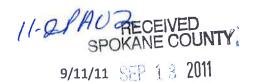
Spokane County Department of Building and Planning



Comments re: proposed rezoning / application file # 11-CPA-02 / parcels 36171.0101 through 0111from 如果的原語版例 Regional Comercial. Hearing scheduled for September 15, 2011.

I would like these comments to be added to the proceedings.

First, there is no particular need for another large commercial mall in North Spokane. As it is, the "growth plan" for Spokane has resulted in a series of abandoned, junky strip malls that resemble the growth (or death) rings on a tree. Drive South on Division from where I live near Hawthorne and Newport, and I challenge you to find 4 or 5 <u>viable</u> businesses in a row, on any block, on either side of the street. I am against the boom-and-bust cycle that gives us new "businesses" every year and ugly empty buildings the next, spreading inexorably from the dying center of town.

In my particular case, I will have to look at an especially hideous example of junk architecture for the rest of my tenure in Spokane: the empty Ashley Furniture building with the phony "towers" that you can see for 2 miles, "Ashley" in 10-foot lettering. Leading to my second point:

I know this is outside of the scope of this meeting but **Spokane should require that any developer put up money in advance, in conjunction with whoever they move in, to be held in case the business flops, and them to ameliorate the damage they leave behind.** I mean anybody from a small concern like OPA Pizza to something big and ugly like Ashley to the financial moguls who hope to build (AGAINST ALL ODDS) a thriving business center in front of the YMCA.....Somebody should be taking the signs down, maintaining the plantings and landscaping, cleaning up and taking off the graffiti that accumulates around an empty building, especially ones with large parking lots. I sincerely doubt that the persons proposing this rezone have any intention of mitigating the effects on the neighborhood.

What is the point in allowing a rezone? Someone who does not need the money will make more money creating buildings that will end up festering out on the highway in the next year or two. Look at the "Party Store" on the corner of Hawthorne and Newport Hwy for another example. Even if that garish sign came down, it would be a visual relief.

Neighbors do remember what you choose to do. I went to a proposed rezone meeting a number of years ago, for the property between College Place and Camelot. The developer promised to leave as small an impact as possible, especially not touching the larger trees and "maintaining the nature and character of the neighborhood". Then they clear-cut the entire strip in just 1 day; the only trees they left were in the yard across the street, and they made a huge mess that still is not completely developed (empty lots). I was furious at this egregious mis-use of your authority to permit irresponsible communications with this community. Now I've lived here a little longer and am more cynical. But if you look at existing permitted uses, I believe we could have a nice development out in front of the Y, maybe some medical offices, nice restaurants, maybe a daycare facility, with some nice plantings, walking areas....all of this could happen WITHOUT a re-zone. So my vote: Please do not re-zone this area to higher-use classification.

Thank you,

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