

# SPOKANE ENVIRONMENTAL DECISION

File No. SMC 17D.100.230

## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**Date of Issuance:** 9/19/2024

**Proponent:**

City of Spokane - Historic Preservation Office  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3343

**Location of proposal:** Centers and Corridors are located in various locations throughout the City of Spokane. For more details on the specific location of Centers and Corridors, please visit the City of Spokane GIS Map: <https://my.spokanecity.org/opendata/gis/>.

**Description of proposal:** This is a **non-project action**. This proposed ordinance would add Centers & Corridor Zones to the identified areas in the City of Spokane where Historic Preservation review is required when demolition of a historic or eligible structure is proposed. This proposal is amending section **17D.100.230 Demolition Permits for Historic Structures in the Downtown Boundary Area and National Register Historic Districts** to the Spokane Municipal Code which would require that when a historic or eligible structure in a Center and Corridor is proposed for demolition, the replacement structure must have overall square footage equal to or greater than 100% of that of the eligible structure(s) to be demolished. The replacement structure will also be administratively reviewed for its exterior materials to ensure they are compatible with surrounding historic buildings. This proposal would modify the permitting and financial conditions which must be met before a demolition permit is issued for a historic or eligible building. The proposal also reorganizes the existing code section to improve clarity.

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

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://www.historicspokane.org/centers-and-corridors>.

**Lead agency:** City of Spokane, Spokane Historic Preservation Office

**Reviewer:** Logan Camporeale

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The City of Spokane has determined that this proposal will 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). We have reviewed the attached Environmental Checklist and agency comments.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date this DNS was issued. Comments must be submitted by October 9<sup>th</sup> at 4:00PM.

**Responsible official:** Spencer Gardner

**Position/Title:** Planning Director

**Address:** City of Spokane – Planning Department  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3343  
**Phone:** (509) 625-6634

**Signature:**  \_\_\_\_\_ **Print Name:** Spencer Gardner

You may appeal this determination in writing to the Hearing Examiner, City of Spokane, 808 West Spokane Falls Boulevard, Spokane WA 99201-3343, no later than 14 days from the date of decision. Be prepared to make specific objections. Information on SEPA appeal procedures can be provided at the Planning and Development Department






# 17D-100-230SEPA Determination FINAL

Final Audit Report

2024-09-19

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