

NOTES and Suggested process based on Claire and Maryhelen meeting
September 1, 2014

Demolition Notification Discussion – Neighborhood Perspective

Process

Mandatory notification of permitted residential structure demolitions. Follow what is already in the code for land use notifications – 35 calendar day notification to allow one cycle of NA meetings for discussion of proposed demolitions.

1. Developers to do door hangers
2. Demolition notice goes to coalitions, neighborhood associations, business associations (“Recognized Organizations”)
3. Additional extension not to exceed 120 calendar days which may be requested through neighborhood or business associations only
 - Neighborhood associations need proof of plan for alternative to demolition to be submitted prior to expiration of 35 calendar day notice/delay. Plan must include:
 - Description of plan to buy house
 - Description of plan to move the house
 - Plans to pay for/fund the deconstruction of the house (**this might meet the current need for attention to deconstruction)
 - Before the 35 day time elapses the NA submitted plan must include:
 - Proof of contact with developer – document signed by developer
 - Letters of Commitment/intent from involved parties (banks, investors, vendors)
 - Who are responsible parties
 - How much money or time is needed to complete the plan
 - The projected completion date
 - If there is approval of the plan, there should be a 30 calendar day review on the plan progress, with additional reviews at 30 days not to extend beyond 120-days with an incomplete plan. (there should be wording that the plan needs to be reviewed at 30 day intervals to prove progress and not to exceed a total of 120 days.)
 - Houses listed on the HRI: recommend that taking the house off the list be subject to the same 35 day delay notice, with a plan for action, and possible 120 day delay. This could be an interim “fix” until the whole HRI issue is examined.

Questions:

1 – Is there staff assigned for demolition permit applications as there are LUR?

1a – Who would review the “plan” for alternative use? Can we explore options with the Hearings Officer?

2 – Chap. 24.55 D – Do we do this process currently?

3 – Trees – new issues raised by NAs. What is tree protection for demolition permits?

What is tree protection for building permits? What will the tree ordinance change? This can be an explanation of current vs. new Tree Code.