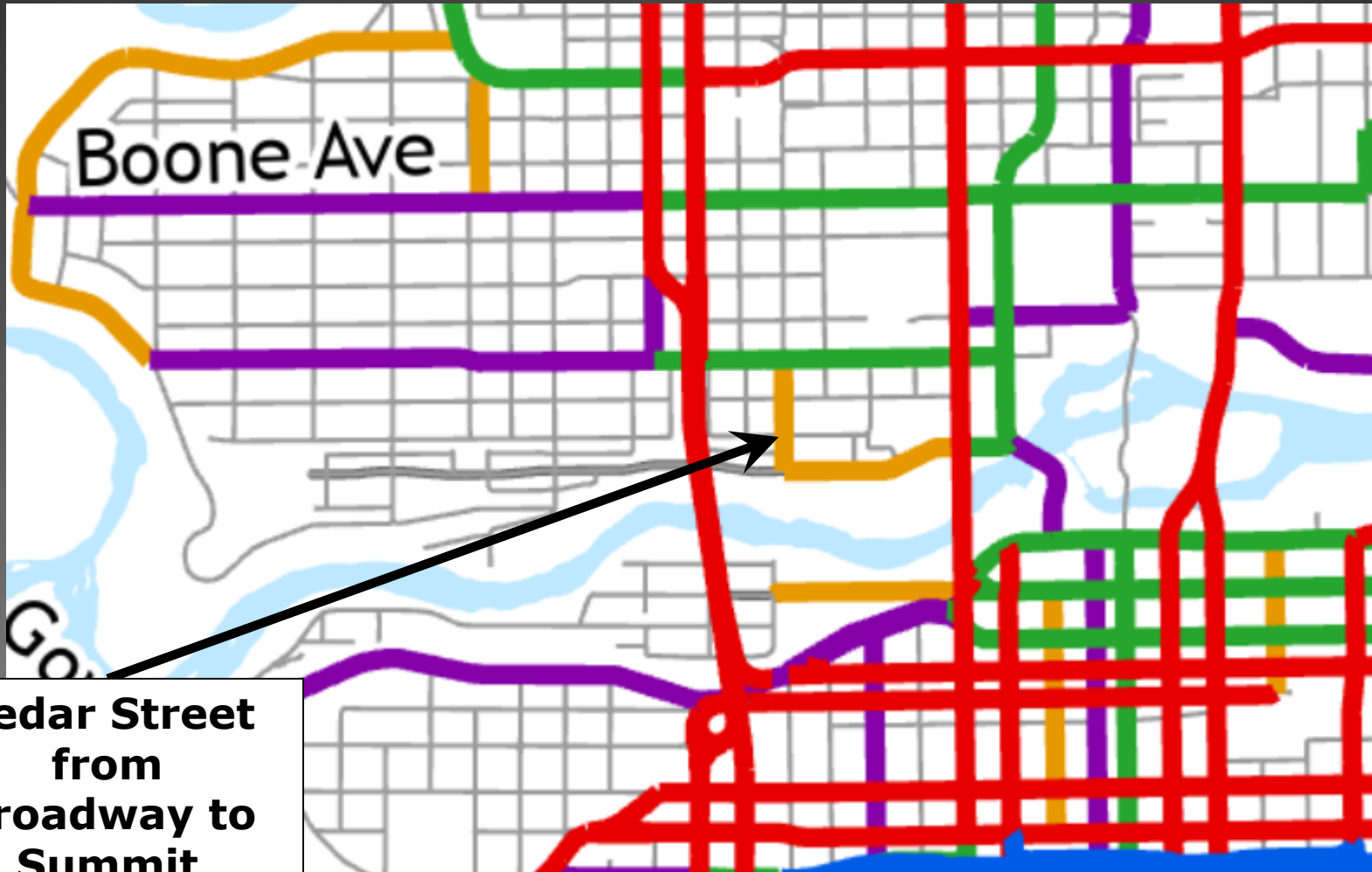


Cascade Way

**Cascade Way
from City
Limits to
Division**

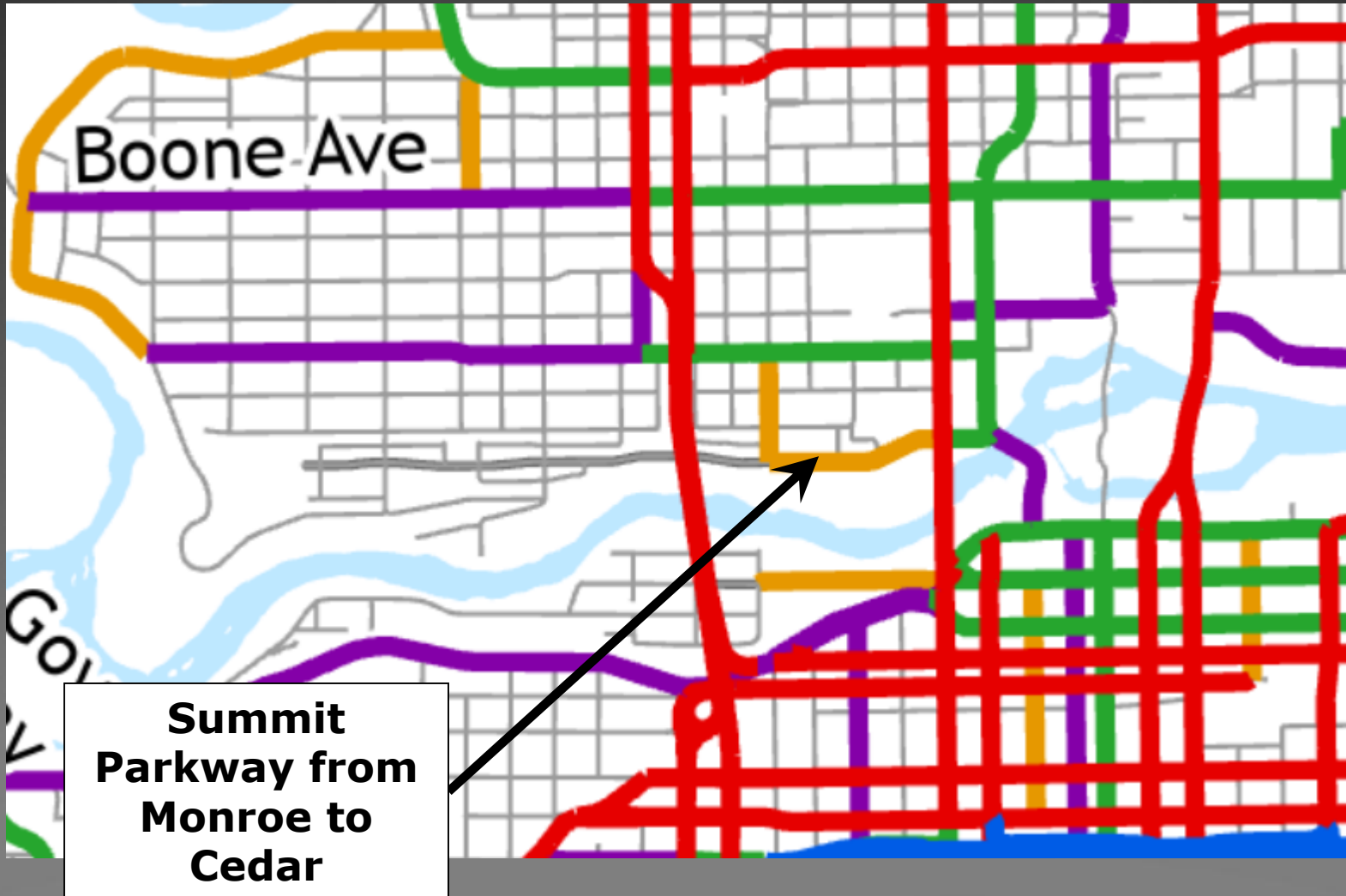


Cedar Street



**Cedar Street
from
Broadway to
Summit
Parkway**

Summit Parkway



**Summit
Parkway from
Monroe to
Cedar**

Arterial Network Map

Map TR 12

Legend

Arterial Network

- Proposed Urban Minor Collector
- Proposed Urban Major Collector
- Proposed Urban Minor Arterial
- Proposed Urban Principal Arterial
- Proposed Urban Freeways and Expressways
- Urban Local Access
- Urban Minor Collector
- Urban Major Collector
- Urban Minor Arterial
- Urban Principal Arterial
- Urban Other Freeways and Expressways
- Urban Interstate
- Full Interchange - Existing
- Partial Interchange - Existing
- Full Interchange - Proposed
- Partial Interchange - Proposed

Base Map Layers

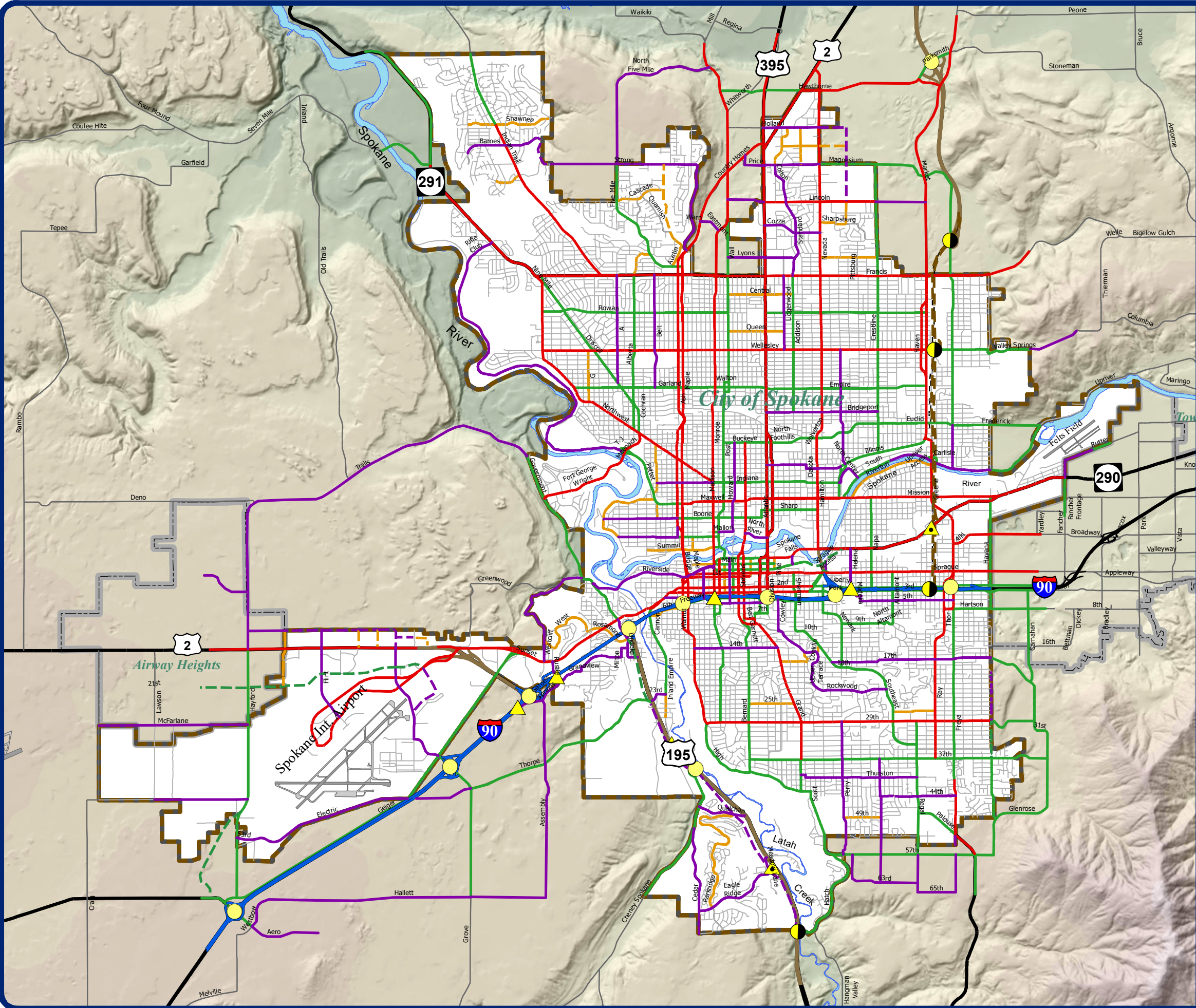
- Municipal Boundary
- County Boundary
- Rivers



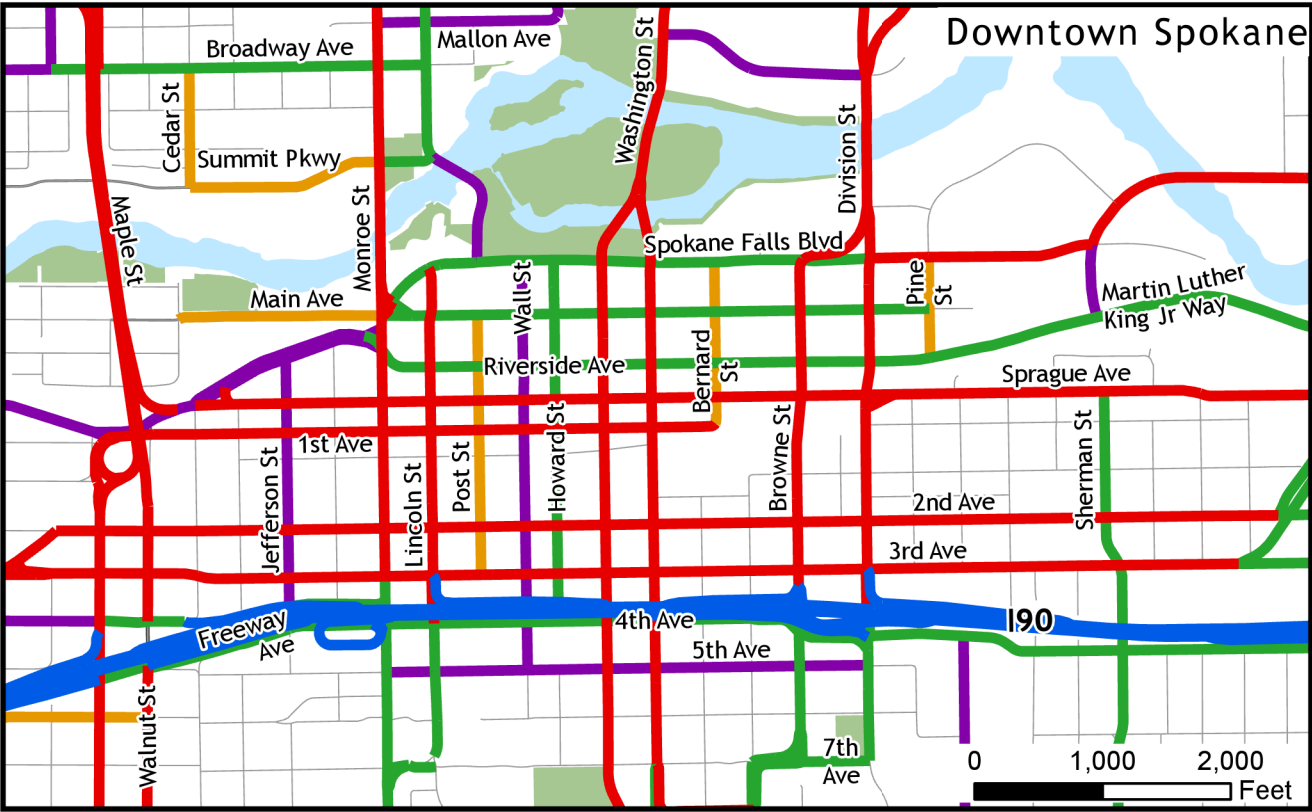
Source: GIS
Date: 5/2019



THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship property lines, section lines, roads, etc.



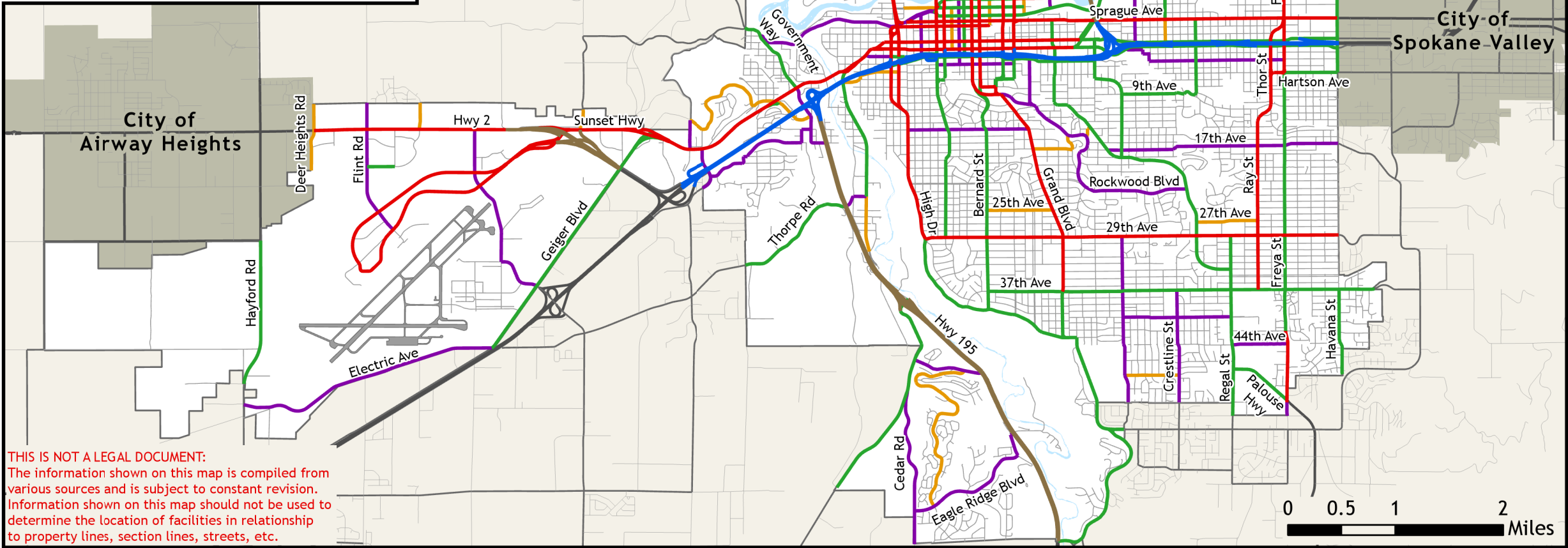
City of Spokane Official Arterial Street Map SMC 12.08.040



Legend

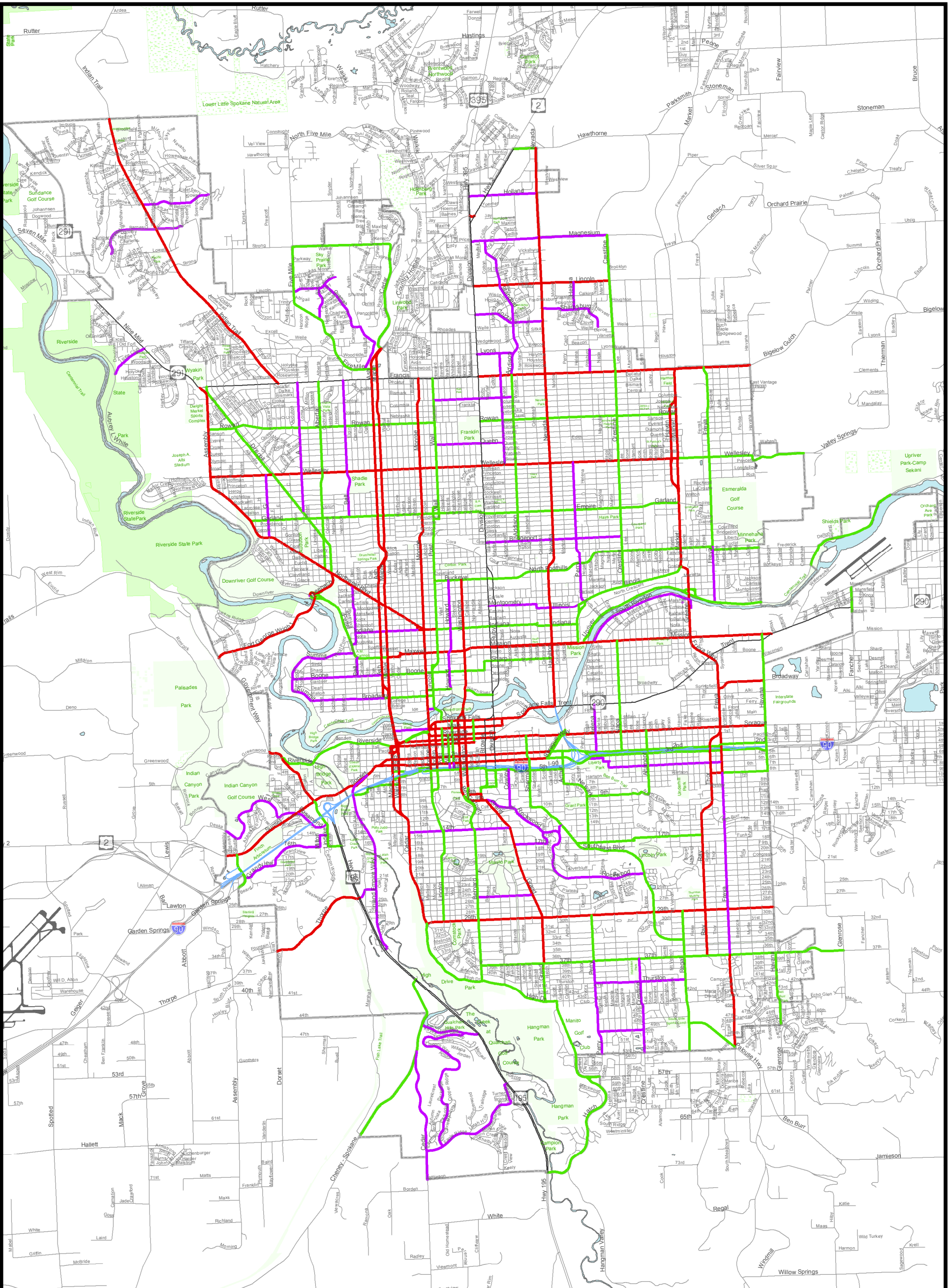
- Urban Interstate
- Urban Other Freeways and Expressways
- Urban Principal Arterial
- Urban Minor Arterial
- Urban Major Collector
- Urban Minor Collector
- Urban Local Access
- City of Spokane
- Stream or River

Date: June 2019



THIS IS NOT A LEGAL DOCUMENT:
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









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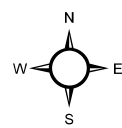
**City of Spokane
Official Arterial
Street Map
SMC 12.08.040**

Date: 05/08

Legend

- | | |
|---|--|
|  City Limits | Designated Arterials |
|  Bodies of Water |  P - Principal |
|  City Parks & Open Space |  M - Minor |
|  County Parks |  C - Collector |
|  State Parks |  L - Local Access Streets |
| |  I - State Interstate |
| |  H - State Highway |

0 0.5 1 2
Miles



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to property lines, section lines, streets, etc.*

Recommended changes to SMC 12.08.040 Arterial Operations Map

Roadway	Segment	Current SMC 12.08.040	Comprehensive Plan (2017) after 2019 amendment	Proposed SMC Operational Map	Side Street Intersection Control	Immediate Traffic Control Changes Needed?	Notes
4th Avenue	Sunset Blvd to Maple	local	Urban Major Collector	Urban Major Collector	Y	Replace yield signs with stop signs at 4th/Ash.	Discussed in meeting on 4/25/19 and 5/30/19. Streets could add striping the whole length if desired.
5th Avenue	Monroe to Division	local	Urban Major Collector	Urban Major Collector	Y	none	High volume, bus route, stop and signal controlled, keep 4-way stops for now, future street department study.
7th Ave - Cannon - 6th Ave	Inland Empire Way to Walnut Street	Urban Minor Arterial	Urban Minor Collector	Urban Minor Collector	Y	none	
9th - Rockwood	Grand Blvd to Cowley	Urban Collector	local *	Urban Major Collector	Y	none	Missed this one with the Comprehensive Plan update, need to include in next round
12th Avenue	Deer Heights to Flint Road	n/a	(P) Urban Major Collector	n/a	n/a	n/a	Annexation, follow West Plains transportation plan
14th-Conklin	Rockwood to Southeast	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	Short distance, low volume
17th Avenue	Grand to Upper Terrace	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	Short distance, low volume
17th Avenue	SE Blvd to Ray	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	
17th Avenue	Ray to Freya	local	Urban Major Collector	Urban Major Collector	N	Discuss with Plan Commission. Would require adding stop signs. Per meeting on 5/30/19	Connects to county, could make sense for upgrade now.
17th Avenue	Freya to Glenrose/Havana-Yale	local	Urban Major Collector	Urban Major Collector	N	Discuss with Plan Commission. Would require adding stop signs. Per meeting on 5/30/20	Connects to county, could make sense for upgrade now.
18th-21st Avenue	Hazelwood to Flint Road	n/a	(P) Urban Minor Arterial	n/a	n/a	n/a	Annexation
18th (Granite) Avenue	Flint Road to Technology Blvd	n/a	Urban Minor Arterial	Urban Minor Arterial	Y	none	Annexation, striped
18th Avenue	Technology Blvd to Spotted Road	n/a	(P) Urban Minor Arterial	n/a	n/a	n/a	Annexation
25th Avenue	Bernard to Grand	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	Short distance, low volume
27th Avenue	Southeast Blvd to Ray	local	Urban Minor Collector	Urban Minor Collector	N	Add stop signs at side streets per meeting on 4/25/19.	4000 ADT - near threshold for centerline striping
44th Avenue	Crestline to Altamont	local	(P) Urban Major Collector	local	N	none	Add stop signs after the last two blocks are paved
44th Avenue	Altamont to Regal	local	Urban Major Collector	local	N	none	Wait until blocks to the west are paved before upgrading to collector status.
44th Avenue	Regal to Freya	local	Urban Major Collector	Urban Major Collector	Y	none	
49th Avenue	Perry to Crestline	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	
195 frontage	Lindeke to Thorpe	n/a	(P) Urban Minor Arterial	n/a	n/a	none	
Alberta	Five Mile to Cascade Way	Urban Collector	local *	Urban Minor Collector	Y	none	Set up as a neighborhood collector street when the subdivision was platted. Missed during Comprehensive Plan update. Has stop signs.
Alberta	Francis to Woodside	local	Urban Minor Collector	Urban Minor Collector	N	Discuss with Plan Commission. Would require adding stop signs. Per meeting on 5/30/20.	Connects to signal, no stop signs, higher volumes,
Altamont Blvd	9th Avenue to Mount Vernon	local	local	local	N	none	No stop signs, low vol, downgrade
Assembly	Sunset Hwy to city limits	local	Urban Major Collector	Urban Major Collector	Y	none	Has stop signs and striping
Aubrey L White Pkwy - Downriver Drive	Rifle Club Road to TJ Meenach	local	Urban Major Collector	Urban Major Collector	Y	none	
Austin Road	Five Mile Road to Quamish	local	Urban Minor Collector	Urban Minor Collector	Y	none	Has stop signs and striping
Austin Road	Quamish to Strong Road	local	(P) Urban Minor Collector	local	N	none	Wait until paved for classification upgrade
Barnes Road	Indian Trail to Strong Road	Urban Collector	Urban Major Collector	Urban Major Collector	Y	none	
Barnes Road	Indian Trail to Sundance	Urban Collector / local	Urban Major Collector	Urban Major Collector	Y	none	Striped, stop signs
Barnes Road	Sundance to SR 291	Urban Collector / local	local	local	N	none	Stop sign at the end of cul-de-sac is for private road
Belt Street	Francis to 5-Mile	local	local	local	N	none	incline, sight distance, no signal, has grade issues near 5-mile road
Bernard St	SFB to 1st	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	
Campus Drive	12th to US 2	n/a	(P) Urban Minor Collector	Urban Minor Collector	Y	none	low volume, short segment, will connect two arterials, under construction now
Cascade Way	Five Mile to Austin	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	Has stop signs
Cascade Way	city limits to Division	local	Urban Major Collector	Urban Major Collector	Y	none	
Cedar Street	Broadway to Summit Pky	local	Urban Minor Collector	Urban Minor Collector	N	Switch stop signs at College Ave/Cedar Street per meeting on 4/25/19.	Gateway to Kendall Yards
N Cedar Road	Strong to Country Homes	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	
S Cedar Road	Spokane-Cheney to CL	Urban Collector	Urban Major Collector	Urban Major Collector	Y	none	Volume
N Crescent-Center (Indiana)	Perry to Upriver	local	Urban Major Collector	Urban Major Collector	Y	none	Crosses railroad tracks and makes a connection between two arterials
Central Avenue	Wall to Addison	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	Low volume, short arterial
Colton St	Hoerner to Magnesium	local	Urban Minor Collector	Urban Minor Collector	Y	none	Volumes, signal at end
Comanche Drive	Sundance to Indian Trail	local	local	local	N	none	
Crestline Street	34th to 37th	local	local	local	N	none	Council removed from Arterial Street Plan in May 2019
Crestline Street	34th to 31st	local	local	local	N	none	Council removed from Arterial Street Plan in May 2019
Dakota St	Holland to Jay	local	Urban Minor Collector	local	Y	none	Has stop signs, intersection striping, apartments, back of grocery store, wait for now on upgrade.
Dakota St	Jay to Magnesium	local	(P) Urban Minor Collector	local	N	none	Partially dirt and blocked with guardrail
Deer Heights Road	12th Avenue to 18th-21st	n/a	Urban Minor Collector	Urban Minor Collector	Y	none	
Deska - West - Rosamund - 13th	Assembly to Lindeke	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	
Eagle Ridge Blvd	Cedar to Meadowlane	Urban Collector	Urban Major Collector	Urban Major Collector	Y	none	Volume
Erie Street	Sprague Way to MLK	local	Urban Major Collector	Urban Major Collector	Y	none	Will carry heavier traffic with development
Electric Ave-53rd Ave	Hayford to Geiger	n/a	Urban Major Collector	Urban Major Collector	Y	none	Annexation
Fancher Road	Trent to Rutter Avenue	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	

Roadway	Segment	Current SMC 12.08.040	Comprehensive Plan (2017) after 2019 amendment	Proposed SMC Operational Map	Side Street Intersection Control	Immediate Traffic Control Changes Needed?	Notes
Flint Road	12th to US 2	n/a	Urban Major Collector	Urban Major Collector	Y	none	Annexation
Flint Road	US 2 to Airport Drive (some private)	n/a	Urban Major Collector	Urban Major Collector	Y	none	Annexation
Freya Street	37th to Hartson	Urban Collector	Urban Minor Arterial	Urban Minor Arterial	Y	none	
Freya Street	Palouse Hwy to 55th	n/a	Urban Major Collector	Urban Major Collector	Y	none	Annexation
Geiger Blvd	Electric Ave to Sunset Hwy	n/a	Urban Minor Arterial	Urban Minor Arterial	Y	none	Annexation
Government Way	Sunset to Greenwood	Urban Principal Arterial	Urban Minor Arterial	Urban Minor Arterial	Y	none	
Grove Road	Sunset to city limits	n/a	local *	Urban Minor Collector	Y	none	Annexation. Missed this one with the Comprehensive Plan update.
Havana Street	29th to Congress (or Dearborn)	local	(P) Urban Major Collector	local	N	none	Plan for future development in the area
Havana Street	37th to 29th	local	(P) Urban Minor Arterial	local	N	none	Plan for future development in the area
Hawthorne Road	US 2 to Nevada	Urban Minor Arterial	Urban Principal Arterial	Urban Principal Arterial	Y	none	
Hayford Road	49th To McFarlane	n/a	Urban Minor Arterial	Urban Minor Arterial	Y	none	Annexation - one segment in city limits
Helena Street	Magnesium to Lincoln	n/a	(P) Urban Major Collector	n/a	n/a	none	Future grid system
Helena Street	Lincoln Rd to Sharpsburg	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	Has stop signs, natural connection into neighborhood, make a collector, but lower speed
Helena Street	Trent to Mission	local	local	local	N	none	Not used as a collector, intersection at Mission has bad sight distance and turn restrictions. Springfield has stops signs but not the side streets north of the tracks
Hoerner Dr	Colton to Holland	local	Urban Minor Collector	Urban Minor Collector	Y	none	has stop signs, striping, signal
Howard Street	Mallon to Boone	Urban Collector	Urban Major Collector	Urban Major Collector	Y	none	connectivity, striped, has stop signs
Inland Empire Way	23rd to Oak	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	Makes a dead-end now, downgrade
Jay Street	Colton to Nevada	local	Urban Minor Collector	Urban Minor Collector	Y	none	Striped
Jefferson Street	Riverside to Freeway Ave	local	Urban Major Collector	Urban Major Collector	Y	none	Connects to I-90 and several arterials, controlled intersections
Lidgerwood Street	Lyons to Francis	Urban Collector	local	local	Y	none	Turns have been restricted at Francis, lower volume
S Lincoln Blvd - Lincoln Way	Qualchan Drive to Parkridge	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	
Lindeke-16th	Sunset Blvd to US 195	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	
Lyons	Division to Atlantic	local	Urban Major Collector	Urban Major Collector	Y	none	Striped, continues west into County as a collector
Lyons	Nevada to Crestline	local	Urban Minor Collector	Urban Minor Collector	N	Install stop signs on side streets, remove all-way stop at Pittsburg - meeting 5/30/19.	
Main Avenue	Cedar to Monroe	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	The yield sign at Main/Cedar could be changed to a stop sign.	Striped
Main Avenue	Monroe to Pine	Urban Principal Arterial	Urban Minor Arterial	Urban Minor Arterial	Y	none	Downgrade due to Riverside extension and shifting of traffic
Mallon Ave	Monroe to Howard	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	Connectivity
Meadowlane Rd.	195 to Eagle Ridge Blvd	Urban Collector	Urban Major Collector	Urban Major Collector	Y	none	Volume
Mt. Vernon	S Altamont Blvd to 17th	local	local	local	N	none	Low volume, narrow street, no stops
MLK Boulevard	Division to SR 290	n/a	Urban Minor Arterial	Urban Minor Arterial	Y	none	New arterial connection
North River Drive	Washington to Division	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	
Pacific Park	Valerie to Indian Trail	local	Urban Minor Collector	Urban Minor Collector	Y	Change yield sign at Pacific Park / Valerie to a stop sign per meeting on 4/25/19. Add End Arterial signs if desired.	
Palouse Highway	Regal to Freya	Urban Minor Arterial	Urban Minor Arterial	Urban Minor Arterial	Y	none	
Pamela Street	Barnes Road to Pacific Park	local	local	local	N	none	No stop signs, suggest downgrade
Parkridge Blvd	S Lincoln Way to Eagle Ridge	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	
Perry Street	29th to 37th	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	
Perry Street	Wellesley to Francis	local	local	local	N	none	No stop signs
Pine Street	Spokane Falls to MLK	Urban Principal Arterial / local	Urban Minor Collector	Urban Minor Collector	Y	none	
Pittsburg	Lyons to Francis	Urban Collector	local	local	Y	none	Keep as a local street. Streets to determine if any traffic control modifications are needed.
Pittsburg	Sharpsburg to Weile	Urban Collector	local	local	N	none	Residential street, has stops at entry to neighborhood but not at all streets
Post Street	3rd to Main	Urban Minor Arterial	Urban Minor Collector	Urban Minor Collector	Y	none	
Post Street	Spokane Falls to Summit Parkway	Urban Minor Arterial	Urban Minor Arterial	Urban Major Collector	Y	none	Need to change to Urban Major Collector in next Comp Plan update
Qualchan Drive	Cheney-Spokane to 195	Urban Collector	Urban Major Collector	Urban Major Collector	Y	none	
Quamish Drive	Austin to Cascade Way	Urban Collector	local	Urban Major Collector	Y	none	Keep stop signs until Austin Road is paved, then consider removal and re-classification of road.
Queen	Wall to Lidgerwood	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	Low volume, short arterial
Riverside	Monroe to Government Way	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	
Rowan Avenue	Assembly to Wall	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	
Rustle Road - Garden Springs	Sunset Blvd to Assembly	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	
Rutter Avenue	Fancher Road to city limits	local	Urban Major Collector	Urban Major Collector	Y	none	
Sharpsburg Avenue	Nevada to Helena	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	has stop signs
Shawnee Avenue	Sundance to Indian Trail	local	Urban Minor Collector	local	N	none	Wait on this one until Douglass property to the south is developed. Monitor after development.
Shawnee Avenue	Indian Trail to Wieber	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	
Sherman Street	Spokane Falls to MLK	local	Urban Major Collector	Urban Major Collector	Y	none	

Roadway	Segment	Current SMC 12.08.040	Comprehensive Plan (2017) after 2019 amendment	Proposed SMC Operational Map	Side Street Intersection Control	Immediate Traffic Control Changes Needed?	Notes
South Riverton	Mission to Greene	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	
Spokane Falls Blvd	Monroe to Division	Urban Principal Arterial	Urban Minor Arterial	Urban Minor Arterial	Y	none	Traffic shift to Riverside, pairs with Main for couplet
Spotted Road	US 2 to Airport Dr	n/a	Urban Major Collector	Urban Major Collector	Y	none	Annexation
Strong Road	5 Mile Road to Cedar Road	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	Collector designation matches Cedar and Strong in county
Strong Road	Indian Trail to water tower	local	local	local	N	none	
Summit Parkway	Cedar to Monroe	n/a	Urban Minor Collector	Urban Minor Collector	Y	none	Will not make a continuous connection to Summit Blvd
Sundance Drive	Shawnee to Iroquois Dr.	local	local	local	N	none	No stop signs or striping
Sunset Highway	US 2 to Assembly	n/a	Urban Principal Arterial	Urban Principal Arterial	Y	none	
Thorpe Road	City Limit to 195	Urban Principal Arterial	Urban Minor Arterial	Urban Minor Arterial	Y	none	
Thorpe Road	Craig Road to Lawson Road	n/a	local *	local	Y	none	Wait for development and paving to upgrade
Thorpe Road	Lawson Road to Hayford	n/a	Urban Major Collector	local	Y	none	Wait for development and paving to upgrade
Thurston Avenue	Grand to Perry	local	Urban Major Collector	local	N	none	Remove from Comprehensive plan with future update.
Upper Terrace	Rockwood to 17th	Urban Collector	Urban Minor Collector	Urban Minor Collector	Y	none	
Wall Street	3rd to 5th	local	Urban Major Collector	Urban Major Collector	Y	none	Extend Collector south to 5th, has intersection control
Wall Street	SFB to 3rd	Urban Minor Arterial	Urban Major Collector	Urban Major Collector	Y	none	
Woodridge Drive	Shawnee to Bedford	local	local	local	N	none	No stop signs, low vol, downgrade
Woodside Ave	Alberta to Five Mile	local	Urban Minor Collector	Urban Minor Collector	N	Discuss with Plan Commission. If upgraded could add arterial turn signs.	Well-used connection between Francis and Five Mile, school traffic has increased, Alberta/Woodside has a traffic circle now, Alberta and this part of Woodside should match.

* A few streets were missed during the 2017 Comprehensive Plan update process. They are shown as locals but should be a higher classification. They will be addressed in the next update.

BRIEFING PAPER
City of Spokane
Plan Commission Workshops
Annual Comprehensive Plan Amendment Work Program
June 12, June 26, July 10, and July 24, 2019

Subject

The Plan Commission reviews the City of Spokane Annual Comprehensive Plan amendment work program items each year. A summary report outlining the 2019 proposed amendments is attached.

- The public comment period of 60 days is currently running from **May 28 to July 29, 2019**. Notification to properties within 400 feet and signs have been posted on the subject properties. Neighborhoods with land use plan map changes proposed have been notified several times. These are Nevada Heights, East Central, and North Hill.
- Plan Commission workshops occur during the public comment period. These are a chance for staff to introduce the proposals and Comprehensive Plan policy. The applicant may also speak to the Plan Commission. The following dates have been scheduled for workshops:
 - June 12** 15 E Walton (Z18-882) and Princeton/Madison (Z18-884)
 - June 26** 701 S Sherman (Z18-883) and Text Amendment LU 4.6 Transit-Supported Development (Z18-958)
 - July 10** Text Amendment LU 1.8 General Commercial Uses (Z19-002)
 - July 24** Text Amendment LU 4.6 Transit-Supported Development (Z18-958)
- A Plan Commission public hearing is tentatively scheduled for **September 11, 2019**

Background

The City of Spokane accepts applications to amend the text or maps in the Comprehensive Plan between September 1 and October 31 of each year, per SMC 17G.020. All complete applications received are reviewed by a city council subcommittee and city council. Those placed on the Annual Comprehensive Plan Amendment Work Program for the City of Spokane will begin full review early in the calendar year. Anyone may make a proposal to amend the City's Comprehensive Plan.

The City of Spokane's Comprehensive Plan addresses many facets of city life, including land use, transportation, capital facilities, housing, economic development, natural environment and parks, neighborhoods, social health, urban design, historic preservation, and leadership. The City of Spokane is committed to conducting an annual process to consider amendments to the comprehensive

plan. The Growth Management Act (GMA) specifies that amendments to a comprehensive plan cannot be made more frequently than once per year. The purpose for this is two-fold: it gives the plan stability over time, avoiding spontaneous changes in response to development pressures, and it groups all proposed amendments in a common process for consideration, providing the opportunity to examine their collective effects on the plan.

Plan Commission consideration of each amendment proposal on the Work Program will be conducted at public workshops held during the public comment period, typically in the summer. Plan Commission will hold a public hearing and forward recommendations to the City Council. The City Council considers the amendment proposals, staff report, and Plan Commission's amendment recommendations within the context of its budget discussions, and acts on the amendment proposals prior to or at the same time as it adopts the City budget, usually late fall.

Plan Commission Consideration of the Proposed Amendments

- The decision criteria for each proposal will be reviewed in the written staff report before the Plan Commission Public Hearing. The staff report will be available to the applicant, the Plan Commission, and the public prior to the hearing. The decision criteria are outlined in the Spokane Municipal Code in section [SMC 17G.020.030](#).
- Plan Commissioner review of policies adopted in [Chapter 3 Land Use](#) will be useful in discussion both at workshops and during hearing deliberations. [The Comprehensive Plan is online](#).
- Site visits prior to the workshops will assist the workshop and deliberations. The sites are described on the webpage. If additional location information is needed, please contact staff.

More Information

- 2018/2019 Proposed Comprehensive Plan Amendment Page: my.spokanecity.org/projects/2018-2019-proposed-comprehensive-plan-amendments/
- Spokane Municipal Code, Chapter 17G.020 Comprehensive Plan Amendment Procedure: my.spokanecity.org/smc/?Chapter=17G.020
- Shaping Spokane: Comprehensive Plan: my.spokanecity.org/shapingspokane/comprehensive-plan/

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Comprehensive Plan Annual Amendments 2018-2019

*Summary Report of Docket for City Annual Amendment Work
Program 2019*



Neighborhood and
Planning Services
Revised June 2019

Comprehensive Plan Annual Amendments 2018-2019

Summary Report of Docket for City Annual Amendment Work Program 2019

This is an abbreviated informational summary. Application materials and related documents are posted on the webpage [2018/2019 Proposed Comprehensive Plan Amendments](https://my.spokanecity.org/projects/2018-2019-proposed-comprehensive-plan-amendments/):

- my.spokanecity.org/projects/2018-2019-proposed-comprehensive-plan-amendments/

For additional information, contact Nathan Gwinn, Assistant Planner, Planning & Development Services, 509-625-6300, ngwinn@spokanecity.org

Comprehensive Plan Amendment Process

Once yearly, the City of Spokane accepts applications for the annual Comprehensive Plan Amendment process; the deadline for applications is typically October 31, per Spokane Municipal Code (SMC) [SMC 17G.020.060](#). Applications for annual amendments received from non-city applicants by October 31, 2018 are included for consideration during 2019.

For the 2018/2019 review cycle, seven applications for proposed amendments to the Comprehensive Plan Land Use Plan Map were received for potential review during 2019. A City Council Ad Hoc Committee reviewed the seven proposals on January 15, 2019. This committee recommended that the City Council move four of the land use applications onto the Annual Amendment Work Program, hold one of the land use applications until next year, and not recommend two of the land use applications for the Annual Amendment Work Program. The committee also recommended eliminating one parcel from one of the land use applications included in the work program.

Two text amendments to Chapter 3, Land Use are also proposed by City Council.

The City Council adopted the Annual Amendment Work Program for 2019 under Resolution 2019-0011 on February 25, 2019. The City Council adopted the committee recommendation without changes, including only four of the seven land use applications. Also at that time, the Council added the two city-sponsored proposals to the work program.

Following the City Council adoption of the Annual Amendment Work Program, the applicants are required to provide the full application materials and fees within 15 days by March 12, 2019, in order to begin review.

The documents for each of these applications may be accessed by going to the [webpage](#).

Generalized Procedural Steps:

- City Council Process to set the Annual Comprehensive Plan Amendment Work Program
- Agency & Departmental Review
- Notice of Application & Notice of SEPA Review
- Public Comment Period
- Plan Commission Substantive Workshops
- SEPA Determinations issued prior to Plan Commission hearing
- Notice of Plan Commission Hearing & SEPA Determination
- Plan Commission Hearing
- City Council Public Hearing

“Exhibit A”

Land Use Plan Map Amendment Applications

File Z18-882COMP, H A Tombari LLC

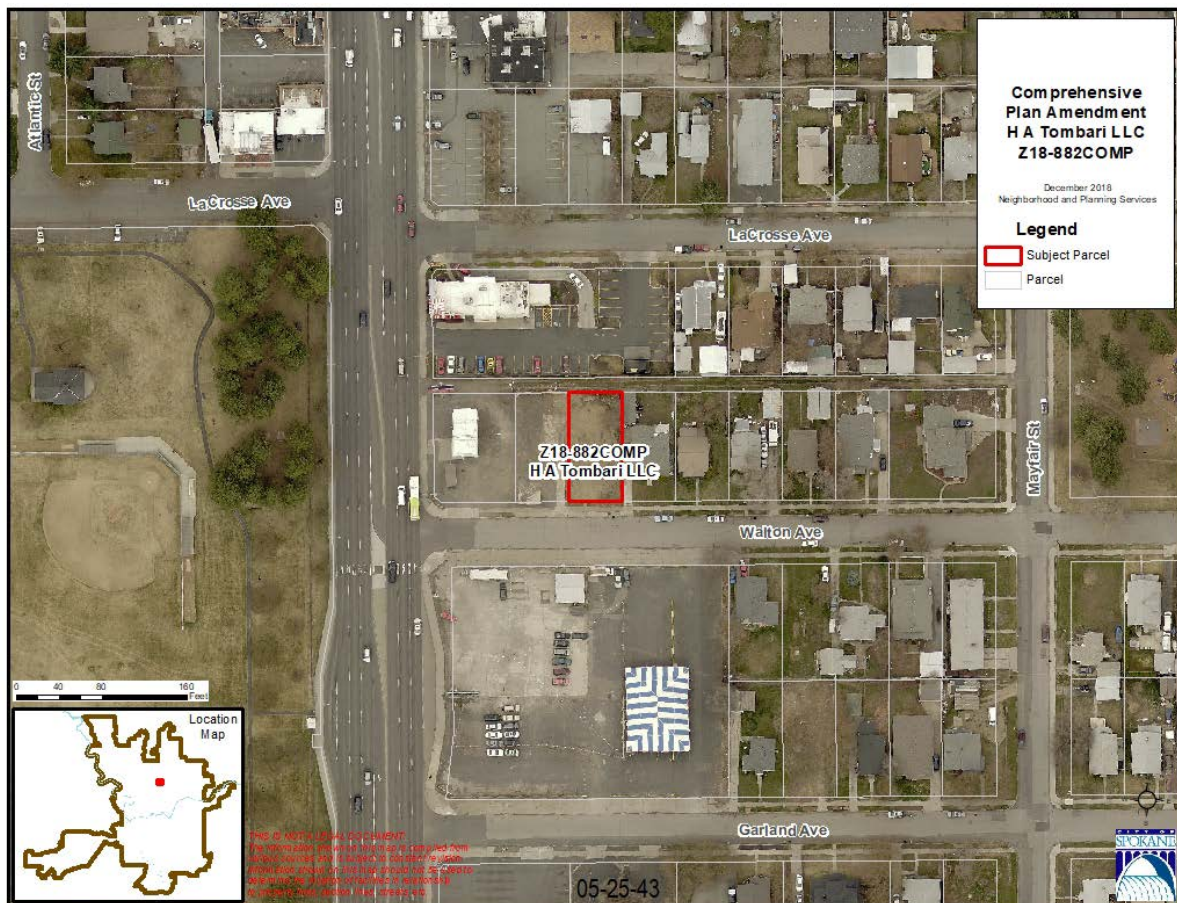
Nevada Heights Neighborhood

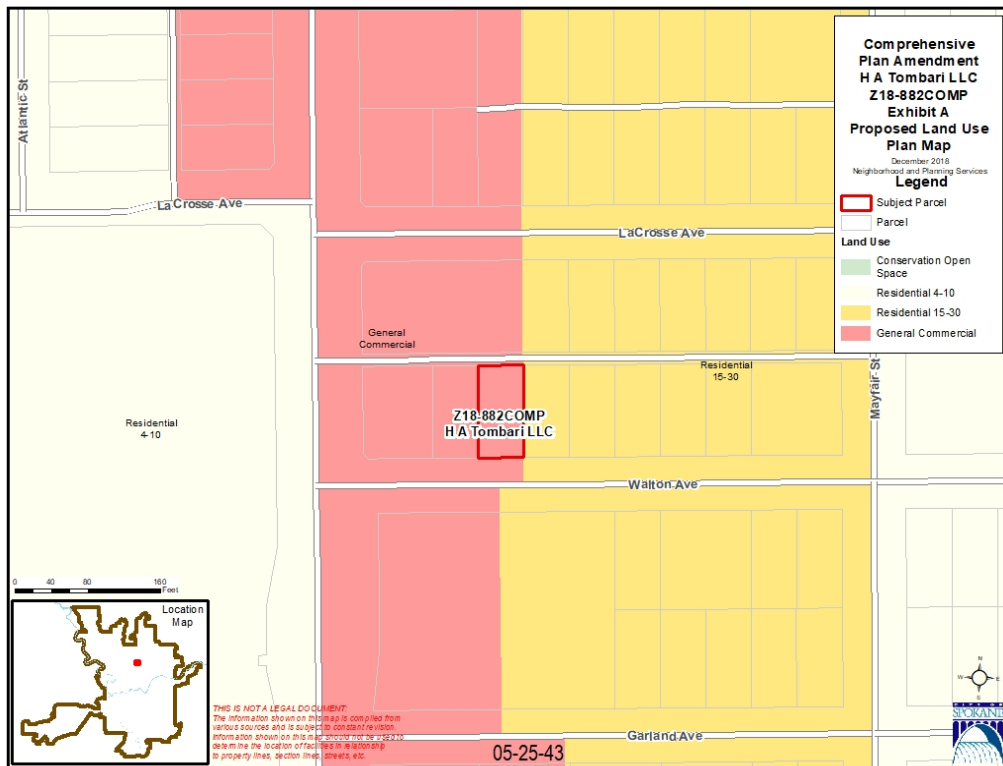
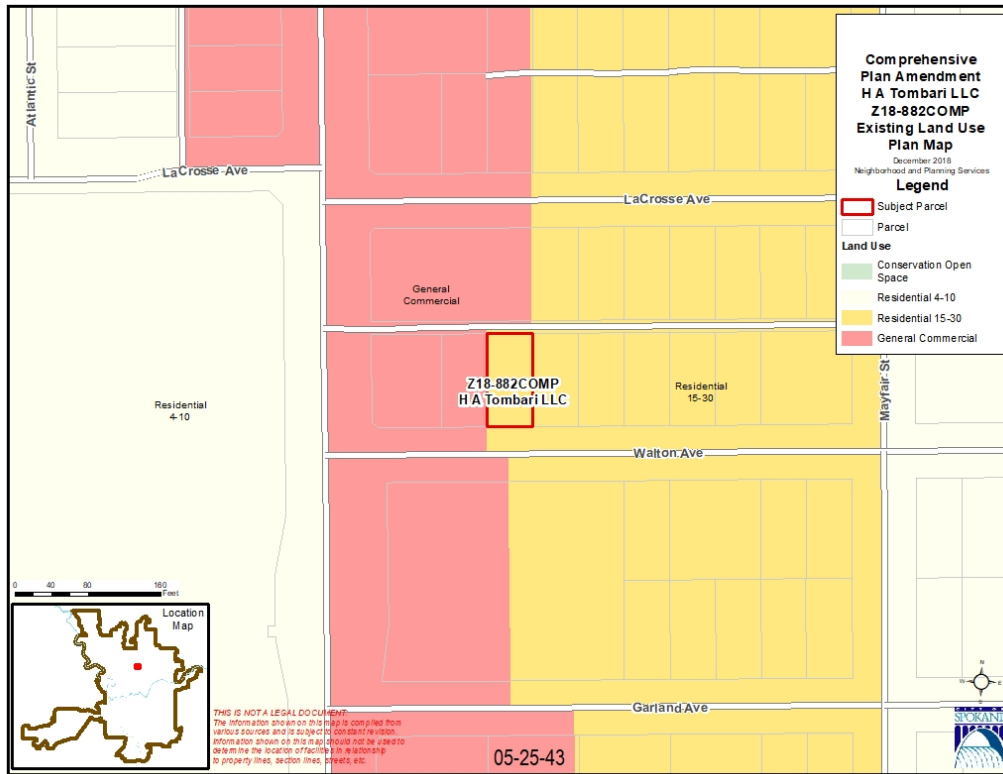
Proposed Map Amendment

Location: The subject site includes 1 parcel on E Walton Avenue, east of the intersection of E Walton Avenue and Division Street (parcel 35052.2920). The concerned property totals approximately 0.12 acres.

Proposal: This proposal is to change the parcels from Residential 15-30 land use and RMF zoning to General Commercial land use and GC-70 zoning.

Agent: Dwight Hume





File Z18-883COMP, Acceleration Physical Therapy/David Jeter

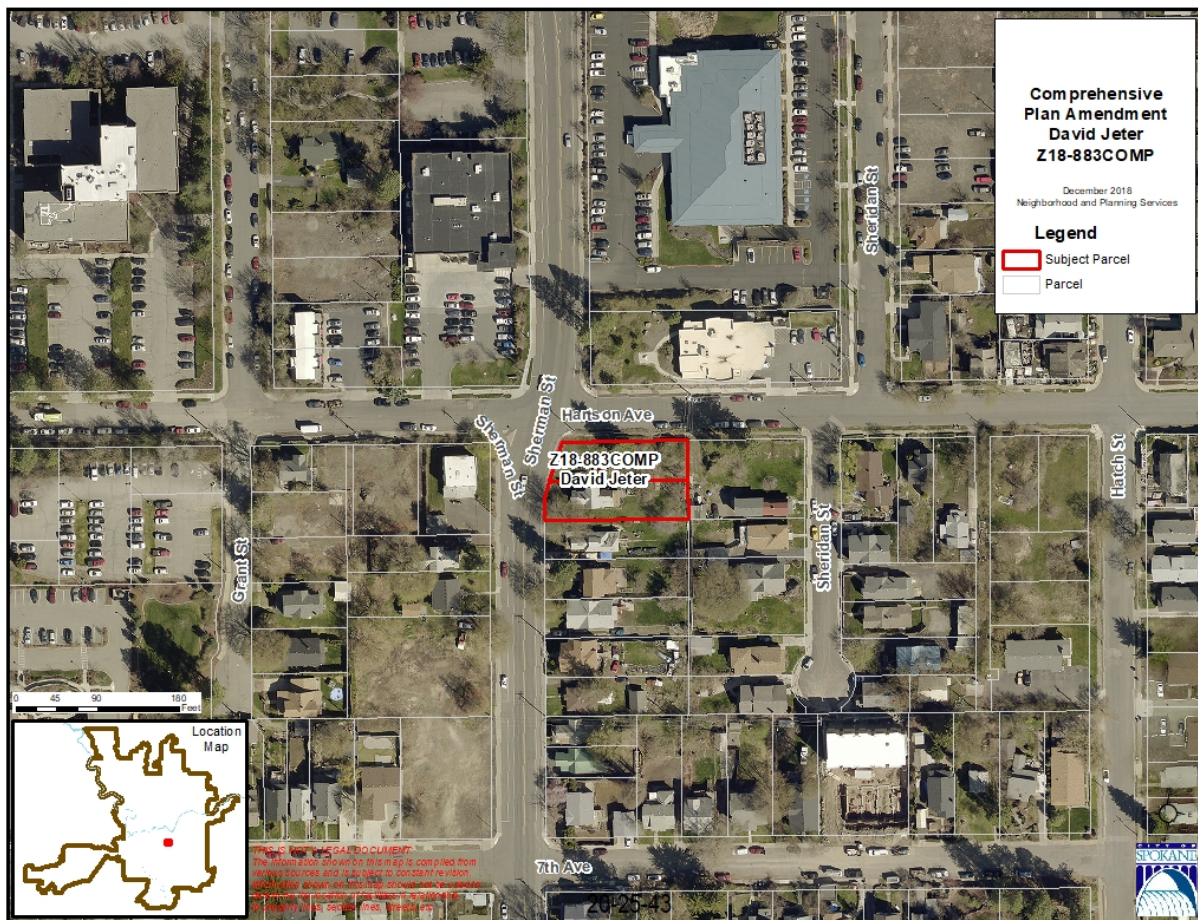
East Central Neighborhood

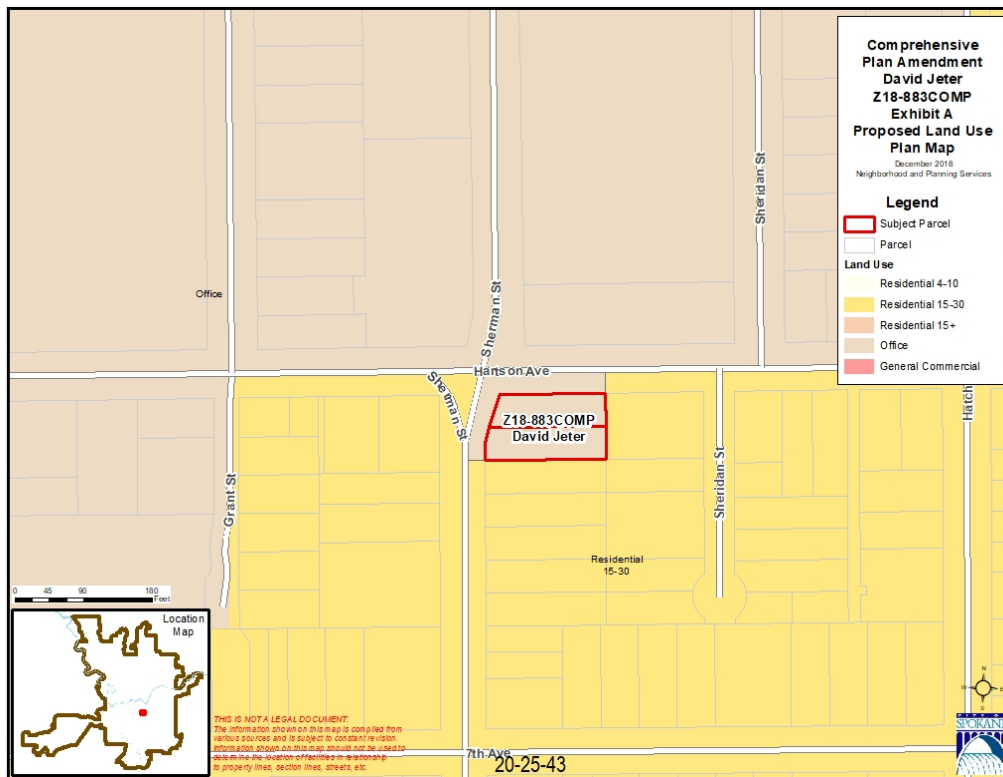
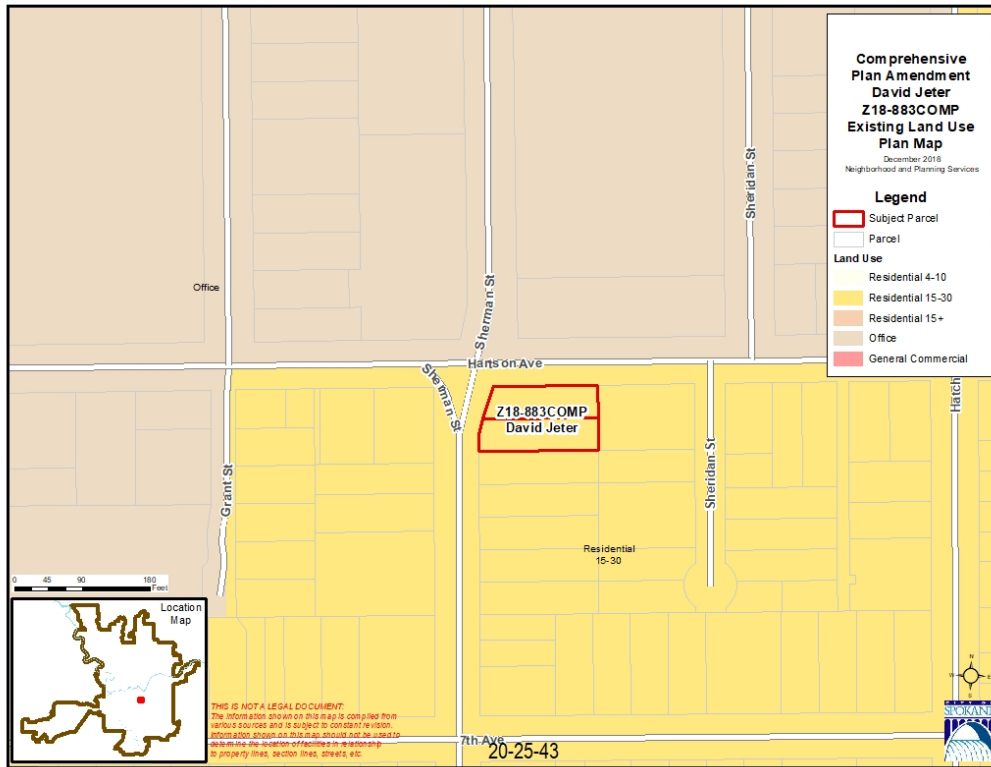
Proposed Map Amendment

Location: The subject site includes 2 parcels located at 701 and 707 South Sherman Street (parcels 35203.0101 and 35203.0102). The concerned properties total approximately 0.29 acres.

Proposal: This proposal is to change the 2 parcels from Residential 15-30 land use and RMF zoning to Office land use and O-35 zoning.

Agent: Dwight Hume





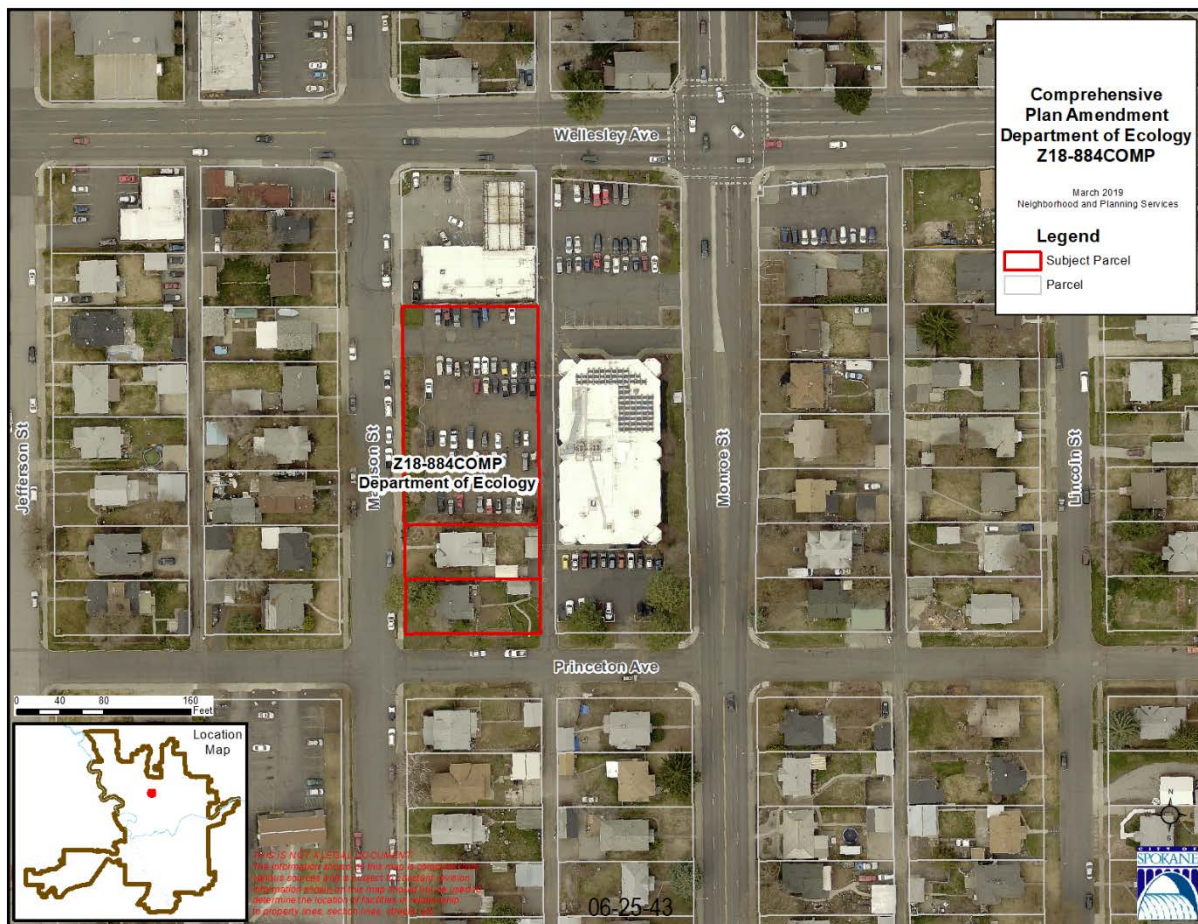
File Z18-884COMP, Department of Ecology North Hill Neighborhood

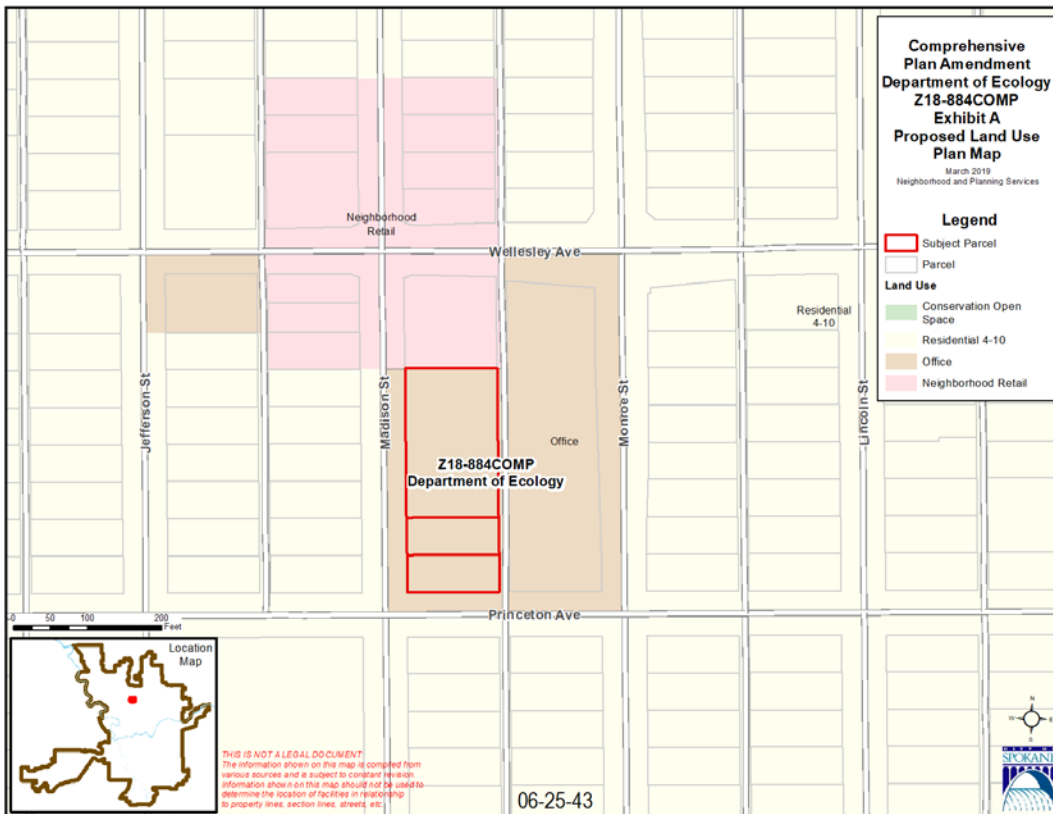
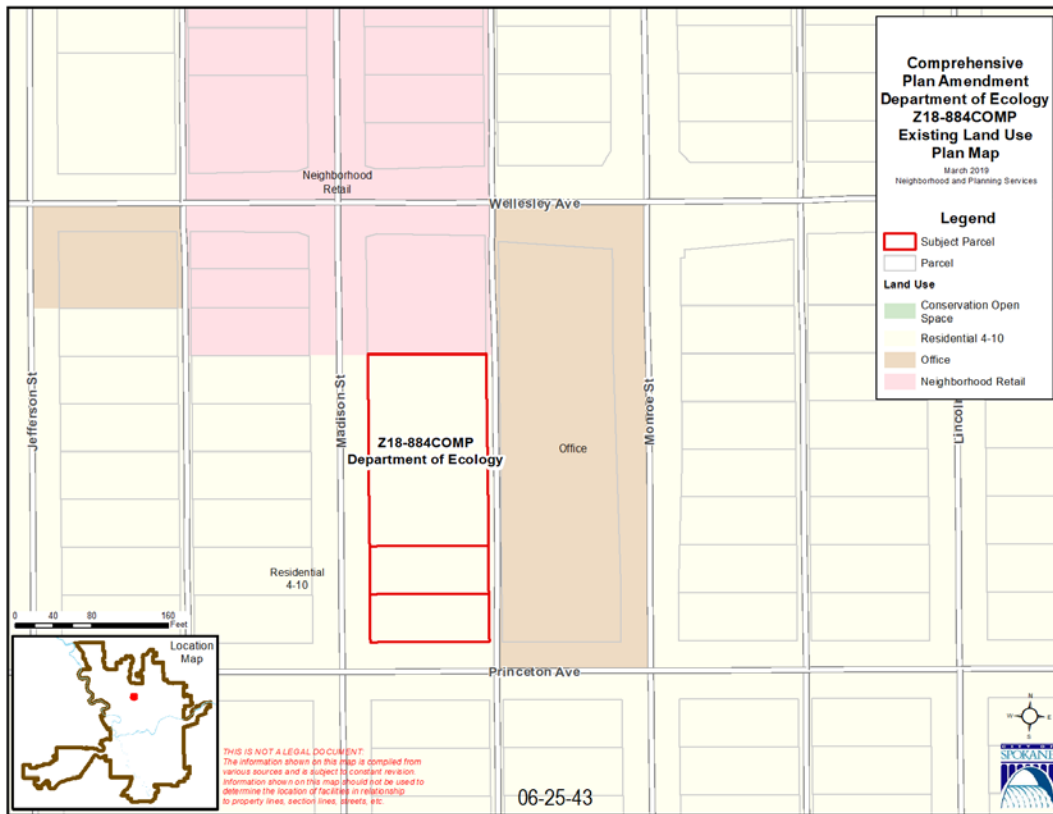
Proposed Map Amendment

Location: The subject site includes parcels located on the Southeast corner of Wellesley and Monroe and the Northeast corner of Princeton and Madison (parcels 35062.36610 and 35062.3609). The adjacent parking lot (35062.3619) is added as a “clean up” action to make the lot a conforming zoning classification for the use(s). In adopting work program, the City Council removed the northeast parking lot across Monroe Street (parcel 35062.3515) from the application. Subtracting that property, the revised property totals approximately 0.85 acre.

Proposal: This proposal is to change the parcels from Residential 4-10 land use and RSF zoning to Office use and O-35 zoning.

Agent: Dwight Hume





Withdrawn March 12, 2019 by Applicant

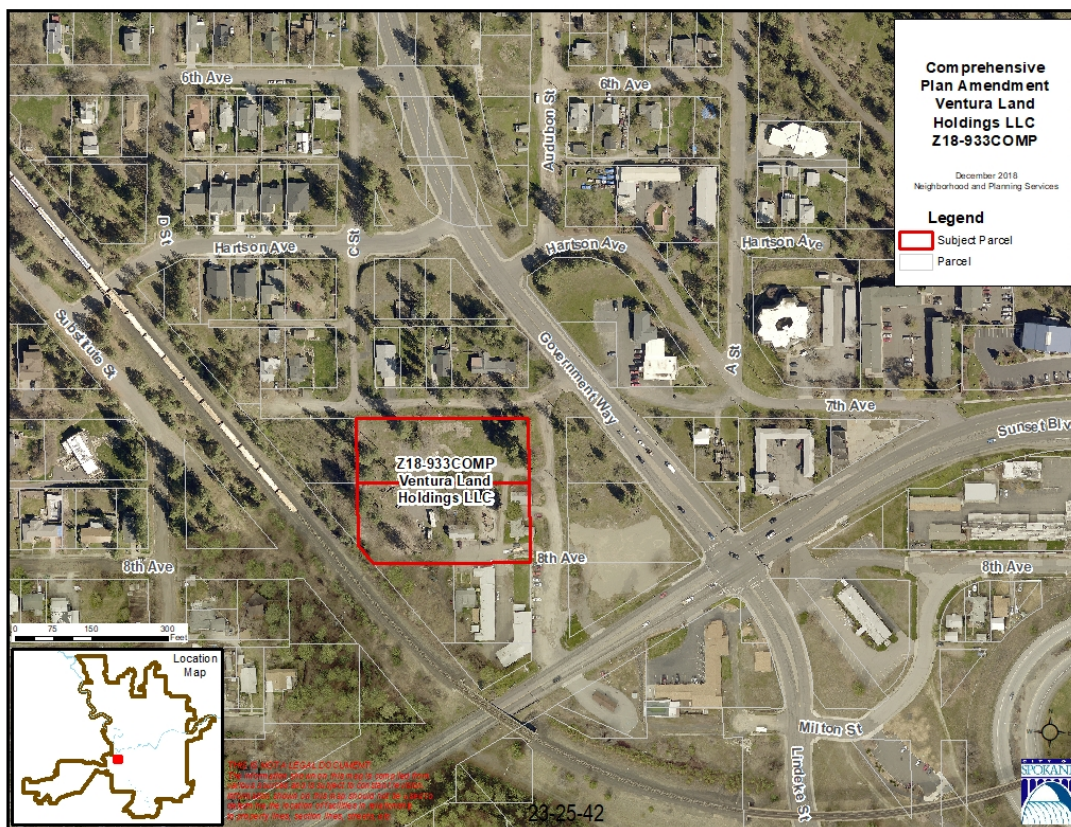
File Z18-933COMP, Ventura Land Holdings LLC West Hills Neighborhood

Proposed Map Amendment

Location: The subject site includes 2 parcels located at 3004 West 8th Avenue and the Northwest corner of Sunset Highway and Government Way, addressed on West 7th Avenue on the North (parcels 25234.6501 and 25234.0902). The concerned properties total approximately 2.2 acres.

Proposal: This proposal is to change the two parcels from Residential 4-10 land use and RSF zoning to Residential 15-30 land use and RMF zoning.

Agent: Dwight Hume



“Exhibit B”

Text Amendment Added by City Council

File Z18-958COMP

Text Amendment Proposal, Chapter 3, Section 3.3

New Policy LU 4.6 Transit-Supported Development

Sponsored by Council President Ben Stuckart

Proposed Text Amendment

Proposed text:

LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit corridors and other transit corridors with service of at least every 15 minutes during weekdays.

Discussion: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

“Exhibit C”

Text Amendment Added by City Council

File Z19-002COMP

Text Amendment Proposal, Chapter 3, Section 3.3

Policy LU 1.8 General Commercial Uses

Sponsored by Council Member Candace Mumm

Proposed Text Amendment

Note: please see the project webpage for a briefing paper and text change proposals:
my.spokanecity.org/projects/2018-2019-proposed-comprehensive-plan-amendments/policy-lu-1-8-general-commercial-uses-comprehensive-plan-amendment/

BRIEFING PAPER
City of Spokane
Plan Commission Hearing
June 12, 2019

Subject

Browne's Addition Historic District Overlay Zone (includes Browne's Addition Design Standards and Guidelines) and Historic Preservation Ordinance Revisions to Chapter 17D.100.

Background

In 2015, the Browne's Addition Neighborhood Council (BANC) started a conversation with the City's Historic Preservation Office (HPO) to create a means to better protect the historic character of the neighborhood. While Browne's Addition has been a National Register Historic District since 1976, that designation does not offer the protection against demolition and general character features that a local listing would. In response to the BANC concerns, CM Kinneer instituted a short-term demolition moratorium within the neighborhood to give the HPO time to strategize a plan for Browne's Addition. Ultimately, the BANC decided that they wanted to pursue a Spokane Register of Historic Places historic district to both offer protection of historic resources through design review, while at the same time, provide incentives to property owners who significantly improve historic properties.

In order to create a large historic district, the SMC 17D.040 (Historic Preservation Ordinance) needed to be revised to allow for district creation through a vote of property owners within the proposed district. The ordinance revision passed City Council in February of 2018 and a new Historic Preservation chapter (SMC 17D.100) has been implemented.

Creating the District - Process

The HPO received a grant in June of 2017 to hire an historic preservation consultant to create three documents – a nomination form, resource forms for each property within the district, and design standards and guidelines for the district. Each of these documents has been reviewed by both the BANC, property owners in the district, and the Spokane Historic Landmarks Commission:

- [Browne's Addition Spokane Register Historic District Nomination Form](#)
- [Browne's Addition Resource Forms](#)
- [Browne's Addition Design Standards and Guidelines](#)

Borth Preservation Consultant, LLC and local partner, Betsy Bradley, PhD were contracted in May of 2018 to engage neighborhood partners and create the nomination, resource forms and standards and guidelines documents. As part of the scope of the project, the professional consultants were responsible for drawing and justifying of the district boundaries and establishing and defending the "period of significance" for the district. *(The Browne's Addition Historic District's period of significance begins at 1881 and ends at 1950. The year 1881 represents the year in*

which Browne's Addition was first platted as Browne's and Cannon's Additions. 1950 represents the last year during which a single-family residence was constructed until 1992. The 1950 date also represents the last year in which both single- and multi-family residences were built. After 1950, building patterns shifted solely to the construction of multi-family housing.)

District boundaries were drawn to include the highest concentration of “contributing” resources – those that were built within the period of significance and retain original historic fabric – and excludes “non-contributing” resources on the edges of the district. This decision was made alongside the Historic Preservation Office and the neighborhood. Some of the reasons for the district boundaries appearing “irregular:”

- The boundary of the historic district roughly echoes that of the neighborhood boundaries. However, the historic district boundaries are slightly smaller than the neighborhood boundaries (see map) in order to exclude buildings on the edge of the boundary that do not contribute to the eligibility of the district due to age or integrity.
- Parcels contained **within** the boundaries of the historic district total **373** (made up of 291 regular and 82 condominium parcels).
- The total number of parcels (buildings, condos, and/or vacant lots) that were **excluded** on the edges of the boundary, but are within the neighborhood council boundary, were **205** (53 regular and 152 condo parcels).
- Consideration was also given to the fact that the Historic Preservation Office has one full-time employee and currently has one full-time project employee. Tying up limited administrative resources for reviews of non-contributing properties on the edges of the district does not make sense. Nor does it make sense to add additional building permit review time to non-contributing resources on the edge of the historic district.

Purpose

The Browne's Addition Neighborhood Council's request for the creation of the historic district will allow for:

- Regulation of changes to the exteriors of existing properties when a building permit is sought through the Certificate of Appropriateness (CoA) application process by the HPO and/or the Spokane Historic Landmarks Commission
 - Most decisions can be made at the staff level based on the design standards and guidelines, but larger projects with more extensive changes would be heard at a public hearing by the SHLC
- Regulation of demolitions of “contributing” structures within the district through a CoA application
 - Requires a public hearing of the SHLC
- Design review of new construction within the district based on a framework created for compatibility in the district (pg. 71 of the Design Standards and Guidelines document)
- The ability to offer the Special Valuation Tax Incentive to property owners of “contributing resources” within the historic district who substantially improve their property.

The district is not a tool to limit growth in this high density residential neighborhood, rather, it is a way that the neighborhood can participate in a public process geared toward appropriate changes as well as growth within the district. The Design Standards and Guidelines are extensive and meant to provide clear direction to both property owners and developers as they approach rehabilitation of historic resources or consider building something new in the neighborhood.

By providing an avenue for public process and review of substantial changes to the neighborhood, the historic district designation gives citizens an opportunity to express their thoughts on proposals, but ultimately, decisions will be made by the Spokane Historic Landmarks Commission based on standards.

Outreach Efforts

The HPO has led efforts to engage the neighborhood with the following outreach activities targeted to both district property owners and residents including the creation of a [project website](#) (11/30/16); at least ten public meetings with stakeholders and BANC, committee members, and volunteers; an online survey specific to the design standards and guidelines questions (53 responses); three first class mailings to all property owners within the district; print and television media, social media posts ('Spokane Historic Landmarks' is the HPO Facebook page); and press releases.

We have also created a project web page, "Proposed Browne's Addition Local Historic District Overlay Zone," on the City's website that went live on May 8, 2019: <https://my.spokanecity.org/projects/proposed-brownes-addition-local-historic-district-overlay-zone/>.

Full outreach efforts can be found on the project webpages above.

A notice of Plan Commission hearing for the project was mailed to all residents and tax payers within the Browne's Addition Neighborhood on May 29, 2019.

Ballots/petitions will be mailed on June 20, 2019 to the property owners within the proposed Browne's Addition Historic District Overlay Zone. That begins a 60-day period for the ballots/petitions to be returned to the Historic Preservation Office. 50% + 1 of affirmative ballots must be returned in order for the overlay zone ordinance to move forward to City Council.

Alignment with the Comprehensive Plan

This proposal is directly in line with the City of Spokane Comprehensive Plan Chapter 8: Urban Design and Historic Preservation. Pertinent sections include:

DP 1.1: Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 1.2: New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood

DP 2.7: Historic District and Sub-Area Design Guidelines

Utilize design guidelines and criteria for sub-areas and historic districts that are based on local community participation and the particular character and development issues of each sub-area or historic district.

DP 3.10 Zoning Provisions and Building Regulations

Utilize zoning provisions, building regulations, and design standards that are appropriate for historic districts, sites, and structures.

DP 3.13 Historic Districts and Neighborhoods

Assist neighborhoods and other potential historic districts to identify, recognize, and highlight their social and economic origins and promote the preservation of their historic heritage, cultural resources, and built environment.

SMC 17D.100 Ordinance Revisions

Working with both the Legal Department and Planning Department, the following changes to SMC 17D.100 are proposed:

- Housekeeping changes to noticing requirements throughout the chapter for alignment with existing noticing requirements within the City.
- ***The Secretary of the Interior's Standards for Rehabilitation*** were codified in 17D.100.100 E and listed out in 17D.100.280 D 1-10.
- A table (17D.100-1) was added to provide guidance for when a Certificate of Appropriateness application and approval is needed, and what level of review is necessary (administrative or full Spokane Historic Landmarks Commission).
- 17D.100.210 Certificates of Appropriateness – Procedure:
 - Added notification of the neighborhood council in which the property is located.
 - Added a 14-day Administrative Review Decision of an application.
 - Changed the order of the commission review procedure to make more sense chronologically.
 - Revised notice and open public comment period to 14 days to be closed at the end of the public hearing.
- Added 17D.100.215 for vesting of project permits.
- 17D.100.280 – This is the Browne's Addition Overlay Zone ordinance (all new section).
- 17D.100.330 Project Permit Exclusion – this allows the City Council to find that the certificates of appropriateness required under chapter 17D.100 warrant a review process different from that provided in state law which requires all permit activity to be reviewed under one action.

Action

The Plan Commission reviews changes to development regulations implementing the Comprehensive Plan which includes Chapter 17D.100 of the Spokane Municipal Code: Historic Preservation. The creation of the Browne's Addition Historic District Overlay Zone in SMC 17D.100.280 requires a recommendation from Plan Commission to City Council.

Packet includes:

1. [SMC 17D.100 Ordinance \(revisions and new sections only\)](#)
2. [Notice of Plan Commission Hearing - mailing information](#)
3. [SEPA Checklist](#)
4. [SEPA Determination](#)
5. [Plan Commission Notice Public Comment Spreadsheet \(documenting phone calls/emails received\)](#)
6. [Public Comments received via email](#)
7. [Planner Comment Spreadsheet with HPO Responses](#)
8. [Document Change Table](#)

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ORDINANCE NO. C - _____

An ordinance relating to the adoption of the Browne's Addition Local Historic District Overlay Zone and Design Standards and Guidelines and other historic preservation related matters; amending SMC sections 17D.100.040, 17D.100.080, 17D.100.100, 17D.100.200, 17D.100.210, 17G.050.310 and 17G.060.070, adopting new SMC sections 17D.100.025, 17D.100.215, 17D.100.280 and 17D.100.330 and repealing SMC 11.19.270.

WHEREAS, the City and Spokane County find that the establishment of a landmarks commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County is a public necessity; and

WHEREAS, the City of Spokane Comprehensive Plan requires that the city utilize zoning provisions, building regulations, and design standards that are appropriate for historic districts, sites, and structures; and

WHEREAS, the Browne's Addition Neighborhood Council contacted the Spokane Historic Preservation Office requesting that a local historic district be formed in the neighborhood; and

WHEREAS, the Browne's Addition Neighborhood Council and the Spokane City/County Historic Preservation Office conducted outreach efforts including multiple presentations, three workshops, a survey, and direct feedback from property owners; and

WHEREAS, after conducting extensive historic research and engaging the community for input and feedback, a Browne's Addition Local Historic District Nomination form, Browne's Addition Local Historic District Inventory Resource Forms, and Browne's Addition Design Standards and Guidelines have been developed for adoption of the district to the Spokane Register of Historic Places and for the formation of the Browne's Addition Historic District Overlay Zone; and

WHEREAS, formation of a historic district provides numerous property owners with the financial benefit associated with historic preservation tax incentives when they invest substantially in their property without the requirement of having to individually list their home or building; and

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WHEREAS, ____ percent of the owners of developable parcels within the district boundaries have voted in favor of forming the Browne's Addition Local Historic District Overlay Zone; and

WHEREAS, with the adoption of the Unified Development Code in Title 17A-I and the Browne's Addition Local Historic District Overlay Zone and Design Standards and Guidelines, SMC 11.19.270 has become unnecessary and should be repealed; - - Now, Therefore,

The City of Spokane does ordain:

Section 1. That there is adopted a new section 17D.100.025 to Chapter 17D.100 SMC to read as follows:

17D.100.025 Compatibility of Historic Standards with Title 17 Development Standards

- A. All property designated by the City as a historic landmark or that is located within a historic district that has been designated by the City pursuant to this chapter, shall be subject to all of the controls, standards, and procedures set forth in Title 17 SMC, including those contained in this chapter, applicable to the area in which it is presently located, and the owners of the property shall comply with the mandates of this Title 17 SMC in addition to all other applicable Spokane Municipal Code requirements for the area in which such property is located. In the event of a conflict between the application of this chapter and other codes and ordinances of the City, the more restrictive shall govern, except where otherwise indicated.
- B. Coordination with Underlying Zoning. In certain cases, application of the development standards, including those for height, bulk, scale, and setbacks, may conflict with historic preservation standards or criteria and result in adverse effects to historic landmarks or properties located in historic districts. In such cases, properties subject to design review and approval by the Landmarks Commission shall be exempted from the standards that conflict with the Landmarks Commission's application of the historic preservation standards adopted in this chapter. The issuance of a certificate of appropriateness for final design by the Landmarks Commission shall include specific references to any conflicts between the historic standards and those in Title 17 SMC generally, and specifically request the appropriate exemptions.

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Section 2. That SMC 17D.100.040 is amended to read as follows:

17D.100.040 Procedure - Preliminary Designation

- A. Public hearings of the commission are publicly advertised. Staff causes notice, containing the time, place and date of the hearing and a description of the location of the property in nonlegal language, to be mailed to all property owners of record, and in the case of a proposed historic district, to the owners of property within the proposed historic district, by publication in a newspaper of general circulation, and to be advertised in the legal newspaper of the board or council, as appropriate, at least thirty (30) days prior to the hearing. For proposed historic districts, ((No)) no later than thirty (30) days prior to the hearing, staff shall cause the posting of a sign containing the notice provisions of this section to be posted ~~((at the property, or in the case of district,))~~ at a central location within the proposed district.
- B. At a publicly advertised hearing, the commission takes testimony concerning the nomination and formulates a recommendation as to the designation. The commission may decide to:
 - 1. recommend approval of designation of the property or district to the council or board as appropriate; or
 - 2. recommend denial of designation of the property or district to the council or board as appropriate; or
 - 3. defer the consideration of the nomination to a continued public hearing, if necessary.

Section 3. That SMC 17D.100.080 is amended to read as follows:

17D.100.080 Procedure - Appeal of Preliminary Designation

- A. The commission's recommendation may be appealed to the Hearing Examiner pursuant to SMC 17G.050.310 by filing with an appeal with the Hearing Examiner's office with a copy to the HPO.
- B. An appeal may only be filed (i) by an owner of record whose property is the subject of the preliminary designation decision or, (ii) in the case of historic district designations, on petition of at least 25% of the owners of property located within the proposed historic district.
- C. An appeal filed under this section may only be accepted if it is filed within ~~((thirty (30)))~~ fourteen (14) days of the execution of the findings of fact set forth in SMC 17D.100.050.
- D. An appeal filed under this section must state the grounds upon which the appeal is based, such as procedural irregularities or a clear error of law.
- E. Appeals filed pursuant to this section are reviewed by the Hearing Examiner on a closed record; that is, in rendering a decision, the Hearing Examiner may only take into consideration the written record of the commission's deliberations,

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factual findings, and preliminary designation. No additional evidence shall be considered by the Hearing Examiner on appeal.

- F. The Hearing Examiner may either affirm the preliminary designation or remand the matter to the commission for further proceedings.

Section 4. That SMC 17D100.100 is amended to read as follows:

17D.100.100 Property Management and Design Standards - Agreement

- A. In the case of individual properties, in order for the preliminary designation to become final and the property to be designated as an historic landmark, the owner(s) must enter into appropriate management standards as recommended by the commission for the property under consideration. If the owner does not enter into a management agreement, the preliminary designation does not become final and the property is not listed on the Spokane historic register.
- B. In the case of a historic district, ((The)) the proposed ((management and)) design standards and guidelines shall only be effective if a majority of the owners of properties located within the boundaries of the proposed historic district sign a petition, on a form prescribed by the HPO, seeking the formation of the proposed historic district, under the management standards applicable to the district as a whole, within the sixty (60) day consideration period. Following the expiration of the sixty (60) day consideration period, the HPO shall report to the commission concerning the number of properties within the proposed district and the number of signatures contained on the petition. If the HPO determines that the petition contains the requisite number of signatures, the commission shall set the property management and design standards for the district. For purposes of this requirement, "owners of property" includes owners of units within a condominium association.
- C. If the commission finds that both the requisite number of signatures are present on the petition and that the ~~((property management and))~~ design standards and guidelines should be set for the district, the historic district shall be designated as such on the official City zoning map by the use of an historic district overlay zone. The Commission shall, pursuant to SMC 17D.100.050, forward its findings to the City Council for adoption of the appropriate legislation to adopt the historic district overlay zone as part of the official zoning map. Non-contributing resources within the overlay zone are subject to administrative ~~((and/))~~ or commission review for significant alterations and demolition, including the resulting replacement structures, consistent with the requirements of the design standards and guidelines. No less than every five (5) years, the commission shall review and consider amendments to the design standards and guidelines for each district established under this section and forward its findings and recommendations to the City Council for adoption.
- D. The property management agreement for individual properties and the design standards and guidelines for historic districts are not applicable to the public right of way.

- E. Local historic district design standards and guidelines are intended to provide guidance for decision making by both the property owner when undertaking work within a local historic district and the historic preservation officer and commission when issuing certificates of appropriateness in the district. Local historic district design standards and guidelines are not development regulations but are instead used to assist the HPO and commission making decisions in accordance with the Secretary of Interior's Standards for Rehabilitation. Final decisions of the HPO or the commission are based on the Secretary of Interior Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67). The Standards for Rehabilitation pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards for Rehabilitation are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Section 5. That SMC 17D.100.200 is amended to read as follows:

17D.100.200 Certificates of Appropriateness - When Required

- A. A certificate of appropriateness is required prior to the issuance of any permit for the following activities:
1. Demolition of a Spokane Register historic landmark or a contributing resource located within an historic district (National or Spokane Register);
 2. Relocation of an historic landmark or a contributing resource located within an historic district;
 3. any work that affects the exterior appearance of an historic landmark;
 4. any work that significantly affects the street-facing façade of a building located within an historic district; and
 5. development or new construction located within the designated boundaries of an historic district.
 6. The HPO may administratively approve certificate of appropriateness applications for non-contributing resources within historic districts in consultation with the Design Review Committee of the Commission.
- B. ~~((The HPO may exempt ordinary repairs and maintenance from the permit requirements of this section if the work does not involve a change in design, material or exterior treatment or otherwise affect the exterior appearance.))~~

Exemptions. The following activities do not require a certificate of appropriateness or review by the HPO or the Commission.

1. Ordinary repair and maintenance activities, including emergency measures, which do not affect significant historic features.
2. Ordinary repairs and maintenance which do not alter the appearance of a significant feature and do not utilize substitute materials.

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3. Repairs to or replacement of utility systems if such work does not alter a significant feature.
- C. Table 17D.100-1 sets forth the list of the types of work that are reviewed by the full commission, types of work that can be approved administratively and types of work that are exempt from the requirement of a certificate of appropriateness.

Section 6. That SMC 17D.100.210 is amended to read as follows:

17D.100.210 Certificates of Appropriateness - Procedure

- A. Any application for an action which requires a certificate of appropriateness under this chapter or which may be within the scope of agreed management standards under this chapter must meet minimum submittal requirements established by the HPO. Prior to taking action on the application, the official responsible for processing the application shall request review of the action by the commission. For non-contributing resources within a local register historic district, an administrative approval may be considered.
- B. The requests for review and issuance of a certificate of appropriateness and any supplemental information shall be transmitted by the HPO to the commission, the property owner or applicant, the neighborhood council where the property is located and interested parties of record at least fourteen (14) days prior to the next scheduled meeting of the commission. The review of requests for certificate of appropriateness which may be approved by the HPO are deemed to be ministerial permits. The HPO shall issue the administrative decision within fourteen (14) days after receipt of the application. The review of requests for certificates of appropriateness which are approved by the landmarks commission are subject to the timeline and procedures contained in this section.
- C. At its next scheduled meeting, the commission reviews the request and decides whether to issue a certificate of appropriateness. The commission transmits its findings to the property owner or applicant, the neighborhood council and interested parties of record. If the commission is unable to process the request, the commission may extend the time for its determination.
- D. The commission reviews the request for certificates of appropriateness under the following procedure:
 1. The applicant for a certificate of appropriateness must provide to the commission drawings of the proposed work, photographs of the existing building or structure and adjacent properties, information about the building materials to be used, and any other information requested by the HPO or commission.
 2. In making a decision on an application, the commission uses the Secretary of the Interior's Standards for Rehabilitation, historic district design standards and other general guidelines established and adopted by the commission. In adopting and using standards, the commission

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does not limit new construction to any one architectural style but seeks to preserve the character and integrity of the landmark or the historic district through contemporary compatible designs.

((4))3. The HPO reviews each application, certifies it complete and, within seven (7) days of certification, causes notice of application to be provided to the property owner or applicant, the neighborhood council and interested parties of record. The notice of application shall be provided electronically to the e-mail on record or by mail if there is no e-mail address. After the notice of application has been given, a public comment period is provided until the commission closes the public comment period upon completion of the public hearing. The purpose of the public comment period is to provide the opportunity for public review and comment on the application. Comments on the application will be accepted at or any time prior to the closing of the record of the open-record public hearing.

~~((2))4. ((At the close of the public comment period, the HPO consults with the commission regarding a date and time for public hearing.))~~ At least ~~((fifteen (15)))~~ fourteen (14) days prior to the public hearing, the officer causes notice of hearing to be provided, which shall consist of notification to the property owner or applicant and interested parties of record of the date and time of the public hearing before the commission.

((3))5. Commission review.

- a. The HPO makes a written report regarding the application to the commission, ensures that the application is sent to appropriate other City departments, coordinates their review of the application and assembles their comments and remarks for inclusion in the report to the commission as appropriate. The report of the HPO contains a description of the proposal, a summary of the pertinent Secretary of the Interior's Standards for Rehabilitation, findings and conclusions relating to those standards and a recommendation. If the recommendation is for approval with conditions, the report also identifies appropriate conditions of approval. At least ten (10) days prior to the scheduled public hearing, the report is filed with the commission as appropriate and copies are mailed to the applicant and the applicant's representative. Copies of the report are also made available to any interested person for the cost of reproduction. If a report is not made available as provided in this subsection, commission may reschedule or continue the hearing, or make a decision without regard to any report.
- b. The commission makes a decision regarding the application within ten (10) days of the date the record regarding the application is closed. The time for decision may be extended if the applicant agrees. In making the decision, the commission may approve,

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approve with conditions, or deny the permit application. The decision is in writing.

~~((4))~~6. Within seven (7) days of making the decision, the permit authority causes a notice of decision to be provided to the property owner or applicant, the neighborhood council and interested parties of record.

~~((5. The applicant for a certificate of appropriateness must provide to the commission drawings of the proposed work, photographs of the existing building or structure and adjacent properties, information about the building materials to be used, and any other information requested by the HPO or commission.~~

~~6. In making a decision on an application, the commission uses the Secretary of the Interior's Standards for Rehabilitation, historic district design standards and other general guidelines established and adopted by the commission. In adopting and using standards, the commission does not limit new construction to any one architectural style but seeks to preserve the character and integrity of the landmark or the historic district through contemporary compatible designs.))~~

Section 7. That there is adopted a new section 17D.100.215 to Chapter 17D.100 SMC to read as follows:

17D.100.215 Vesting Project Permits

A complete application for a project permit that is entitled to vesting under Washington law and that is subject to a certificate of appropriateness shall be considered under the land use codes and other land use control ordinances in effect on the date a complete application for a certificate of appropriateness as set forth in chapter 17D.100 SMC is submitted to the HPO, provided that a complete project permit application is filed within one hundred eighty days of the landmark commission's final decision.

Section 8. That there is adopted a new section 17D.100.280 to Chapter 17D.100 SMC to read as follows:

17D.100.280 Browne's Addition Local Historic District Overlay Zone

A. Purpose.

This special overlay zone establishes a local historic district in Browne's Addition under section 17D.100.020. This overlay zone sets forth standards and guidelines that will maintain the historic character of the district through a landmark's commission design review process.

B. Designation of Districts.

Along with individual properties, contiguous groups of properties can be designated as local historic districts on the Spokane Register of Historic Places.

1. The process for designation of local historic districts is detailed in Chapter 17D.100.
2. Local historic districts are displayed as an overlay zone on the official zoning map and its title and purpose are adopted as an ordinance under Title 17C. See the Browne's Addition Local Historic District Overlay Zone Map 17D.100.280-M1.

C. Certificate of Appropriateness Review.

The certificate of appropriateness review process for the Browne's Addition Local Historic District helps insure any alterations to a building do not adversely affect that building's historic character and appearance, or that of the historic district.

The process is conducted by the Spokane Historic Landmarks Commission as detailed in "Browne's Addition Historic District Design Standards and Guidelines."

1. The District Design Standards and Guidelines assist property owners through the design review process by providing the following:
 - a. District-wide design standards and guidelines,
 - b. Specific design standards and guidelines for single-family contributing structures,
 - c. Specific design standards and guidelines for multi-family contributing structures,
 - d. Specific design standards and guidelines for non-contributing structures,
 - e. Design standards and guidelines for new construction, and
 - f. Demolition review criteria for properties within the district
2. The Browne's Addition Design Standards and Guidelines require property owners to apply for and receive a Certificate of Appropriateness for proposed exterior changes to properties within the district as outlined in the Browne's Addition Historic District Design Standards and Guidelines and under sections 17D.100.200-220.

D. The Browne's Addition Design Standards and Guidelines are intended to provide guidance for decision making by both the property owner when undertaking work within the Browne's Addition Local Historic District and the historic preservation officer and commission when issuing certificates of appropriateness in the district. The Browne's Addition Design Standards and Guidelines are not development regulations but are instead used to assist the historic preservation officer and commission making decisions in accordance with the Secretary of Interior's Standards Rehabilitation. Final decisions of the HPO or the commission are based on the Secretary of Interior Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67). The following Standards for Rehabilitation are

the criteria used to determine if a rehabilitation project qualifies for a certificate of appropriateness. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the

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massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- E. The Browne's Addition Historic District Design Standards and Guidelines, which are incorporated by reference and included as Appendix A are adopted.

Section 9. That there is adopted a new section 17D.100.330 to Chapter 17D.100 SMC to read as follows:

17D.100.330 Project Permit Exclusion

Pursuant to RCW 36.70B.140, and subject to SMC 17D.100.025, the City Council finds that the certificates of appropriateness required under this chapter warrant a review process different from that provided in RCW 36.70B.060 through 36.70B.080 and 36.70B.110 through 36.70B.130 and Chapter 17G.060 SMC, and hereby excludes such certificates of appropriateness from the review processes provided for therein.

Section 10. That SMC 17G.050.310 is amended to read as follows:

17G.050.310 Right of Appeal

- A. The applicant or a person with standing as defined in chapter 17A.020 SMC may appeal to the hearing examiner a decision of the director of planning services, engineering services, the building official, the responsible official under SEPA as provided in SMC 17G.060.210 and the landmarks commission related to applications for certificate of appropriateness and determination of eligibility under Chapter 17D.100 SMC ((17D.040.230)) by filing with the permit application department a written appeal within fourteen days of the date of the written decision. For purposes of this section, the neighborhood council in which the property to which the decision being appealed is located shall have standing, subject to the neighborhood council demonstrating that it adhered to established bylaws in making the decision to bring the appeal.
- B. The applicant, a person with standing, or a City department may appeal decisions of the hearing examiner as provided in SMC 17G.060.210.

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Section 11. That SMC 17G.060.070 is amended to read as follows:

17G.060.070 Application Requirements

- A. Application requirements for Type I, II, and III project permit applications shall contain the following:
1. Predevelopment meeting summary as provided in SMC 17G.060.050(B), if required in Table 17G.060-3.
 2. Application documents provided by the department specifically including:
 - a. General application;
 - b. Supplemental application;
 - c. Environmental checklist, if required under chapter 17E.050 SMC;
 - d. Filing fees as required under chapter 8.02 SMC;
 - e. A site plan drawn to scale showing:
 - i. property dimensions;
 - ii. location and dimensions of all existing and proposed physical improvements;
 - iii. location and type of landscaping;
 - iv. walkways and pedestrian areas;
 - v. off-street parking areas and access drives;
 - vi. refuse facilities; and
 - vii. significant natural features, such as slopes, trees, rock outcrops including critical areas.
 - f. Required number of documents, plans, or maps (as set forth in the application checklist);
 - g. Written narrative identifying consistency with the applicable policies, regulations, and criteria for approval of the permit requested;
 - h. Other plans, such as building elevations, landscaping plans, or sign plans, which are determined by the permitting department to be necessary to support the application; and
 - i. Additional application information may be requested by the permitting department and may include, but is not limited to, the following:
 - i. geotechnical studies,
 - ii. hydrologic studies,
 - iii. critical area studies,
 - iv. noise studies,
 - v. air quality studies,
 - vi. visual analysis, and
 - vii. transportation impact studies.
 3. A certificate of appropriateness if required by chapter 17D.100 SMC.
- B. The following Type II and III applications shall meet the requirements in this subsection in addition to the provisions of subsection (A) of this section:

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1. Shoreline – Substantial Development Permit, Conditional Use Permit and Variance.
 - a. Name, address, and phone number of the applicant.
The applicant should be the owner of the property or the primary proponent of the project and not the representative of the owner or primary proponent.
 - b. Name, address, and phone number of the applicant's representative if other than the applicant.
 - c. Name, address, and phone number of the property owner, if other than the applicant.
 - d. Location of the property.
This shall, at a minimum, include the property address and identification of the section, township and range to the nearest quarter, quarter section or latitude and longitude to the nearest minute.
 - e. Identification of the name of the shoreline (water body) with which the site of the proposal is associated.
 - f. General description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project.
 - g. General description of the property as it now exists, including its physical characteristics and improvements and structures.
 - h. General description of the vicinity of the proposed project, including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.
 - i. A site development plan consisting of maps and elevation drawings, drawn to an appropriate scale to depict clearly all required information, photographs and text which shall include:
 - i. the boundary of the parcels(s) of land upon which the development is proposed;
 - ii. the ordinary high-water mark of all water bodies located adjacent to or within the boundary of the project. This may be an approximate location, provided that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high-water mark, the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan. Where the ordinary high-water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high-water mark of a shoreline;
 - iii. existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property and the extent of proposed change to the land that is necessary for the development. Areas

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within the boundary that will not be altered by the development may be indicated as such and contours approximated for that area;

- iv. a delineation of all wetland areas that will be altered or used as a part of the development;
- v. the dimensions and locations of all existing and proposed structures and improvements, including but not limited to: buildings, paved or graveled areas, roads, utilities, material stockpiles or surcharge, and stormwater management facilities;
- vi. an inventory of the existing vegetation on the proposed project site, including the location, type, size, and condition, pursuant to SMC 17E.060.240, Shoreline Vegetation Inventory;
- vii. a landscape plan prepared and stamped by a licensed landscape architect, registered in the state of Washington;
- viii. where applicable, plans for development of areas on or off the site as mitigation for impacts associated with the proposed project shall be included;
- ix. quality, source and composition of any fill material that is placed on the site, whether temporary or permanent;
- x. quantity, composition and destination of any excavated or dredged material;
- xi. vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments, and uses on adjacent properties;
- xii. where applicable, a depiction of the impacts to views from existing residential uses;
- xiii. on all variance applications, the plans shall clearly indicate where development could occur without the approval of a variance, the physical features and circumstances of the property that provide a basis for the request, and the location of adjacent structures and uses.

- 2. Certificate of Compliance.
 - a. Site plan is to be prepared by a licensed surveyor; and
 - b. Copies of building permits or other data necessary to demonstrate the building was erected in good faith and all reasonable efforts comply with the code.
- 3. Plans-in-lieu of Compliance.
 - a. Alternative development plan designed in conformance with the applicable development regulations; and
 - b. A written narrative of how the proposed development plan is superior, or more innovative, or provides greater public benefit.
- 4. Preliminary Plat, Short Plat, and Binding Site Plan.
As provided in chapter 17G.080 SMC.
- 5. PUD.

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- a. Profiles of any structures more than one story, shown in relation to finished grade.
 - b. Location, dimension, and boundary of proposed open space.
 - c. Site plan demonstrating compliance with chapter 11.19 SMC including signs, off-street parking, structure height, building coverage, yards, density, screening, buffering, and lighting.
6. Skywalk.
- a. A legal description of airspace to be occupied.
 - b. Architectural and engineering plans.
 - c. Artist's rendering of the proposed skywalk; and
 - d. Written narrative of the access for the public from the street, other buildings, and other skywalks.
7. Floodplain – Floodplain Development Permit and Variance.
As provided in chapter 17E.030 SMC.

Section 12. That SMC 11.19.270 is repealed.

PASSED BY THE CITY COUNCIL ON _____, 2019.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

Table 17D.100-1

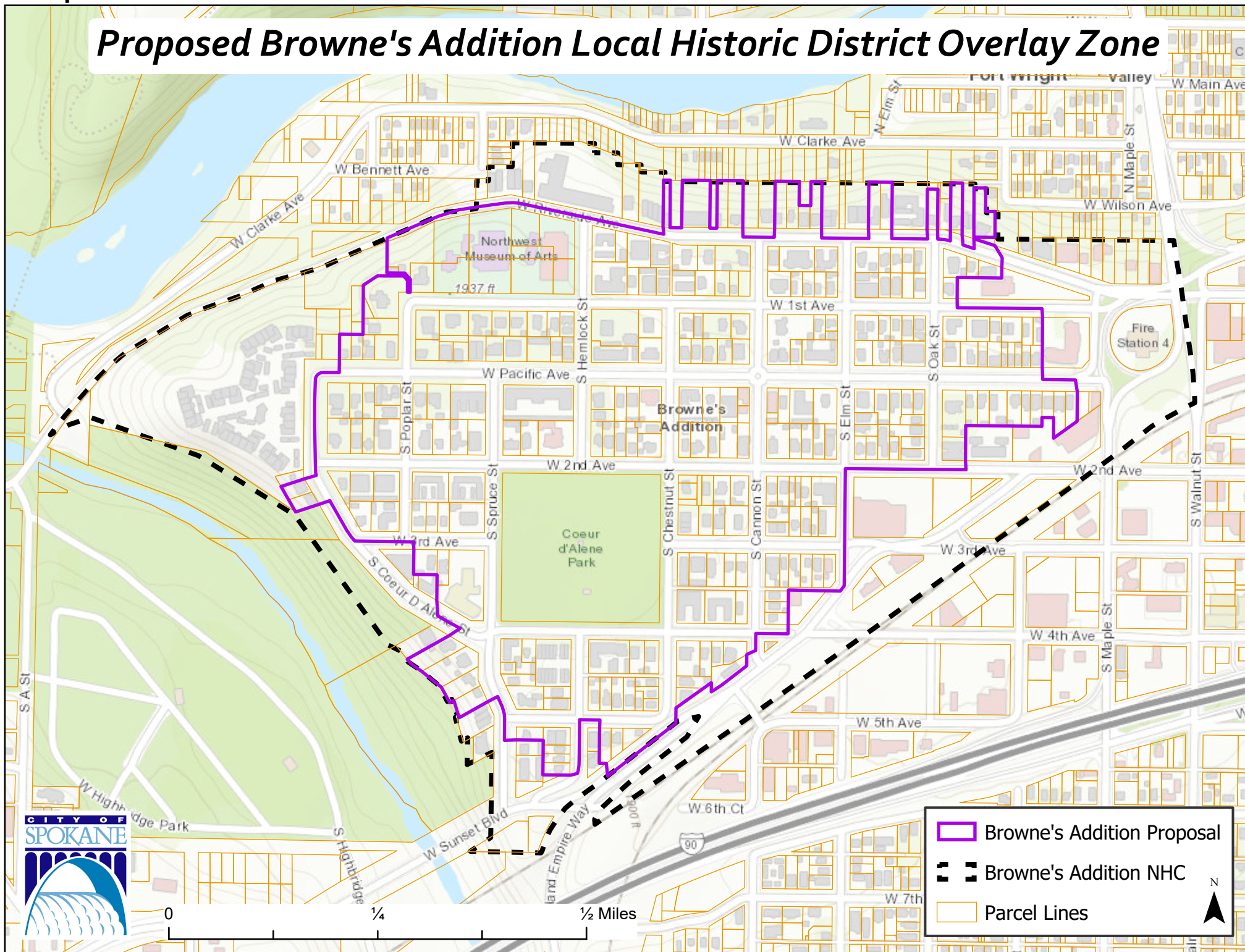
DESIGN REVIEW CHART: This list is not exhaustive, please check with the Historic Preservation Office if you plan work not found below.

Type of Work	No Review	Staff Review	Commission Review
Awnings			
Awning - change of color		X	
Awning - change of style		X	
Awning - new			X
Paint			
Paint with same color	X		
Paint unpainted masonry, including murals			X
Paint with non-historic color			X
Paint with new historic color		X	
Remove paint from masonry		X	
Browne's Addition HD: Paint previously painted surface	X		
Landscaping			
Install garden or landscaping structures	X		
Remove historic landscape features such as rock walls or structure noted in nomination			X
Install new fence (except in Corbin Park)	X		
Install paved walkway	X		
Corbin Park HD: tree removal 6" or larger		X	
Corbin Park HD: install new fence		X	
Windows and Doors			
Replace windows			X
Replace doors - street-facing façade			X
Replace doors - secondary elevation		X	
Changing window openings - primary façade			X
Changing window openings - secondary elevation		X	X
Create new opening for window/door - primary façade			X
Create new opening for window/door - secondary elevation/rear		X	
Install shutters not original to building			X
Porch			
Repair porch	X		
Replace porch in kind		X	
Enclose porch - street-facing façade			X
Enclose porch - secondary elevation		X	
Build new porch			X
Siding			
Repair siding	X		
Install new siding			X
Garage			
Demolish historic garage			X
Demolish non-historic garage	X		
Browne's Addition HD: Construct detached garage			X
Construct detached garage	X		
Construct attached garage			X
Roof			
New roofing with like materials		X	
New roofing with new materials			X

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Type of Work	No Review	Staff Review	Commission Review
Replace/remove sheet-metal cornice on commercial building			X
Remove or alter prominent chimney			X
Change roofline			X
Other Exterior Renovations			
Install mechanical and utility equipment - if NOT visible from street	X		
Install mechanical and utility equipment - if visible from street		X	
Install fire exits			X
ADA accessibility - street-facing façade			X
ADA accessibility - secondary elevation		X	
Change commercial storefront system			X
Signage		X	
New Construction			
Build new addition			X
Build new deck		X	
Move a building			X
Minor construction not seen from street		X	

Proposed Browne's Addition Local Historic District Overlay Zone



**NOTICE OF PUBLIC HEARING AND NOTICE OF SEPA DETERMINATION
A PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE FORMING A LOCAL
HISTORIC DISTRICT, OVERLAY ZONE, AND ADOPTING DESIGN STANDARDS AND GUIDELINES
IN BROWNE'S ADDITION IN THE CITY OF SPOKANE**

Notice is hereby given that there will be a public hearing before the City of Spokane Plan Commission on **Wednesday, June 12, 2019 at 4 pm** in the City Council Chambers, Lower Level of City Hall at 808 West Spokane Falls Boulevard, Spokane, Washington (this hearing may be continued to a later date). This public hearing is for an application by the City of Spokane for the formation of the Browne's Addition Local Historic District and Overlay Zone, which would be adopted by ordinance of the Spokane City Council and added to the city's official zoning map. The ordinance would also adopt design standards and guidelines applicable to the alteration or demolition of historic resources and all new construction within the district.

The affected geographic area is within the Browne's Addition Neighborhood but the boundary differs from the neighborhood boundary in order to exclude properties that would not contribute to the eligibility of the historic district due to their age or integrity. A project map and full project details can be found at: <https://my.spokanecity.org/projects/proposed-brownes-addition-local-historic-district-overlay-zone/>.

Any person may submit written comments on the proposed action or call for additional information at:

Information:

*City-County of Spokane Historic Preservation Office
Attn: Logan Camporeale, Historic Preservation Specialist
808 West Spokane Falls Boulevard, 3rd Floor
Spokane, WA 99201-3333
Phone (509) 625-6634
brownesadditionhistoricdistrict@spokanecity.org*

APPLICATION INFORMATION

SUBJECT: **Proposed amendments to the Unified Development Code forming Browne's Addition Local Historic District and Overlay Zone**

AGENT: **City-County of Spokane Historic Preservation Office**
808 W. Spokane Falls Blvd
Spokane, WA 99201
brownesadditionhistoricdistrict@spokanecity.org
(509) 509-625-6634

APPLICANT/PROPERTY OWNER: **MULTIPLE PROPERTIES AFFECTED IN PROJECT AREA, SEE ATTACHED MAP.**

Location: The proposed district is roughly bounded by the north side of West Riverside Avenue to the north, South Walnut Street to the east, the BNSF right-of-way to the south, and the Latah Creek bluffs to the west. This boundary is further refined for the historic district to exclude certain resources at the district perimeter that were constructed after 1950. In particular, the boundary along the north of West Riverside Avenue (north), South Maple Street (east), West Sunset Boulevard (south), and South Coeur d'Alene Street (west) is drawn to exclude out-of-period resources. Please see attached project area map or visit <https://my.spokanecity.org/projects/proposed-brownes-addition-local-historic-district-overlay-zone/> for a project map.

SEPA: A SEPA Checklist for this non-project action has been submitted and a determination of non-significance is anticipated. A Determination of Non Significance (DNS) was issued on May 28, 2019 under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days. Comments regarding

this DNS must be submitted no later than 4 pm, June 12, 2019 if they are intended to alter the DNS.

Description of Proposal: This proposal would form the Browne's Addition Local Historic District and Overlay Zone. This proposal is adopting a new section 17D.100.280 Browne's Addition Local Historic District Overlay Zone to the Spokane Municipal Code which would form the Browne's Addition Local Historic District and Overlay Zone in the Browne's Addition Neighborhood of Spokane, Washington. The proposed ordinance would also make related amendments addressing notice and appeal requirements to SMC sections 17D.100.040, 17D.100.080, 17D.100.100, 17D.100.200, 17D.100.210, 17G.050.310, adopting a new section 17D.100.025 and repealing 11.19.270.

The intent of the proposed Historic District and Overlay Zone is to keep the historic character of the district intact by adopting standards and guidelines for reviewing changes to historic properties, demolitions, and new construction within the district.

The project file is available for public review during regular business hours at the City-County of Spokane Historic Preservation Office, City Hall 3rd Floor, 808 W Spokane Falls Blvd., Spokane, WA 99201-3329. For additional information please visit the project webpage: <https://my.spokanecity.org/projects/proposed-brownes-addition-local-historic-district-overlay-zone/>

Written Comments and Public Testimony: Written comments may be submitted on this application by 4pm, June 12, 2019 and will be forwarded to the Plan Commission and Landmarks Commission. Written comments should be sent to the Planning & Development Services address or email listed above. **At the Plan Commission Public Hearing, any person may testify on this application.**

Public Hearing Process: This Notice of Public Hearing and SEPA Determination will be posted at the main City Library, published in the newspaper, published in the Official Gazette and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of properties located within the boundary of the proposed district. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record.

After the Plan Commission hearing, staff will obtain a public hearing date for City Council consideration. The Plan Commission and the Spokane Historic Landmarks Commission will both send recommendations on this proposal to the City Council. The City Council will vote on this matter. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.**

Additional Process: Property owners within the proposed district will vote on this proposal through a separate process, as outlined in SMC 17D.100 Historic Preservation.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Environmental Checklist

File No. _____

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

SEPA Checklist

Browne's Addition Local Historic District

A) Background

1. Name of proposed project:
Browne's Addition Local Historic District and Overlay Zone formation pursuant to SMC chapter 17D.100.020
2. Name of applicant:
Spokane City | County Historic Preservation Office
3. Address and phone number of applicant and contact person:
Spokane City Hall
808 W. Spokane Falls Blvd
Spokane, WA 99201
Logan Camporeale
509-625-6634
lcamporeale@spokanecity.org
4. Date checklist prepared:
April 23, 2019
5. Agency requesting checklist:
Spokane City | County Historic Preservation Office
6. Proposed timing or schedule:
April 24, 2019 2:00PM– Spokane City Plan Commission Workshop
May 8, 2019 2:00PM – Spokane City Plan Commission Workshop
End of May/Beginning of June 2019– voting begins for 60-day period
June 12, 2019 4:00PM – Spokane City Plan Commission Public Hearing
August 21, 2019 3:00PM – Spokane Historic Landmarks Commission Public Hearing
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
No.
8. (a) List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
There is no known environmental information that has been or will be prepared as part of this proposal.
(b) Do you own or have options on land nearby or adjacent to this proposal?
The City of Spokane owns some parks and small parcels within the district. The city will not get a vote on district and overlay zone formation and city parcels will not be counted toward the total developable parcels within the district.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?
We are not aware of any pending applications or proposals.
10. List any government approvals or permits that will be needed for your proposal, if known.
Spokane City Council will be needed to provide final approval for the formation of the district and overlay zone.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

This proposal is adopting a new chapter to Title 17C of the Spokane Municipal Code which would form the Browne's Addition Local Historic District and Overlay Zone in the Browne's Addition Neighborhood of Spokane, Washington by ordinance of the Spokane City Council.

The intent of these efforts are to keep historic buildings in use and the historic character of the district intact through listing on the Spokane Register of Historic Places and forming an overlay zone; incentivizing rehabilitation; and reviewing changes to historic properties, demolitions, and new construction.

This proposed ordinance would also repeal Spokane Municipal Code Section 11.19.270 due to this section being redundant.

12. Location of the proposal.

A portion of the Browne's Addition neighborhood (see below map)



13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane?

Yes.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- i. Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains).

Not applicable due to non-project action.

- ii. Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

Not applicable due to non-project action.

- iii. What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

Not applicable due to non-project action.

- iv. Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

Not applicable due to non-project action.

b. Stormwater

- i. What are the depths on the site to groundwater and to bedrock (if known)?
- Not known.

- ii. Will stormwater be discharged into the ground? If so, describe any potential impacts?

Not applicable due to non-project action.

B) Environmental Elements

1. Earth

- a. General description of the site:

Flat.

- b. What is the steepest slope on the site (approximate percent slope)?

Not applicable due to non-project action.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?

Not applicable due to non-project action.

- d. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable due to non-project action.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable due to non-project action.

- f. Could erosion occur as a result of clearing, construction, or use?

Not applicable due to non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable due to non-project action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable due to non-project action.

2. Air.

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed?

Not applicable due to non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal?

Not applicable due to non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable due to non-project action.

3. Water.

- a. Surface Water:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?
Not applicable due to non-project action.
- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?
Not applicable due to non-project action.
- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Not applicable due to non-project action.
- iv. Will the proposal require surface water withdrawals or diversions?
Not applicable due to non-project action.
- v. Does the proposal lie within a 100-year floodplain?
Not applicable due to non-project action.
- vi. Does the proposal involve any discharges of waste materials to surface waters?
Not applicable due to non-project action.
- b. Ground Water:
 - i. Will groundwater be withdrawn from a well for drinking water or other purposes?
Not applicable due to non-project action.
 - ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
Not applicable due to non-project action.
- c. Water runoff (including stormwater):
 - i. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters?
Not applicable due to non-project action.
 - ii. Could waste materials enter ground or surface waters?
Not applicable due to non-project action.
 - iii. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?
Not applicable due to non-project action.
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Not applicable due to non-project action.

4. Plants.

- a. Check the types of vegetation found on the site:
 - X__deciduous tree: alder, maple, aspen, other
 - X__evergreen tree: fir, cedar, pine, other
 - X__shrubs
 - X__grass
 - ____pasture
 - ____crop or grain
 - ____Orchards, vineyards or other permanent crops.

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

X ___ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Not applicable due to non-project action.

- c. List threatened and endangered species known to be on or near the site.

Not applicable due to non-project action.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable due to non-project action.

- e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable due to non-project action.

5. Animals.

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Not applicable due to non-project action.

- b. List any threatened and endangered species known to be on or near the site.

Not applicable due to non-project action.

- c. Is the site part of a migration route?

Not applicable due to non-project action.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable due to non-project action.

- e. List any invasive animal species known to be on or near the site.

Not applicable due to non-project action.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?

Not applicable due to non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties?

Not applicable due to non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal?

Not applicable due to non-project action.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

- i. Describe any known or possible contamination at the site from present or past uses.

No known or possible contamination on the site.

- ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable due to non-project action.

- iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable due to non-project action.

- iv. Describe special emergency services that might be required.

Not applicable due to non-project action.

- v. Proposed measures to reduce or control environmental health hazards, if any:
Not applicable due to non-project action.

b. Noise

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
No noises will impact this non-project action.
- ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Not applicable due to non-project action.
- iii. Proposed measures to reduce or control noise impacts, if any:
Not applicable due to non-project action.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Not applicable due to non-project action.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Not applicable due to non-project action.
 - i. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
Not applicable due to non-project action.
- c. Describe any structures on the site.
Please see attached Browne's Addition Local Historic District Resource Forms.
- d. Will any structures be demolished? If so, what?
Not applicable due to non-project action.
- e. What is the current zoning classification of the site?
There are three zones within the proposed district boundaries:
Residential High Density – 35
Office Retail – 35
Neighborhood Retail – 35
- f. What is the current comprehensive plan designation of the site?
There are three comprehensive plan designations within the proposed district. The vast majority of the proposed district is the "Residential 15+" designation with small sections of "Neighborhood Retail" and "Office" designation.
- g. If applicable, what is the current shoreline master program designation of the site?
There are no applicable shoreline designations within the proposed district.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The proposed district is classified as "high" in the Critical Aquifer Recharge Area.
- i. Approximately how many people would reside or work in the completed project?
Not applicable due to non-project action.
- j. Approximately how many people would the completed project displace?
The proposal is not anticipated to displace any people.

- k. Proposed measures to avoid or reduce displacement impacts, if any:
The proposal is not anticipated to displace any people.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The intent of this neighborhood generated proposal is to encourage historic preservation in the Browne's Addition Neighborhood. Historic preservation is identified as an important planning goal in Chapter 8 of the Spokane Comprehensive Plan.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable due to non-project action.

9. Housing.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable due to non-project action.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Not applicable due to non-project action.
- c. Proposed measures to reduce or control housing impacts, if any:
There are no anticipated housing impacts from the formation of the proposed district and overlay zone.

10. Aesthetics.

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Not applicable due to non-project action.
- b. What views in the immediate vicinity would be altered or obstructed?
Not applicable due to non-project action.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed Browne's Addition Local Historic District and Overlay Zone will use the proposed Browne's Addition Design Standards and Guidelines to maintain the historic character of the district through a design review process as outlined in Spokane Municipal Code section 17D.100.100.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not applicable due to non-project action.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable due to non-project action.
- c. What existing off-site sources of light or glare may affect your proposal?
Not applicable due to non-project action.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable due to non-project action.

12. Recreation.

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There is a large park, a small park, and a public museum within the district that provide outdoor recreation opportunities. The large park has tennis courts, basketball courts, a play structure, and a splash pad. The public museum has an amphitheater for outdoor events.

- b. Would the proposed project displace any existing recreational uses?
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable due to non-project action.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
Yes. Please see attached Browne's Addition Local Historic District Nomination and Browne's Addition Local Historic District Resource Forms. The area has been a National Register Historic District since designation in 1976.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
Yes, tribal archeological sites have been discovered within or adjacent to the proposed district. (Recorded Archeological Site SP00098)
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Survey and description of all resources within the district was completed through funding by a Department of Archaeology and Historic Preservation CLG Grant.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Major changes to the exterior and demolition of contributing resources within the district will require a Certificate of Appropriateness (COA) from the Spokane Historic Preservation Office as explained in Spokane Municipal Code section 17D.100.200-220.
The need for a COA will be triggered when building permit applications are processed by the City of Spokane.

14. Transportation.

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system.
Not applicable due to non-project action.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Yes. The proposed district is served by two bus routes, one on Pacific Avenue and another on Riverside Avenue. The proposed site will be served by Spokane's Central City Line in the future.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Not applicable due to non-project action.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
Not applicable due to non-project action.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.
- h. Proposed measures to reduce or control transportation impacts, if any:
Not applicable due to non-project action.

15. Public Service.

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
There are no proposed measures to reduce or control direct impacts on public services.

16. Utilities.

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Not applicable due to non-project action.

C) Signature

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 5/6/2019 Signature:  Logan Camporeale

Please Print or Type:

Proponent: Spokane Historic Preservation Office Address: 808 W. Spokane Falls Blvd.

Phone: 509-625-6634 Spokane, WA 99201

Person completing
form (if different
from proponent): _____ Address: _____

Phone: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Timothy Black

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- ☐ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- ☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D) Supplemental Sheet for Nonproject Actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal will not increase pollution, if anything, it will discourage demolition of historic buildings that are composed of irreplaceable, but also sometimes toxic substances, that often end up in landfills as the result of a demolition.

Proposed measures to avoid or reduce such increases are:

There are no proposed measures.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is not likely to have an effect on plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

There are no proposed measures.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is not likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

There are no proposed measures.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal will protect historic resources including houses, commercial buildings, and parks.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposal's intent is to protect many of the resources listed above.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not within a shoreline area.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable due to being outside a shoreline area.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is unlikely to increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

There are no proposed measure to reduce or respond to such demands.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no known conflicts with local, state, or federal laws.

Signature

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 5/6/2019 Signature:  Logan Camporeale

Please Print or Type:

Proponent: Spokane Historic Preservation Office Address: 808 W. Spokane Falls Blvd.

Phone: 509-625-6634 Spokane, WA 99201

Person completing
form (if different
from proponent): _____ Address: _____

Phone: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: 

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- ☐ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- ☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

Attachments:

[Browne's Addition Local Historic District Nomination](#)

[Browne's Addition Local Historic District Resource Forms](#)

[Browne's Addition Local Historic District PROPOSED Design Standards and Guidelines](#)

[Browne's Addition Local Historic District DRAFT Ordinance](#)

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): N/A

PROPONENT: City-County of Spokane Historic Preservation Office

DESCRIPTION OF PROPOSAL: This proposal adopts a new section 17D.100.280 Browne's Addition Local Historic Overlay Zone to the Spokane Municipal Code which would form the Browne's Addition Local Historic District and Overlay Zone in the Browne's Addition Neighborhood of Spokane, Washington. The ordinance would also adopt design standards and guidelines applicable to the alteration or demolition of historic resources and all new construction within the district.

The proposed ordinance would also make related amendments addressing notice and appeal requirements to Spokane Municipal Code sections 17D.100.140, 17D.100.080, 17D.100.100, 17D.100.200, 17D.100.210, and 17G.050.310, adopting a new section 17D.100.025 and repealing 11.19.270. The proposed ordinance would adopt Design Standards & Guidelines for the district by reference. The intent of the proposal is to keep the historic character of the district intact by adopting standards and guidelines for reviewing changes to historic properties, demolitions, and new construction within the district.

For additional information, or to review a draft of the ordinance, please visit the project webpage:

<https://my.spokanecity.org/projects/proposed-brownes-addition-local-historic-district-overlay-zone/>

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The district is roughly bounded by the north side of West Riverside Avenue to the north, South Walnut Street to the east, the BNSF right-of-way to the south, and the Latah Creek bluffs to the west. This boundary is further refined for the historic district to exclude resources that were constructed after 1950 and are located on the outer edges of the City defined boundary. In particular, the boundary along the north of West Riverside Avenue (north), South Maple Street (east), West Sunset Boulevard (south), and South Coeur d'Alene Street (west) is drawn to exclude out-of-period resources. Please see attached project area map or visit <https://my.spokanecity.org/projects/proposed-brownes-addition-local-historic-district-overlay-zone/> for a project map.

LEAD AGENCY: City of Spokane Planning. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- [] There is no comment period for this DNS.
- [] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- [X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on June 12, 2019 if they are intended to alter the DNS.

Responsible Official: Heather Trautman

Position/Title: Director, Planning Services **Phone:** (509) 625-6300

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

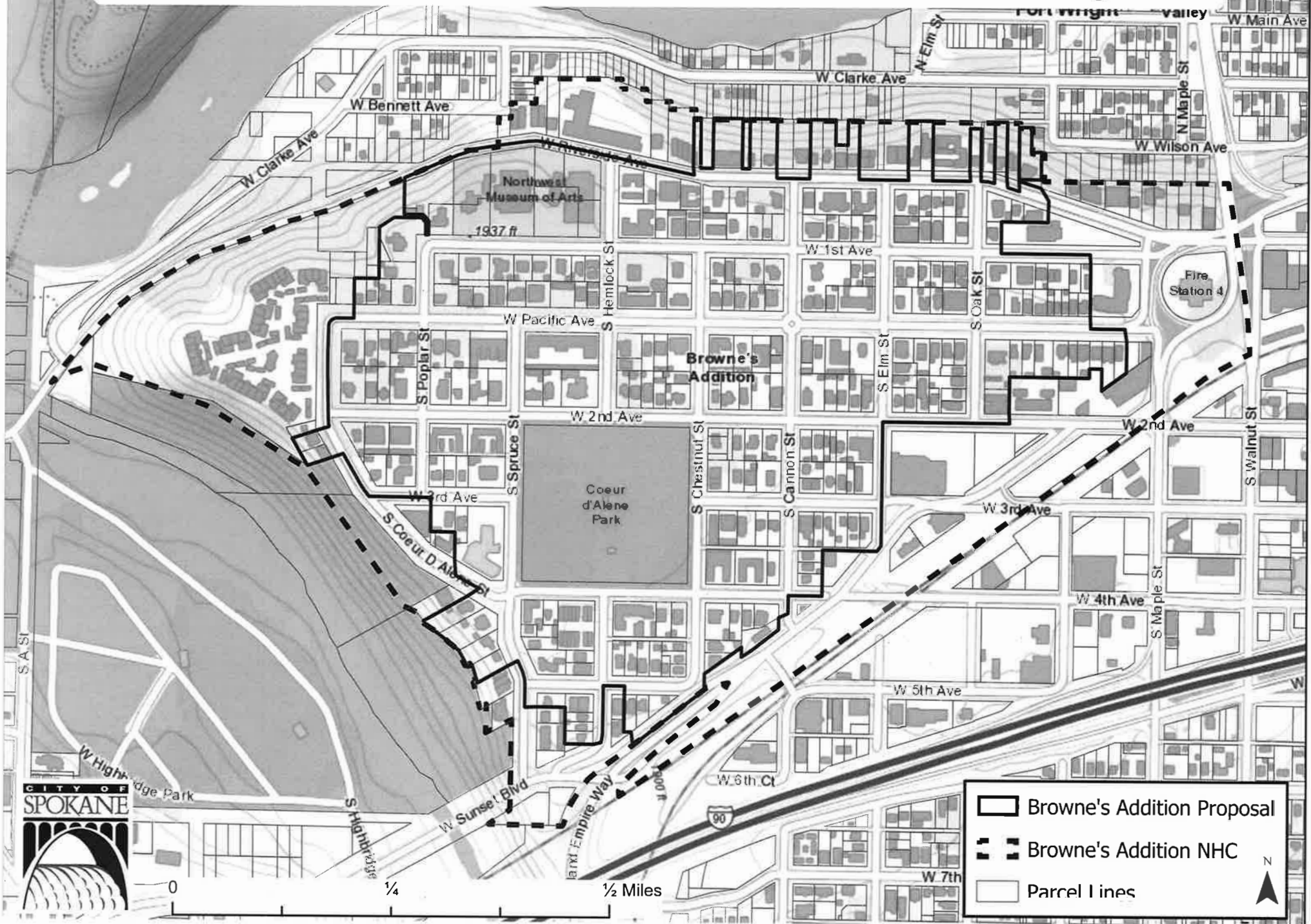
Date Issued: May 28, 2019

Signature:

Twinn Black for H. Trautman

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on June 18, 2019 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

Proposed Browne's Addition Local Historic District Overlay Zone



Neighborhood Notification: Browne's Addition Local Historic District Overlay Comments
Summary of Substantive Public Comments for Plan Commission

Date	Type	Individual Providing Comment	Comment/Question	Staff Discussion
5/31/2019	Phone Call	Male Caller	A property owner called to determine if the property they owned was within the proposed district boundary or not. They had some confusion due to the district boundary and NC boundary both being shown on the provided map.	Staff explained the difference between the two boundaries depicted on the map and where his property sits in relation to those boundaries. He was thankful for the clarification and that was the end of the conversation.
5/31/2019	Email	Julie Biggerstaff	Writing in support of the local historic district.	Replied to thank her for submitting comments. Letter and email information can be found in pdf of compiled comments.
6/4/2019	Phone Call	Morag Stewart	A neighborhood resident called to express some concern about the district boundary due to a concern they have about a potential development immediately outside the boundary of the proposed district.	Staff explained the justification for the boundary and encouraged the caller to read the boundary section in the district nomination for further explanation.
6/10/2019	Email	Morag Stewart	Neutral about the local historic district.	Replied to thank her for submitting comments. Letter and email information can be found in pdf of compiled comments.
6/10/2019	Email	Dave Shockley (Spokane Preservation Advocates)	Writing in support of the local historic district.	Replied to thank her for submitting comments. Letter and email information can be found in pdf of compiled comments.
6/11/2019	Phone Call	Mike Smith	Mike is the owner of four contributing properties and he called to learn more about the district and its impacts after receiving mail notice. After learning more about the proposed district, Mike expressed his support for the district.	Staff explained the process and the impacts of the proposed district and answered a number of specific questions and provided him with additional info that he requested regarding special valuation.

From: [JULIE BIGGERSTAFF](#)
To: [Planning & Development Services Browne"s Addition Comments](#)
Cc: [Rick Biggerstaff](#)
Subject: comments for public hearing on BA local historic district
Date: Friday, May 31, 2019 11:28:20 AM
Attachments: [Comments to historic distric hearing.6.12.19.docx](#)

Hi Logan,

here are written comments from me, as I'm working in Seattle the week of June 10th and am unable to attend the public hearing.

Thanks so much!

Julie Biggerstaff

**** Letter attachment from email is located
on the next page of this document. ****

I am writing in support of the local historic district designation for Browne's Addition, but am unable to attend the public hearing on June 12th.

My husband and I purchased our home in Browne's Addition in 2008; before we did that, we spent several afternoons walking about the neighborhood with our dogs, wanting to get a 'feel' for the area. What we discovered were the large, mature street trees offering shady walks and the wonderful sense of history based on the presence of the old homes and Spokane's first public park. We have since learned many of the stories of the park, the buildings and of the people who came before us and we love the history of the region and how it was used by the native Americans and how it was built by settlers. We loved the neighborhood from the start, and even though, living in Spokane for as long as we have, we knew that Browne's Addition has had its ups and downs through the decades, we decided we wanted to be a part of it.

By allowing those of us who choose to live, work and invest here to make this neighborhood a local historic district, you allow us to help maintain our neighborhood's aesthetic and livability. It is clear that tour buses and people driving and walking through this neighborhood to see the houses DON'T come to see modern box-like and industrial design apartment buildings, but to see the historic homes, enjoy the walkability of the neighborhood and the views over Latah Creek and to the north.

We made an investment; it is this investment that we are asking you to consider, respect and maintain. We are asking you to help us to protect our home's property value; when a large apartment complex is built in place of an existing historic structure, as has occurred twice in the past several years (removing three historic structures), it has a negative impact on the adjacent properties. Investors coming in from both inside and outside of Spokane do not always appreciate the history of the area and are look primarily to make money, not to necessarily maintain the quality of our neighborhood. Does it need investment? Yes, of course; however, we also feel strongly about preserving this neighborhood and its history and heritage, as once gone, it cannot be brought back.

Please help us achieve our goal of a local historic district in Browne's Addition.

Thank you,

Julie Sanford Biggerstaff
Chair, Friends of Coeur d'Alene Park
Treasurer, Browne's Addition Neighborhood Council

From: [Morag Stewart](#)
To: [Planning & Development Services Browne's Addition Comments](#)
Subject: Proposed Browne's Addition Local Historic District Overlay Zone mailing - comments
Date: Monday, June 10, 2019 2:23:28 PM

To whom it may concern!

Thank you for providing an opportunity to submit comments. Although I intend to attend the City of Spokane Plan Committee on June 12th., I wanted to make my thoughts known.

For the record, I strongly support historic preservation but I find some aspects of the process and the overlay zone troubling.

I appreciate the information that was mailed to me. I am no longer a property owner, rather I rent an apartment in Browne's Addition (BA). I believe all BA property owners should have received a copy of the proposed overlay zone materials that were sent to those persons who reside in the proposed zone. Those excluded from the proposed zone would perhaps question or challenge the exclusion if fully informed but instead they have been further excluded by not being sent the information. In fact it surprised me to receive the materials as a BA tenant when there are BA property owners who did not receive them.

I question the wisdom of excluding non-developed lots that are on the zone's periphery. (This has resulted in a zone boundary to the north that resembles an old jagged-tooth comb.) Historic properties that adjoin an non-developed lot (or lots) are **more** likely to need protection from potentially compromising development than historic properties off the perimeter of the zone. Within the zone, only two lots appear to be non-developed and the adjacent properties will be afforded the protection offered by the zone's code restrictions should development ever occur on these lots. Because the zone's boundary has been deliberately drawn to exclude non-developed lots as well as non-contributing properties (i.e. those not deemed historic) not all historic properties within the zone will be equally protected by this BA Local Historic District Overlay Zone. Surely this is an undesirable outcome!

Respectfully submitted,

Morag I. Stewart

From: [Spokane Preservation](#)
To: [Planning & Development Services Browne"s Addition Comments](#)
Subject: Plan Commission Letter
Date: Monday, June 10, 2019 2:33:38 PM
Attachments: [Plan Commission Letter 6-10-2019.docx](#)

Please enter the attached letter into public testimony for the June 12th Plan Commission Hearing.
Thank you,

Dave Shockley
Executive Coordinator



Spokane Preservation Advocates
PO Box 785
Spokane WA 99210

(509)-344-1065

www.spokanepreservation.org

preservationspokane@gmail.com

**** Letter attachment from email is located
on the next page of this document. ****



Advocate - Educate - Preserve

City Plan Commission

June 10, 2019

808 W Spokane Falls Blvd

Spokane, WA 99201

Dear Plan Commission Members,

This letter is written to urge you to support the documents, including the nomination and design standards that have been prepared to create the Browne's Addition Local Historic District. I am a founding member and currently serve as Executive Coordinator for Spokane Preservation Advocates. I am also a current member and chair of the Spokane Historic Landmarks Commission.

The creation of this local historic district was instigated by property owners in Browne's Addition that were concerned about inappropriate development and that wanted to maintain the historic character of the neighborhood. The creation of the historic district will save some of the invaluable historic resources from demolition. It will also provide for appropriate redevelopment of historic properties, compatible new development and redevelopment of non-contributing properties. By creating a public process through open public meetings of the Spokane Historic Landmarks Commission, it allows the neighborhood to be engaged in changes that are proposed for the district.

In conclusion, these documents have been reviewed and commented on multiple times by the Browne's Addition Neighborhood Council members, the Historic Preservation Office staff, Landmarks Commission members, Spokane Preservation Advocates members, you the Plan Commission and citizens in general. The Historic Preservation Office has gone out of its way to incorporate all of those comments and concerns into these documents. The result is what the neighborhood asked for and documents that will greatly maintain the historic integrity of the district well into the future.

Thank you for your support.

David Shockley

Executive Coordinator

P.O. Box 785 * Spokane, WA * 99210

www.spokanepreservation.org

(509)344-1065

COMMENTS FROM INITIAL REVIEW OF BROWNE’S ADDITION DESIGN OVERLAY BY PLANNING STAFF

****Planning comments in BLACK text, responses by Historic Preservation Office in BROWN text**

May 16, 2019

Topic	Issue	Discussion / Examples
Fairness of review process	<p>Subjectivity of approval criteria</p> <ul style="list-style-type: none">HP reviews are inherently subjective in that they do not rely on dimensions for setback, etc. and are considered on a case-by-case basis – which is considered to be fair for each property owner. The immediate context and particularities of the property are taken into account rather than asserting that one condition/solution/”thou shalt” standard is the best decision.Absolutely prescriptive standards convey that there is only “one best way” to make any change; these standards somewhat allow for a range of approaches and leaves more autonomy for some decisions for the property owner. This is intentional and seen as a “good thing” in more progressive HP circles.Fairness and subjectivity are related but not the same. Fairness in HP means using the process correctly; referring to standards and guidelines as the basis of decisions, and avoiding personal preferences.Subjectivity is inherent in the judgements that need to be made: is the proposal close enough to what is stated in the standards and guidelines? Is the intent of the project on target even if not every guideline is met? Appropriateness is used to consider an individual solution rather than a generic one for an entire land use zone.Review is fine-grained and project specific.	<p>A number of guidelines are too subjective to be helpful to a decision-maker, applicant, or interested member of the public. For example:</p> <p>“Even so, a small building in a location that has buildings of various ages and sizes may be an appropriate place to use design juxtaposition” (Guidelines page 64).</p> <ul style="list-style-type: none">This articulates what might be called common sense: something small and different has less of an effect on a district than something large and different.Juxtaposition is further pointed in this section to not be a preferred design strategy in Browne’s. <p>“Sometimes a design does not meet certain expectations, but feels ‘right’ for the location” (Guidelines page 77).</p> <ul style="list-style-type: none">One of the underlying reasons for this comment is that it is very difficult to articulate all they ways that a proposed design could be appropriate or inappropriate.Pg. 77 changed to read: <i>Sometimes a design does not meet all expectations, but feels “right” for the location. It is very difficult to articulate all of the possible ways a proposed design may be appropriate for the district - so the option is left open for something that had not been considered at the time these guidelines were created to meet compatibility.</i>

	Noticing requirements	<p>The notification process for projects under review for a Certificate of Appropriateness (COA) appears to default to SMC 17D.100.210.D. It is unclear whether property owners within a certain radius would be provided with notice of projects under COA review. This differs from discretionary review of land use cases, and a stated policy goal of the proposed district, to provide a “public process” on projects under review.</p> <ul style="list-style-type: none"> Attorneys are currently working on making sure that our ordinance SMC17D.100 fully explains all noticing requirements. All of our public hearings are noticed based on publication in a newspaper; publication in the Gazette; notice to property owners and others who have specifically requested information on a particular application; as well as a wide agenda distribution list that has been compiled over many years. We do not notice the same as land use cases in terms of a radius around the property
	Determining review process	<p>Neither SMC 17D.100.210 nor the guidelines provide criteria for determining whether a proposal can be reviewed for a COA administratively, or whether a hearing before the SHLC is required.</p> <ul style="list-style-type: none"> Added the Design Review Chart as Appendix V in the standards and guidelines Added same chart to our ordinance in SMC 17D.100.200C as an attachment file – “Appendix B is a list of the types of work that are exempt from the requirement of a certificate of appropriateness, that can be approved administratively or that would require a certificate of appropriateness from the commission.”
	Preliminary approval process	<p>The preliminary review process for new construction, as described on page 14 of the guidelines, does not appear to offer any significant advantage to an applicant, since the preliminary approval “does not ensure final project approval.” On the other hand, a denial at the preliminary review stage can prevent the project from moving forward to SHLC review, until the staff is satisfied that the SHLC would reach a different decision.</p> <ul style="list-style-type: none"> The preliminary review process is a benefit in that the project proponent gets a reading of whether its interpretation of appropriate

		<p>and compatible is in alignment with the SHLC’s. This is much like the Developer Services Center (DSC) offering a “pre-development” meeting to talk through a project before the expense of full building plans is undertaken. Red flags are noted and the applicant may revise plans before submitting for full Landmarks Commission review.</p> <ul style="list-style-type: none"> • The “does not ensure final project approval” phrase reflects experience with projects being described “as just the same as previously reviewed” but nevertheless have differences in materials, details, etc. that cumulatively make a different project. • That a project must be altered before it is submitted again is a deduction from how reviews take place: if the review is conscientiously based on the standards and guideline the first time, it is unlikely that a quite different finding would be made via a second review. • Plus – how different is our preliminary review process from the first meeting with the Design Review Board? There is a strong analogy.
<p>Clarity on how guidelines/standards would be implemented in the review process</p> <p>The standards and guidelines are applied by the SHPO staff as they work with applicants, the design review committee members most thoroughly via a site visit and review of proposal documents, and then by all Commission members at the public meeting.</p>	<p>Unclear regulatory effect of proposed guidelines</p> <ul style="list-style-type: none"> • The nature of HP design review of existing buildings and often people’s homes means that approaches that provide some latitude in decision making on smaller matters that do not affect the buildings overall character, and to subtly provide guidance about what HPs think is the best approach (consider). • The language in the guidelines is very intentional but is not intended to be unclear. 	<p>It is unclear whether the proposed guidelines are meant as regulatory requirements that must be met in order to obtain a COA, or technical guidance for the owners of historic properties. Many of the guidelines are clearly suggestive and non-regulatory, yet the following is stated on page 16: “These standards and guidelines have been adopted as part of a City Ordinance and are not voluntary.”</p> <ul style="list-style-type: none"> • Removed the “and are not voluntary.” • **Changed paragraph to read: <i>These standards and guidelines have been adopted as part of a City Ordinance. The Secretary of the Interior Standards for Rehabilitation have long been the SHLC’s standards used for reviewing projects and issuing COAs. The guidelines in this document are intended to help expand and further articulate how the SHLC will use the Standards when reviewing properties for COAs in Browne’s Addition.</i>

		<p>The proposed standards/guidelines do not follow the City’s established convention for classifying design guidelines as either Requirements (R), Presumptions (P), or Considerations (C).</p> <ul style="list-style-type: none"> • They were not developed with the Presumption that they should follow the city’s conventions. The widespread use of the Sol standards and the approach outlined in them, and the decisions that need to be made, mean that the vast majority of other city’s HP standards and guidelines do not conform to other documents in the city.
	Applicability of design guidelines based on project type	<p>The applicability of the design guidelines is unclear in certain situations, such as projects in the public right-of-way, new and existing commercial properties, and new multifamily construction.</p> <ul style="list-style-type: none"> • The sections on existing buildings and new construction are clearly delineated with headings and content. • Ordinance revision now states in Section 17D.100.100 - D. The design standards and guidelines for either individual properties through a property management agreement or historic districts are not applicable to publically owned structures located in the public right of way. • Commercial properties are an extremely small portion of Browne’s Addition and will be reviewed using the Secretary of the Interior’s Standards as are other buildings individually listed on the Spokane Register. • New multi-family and new commercial would all be reviewed under the “New Construction” chapter 8 of the Standards & Guidelines.
	Defining maintenance	<p>The discussion of “maintenance” included on page 14 includes several examples but no definition. This section also states that “No permit is needed for these types of maintenance: ...” and should clarify that no COA is required, but a building permit may still be required.</p> <ul style="list-style-type: none"> • Added the definition of maintenance to Appendix 1: Glossary of Terms. Maintenance: the process of keeping a building in good condition by regularly checking and repairing it when necessary.

		<ul style="list-style-type: none"> The examples were thought to be more instructive for property owners than one definition of maintenance. Added “but some work may require a City building permit” – pg. 14
	<p>Default applicability of existing development regulations within the district</p> <p>Added on page 67: In Browne’s Addition, the Local Historic District Overlay Zone provides the standards and guidelines for new construction in that portion of the RHD zone. Because these guidelines state expectation for compatibility, rather than include dimensions and requirements, and require site-specific design, they do not include a maximum height for new construction defined in number of feet because each site will be reviewed for compatibility of surrounding buildings.</p> <p>However, the City of Spokane general development standards cap building height at 35 feet for the RHD zone, but may be modified up to 50 feet if certain conditions are met (SMC 17C.110.215 Height). The standards for new construction in this document work in conjunction with the general development standards adopted for multi-family buildings.</p>	<p>The ordinance or standards/guidelines document should include a statement indicating that underlying development regulations prevail unless otherwise indicated in Standards and Guidelines.</p> <p>Added height limits in the RHD zone on page 67.</p>
	Process for future amendments	<p>The ordinance or standards/guidelines document does not specify a process for the SHLC or City Council to amend the guidelines and/or district boundaries in the future.</p> <ul style="list-style-type: none"> Ordinance states in SMC 17D.100.100 C that ...No less than every five (5) years, the commission shall review and consider amendments to the management and design standards and guidelines for each district established under this section and forward its findings and recommendations to the City Council for adoption We don’t feel that there is a strong need to include that information within the Standards & Guidelines document as well.

Conflicts between proposed guidelines/standards and existing City policies and regulations	<p>Multifamily design guidelines</p> <ul style="list-style-type: none"> • There was confusion by Planning/Current Planning staff as to what sections were dealing with existing buildings and what dealt specifically with new construction. • We added the word “existing” to the sections on Single Family and Multi-Family in order to further define that these chapters/guidelines deal with buildings that are already in the neighborhood 	<p>Certain proposed standards/guidelines appear to conflict with provisions allowed, encouraged, or required under the existing multifamily design standards, including:</p> <p>Outdoor space/balconies (Guidelines pages 44, 50, 54, 57, and 72)</p> <ul style="list-style-type: none"> • These pages (44, 50, 54, and 57) deal with EXISTING buildings and avoiding highly visible NEW balconies or decks that are not historically appropriate. Page 72 is new construction and advises to “minimize visibility” of outdoor decks for recreation. We would <p>Individual entrances (Guidelines page 75)</p> <ul style="list-style-type: none"> • The standards and guidelines state: Use traditional approach to entrance design: Place individual entrances in multi-family buildings oriented to the street and clearly evident as the main entrance to each unit. • Not sure that there is a conflict there – if a site calls for the need for one main entrance for a multifamily building, the SHLC would consider that just as they would consider townhomes with separate entrances oriented to the public street. <p>Connections between parking/street lighting (Guidelines pages 44 and 53)</p> <ul style="list-style-type: none"> • These are existing multifamily building guidelines sections, so we would not be looking at these items on existing historic structures
	<p>Building height Changed wording on page 67 from:</p> <p>In Browne’s Addition, the Local Historic District Overlay Zone provides the standards and guidelines for new construction in that portion of the HDR zone. Because these guidelines state expectation for compatibility, rather than include dimensions and requirements, and require site-specific design, they do not include a maximum height for new construction defined in number of feet. The standards for new construction in this document supersede the general development standards adopted for multi-family buildings.</p> <p>TO THIS:</p>	<p>Page 67 of the Guidelines indicate that the guidelines/standards supersede general development standards for the underlying HDR zone, but do not specify a maximum height. There do not appear to be specific criteria for a decision-maker to document the rationale for denying a COA application on the basis of height.</p> <ul style="list-style-type: none"> • Changed wording from “The standards for new construction in this document supersede the general development standards adopted for multi-family buildings” to say: <i>“The standards for new construction in this document work in conjunction with the general development standards adopted for multi-family buildings.”</i>

	<p>In Browne’s Addition, the Local Historic District Overlay Zone provides the standards and guidelines for new construction in that portion of the RHD zone. Because these guidelines state expectation for compatibility, rather than include dimensions and requirements, and require site-specific design, they do not include a maximum height for new construction defined in number of feet because each site will be reviewed for compatibility of surrounding buildings.</p> <p>However, the City of Spokane general development standards cap building height at 35 feet for the RHD zone, but may be modified up to 50 feet if certain conditions are met (SMC 17C.110.215 Height). The standards for new construction in this document work in conjunction with the general development standards adopted for multi-family buildings.</p>	<p>It is unclear whether the two-story height differential described on page 73 of the Guidelines means that a building at least three stories in height would be required at any location within the district.</p> <ul style="list-style-type: none"> It is intended to mean that a building can be two stories taller than an adjacent building – a three story building would be more compatible beside a one-story one but other factors of the design and its overall compatibility assessment means that parts of it might well be over three stories in height if it is taking advantage of the 50 feet modification based on roof slope, etc. It does not mean that all new buildings in the district would be required to be 3 stories.
	<p>Site planning</p>	<p>In several places, the proposed standards/guidelines appear to apply subjective guidance to site elements addressed in existing development regulations. These elements are unlikely to contain historic character-defining features, unless specifically addressed in nomination inventory sheets, and include the following:</p> <p>Location of parking (Guidelines pages 72 and 74)</p> <ul style="list-style-type: none"> The document comments on historic character-defining patterns of parking – on site and to the rear of most buildings; such character features are the basis for guidelines for new construction but the standards and guidelines does not have any parking requirement. That will be something that developers can work through Current Planning with – however, more parking off-street would potentially give a slightly higher score on compatibility for a developer. <p>Front yard setbacks (Guidelines pages 20, 72, and 73)</p> <ul style="list-style-type: none"> The standards document and nomination document made a point to describe the set-backs, deep yards, tree canopy, and park-like setting

		<p>of the front yards as a significant character-defining feature of the district and even discuss this matter per sub-areas of the district.</p> <p>Landscaping and grading (Guidelines pages 53-54 and 72)</p> <ul style="list-style-type: none"> • As noted above landscaping is part of the character of the district; in some locations historic retaining walls are prominent and are part of that character. • Nevertheless, the decision was made with input from the neighborhood, that the standards have a very light touch on landscape review and no COA is required for any changes to landscaping. <p>Driveway width and location (Guidelines pages 53 and 74)</p> <ul style="list-style-type: none"> • Some historic district standards are much more prescriptive on these topics, prohibiting new curb cuts and driveways if that was not the historic pattern. Providing guidelines on driveway width is a pretty light touch. Again, this is something Current Planning would use underlying development regulations for – our comment on it would be minimal. <p>Sidewalk width (Guidelines page 53)</p> <ul style="list-style-type: none"> • This is mainly talking about paths from the public sidewalk to the house/multi-family structure. I’m not seeing anywhere in the standards where the width of those paths is specifically noted. Changed the word “sidewalk” to “path.”
Connection between the proposed guidelines/standards and historic preservation purposes	Guidelines unrelated to historic preservation purposes	<p>New construction will be “scored higher” on the Compatibility Scoresheet for providing parking because “parking is a consistent issue in Browne’s Addition (Guidelines page 72). This is outside the scope of protecting historic resources, and already regulated elsewhere in SMC 17C.</p> <ul style="list-style-type: none"> • Actually parking and the paving needed to provide parking is very much a historic district preservation matter. The addition of a significant amount of paving on properties for parking would change the historic character of the district just as not providing any on-site parking may change the character of the district - the point of the standards and guidelines. The Standards and Guidelines don’t address the number of parking spots required – that is for the

		<p>underlying development regulations. The guidelines mainly address the location of the parking – ie: rear or side lots.</p> <ul style="list-style-type: none">• Page 72 states: <i>Orient buildings and human access to the street while providing provision for automobiles at the rear of the property.</i>• The Standards and Guidelines are incentivizing the historic pattern of development. <p>The “Streetscape Factors” listed on page 72 of the Guidelines address setbacks, lot coverage, site grading, visibility of outdoor decks, and other non-historic factors as part of the Framework for Compatible Design.</p> <ul style="list-style-type: none">• In a historic district visibility of “modern conveniences” are nearly always addressed by standards and guidelines. The intent of a historic district is to protect its historic character for the public good and the public has access to the visible from the street portions of the district. These “mod cons” are possible for all properties – in not visible or least visible portions of the properties.• The setbacks, lot coverage, grading are all related to historic patterns and the presumption is that new construction does not detract from the historic character and patterns of the district more than an absolute minimum.• Here are some references to the historic nature of streetscape factors in BA from the Local Historic District Nomination:<ul style="list-style-type: none">○ “As with other neighborhoods where residential use predominates so strongly, the feeling and association of residential use is evident not only in the buildings, but also in the landscaping, canopy of mature trees, the scale of the buildings, the presence of a city park, and the limited number of other uses and absence of parking lots.” (Section 8, Page 13)
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	Review for compatibility versus historic features	Review of new construction is based on compatibility with adjacent structures, whether contributing or non-contributing, rather than character-defining features of historic contributing buildings within the district.

		<p>Regardless of other purpose statements in the proposal, this would suggest that the guidelines in effect limit the intensity of development below that allowed by the underlying development regulations, rather than protect specific historic resources.</p> <ul style="list-style-type: none"> • The district contains 24 % of non-contributing buildings where new development can readily take place (both out of the period of significance and due to loss of integrity for those properties constructed prior to 1950). This is by design – knowing that there are redevelopment pressures on the neighborhood. BA is rather densely developed – compared to the typical SFD areas with large lawns. • The city will not be protecting the historic character of BA if new development is not based on compatibility. The intent of the new infill development standards is general; historic district creation is the accepted way to make new development “not general.” • Plus if one takes a look at the streetscapes, most of the non-contributing buildings are compatible. Historic character defines compatibility and vice-versa.
	Proposed boundary for local district	<p>While the boundary for the 1976 National Register Historic District generally matches the boundaries of the neighborhood, the proposed boundary for the local historic district includes many cut-outs to exclude parcels at the perimeter of the area containing non-contributing buildings. This may lead to confusion regarding the applicability of implementing regulations between historic properties.</p> <ul style="list-style-type: none"> • There are two broad strategies for drawing district boundaries. The National Register district follows one – straight boundaries more similar to zoning boundaries. The district boundaries are tailored to exclude non-contributing buildings and reduce work for SHPO staff and reduce number of non-contributing property owners needing to be involved. • As the National Register has no regulations related to it, except for any a city chooses to assign, such as demolition review, this is an artificial problem for any property owners in BA.

Changes to Browne's Addition LHD Documents

Design Standards & Guidelines

Change	Page	Reason
Removed "neighborhood would like this design" incentive points	Page 71	Feedback from Planning Department: Arbitrary item in new construction scoresheet
Changed Standards to Secretary of the Interior's Standards for Rehabilitation and the rest of the document consists of guidelines to expand and customize those standards	Page 11	Feedback from Planning Department: Clarifies the distinction between standards guidelines.
Removed differences from infill ordinance	Page 67	Not necessary
Added COA requirement for new garage construction	Page 58	Feedback from neighborhood via survey
Clarified that no COA will be required for landscaping	Page 54	Feedback from neighborhood via survey
Clarified that no COA will be required for changes to exterior paint color	Page 51	Feedback from neighborhood via survey
Added Design Review chart for what types of work require review administratively, no review or by the full SHLC	page 12	Feedback from Planning/Current Planning
Removed "Offering a design that district residents, in particular, are likely to find compatible"	page 77	Feedback from Planning/Current Planning
Changed "Sometimes a design does not meet certain expectations..." to read "Sometimes a design does not meet ALL expectation..." Added "It is very difficult to articulate all of the possible ways a proposed design may be appropriate for the district - so the option is left open for something that had not been considered at the time these guidelines were created to meet compatibility."	page 77	Feedback from Planning/Current Planning
These standards and guidelines have been adopted as part of a City Ordinance and are not voluntary. **Removed the "and are not voluntary" section of the sentence.	Page 16	Feedback from Planning/Current Planning
Property owners are encouraged to maintain buildings in good condition and can do such work without applying for a COA, <u>but some work may require a City building permit.</u>	Page 14	Added underlined section based on Feedback from Planners/Current Planning
Removed: No permit is needed for these types of maintenance:	Page 14	Feedback from Planning/Current Planning
Added the definition of maintenance to Appendix 1: Glossary of Terms. Maintenance: the process of keeping a building in good condition by regularly checking and repairing it when necessary.	Appendix 1	Feedback from Planning/Current Planning
Added the word "existing" to Single Family and Multi-Family Chapters (both at the Chapter Titles and bottoms of pages)	Throughout	Feedback from Planning/Current Planning
Removed "Design a building that neighborhood resident would think "fits in."	Page 75	Too arbitrary - feedback from planning

<p>In Browne's Addition, the Local Historic District Overlay Zone provides the standards and guidelines for new construction in that portion of the HDR zone. Because these guidelines state expectation for compatibility, rather than include dimensions and requirements, and require site-specific design, they do not include a maximum height for new construction defined in number of feet. The standards for new construction in this document supersede the general development standards adopted for multi-family buildings.</p> <p>TO THIS:</p> <p>In Browne's Addition, the Local Historic District Overlay Zone provides the standards and guidelines for new construction in that portion of the RHD zone. Because these guidelines state expectation for compatibility, rather than include dimensions and requirements, and require site-specific design, they do not include a maximum height for new construction defined in number of feet because each site will be reviewed for compatibility of surrounding buildings.</p> <p>However, the City of Spokane general development standards cap building height at 35 feet for the RHD zone, but may be modified up to 50 feet if certain conditions are met (SMC 17C.110.215 Height). The standards for new construction in this document work in conjunction with the general development standards adopted for multi-family buildings.</p>	page 67	Feedback from Planning/Current Planning
Changed HDR High Density Residential to Residential High Density		Feedback from Current Planning
Changed the word 'sidewalk' to path under "Hardscape": Keep and maintain the traditional ratio of paved on-premises <i>paths</i> and building to lawn and vegetated areas.	page 53	Feedback from Planning/Current Planning
Added "The Secretary of the Interior Standards for Rehabilitation have long been the SHLC's standards used for reviewing projects and issuing COAs. The guidelines in this document are intended to help expand and further articulate how the SHLC will use the standards when reviewing properties for COAs in Browne's Addition."	page 16	Feedback from Planning/Current Planning
Resource Forms		
Change	Page	Reason
Made changes to 2306 W Pacific	page 146	Owner feedback
Made changes to 1813 W 1st	page 127	Owner feedback
Made changes to 2315 W 1st	page 102	Owner feedback
Nomination		
Change	Page	Reason
Slightly revised map for consistency/removal of vacant lots on boundary	page 12	consistency