

AGENDA

LANDMARKS & DESIGN COMMISSION

July 15, 2025

Hybrid Meeting In-person and via Zoom



<https://us02web.zoom.us/j/83923134464?pwd=r6MWfIAsB5OLwPw1REHsTKRbiXvWJk.1>

Accessibility

The City of Ellensburg strives to make our services, programs, and activities readily accessible.

- Closed Captioning is available to Zoom viewers. To enable closed captioning, you will need to click on the "CC" button at the bottom of your Zoom screen and then select either "Show Subtitle" or "View Full Transcript."
- Members of the public who do not speak English or who have limited proficiency may request an interpreter if they wish to participate in public meetings.
 - The City will provide reasonable accommodation for members of the public with disabilities.

The City of Ellensburg strives to make our meetings and activities readily accessible by individuals with disabilities. Please furnish your request in sufficient time for the City to provide a reasonable accommodation by calling the City of Ellensburg ADA Coordinator at (509) 962-7222 or email ADACoordinator@ellensburgwa.gov.

**CITY OF ELLENSBURG
LANDMARKS & DESIGN COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Tuesday, July 15, 2025
5:45 PM - Regular Meeting**

- 1. Call to Order and Roll Call of Members**
- 2. Approval of Agenda (No Public Comment)**
- 3. Approval of Minutes**
- 4. New Business**
 - 4.A Public hearing for consideration of a Certificate of Appropriateness (COA), for the installation of new sign graphics at 118 W 5th Ave, Parcel ID #616933
- 5. Unfinished Business**
- 6. Public Comment**
- 7. Staff Update/Discussion Items**
 - 7.A 2025 PLACES Conference
 - 7.B 2026 Periodic Update - Historic Preservation Chapter
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Landmarks & Design Commission, contact Associate Planner Chace Pedersen at 509-962-7108.



Meeting Date: July 15, 2025

City of Ellensburg

Landmarks & Design Commission Agenda Report

Agenda Subject: Public hearing for consideration of a Certificate of Appropriateness (COA), for the installation of new sign graphics at 118 W 5th Ave, Parcel ID #616933

Submitted by:
Department: Community Development

Suggested Motion/Action:

Move to approve COA for Hans Visser, authorized agent, for the installation of new sign graphics at 118 W. 5th Ave, as proposed, with **one condition**:

1. The pole sign shall only be illuminated from dusk to 10:00pm.

Background/Summary:

TYPE OF REVIEW:

Review of proposed changes to landmarks register properties is required per ECC 15.280.090 (A), as follows:

A. Review Required

- 1) No person shall alter, repair, enlarge, newly construct, relocate, or demolish any registered landmark, or any property located within a landmark district, nor install any exterior sign or mural pursuant to subsection (A)(2) of this section, without review by the landmarks and design commission and issuance of a COA. In the case of murals, the arts commission shall first review and provide its recommendations to the landmarks and design commission of any proposal for a mural to be located on a registered landmark or within a landmark district. Factors to be considered by the arts commission include media to be used, method of application, stability, building/site, mural location and practicability of project.
- 2) This review shall apply to all exterior features of the property visible from a public right-of-way. This review applies whether or not a permit from the city of Ellensburg is required.
- 3) Review of alterations to Ellensburg landmarks register properties under this chapter is in lieu of design review required for projects and sign review per ECC 15.210.050(B).

Additionally, the Commission shall also review the Building Design criteria as found in ECC Chapter 15.530. More specifically, the building design criteria which is applicable to historic buildings and districts as found in ECC 15.530.020, as follows:

ECC 15.530.020 Building Design: Historic Buildings and Districts

- #### A. Purpose.
- To preserve and reinforce the historic character of Ellensburg's downtown and

older residential areas.

B. Historic Buildings and Districts Standards and Guidelines.

- 1) All development projects identified on the Ellensburg landmarks register are subject to review by the Ellensburg landmarks and design commission per Chapter 15.280 ECC and conformance with the following design standards for rehabilitating existing buildings.
 - a. Retain and preserve the overall historic character of the building;
 - b. Ensure that proposed alterations are compatible with the building's own architectural character, and do not create a false historical appearance;
 - c. Retain and preserve early alterations which have architectural significance in their own right;
 - d. Treat distinctive original features, finishes, and examples of skilled craftsmanship with sensitivity;
 - e. Repair rather than replace deteriorated architectural features whenever possible;
 - f. Use the gentlest means possible when surface cleaning exterior masonry;
 - g. Protect and preserve significant archaeological sites affected by the project, or provide mitigation for their disturbance; and
 - h. Design new additions to existing buildings and new infill construction to be compatible with the massing, scale, materials, and architectural features of adjacent historic structures.

These standards are supplemented and further defined or explained by that document entitled "Design Standards for the City of Ellensburg," as currently enacted.

- 2) Property owners of historic district buildings are also encouraged to use the Secretary of the Interior's Standards for the Treatment of Historic Properties (web: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>) (hard copy also available at City Hall) as a guide to preserve, rehabilitate, restore, reconstruct, or add to historic properties. These standards provide detailed recommendations on restoration, maintenance, repair, replacement, design, alterations, building materials, roofs, interiors, etc. [Ord. 4656 § 1 (Exh. O2), 2013.]

Review Required:

All signs erected in the C-C and C-C II zones shall undergo a design review process prior to the issuance of said sign permit according to the following requirements, except for those signs erected on buildings or premises which are identified as landmarks or are situated within a landmarks district which shall be governed by the requirements of the landmarks and design ordinance, Chapter 15.280 ECC.

- A. The applicant for the sign permit shall submit a scaled drawing of the sign along with information regarding the type of material involved, color scheme, type of lettering or symbols used, method of illumination and proposed location of mounting.
- B. The landmarks and design commission review will take into account the appropriateness of the design and appearance of the sign as it relates to the buildings and area surrounding the location.
- C. The landmarks and design commission shall meet and review with the applicant the proposed sign within 15 days from the date a written application for a sign permit is received by the city. The landmarks and design commission shall respond in writing to the applicant no later than five working days after the expiration of the said 15-day review period. The

administrator shall not approve any sign permit application undergoing the design review until a written recommendation is received by the applicant or expiration of the above 20-day time limit, whichever comes first. The applicant's compliance with any recommendation made by the landmarks and design commission shall be voluntary. [Ord. 4573 § 3, 2010; Ord. 4245, 2000; Ord. 3402 § 1, 1983.

Previous Council Action:

Analysis:

STAFF COMMENTS:

The building at 118 W 5th Ave, was originally built as the Sterling Bank building, and is a one-story pavilion style structure, ca. 1976. This building retains its distinctive pavilion style roof construction, with a steep sloping crown on a shallow hipped roof giving the building a unique hat-like silhouette.

The applicant wishes to replace the existing Umpqua Bank signage to reflect the banks new name (Columbia Bank). The property is located at 118 W 5th Ave, Parcel ID #616933, in Central Commercial (C-C) zoning. The applicant has submitted plans (Exhibit B.3), showing the size of the existing signage and the proposed signage. The pole sign is proposed as an illuminated sign.

In review of the criteria found in ECC 15.530.020(B)(1), staff finds that the proposed work on this non-historic, noncontributing building will not detract from the overall historic character of the neighborhood, nor will it create a false historical appearance on the building itself. As such, staff finds that this project meets the following two criteria of said section (cited above):

- a) Retains and preserve(s) the overall historic character of the historic district, and
- b) Ensure(s) that the proposed alterations are compatible with the building's own architectural character and do not create a false historical appearance.

RECOMMENDATION:

Staff has reviewed the criteria in the Code and recommends that the Certificate of Appropriateness (COA) be approved by the Commission for the installation of new sign graphics, as proposed, at 118 W. 5th Ave., with one condition:

1. The pole sign shall only be illuminated from dusk to 10:00pm.

If the Commission should choose to follow the recommendation of Staff and approve the COA, Staff would advise the Commission that the following Findings of Fact are applicable to this project:

1. Per ECC Sections 15.280.090 and 15.530.020, the LDC has jurisdiction to review this project.
2. The project has been found to be in keeping with two of the required building design standards of ECC 15.530.020, specifically that it:
 - a. Retains and preserve(s) the overall historic character of the historic district, and
 - b. Ensure(s) that the proposed alterations are compatible with the building's own architectural character and do not create a false historical appearance.
3. The applicant is the agent for the owner of this building and can pursue this action. This building is not a contributing building in the Downtown Ellensburg National Register or local Landmark Districts.
4. It is in the interest of the City of Ellensburg to protect the historic integrity and character of historic districts. This proposal, if approved, would not negatively impact the district.

In addition, if no public comment is received during the public hearing portion of the meeting, the following Finding of Fact would also be applicable:

5. No public comment was received.

After the close of the public hearing, if it is determined that additional findings of fact are pertinent, they should consist of concise statements of the underlying facts in support of the decision made by the Landmarks & Design Commission. Findings of Fact should be made by the Commission, regardless of whether the project is approved or denied.

When making the final motion, the Commission may also include any conditions of approval that are appropriate to this application.

Financial Impact:

Budget Adjustment: No

Attachments:

1. Exhibit A - Location Map
2. Exhibit B.1 - Application
3. Exhibit B.2 - Narrative
4. Exhibit B.3 - Site Plan & Plans

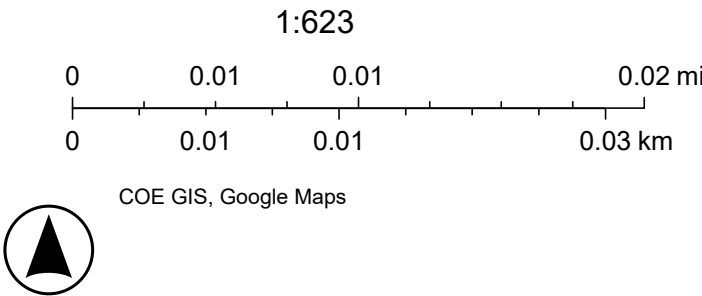
Exhibit A - Location Map 118 W 5th Ave



7/7/2025, 1:30:56 PM

- Major Arterial
- City Parcels
- County Parcels
- Alley
- Addresses
- Active
- Retired

Owner Address
Site Address





Landmarks & Design

Certificate of Appropriateness Application

PA-10
APPLICATION

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) comdev@ci.ellensburg.wa.us

The City of Ellensburg Landmarks and Design Commission, per Section 15.280.020 of the ECC, has jurisdiction over historic districts. It safeguards the heritage of the city as represented by those buildings, districts, objects, sites, and structures which reflect significant elements of Ellensburg's history.

Review of changes to Landmarks Register properties is **required**, per Section 15.280.090. "No person shall alter, repair, enlarge, newly construct, relocate or demolish any registered landmark or any property located within a Landmark District nor install any exterior sign...without review by the Landmarks and Design Commission and approval of a **Certificate of Appropriateness**". This review shall apply to **all** exterior features of the property visible from a public right-of-way. **This review applies whether or not a permit from the City of Ellensburg is required.**

OFFICIAL USE ONLY:

Staff Person:	
Date Submitted:	
Fee Total:	N/A
LDC FILE #:	
Associated Permit File #:	

PROPERTY OWNER: (Note: If the Applicant is not the Owner, attach written authorization from the legal owner(s).)

Legal Owner Name(s):	ELLENSBURG COMMERCIAL PROPERTY LLC	Day Phone:	253-390-0288
Mailing Address:	8811 NE 28th ST Clyde Hill, WA 98004		
E-mail:	igorchusky@msn.com	Cell Phone:	

*APPLICANT: ☐ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:	Hans Visser	Day Phone:	253-495-7091
Mailing Address:	5209 122nd ST E Tacoma, WA 98446		
E-mail:	hans@heathnorthwest.com	Cell Phone:	

CONTACT PERSON: ☐ Owner ☐ Contractor ☐ Tenant ☐ Other

Name:	Hans Visser	Day Phone:	253-495-7091
Mailing Address:	5209 122nd St E Tacoma, WA 98446		
E-mail:	hans@heathnorthwest.com	Cell Phone:	

PROJECT INFORMATION:

This application shall be submitted, with all required information, to Community Development Staff and deemed a complete application, to be considered for a public meeting. At the duly-noticed public hearing, the Landmarks and Design Commission will make a decision of whether to approve, approve with conditions or deny the Certificate of Appropriateness application. Per Section 15.210.050.B, a denial may be appealed to the City Council. Please consult with the Senior Planner for Historic Preservation if you have any questions. All projects must meet the City of Ellensburg Design Standards (Title 15) and ECC 15.70, Landscaping Requirements. A copy of the Design Standards is available at the Community Development Department or located online at www.codepublishing.com/wa/ellensburg.

☐	Parcel Number of Site:	616933	
☐	Site Address:	118 W 5TH AVE	
☐	City Zoning Designation:	C-C	Is a building permit required: ☐ Yes ☐ No

PROJECT INFORMATION:

☐	Project Description:	In a separate narrative, please describe how your project complies with the guidelines for historic properties listed in Sections 15.280.090, 15.530.020 & 15.530.030.
☐	Site Plan:	1. All building locations and dimensions to property lines and other structures. 2. Property lines and easements. 3. Setbacks, open space and landscaping. 4. Rights of way, curbs, parking sidewalks. (The site plan shall be legibly drawn to a minimum scale of 1:20 on substantial paper a minimum 11" x 17" size)
☐	Parking Lot Plan:	Must have preliminary approval by Public Works for parking lot plan.
☐	Exterior Lighting:	Identify the location, design, wattage, and lighting orientation.
☐	Exterior building alterations, rehabilitation, or restoration:	1. Scaled building elevations of all building sides. 2. Samples of types of materials to be used in the construction. 3. Paint colors & design (each paint color applied to 8-1/2" x 11" poster board. 4. Type of paint removal method (i.e., water, chemical, mechanical). 5. Repointing mortar joints – pointing styles and method. 6. Window repair/replacement/alteration detail.
☐	Signage:	1. Colored design 2. Dimensions 3. Location – Drawing or photograph depicting sign(s) on the building or pole. 4. Type of illumination.
☐	Dumpster:	1. Screening materials & colors 2. Location
☐	Special Valuation	Submit documentation for application for Special Valuation for Historic Purposes per ECC 15.280.110 if applicable.

PLEASE NOTE: Items marked above shall be submitted to the Community Development Department **Twenty-One (21) Calendar Days before** the regular scheduled meeting of the Landmarks & Design Commission to allow time for review, processing and advertising according to WA State Statute. The Landmarks & Design Commission meets on the first Tuesday of each month and, if needed, on the third Tuesday of each month.

Stacey Henderson, Senior Planner/ Historic Preservation, is the staff liaison to the Landmarks & Design Commission.

Telephone: (509) 925-8608

FAX: (509) 915-8655

E-mail: hendersons@ci.ellensburg.wa.us

SIGNATURE OF LEGAL OWNER or REPRESENTATIVE AS AUTHORIZED BY THE LEGAL OWNER:

I, Igor Chulsky, (print name) affirm that the above responses are made truthfully and to the best of my knowledge. I hereby apply for this permit application and acknowledge that I have read this application and state that the information is correct and that I agree to comply with all city ordinances pertaining to this permit if granted.

I further affirm that I am the owner of record of the area proposed for the above-identified land use action or, if not the owner, attached here within is written permission from the owner(s) authorizing my actions on his/her/their behalf.

Signature of Legal Owner: (or Authorized Agent)		Date:	06/11//2025
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Narrative:

This project involves the removal of the existing Umpqua Bank signage and the subsequent installation of new signage reflecting the new name of the customer, Columbia Bank. All updated/rebranded signage is compatible with the building's own architectural character, does not create a false historical appearance, and conforms to all building standards as is set forth in Sections 15.280.090, 15.530.020 & 15.530.030 of the Ellensburg municipal code.



#WA0092
118 W 5TH AVE
ELLENSBURG, WA 98926

SIGN PART #		SQUARE FOOT
A	CB-PYLON-DF-60X120	50 SQ FT
SIGN PART #		
B	CB-DIRECTIONAL-FS-48X24	
SIGN PART #		
C	CB-DIRECTIONAL-FS-48X24	
SIGN PART #		
D	CB-RS-WHT-SIGN-N	
SIGN PART #		
E	CB-DUCS-WHT-A	
SIGN PART #		
F	CB-DUCS-WHT-B	
SIGN PART #		
G	CB-DUCS-WHT-E	
SIGN PART #		
H	CB-DEPOSITORY-A	
SIGN PART #		
I	CB-DOOR-VINYL-DU	
SIGN PART #		
J	CB-DUW-WITH-DRAWER	
SIGN PART #		
K	CB-FCO INTERIOR-BS-L-15	

RECEIVED 6/16/25
COMMUNITY DEVELOPMENT
P25-063

RECEIVED
6/12/2025
COMMUNITY
DEVELOPMENT
B25-261



SITE PLAN WITH SIGNAGE

NOT TO SCALE

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SEATTLE
12830 Interurban Ave S.
Seattle WA 98168
206-623-3100
heathnorthwest.com

COLUMBIA BANK
WA0092
118 W 5TH AVE
ELLENSBURG, WA 98926

PROPOSED DESIGN

ACCOUNT EXECUTIVE:
MP
PROJECT MANAGER:
CR
DESIGNER: BK
DATE: 5/15/2025
REVISION NOTES:



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L73 Grounding and Bonding Statement for each permanently connected sign the following statement or equivalent "This sign is intended to be installed in the accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" should be either directly marked on the sign or label attached to the sign, included in the installation instructions, or provided on a separate sheet or tag shipped with the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical code.

ACCOUNT EXECUTIVE (APPROVAL):

CLIENT (APPROVAL):

LANDLORD (APPROVAL):

DESIGN NUMBER:
25-0732-R1
REVISION #: DESIGNER: DATE:
R1 BK 6/3/2025

CB-PYLON-DF

NTS

A

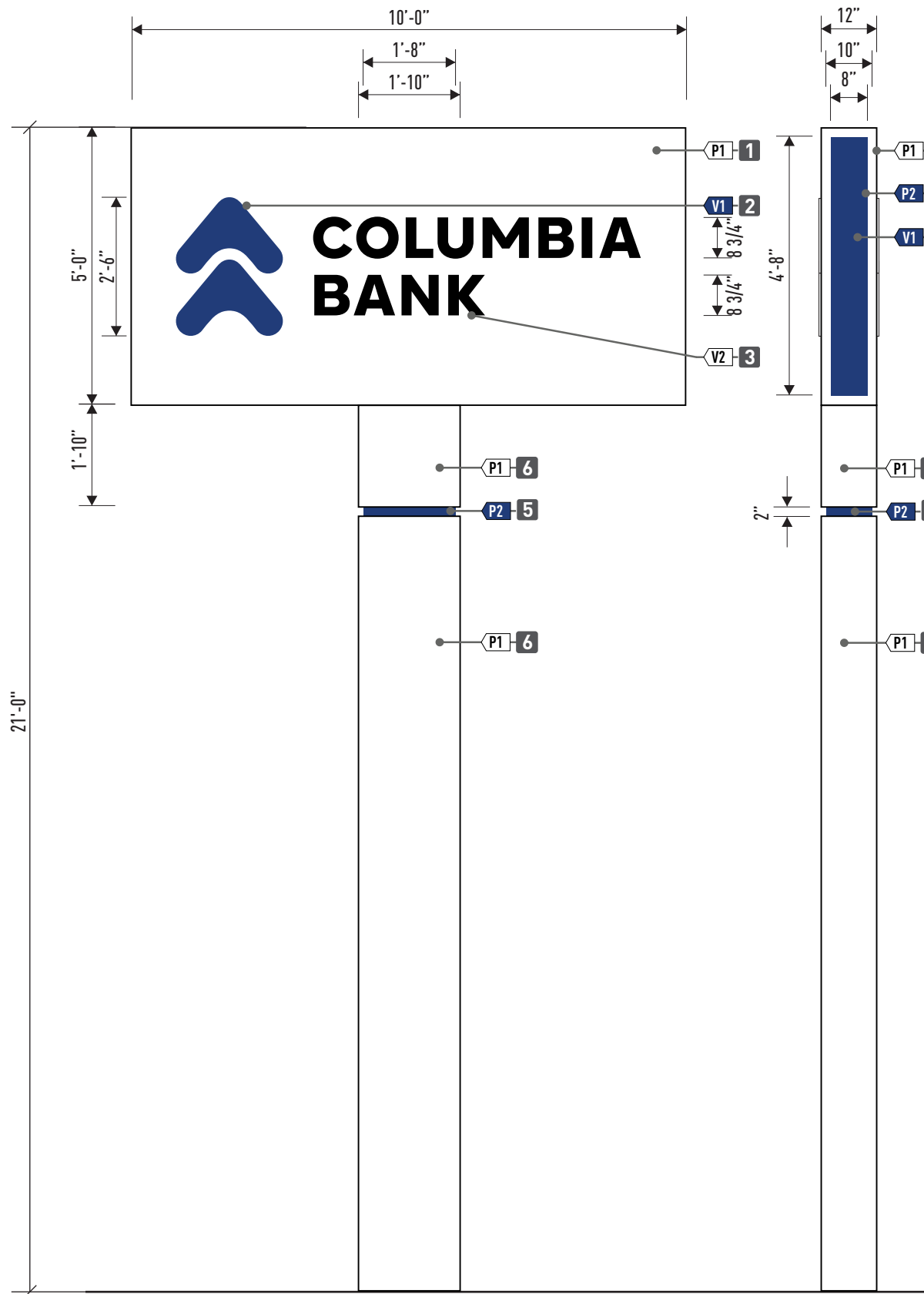


NTS



CB-PYLON-DF-60X120

SCALE: 3/8" = 1'



END VIEW

FABRICATION SPECIFICATIONS			
1	CABINET	CONSTRUCTION	FABRICATED ALUMINUM
		TYPE	D/F ILLUMINATED
		ILLUMINATION	INTERNAL 6500 WHITE LED
		PAINT COLOR	PER COLOR KEY
2	FACE/GRAPHICS	TYPE - LOGO	ROUT-OUT & PUSH THRU
		MATERIAL	.75" CLEAR ACRYLIC
		PAINT COLOR	PER COLOR KEY
		LOGO VINYL COLOR	PER COLOR KEY
		LOGO BACKER	.125" #2447 WHITE ACRYLIC
3	FACE/GRAPHICS	TYPE	ROUTE-OUT, FLUSH TO FACE
		MATERIAL	3/16" DAY/NITE ACRYLIC
4	CABINET ENDS	MATERIAL	FABRICATED ALUMINUM
		PAINT COLOR	PER COLOR KEY
		INSET	1" - PAINT
		ILLUMINATION	INTERNAL 6500 WHITE LED
		LENS	.125" #2447 WHITE ACRYLIC
		VINYL COLOR	PER COLOR KEY
5	REVEAL	MATERIAL	FABRICATED ALUMINUM
		PAINT COLOR	PER COLOR KEY
		INSET	1" - PAINT
		ILLUMINATION	UPLIGHT 6500 WHITE LED
6	POLE COVER	CONSTRUCTION	.063" FABRICATED ALUMINUM
		PAINT COLOR	PER COLOR KEY
7	PIPE	DIAMETER	4", 5", 6", 8", 10" SCHEDULE 40
			USE EXISTING OR AS REQUIRED PER ENGINEERING
8	FOOTING	MATERIAL	CONCRETE
		SIZE	USE EXISTING OR AS REQUIRED PER ENGINEERING

REMOVE EXISTING CABINETS FROM EXISTING POLE SIGN. REPLACE WITH NEW CABINET. REUSE EXISTING POLE, POLE COVER AND FOOTING.
- SURVEY REQUIRED PRIOR TO PRODUCTION.

P1	PAINT	MATTHEWS PAINT MPC WHITE (SATIN)
P2	PAINT	MATTHEWS PAINT MPC#13999 OH SO BLUE (SATIN)
V1	VINYL	3M 3630-287 MARINE BLUE TRANSLUCENT

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

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Seattle WA 98168

206-623-3100

heathnorthwest.com



WA0092

118 W 5TH AVE

ELLENSBURG, WA 98926

PROPOSED DESIGN

MP

CR

BK

REVISION NOTES.



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MANUFACTURER**



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L73 Grounding and Bonding Statement for each permanently connected sign the following statement or equivalent "This sign is intended to be installed in accordance with the requirements of Article 600.6 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" should be either directly marked on the sign or label attached to the sign, included in the installation instructions, or provided on a separate sheet or tag shipped with the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical code.

ACCOUNT EXECUTIVE (APPROVAL):

CLIENT (APPROVAL):

LANDLORD (APPROVAL):

DESIGN NUMBER:

25-0732-R1

REVISION #: | DESIGNER: | DATE:

R1	BK	6/3/202
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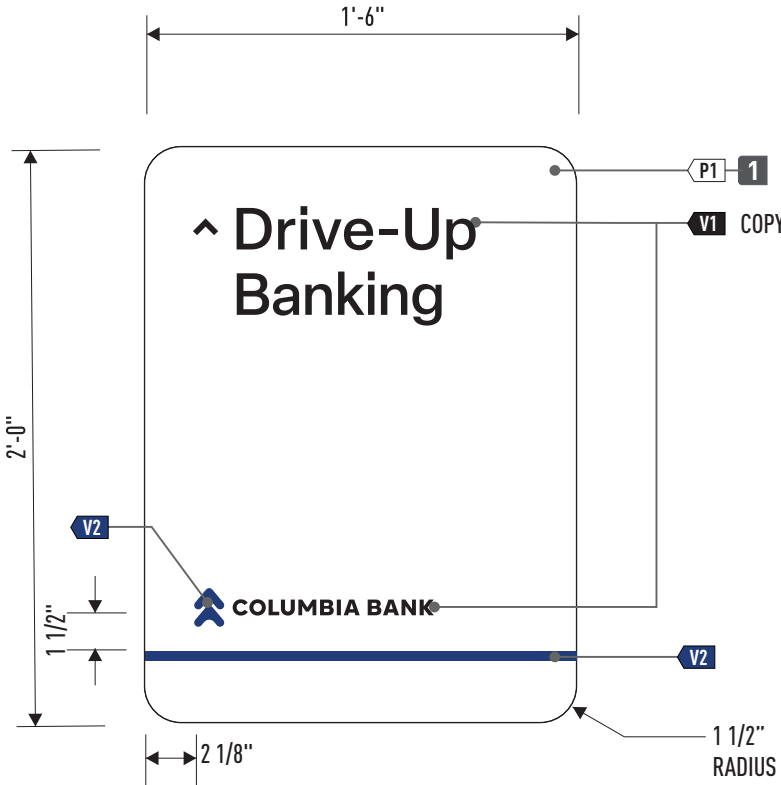
PAGE # 2 OF 10
Page 12 of 39

Page 12 of 39

DIRECTIONAL - POST MOUNTED

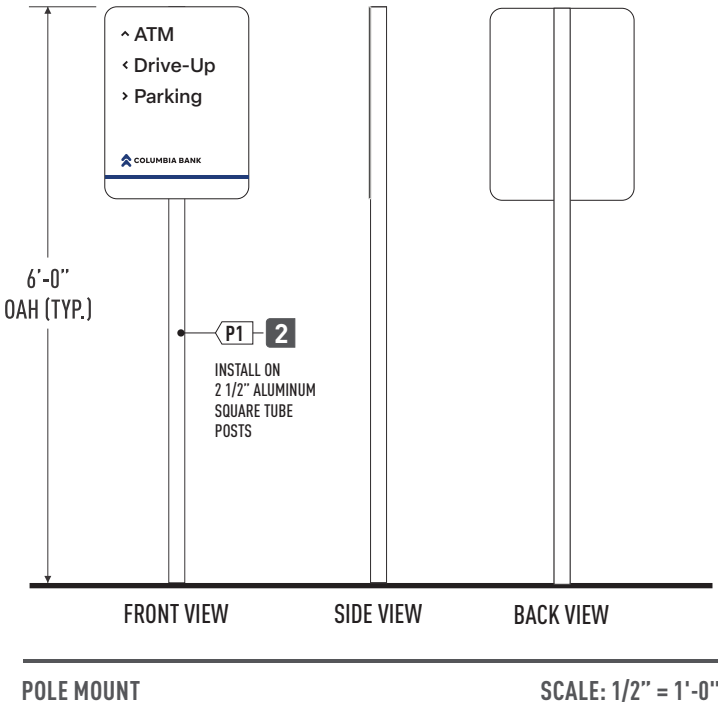
CB-DIRECTIONAL-PM

*CB-DIRECTIONAL-PM-24



B FRONT VIEW - 3 SQ. FT. POST MOUNTED DIRECTIONAL SIGNS
CB-DIRECTIONAL-PM-24 SCALE: 1 1/2"=1'-0"

- INSTALL ON POSTS AS NEEDED



FABRICATION SPECIFICATIONS		
1	PANEL	
	TYPE	.080 ALUMINUM
	PAINT COLOR	PER COLOR KEY
	COPY COLOR	PER COLOR KEY
	RADIUS	1 1/2"
2	POST	
	TYPE	SQ. TUBE
	SIZE	2 1/2"
	PAINT COLOR	PER COLOR KEY
SCOPE OF WORK		
.080 PAINTED ALUMINUM WITH 1ST SURFACE VINYL GRAPHICS		
- INSTALL ON 2 1/2" SQUARE TUBE POST		
COLOR KEY		
P1	PAINT	MATTHEWS WHITE SATIN
V1	VINYL	3M #220-12 BLACK OPAQUE
V2	VINYL	3M 225-37 COBALT BLUE OPAQUE
NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.		

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COLUMBIA BANK

WA0092

118 W 5TH AVE

ELLENSBURG, WA 98926

PROPOSED DESIGN

ACCOUNT EXECUTIVE:

MP

PROJECT MANAGER:

CR

DESIGNER:

BK

DATE:

5/15/2025

REVISION NOTES:



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ACCOUNT EXECUTIVE (APPROVAL):

CLIENT (APPROVAL):

LANDLORD (APPROVAL):

DESIGN NUMBER:

25-0732-R1

REVISION #:

R1

DESIGNER:

BK

DATE:

6/3/2025

DIRECTIONAL SIGN #1

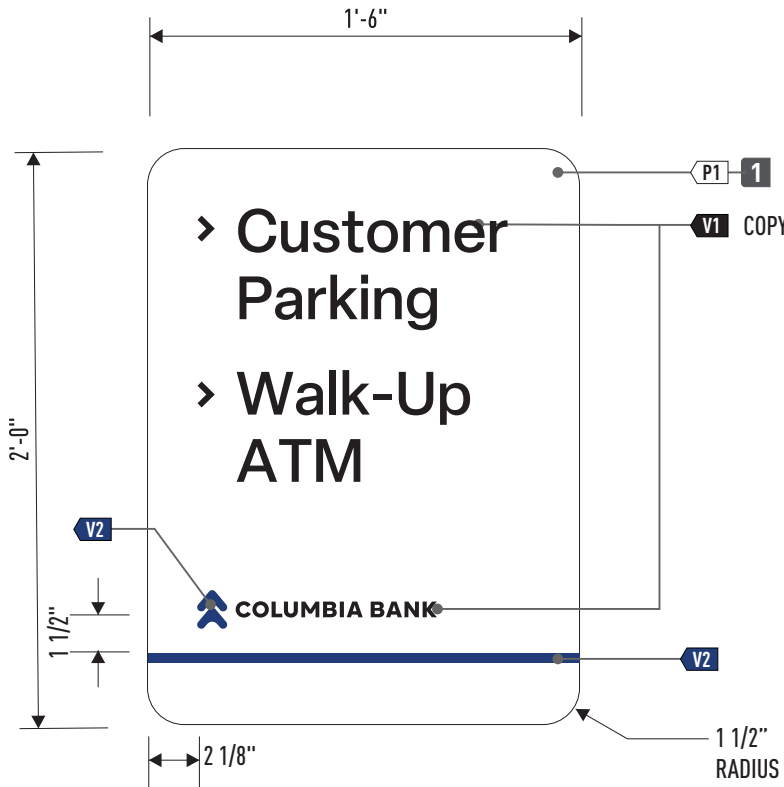
NTS

D/F NON-ILLUMINATED 4'-0" x 2'-0" VO

DIRECTIONAL - POST MOUNTED

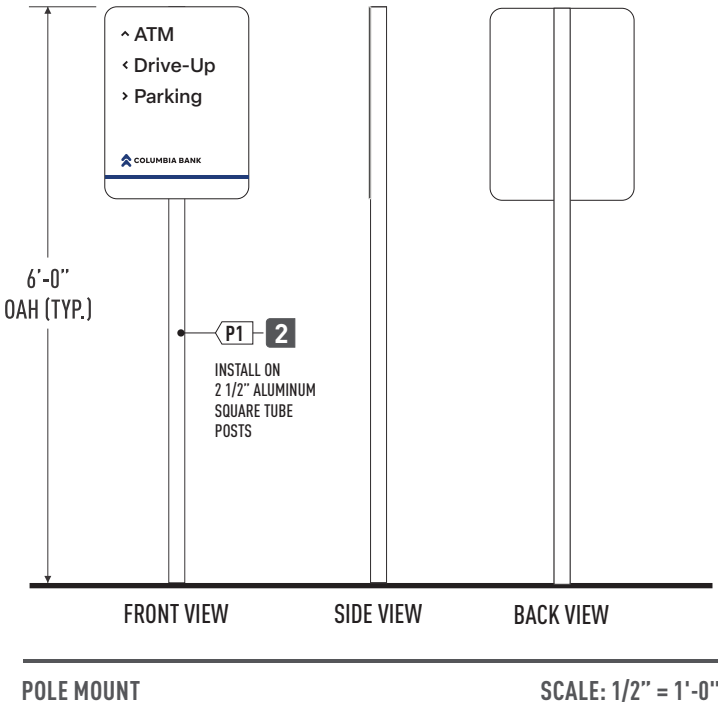
CB-DIRECTIONAL-PM

*CB-DIRECTIONAL-PM-24



C FRONT VIEW - 3 SQ. FT. POST MOUNTED DIRECTIONAL SIGNS
CB-DIRECTIONAL-PM-24 SCALE: 1 1/2"=1'-0"

- INSTALL ON POSTS AS NEEDED



FABRICATION SPECIFICATIONS		
1	PANEL	TYPE
		.080 ALUMINUM
		PAINT COLOR
		PER COLOR KEY
2	POST	TYPE
		SQ. TUBE
		SIZE
		2 1/2"
		PAINT COLOR
		PER COLOR KEY

SCOPE OF WORK	
.080 PAINTED ALUMINUM WITH 1ST SURFACE VINYL GRAPHICS	
- INSTALL ON 2 1/2" SQUARE TUBE POST	

COLOR KEY		
P1	PAINT	MATTHEWS WHITE SATIN
V1	VINYL	3M #220-12 BLACK OPAQUE
V2	VINYL	3M 225-37 COBALT BLUE OPAQUE
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CHAPTER 8 HISTORIC PRESERVATION

WHAT YOU WILL FIND IN THIS CHAPTER

- Information about Ellensburg's historic preservation program.
- Policies and programs that seek to help Ellensburg identify and protect historic sites and structures.
- Policies that provide a framework for the adaptive reuse of historic sites and structures.
- Policies that seek to maintain our community character and heritage.

OVERVIEW

The historic preservation chapter defines Ellensburg's preservation goals, policies, and programs that provide a framework for the preservation and active use of historic structures to enhance the city's quality of life, economic vibrancy, and environmental sustainability. The purpose of this chapter is to support the acquisition, preservation, restoration, redevelopment, and continued use of historic properties.

This chapter contains goals, policies, and programs to support the City's role in preserving and protecting the character and integrity of its historic buildings, sites, landscapes, and neighborhoods.

BACKGROUND & CONTEXT

Ellensburg has a well-established preservation program including the Downtown Historic District (1980), Residential Historic District (1984), Ellensburg Landmarks Register (2000), the landmarks and design ordinance (2000), the attainment of Certified Local Government status (2001), and the ordinance for special valuation of improvements to historic property (2002). In 2007 Ellensburg was named one of America's dozen distinctive destinations by the National Trust of Historic Preservation and maintains a Certified National Main Street Community. In addition, the City's Community Development Department, the Ellensburg Public Library, the Kittitas County Historical Museum, and state databases, provide extensive information that address the distinctiveness of local architectural features and how different styles relate to each other.

Many of Ellensburg's historic structures are located within a 16-block area of the Downtown Historic District, an area rebuilt shortly after the fire of 1889. There are also historic structures located on the Central Washington University campus, in the industrial district along the railroad, and in the residential neighborhoods in and surrounding the downtown area. Preservation and rehabilitation efforts are a means of retaining and enhancing our community's unique attributes, and of encouraging development of high quality structures. Many buildings in Ellensburg's downtown that date back to the late 1800s and early 1900s have been restored, and are being used as restaurants, galleries, shops, offices, residences, and community gathering places.

This plan includes the adoption of the downtown historic district, residential historic district, and landmarks register by reference.

GOALS, POLICIES, & PROGRAMS

These historic preservation goals, policies, and programs are designed to work with the other elements to help support the acquisition, preservation, restoration, reconstruction, and rehabilitation of historic property.

Goal HP-1: Identify and protect archaeological and significant historic properties.

Policy A	Identify and protect significant archaeological and historic landmarks during the review process.
<i>Program 1</i>	Review and update the inventory of historic properties and murals that will inform proposals for new historic districts in Ellensburg.
<i>Program 2</i>	Use the inventory of historic properties in support of the continued application of an independent review process based on National, State, and local standards for historic preservation.
<i>Program 3</i>	Implement and expand the historic properties mitigation program.
<i>Program 4</i>	Develop criteria and review local guidelines to ensure project review for demolition, remodels, and infill development.
<i>Program 5</i>	Publicize and promote education programs on the definition of archaeological and historic properties and guidelines that set forth appropriate materials and architectural design standards reflecting the spacing, scale, and architectural characteristics of the National Register Historic district.
Policy B	Provide education materials that describe the history and distinctiveness of existing and proposed Historic Districts.
<i>Program 1</i>	Document and make use of technology and data platforms to publicize the existing architectural styles, building materials, spacing, and proportion within historic districts.
<i>Program 2</i>	Complete educational materials available in a variety of formats that outline the benefits of historic preservation and encourage renovation, restoration, and infill construction throughout the community. Materials should also include the necessary steps for renovation, restoration, landscaping, and street/access projects.

Goal HP-2: Maintain the integrity and reuse of historic properties.

- | | |
|------------------|---|
| Policy A | Continue to encourage and facilitate adaptive reuse of historic buildings. |
| <i>Program 1</i> | Enhance and publicize the program of incentives to apply to renovation, rehabilitation and reuse of historic buildings. |
| <i>Program 2</i> | Administer and review for effectiveness existing tax relief programs, new market housing credits, and property tax deferrals that encourage development of housing in the Downtown Historic District in a manner consistent with the area's historic character. |
| <i>Program 3</i> | Provide education on possible regulatory relief that may be available when conducting work on historic buildings. |
| <i>Program 4</i> | Investigate building code requirements from other municipalities for historic buildings to address fire suppression, exiting, and access requirements. |
| <i>Program 5</i> | Partner with local organizations to provide education programs for local designers and contractors in residential, industrial, and commercial historic building renovation techniques and opportunities that adhere to Secretary of Interior standards. |
| <i>Program 6</i> | Encourage mixing residential and non-residential uses in the Downtown Historic District and explore prohibiting first floor residential in commercial and mixed use buildings. |
| <i>Program 7</i> | Create new historic districts in residential areas bordering the existing downtown historic district. |
| <i>Program 8</i> | Uphold and reinforce design standards that help complement the appearance and design patterns in the immediate neighborhood of infill development projects. |
| <i>Program 9</i> | Encourage and support green building policies and practices, including but not limited to consideration of recycling materials from demolition projects, energy efficient building design, LEED, Built Green, and encouragement for deconstruction (the piece-by-piece disassembly of an existing building with reuse/recycling of much of the material). |

Goal HP-3: Retain clear physical evidence of our community's history, traditions and heritage.

- | | |
|------------------|---|
| Policy A | Encourage development that contributes to the distinctive and mixed visual fabric of the City's architectural character. |
| <i>Program 1</i> | Identify historic buildings and land ownership to accommodate new uses. |

Program 2 Review design guidelines and identify mechanisms or designs which can be used to accommodate and inform the design of larger tenants or connect them to the Downtown Historic District.

Policy B **Encourage new development that complements the architectural design of existing neighborhoods.**

Program 1 Provide design guidelines that promote compatible development.

Goal HP-4: Maintain and create civic buildings that reflect sense of community and public purpose.

Policy A **Reuse existing public buildings in such a way that civic and historic design elements are preserved.**

Program 1 Encourage school districts, CWU, City and County to reuse buildings or sale of buildings which allow the exterior of the building to be preserved and the interior modernized and/or preserved for current and future needs of the entity or organization rather than tear down.

Program 2 Prepare inventory and feasibility studies for future reuse of the city buildings.

Policy B **New public buildings should recognize historic design traditions present in the community.**

Program 1 Expand the land development code design standards to address public buildings both within and outside the historic core.

Goal HP-5: Use historic preservation as a means to economic vitality.

Policy A **Publicize historic preservation projects and highlight the economic benefits.**

Program 1 Continue to strengthen partnerships with state and other government agencies and funding sources for preservation, infill, energy efficiency and revitalization.

Policy B **Partner with local organizations to create and provide resources for downtown businesses that take full advantage of the mixed historic character of the community.**

Program 1 Create work plan and provide design assistance and review for the creation, renovation, and installation of 1) public lighting 2) signage – commercial and public, including wall murals 3) parking 4) public art 5) landscaping 6) access, including ADA, elevator and fire suppression and escape.

ACTION ITEMS

Historic Preservation Annual Work Plan

In conjunction with the Landmarks and Design Commission, develop an annual historic preservation and landmarks and design commission work plan.

POLICY CONNECTIONS

Policies and programs that address affordable and diverse housing options are in the **Housing** chapter.

The **Economic Development** chapter includes policies relating to maintaining downtown as a destination for visitors and residents.



Chapter 8

Urban Design and Historic Preservation

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8.1 INTRODUCTION

As long ago as the early 1900s and the emergence of the ideals of the City Beautiful Movement, there has been recognition that a city's design and character play a significant role in its ability to function, meet the needs of its citizens, and foster quality of life.

The City of Spokane has a great foundation to stand on in this respect. Its design and character come from a landscape that offered the resources to allow the city to grow and prosper. Chief among these is the Spokane River and Falls, which have influenced every phase of its history, beginning in prehistoric times as an important center of trade and fishing and up through the rise of industry and commerce. Through periods of rapid growth and the fire of 1889, the city retains an impressive legacy of historic structures that tell the story of Spokane's social, economic and architectural history. Growth and development in more recent times have resulted in a city that has been recognized for its success in urban revitalization and historic preservation.



The following goals and policies are intended to protect and enhance Spokane's unique, authentic character with the tools of Urban Design and Historic Preservation. It is significant that this Chapter combines Urban Design and Historic Preservation, drawing on principles that support good planning in both areas. These include the importance of public input, design review, and planning that honors authentic character.



8.2 VISION AND VALUES

Spokane volunteers working on the comprehensive plan identified important themes in relation to Spokane's current and future growth. A series of visions and values was crafted for each element of the Comprehensive Plan that describes specific performance objectives. From the Visions and Values document, adopted in 1996 by the City Council, the Comprehensive Plan's goals and policies were generated.

Urban design and historic preservation involves the city's form and function, subdivision design, street character, and identification and preservation of historic resources, including buildings, sites, and districts.

Vision

"The qualities that make Spokane unique, including the historic and cultural fabric, neighborhoods, downtown area, parks and green spaces, and tree-lined streets, will be maintained and improved."

Values

"The things that are important to Spokane's future include:

- Maintaining Spokane's "comfortable feel," size, neighborhoods, and friendliness;
- Maintaining the downtown area as the center of the region in order to ensure the city's economic and cultural health;
- Having downtown Spokane be distinctive and urban by using its architectural heritage and splendor;
- Maintaining the natural beauty that makes Spokane distinctive, including the parks, waterways, tree-lined streets, and green areas;
- Preserving the historic buildings, historic fabric, and cultural heritage that provide Spokane with its character;
- Ensuring that new buildings in historic areas complement their surroundings;
- Developing Spokane to be an attractive, clean city in which people take pride; and
- Supporting neighborhoods and their associated business districts."



8.3 GOALS AND POLICIES

Goals and policies provide specificity for planning and decision-making. Overall, they indicate desired directions, accomplishments, or aims in relation to the growth and development of Spokane. Additional materials for this chapter are located in the Draft Comprehensive Plan/EIS Volume 2, Chapter 22, Urban Design and Historic Preservation.

DP 1 PRIDE AND IDENTITY

Goal: Enhance and improve Spokane's visual identity and community pride.

Policies

DP 1.1 Landmark Structures, Buildings, and Sites

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

Discussion: Landmarks are structures or sites that provide focal points of historic or cultural interest. Preservation of them, even when not located within historic districts, celebrates the uniqueness of the particular area. Development that is compatible with and respects these landmarks enhances the richness and diversity of the built and natural environments while reinforcing the landmark structures 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.

Discussion: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.



DP 1.3 Significant Views and Vistas

Identify and maintain significant views, vistas, and viewpoints, and protect them by establishing appropriate development regulations for nearby undeveloped properties.

Discussion: The protection of identified important views and vistas of both natural and man-made features of the



environment, and improving and making safe the actual viewpoints are important for preserving the character of the city. The preservation of these features provides the citizens with orientation, visual relief, and a sense of uniqueness and place, helps create a city identity, and instills a sense of pride in its citizens.

DP 1.4 Gateway Identification

Establish and maintain gateways to Spokane and individual neighborhoods consisting of physical elements and landscaping that create a sense of place, identity, and belonging.



Discussion: Special gateways to neighborhoods or sub-areas are a cost-effective means to instill pride in an area. This can be the “seed” that causes increased investment and overall revitalization of an area.

See Policy LU 6.1 in Chapter 3, Land Use, for more information on Public Lands as they relate to this Goal.

DP 2 URBAN DESIGN

Goal: Design new construction to support desirable behaviors and create a positive perception of Spokane.

Policies

DP 2.1 Definition of Urban Design

Recognize current research that defines urban design and identifies elements of a well-designed urban environment.

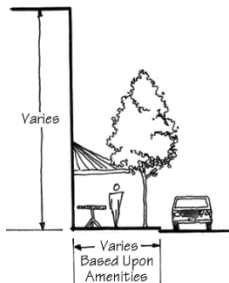
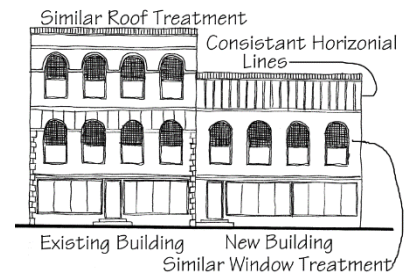
Discussion: It is generally recognized that good urban design includes the following: a quality that makes a place distinct, recognizable, and memorable; visual cues that help people get oriented quickly and navigate easily; enclosure or definition of streets, sidewalks, and other public spaces that are visually defined by buildings, walls, trees and other elements; human scale; transparency so people can recognize what lies beyond the edge of a street or other public space; linkage, or continuity of form between buildings and streets; complexity; coherence, or complimentary visual elements that help bind the area; and a clean, well-maintained appearance.



DP 2.2 Design Guidelines and Regulations

Adopt regulations and design guidelines consistent with current definitions of good urban design.

Discussion: The city should use development standards that encourage creativity while ensuring compatibility with the surrounding area and enhancing local character. Maintaining or enhancing the neighborhood's character, livability, and property value is a benefit to the residents of an area and provides business owners with some assurance of community stability. Adopted standards that are adhered to, even when some flexibility is included, offer protection and instill confidence in established and prospective residents and business owners.



Design guidelines should be understandable, enforceable, predictable, and consistent in order to measure and evaluate proposed development. Effective design guidelines include graphic depiction and written text that are clear, understandable, and unambiguous. They function specifically to guide the physical development of projects that require design review. The desire is to create and maintain an attractive and efficient city.

Options such as form based codes and a design review process should be utilized to ensure that new development is compatible with its neighbors and will meet the city's urban design goals.

DP 2.3 Design Standards for Public Projects and Structures

Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.

Discussion: The development of public projects and structures can have an impact on surrounding areas. The perception that this has not been considered has resulted in neighborhood opposition to projects, in spite of potential benefits. In order to mitigate the perceived negative impacts on a neighborhood, the city must serve as an example by building its facilities to make a positive visual and functional contribution to the neighborhood, rather than just trying to mitigate negative impacts.

DP 2.4 Design Flexibility for Neighborhood Facilities

Incorporate flexibility into building design and zoning codes to enable neighborhood facilities to be used for multiple uses.

Discussion: Neighborhood public facilities are often developed to serve a particular purpose. This can be the result of code requirements that preclude the ability to utilize the facilities for other purposes. Enabling flexibility in the application of the



standards could better maximize the utility and cost effectiveness of neighborhood public facilities.

DP 2.5 Character of the Public Realm

Enhance the livability of Spokane by preserving the city's historic character and building a legacy of quality new public and private development that further enriches the public realm.

DP 2.6 Building and Site Design

Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.

Discussion: New and remodeled projects can have a major impact on a specific area. Site placement, setbacks, landscaping, intensity of use, and other design considerations should be compatible with the visual character of the surrounding environment. This applies to all new commercial, public, multifamily structures, high density single-family projects, and exterior remodels of existing commercial structures. An accessory structure should be of a lesser square footage and volume and should utilize materials and colors less dominant than the principal structure.

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.

Discussion: Designated historic districts are unique areas that play a special role in preserving Spokane's character. Each tells a particular story which is illustrated by a set of identified, contributing historic resources. These areas are often catalysts for redevelopment and revitalization. The character of historic districts is fragile and can be lost through large scale change or the cumulative effects of smaller changes. The relationship between historic buildings, streetscapes, and landscape features within historic districts helps define the historic character and should be considered when planning or permitting development or infill. Those areas that have been designated as local historical districts and sub-areas or special areas, such as centers and corridors and downtown Spokane, may need specific guidelines that supplement and augment the citywide general guidelines if it is determined that this is feasible or desired. Local input and the existing characteristics of an historic district or sub-area are the basis for design guidelines used for the evaluation of specific projects in that particular area.



DP 2.8 Design Review Process

Apply design guidelines through a review process that relies on the expertise of design professionals and other community representatives to achieve design performance that meets or exceeds citizens' quality of life expectations.

Discussion: The Design Review process is an opportunity for board members, citizens and staff to identify the valued features of the surrounding district or neighborhood. Board discussion and recommendations should help ensure that new developments will be sensitively designed to protect these characteristics. In addition, the Design Review process should reference any adopted district plans in order to help ensure that new development can be designed to benefit from, and contribute to, the district's potential. Design guidelines provide the direction needed to reach design solutions that meet the intent of the Comprehensive Plan, adopted plans, and adopted codes.

DP 2.9 Permit Process

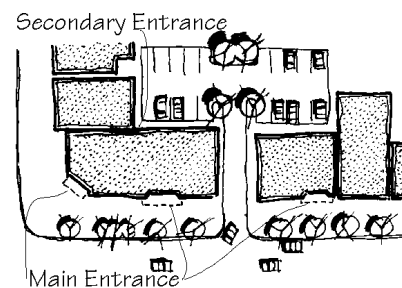
Integrate the design review process with other permitting processes to increase efficiency and create a better outcome.

Discussion: Reducing the time involved in the permit process not only saves investment time and money but may result in better cooperation between the public and city government.

DP 2.10 Business Entrance Orientation

Orient commercial building entrances and building facades toward the pedestrian sidewalks and pathways that lead to adjoining residential neighborhoods.

Discussion: Orienting the business entrance toward sidewalks and pathways and placing parking lots in a location other than between the entrance and the sidewalk demonstrates the business owner's commitment to the pedestrians instead of only to the motoring public.



DP 2.11 Improvements Program

Facilitate improvements such as sidewalks, street improvements, street trees, sewers, and parks in neighborhoods and commercial areas designated for higher density development.

Discussion: Increased density in established areas should be commensurate with upgrading and/or provision of the necessary public facilities and improvements in order to avoid a detrimental impact on the character of and investment in the area. The provision of these necessary facilities and improvements is in the public interest of maintaining a high quality of life.



DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

Discussion: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

DP 2.13 Parking Facilities Design



Minimize the impacts of surface parking on the neighborhood fabric by encouraging the use of structured parking with active commercial storefronts containing retail, service, or office uses, and improve the pedestrian experience in less intensive areas through the use of street trees, screen walls, and landscaping.

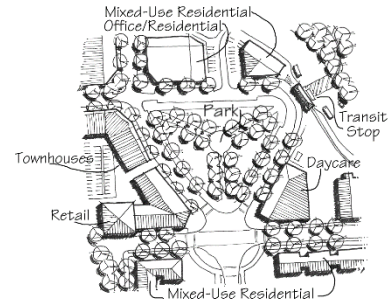
Discussion: Walkability is a key element for neighborhood and especially downtown vitality. Active and dynamic building fronts and attractive streetscapes contribute to that environment. Thus, the development of alternatives, such as parking within buildings with active storefronts and/or increased landscaping and screening of surface lots, creates a more pleasant atmosphere for both visitors to and neighbors of commercial centers. Landscape standards for parking lots could include incentives such as reduced parking requirements. .

DP 2.14 Town Squares and Plazas

Require redevelopment areas and new development to provide appropriately scaled open space such as town squares, plazas, or other public or private spaces that can be used as the focus of commercial and civic buildings.



Discussion: The inclusion of open space improves the appearance of and gives identity to a particular area. Open spaces should be located with consideration for Crime Prevention through Environmental Design (CPTED) principles, surrounding uses that ensure natural surveillance, and opportunities to positively activate these spaces for extended hours.



DP 2.15 Urban Trees and Landscape Areas

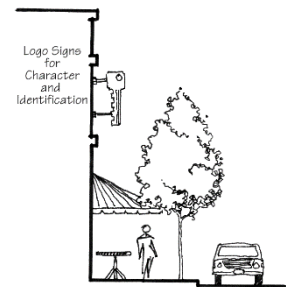
Maintain, improve, and increase the number of street trees and planted areas in the urban environment.

Discussion: Street trees and planted landscape areas are important urban design elements. Studies have shown that tree lined streets support strong retail environments and increase the value of residential neighborhoods. Located between the curb and sidewalk, street trees provide enclosure and shade that help create comfortable, walkable sidewalks that have a sense of place. Landscape standards should be designed to save large trees in newly developed or redeveloped areas. The city could establish incentives, such as reduced building setback deviations for tree planting and replacement.

DP 2.16 On-Premises Advertising

Ensure that on-premises business signs are of a size, number, quality, and style to provide identification of the business they support while contributing a positive visual character to the community.

Discussion: On-premises signs provide an important public function by identifying sources of desired goods and services. Cities where business signs provide identification of on-premises businesses without degrading the visual environment are noted for their high quality community character. Collectively, the effectiveness of business signs is enhanced when they are not too large, too numerous, or too distracting in visual character.



On-premises signs should be of high quality and managed in all urban environments to reduce visual clutter, which contributes to a distracting and unsafe experience for motorists and visual blight for citizens, especially in proximity to living environments. Business signs in residential settings should relate to the smaller scale and lower-intensity activity of these environments. Sign area and design guidelines should reflect the relative intensity of commercial arterials as well as any unique district character, such as an historic neighborhood. Exclusively residential areas should be



free of business signs entirely, except for small, unobtrusive signs to identify legal home occupations.

DP 2.17 Billboards

Prohibit new construction of billboards and eliminate existing billboards over time.

Discussion: Visual quality of the urban environment is one of the distinguishing characteristics of communities. The reputation of some cities is based largely on their good or bad visual image. Because of its scale or location, off-premises advertising, including billboards, can be among the biggest contributors to negative imagery. This advertising detracts from the surrounding setting and distracts the attention of motorists. To avoid extreme financial hardship to owners of existing billboard structures, eventual elimination by amortization is encouraged.

DP 2.18 Bus Benches and Shelters Advertising

Continue to identify and implement ways to provide bus benches and control transit stop advertising.

Discussion: Bus benches and shelters at the more heavily used transit stops provide a valuable service to bus riders because they provide a place to sit while waiting for the bus. Advertising such as scrolling displays on bus shelter walls or other forms of electronic advertising or printed media can be tastefully integrated into bus shelter design.

DP 2.19 Off-Premises Advertising

Identify and implement ways to control various forms of off-premises advertising.

Discussion: Off-premises signs that are often located in the public right-of-way also add visual clutter to streetscapes in all environments and are particularly intrusive in residential settings. Signboards placed “temporarily” at the street edge shall comply with the City of Spokane adopted sign regulations.

DP 2.20 Telecommunication Facilities

Control the visual impact of telecommunication facilities.

Discussion: Telecommunication facilities, including wireless communication support towers, can be visually obtrusive. For this reason, efforts should be made to place them as efficiently and as effectively as possible, thus minimizing the total number of such sites. For example, maximum use should be made of existing structures that can support unobtrusive co-located telecommunication facilities before new stand-alone facilities are constructed for this purpose. Also, the city should require



telecommunication sites to utilize visually unobtrusive technology, landscaping and screening techniques whenever possible.

DP 2.21 Lighting

Maximize the potential for lighting to create the desired character in individual areas while controlling display, flood and direct lighting installations so as to not directly and unintentionally illuminate, or create glare visible from adjacent properties, residential zones or public right-of-way.

Discussion: Lighting is an often overlooked design element that can have a dramatic positive effect on the form, mood, quality, and character of an area. Lighting contributes to the convenience of the user and increases the safety and security of a site, the street, and surrounding properties during night hours. It can highlight structural details and enhance the visual character of the urban form. However, careless use of outdoor lighting damages the aesthetics of the night and the nighttime environment, decreasing security and safety or creating hazards through reduced contrast or increased glare and distraction. While lighting can help establish an attractive, distinctive and safe environment, care should be taken to ensure that it does not detract from the character of an area.

Additional policies related to this goal are found in Chapter 3, Land Use and Chapter 4, Transportation.

DP 3 PRESERVATION

Goal: Preserve and protect Spokane’s historic districts, sites, structures, and objects.

Policies

DP 3.1 Historic Preservation

Establish historic preservation as a high priority within city programs.

Discussion: Historic preservation has traditionally received less funding and fewer resources than any other city department. An increase in funding and an accompanying increase in connecting preservation with city functions of economic development and planning ensures that these policies are enacted. Well-funded and staffed historic preservation programs result in measurable economic development and community revitalization.

DP 3.2 Historic Preservation Plan

Encourage public understanding and support of Spokane’s historic heritage by educating the public of the goals of the Historic Preservation Plan.



Discussion: The plan promotes public understanding and support of the diversity of Spokane's heritage. It continues to be an effective historic and cultural resource management tool as a supporting document to the Comprehensive Plan.

DP 3.3 Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

Discussion: Historic inventories and registers are the foundation of good community planning. Maintain an inventory of historic properties and the Spokane Register of Historic Places and continue to nominate historic properties to the local, state, and national historic registers.

DP 3.4 Reflect Spokane's Diversity

Encourage awareness and recognition of the many cultures that are an important and integral aspect of Spokane's heritage.

Discussion: Historic preservation must reflect the diversity of Spokane's past. The city must be proactive in including the many cultures and traditions of Spokane's heritage in historic preservation planning and activities.

DP 3.5 Landmarks Commission

Maintain and utilize the expertise of the Landmarks Commission in decision making by the City Council, City Plan Commission, City Parks Board, and other city agencies in matters of historic preservation.

Discussion: The City of Spokane and Spokane County established the Landmarks Commission in 1981 to advise them in matters of historic preservation. Their link with other government processes needs to be strengthened. More effort is needed to seek the counsel of the Landmarks Commission before decisions are made.

DP 3.6 Publicly-Owned Historic Structures and Infrastructure

Require a critical review of a project prior to the removal or destruction of any publicly-owned building, structure, or site that is listed on, or is eligible for listing on the local, state, or national historic registers.

Discussion: Spokane County and the City of Spokane are major owners of local cultural and historic resources. Many of these resources are public buildings or elements of the public infrastructure, such as bridges, streets, street features (granite curbs and brick gutters), and park landscapes. The city and county should demonstrate the importance of historic preservation by critically evaluating any public projects for their impacts to historic resources, including archaeology.



DP 3.7 Protection of Archaeological and Historic Sites

Ensure that archaeological and historic sites are identified and protected.

Discussion: Significant archaeological and historic sites must first be identified and designated historic if established criteria are met, and then protected through the city and state permit processes. Identification and designation distinguishes the properties that meet criteria for historic significance from all other older properties. When new sites are discovered, the city will attempt to ensure they are appropriately preserved, as required by state law.



Compatible Structure in Vacated Alleyway

DP 3.8 Legislative Reform

Support city legislative priorities that promote historic preservation wherever possible.

Discussion: Because historic preservation is important and provides significant benefits to the City of Spokane, city legislative priorities should support historic preservation. The City of Spokane has especially benefited from, and should support, continued authorization of the federal Investment Tax Credit Program, and the state-enabled, locally administered Special Valuation Program. These programs assist a wide range of property owners, attract millions of dollars in private investment each year, and help raise the property tax base in a permanent and sustainable way.

DP 3.9 Redevelopment Incentives

Provide incentives to property owners to encourage historic preservation.

Discussion: Incentives play an important role in encouraging the preservation and reuse of historic buildings, and maximizing substantial economic and quality of life benefits. The city should retain existing local incentives (historic designation, specialized technical Design Review assistance, Special Valuation, a historic marker program, conditional use permits, and fee waivers) and look for new ways to encourage preservation with incentives.

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.

Discussion: Regulations are tools that can and should be used to promote preservation and renovation rather than demolition. City Departments such as Building, Planning and Development, Engineering, Parks and Recreation, and Streets should include Historic Preservation in their plans, policies, regulations and



operations. Examples include retaining favorable zoning options (Historic Conditional Use Permits and Historic District Overlay Zones), and encouraging the use of form-based codes and special building codes like the historic building sections of the International Building Code (IBC) and International Existing Building Code (IEBC) in development projects involving historic properties and historic districts.

DP 3.11 Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

Discussion: Assisting owners to identify and designate historic properties and publicly recognizing the owners of historic properties are steps that serve to stimulate and reinforce historic preservation. Public agencies can cooperate with owners to provide for the preservation and maintenance of historic and cultural resources.

DP 3.12 Reuse of Historic Materials and Features

Encourage the deconstruction and reuse of historic materials and features when historic buildings are demolished.

Discussion: When a historic building is demolished, many materials and architectural features (such as doors, fixtures, corbels, flooring, tile, or moldings) can be salvaged and reused through careful deconstruction, rather than full demolition. As such, the rehabilitation and reuse of a building is strongly encouraged over the demolition of the historic building and the construction of a new structure.

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.

Discussion: Identifying the social and cultural resources of an area is necessary for protection and guides decision-making in resource planning and management, and environmental review. The conservation of neighborhoods of historic character, preservation of historically significant resources, and their inclusion into historic districts are encouraged. Outstanding historic structures should be preserved when neighborhoods are redeveloped and rehabilitated.



DP 4 DOWNTOWN CENTER VIABILITY

Goal: Create a vital, livable downtown by maintaining it as the region's economic and cultural center and preserving and reinforcing its historic and distinctly urban character.

Policies

DP 4.1 Downtown Residents and Workers

Encourage investments and create opportunities that increase the number of residents and workers in downtown Spokane.

Discussion: Increasing the number of residents and workers in the downtown area provides the necessary number of patrons to maintain a healthy business climate, which increases the tax base, making more funds available for the provision of public facilities and services. More people in downtown Spokane can increase street level activity and can lessen crime by having more "eyes-on-the-street." Supporting investments and opportunities is not only a benefit to developers and property owners, but to the general public as well, which can enjoy a safer, thriving business district.

DP 4.2 Street Life

Promote actions designed to increase pedestrian use of streets, especially downtown, thereby creating a healthy street life in commercial areas.

Discussion: Providing activities and reasons for people to be on the street heightens the sense of excitement, improves a sense of safety, encourages diversity, and increases social interaction essential to healthy community life.

DP 4.3 Downtown Services

Support development efforts that increase the availability of daily needed services in downtown Spokane.

Discussion: The availability of services and facilities, such as dry cleaners, health clubs, grocery stores, restaurants, and pharmacies make living downtown more convenient, lessens dependence on automobile transportation, and helps support the critical mass of residents necessary to create a vibrant downtown.



DP 5 LOCAL DETERMINATION

Goal: Make neighborhoods attractive, safe places by encouraging residents to express their design and development values.

Policies

DP 5.1 Neighborhood Participation

Encourage resident participation in planning and development processes that will shape or re-shape the physical character of their neighborhood.

Discussion: It is in the best interest of the broader community to maximize the desirability and stability of the city's individual neighborhoods. Neighborhood residents are the best equipped to determine what neighborhood design details and elements represent the particular characteristics of their specific area. As an example, residents are able to identify neighborhood features that are valued so they can be protected or enhanced as changes occur. This might include new development subject to review by the Design Review Board or updates to codes and policies that may affect a neighborhood.

DP 5.2 Neighborhood Involvement in the City Design Review Process

Encourage neighborhoods to participate in the city's design review process.

Discussion: The design review process should be accessible to neighborhoods to allow involvement and input into the deliberations. For projects subject to the design review process, neighborhoods can provide input to the Design Review Board and project proponents regarding a specific development project's design issues. To enable neighborhood participation, city staff will endeavor to ensure that the neighborhood councils or steering committees are adequately informed of upcoming design review meetings regarding projects that are being proposed to be developed within their particular neighborhood.

