

AGENDA

LANDMARKS & DESIGN COMMISSION

August 19, 2025

Hybrid Meeting In-person and via Zoom



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

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**CITY OF ELLENSBURG
LANDMARKS & DESIGN COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Tuesday, August 19, 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**
 - 3.A 6/17/2025 LDC Meeting Minutes
 - 3.B 7/15/2025 LDC Meeting Minutes
- 4. New Business**
- 5. Unfinished Business**
- 6. Citizen Comment**
- 7. Staff Update/Discussion Items**
 - 7.A 2026 Periodic Update - Historic Preservation Chapter
 - 7.B Periodic Update Open House
 - 7.C 2025 Annual Comp Plan Update
 - 7.D Historic Preservation Grant
- 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: August 19, 2025

**City of Ellensburg
Landmarks & Design Commission Agenda Report**

Agenda Subject: 6/17/2025 LDC Meeting Minutes
Submitted by:
Department: Community Development

Suggested Motion/Action:

Move to approve the 6/17/2025 Landmarks & Design Commission meeting minutes.

Background/Summary:

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. 6.17.25 LDC minutes



CITY OF ELLENSBURG

Minutes of Landmarks & Design Commission, Regular Meeting

Date of Meeting

June 17, 2025

Time of Meeting

5:45 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Commissioner Watson called the meeting to order at 5:45 p.m.

Present: Jeff Watson, Vicki Sannuto, Teresa Chanes,

Absent: Julia Stringfellow (excused)

Others Present: Stacey Henderson-Planning Manager; Chace Pedersen-Associate Planner; Fred Redmon (arrived at the end of roll call) two members of the public

Commissioner Chanes motioned to approve the absence of Julia Stringfellow. Motion passed 3-0.

2. Approval of Agenda

Commissioner Chanes motioned to approve the agenda. Motion passed 3-0.

3. Approval of Minutes

3.A 5/20/25 LDC Meeting Minutes

Commissioner Sannuto motioned to approve the minutes from the May 20, 2025, meeting. Motion passed 3-0.

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. The public hearing was opened. The appearance of fairness was reviewed. Chace Pedersen read a staff report. Staff recommended approval with one condition: that the sign shall only be illuminated from dusk to 10:00 p.m. The applicant was not present. Public comment opened. No public comment. Commissioner Chanes confirmed a building permit would be required. Commissioner Sannuto inquired about the gray piece between the signs. Public comment closed. Commissioner Chanes motioned to approve the Certificate of Appropriateness with the findings of fact in the agenda packet for the installation of the new sign graphics at 118 W 5th Avenue Parcel 616933. Motion passed 3-0.

5. Unfinished Business

None.

6. Public Comment

None.

7. Staff Update/Discussion Items

- 7.A LDC Commissioner Reappointment/Appointment Status
The re-appointment interviews of Maurice Blackson and Fred Redmon are scheduled for June 25, 2025. The re-appointments are scheduled to go before the City Council on July 9, 2025. Due to the lack of members being able to attend July 1, 2025, the meeting has been canceled.
- 7.B 2026 Periodic Update - Historic Preservation Chapter
Stacey Henderson presented to the Commission the historic preservation chapter of the Comprehensive Plan. The chapter will be revised during the 2026 periodic update. Commissioners are encouraged to read the current chapter and come up with proposed changes. There is going to be a kick-off meeting scheduled with the new consultants. Henderson reviewed the projected timeline.

8. Commission Representative Update

Commissioner Chanes gave an update on an Ellensburg Downtown Association grant. They received 17 applications and are excited to grant monies to support historic buildings in the downtown.

Fred Redmon asked about the status of the City of Ellensburg Historic Preservation grant. The application window is live.

9. Adjournment

The meeting was adjourned at 6:16 p.m.



Meeting Date: August 19, 2025

**City of Ellensburg
Landmarks & Design Commission Agenda Report**

Agenda Subject: 7/15/2025 LDC Meeting Minutes
Submitted by:
Department: Community Development

Suggested Motion/Action:

Move to approve the 7/15/2025 Landmarks & Design Commission meeting minutes.

Background/Summary:

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. 7.15.25 LDC Minutes



CITY OF ELLENSBURG

Minutes of Landmarks & Design Commission, Regular Meeting

Date of Meeting

July 15, 2025

Time of Meeting

5:45 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Commissioner Redmon called the meeting to order at 5:45 p.m.

Present: Fred Redmon, Jeff Watson, Vicki Sannuto, Julia Stringfellow, Scott Carlson, Marty Blackson

Absent: Teresa Chanes (excused)

Others Present: Stacey Henderson-Planning Manager; Chace Pedersen-Associate Planner; Sadie Thayer, Michelle Prynne, a member of the public

Commissioner Blackson motioned to approve the absence of Teresa Chanes. Motion passed 6-0.

2. Approval of Agenda

Commissioner Watson motioned to approve the agenda. Motion passed 6-0.

3. Approval of Minutes

No minutes ready for review.

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. The public hearing was opened. The appearance of fairness was reviewed. Scott Carlson disclosed that he banks at this location. Chace Pedersen read a staff report. Staff recommended approval with one condition; that the sign shall only be illuminated from dusk to 10:00 p.m. Michelle Prynne was present on zoom as an agent for the applicant. Ms. Prynne stated the staff report was accurate, and she believes the sign is currently illuminated but will make sure the sign is only illuminated at appropriate times by using a timer. No public comment. Ms. Prynne did not have anything to add. Public comment closed. Commissioner Watson motioned to approve the Certificate of Appropriateness with the findings of fact in the agenda packet (page six) for the installation of new sign graphics at 118 W 5th Ave, parcel ID #616933 with one condition: that the sign only be illuminated from dusk to 10:00 p.m. Motion passed 6-0.

5. Unfinished Business

None.

6. Public Comment

None.

7. Staff Update/Discussion Items

7.A 2025 PLACES Conference

Chace Pedersen let the Commission members know about the 2025 PLACES conference on October 8-10, 2025. The City of Ellensburg is able to pay for the Commissioner's registration but not lodging.

7.B 2026 Periodic Update - Historic Preservation Chapter

Chace Pedersen showed the Commissioner's Chapter 8 of the Comprehensive Plan. Chapter 8 is the Historic Preservation chapter. This chapter will be updated if needed during the 2026 periodic update. Pedersen would like the Commission to review the goals, policies, and programs of the Comprehensive Plan and bring suggestions to next month's meeting. After ideas/suggestions are voted for by the Commission, they will be brought to the consultant for assistance with a draft. Commissioner Sannuto had read Chapter 8 and wanted to know the status of Policy B-Program B regarding educational materials. Since the last Comprehensive Plan update, brochures and pamphlets have been created. Sannuto looked at Spokane, Washington's Comprehensive Plan and suggested adding reuse of historic building materials, gateway identification, and urban tree and landscape guidelines, and design elements for neighborhoods. Stacey Henderson agreed that the guidelines need to be clearer. Watson would like primary corridors identified and have a more strict design requirement. Topics should be brought to the next meeting and will be voted on by the end of the year. Topics selected will be given to the consultants to create a draft for the Commission to review. A public participation plan was recently approved by the City Council. September 17, 2025, there will be a Comprehensive Plan open house.

8. Commission Representative Update

The next meeting will be August 5, 2025, or August 19, 2025.

9. Adjournment

The meeting was adjourned at 6:30 p.m.



Meeting Date: August 19, 2025

**City of Ellensburg
Landmarks & Design Commission Agenda Report**

Agenda Subject: 2026 Periodic Update - Historic Preservation Chapter
Submitted by:
Department: Community Development

Suggested Motion/Action:

Review, discuss, and decide on the focus of changes/deletions/additions to the City of Ellensburg Historic Preservation Chapter.

Background/Summary:

Provided are further examples of outside municipalities historic preservation elements.

Previous Council Action:

Previous review of other municipalities historic preservation elements.

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. 2023 Comprehensive Plan - Chapter 8 Historic Preservation
2. City of Auburn - Historic Preservation Element
3. City of Edmonds 2024
4. City of Longview - 2019
5. City of Pullman 2024
6. City of Seattle Comp Plan
7. City of Spokane - Historic Preservation Chapter
8. City of Tacoma - Historic Preservation Element
9. City of Wenatchee 2024
10. City of Yakima
11. Olympia



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.

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|------------------|---|
| 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.

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|------------------|---|
| 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.



City of Auburn Historic Preservation Element



IMAGINE AUBURN
— COMPREHENSIVE PLAN UPDATE 2024 —

CITY OF
AUBURN
WASHINGTON



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Historic Preservation Element

Introduction and Background

Through the recognition and preservation of its past, Auburn can ensure its uniqueness and strengthen its identity as it moves into the future. The City recognizes the importance of maintaining this connection with its past by including policies which address the enhancement and maintenance of historic resources within this Comprehensive Plan. This importance is also recognized by both the State and the County by the inclusion of historic preservation as one of the goals of the Growth Management Act (GMA) and in the King County Countywide policies.

Planning Approach to maintain, preserve, and enhance the City's historic, cultural and archaeological resources to provide a sense of local identity and history to the visitors and residents of the community.

In 2010 the United States Census Bureau identified Auburn's population as being 70,180 residents. Auburn grew in population to 84,858 residents in 2022, a 20% increase in 12 years but has since gone down in population to 82,657 in 2024... The growth applied substantial development pressure onto the city and enabled new businesses and services to prosper, but without the proper management of growth and development, these forces have potential to negatively impact the historic sites and cultural practices that exist in Auburn, and which contribute to the reason why residents and visitors are drawn to Auburn in the first place.

Proper identification and stewardship of historic and cultural assets is critical as the city works to balance competing demands on space, housing, services, and resources, because said assets help to create an identifiable identity for Auburn and often enable residents to better connect with their community. These assets may be historically significant structures, landmarks, and places and practices of tribal importance.

Vision

Unlike many cities within the Puget Sound Region, Auburn has a long and established history. Auburn has been a vibrant and freestanding community for over 100 years. As a result, Auburn developed its own downtown as the focus of business and community life. The downtown in particular, and the community as a whole, were linked to the railroads, which were the major mode of transportation throughout the region for decades. In the past several decades, the region has experienced significant population growth. Due to the nature of this growth, the differences between one community and another have blurred, and communities are becoming more and more alike. If Auburn is to retain its identity as a unique community, it must seek to emphasize its differences and celebrate them. Auburn's history is a part of its identity that is unique to Auburn.

Values

Auburn's history is identifiable and unique, contributing to an evident community identity. By preserving where this community has already been, we better inform where it's going. Under pressure to grow its economy while simultaneously meeting the emerging needs of its residents, Auburn's municipal policies aimed at preserving the city's historic and cultural assets will be shaped by our shared values. These values are:

Character: Historic structures and culturally significant sites are protected, ensuring that Auburn's community identity is grounded in its historic legacy.

Wellness: Efforts to support the livability of historic neighborhoods and structures are supported through city programs, projects, and collaboration with communities.

Service: The ongoing function and operations of historic structures and places are supported through the investment into, and maintenance of, the utilities that serve them.

Economy: One-of-a-kind historic structures and places are revitalized, enhancing property values, and encouraging consumers to remain in place and purchase goods.

Celebration: Auburn's history and local culture is actively promoted to residents and visitors in collaboration with city-supported organizations and official programs.

Environment: Investment, maintenance, and restoration of existing buildings and places are prioritized, disincentivizing urban sprawl into natural and open spaces.

Sustainability: Growth and business activity in Auburn does not damage local historic sites and culturally important practices continue to be emphasized and supported.

Conditions and Trends

Main Street

In 2017 the Heritage Building, a structure which housed apartments and local storefronts since 1924, tragically burned down, creating a gap in Auburn's otherwise well-defined and preserved Main Street. Four years later, in 2021, the Max House Apartments, another mature Main Street-defining structure also caught fire, eventually spreading to the historic and beloved Auburn Avenue Theater, rendering both buildings unsalvageable. Today, the city and stakeholders continue work to reimagine the sites of the three lost Main Street structures, and though their absence serve as an opportunity to imagine a new direction, their loss nonetheless remains an important reminder of the importance of historic preservation, because many cultural and historic assets cannot be replaced so easily once gone.

Historic Registry

There are currently six properties in the city of Auburn listed on either the King County Landmarks List or the National Register of Historic Places. When a property is added to either of these lists it means that their historic status is secured, and they are now subject to a number of legal protections to prevent their removal, destruction, or alteration.

The six properties are:

Auburn Masonic Temple

Designated 2002

- In the late 1800s, settlers in Auburn formed King Solomon Lodge No. 60, becoming the town's second fraternal order. They built the Auburn Masonic Temple in 1924, a historic Italian Renaissance Revival-style building listed on the King County Landmarks List in 2002 and National Register of Historic Places in 2015. It is located at 10 Auburn Way S.



Auburn Pioneer Cemetery

Designated 2016

- Auburn Pioneer Cemetery, established in the 1860s, is the city's oldest cemetery. It underwent various name changes and was designated a landmark in 2016. In 2019, the restored cemetery was officially dedicated, featuring new walkways, signage, and the Tora Kato monument's restoration. It is located at 850 Auburn Way N.



Auburn Post Office

Designated 2000

- Built in 1937, the Auburn Post Office transitioned to King County's use in the 1960s. In 2016, the City of Auburn acquired the building to create the Auburn Postmark Center for the Arts & Culture Center preserving its character for diverse community arts activities. It is located at 20 Auburn Ave.



Auburn Public Library

Designated 1995

- In 1914, Auburn celebrated the opening of its Carnegie Library, located at 3rd Street NE and Auburn Avenue. Designed by architect David J. Myers and funded by a \$9,000 grant from the Carnegie Corporation, the 5,000 square-foot brick building featured a central librarian's desk, a children's section, and an adult section, serving the city for 50 years. It is located at 306 Auburn Ave.



Mary Olson Farm

Designated 2000

- Mary Olson Farm, a partnership between the White River Valley Museum and City of Auburn, is a fully restored 1880s subsistence farm, known for its preservation and conservation awards. This historic 67-acre site includes seven wooden buildings, an orchard, and meadows, offering a glimpse into early 1900s farm life. It is located at 28728 Green River Road.



Oscar Blomeen House

Designated 1991

- Built by owner Oscar Blomeen in 1914, the Oscar Blomeen House features a corner turret and a rich history. It served as Auburn's first hospital during the 1917-1919 influenza epidemic, a maternity hospital, and a surgical center. It's also an example of post-Victorian architecture with Craftsman influences. It is located at 324 B St NE.

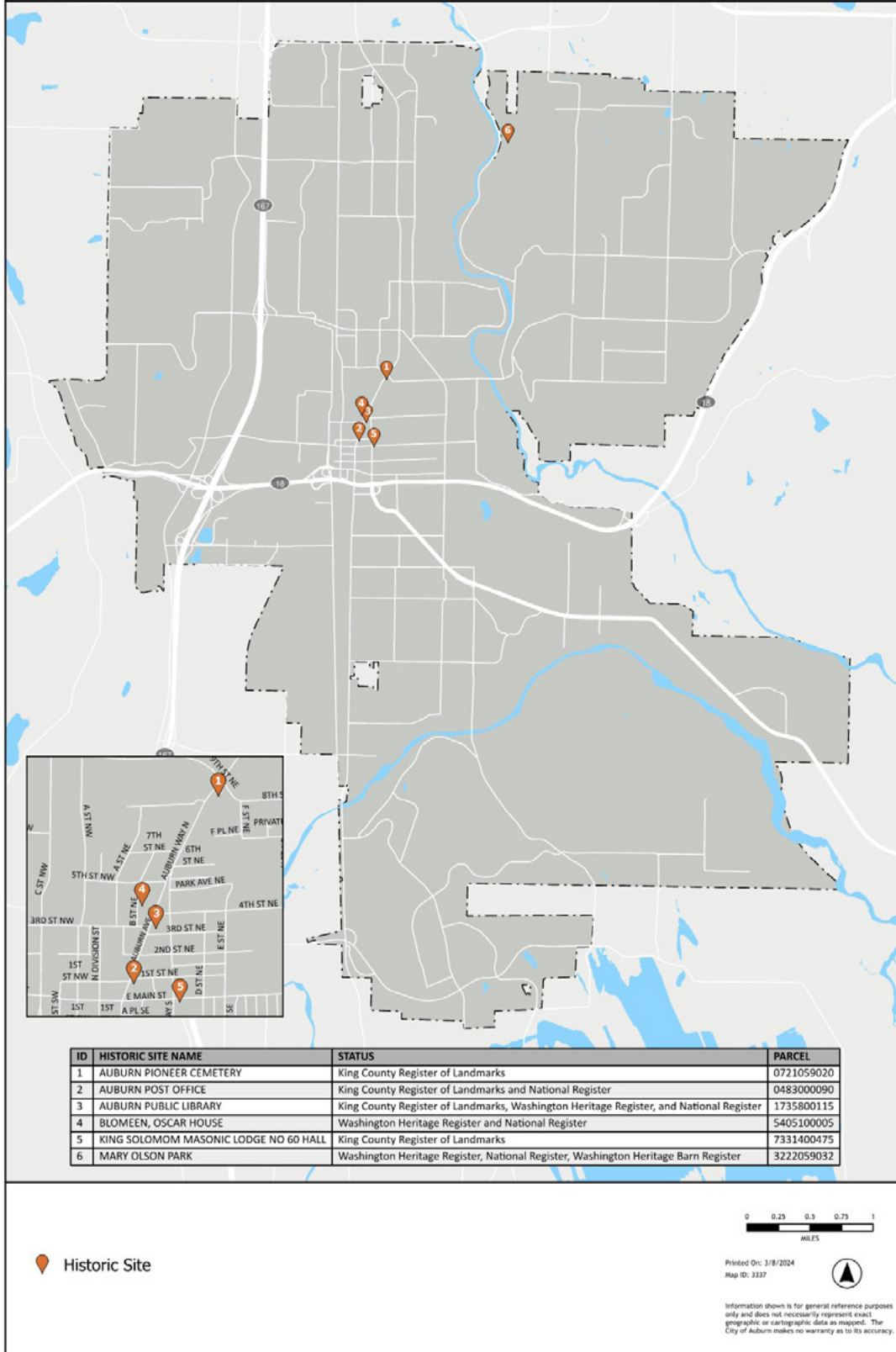


Goals and Policies

Goal 1: To enhance and maintain the quality of historical resources in the region.

- HP-1. Encourage the protection, preservation, recovery and rehabilitation of significant archaeological resources and historic sites in Auburn
- HP-2. Educate City staff to recognize significant resources and structures or provide City staff with access to professionals who specialize in historic preservation.
- HP-3. Seek grant opportunities to conduct historic building inventories of neighborhoods.
- HP-4. Develop an Historic Preservation Plan to identify and protect Auburn's historic resources.
- HP-5. Update the historic site and building inventory as part of this plan to include additional buildings, signage, corridors, and public spaces of historical significance.
- HP-6. Amend existing historic preservation codes and incentives as needed to implement the Historic Preservation Plan.
- HP-7. The City should consider the impacts of new development on existing historic buildings and resources as a part of its environmental review process and encourage alternatives to demolition.
- HP-8. Propose adaptive reuse ideas to encourage the rehabilitation of sites and buildings with unique or significant historic characteristics.
- HP-9. Archival quality historical documentation should be required when a historical building cannot be preserved. Buildings eligible for landmark status shall require the most detailed level of archival documentation and/or measured drawings.
- HP-10. Require appropriate mitigation measures if demolition is imminent, such as establishing a mitigation fund that could be used to further preservation elsewhere in the City.
- HP-11. Future development in the Downtown area should be sensitive to the character of surrounding buildings and the historical context of the area.
- HP-12. Retain existing buildings with historic characteristics and research the potential for placing additional buildings on the historic register.
- HP-13. Modifications of existing buildings shall consider the appropriate treatment or restoration of historic architectural features.
- HP-14. Make restoration of historic buildings known to the public through publication of projects to foster pride in downtown Auburn.
- HP-15. The White River Valley Historical Museum is recognized as the primary repository of historic artifacts which relate to the City's historic and cultural heritage.
- HP-16. Promote activities that create awareness and support cultivating the heritage of Auburn by offering walking or biking tours, festivals, and other means.
- HP-17. Recognize Auburn's past prior to the arrival of settlers by promoting Native American sites and artifacts.
- HP-18. Market the economic benefits to business owners and community groups when promoting cultural and historical events to gain a variety of involvement from various sectors in the City.

Historical Landmark & Registry Inventory





CULTURE, HISTORY & URBAN DESIGN

2024 COMPREHENSIVE PLAN
CITY OF EDMONDS

Vision Statement

Edmonds is a **charming** and welcoming city offering **outstanding quality of life for all** with **vibrant and diverse** neighborhoods, safe streets, parks, and **a thriving arts scene** shaped in a way to promote healthy lifestyles, climate resiliency, and access to the natural beauty of our community

Guiding Principle

Community quality of life in Edmonds is enhanced by weaving culture, arts, historic preservation, and thoughtful urban design into community activities and placemaking.

Introduction

The purpose of the culture, history and urban design element is to ensure that the city's growth and development reflect its unique cultural identity while enhancing the quality of the built environment. This element emphasizes the importance of preserving historical landmarks, promoting local arts and traditions, and designing spaces that celebrate the community's heritage. It also guides the aesthetic and functional aspects of urban spaces, ensuring they are both visually appealing and culturally significant, fostering a strong sense of place.

The integration of culture, history, and design elements is essential in shaping vibrant and meaningful spaces that resonate with communities and attract visitors. Culture reflects the values, traditions, and identity of a place, while history provides context and continuity, connecting the past with the present. Thoughtful design, informed by these aspects, not only enhances the aesthetic and functional quality of a space but also fosters a sense of belonging and pride among residents.

Arts and Culture

Edmonds is one of the oldest settlements in the southwest county area. It lies within territory once attributed to the Snohomish, Suquamish and Snoqualmie tribes, all of whom spoke Coast Salish languages. Later explorations were made by both British and Americans. Certain geographical areas and sites within Edmonds have special significance because of historical, archaeological, architectural, recreational, social, cultural and scenic importance. Contemporary Edmonds has a reputation as an arts community with strong local organizations supporting visual, performing and literary arts.

To expand public experience throughout the broad spectrum of the arts, the city has planned for and invested in arts and culture, including through the establishment of the Edmonds Arts Commission in 1975. The Community Cultural Plan (CCP), developed by the Edmonds Arts Commission and last updated in 2014, has been adopted by reference as a part of the Comprehensive Plan. This provides the vision, goals, and implementation strategies for the cultural development of the community. The plan seeks to integrate artistic and cultural experiences into everyday life, work, and visits in Edmonds.

As an implementation strategy of the CCP, Edmonds downtown became Washington's first Certified Creative District in 2018. An economic impact study shows Edmonds' arts and culture sector consists of over 100 arts and culture-related entities, organizations and businesses with an estimated revenue of \$19.6 million in revenue to the local economy, 440 full-time jobs and \$17 million in labor income (2017). The Edmonds Arts Festival has been a draw for 60 years, the Edmonds Center for the Arts opened 10 years ago and brings about 90,000 people through its doors a year.

Edmonds' Public Art program includes a permanent collection of sculpture, 2D works, temporary installations, and special commissions. The collection includes over 65 outdoor installations permanently sited downtown and in other locations throughout the city. Over 150 portable two- and three-dimensional original works are located within several City buildings.

The Community Cultural Plan encourages the expanded use of public spaces as flexible and accessible venues for a wide range of artistic and cultural activities.

Edmonds Community Cultural Plan 2014

Goal 1. Reflect Edmonds' commitment to arts and culture through integration of the arts in the city's physical infrastructure, event planning, image, and brand.

Goal 2. Embrace an expansive view of art and culture to include and respond to multiple forms of artistic and cultural expression.

Goal 3. Foster creative community partnerships to increase and secure accessibility to the arts and cultural experiences.

Goal 4. Maximize and diversify use of spaces for arts and cultural activities in Edmonds.

Goal 5. Strengthen communication among arts and cultural organizations and projects to enhance scheduling, information sharing and collaboration and to increase cultural awareness in the community.

Goal CD-1. Strengthen Edmonds' creative identity.

Policy CD-1.1 Recognize and encourage the City's role as a regional arts destination - with participation from interested organizations and stakeholders.

Policy CD-1.2 Support strategies from the Community Cultural Plan to enrich Edmonds' physical environment, including public spaces.

Policy CD-1.3 Strategize distribution of restricted funds collected for the acquisition, installation and maintenance of public art.

Goal CD-2. Leverage the creative arts to foster dialogue with diverse communities

Policy CD-2.1 Infuse art into existing city programs and services. Partner with local artists to create more accessible and inclusive community engagement processes, such as facilitating a community meeting, exploring future scenarios, or storytelling.

Policy CD-2.2 Seek opportunities to support the next generation of Edmond's artists, including through programs for youth and young adults.

Goal CD-3. Advance neighborhood pride through investments in the cultural arts

Policy CD-3.1 Encourage programs and pilot ideas about how to creatively use Edmond's public places.

Policy CD-3.2 Encourage a diverse, year-round audience for Edmonds' neighborhood and city-wide events, such as festivals, installations, and exhibitions. Energize and activate neighborhood public spaces with innovative performances and exhibits.

Policy CD-3.3 Identify, maintain, and develop cultural facilities, especially for areas of the city that lack cultural spaces.

Policy CD-3.4 Seek to support public art projects such as neighborhood murals, art, bus shelters, pocket parks and streetscapes.

Mural Project Edmonds' (MPE's) works:



Figure 6.1 "AOSAGI" installed in September 2021 by Shogo Ota with Urban Artworks



Figure 6.2 "THE SALISH SEA" installed in November 2018 by Nick Goettling

Celebrating our Heritage

Certain geographic areas and sites within Edmonds hold special significance due to their archaeological, architectural, recreational, social, cultural, and scenic importance. Historic preservation aims to understand, acknowledge, and conserve the cultural heritage of a community.

The Edmonds Historic Preservation Commission (HPC) maintains a register of historic places. HPC promotes historic preservation in the community and encourages owners of historically significant properties to voluntarily add them to the Edmonds Register of Historic Places. The HPC partners with arts and historical organizations, such as the Edmonds Arts Commission, and Edmonds South Snohomish County Historical Society and Museum, in pursuing its mission.



Figure 6.3 Honoring the land and the Coast Salish tribes, 'Marsh Life' is an artistic depiction and window into what life may have been like for Coast Salish communities living in the area. (Source: Edmonds Historical Museum)

Edmonds' Carnegie Library houses the Edmonds Historical Museum operated by the Edmonds–South Snohomish County Historical Society. The museum offers text, oral and photographic archives of the town's early history. The museum's collection includes more than 32,000 objects that includes artifacts, clothing, text, and oral and photographic archives of the town's early history. The museum's 1910 building is on the National Register of Historic Places, striving to bring a historical context to local events throughout the City. It collaborates with the HPC, Arts groups, and other historical societies around the county, and it provides its resources to local schools. The museum's 1910 building is on the National Register of Historic Places.

On a statewide level, the Washington State Department of Archaeology and Historic Preservation helps identify and preserve cultural resources and historic properties. This includes using the Washington Statewide Archaeological Predictive Model (WSAPM) by analyzing sites based on a selection of environmental variables—such as slope aspect and percentage, elevation, distance to water, geology, soils, and landforms—to help determine areas that may have a high probability of containing previously unknown archaeological materials.

Goal CD-4. Continue to identify, celebrate, preserve, and maintain the cultural resources and historic sites.

Policy CD-4.1 Support programs for the preservation of the city's historic architectural, archaeological, and cultural resources through incentives, regulations, and informational activities.

Policy CD-4.2 Continue to maintain and expand the inventory of historic properties.

Policy CD-4.3 Collaborate with public agencies and the Edmonds Historic Preservation Commission to determine priorities and incentives for identifying and preserving historic properties.

Policy CD-4.4 Collaborate with agencies like Edmonds-South Snohomish County Historical Society to enhance the history of the indigenous tribes and other underrepresented groups in the area.

Urban Design

Urban design is a term that refers to the art and practice of designing buildings and the spaces around them in a way that meets both aesthetic and functional objectives. Cities often employ urban design concepts and standards to shape the built environment. In turn, the built environment, as it evolves, is an important factor in a community's quality of life.

Use of Urban Design Standards

Edmonds practices design review of many types of development, with specific standards that apply to types of use or designated areas of the city. The process for design review is carried out by the Architectural Design Board and/or City staff, consistent with city regulations. Over the past decade, Edmonds has used urban design guidelines and standards for development in designated Activity Centers - namely, the Downtown/Waterfront Area and Highway 99 Subarea. Some of these urban design standards have been included in sections of the municipal code and some in elements of previous comprehensive plans. Having design standards in the Comprehensive Plan, which is generally considered a broad policy document, rather than in the development regulations, is confusing for development applicants, who normally rely on adopted regulations to set the rules for design. It also makes review more time-consuming for City staff and the Architectural Design Board. Updating City regulations to incorporate, add to, and/or update all design standards would be a more effective approach.

In addition, recent state legislation has directed the need for changes to some aspects of local design review processes, with the intent to enable more predictability and timeliness.

Place-making

Place-making is about creating attractive, comfortable spaces that reflect the identity, physical features and objectives for a site or neighborhood. A place-making approach is particularly useful in designing public places. The approach works best when it is based on understanding how people will use the space and the barriers and opportunities that will influence their choices

Over the past decade, Edmonds has strategically planned for future development in Activity Centers. Complementary to Activity Centers, the 2024 Comprehensive Plan identifies a Neighborhood Centers and Hubs strategy to strengthen existing neighborhood mixed-use areas by accommodating growth while providing for local needs and amenities. In designing public places for any particular site or use, three critical human needs should be considered, namely: enjoyment, comfort, and protection.

The figure 6.4 illustrates this concept, showing various factors related to the three critical human needs.

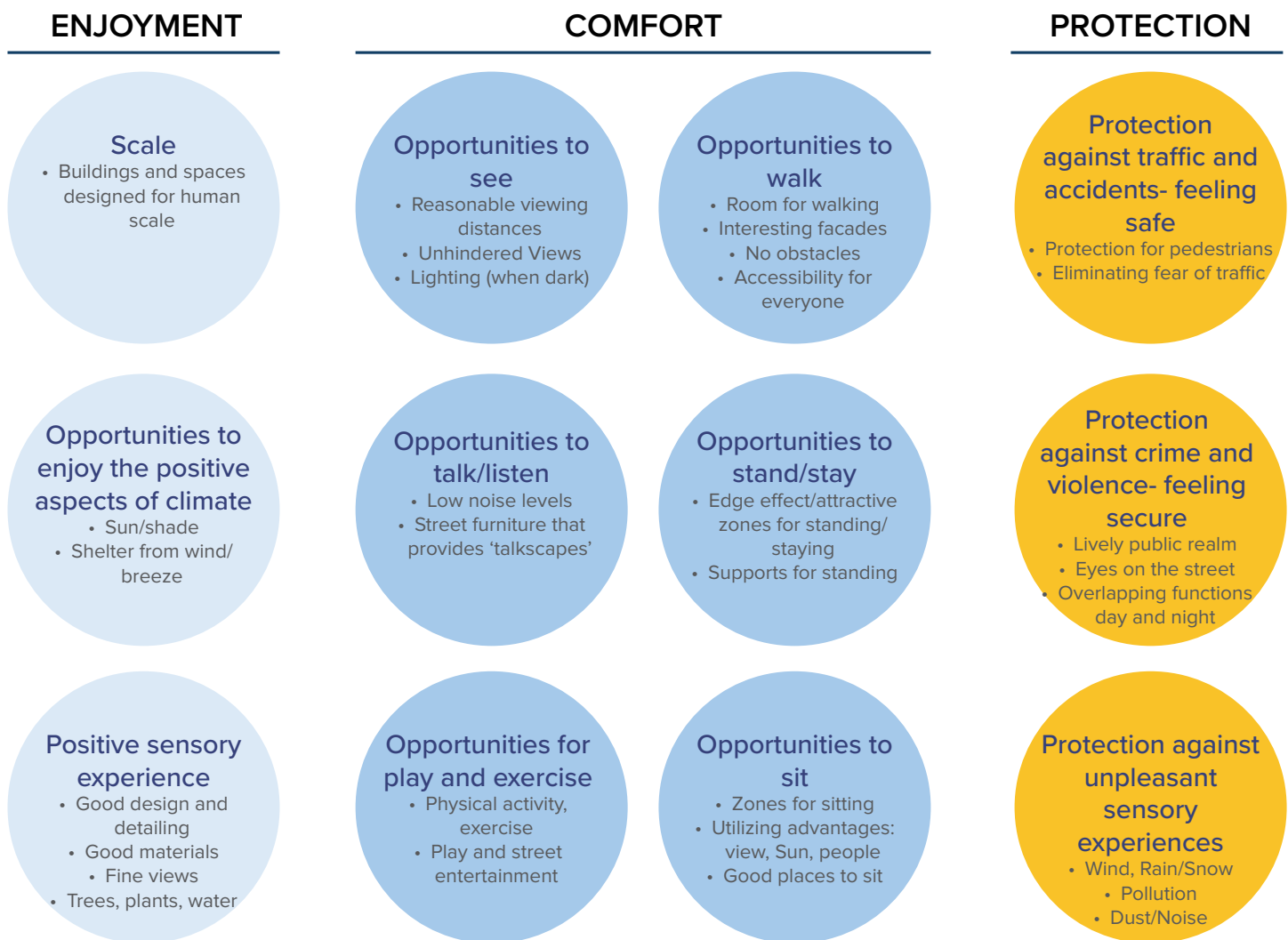


Figure 6.4 12 urban quality criteria as developed by the Gehl Institute.

Goal CD-5.Achieve well-planned areas and public spaces within the city.

Policy CD-5.1 Create neighborhood-level plans for key centers and hubs to guide place-making and public investments which may include art that reflect the needs and characteristics of the area.

Policy CD-5.2 Ensure that the City has appropriate design standards for development, especially for multifamily housing and commercial development. The standards may reflect unique characteristics and opportunities for a particular center or hub.

Policy CD-5.3 Until specific design standards are adopted by code or are preempted by state law for the downtown and waterfront area, the following sections from the Culture and Urban Design Element of the Edmonds 2020 Comprehensive Plan shall continue to serve as design guidelines for the development of buildings and sites: the Urban Design Goals and Policies section, the General Design Objectives section, and the Urban Design Goals and Policies for Specific Areas.

Policy CD-5.4 Consider place-making opportunities for public spaces and rights-of-way, as needs and resources allow. The study should be carefully designed to enable comparison between spaces in the city and to other locations. It is recommended to use the “Public Life Data Protocol” (developed by Gehl Institute). This data set should be used over time to track, share, and compare information about the relative success of the City’s public spaces. Data should be collected through:

- Observation
- On-site Surveys
- Focus Groups
- Qualitative ranking on urban quality criteria

Policy CD-5.5 Ensure that the Edmonds design review process uses clear and objective standards and processes that comply with state law for timely and predictable design review

Definition of art installation:

Temporary or permanent work of art created specifically for a particular space or environment. It often involves the arrangement and placement of objects, materials, or media in a way that transforms the space and engages viewers in a unique aesthetic or conceptual experience. Art installations can vary widely in form and medium, ranging from sculptures and multimedia presentations to immersive environments and interactive displays.

Priority Action Steps

1. Create “Urban Design Frameworks” for each Neighborhood Center, and Hub, with updates on a 5-year cycle to define the built character, guide public realm investments for placemaking.

Chapter 9. Historic Preservation

Introduction

This chapter is intended to:

- Coordinate and direct the protection of sites, objects, and buildings central to Longview's founding;
- Provide for coordinated protection of sites 50 years or older with architectural, cultural, historical, and/or community heritage; and
- Bring together basic concepts and components to preserve and restore our historic heritage, which is a key link to city values, promotion, livability, tourism, downtown revitalization, neighborhood pride, and economic vitality.

Historic Context

The Cowlitz Indian Tribe, members of the Chinook Indian Nation, occupied the area where Longview is now located prior to white explorers' arrival. The Cowlitz Valley was among the records of Lewis and Clark, who camped at the mouth of what they called the "Cow-elis-kee" River. Lewis and Clark called the Cowlitz people the "Skillutes," (or "Skilloots," as some sources spell it) in their earliest historical notations of the Lower Cowlitz, recorded as transient visitors to Fort Clatsop in 1805-06; but the tribe's earliest "home territory" encounters appear to have started with fur traders who began arriving in 1811.⁴²

Exposure to the diseases that accompanied whites' entrance into the region (called at the time "Gray Fever," but thought to be influenza or smallpox) wiped out all but about 500 of the Cowlitz population during 1829-30. Longview was the location of the tribe's *memaloose illahee* (cemetery), where it practiced above-ground burial of its deceased on a rock feature that stood along the Columbia River shoreline that is, today, Longview's industrial waterfront. Named "Mount Coffin" in 1792 by Lieutenant William Robert Broughton of George Vancouver's expedition, the burial site reportedly contained canoes bearing the bodies of tribal members wrapped in blankets, along with personal effects such as jewelry, clothes, blankets, baskets, weapons, and tools. In 1841, the burial canoes were accidentally destroyed by a member of the Navy and U.S. Exploring Expedition while using Mount Coffin as a point from which to make astronomical observations, when his campfire set them ablaze.⁴³ Numerous other explorers and settlers recorded observations about the site during the 1800s.

Insensitive to the import of the tribal burial grounds, Longview's earlier generations dynamited and quarried the promontory over a 40-year period beginning around the time the Weyerhaeuser mill was built.⁴⁴ The Longview Daily News and Cowlitz Historical Society erected a memorial marker at the site in 1955. The Cowlitz Tribe of Indians was not officially recognized by the federal government

⁴² Irwin, Judith. <<http://www.cowlitz.org/index.php/38-history>>. Accessed November 27, 2017. Irwin's work, hosted by this official tribal website, offers a much more expansive history focused on the tribe, its culture, and its traditional products.

⁴³ <http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=7482>. Accessed November 27, 2017.

⁴⁴ <https://en.wikipedia.org/wiki/Mount_Coffin>. Accessed November 27, 2017. Sources vary as to when the promontory was destroyed; some say 1924, but the historic plaque states "1922-1954" which is more in keeping with a quarry operation.

until 2000. Five years later, tribal members conducted a sanctification ceremony near the former Mount Coffin site.⁴⁵ Today, the tribe's administrative offices are located in downtown Longview.



Figure 9-1. Mount Coffin in 1900

(Source: Wikipedia)

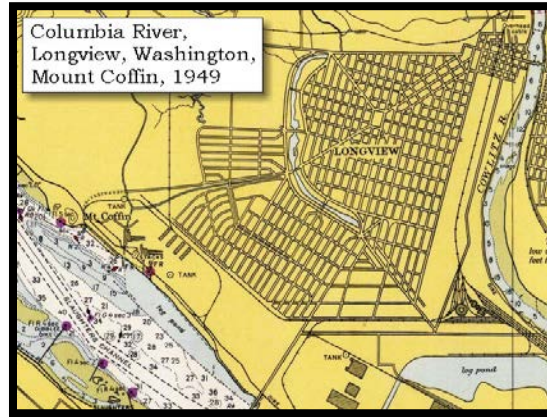


Figure 9-2. Mount Coffin Location

(Source: United States Geological Survey)

Following the explorers and missionaries, Hudson's Bay Company employees arrived. The first party of pioneers paddled up the river in 1849, filed claims on land that would be bought by Long-Bell Lumber Company, and established a trading post near the spot where Lewis and Clark had camped. The settlement, named "Monticello" in honor of Thomas Jefferson's Virginia estate, was the site of the 1852 Monticello Convention, where leading citizens of the portion of the Oregon Territory lying north of the Columbia met to petition Congress for separation, finally persuading Congress to create the Washington Territory in 1853. The Washington Territorial Legislature formed Cowlitz County on April 21, 1854⁴⁶, and Monticello became the first county seat. It grew as a transportation stop between Vancouver and the Puget Sound area when the most efficient means of travel was by boat. In 1867, most of Monticello was destroyed by a major flood, and by the 1880s almost nothing remained of the town site.⁴⁷ The Monticello Convention is memorialized today by a sign visible from State Route 432.⁴⁸

⁴⁵ "Cowlitz Sanctify Coffin Rock." *The Daily News*, October 17, 2005.

⁴⁶ <http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=7482>. Accessed November 27, 2017.

⁴⁷ <https://www.sos.wa.gov/legacy/cities_detail.aspx?i=40>. Accessed November 27, 2017.

⁴⁸ <http://www.columbiariverimages.com/Regions/Places/longview_kelso.html>. Accessed November 27, 2017.



Figure 9-3. Historic Monticello Sign

(Source: Waymarking.com)

Besides Monticello, Freeport is the other historic community located in present-day Longview. It was named by Nathaniel Stone, who had a Donation Land Claim (DLC) on the site, after his hometown of Freeport, Indiana. Freeport became Cowlitz County's second county seat in 1866.

The development of Longview as we know it today began after eastern timber barons began buying up lands in the new territories. Longview is a planned city born out of the City Beautiful movement and R.A. Long's vision as its founder. As chairman of Long-Bell Lumber Company, Long envisioned this new city to be not just a factory town to house its workers but a permanent and model city. He assembled a team of nationally recognized city planners directed by his close personal friend, J.C. Nichols. Nichols chose George Kessler, after whom Kessler Boulevard and Kessler Elementary School were named, to assist. Kessler was a city planner noted for his contributions to Kansas City, Mexico City, and the 1904 St. Louis Exposition. The landscape architecture and planning firm of Hare and Hare and architecture firm Hoit, Price and Barnes, both of Kansas City, were also hired. Together they drafted the actual plan and plats for the new city.

Longview's heritage is directly tied to R.A. Long and the work of his planners and engineers, which remains in many of Longview's buildings, street patterns, boulevards, and parks, including the library, Monticello Hotel, civic center, Columbia Theatre, churches, downtown buildings, individual neighborhoods, and public works infrastructure we have today. In speaking at Long's funeral in 1934, J.C. Nichols called Longview's schools, hospitals, parks, playgrounds, and churches Long's gifts to his employees.⁴⁹

⁴⁹ <<http://shs.umsystem.edu/manuscripts/kansascity/nichols/JCN026.pdf>>. Accessed November 27, 2017.

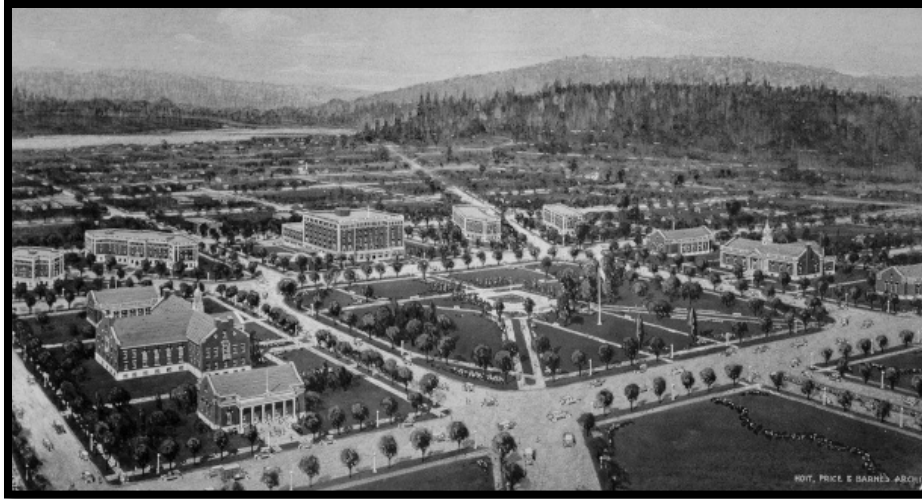


Figure 9-4. R.A. Long's Planned City of Longview (1926)

(Source: City of Longview)

Naming the new city was problematic. Longview was Long's first choice among names such as Long-Bell and Longport – all options featuring his surname – but there was already a Long View, Washington, so the then-Post Office Department rejected the planners' application. Long-Bell representatives convinced the three families of Long View, described as “a desolate flag stop on the Spokane, Portland and Seattle Railroad,” to change its name.⁵⁰

The City of Longview was dedicated and the Monticello Hotel opened on July 14, 1923. The final Longview plans were implemented in a flurry of construction between 1922 and 1927.

Long, Kessler, and the Hare father-and-son team⁵¹ also tie our Longview to Lee's Summit, Missouri, where they worked on and, even after Washington's Longview began developing, Long resided at his large personal retreat called Longview Farm. About 325 acres of the farm and a handful of its historic buildings remain; in recent decades, it was replatted into a development known as New Longview.⁵² This connection back in time explains why, today, an internet search for “Longview” frequently turns up information about the Missouri property. The R.A. Long Historical Society⁵³, operated out of Olathe, Kansas, maintains an online history of Long's life including Long-Bell Lumber and the building of Longview, Washington.

Assessment of Historic Preservation Needs

Existing Data

⁵⁰ <http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=7482>. Accessed November 27, 2017.

⁵¹ Worley, William S. “A Legacy to a City: Kansas City Architects George Kessler, Henry Wright, and Sid and Herbert Hare.” *Kansas History*, Autumn 1997, pp. 192-205; at <https://www.kshs.org/publicat/history/1997autumn_worley.pdf>. Accessed November 27, 2017.

⁵² “Longview Farm Introduction and Overview.” *Archives of Kansas City* at <<http://archkc.com/2011/11/longview-farm-introduction-and-overview/>>. Accessed November 27, 2017.

⁵³ <<http://www.ralonghistoricalsociety.org/>>. Accessed November 27, 2017.

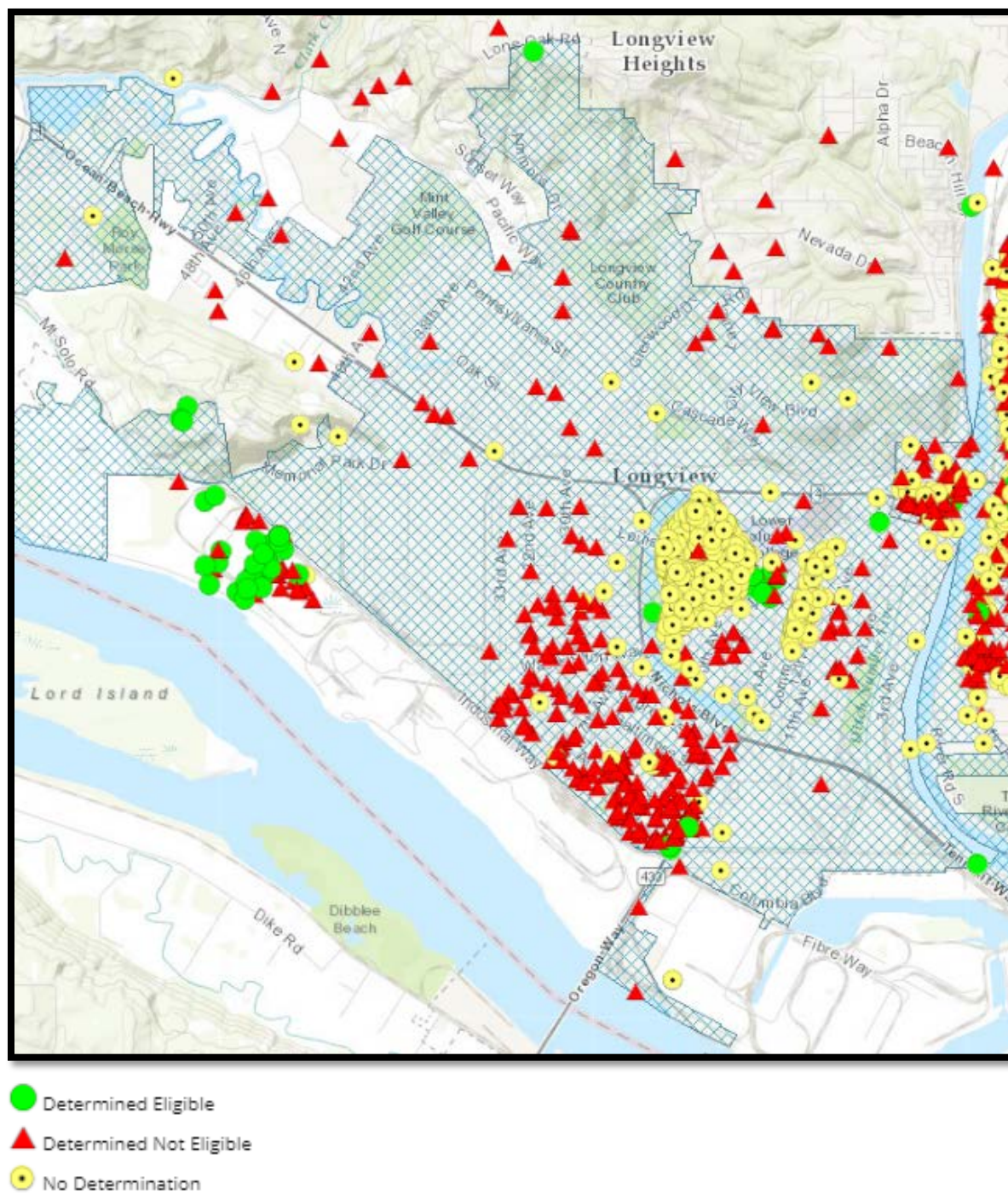


Figure 9-6. Inventoried Longview Historic Properties and Sites
 (Source: WISAARD 10-2017)

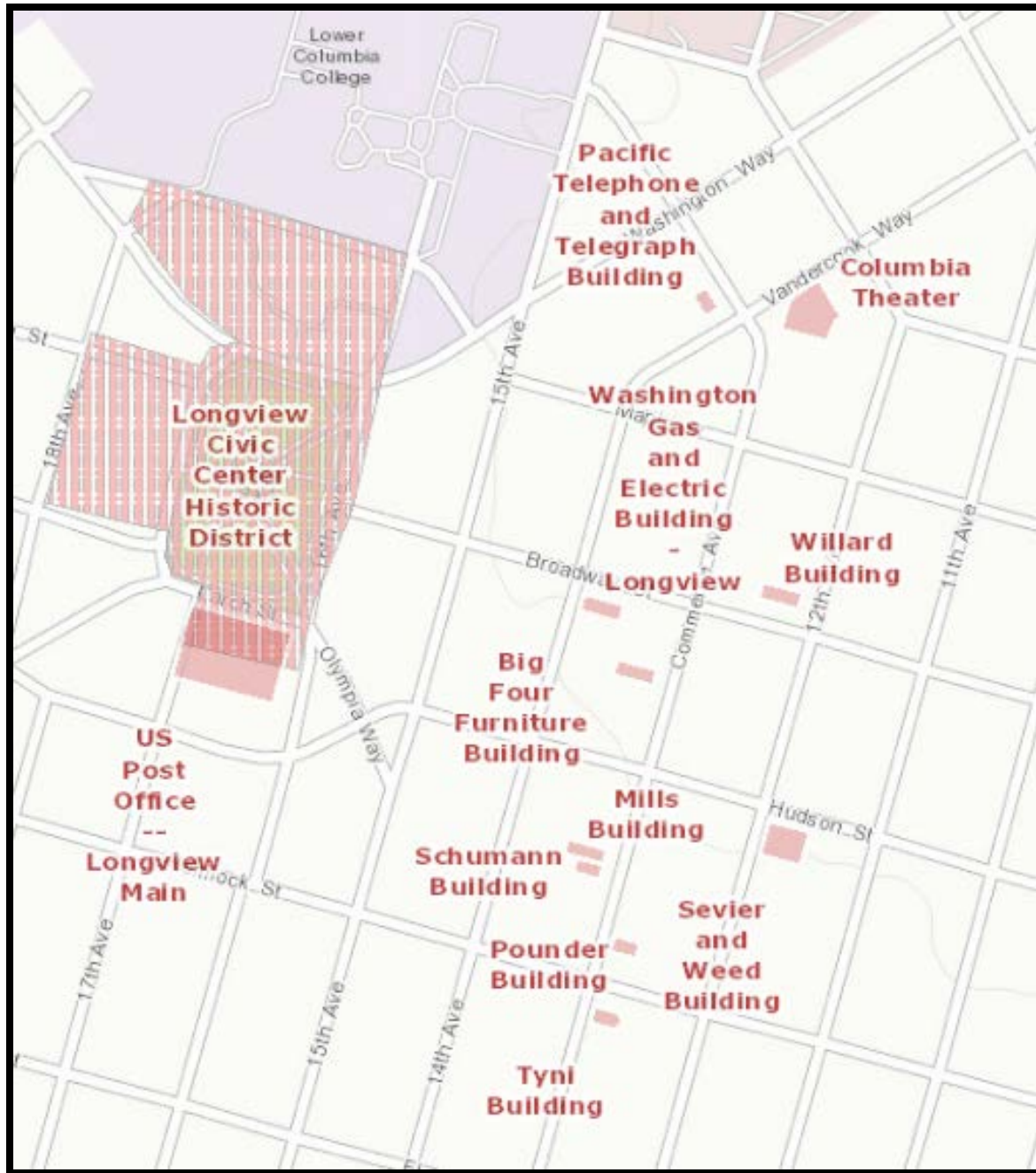


Figure 9-7. Designated Longview Historic Sites- Downtown Longview and Civic Center
 (Source: WISAARD 10-2017)

Historic inventories and registers include the following:

- National Register of Historic Places (state listings and historic districts)
<http://www.nationalregisterofhistoricplaces.com/wa/cowlitz/state.html>
- Early Commercial Area: Downtown Longview Survey and Inventory, 1988
- Old West Side Inventory, Phase 1 1600 Blocks, 2004; Phase 2 1200 Blocks, 2005; Phase 3 1500 Blocks and Phase 4, 2008; Phase 5, 2009; Phase 6, 2011, Phase 7, 2012; and Phase 8, 2013-2014. [See Figure 9-7].
- R.A. Long Park Master Plan, February 25, 2010
- Lake Sacajawea Park Preservation Plan, March 2009
- Longview Register of Historic Places
- Washington State Register of Historic Places

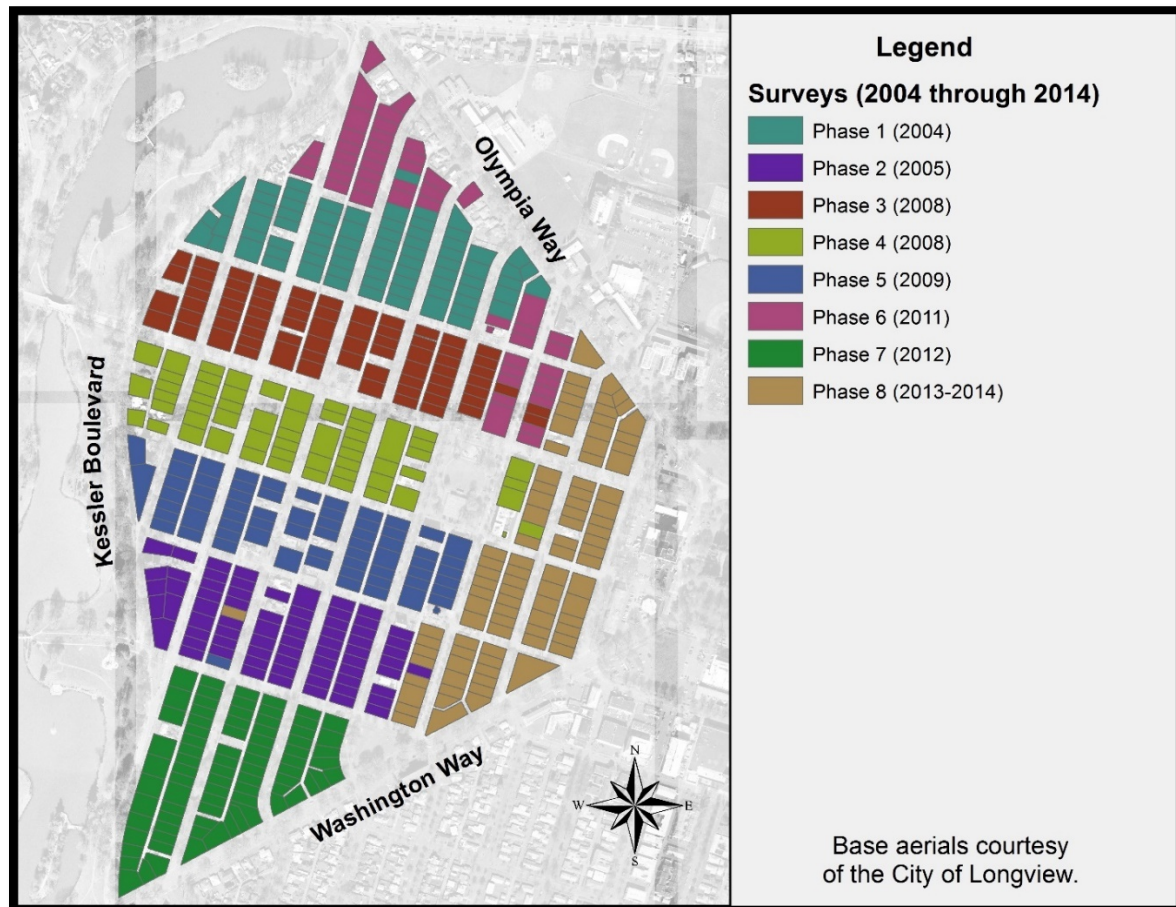


Figure 9-8. Downtown Longview and Civic Center Historic Surveys

(Source: Artifacts Inc. presentation "OWS Neighborhood Workshop #1" January 2016)

Other documents and records include the following:

- Historic Preservation Ordinance, Chapter 16.12 LMC
- Building Records, Community Development Department
- Longview Room and Polk Directories, Longview Public Library
- Long-Bell Room (private), 1339 Commerce Avenue
- Draft Downtown Historic Preservation District Ordinance and brochure
- Longview Central Commercial Redevelopment Plan, 1982
- Design Guidelines: Downtown Longview, Action Design Team, 1983
- Longview's Downtown Plan, 2001
- A video titled "The Planned City – The History of Longview, Washington" (1989) is available for checkout at the Longview Public Library or Longview Community Development Department
- Discover Downtown Longview, Self-guided walking tour (revised 2011)
- Explore Historic Longview: Walking Tour of Longview's Civic Center (Revised April 2011)

The City completed a digital archiving project in 2010 that converted its paper files of Longview historic register properties into a digital archive format (Laserfiche®). This created a backup of the information and improved the reference capability. Each file contains the property owner's signed nomination form, historic information about the property, and the specific features to be preserved. Going forward, newly created historic register files must be added to this digital archive to maintain the digital resource and protect the information from chance destruction or loss.

Local Preservation Efforts

Sound historic preservation principles, community recognition, and a respect for our heritage enable Longview to maintain its historic identity and resources.

Over the years, some significant historical sites have been lost, including the Longview train station, Kessler School, St. Helens School, downtown buildings, and an Old West Side residence. However, the Monticello Hotel, library, post office, several downtown buildings, the Shay Locomotive, and the Columbia Theatre have been restored.

Longview attained its Certified Local Government (CLG) status in 1988. Maintaining CLG status offers the City certain advantages, such as the ability to access certain funding which, over time, has provided grants for a historic video, plaques for historic buildings, and inventories. It also enables locally listed properties to qualify for a special tax valuation program for renovations tied to their historic status.

Except for a few technical updates, Longview's Historic Preservation Ordinance (Chapter 16.12 LMC) is largely the same as it was when adopted in 1987. The ordinance created a historic preservation commission. It enables property owners to nominate a building, structure, site, object, or district for historic designation, which the commission may list if it meets specific criteria. It also requires that listed properties comply with certain regulations if they are renovated or before they can be demolished. As with any regulation, the code's efficacy should be periodically reevaluated, particularly if state or federal preservation practices or grant stipulations warrant it.

The Longview Historic Preservation Commission is charged with identifying, evaluating, and protecting Longview's historic resources through placement on the Longview Register of Historic Places. Such properties must obtain a Certificate of Appropriateness from the Commission when restoring, modifying, or demolishing their buildings, sites and objects. These reviews are intended to preserve and/or minimize negative impacts to the significant historic aspects that make specific properties or sites eligible for local designation.

Special Valuation Tax Program

Administered by the Cowlitz County Assessor's Office, the Special Valuation Tax Program for Historic Properties allows a ten-year credit to historic renovation and rehabilitation projects for substantial improvements to buildings listed on the national or local historic register. There is a specific process established for substantiating and approving the tax valuation.

Downtown Longview

Downtown Longview continues to be a focal point of preservation. The historic character offers an opportunity to create economic synergy through restoration and sensitive remodeling intended to maintain and restore buildings to their original architectural character. The Civic Center national historic district was created to stimulate and implement a unified vision of downtown rather than perpetuating haphazard renovation and improvements.

The City of Longview is concluding multi-year streetscape improvements on Commerce Avenue to improve its appearance, safety, and accessibility. Improvements include new lighting, sidewalks, benches, landscaping, irrigation, public art, and outdoor gathering places to make downtown more attractive to visitors, shoppers, bicyclists, and pedestrians.

The Old West Side Neighborhood

Longview's historic preservation program conducted a multi-year project to architecturally and historically document the properties within the Old West Side neighborhood, one of the older areas in the city. Now referred to as the "Old West Side," the West Side neighborhood is one of seven original neighborhoods planned by the Longview Company, a subsidiary of Long-Bell. The West Side was the elite neighborhood of Longview, intended for Long-Bell's executives and managers as well as other professionals who came to live in the new city in 1923. This neighborhood contains approximately 1,000 properties, many built prior to 1940. With the conclusion of this inventory project in 2014, the City reached out to neighborhood residents to gauge their interest in forming a historic district, but such an effort has not followed. At that time, the City Council directed that if sufficient interest in forming a historic district is shown by residents in the future, the idea could be examined.

Issues Affecting Local Historic Properties in the Future

- Longview's historic preservation program has staffing limitations that contravene its ability to survey the entire city boundaries and protect resources. Funding also limits the amount of marketing and projects that can be accomplished.
- Community perception plays a significant role in the value of historic preservation. Individual property owners must value their buildings' architectural and historical character. Many people believe Longview is not old enough to have historic value. A whole new era of building styles (1935-1965) is now eligible for preservation, adding to the complexity of informing property owners about what is eligible for preservation and why certain buildings are important examples of those periods.
- Adding properties to the Longview Historic Register preserves them for future generations to appreciate. With that designation comes the requirement to document all changes, except routine maintenance, on a Certificate of Appropriateness approved by the Historic Preservation Commission. Specific federal standards guide these design review decisions. Old buildings require continued maintenance, and the lack thereof creates a great opportunity to renovate and rehabilitate buildings, especially downtown. However, the City's Unfit Dwelling Code (which applies to all buildings) does not require owners to maintain buildings unless there is a hazardous condition. As the buildings age, there is a greater chance for deterioration of eligible historic properties.
- Civic Center zoning adjacent to the Civic Center National Register Historic District between 16th Avenue and Olympia Way was changed to General Commercial during a rezone request. A change of ownership and use of the general commercial property may detrimentally affect the character of the National Historic Civic Center District in the future.

Historic Preservation Goals, Objectives, and Policies

Goal HP-A	Achieve state and national recognition of Longview’s unique place in the history of American city planning.
Objective HP-A.1	By the end of 2025, facilitate the nomination of a historic district for the commercial downtown area along Commerce Avenue; or support the creation of a business improvement district, joining the Washington State Main Street Association, or implementing façade design standards for downtown buildings.
Objective HP-A.2	By the end of 2025, conduct a reconnaissance inventory of all original Long-Bell plats in residential, commercial, and industrial areas for future historic registration.
Policy HP-A.2.1	Continue development of the register of historic buildings for the early commercial area of downtown and other historic properties within the city through the Historic Preservation Commission.
Policy HP-A.2.2	Add the inventory forms prepared for structures included in the thematic group nomination to the historic structures inventory. The registered locally defined district should be reflected in the inventory as well.
Policy HP-A.2.3	Encourage and assist owners of historic properties within the Longview planning area to apply for individual listing on the local, state, and national registers of historic places.
Goal HP-B	Preserve and enhance the notable buildings, parks, and other sites established by or associated with the Long-Bell Lumber Company and notable local examples of architectural styles of more recent times.
Objective HP-B.1	By 2025, develop an inventory of City-owned properties and assets eligible for preservation and prepare nominations to list them on the Longview historic register.
Objective HP-B.2	By 2025, develop and adopt a preservation plan for the City of Longview to support the City’s CLG status and facilitate the development of the City’s historic preservation program and priorities. The plan should provide staff and the Historic Preservation Commission with a strategy to meet preservation goals, enhance outreach efforts, and benefit historic preservation and quality of place efforts in Longview.
Objective HP-B.3	By the end of 2022, develop a program to implement and maintain an inventory of historic sites and potential historic sites electronically on a Geographic Information System database and make map information available to the public online.
Policy HP-B.3.1	Promote preservation of local historic properties and materials as desirable for public awareness concerning the City’s beginnings and its uniqueness in City planning history, aesthetic appreciation of architecture and

landscape architecture, maintenance of community identity, and furtherance of tourism and economic activity.

- Policy HP-B.3.2 Encourage historic renovation of buildings and sites 50 years or older through public awareness; neighborhood and business partnerships; the involvement of residents; brochures, reference materials, and internet sites; and incorporating historic preservation planning in City departments.
- Policy HP-B.3.3 Encourage owners of both registered and unregistered historic properties to take advantage of rehabilitation tax incentives and any available grants.
- Policy HP-B.3.4 Enforcement measures should be periodically evaluated, and the search for mechanisms and resources to enhance enforcement needs to be an ongoing process.



Longview Comprehensive Plan 2019

4

Community Design

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Introduction

Architectural and urban design play a key role in creating and maintaining a vibrant, livable community, and the design of public spaces and neighborhoods contributes to the city's character and unique sense of place. The Community Design Element describes current design patterns in Pullman's urban environment and the neighborhoods that define it. The Element identifies opportunities and constraints related to Community Design in Pullman and identifies policies to guide future development of the city's-built environment.

The Community Design Element supports the **Vision Statement** by establishing policies that promote protection and enhancement of historic and cultural resources that contribute to Pullman's unique sense of place. Other policies acknowledge local rivers and streams as aesthetic resources that enhance the community.

This element directly supports the following **Framework Principles**:

- Defined and welcoming sense of place
- Diverse and thriving economy
- Healthy and valued natural environment

Conditions & Trends

Regional Setting & Landscape

As described in Chapter 1, Plan Foundation Pullman is located in southeastern Washington's Palouse region, a tapestry of rolling hills, wheat fields, and winding river valleys. The city is centered on the confluence of the Missouri Flat Creek, Dry Fork Creek, and the South Fork of the Palouse River, and the surrounding hills create the structure for Pullman's four major neighborhoods.

This picturesque landscape provides a unique backdrop for Pullman as it continues to forge its identity as a community that respects its rural setting and agricultural roots while looking forward to a future fueled by higher education and high-tech innovation.



Neighborhood Design Context

Downtown

As described in the Land Use Element, Downtown Pullman sits in the valley formed by the surrounding hills, located at the junction of several waterways. Downtown is the heart of Pullman's historic business district, and it hosts a collection of well-preserved historic buildings, public parks, and connections to the Downtown River Walk trail. While Downtown contains some of Pullman's best examples of historic architecture and high-quality architectural design, the area also experiences storefront vacancy levels that are higher than ideal, leading to declining physical appearance of some buildings.

Most of Pullman's public gathering spaces are concentrated in Downtown, while the WSU campus is another social hub that could be more strongly connected for the benefit of all Pullman community members.

Downtown locations provide citizens and visitors with social spaces and showcase the neighborhood's design character.

- **High Street Plaza:** Located adjacent to the historic Flatiron building between Paradise and Main Streets, this small plaza hosts outdoor music concerts. Improvements to lighting and landscaping, along with construction of a stage/performance area, could improve public use of this space as a concert venue.
- **Pine Street Plaza:** This public space is located near the trestle across the river and is one of the most active public spaces in the city. It provides outdoor seating for adjacent restaurants and connects Downtown to the riverfront trail system. It also provides a venue for outdoor music concerts. Lighting and access improvements could further improve the appearance of this space and attract more visitors to Downtown. The Downtown Plan identifies treating Pine Street like an extension of the Pine Street Plaza, increasing the quality for pedestrians.
- **Downtown Riverwalk:** This trail provides pedestrian and bicycle connections between Downtown and the broader regional trail network. Additional access, landscaping, and safety improvements would increase usage of this trail and offer community members improved non-motorized connections between urban and rural environments.



While the district has a well-defined walkable street grid, the area is also a crossroads of major vehicle transportation routes, leading to high levels of vehicle traffic, including trucks. Such a large number of automobiles moving through the area detracts from the pedestrian streetscape, and a lack of adequate signage and crossing signals pose challenges for pedestrians moving through the area. For example, lights at Pine Street should not go red until a pedestrian is crossing. Prominent traffic signage and utility infrastructure (power lines, utility poles, etc.) also detract from the architectural character and pedestrian focus of Downtown.

Pioneer Hill

Pioneer Hill, located south of Downtown, is an established residential neighborhood, primarily characterized by single-family homes with tightly-gridded, walkable streets and extensive tree cover. Much of the neighborhood is within walking distance of Downtown, the new City Hall, Pioneer Center, and several gathering and cultural spaces. It is bounded by commercial districts on the west and south and the SR 270 corridor on the east. Pioneer Hill is also located within walking distance of several parks, including Lawson Gardens, Kruegel Park, and City Playfield.



Sunnyside Hill

Sunnyside Hill forms the southwest quadrant of the city. Like Pioneer Hill, much of this neighborhood is within walking distance of Downtown. In contrast to Pioneer Hill, the street pattern is larger, characterized by curving roads and cul-de-sacs. The eastern portion of the study area near SR 27 is characterized by commercial development and established residential areas, while the western portion of the neighborhood consists of newer residential development, including newly constructed single- and multi-family residences. Sunnyside Hill is also walking distance to Sunnyside Park and other community spaces.



Military Hill

Located in the northwest quadrant of the city, Military Hill contains a mix of residential, commercial, and industrial development; the area is experiencing greater growth compared to other quadrant neighborhoods. Similar to Sunnyside Hill, this neighborhood includes commercial development along the major transportation corridor with established residential areas behind. Farther to the northwest, newer residential development is characterized by larger, more suburban block patterns and cul-de-sacs. This area is also home to Pullman High School, Military Hill Park, and the Pullman Aquatic Center.





College Hill

In 1890, Washington Agricultural College Experiment Station and School of Science was founded. It was later called Washington State College and is now Washington State University (WSU). Growth of the school led to the development of the neighborhoods of College Hill and Military Hill in the eastern and northern areas of the city, respectively.

Continued growth of the school has required students, faculty, and staff to find housing in the other residential neighborhoods of Pullman.³⁰

In 2009, the City adopted the College Hill Core Neighborhood Plan, a subarea plan incorporated by reference into this Comprehensive Plan. It contains a vision, goals, and implementation strategies, providing for a safe and vibrant neighborhood, a mix of housing types and commercial and institutional uses, well-maintained properties and housing, superior infrastructure, sufficient parking balancing residential character, historic protection, public and private open space, community collaboration, and more.

³⁰ National Park Service, National Register of Historic Places Registration Form, College Hill Historic District, 2006.

A portion of College Hill has been designated as the College Hill Historic District, a single-family residential housing district primarily housing staff, faculty, and students of WSU. The district has been listed on the National Register of Historic Places since 2006. The area of the district is 23.7 acres, and it is bounded roughly by NE Stadium Way on the north, NE B Street on the east, NE Howard Street on the south and properties on the west side of NE Indiana Street on the west. Of the 146 buildings and structures within the district, 113 are considered to contribute to its historic character. The period of significance for the district is 1888 to 1946.³¹ All of the properties in the district are located on the north slope of College Hill. The properties within this district are characterized by long, narrow, and rectilinear property lines. Many properties are set back from the street and have open front yards. Many of the properties back onto alleys that provide access to garages and parking. The predominant house styles are Colonial Revival (29%), Tudor Revival (14%), and Bungalow/Craftsman (30%).³²

Most of the streets on College Hill are narrow, and parking is a perennial problem for community members. This problem has been made worse as more of the single-family homes are converted into apartments or multi-tenant structures. The City of Pullman recognizes the need to rehabilitate the College Hill Historic District and its environs by enhancing neighborhood and housing conditions and expanding vehicle parking options. City plans state that new development within this district should be designed using standards that are consistent with the character of this historic neighborhood.

Trail System

Paths and trails within city limits extend more than 16 miles, including a portion of the seven-mile-long Bill Chipman Palouse Trail connecting Pullman and Moscow.

Implementation of the Pullman Pedestrian/Bicycle Circulation Plan, Pullman Parks & Recreation and the Washington State University Bicycle and Pedestrian Plan, can help connect Pullman's community members with destinations and offer recreation and commute opportunities. The City's Complete Streets policies and street design standards can help extend and expand the trail, sidewalks, and bicycle routes in the City. Other opportunities include transfer of the northern ring road to the County and City where multimodal transportation can be proposed. Also, repurposing unneeded rail lines for active transportation could also be pursued. For more information and relevant policies see the Transportation and Capital Facilities Elements.

³¹ Washington State Historic Preservation Office, NPS Form 10-900: National Register of Historic Places Registration Form for College Hill Historic District, 2006.

³² Washington State Historic Preservation Office, NPS Form 10-900: National Register of Historic Places Registration Form for College Hill Historic District, 2006.

Gateways

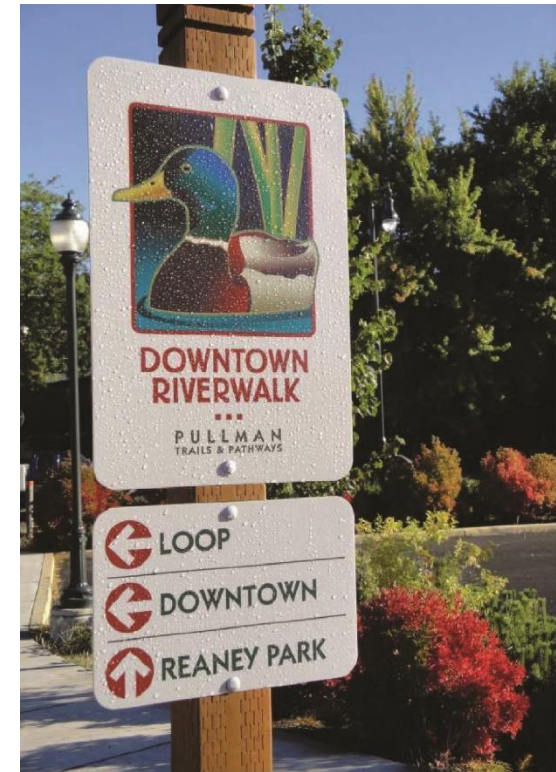
Two primary highways, SR 27, and SR 270, connect Pullman to the surrounding region and divide the city into quadrants. These highways carry most of the vehicle traffic coming into and leaving Pullman. As these routes descend into Pullman from the surrounding hills, they offer opportunities to establish formal gateways and improving signage to the city that provide a sense of arrival to visitors and emphasize Pullman's community identity, such as Welcome Wayside on Davis Way. Other gateway opportunities include trail heads, such as at the Bill Chipman Palouse Trail.

Within the City, additional gateway locations would help define neighborhood boundaries, such as those for Downtown. Outreach to Downtown stakeholders indicates a desire for more formal boundaries and clearer branding for Downtown, which could be accomplished through entry signage or public art at strategic locations. Potential Downtown gateway locations include the intersection of Grand Avenue and SE Paradise Street and the intersection of SE Paradise Street and Main Street.

Signage, Wayfinding, & Public Art

As described under Neighborhood Design Context, Pullman's neighborhoods have distinct characteristics, and Downtown serves as the social, commercial, and cultural

hub of the city. However, recent public outreach and stakeholder engagement as part of development of the Downtown Master Plan indicates ambiguity in the community about the boundaries of Downtown and connections between major community activity centers. A comprehensive branding and wayfinding strategy, including common signage designs, promotes a unified community identity and offers community members and visitors improved awareness of, and access to, public spaces and community amenities.



Public art in Pullman is generally limited, and more widespread use would provide opportunities to reinforce community identity, along with providing aesthetic interest for visitors to these spaces. Pine Street Plaza, located adjacent to the trestle across the river, features a mural by local artist Patrick Siler, and Cougar Plaza at the corner of Grand Avenue and NE Olsen Street, features a public sculpture installation and signage for both the City of Pullman and WSU.

Historic & Cultural Resources

Certified Local Government Program

Pullman is a member of the Certified Local Government Program, which helps local governments preserve historic and cultural resources by providing access to financial and technical assistance through the National Historic Preservation Act. Certified Local Governments may also apply for grants, offer Special Tax Valuation to locally listed properties, and receive assistance and training from the State Historic Preservation Office.

Downtown Historic Survey

The Downtown Historic Survey of Pullman was conducted in 2014 to catalog historic resources. The survey determined that five of the survey sites appear individually eligible for inclusion in the National Register of Historic Places; these include:

- Washington National Guard Armory
- Cordova Theater
- Anawalt/Mason Building
- Jackson Block/Grand Theater
- Old Post Office

Portions of the survey area are potentially eligible for listing as a historic district in the National Register; 36 of the survey sites would be included as contributing sites within that district. The majority of the area appears eligible for a downtown historic district. The period of significance, which includes all of the city's major building style trends, spans from around 1890 to around 1960.³³

³³ A.D. Preservation, Reconnaissance Survey for Downtown Pullman, Whitman County, Washington, 2014



Maple Street Historic Survey

The Maple Street Historic Survey was conducted in 2013 and surveyed 36 buildings in the area bounded roughly by Maple Street to the west, Palouse Street to the south, Maiden Lane, and Opal Street to the east and Colorado Street to the north. Small alterations to a historic building, such as replacing windows or doors with use of non-period materials or technology, can significantly decrease the historical integrity of a building. Due to these kinds of renovations, 32 of the 36 buildings inventoried have lost considerable historical value. Three of the buildings in the area remain largely intact and were determined to be eligible for listing on the National Register under Criterion C (historical significance derived from design or construction). These are three houses located at:

- 625 Maple Street
- 635 Maple Street
- 410 Spaulding Street

The survey also determined that several prominent local people owned and lived in the house at 455 Campus Street, which makes it eligible for listing on the National Register under Criterion B (historical significance derived from association with the lives of persons significant in our past).³⁴

National Register of Historic Places

There are 10 sites in Pullman currently listed in the National Register of Historic Places. These are:

- Thompson Hall and Stevens Hall on the WSU campus
- United Presbyterian Church (Greystone Church) at 430 NE Maple Street
- William Swain house at West 315 W Main Street
- Gladish Building (Pullman High School) at 115 NW State Street
- Old Post Office Building at 245 SE Paradise Street
- Cordova Theater at 135 N Grand Avenue
- College Hill Historic District



³⁴ Rain Shadow Research, Maple Street-Maiden Ln. Inventory, 2013.

- Star Route and Palouse Street Brick Road, which consists of one-block portions of NE Maple and NE Palouse Streets
- Northern Pacific Railway Depot at 330 N Grand Avenue.³⁵

Pullman Register of Historic Places

With assistance and technical advice from City staff, the City of Pullman's Historic Preservation Commission manages the conservation of local historic resources. The Commission, consisting of seven appointed members, acts as the primary resource for information and matters relating to the city's history and historic resources. The Commission maintains the Pullman Register of Historic Places, which currently consists of the following properties:³⁶

- St. James Episcopal Church (Ruby Oak Apartments) at 600 NE Oak Street;
- Star Route and Palouse Street Brick Road;
- Pullman Veterans' Memorial located at the northeast corner of E Main and NE Spring Streets;
- Kappa Delta Sorority at 520 NE Howard Street;
- Drucker House at 965 NE B Street;
- Phelps House at 970 NE Monroe Street;
- A. A. and Pearl Rounds House at 630 NE Garfield Street;
- Anawalt House at 1125 NE Monroe Street;
- Hollingbery House at 1120 NE Indiana Street;
- McCulloch House at 1110 NE Indiana Street;
- McKee-Kennedy House at 1045 NE Monroe Street;
- United Presbyterian Church (Greystone Church) at 430 NE Maple Street;
- Weller House at 630 NE Illinois Street;
- Horner House at 1040 NE Creston Lane; and
- Osburn House at 635 NE Illinois Street.



³⁵ National Park Service, National Register of Historic Places, Spreadsheet of NRHP Listed Properties, 2020.

³⁶ City of Pullman Historic Preservation Commission, Pullman Register of Historic Places, 2020.

Opportunities & Constraints

Community members and property owners recognize and value the unique aesthetic setting and historic character of the city. Promoting high-quality urban design helps foster a strong community identity, and preservation of and integration with historic resources is a high priority for the City. The community sees an opportunity to implement balanced design standards where appropriate to ensure that new development can occur but will also be consistent with community design principles and the historic character of the neighborhood. The College Hill Core Neighborhood Plan identifies a need for design standards to ensure new development is consistent with the historic character of the College Hill Historic District.

Pullman's greatest opportunity and challenge is forging a new identity that reflects its agricultural roots and highlights the natural setting of the Palouse region, while also looking to the future. Pullman's community design should also celebrate its historic relationship with Washington State University and the role played by the school and its students, while not being overshadowed by them.

Downtown and historic College Hill provide great opportunities for reinforcing community identity in the region and framing Pullman's relationship with WSU. The Pullman Downtown Master Plan identifies key actions for continuing growth and helping Downtown reach its full potential. These include the following:

- Identify, preserve, and enhance significant cultural and historic locations that contribute to the district's history and identity. Achieve this through strengthened historic preservation programs and design review.
- Continue improvement of public spaces and the pedestrian environment to make Downtown comfortable, attractive, and people-focused. Improvements to pedestrian circulation, connections to the river, and streetscape amenities (seating, bicycle racks, and street trees), can all promote the image of Downtown as a vibrant place that is open to visitors.
- Activate public spaces through improvements to streetscapes and plazas.
- Formalize Downtown's boundaries and improve wayfinding and signage to help orient visitors and reinforce connections between Downtown and the WSU campus, which is nearby.



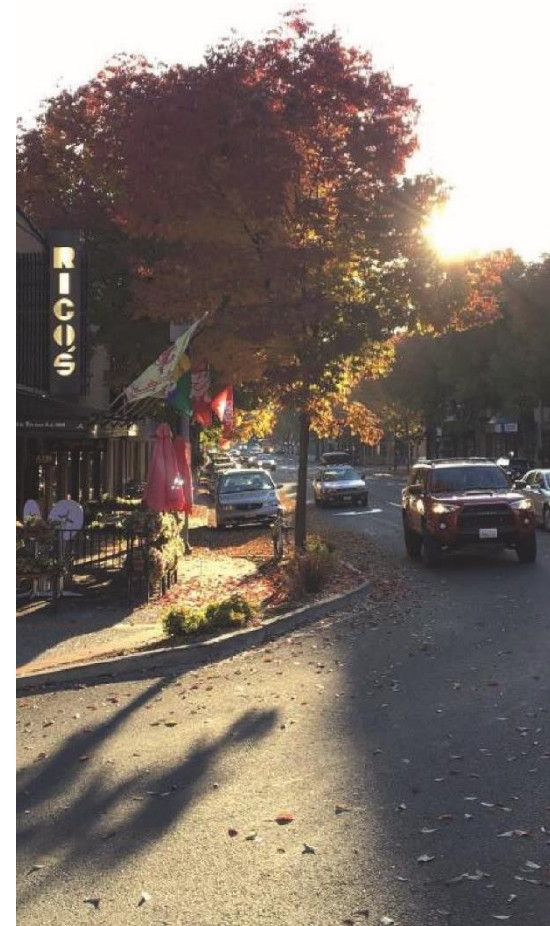
However, Downtown's location at the crossroads of several major transportation corridors has led to high volumes of vehicle traffic through the area, which interferes with pedestrian circulation and makes the streetscape less inviting. Balancing the parking needs of Downtown housing and businesses against these pedestrian streetscape concerns is an ongoing challenge for planning efforts in the neighborhood. Further, railroad infrastructure is no longer in use in Downtown, and could better be utilized as potential trails, adding to the walkability of the neighborhood.

The College Hill Core Neighborhood Plan identifies key actions for continuing improvement and helping College Hill reach its full potential, including:

- Adopt and implement architectural design standards for new construction in the College Hill Core to improve compatibility between existing and new structures and to enhance the appearance of the built environment.
- Pursue a "complete streets" program for major roadways in the College Hill Core to ensure these streets are designed to be safe, attractive, and welcoming for all who use them.
- Coordinate as appropriate with WSU and other agencies on infrastructure improvements in the neighborhood.
- Explore forming a mandatory neighborhood-wide on-street parking permit system for the College Hill Core.
- Look for opportunities to acquire land in the College Hill Core for use as open space.

The College Hill neighborhood specifically has constraints related to its historic character.

It was established before the use of personal motor vehicles was widespread. The streets are narrow and do not allow for much on-street parking. The limited street parking is exacerbated by the trend of more single-family housing being converted into multifamily housing. Although the community would like to see enhanced housing conditions and expanded vehicle parking options in the College Hill neighborhood, maintaining the integrity of the historic character of the neighborhood is important.



Goals & Policies

The community design element addresses the livability and aesthetics of the city. The community sees opportunities to implement design standards in order to ensure that new development is consistent with the historic character of certain neighborhoods and to incorporate interconnected green areas. Key community priorities are to revitalize the central business district, improve the appearance of streetscapes and older neighborhoods, and protect local historic resources.

GOAL CD 1 Promote high-quality design to enhance the appearance of the city and create a strong community identity.

- Policy CD 1.1 Improve and maintain community appearance through streetscape and landscape standards, including entrances to the city, streets, commercial and industrial setbacks and perimeters, and residential setbacks.
- Policy CD 1.2 Coordinate with the Grand Avenue Greenway Committee, Downtown Pullman Association, Pullman Chamber of Commerce, and other local organizations to improve the appearance of arterial streets, commercial districts, and residential neighborhoods. Improvements could include implementation of wayfinding systems for pathways, installation of enhanced pedestrian crossing signals, provision of additional public refuse receptacles, and replacement of aging trees.
- Policy CD 1.3 Partner with the Downtown Pullman Association and downtown businesses on assistance and incentive programs to reduce Downtown storefront vacancies and improve the physical condition of buildings.
- Policy CD 1.4 Review for potential amendment the City's existing development regulations that address transitions between areas of differing densities and/or land uses, including standards for screening, landscaping, and/or building height transitions.



Policy CD 1.5 Develop a code compliance program to identify and rehabilitate or remove blighted structures and areas in the city, and to keep properties free of refuse and debris.

Policy CD 1.6 Facilitate and provide funding or incentives for façade improvements on highly visible portions of commercial buildings.

Policy CD 1.7 Continue to improve public spaces Downtown, including High Street Plaza and Pine Street Plaza, with a focus on pedestrian amenities, landscaping, public art, and active use.

Policy CD 1.8 Minimize the visual impact of utilities (e.g., cabinets, pedestals, poles, and bins), particularly in residential neighborhoods and downtown.

Policy CD 1.9 Consider the establishment of a community design center to offer interested citizens a public space to create, display, and discuss design concepts for the community.

Policy CD 1.10 Develop a unified design review system for Downtown, followed by expansion to other multi-family and commercial districts throughout the community.

Policy CD 1.11 Develop uniform standards for sidewalks, trees, and public areas within certain districts of the city, such as Downtown.

Policy CD 1.12 Treat Pullman's river and streams as community assets to be restored, protected, and showcased.

GOAL CD 2 Promote the design of safe and attractive public spaces and streetscapes.

Policy CD 2.1 Partner with the Pullman Arts Commission, WSU, the Downtown Pullman Association, and other appropriate groups to include public art in public spaces.

Policy CD 2.2 Establish Gateway locations at entryways to the city and Downtown with appropriate signage and landscaping.

Policy CD 2.3 Promote the incorporation of art into community projects through partnerships with local organizations.



Policy CD 2.4 Engage a local task force to revise the City’s sign code in accordance with legal standards and community desires.

Policy CD 2.5 Improve multi-use paths to connect neighborhoods.

GOAL CD 3 Promote the historic identity of Pullman and the surrounding area through preservation of historic and cultural resources.

Policy CD 3.1 In partnership with property owners, neighborhood associations, and the Whitman County Historical Society, work to identify, evaluate, designate, and protect significant historic and prehistoric resources in Pullman.

Policy CD 3.2 Protect historic neighborhoods and districts from incompatible development through design review standards, while evaluating the risks and solutions for climate change and resiliency during review.

Policy CD 3.3 Unless shown to be in the best interest of the community, minimize disturbance or destruction of sites and/or areas of significant historic value.

Policy CD 3.4 Encourage Downtown property owners to retain the district’s historic appearance by providing incentives to be listed on the historic register or participate in a façade improvement program, and update their properties with energy efficiency and passive survivability measures.

Policy CD 3.5 Promote innovative redevelopment and reuse of historic properties through flexibility in application of development standards, such as off- street parking requirements. Through code flexibility, preserve significant historic sites — e.g., via elevating, retrofitting, or relocating buildings — prone to floods or other hazards worsened by climate change.

Policy CD 3.6 Promote awareness of Pullman’s history such as through wayfinding and trail and building markers.

Policy CD 3.7 In consultation with tribal, federal, and state agencies, preserve culturally important resources and practices that are at risk to climate impacts such as protecting archeological resources and Palouse Prairie.





GOAL CD 4 Integrate Pullman’s natural setting and environmental resources into the city’s community design.

- Policy CD 4.1 Implement a street tree inventory, management, and replacement system.
- Policy CD 4.2 Encourage low water landscaping by promoting the City’s Water Conservation Incentive Program, providing example plant lists to community members, and making recommendations to new planned residential developments and homeowners associations to promote drought-resistant landscaping.
- Policy CD 4.3 Treat Pullman’s river and streams as community assets to be restored, protected, and showcased.
- Policy CD 4.4 Design public spaces to enhance connections to natural features, including rivers, greenbelts, and territorial views, where feasible.
- Policy CD 4.5 Develop community design and development standards that help to minimize anthropogenic climate change and reduce its impact. Offer incentives such as density bonuses or code flexibility for development that optimally implements climate resilience and mitigation (e.g. green building or low impact development beyond state requirements, review parking capacity for transit-oriented development, improving trail connectivity, or building parks in gap areas, or others).

development standards of the underlying zoning classifications or adopted master plan.

- LU 15.8 Establish parking requirements in each MIO district to address the needs of the major institution, reduce parking demand in nearby areas, minimize unnecessary traffic in the surrounding areas, and limit the use of single-occupant vehicles.
- LU 15.9 Use a transportation-management program to reduce the number of vehicle trips to the major institution and to limit the adverse impacts of traffic and of institution-related parking on surrounding streets, especially residential streets. Strive to reduce the number of single-occupant vehicles used for trips to and from major institutions especially at peak times. Allow short- or long-term parking space requirements to be modified as part of a transportation management program.
- LU 15.10 Encourage housing production and preservation within MIO districts and limit impacts on housing in surrounding areas. Discourage conversion or demolition of housing within a major institution's campus, allowing it only when the institution needs to expand or when the institution replaces the lost housing with new housing. Prohibit the demolition of noninstitutional housing for replacement by principal-use parking that is not necessary to meet the parking requirement. Prohibit development by a major institution outside the MIO district boundaries when it would result in the demolition or conversion of residential buildings into nonresidential uses, unless authorized by an adopted master plan.

Historic Preservation and Cultural Resources

DISCUSSION

Historic preservation recognizes and protects aspects of our shared cultural heritage—buildings, districts, designed landscapes, and areas long used by Indigenous communities—that link to Seattle's past. From the Coast Salish peoples who have inhabited these lands and waters since time immemorial, to all newcomers from around the world who have come this place to live and work. Over time, Seattle has acquired historic features that have become part of the city's civic identity. Through the preservation of buildings, landscapes, archaeological sites, and objects of historic, cultural, political, economic, architectural, engineering, or geographical significance, and areas of Indigenous settlement, the city can continue to celebrate its heritage and maintain its unique sense of place.

Seattle values its past and recognizes and protects its heritage through understanding the relationships of people with the places they inhabit and the stories these places tell. One way we do this is by calling out more than 450 buildings, objects, and sites of exceptional significance, and eight historic districts. These visible connections to the past strengthen our sense of place and help build community. The benefits of historic preservation are not merely aesthetic. Preservation is integral to our economic development, and it also enhances our city's identity as a center for tourism, itself an important source of local jobs. Preserving historic buildings can help incubate small locally owned

businesses, revitalize commercial districts, and generate local jobs. Historic preservation promotes sustainability through the reuse, repair, and upgrading of existing built resources. The City can also help to recognize and celebrate areas of historic Indigenous settlements, protect the archeological resources that remain, and support ongoing use of these area by local Tribes.

This section discusses how the City should work to identify and regulate historic places and structures and cultural resources.

GOAL

- LU G16 Historic and cultural resources are preserved, maintained, and celebrated to:
- Enhance the city's diverse cultural identity and heritage.
 - Promote the economic opportunities and benefits of historic preservation.
 - Promote the environmental benefits of preserving and adaptively reusing historic buildings and other features of our built and natural environment.

POLICIES

- LU 16.1 Maintain a comprehensive survey and inventory of Seattle's historic and cultural resources. Prioritize and center BIPOC and under-represented communities in survey and inventory work in order to benefit and enrich all communities.
- LU 16.2 Promote inclusive outcomes through representation of diverse narratives and equitable community engagement in historic preservation and a focus on the buildings and sites important to different cultural communities.
- LU 16.3 Support the designation of areas as historic, cultural, and special review districts, and the designation of structures, sites, and objects as City of Seattle landmarks in order to protect, enhance, and perpetuate their historical, cultural, or architectural identities.
- LU 16.4 Tailor development standards and design review processes specifically for a special review district to describe design-related features allowed, encouraged, limited, or excluded from the district. Allow adopted guidelines to modify, exempt, or supersede the underlying zone's standards.
- LU 16.5 Encourage the adaptive reuse of designated landmark structures by allowing uses in these structures that may not otherwise be allowed under the applicable zoning.
- LU 16.6 Use incentives, including the transfer of development rights, to encourage property owners and developers to restore or reuse designated landmark structures and specified structures in locally-designated historic and special review districts.
- LU 16.7 Seek to protect the scale and character of the established development pattern in locally-designated historic and special review districts, while encouraging compatible and context-sensitive infill development.

- LU 16.8 Expand outreach mechanisms to encourage inclusive outcomes through preservation in neighborhoods and communities that have not traditionally benefited from historic preservation efforts.
- LU 16.9 Identify historic resources that can be successfully used to meet the city's housing goals.
- LU 16.10 Support the preservation and perpetuation of living cultural traditions that form the relationships that people have with place.
- LU 16.11 Work with local Tribes and indigenous communities to support Indigenous cultural sites, places, and areas of significance.
- LU 16.12 Where possible, identify, preserve, and protect archaeological and cultural resources including Indigenous sites and artifacts.
- LU 16.13 Recognize the economic value of Seattle's historic resources in attracting tourism; encourage reinvestment of a share of the revenue derived from tourism to sustain and expand historic preservation.
- LU 16.14 Encourage rehabilitation opportunities and reinvestment in vacant or underutilized historic properties to spark economic revitalization and add housing.
- LU 16.15 Encourage rehabilitation of existing buildings to expand housing choices.
- LU 16.16 Explore and provide various financial and regulatory incentives, if possible, to allow for the productive, reasonable, and adaptive reuse of historic resources.
- LU 16.17 Encourage rehabilitation and adaptive reuse of buildings to conserve resources, increase energy efficiency, reduce embodied carbon emissions, reduce waste, and demonstrate stewardship of the built environment. Encourage deconstruction and salvage of building materials in lieu of mechanical demolition when adaptive reuse options for a building are determined infeasible to divert materials from the landfill, improve air quality, and support a circular economy.
- LU 16.18 Promote seismic and energy efficiency retrofits of historic buildings to reduce carbon emissions, save money, and improve public safety.

Environmentally Critical Areas

DISCUSSION

Environmentally Critical Areas represent those areas of Seattle that require additional regulation due to their high environmental function or unique geologic conditions. Addressing the unique circumstances of these areas is important for environmental conservation and to prevent possible harm to people and structures from landslides, floods, and other events. These areas also play an important role in the cultural heritage of Seattle as areas of habitat and connection to the natural



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.

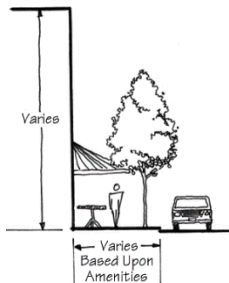
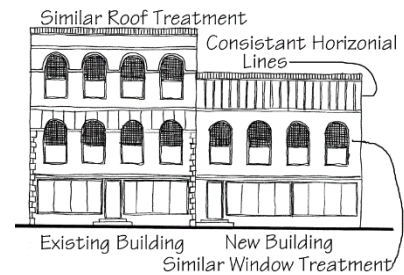
Discussion: It is generally recognized that good urban design includes the following: a quality that makes a place distinct, recognizable, and memorable; visual cues that help people get oriented quickly and navigate easily; enclosure or definition of streets, sidewalks, and other public spaces that 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

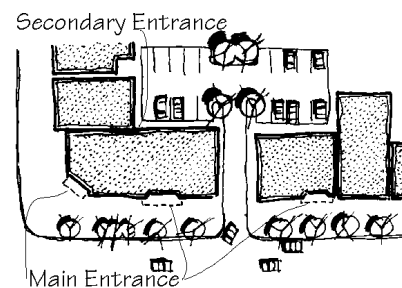
Integrate the design review process with other permitting processes to increase efficiency and create a better outcome.

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.

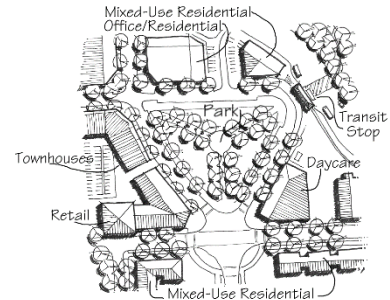
Discussion: Walkability is a key element for neighborhood and especially downtown vitality. Active and dynamic building fronts and attractive streetscapes contribute to that environment. Thus, the development of alternatives, such as parking within buildings with active storefronts and/or increased landscaping 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

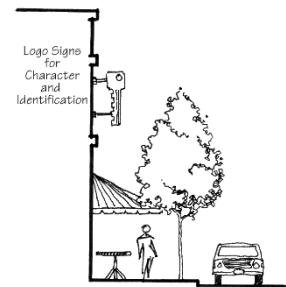
Maintain, improve, and increase the number of street trees and planted areas in the urban environment.

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.



10 Historic Preservation

HISTORIC PRESERVATION GOALS

- **GOAL HP-1** Tacoma is a livable community with a strong sense of history. Innovative policies and procedures build upon a depth of knowledge about the history of Tacoma and its residents
- **GOAL HP-2** Preservation efforts support Tacoma as a sustainable community and help the City meet its climate goals
- **GOAL HP-3** Historic resources are integral features of the public realm. Historic properties are well managed and maintained
- **GOAL HP-4** Historic review processes are efficient, and the Landmarks Preservation Commission operates in a transparent manner
- **GOAL HP-5** The preservation ordinance and other related codes are clear, easy to interpret, and they reflect the goals of the preservation program
- **GOAL HP-6** Incentives and benefits support appropriate rehabilitation and continued use of historic resources
- **GOAL HP-7** The preservation of Indigenous history and significant sites are prioritized in Tacoma's historic preservation program
- **GOAL HP-8** Historic Preservation initiatives originate from community organization advocacy. The Department communicates clearly with implementation groups and fosters positive relationships with community partners
- **GOAL HP-9** Tacoma's Historic Preservation Program fosters equitable growth and anti-displacement efforts
- **GOAL HP-10** The Historic Preservation program protects more places of significance to underrepresented communities

Historic Preservation

10

10.1 Introductory Context

What is this chapter about?

Preservation means having properties and places of diverse historic and cultural value in active use and accommodating appropriate improvements to sustain their viability while maintaining the key character-defining features which contribute to their significance as cultural resources. In addition, preservation means keeping cultural resources intact for the benefit of future generations.

The Historic Preservation chapter defines the City of Tacoma's preservation goals, policies, and actions for preservation and neighborhood conservation. It also provides a framework for other groups and organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources.

The chapter's primary goal is the equitable preservation and active use of cultural resources. This goal supports the city's vision: "Every Tacoma resident is a safe and short walk, roll, bus, train, or bike ride away from amenities, such as groceries, schools, parks, and healthcare" and significantly contributes to the focus areas of equity, opportunity, safety, health, and sustainability.

Book I: Core Policy Elements

- 1 Introduction and Vision
- 2 Growth Strategy
- 3 Complete Neighborhoods
- 4 Environment and Watershed Health
- 5 Housing
- 6 Transportation
- 7 Economic Development
- 8 Parks and Recreation
- 9 Public Facilities and Services
- 10 Historic Preservation**
- 11 Engagement and Administration

Contents

- 10.1 Introductory Context
- 10.2 Goals and Policies
- 10.3 Priority Actions



The Hiroshimaya Hotel

Why is this important?

Tacoma is a rapidly growing and changing city, with heavy demands on its existing form, including available housing. Many new residents from across the region and the country are arriving every year. At the same time, Tacoma is an older city by northwest standards, with a high number of intact historic resources still standing, and communities that care deeply about how their histories are manifested and enhanced by the built environment. Likewise, the land on which Tacoma was established has always been home to the Puyallup Tribe of Indians, who still reside and work in this region, and whose cultural imprints upon the land remain both above and below the ground, including sites of great cultural, historical, and archaeological significance. As Tacoma grows and develops, the Historic Preservation Comprehensive Plan Element provides guidance for the development of tools, regulations, and incentives to ensure that future development is balanced with the protection and enhancement of important cultural and historic sites, increases awareness of our shared histories, provides access to history and knowledge of Tacoma's past, and encourages sustainable development through adaptive reuse and architectural salvage and deconstruction. The Historic Preservation Element is about the future Tacoma, as much or more as it is about the past.

Development pressure and deferred maintenance can threaten the preservation of historic resources. Some properties are altered in ways that diminish their integrity. Others face potential demolition, sometimes for redevelopment and sometimes because of extensive deterioration. The historic resources that are formally recognized as individual landmarks and as contributors to historic districts are better maintained and protected from redevelopment. Other sites and artifacts remain to be identified as having historic significance and still others, while known to be of historic value, have not been formally designated. Identification and designation of historic resources helps tell the story of Tacoma for present and future generations.

Tacoma has a well-established preservation and award-winning program, which enjoys broad support by its community. It is recognized as a key ingredient in community well-being and livability. The City of Tacoma has had a historic preservation program since 1973. Like other cities, historic preservation as a policy area has roots



in the environmental movement, and in many ways grew as a response to concerns over loss of community identity and sense of place resulting from urban renewal. In Tacoma, this began with historic designations of well-known landmarks such as Old City Hall and Union Station (1974), the Carnegie Library (Main Branch), First Presbyterian Church, Holy Rosary Church, Northern Pacific Headquarters, Pantages Theater, Stadium High School and Seymour Conservatory, and others (1975). In 1978, Old City Hall was the first local historic district established, followed by the Union Depot Warehouse Historic District (1983) which is surrounded by the Union Station Conservation District, the North Slope Historic District (1994), and the Wedge Neighborhood Historic District (2011) surrounded by the Wedge Conservation District. Today, there are 190 individually listed City Landmarks, and 4 locally listed historic districts.

Similarly, there are many properties and districts listed on the Washington State Heritage Register and the National Register of Historic Places. In Tacoma, all the locally listed historic districts are also on the National Register of Historic Places, and there are several that are listed on the National Register but not local, including Stadium Seminary National Historic District (1977), South J Street National Historic District (1986), Buckley's Addition National Historic District (2016) and College Park National Historic District (2017).

There have been several proposals for the creation of additional local historic districts that have not been successfully implemented. These include Old Town (most recently proposed in 2010), West Slope Conservation District (2016), and College Park (2021-22). The Pacific Avenue Historic District, between S 13th and S 15th, was removed from the historic register and demolished in 1986, leaving the Luzon as its sole building until it too was demolished in 2009.

The public policy benefits of historic preservation are well documented, but some benefits include:

- ▶ Historic buildings can be part of a built environment that retains a sense of uniqueness and identity and can serve to encourage historical awareness and understanding.
- ▶ Historic preservation is an economic multiplier; existing buildings that are repurposed attract investment not only into the structures themselves, but also attract heritage tourism. In Tacoma alone, historic renovations have resulted in



Union Station

<https://tacomahistory.live/2016/02/17/union-station-there-and-back/>

\$308 million in capital investments from private projects, not including public sector projects such as the UW-Tacoma Campus and Union Station Federal Courthouse.

- ▶ Historic rehabilitation is also a sustainable development strategy particularly for cities with a large stock of older buildings, including for the development of housing. In Tacoma \$174 million has been invested into 45 historic renovations with multidwelling units.

There are current challenges to overcome in historic preservation policies and regulations. Historic designation affects what individuals may do with their properties and has been perceived as a barrier to investment and development. Like zoning and other land use tools, historic preservation can be misused to achieve other aims or be at odds with other policy priorities.

Additionally, the benefits of historic preservation have not been equitably distributed geographically or demographically. As a small program area with limited resources, the historic preservation program has long relied on resident and community advocacy for historic nominations, for example, which contributes to an outcome that is largely dependent on community capacity and desire. Similarly, the nomination process and the design review requirements associated with historic preservation are barriers that have not yet been addressed in a broad, systematic manner.

The intent of the goals and policies in this element is to begin to address these and other issues.

What we heard

Historic Preservation was a key topic addressed during One Tacoma visioning engagement, which included eight in-person workshops and an online discussion board. Workshop attendees were asked questions such as which historic place they would choose to preserve in their neighborhood, the criteria that should be used to choose historic places, and whether they felt like their community's history was well reflected in spaces throughout Tacoma.

Comments on the online Ideas Wall that had strong support included the City being more proactive in advocating for the preservation of existing buildings with policies to ensure demolition is sensitive to preservation and sustainability concerns. A more proactive stance would also include prioritizing preservation in communities under high redevelopment pressure such as McKinley Hill, South Tacoma, and Lincoln. Others suggested making the application and designation process more accessible for neighborhoods and demographic groups that have not historically submitted applications.

At the workshops, South Tacoma and Eastside community members were vocal about historic preservation. Many comments mentioned the importance of places like specific churches with religious significance, and other buildings, businesses, and places. These communities were enthusiastic about seeing their community's history reflected in historical sites and the potential to reflect the cultural diversity of the area.

How does this chapter address key themes?

Preserving historic places, including landmarks and neighborhoods, helps maintain a connection to the community's heritage and identity. These intangible connections



“[To me, the historic places are] the Hilltop churches, Hilltop history center in the new Hilltop library, Caballeros Club strongly supported as a legacy Black institution in the Hilltop.”

– CENTRAL TACOMA
COMMUNITY MEMBER

can have profound impacts on a sense of belonging in a neighborhood, opportunities to build social capital, and a sense of well-being (Orthel, 2022). Historic preservation evokes this sense of belonging when communities are meaningfully included and validated in the narrative of what is preserved. However, these tools can also have the opposite outcome for groups that are excluded from the historic narrative or when misused to promote self-interest. Tacoma's historic preservation approach must be mindful of its BIPOC communities and the diverse stories that deserve celebration, recognition, and preservation in the community (Equal Justice Initiative, 2020; Peña-Martinez, 2023). **(Equity and Health)**

The economic benefits of protecting local historic districts are well documented across the nation, and in Washington. These include higher property values, job creation in rehabilitation industries, and increased heritage tourism. However, as mentioned above, inequitable implementation can also result in exclusionary economic outcomes. A focus of this chapter is equity in distribution of investments in historic preservation which creates opportunities for all to engage with heritage and enjoy the associated economic benefits. **(Equity and Opportunity)**

Historic preservation is also an important tool against decay and neglect in older buildings. At times, the condition may deteriorate so much that the building becomes a safety hazard and/or a threat to public health. With appropriate incentives and supports, these buildings can be maintained before they deteriorate. Tools for safe demolition and salvage are also important features of the Historic Preservation program that support community health. **(Safety and Health)**

Sensitive stewardship of the existing building stock significantly reduces environmental impacts. Re-using a building also preserves the energy and resources invested in its construction, avoids landfill impacts, and reduces the need to produce new construction materials. Historic neighborhoods are often some of the more compact and walkable areas in a city, having been built before more car-centric urban design. Preserving elements of these areas and integrating them with modern transportation modes can be a very efficient means of achieving neighborhood walkability, pedestrian safety and connectivity and making progress toward climate goals. **(Sustainability)**



EQUITY



OPPORTUNITY



PUBLIC HEALTH



SAFETY



SUSTAINABILITY



What are some baseline conditions and opportunities?

HISTORIC PRESERVATION IN TACOMA TODAY: PROGRAM COMPONENTS

Administration: The framework for operating the preservation program.

Effective administration is a critical part of a successful preservation program. It includes overall organization, the roles of various City departments, staffing, and the procedures that work to assure effective operation of the preservation program.

A successful preservation program requires ongoing administrative support and commitment by the City. The overall administration of this plan is through the Planning and Development Services Department, but interdepartmental cooperation is essential to achieve its goals and objectives.

Best practices for administering a preservation program include providing sufficient staff, maintaining a well-managed Landmarks Preservation Commission, and providing convenient access to information or inventory needed by property owners and other users. Review processes should be efficient as well, making best use of time for all participants.

Identification: The survey and recognition of properties and sites with cultural or historic significance.

A first step in preservation is to determine which properties have significance as cultural resources. The City employs a variety of research tools to assist in making those determinations. These tools include summaries of historical patterns, defined as “contexts” and “themes,” along with descriptions of the typical property types and building styles associated with them. Archaeological investigation can help identify cultural resources. The City’s Geographic Information System (GIS) has also emerged as an important tool for identifying potentially significant resources. GIS resources may not be accessible or ideal for all communities. Web and library resources, and oral histories, are also important tools. Historic resources should be presented in a manner that helps people understand their significance and interpret their association with the community. Surveys should cover all key areas of the city, and the information should be up to date. Historic contexts should help serve as a basis for planning, in terms of predicting where historic resources are likely to be found, and in setting priorities for historic surveys.

Ongoing surveys include:

- ▶ Mixed use center surveys of South Tacoma, Lincoln, McKinley, and Proctor
- ▶ Black History Survey

Management Tools: The specific mechanisms for protecting historic resources.

Management tools are the mechanisms for protecting historic resources and providing technical assistance. Tacoma's primary tools are the ordinances that guide historic preservation efforts as well as underlying zoning regulations, the design review process, and design guidelines that manage treatment of the city's historic resources. These provide an effective framework for preservation. In some cases, however, individual tools lack sufficient clarity, or they conflict with others. A diverse assortment of preservation tools should serve Tacoma's needs. These should be based on national standards of best practices, and at the same time should be tailored to Tacoma. Examples of management tools include:

- ▶ Design review
- ▶ Cultural resources and demolition review (downtown and mall subareas)

Incentives and Benefits: Programs that assist property owners and support preservation.

Effective preservation programs offer special benefits to stimulate investment in historic properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. This includes:

- ▶ Regulatory relief, such as code exemptions and development standards departures
- ▶ Currently subject of study
- ▶ Financial or technical assistance, such as Special Tax Valuation, Historic Tax Credits
- ▶ Tax or regulatory relief, such as streamlined review
- ▶ Special flexibility in building codes

Incentives and benefits for preserving historic properties should attract investment in and rehabilitation of historic properties and support local employment.

Education: The tools to build awareness and strengthen skills to support preservation.

Helping property owners and building industry professionals learn how to maintain historic properties as active viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well informed about preservation objectives. Workshops that build an understanding of historic significance by providing helpful information about rehabilitation techniques and publications are examples of education and outreach strategies. Well-written design guidelines that provide useful information can also serve an educational role. Education should take a more prominent role in preservation to build the constituency for historic preservation. Helping property owners learn how to maintain their historic properties as active, viable assets is key to a successful preservation program. Educational activities can also benefit general contractors, designers, and workers, increasing their skills and suitability for historic projects. Education and outreach are key functions of partner organizations, and non-profit groups that promote preservation and history.

- ▶ Examples of ongoing events: annual events calendar, preservation month

Advocacy: The promotion of policies and partnerships that support preservation.

Advocacy programs promote policies and plans that support historic preservation. This includes lobbying for zoning codes that are compatible with traditional development patterns in older neighborhoods and supporting the creation of new incentives to maintain historic structures. They also work to expand the base of preservation players and engage partners in collaborative preservation programs. Community members and non-profit organizations lead preservation advocacy in Tacoma. While the City’s historic preservation office will act as coordinator, advocacy efforts should be shared across a broad base of independent community organizations and City departments. Community organizations should be the primary advocates for historic preservation in Tacoma with the City’s preservation office providing support.

- ▶ Examples: work with the Black History Project, annual awards program



Historic Resources

THE PRESERVATION MOVEMENT IN TACOMA

The historic preservation movement in Tacoma began in the late-1950s when post war neglect and Federal Housing and Urban Development programs threatened one of the Pacific Northwest’s oldest and most intact downtowns. The construction of Interstate 5 in the early 1960s put older parts of the city in increased competition with outlying areas. In response, many older buildings were replaced in an attempt to modernize and redevelop the center of the city.

In the 1970s, the local arts community, led by architects Robert Evans and Alan Liddle, began a push for policy changes that would preserve the Old City Hall district and encourage preservation of older buildings elsewhere in the city. The City Council adopted Tacoma’s first Landmark Preservation Ordinance in July 1976. Soon after, in 1978, the Old City Hall Historic District was designated as the City’s first design review district. In 1983, the City Council designated a second downtown district, the Union Depot/Warehouse Historic District, followed in 1985 by the Pacific Avenue Historic District.

EXISTING LANDMARKS AND DISTRICTS

In many parts of the city, entire neighborhoods maintain their historic character and provide places to live today while retaining a sense of the past. Other older neighborhoods with traditional building patterns also contribute to the sense of place that is Tacoma, even though they may not have historic significance. These areas, both residential and commercial, enhance the city’s quality of life. Many historic resources are formally recognized as individual landmarks and as contributors to historic districts. Others remain to be identified as having historic significance, and still others, while known to be of historic value, have not been formally designated. Over the years, there have been numerous surveys both citywide and targeted towards certain planning objectives or initiatives. Most of the survey data is available from the Washington State Department of Archaeology and Historic Preservation WISAARD database, and most survey reports are also available at the Tacoma Public Library NW Room. Historic surveys have included the following:

- 1977-1982, Citywide Community Cultural Resources survey
- 1994 Hilltop
- 2003 CBD and Port
- 2003 North Slope
- 2004 Hilltop (again)
- 2005 South Tacoma and South End
- 2007 West Slope
- 2008 Religious Properties
- 2008 West Slope
- 2008 Wedge
- 2010 Predictive Model
- 2018 Proctor MUC
- 2019 McKinley MUC
- 2021 Lincoln MUC
- 2023 S Tacoma MUC
- 2023 Underrepresented Communities Black History Survey

Many of Tacoma's historic resources are officially recognized in national, state, and local historic registers. Additional historic resources exist but have not yet been identified or formally listed. Depending on the type of designation, historic listing may provide opportunities for specific preservation incentives and specific protections for listed properties. Tacoma recognizes historic resources as individual landmarks or as contributors to its historic districts. Other properties of value to the city's heritage may also be identified in its conservation districts. The current status of these types of designations is summarized below.

LOCALLY DESIGNATED TACOMA INDIVIDUAL HISTORIC LANDMARKS

Tacoma's Register of Historic Places lists over 190 individual historic landmarks throughout the city. Individual landmark buildings represent a range of historic themes, resource types, and architectural styles. Over 30,000 properties in the city have structures that are over 50 years old and could potentially be eligible as historic landmarks. An expanded understanding of existing historic themes and resource types will be necessary to inform an ongoing historic survey process. This process will help determine which of the many potentially eligible properties should be prioritized for designation as local historic landmarks.

LOCALLY DESIGNATED TACOMA HISTORIC DISTRICTS

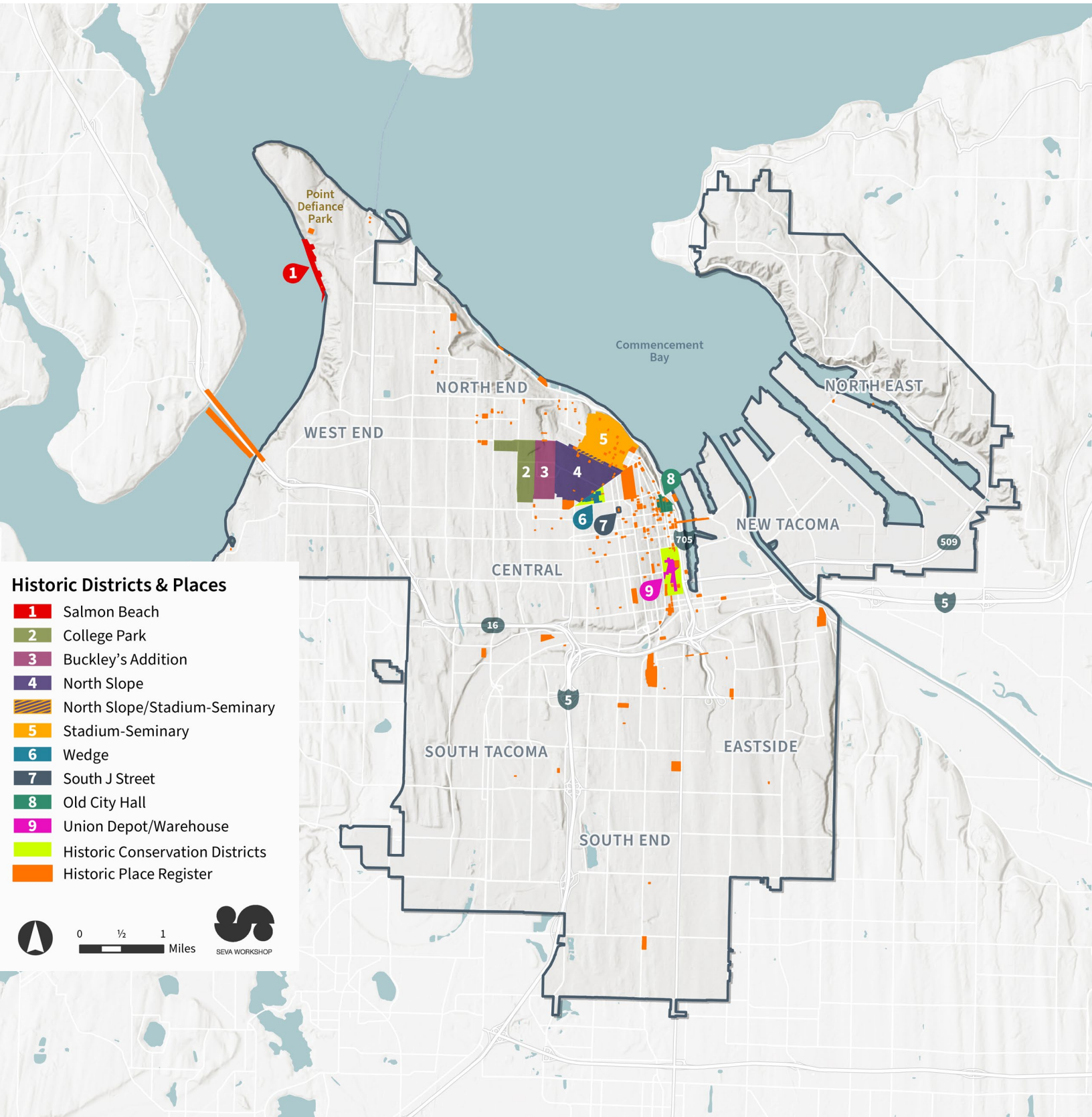
Historic districts are areas of the city that have been determined to possess special character, related development patterns, of an environment specific to a period of time.

Tacoma has nine historic districts, including four that are listed on the local Tacoma Register (TR), eight that are listed on the National Register of Historic Places (NR), and eight that are listed on the Washington Heritage Register (WR):

- ▶ Buckley's Addition Historic District
- ▶ College Park Historic District
- ▶ North Slope Historic District
- ▶ Old City Hall Historic District
- ▶ Salmon Beach Historic District
- ▶ Stadium-Seminary Historic District
- ▶ South J Street Historic District
- ▶ Union Depot/Warehouse Historic District and Union Station Conservation District
- ▶ Wedge Neighborhood Historic and Conservation Districts

All but one of these nine districts (Salmon Beach) are also listed on the National Register of Historic Places.

Exhibit 96. Historic Districts and Places Map



Sources: City of Tacoma, 2023; Seva Workshop, 2024.

LOCALLY DESIGNATED TACOMA CONSERVATION DISTRICTS

In addition to local historic special review districts, the City of Tacoma has also designated two local conservation districts – Union Station Conservation District and the Wedge Neighborhood Historic and Conservation District.

UNION STATION CONSERVATION DISTRICT

The Union Station Conservation District is a locally designated conservation district surrounding the Union Depot/Warehouse Historic District. The district is intended to act as a buffer and ensure that adjacent development is compatible with the character of the Union Depot/Warehouse Historic District.

WEDGE NEIGHBORHOOD CONSERVATION DISTRICT

The Wedge Neighborhood Conservation District is a locally designated conservation district, known for its well-preserved early 20th-century residential architecture and historical significance. The conservation district is a buffer zone around the core historic district. Located near Wright Park, the district is shaped like a wedge, hence its name. It features a mix of Craftsman, Colonial Revival, and Queen Anne-style homes, many built between 1890 and 1930. The district reflects Tacoma's growth during its early industrial and railroad expansion periods.

STATE AND NATIONALLY DESIGNATED HISTORIC DISTRICTS

In addition to the North Slope, Old City Hall, Union Depot/ Warehouse, and Wedge Neighborhood Historic Districts, Tacoma has five historic districts that are not locally designated but have either state or national designation: Buckley's Addition Historic District, Salmon Beach Historic District, College Park Historic District, Stadium-Seminary Historic District, South J Street Historic District (managed as individually landmarked buildings on the local register, not as an overlay district).

All the districts described in this chapter enjoy recognition of their historic significance. A variety of incentives and benefits are available to properties at all levels of historic designation. Tacoma's locally designated historic landmarks and districts are also subject to special protection, such as design review and permitting.

While historic resources are valued, many factors challenge their preservation. Some properties may be altered in ways that diminish their integrity. Others may be under pressure for demolition, sometimes for redevelopment and sometimes because of extensive deterioration. These challenges exist in part because some people may not value their properties as historic resources. Others are not aware of the significance of their buildings or lack the means to maintain them. In some cases, other objectives may appear to conflict with preservation. Responding to these factors in strategic ways is key to an effective preservation program.

Equity in Historic Preservation

Equity issues in historic districts are also complex and multidimensional. Historic districts can provide access to grants, tax incentives, and funding for homeowners to preserve their properties. These incentives can help maintain the character of neighborhoods and stabilize property values, benefiting those who can access these programs. Higher income property owners who have the means to take advantage of incentives may inadvertently profit from the district designation. Renters and residents with lower incomes frequently do not immediately directly benefit since they might not have the funds or know-how to apply for preservation tax subsidies or credits. This can exacerbate socioeconomic disparities because of the unequal distribution of preservation benefits. Available incentives may encourage production of housing in historic buildings, especially where larger single family residential buildings are divided into multiple units. The extent to which these incentives are used depends on the development environment and property owners.

Historic districts often preserve culturally significant buildings, monuments, and places, which can help maintain the cultural heritage and identity of a community. This can be particularly important for communities of color and immigrant populations whose histories and cultures have historically been overlooked or undervalued. In some instances, a neighborhood's historic classification may prioritize the preservation of some aspects of its past while neglecting others. For instance, the cultural contributions of African American, Latino, or Indigenous groups could be overlooked if the historic district favors European architectural designs and established Euro-American historical narratives. These can be systemic issues that flow from national policies. The National Park Service (N.P.S.) set national policies for surveying historic and archeological sites, protecting significant properties, and erecting historical markers. Many biases were written into the criteria that determine how sites are selected. For example, one of the criteria for preservation is architectural significance, which meant that modest buildings were long excluded from consideration. Historic resources outside of districts may have less support and access to institutional knowledge about accessing resources that can disadvantage them in the preservation process.

While land use changes are based on the underlying zoning, historic district regulations can restrict certain types of development, such as large-scale commercial projects or high-rise buildings, which could disrupt the neighborhood's character. This protection can preserve the aesthetic qualities that residents value.

Preservation regulations can add to the cost of homebuilding. In a city like Tacoma where housing affordability is a key challenge, stringent regulations may make it cost prohibitive for moderate- or low-income households to live in historic districts. Preservation regulations may make it more difficult to construct new homes or alter existing properties to provide affordable housing options in neighborhoods with high housing demand. This could reduce the availability of housing and possibly exacerbate housing issues, especially for those with lower incomes.

The process of creating and managing historic districts can involve community engagement, which offers an opportunity for residents to advocate for their neighborhoods and ensure that their needs and concerns are addressed. It can help empower communities to shape their own futures. The historic designation decision-making process itself may not be inclusive, and some groups may be excluded. The opinions of renters, residents of color, and others with lower incomes may not be as well-represented in discussions about historic preservation, which could lead to policies that do not fully reflect their goals and interests.

Historic districts can stimulate local economies by attracting tourists, supporting small businesses, and creating jobs in restoration, salvage, adaptive reuse and preservation work. These benefits can contribute to economic growth in the area. However, the influx of tourism and upscale businesses can lead to displacement or make it unaffordable for local residents. Property owners and businesses that can capitalize on the historic status may experience financial benefits, while those who are unable to adapt may suffer.

Historic districts often come with public funding and programs that can assist with building maintenance and preservation efforts. These resources can benefit historically underfunded communities. However, some residents may not be aware of these resources, or they may lack the capacity to navigate the bureaucratic processes required to access funding. The technical knowledge required for restoration and preservation may also be out of reach for those with fewer educational or financial resources.

While challenges will continue, this is a particularly exciting time of opportunity for preservation in Tacoma, as well as nationally. There is an increasing understanding of the roles that preservation and neighborhood conservation can play in equity, sustainability, and how they complement many other community development objectives.

Historic preservation and housing affordability and diversity can work hand in hand. Conversions of homes within historic districts into multidwelling units happen today. Zoning before 1950 allowed for a greater diversity of housing types and forms, and preservation requirements which reflect Tacoma's historic development patterns can encourage a greater range of housing types affordable to households across the income spectrum. For example, housing pressure and legislation in the WWII era resulted in the subdivision of many single-family homes in the city into multiplexes, and surviving multiplexes are not uncommon today in historic districts, providing more affordable options for residents.

New partnerships are forming in which a variety of groups promote historic resources in their work programs. New technologies also are emerging that will make it easier to identify historic resources, distribute information about their proper stewardship, and facilitate appropriate management.

10.2 Goals and Policies

GOAL HP-1: Tacoma is a livable community with a strong sense of history. Innovative policies and procedures build upon a depth of knowledge about the history of Tacoma and its residents.

Policy HP-1.1: Ensure the availability of a comprehensive, citywide inventory of Tacoma's cultural and historic resources.

Policy HP-1.2: Encourage community planning efforts to integrate citywide historic resources to ensure a holistic understanding of a neighborhood's context and history, connect preservation to community dialogue, and strengthen the link between community planning and historic preservation.

Policy HP-1.3: Work with existing neighborhood planning efforts that incorporate community engagement to identify historic preservation priorities, including nominations.

Policy HP-1.4: Provide tools to educate the community about Tacoma's history and historic resources, focusing on areas and populations currently underrepresented in the Tacoma register.

Policy HP-1.5: When the City is considering historic preservation code amendments and program enhancements, ensure the Historic Preservation program has capacity commensurate with the scale of need and community interest in preserving them.

GOAL HP-2: Preservation efforts support Tacoma as a sustainable community and help the City meet its climate goals.

Policy HP-2.1: Promote preservation's role in community sustainability efforts, such as land conservation, retaining embodied energy, and reduced demolition waste.

Policy HP-2.2: Include sustainability objectives when updating the City's historic design guidelines. Ensure design guidelines do not preclude updates like solar panels, sustainable materials or other retrofits that increase sustainability. Facilitate conservation of resources by supporting and encouraging architectural salvage, deconstruction and relocation to preserve embedded energy resources.

Policy HP-2.3: Reduce barriers to adaptive reuse. Pursue code relief or similar measures that actively encourage reuse of older structures by reducing costs and reviews.

Policy HP-2.4: Partner with utility providers on programs to financially support energy retrofits in older single- and multi-family buildings.

GOAL HP-3: Historic resources are integral features of the public realm. Historic properties are well managed and maintained.

Policy HP-3.1: Partner with the City's urban designers to ensure that public realm designs integrate historic significance and recognize historic places.

Policy HP-3.2: Oversee the ongoing maintenance of historic facilities to provide a high-quality experience for visitors.

Policy HP-3.3: Connect historic facilities to the urban fabric, specifically tailored to their site and neighborhood.

GOAL HP-4: Historic review processes are efficient, and the Landmarks Preservation Commission operates in a transparent manner.

Policy HP-4.1: Maintain a certified historic preservation program. Complete the Annual Certified Local Government (CLG) reporting on time each year.

Policy HP-4.2: Promote collaboration among the LPC and City departments, boards and commissions.

Policy HP-4.3: Create communication materials in diverse and accessible formats to educate residents, property owners, business owners, community groups and developers on available preservation programs, tools, and incentives. Coordinate materials across departments to ensure that the community can understand how to combine incentives and programs.

Policy HP-4.4: Ensure that outcomes/impacts for historical review processes are clear and aligned with citywide priorities.

Policy HP-4.5: Seek ways to reduce barriers and impacts to historic district residents, that can meet the public benefit goals of both historic preservation and access and inclusion, such as reduced or simplified review requirements.

GOAL HP-5: The preservation ordinance and other related codes are clear, easy to interpret, and they reflect the goals of the preservation program.

Policy HP-5.1: Ensure Landmarks and Historic Special Review Districts Code reflect current preservation policies and goals.

Policy HP-5.2: Streamline project review and enforcement to promote preservation objectives.

Policy HP-5.3: Establish clear categories for resource designation.

Policy HP-5.4: Schedule designation of historic resources according to clearly defined priorities.

Policy HP-5.5: Adapt the Historic Preservation program to ensure that social and cultural significance is prioritized within the nomination process.

Policy HP-5.6: Expand enforcement tools to ensure regulations are having the desired impact.

Policy HP-5.7: Develop pre-approved templates and streamlined permitting for infill development (such as ADUs and DADUs) and single- to multi-family conversion in Historic Districts that aligns with guidelines and promotes affordable long-term housing.

Policy HP-5.8: Support home relocations both within and between properties when this facilitates conservation of significant structures and provision of more housing capacity.

GOAL HP-6: Incentives and benefits support appropriate rehabilitation and continued use of historic resources.

Policy HP-6.1: Offer financial incentives that stimulate investment in historic properties, emphasizing programs focused on low-income homeowners and naturally occurring affordable housing throughout the city.

Policy HP-6.2: Enhance regulatory incentives to encourage preservation and conservation, especially for categories of preservation identified as currently underrepresented in the inventory.

Policy HP-6.3: Expand technical assistance programs to reduce barriers to preservation and conservation pathways for those unfamiliar with the process.

Policy HP-6.4: Provide clear and effective demolition review procedures to improve cultural resource protections, assess significance from a district standpoint, and clearly identify mitigation procedures.

Policy HP-6.5: Provide tools and funding to address preservation emergencies.

Policy HP-6.6: Provide incentives to protect historic resources from demolition and expand enforcement tools for greater efficacy.

Policy HP-6.7: Encourage collaborations with economic development and marketing that can bring attention and investments to historic properties.

Policy HP-6.8: Allow hardship exemptions in historic districts to allow low-income residents to use alternative, more affordable options in place of specified historic materials and designs.

GOAL HP-7: The preservation of Indigenous history and significant sites are prioritized in Tacoma's historic preservation program.

Policy HP-7.1: Develop a clear, consistent citywide cultural resources review framework to improve permitting practices.

Policy HP-7.2: Develop regulatory framework to assess and avoids or mitigates impacts to cultural resources, including elements of the cultural landscape like ceremonial grounds, or other sites, as part of Tacoma's rich history.

Policy HP-7.3: Develop regulations in partnership with Tribal entities to protect archaeological and cultural resources and understand specific areas of interest and concern.

GOAL HP-8: Historic Preservation initiatives originate from community organization advocacy. The Department communicates clearly with implementation groups and fosters positive relationships with community partners.

Policy HP-8.1: Support existing community partnerships for historic preservation.

Policy HP-8.2: Foster new partnerships with community groups representative of the city's diversity to build interest in historic preservation and expand access to its benefits.

Policy HP-8.3: Establish preservation training programs and web-based tools geared toward property owners and construction trades.

Policy HP-8.4: Maintain interdepartmental dialogue to cultivate a strong understanding of the Historic Preservation program, correct application of its initiatives, and opportunities for collaboration.

Policy HP-8.5: Partner with community organizations, historical societies, the Northwest Room, and local educational institutions to proactively highlight historically significant events, people, themes, and eras currently underrepresented in the Register to encourage community research initiative and nomination.

GOAL HP-9: Tacoma's Historic Preservation Program fosters equitable growth and anti-displacement efforts.

Policy HP-9.1: Reduce the administrative burden of permitting that adds costs to affordable housing developments within historic districts.

Policy HP-9.2: Update Design Guidelines to encourage housing in historic districts.

Policy HP-9.3: Ensure the designation of local historic districts complements the intent of the base zoning.

Policy HP-9.4: Create and scale up programs and interventions that allow preservation to play a role in mitigating cultural displacement and strengthening cultural heritage in communities of color.

Policy HP-9.5: Support the adaptive reuse of historic structures into needed uses such as housing, community space, or other neighborhood-serving functions.

Policy HP-9.6: Support small, locally driven projects that seek to use the Historic Tax Credits or other incentives for historic structures.

Policy HP-9.7: Discourage the unnecessary demolition of older viable structures through a range of methods that lead to adaptive reuse, even if they are not designated as historic.

Policy HP-9.8: Encourage deconstruction practices, including updating permitting requirements and material reuse standards.

Policy HP-9.9: Put in place more robust ways to preserve and celebrate places and features of historic significance outside historic districts.

Policy HP-9.10: Consider establishing a community land trust focused on investment in rehabilitation and preservation of historic residences at affordable prices, especially in neighborhoods with high rates of disrepair.

GOAL HP-10: The Historic Preservation program protects more places of significance to underrepresented communities.

Policy HP-10.1: Evaluate and update local criteria for architectural integrity, survey and assessment practices, and methods of defining eligible district boundaries to ensure they do not perpetuate exclusion of Black heritage.

Policy HP-10.2: Explore approaches to preservation that address historic erasure and empower heritage protection in the city's Black communities.

Policy HP-10.3: Partner with community-based organizations in neighborhoods with historically less access to preservation resources to increase awareness of existing programs and to design new programs that meet their preservation interests and needs.

Policy HP-10.4: Ensure surveys and context statements specifically address historic displacement of, exclusion of, and disinvestment in underrepresented communities.

Policy HP-10.5: Create a commemorative/cultural site register for sites that are not buildings or may not warrant regulatory review.

Policy HP-10.6: Support and encourage city programs for fine-grained relational work with community to identify historic places and stories.

Policy HP-10.7: Partner with community-based organizations working on historical documentation and advocacy.

CULTURAL AND HISTORIC RESOURCES

TOPICS

- Purpose
- Background
- Cultural Diversity
- Historic Resources
- The Arts
- Our Valley Goals and Policies

PURPOSE

Wenatchee is a community which-

- Finds strength in cultural diversity;
- Values and has a commitment to the arts;
- Provides its' citizens and visitors a high quality of life benefiting from the surrounding natural and built environment;
- Values it's historical character; and
- Seeks regional collaboration in the Wenatchee Valley.

These important facets help define the community of Wenatchee and its character. While the Cultural and Historic Resources Element is not a required Element under the Growth Management Act, it reflects the community's desire to influence decision making, resource allocation and future growth and development for these important issues.

BACKGROUND

A Community at the Confluence of Two Rivers-

Wenatchee is known as the "Apple Capital of the World" for the valley's many orchards, which produce apples enjoyed around the world. The city was named for the nearby Wenatchi Indian Tribe. The name is a Salish word that means "river which comes [or whose source is] from canyons" or "robe of the rainbow". Awenatchela means "people at the source [of a river]". Fur traders first visited the valley in 1811 and then white settlers came to homestead the valley in the 1870's and 1880's. Wenatchee was first platted in September 1888 and officially incorporated as a city on January 7, 1893.

Wenatchee is located at the confluence of the Wenatchee River and the Columbia River in the Columbia Basin just east of the foothills of the Cascade Range. Unlike the climate of Western Washington, Wenatchee's climate is arid. Nested in the rain shadow of the Cascade Mountains, there are blue skies 300 days of the year. Technically desert, irrigation from the Columbia River and her tributaries allows for the large amount of agriculture in Wenatchee and the surrounding areas. The City of Wenatchee is bordered by hills leading to Burch Mountain to the north, the Columbia River to the east, and the Cascade Mountains to the south and west extending to over 6,000 feet high, including Mission Ridge which is a nationally known ski resort. These high, rugged peaks form a wall around the western and southern sides of the city. (Wenatchee profile, City-Data.com)

The natural environment surrounding the City of Wenatchee, and historical development patterns have resulted in a population density pattern for the City of Wenatchee which is estimated at being ranked 15th in the State of Washington in 2016 by the Washington State Office of Financial Management. No comparable sized or larger jurisdiction in Eastern Washington had a density ranking which was similar. These density standings

are one just one factor which help to describe the challenges and opportunities that the City has as it continues to grow, and maintain a high quality of life for residents and visitors.

OUR VALLEY-

The Wenatchee Valley includes two cities, Wenatchee and East Wenatchee in two separate counties, Douglas County in the East and Chelan County in the west, for which the City of Wenatchee is the county seat. These two cities are separated only by the Columbia River and are connected by Odabashian Bridge in the north, and George Sella Bridge to the south.

Four local governments, two port districts and many special purpose districts and non-profit organizations provide necessary services and desired amenities or activities for the Valley. Many of the needs and issues experienced by one jurisdiction are regional or valley-wide and cross jurisdictional boundaries.

There is a significant amount of duplication in services, and many examples of positive coordination and shared resources to meet the needs of all of the residents in the Valley. Agencies, civic organizations and the public recognize the benefits of working together on issues or desired outcomes. Open communication and public input are necessary as public and private entities and the public discuss ways to efficiently meet service needs in the Valley.

In 2016, the "Our Valley Our Future" process, conducted a community survey engaging the public and private and non-profit agencies. A second phase of this effort was the development of the "Our Valley Our Future Action Plan, 2017-21". The City

of Wenatchee participated in this process as an active partner.

CULTURAL DIVERSITY-

Wenatchee is a community where diversity is welcomed, valued and celebrated. The City of Wenatchee's emphasis on and value of cultural diversity is part of the operational approach of the City. In April 2005, the City of Wenatchee established the Wenatchee Diversity Advisory Council. This sixteen member advisory board meets monthly and participates in a series of events. The Diversity Advisory Council advocates recognition, respect, inclusion and celebration of the greater Wenatchee area's diverse people.

Goals of the Diversity Advisory Council include:

- Ensure that all groups in the community are being heard and represented and that no citizens are being excluded from the civic process.
- Identify current topics/issues of interest and importance to community groups/members.
- Provide community access and opportunity for providing input on topics/issues.
- Share findings and recommendations regarding topics/issued addressed.
- Promote and provide awareness, education, training related to diversity and topics/issues of interest.
- Encourage and support community leadership, collaboration and action to address diversity topics/issues of interest.
- Recognize and celebrate individuals and organizations exemplifying and actively supporting diversity and inclusiveness.
- Reach out, engage, and interact with youth in our community. Youth contribution provides significant value to the Diversity Council mission/values and to the broader community.

One community with multiple languages- a Limited English Proficiency (LEP) Plan:

Limited English proficiency, (LEP), can be a barrier to accessing important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by programs and activities. The City of Wenatchee has adopted a Limited English Proficiency Plan to achieve a balance that provides meaningful access by LEP individuals to programs and services while not incurring undue burdens on City resources.

The LEP Plan also addresses the prohibition of discrimination based on national origin and the requirement of all recipients of federal financial assistance from the U.S. Department of Housing and Urban Development (HUD) to provide meaningful access to LEP persons. A Language Access Plan will also be developed to implement the Limited English Proficiency Plan with the purpose of assisting city staff in implementing appropriate assistance services to the public.

DEMOGRAPHIC CHANGES

The Wenatchee Urban Area has been experiencing many changes over the last decade. Some of these changes include demographic shifts relating to race, ethnicity, and age. There is a change in the proportions various age groups make up. Figure 1 below shows several important attributes of Chelan County's population as it compares to Washington State as a whole. There is a distinctly greater share of the population that is 65 or older than in Washington State and a distinctly lower share of the population that is age 20-39.

Extensive health care facilities, the built and physical environment, and a high quality of life appear to have resulted in a significant interest in the Wenatchee Valley as an attractive community for retirees. Many of these same attributes can be equally attractive to millennial age groups, but do not appear to have altered local trends. Another thing to note is that the trends for each age group are generally heading in the same direction at both the county and state level despite the differences noted above. In recent years, the share of the population aged 65 or older has been increasing and all other age groups have been decreasing.

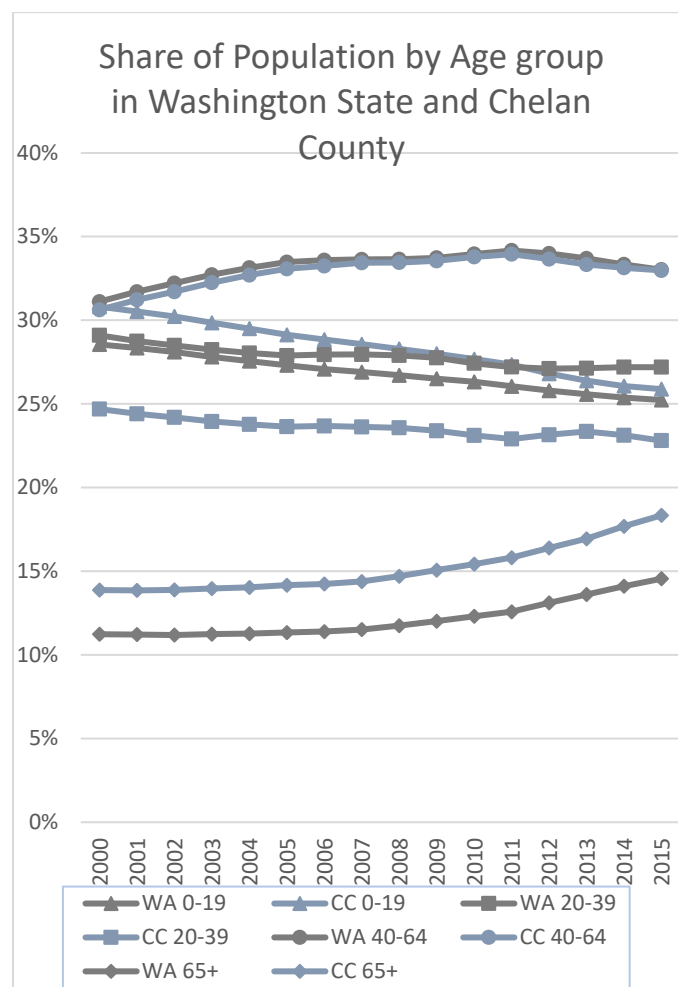


Figure 9 Source: Washington State Office of Financial Management Forecasting Division - Intercensal Estimates of April 1 Population by Age and Sex: 2000-2010; and Small Area Demographic Estimates (2011-2015)

The racial profile of the city has remained relatively stable over the last decade or so but the ethnic profile has seen a distinct change. The US Census Bureau's American Community Survey estimates that the share of the population in the City of Wenatchee that describe their race as white was 87% during the 2005-2009 period and 88% during the 2010-2014 period (Table B02001).

The share of the community that describe themselves as having Hispanic or Latino origin has been changing. The US Census Bureau's American Community Survey estimates that during the 2005-2009 period 26% of the residents of the City of Wenatchee were of Hispanic or Latino Origin while during the 2010-2014 period the figure had increased to 31%.

Both the shift in age groups and in ethnicity affect the culture of the community.

THE ARTS

The arts inspire and enrich the lives and broaden the perspectives of the citizens of Wenatchee. The arts not only give pleasure, they also offer new ways to experience the world and understand our places in it. They are windows into the lives of those who make and perform the art we see and hear.

With a commitment to excellence across the spectrum of our City's cultures and forms of expression, the Wenatchee Arts, Recreation and Parks Commission pursues its public charge to develop a thriving arts environment, which is essential to quality of life, education, and the economic vitality for all of Wenatchee.

Led by the City of Wenatchee Arts, Recreation and Parks Commission, in

2015 a comprehensive arts plan was prepared and adopted by the City Council to provide more specific guidance, direction and a framework for future programs and projects of the City. The plan allows for an increased focus on the City's specific arts related mission, goals and objectives. It also provides a framework and meets requirements for the pursuit a variety of art related grant opportunities to assist with funding the program.

Goals and strategic actions are identified as a long-range plan for the arts in Wenatchee and not simply a plan for the Wenatchee Arts, Recreation and Parks Commission. The Commission encourages others to use the information in the plan to help advance the arts in the City. The Arts, Recreation and Parks Commission invites these partners – federal, state, and local government agencies, artists, arts organizations, businesses, schools, and individuals – to help make the plan a reality. The better the caliber of arts in the community, the higher quality of life residents will be afforded and the better the caliber of businesses that will be attracted.

HISTORIC PRESERVATION & THE MAIN STREET PROGRAM

The City of Wenatchee is proud of the many historic homes and commercial buildings that have been restored and maintained to state and national historic preservation standards. These homes and structures help maintain and represent a significant component of the city's historical character and built environment.

Downtown-

In 1993 the City of Wenatchee became a Certified Local Government, providing a local mechanism for preserving historic buildings and sites. Concurrent with this approach, the Wenatchee Downtown Association has been a member of the Washington State Main Street Program since 1992. This program is a community driven approach that is used to

revitalize older traditional business districts throughout the United States.

In 2003, the City of Wenatchee won the Great American Main Street Award, which recognized the longstanding efforts of the Wenatchee Downtown Association (WDA) and its work to strengthen the downtown environment. In December 2008, Wenatchee's downtown was designated a National Register District encompassing 89 properties.

The Grandview Historic District-

In 2006 the City of Wenatchee designated the Grandview Historic District. The Grandview Historic District is comprised of six full blocks and two partial blocks containing 141 properties generally bound by Delaware, Washington, Miller, Idaho, and Alaska streets. It also incorporates those portions of Douglas, Emerson, Franklin and King Street (south of Washington Street and north of portions of Alaska Street).

Several plats are included in the District including the Amended Great Northern Plat (the first plat of Wenatchee, 1892), the Grand View Addition, dedicated in 1903 and the Jackson Place Addition, platted in the 1920s.



Historic Preservation Program-

The City is a Certified Local Government (CLG), a National Parks service program administered by the Washington State's Department of Archaeology and Historic Preservation

(DAHP). As a CLG, the City of Wenatchee is responsible for maintaining a historic preservation commission, surveying local historic properties, enforcing state or local preservation laws, reviewing National Register Nominations, and providing for public participation in historic preservation activities. Since 1993, 56 residential, commercial and public buildings and one historic district have been listed on the Wenatchee Register of Historic Places.

As a benefit of this program certified local governments may apply for special grants and may offer Special Tax Valuation to locally listed properties and those contributing properties to local or national historic districts. These benefits have assisted many property owners with listed structures or whom are located in the Grandview Historic District, by incentivizing reinvestment for the beneficial re-use of historical structures.

The City of Wenatchee's Historic Preservation Board is comprised volunteers and serves in an advisory capacity to the Wenatchee City Council and the Community and Economic Development Department. The Historic Preservation Board reviews all properties for placement or removal on the Wenatchee and National Register of Historic Places and makes recommendations to the City Council for final approval. It also reviews all changes to properties listed on the local register and/or located in the Grandview Historic District.

In addition to the review responsibility of the Board it is also charged with identifying and actively encouraging conservation of Wenatchee's historic resources, raising community awareness of Wenatchee's history and historic properties and to serve as a resource in matters of history, historic planning, and preservation.

GOALS AND POLICIES

GOAL 1: REGIONAL CENTER - Promote Wenatchee as the urban hub for cultural and historic resources in the North Central Washington region.

Policy 1: Promote and enhance Downtown Wenatchee as the region's historic, cultural and civic center.

Policy 2: Support organizations and facilities that promote and encourage cultural, historic and environmental dialogue.

Policy 3: Cultivate Wenatchee's unique sense of place by attracting development that enhances the cultural and historic environment.

Policy 4: Promote spaces for local artists to develop and present their work.

Policy 5: Support educational facilities and arts and cultural organizations that foster an innovative environment in the city.

Policy 6: Encourage diverse businesses, business districts and community activities that develop an environment of inclusiveness, cultural exchange and civic dialogue.

Policy 7: Promote the implementation of shared initiatives supported by the City of Wenatchee and other regional partners, working to achieve the region's long-term vision as developed by the Our Valley Our Future Action Plan 2017-21.

Policy 8: The Wenatchee Valley is experiencing significant shifts in predominant age groups, household sizes, and ethnic and cultural groups in the community. Ongoing dialogue within the community and with regional partners to represent and understand changing viewpoints and needs should be a priority.

GOAL 2: ENVIRONMENT – Protect and enhance Wenatchee's unique sense of place.

Policy 1: Preserve Wenatchee's scenic points of interest including Saddlerock and the viewpoint along Skyline Drive.

Policy 2: Enhance the Highline Canal and preserve its historic connection to agriculture.

Policy 3: Support the Wenatchee Valley Farmer's Market, Chelan-Douglas Land Trust, the Trust for Public Lands, Cascadia Conservation District and similar organizations that seek to marry the environment and the economy.

Policy 4: Utilize the one-percent for the arts program to enhance and energize Wenatchee's arts environment.

Policy 5: Support the implementation of the City of Wenatchee Comprehensive Arts Plan.

GOAL 3: HISTORIC PRESERVATION - Preserve, maintain and honor the city's significant historic resources.

Policy 1: Foster community stewardship in honoring the beauty and accomplishments of the city's history and its built environment.

Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.

Policy 3: Identify and implement incentives to private property owners for the preservation and rehabilitation of historic buildings, structures, sites, districts and objects.

Policy 4: Discourage the demolition of historic properties by facilitating their adaptive reuse.

Policy 5: Leverage Wenatchee's historic character as an economic development tool through heritage tourism, cultural events, creative class business recruitment, and the adaptive reuse of buildings.

Policy 6: Maintain the continued visibility and community focus on the Wenatchee Register of Historic Places through the partnership of the City, Washington State (through the Certified Local Government program) and the Wenatchee Historic Preservation Board.

Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

Policy 8: Look for opportunities to further educate the public on historic preservation and resources through events, tours, workshops, and outreach materials.

GOAL 4: FACILITIES & INFRASTRUCTURE - Support the development of facilities and infrastructure that further enhance Wenatchee's innovative and creative climate.

Policy 1: Recruit and support facilities that provide places for cultural and civic dialogue.

Policy 2: Strengthen and enhance Wenatchee's places for educational experiences, broadening education for all sectors of the community.

Policy 3: Develop public spaces that foster neighborhood identity and provide community gathering places.

GOAL 5: CIVIC LIFE - Foster opportunities for lifelong educational, artistic and cultural exploration for all citizens.

Policy 1: Support the public school system and provide for its growth.

Policy 2: Encourage continuing education and lifelong learning opportunities through local agencies, colleges, universities and organizations.

Policy 3: Support the regional library system and provide for its growth.

Policy 4: Enhance the presence of the performing, visual and creative arts.

Policy 5: Encourage the Wenatchee Diversity Council in building lasting community relationships and events that encourage civic dialogue and community engagement.

GOAL 6: LIMITED ENGLISH PROFICIENCY, (LEP), PLAN - Reduce language barriers to ensure meaningful access for individuals with limited English proficiency, (LEP) to programs and activities provided by the City and all sub-grantees.

Policy 1: Develop a Language Access Plan to assist city staff in implementing appropriate assistance services to meet the needs of LEP individuals that were identified in the LEP Plan.

Policy 2: Support the Language Access Coordinators, identified in the LEP Plan, in their partnered efforts with the Diversity Council and community stakeholders on the development and implementation of the Language Access Plan.

Policy 3: Establish processes for the Language Access Coordinators to ensure that the City adheres to its LAP policy directives and procedures by coordinating and facilitating delivery of related services, staff training on the plan's policies and

procedures and ongoing monitoring and assessment of the plan's effectiveness.

HISTORIC PRESERVATION

Yakima Comprehensive Plan 2040

3.1 Introduction

Yakima is one of the oldest communities in Washington. Its downtown and surrounding neighborhoods boast dozens of properties listed on the National Register of Historic Places (NRHP); and it's home to the Yakima Valley Museum, one of the premier history museums in the state.

The purpose of a Historic Preservation Element is to help local governments direct the historic preservation programs of their communities. The basic elements of preservation planning are identification, registration, and protection. Within those elements, the subtleties and quirks of each individual community are considered. The historic preservation goals of this element are consistent with the recently adopted Historic Preservation Plan, giving strength to both.

Historic Preservation - Growth Management Act

The GMA lists a Historic Preservation goal to "Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance." (RCW 36.70A.020(13))



We are Yakima



3.2 Archaeological Resources

Yakima began as a Euro-American agricultural community on lands historically used by Native Americans. The Yakama Nation is most closely associated with this city, both because of the shared name and the adjacent tribal reservation (created in 1855). The Yakamas and other regional tribes have a long history of making seasonal camps, fishing, gathering, and hunting in the area. Evidence of Native American presence prior to Euro-American arrival is generally restricted to archaeological sites.

Resources related to Native American history after the 1850s may also include a wide variety of residential, industrial and agricultural resources, since Yakima's farms, factories and canneries reportedly employed native workers. In addition to Native American heritage, the presence and contributions of other ethnic groups may be observed in the community, including but not limited to Spanish Basques, Chinese, Japanese, Filipino, and Latino.

3.3 Euro-American Settlement

Yakima began as a Euro-American agricultural community on lands historically used by Native Americans. Besides farming and agriculture-related industries, the city has been most significantly shaped by the introduction of railroads, irrigation, significant roads, and mostly single-family residential neighborhoods. Most of the city's development happened between the late 1880s and 1930, although the post-World War II decades brought changes and modernization.

3.4 Survey and Listing

As of 2016, survey and listing efforts have produced the following:

- Over 16,000 properties surveyed; though the majority of these stem from the 2011 upload of assessor data for planning and modeling purposes, and have little significant information.
- There are 11 properties determined eligible by the Department of Archaeology and Historic Preservation (DAHP) for listing to the NRHP, but are not currently listed in any historic register.

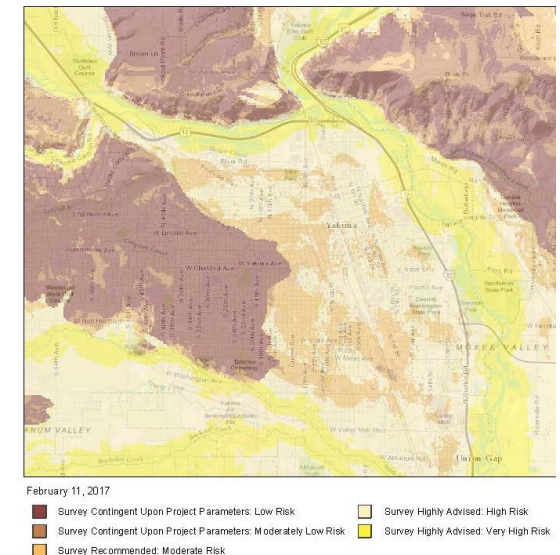


Exhibit 3-1. Predictive Model of Cultural Resources Presence

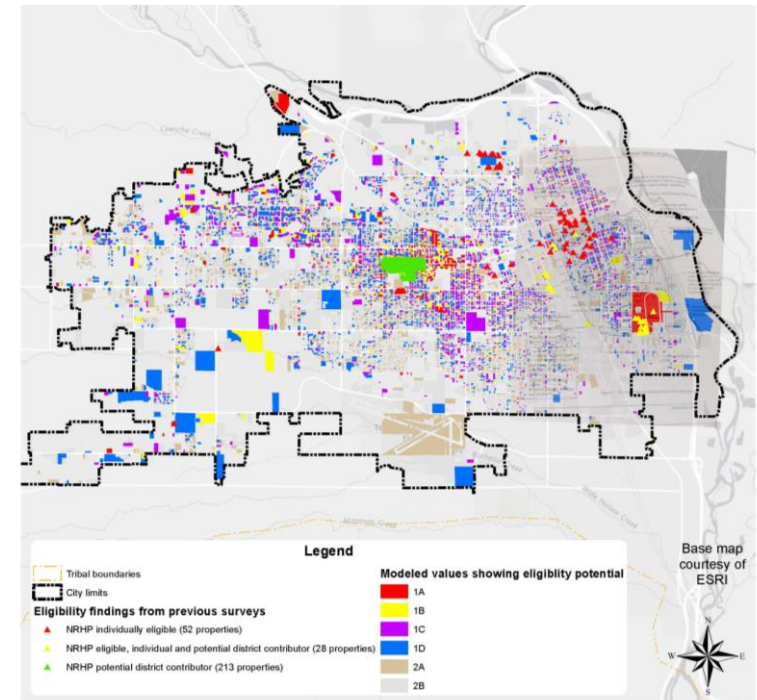
(Source: Department of Archaeology and Historic Preservation, 2017)



HISTORIC PRESERVATION

Yakima Comprehensive Plan 2040

Exhibit 3-1. Potentially Eligible Properties



Legend

- 1A: potentially individually eligible to the National Register of Historic Places
- 1B: potentially contributing to a National Register of Historic Places eligible historic district
- 1C: potentially eligible for local designation, but not to the National Register
- 1D: potentially contributing to a local historic district
- 2A: not eligible, with conditions
- 2B: not eligible

Source: Artifacts Consulting Inc. 2016

- There are four properties listed only to the Yakima Register of Historic Places, including a historic district.
- There are 12 properties listed in the Yakima, and National registers of Historic Places.
- There is one property listed in the Yakima and National registers of Historic Places and the Washington Heritage Register, including a historic district.
- There are three properties listed to the Washington Heritage Barn Register.

The following are major survey projects conducted in Yakima:

- Barge-Chestnut Neighborhood
- Yakima Downtown
- Yakima Fairgrounds

The preservation plan incorporates a geographic information system (GIS)-based evaluative model of properties built in the city prior to 1980. This model was developed to support this preservation plan and to provide a reference tool for the city as it proceeds with additional surveys. Potentially eligible properties based on a predictive model are shown in Exhibit 3-2.

3.5 Needs and Opportunities

Historic Value

When communities don't understand and value their heritage, historic preservation becomes perceived as a "frill," an annoyance, or even an obstruction to progress. Changing that perception is more difficult in rapidly growing, changing communities. Finding ways to systematically insert heritage messages in various ways, such as in conventional and social media, special events, curriculums, tours, lectures, graphics, and children's activities, creates an informed citizenry that values the important places and buildings that embody their community's heritage.



HISTORIC PRESERVATION

Yakima Comprehensive Plan 2040

Yakima has begun to acknowledge that its physical heritage is also a great asset. As a historic preservation ethic takes root, downtown is seeing rehabilitation momentum grow. The surrounding historic neighborhoods are poised to see similar activity as interest in historic preservation expands.

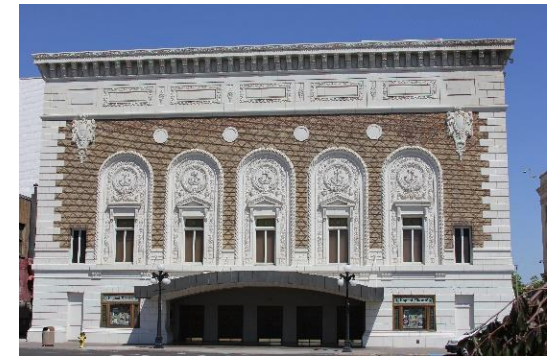
Historic preservation, as a value and a strategy, is sometimes an afterthought in the planning and development processes of local governments. Understanding its role in attracting investment and adding to quality of life allows full engagement with agencies and departments that may not appear to have any relationship to historic preservation. Land use, housing, code enforcement, economic development, transportation, parks and recreation, and education all influence—and are influenced by—historic preservation.

Residential Neighborhoods

Yakima's Northeast and Southeast neighborhoods retain some of the most important historic housing stock in the city and have a rich multi-cultural population. Both neighborhoods appear to contain eligible properties and potential historic districts. New approaches that encourage rehabilitation and appropriately designed infill housing could help stabilize the neighborhoods and position them for growth. Retention strategies should be a priority, especially if historic district designation is sought. Further loss of buildings to demolition for code enforcement purposes should be avoided if possible. Concerns about gentrification should be addressed early so that long-term residents are afforded the first opportunities for new and rehabilitated housing.

City Facilities

The City of Yakima is steward of two significant properties: The Capitol Theatre and the Yakima Valley Trolley, which includes associated buildings and track, are important as anchors for downtown and a growing tourism market. In each case, non-profit organizations manage day-to-day operations, while the City is responsible for capital needs. Uneven funding over the years has made it difficult for both properties to keep up with maintenance and rehabilitation needs. Both continue to function with the help of dedicated volunteers. The City and private entities continue to seek grant funding and partnership opportunities





3.6 Goals and Policies

These Goals and Policies compliment the Yakima Historic Preservation Plan.

GOAL 12.1. PROMOTE BROAD AWARENESS AND APPRECIATION OF YAKIMA'S HERITAGE.

Policies

- 12.1.1. Develop a broad understanding of the city's history, including the roles and contributions of various ethnic groups.
- 12.1.2. Cultivate an appreciation of the city's unique history and how it is represented by extant historic properties.
- 12.1.3. Foster partnerships between heritage organizations.
- 12.1.4. Utilize Certified Local Government (CLG) grants, potential tax revenue sources, or other sources to fund specific projects.

GOAL 12.2. INTEGRATE HISTORIC PRESERVATION INTO YAKIMA'S PLANNING AND DEVELOPMENT STRATEGIES.

Policies

- 12.2.1. Identify historic preservation as a city-wide priority.
 - a. Review the city's Capital Improvements Plan annually for potential effects on historic properties.
- 12.2.2. Identify historic preservation issues early in the permitting process.
- 12.2.3. Utilize code enforcement activities to protect historic properties and neighborhoods.
- 12.2.4. Encourage the mutual reinforcement of sustainability and preservation.
- 12.2.5. Clarify and strengthen the Yakima Historic Preservation Commission role and functions.
- 12.2.6. Maintain active communication with the Confederated Tribes and Bands of the Yakama Nation and formalize a consultation process for archaeological reviews.





HISTORIC PRESERVATION

Yakima Comprehensive Plan 2040

- 12.2.7. Identify areas classified as “high risk and/or very high risk” for archaeological resources based on the Washington State Department of Historic Preservation (DAHP) predictive model and require a site inspection or evaluation by a professional archaeologist.
- 12.2.8. Require the protection and restoration of areas and site in the City of Yakima having historic, archaeological, cultural, educational or scientific value consistent with local, state, and federal laws.
- 12.2.9. Development permits should contain conditions of approval which require developers to immediately stop work and notify local governments, the DAHP, and the Yakama nation if any archaeological or historic resources are uncovered during excavation.
- 12.2.10. Development that would destroy archaeological, cultural, and/or historic sites or data will be delayed for an appropriate amount of time as determined by the City in consultation with interested parties that would allow an appropriate entity to protect or mitigate the affected resource.
- 12.2.11. Establish and implement procedures that protect cultural and historic resources by designing projects to avoid impacting resources to the greatest extent possible or identifying and implementing mitigation measures when avoidance or preservation is not possible.



GOAL 12.3. IDENTIFY, REGISTER, AND PROTECT HISTORIC BUILDINGS, PLACES, LANDSCAPES, AND TREES.

Policies

- 12.3.1. Increase the number of inventoried properties in Yakima.
 - a. Identify survey priorities and conduct survey and inventory work within the city limits.
 - b. Apply for Certified Local Government (CLG) grants to conduct survey and inventory work per the survey recommendations for agricultural, industrial, transportation-related, ethnic, and mid-century properties.
- 12.3.2. Encourage designation of inventoried properties recommended as eligible for listing on the National Register of Historic Places (NRHP) and/or the Yakima Register of Historic Places.



GOAL 12.4. ENCOURAGE BUILDING REHABILITATION AND HERITAGE PROJECTS IN DOWNTOWN YAKIMA.

Policies

12.4.1. Stimulate downtown rehabilitation activity.

- a. Encourage nominations to national and local historic registers to qualify for rehabilitation incentives.
- b. Develop design guidelines for the central business district to identify character-defining features and guide compatible infill development and signage.
- c. Prioritize upper floors for housing and office use, with ground floor focused on commercial use.

12.4.2. Enhance historic downtown amenities.

- a. Include an assessment of the effects of the proposed projects on historic buildings as part of project undertakings in downtown.
- b. Develop long-range capital improvement plans with the Capitol Theatre (Capital Theatre Committee) and YVTC (Yakima Valley Trolleys).

GOAL 12.5. ENCOURAGING THE PROTECTION OF THE HISTORIC CHARACTER OF YAKIMA'S OLDER NEIGHBORHOODS.

Policies

12.5.1. Strengthen historic neighborhoods.

- a. Target survey and inventory work in the northeast and southeast residential neighborhoods.
- b. Encourage northeast, southeast, and Barge-Chestnut neighborhood district nominations to national and local historic registers. CLG grants may be utilized.
- c. Develop neighborhood-specific design guidelines identifying neighborhood character-defining features to guide new construction and rehabilitation.



3.7 Implementation

Yakima’s Comprehensive Plan is implemented through the actions and investments made by the City with the support of its residents and stakeholders. Some of these actions include regulatory changes, partnerships, coordination, administrative acts, policy changes, and capital investments. The following implementation items aid in this process.

Exhibit 3-2. Historic Preservation Element Implementation

Implementation Item	Action Type	Results
Historic Preservation Plan	Long Range Plan	Inventory and best practices
Fire Code	Regulatory law	- Rehabilitation - Removal of debris after fire
Building Code	Regulatory law	Certificate of Appropriateness
Zoning Code	Regulatory law	Land use
State Environmental Policy Act	Regulatory law	Environmental review considers historic properties
Energy Code	Regulatory law	Character defining features may be exempted

Urban Design, Historic Structures and Built Form

Olympia's Urban Design Vision and Strategy of 1991 identified the design and architectural preferences of community residents. This study continues to provide guidance for this Comprehensive Plan and future development. It identified the types of development that community members feel are appropriate and inappropriate for our community. Study participants particularly valued Olympia's waterfront, downtown, the Capitol Campus, the older neighborhoods, and views of the Olympic Mountains and the Black Hills. They favored streets that provide an attractive, safe, and inviting place for pedestrians, as well as provide for efficient traffic flow. Specifically, they liked the portions of downtown where buildings form a continuous edge along the street, where it is interesting to walk, and where awnings protect people from the rain.

Much of our community is already built. Many of our neighborhoods are more than 50 years old and our downtown is older still. These neighborhoods provide a 'sense of place' and character of Olympia. To preserve this character, new buildings incorporated into the existing fabric must reflect both their own time-period and what's come before. We will acknowledge the importance of historic preservation by protecting buildings and districts and celebrating the people and events that shaped our community. We will conserve natural resources by keeping historic buildings properly maintained and in continuous use, thereby avoiding decay and demolition which would waste resources used to create these structures.

□

The Bigelow House, Olympia's oldest residence.

However, our heritage extends beyond buildings and back in time before European settlement. Artifacts, photographs, structures, sites and stories of our collective past were entrusted to us and so should be preserved for future generations. Tribes, such as the Squaxin Island Tribe, play a major role in this task. Private property owners shoulder much of the responsibility of protecting historic buildings. And Olympia's Heritage Commission advises the City Council on matters of historic preservation and assists owners of historic buildings in caring for their property. With the community support we can ensure that our heritage is preserved for everyone to appreciate today and always.

□

Many of our older homes are a source of pride for young families.

Studies of Olympia and other communities also reveal that including open space and appropriate landscaping within site designs improves developments by providing places for relaxing, restoration and outdoor activities in general. In particular, trees provide a valuable public resource, enhance the quality of the environment, provide visual buffers and natural beauty, preserve the natural character of an area, and soften the impact of buildings and streets. Trees and other landscaping help reduce air pollution, noise and glare, provide cooling in summer and wind protection in winter, and in some cases provide materials and food for wildlife and humans. The goals and policies below encompass all of these elements of good design.

GL3 Historic resources are a key element in the overall design and establishment of a sense of place in Olympia.

PL3.1 Protect and evaluate historic and archaeological sites.

PL3.2 Preserve those elements of the community which are unique to Olympia or which exemplify its heritage.

PL3.3 Protect historic vistas from the Capitol Campus to Budd Inlet and the Olympic Mountains and from Budd Inlet to the Capitol Group.

PL3.4 Safeguard and promote sites, buildings, districts, structures and objects which reflect significant elements of the area's history.

PL3.5 Encourage development that is compatible with historic buildings and neighborhood character, and that includes complementary design elements such as mass, scale, materials, setting, and setbacks.

PL3.6 Plan for land uses that are compatible with and conducive to continued preservation of historic neighborhoods and properties; and promote and provide for the early identification and resolution of conflicts between the preservation of historic resources and competing land uses.

PL3.7 Identify, protect and maintain historic trees and landscapes that have significance to the community or a neighborhood, including species or placement of trees and other plants.

PL3.8 Encourage preservation and discourage demolitions or partial demolitions of intact historic structures.

GL4 Neighborhoods take pride in their historic identity.

PL4.1 Assist older neighborhoods and districts to discover their social and economic origins and appreciate their historic features. (Also see downtown section below.)

PL4.2 Facilitate the preservation of historic neighborhood identity and important historic resources.

GL5 Historic preservation is achieved in cooperation with all members of the community and is integrated into City decision-making processes.

PL5.1 Work with the State archeologist to protect archeological resources.

PL5.2 Coordinate with adjacent governments; particularly to provide public information about the area's history and development.

PL5.3 Recognize the contributions of minorities, workers, women and other cultures to Olympia's history.

PL5.4 Continue programs -- such as the Heritage Commission, the Heritage Register and the historic marker program -- that effectively identify, recognize, and encourage the preservation and continued use of historic structures, districts, and sites which provide physical evidence of the community's heritage.

PL5.5 Provide incentives and assistance for preserving, restoring, redeveloping and using historic buildings, districts, neighborhoods, streets, structures, objects and sites.

PL5.6 Support public or non-profit acquisition of the most important historic resources to ensure their preservation.

PL5.7 Recognize the value of historic preservation as part of the effort to maintain an affordable housing stock.

PL5.8 Promote economic vitality through historic preservation.

PL5.9 Promote mutual goals in historic areas, including districts, buildings and site, through collaboration among City departments, the Heritage Commission and other commissions.

GL6 Community beauty is combined with unique neighborhood identities.

PL6.1 Establish and periodically update a design review process and design criteria consistent with the goals and policies in the Comprehensive Plan for:

- Commercial and mixed use development adjacent to freeways and public streets
- Other highly-visible, non-residential development, such as the Port of Olympia, campus developments, and master planned developments
- Multifamily residential development and manufactured housing parks
- Detached homes on smaller lots (less than 5,000 square feet) and in older neighborhoods (pre-1940)
- Properties listed on a Historic Register or located within a designated historic district

PL6.2 The design review process should recognize differences in the city with the objective of maintaining or improving the character and livability of each area or neighborhood.

PL6.3 Require commercial and residential buildings to face the street or a courtyard or other common area.

PL6.4 Require multi-family housing to incorporate architectural forms and features common to nearby housing; to include porches, balconies, bay windows and similar details; to have entries oriented to streets or a courtyard, and include accessible open space; and to be reduced in size near lower density residential districts.

PL6.5 Ensure that parking areas do not dominate street frontages or interrupt pedestrian routes, and that they are screened from housing.

PL6.6 Prohibit fences and walls that inhibit walking or isolate neighborhoods from streets, except to reduce noise, provide buffers, or create private rear yards.

PL6.7 Create attractive entry corridors to the community and neighborhoods, especially downtown and along urban corridors; to include adopting design standards and installing significant special landscaping along community-entry corridors.

PL6.8 Enhance neighborhood identity by encouraging interested groups to beautify open spaces, streets and private property.

PL6.9 Require that buildings complement and enhance their surroundings, appeal to and support pedestrian activities, and facilitate transit use.

PL6.10 Preserve and enhance water vistas by retaining public rights-of-way that abut or are within one block of water bodies and by not siting public buildings within associated view corridors.

□

Percival Landing is enjoyable to view and to enjoy the view.

PL6.11 Plant and protect trees that contribute to Olympia's visual identity and sense of place.

PL6.12 Separate incompatible land uses and activities with treed areas, including buffering residential areas from major streets and freeways.

GL7 Urban green space is available to the public and located throughout the community and incorporates natural environments into the urban setting, which are easily accessible and viewable so that people can

experience nature daily and nearby.

PL7.1 Provide urban green spaces in which to spend time. Include such elements as trees, garden spaces, variety of vegetation, water features, “green” walls and roofs, and seating.

PL7.2 Provide urban green spaces that are in people’s immediate vicinity and can be enjoyed or viewed from a variety of perspectives.

PL7.3 Establish a maximum distance to urban green space for everyone in the community.

PL7.4 Increase the area of urban green space and tree canopy within each neighborhood proportionate to increased population in that neighborhood.

PL7.5 Establish urban green space between transportation corridors and adjacent areas.

GL8 Community views are protected, preserved, and enhanced.

PL8.1 Implement public processes, including the use of digital simulation software, to identify important landmark views and observation points.

PL8.2 Use visualization tools to identify view planes and sightline heights between the landmark view and observation point.

PL8.3 Prevent blockage of landmark views by limiting the heights of buildings or structures on the west and east Olympia ridge lines.

PL8.4 Avoid height bonuses and incentives that interfere with landmark views.

PL8.5 Set absolute maximum building heights to preserve publicly-identified observation points and landmark views.

□

Percival Landing with the Olympics in the distance.

GL9 Built and natural environmental designs discourage criminal behavior.

PL9.1 Incorporate crime prevention principles in planning and development review and educate designers regarding those principles.

PL9.2 Modify public facilities and properties to enhance crime prevention.



Meeting Date: August 19, 2025

**City of Ellensburg
Landmarks & Design Commission Agenda Report**

Agenda Subject: Periodic Update Open House
Submitted by:
Department: Community Development

Suggested Motion/Action:

Background/Summary:
Periodic Update Open House
Hal Holmes Community Center
September 17, 2025
4pm - 7pm

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. Ellensburg 2046 - September Open House Flyer-UPD_2025-0813



ELLENSBURG 2046

Hometown Heart — Bright Future

JOIN US FOR THE COMPREHENSIVE PLAN OPEN HOUSE!

The City of Ellensburg is updating its **Comprehensive Plan**, our community's roadmap for the next 20 years, and we need **your input!** Stop by the Hal Holmes Center on Tuesday, September 17th, anytime between 4–7 PM for an **open-house style event**.



Comprehensive Plan Open House

Tuesday, September 17th | 4:00 –7:00 PM

Hal Holmes Center at 201 Ruby St,
Ellensburg, WA 98926

Join us to share ideas, meet the project team, learn about the update, and play games! Help shape the City's future — **come be a part of the conversation!**



Meeting Date: August 19, 2025
City of Ellensburg

Landmarks & Design Commission Agenda Report

Agenda Subject: 2025 Annual Comp Plan Update
Submitted by:
Department: Community Development

Suggested Motion/Action:

Background/Summary:
2025 Annual Docket Process includes potential changes to city code concerning landmarks and design.

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:
None



Meeting Date: August 19, 2025

**City of Ellensburg
Landmarks & Design Commission Agenda Report**

Agenda Subject: Historic Preservation Grant
Submitted by:
Department: Community Development

Suggested Motion/Action:

Background/Summary:

Update on City of Ellensburg Historic Preservation Grant process.

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. Application_Hist Pres Grants Prog 2025

**City of Ellensburg
Landmarks and Design Commission
2026 Historic Preservation Grants Program**

Introduction

The Ellensburg City Council has developed a community grants program to be administered by the Landmarks and Design Commission (LDC). This document presents the LDC's goals and guidelines for this program, called **Historic Preservation Grants**.

The Community Grants Program was developed by City Council to support community efforts to address community needs and build the capacity of the City. Each year, the City designates 0.3% of the previous year's sales tax revenue (April 1st to March 31st) to provide matching fund grants to community groups toward making improvements in the community. When the program was developed in 2015, it was anticipated that the funds available thru the program would average \$10,000 annually. Since that time, the grant awards for historic preservation have grown from \$11,140 in 2016, to \$22,225.94 for 2026. Each year, the available grant funding will vary dependent on sales tax revenue from the prior year.

Grant Program Goals

- Foster public initiative and participation in maintaining National, State, and Ellensburg registers of historic places.
- Provide assistance for renovation and rehabilitation of historic properties within the City of Ellensburg.
- Develop programs to create incentives for historic preservation and provide outreach thru education and information programs.
- Provide assistance to avoid demolition of historic properties.

Types of Projects

Based upon an analysis of the LDC's purposes as set forth in the Code and in the Comprehensive Plan goals, policies and programs, the grant program will focus on projects in the goal areas listed above. Specific examples of the types of projects are as follows:

- Construction projects aimed at preserving, rehabilitating, or restoring the exterior character-defining features of structures designated as historic (or located within

an historic district), or aimed at maintaining the structural integrity of a historic structure.

- Restoration of historic murals located on structures listed on the Ellensburg Landmarks Register (or located within an Ellensburg Landmarks historic district).
- Rehabilitation of Ellensburg Landmarks Register Historic structures or properties within Ellensburg Landmarks Register Historic districts.
- Conduct surveys of historic properties to identify properties or districts with potential for listing on the Ellensburg Landmarks Register.
- Support installation of interpretive signs
- Move endangered register-eligible properties

Program Guidelines

Eligible Applicants: Owners of historic buildings (eligible sites), non-profit organizations, civic groups, neighborhood groups. Partnerships among individuals and/or groups will also be considered.

Eligible Sites: Non-governmental properties within the City limits. Brick and mortar projects will only be awarded to properties that are currently listed as an individual landmark, or which are within the boundaries of an Ellensburg Landmarks District, or National Register District. Other sites within the City of Ellensburg may be considered if the purpose of the grant is to survey a property seeking historic designation.

Eligible Expenses: Personnel, professional services, supplies and materials, construction costs, lodging and mileage.

Match: Matching funds are encouraged but not required for this program. If applications score similarly, preference may be given to a project proposing matching funds. The following items count as matching funds: cash, volunteer hours, and donated materials, equipment use, or professional services. Donated professional Services will be valued at the “reasonable and customary” rate. The applicant may NOT use City Staff time as a match. Any anticipated work performed by City employees of the project must be included in the total funding being requested.

Project Timeline

Application Due Dates: Applications must be submitted by **Friday, August 29, 2025**. Applications shall be submitted in person to the **Community Development Dept., City Hall, 501 N. Anderson Street, Ellensburg, WA 98926** or by email: pedersenc@ellensburgwa.gov.

Award Decisions: The Landmarks and Design Commission reviews all requests for Historic Preservation Grants at its first October meeting (the first Tuesday) and makes a recommendation to City Council. Grant awards to applicants who have received grant awards in the past will be considered, but may be given lower priority, depending on the number of requests received in any given year. Final award decisions will be made by the City Council at a regularly scheduled November Council meeting.

Project Time Limit: Projects will be awarded every year, and recipients have the next calendar year to complete the project after contracts are signed.

Extension: Each recipient may obtain a maximum of one extension to complete the originally proposed project. Applicant shall submit a request for extension before October 31, 2026, to allow time for LDC review and make a recommendation to council.

Application Process

Project Applications: Applications must be made either on paper or electronically on forms provided by the Community Development Department. Physical address and email for obtaining forms is **Community Development Dept., City Hall, 501 N. Anderson St, Ellensburg, WA 98926**. Applications will be reviewed by City staff to determine eligibility. Only those applications that meet the grant requirements will be forwarded to the Landmarks and Design Commission for consideration.

Project Description: Please provide a detailed description of the project, including purpose, project approach, location, applicant's contact information, a summary of project costs and how the project meets the grant program goals.

Work Plan: List in chronological order the specific steps you will take to complete this project. Next to each step, identify who will be responsible for the activity and the estimated date of completion.

Budget Plan: List each resource and quantity needed to complete your project. Calculate the total cost for each resource, including tax. Next, break down the total cost of each resource by how much is applicant in-kind, applicant cash, and how much of the City's funds you will spend on this resource. Volunteer labor is valued at the standard IRS hourly rate, equipment use donations are valued at the hourly rate the equipment would be rented for and donated professional services are valued at the "reasonable and customary" rate for the services.

Review Process

Written applications are due to the Department by **August 29th** and will be reviewed by the Planning Staff to determine eligibility. All eligible projects will be forwarded to the Landmarks and Design Commission and scored using the rating form included in the application packet. Projects meeting the eligibility requirements will be moved forward in the review process, and will be expected to give an oral presentation to the Commission.

Applicants chosen must present their projects to the Landmarks and Design Commission (LDC) at its regularly scheduled October meeting on the first Tuesday. In the presentation, it will be necessary to give an overview of the project and explain how it addresses the LDC's purposes and the City's Comprehensive Plan goals, policies and programs as outlined in the application packet. The Comprehensive Plan itself is available on the City's website, with the Historic Preservation Chapter found here: [https://www.ellensburgwa.gov/DocumentCenter/View/14713/C-8-HISTORIC-PRESERVATION?bidId=.](https://www.ellensburgwa.gov/DocumentCenter/View/14713/C-8-HISTORIC-PRESERVATION?bidId=)

The LDC will make a funding recommendation to the City Council. The application becomes invalid if the applicant or designated representative is not present at the Commission meeting to present the project. Applicants may be asked to present their projects again to the City Council.

The City reserves the right to not expend all the funds available in this program per applicable laws and policies.

Reporting Requirements and Accountability

A contract, if awarded, will be executed to outline the specific conditions of the project. All successful applicants are required to submit:

- **Mid-project report by August 15, 2026**
- **Final project report to the LDC by October 31, 2026**

These reports should reflect the work described in the applicant's initial grant application, any diversions from the original project, lessons learned, and show photographs of the work completed. Reporting and any request for reimbursement must include all receipts of expenditure, timesheets, volunteer sign in, and all other supporting documents that pertain to reimbursement requests.

**City of Ellensburg Community Development Department
2026 Historic Preservation Grants Program
Project Description**

Project Information (Attach additional sheets as needed)

Description of the project (please be as detailed as possible). A separate page may be attached to provide a more in-depth narrative:

Does this project involve a property listed on the Ellensburg Landmarks Register? If not, please specify if the subject property is proposed for nomination. If the property is not listed on the Ellensburg Landmarks Register, please describe how the project meets the goals of the grant program:

Contact Person

Name:

Organization Representing:

Contact Address:

City/State/Zip:

Phone **(two numbers preferred)**:

E-mail:

Project Cost

Amount Requested from the City: \$

Cash Amount from Applicant: \$

"In-Kind" Amount from Applicant: \$

Cash from other Sources: \$

Please list other sources:

Total Project Cost: \$

Return completed Application to:

Chace Pedersen- Associate Planner
City of Ellensburg Community Development Dept.
501 N. Anderson St.
Ellensburg, WA 98926

pedersenc@ellensburgwa.gov

Due Date: Friday, August 29, 2025

**City of Ellensburg Community Development Department
Historic Preservation Grants Program - Work Plan**

Steps	Responsible Party	Start Date	Completion Date

1. Professional Services				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	
Sub Total	\$	\$	\$	\$

**City of Ellensburg Community Development Department
Historic Preservation Grants Program - Budget Plan**

2. Personnel				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Sub Total	\$	\$	\$	\$

3. Supplies/Equipment Materials				
	Total Cost	Applicant "In-Kind"	Applicant Cash	City's Cash Match
Sub Total	\$	\$	\$	\$

Project Total	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant

Notification Process

Notice will be published in the Ellensburg Daily Record.

Notice will be mailed to previous applicants from the past five years.

Notice will run on the City's website (www.ellensburgwa.gov)

Landmarks and Design Commission Purposes

Comprehensive Plan Goals/Policies/Programs

Create and maintain landmark registers

Historic resource inventory

HP-1 A1

Ellensburg landmarks register

HP-1 A1, HP-2 A7

Review citizen nominations to ELR

HP-1 A1

Submit nominations to WA & National Registers

HP-1 A1, A2

Review proposals to alter (including signage) or demolish landmarks

Adopt standards to guide review & COA issuance

HP-1 A2, A4, HP-2 A8, HP-3 B1

Advise DCD on development proposals affecting historic resources

HP-2 A6, A8

Compile resources to assist in avoiding demolition

HP-1 A4, HP-2 A1, A4, A9, HP-4 A1

Consider proposing a property maintenance ordinance

HP-1 A3

Create incentives for historic preservation

Develop incentive programs for reuse and redevelopment

HP-2 A1, A2, A3, HP-3 A1, HP-4 A1, A2

Investigate funding sources for preservation & heritage tourism

HP-2 A2, A3, HP-5 A1

Review requests for special valuation of historic properties

HP-2 A2

Outreach and advice

Advise Council on city activities affecting historic resources

HP-2 A6, A9

Advise Council generally on historic preservation & heritage tourism

HP-3 B3, HP-5 B1

Establish relationships with nonprofits & other governments

HP-2 A5, HP-4 A1, HP-5 A1

Provide info to historic property owners on maintenance & rehab.

HP-1, A5, B1, B2, HP-2 A8, HP-3 A2, B1

Conduct educational and interpretive programs

HP-1 A5, B2, B3, HP-2 A5