

Strike the entirety of the resolution and substitute the following in its place:

RESOLUTION NO. 2025-0097

A resolution relating to the designation of historic districts; proposing that the designation of new districts be included as a Plan Commission work plan item prior to staff work or Plan Commission consideration; and providing key topics that should be covered in a citywide Historic Preservation Plan.

WHEREAS, the City Council is considering the designation of the Cannon Hill Park Historic District concurrent with this resolution; and

WHEREAS, the Plan Commission deliberations relating to the designation of the Cannon Hill Park Historic District included significant concerns about the impact of historic districts on the housing market, socioeconomic opportunity, future growth, and equity; and

WHEREAS, the City Council recognizes the importance and value of preserving historic places in Spokane, as provided in the Comprehensive Plan; and

WHEREAS, the City Council also recognizes an inherent tension between the protection of historic structures and the importance of allowing for redevelopment and new investment in all areas of the City; and

WHEREAS, the process for designating historic districts includes significant efforts on the part of residents and proponents; and

WHEREAS, City Council recognizes the valuable contribution of time and resources by residents and proponents in organizing to propose a historic district; and

WHEREAS, the process used for designating historic districts lacks clear checkpoints or approval mechanisms ensuring that such efforts appear on the officially adopted work plan, are reviewed and prioritized by the Plan Commission and City Council at the outset, or are authorized by any provision in code that would permit them to be advanced or expedited ahead of other priorities.

WHEREAS, the designation of a historic district includes inherent limitations on redevelopment and incremental growth in a limited area, suppressing the potential for neighborhoods to grow and adapt over time; and

WHEREAS, the efforts required are a natural barrier to residents who may seek designation of disadvantaged areas that could qualify for designation but where proponents lack the time and resources to pursue designation; and

RES 2025-0097 (CATHCART AMENDMENT)(10/29/25)

WHEREAS, the City has not undertaken a comprehensive review of opportunities for the creation of historic districts in all parts of the City; and

WHEREAS, current City policy does not provide adequate guidance for prioritizing protection of some potential historic districts over others; and

WHEREAS, the current district adoption process lacks guidelines for how boundaries should be determined, leaving the potential for boundaries to be selected based on which properties have favorable views towards the district instead of consideration for contributions to the historic fabric of the City; and

WHEREAS, locations with significant historic fabric also tend to be located near opportunities for employment, education, public transportation, and other amenities, and where new growth could increase access to such amenities;

NOW, THEREFORE, BE IT RESOLVED by the Spokane City Council updates the Plan Commission workplan pursuant to SMC 04.12.080 to include the following as described and as reflected in the workplan attachment.

- Development of the “Garland Historic District”
- Development of a “long range Historic Preservation Plan” to guide future planning and City Council decision making before further historic district designations are brought forward . The Plan should addressing the following concerns:
 - A citywide identification and prioritization of potential historic districts;
 - Consideration of socioeconomic inequities in the process for designating new districts;
 - Identification of regulatory and financial barriers to historic preservation
 - Analysis of market effects, including potential suppression of housing production due to protections placed by designation of a historic district;
 - Clear guidance on selecting boundaries for historic districts based on rational identification of historic resources and reducing the possibility for strategic boundaries that avoid dissenting property owners or residents;
 - Evaluation of potential reduction in access to employment, educational resources, and other opportunities as a result of limitations on development in historic districts;
 - Investigation of strategies to minimize any potential negative impacts identified, such as stricter standards for identifying contributing structures, or quotas on contributing structures.
 - Evaluation of property value effects for both contributing and non-contributing properties within and adjacent to proposed historic districts;
 - Assessment of commercial impacts, including potential barriers to business investment, adaptive reuse, and modernization of existing commercial spaces;
 - Consistency with and consideration within the city’s land capacity analysis work and compatibility with infill development goals, and impacts to future growth.

RES 2025-0097 (CATHCART AMENDMENT)(10/29/25)

BE IT FINALLY RESOLVED by the Spokane City Council that advancement of any historic district be paused until adoption of a long range historic preservation plan, unless the proposed historic district is first formally recognized and approved by the Spokane City Council in the Plan Commission work plan pursuant to SMC 04.12.080. Inclusion in the work plan should precede any major efforts on the part of City staff or residents in order for Council to help shape the process.

ADOPTED by the City Council on _____

Attest:

Approved as to form:

City Clerk

Assistant City Attorney