

Community Character and Historic Preservation

Introduction

The Community Character and Historic Preservation Element of the Redmond Comprehensive Plan provides the foundation for maintaining Redmond’s distinctive character through infrastructure, programming, and zoning. The policies support design of new development that reflects the value Redmond’s community members place on the community’s form and function. The policies also support design that reflects the diversity of the community. The policies address such topics as the design of streets and pathways, public view corridors, entryways, and the preservation of historic sites and structures.

State & Regional Planning Context

The Community Character and Historic Preservation Element is optional under the Growth Management Act (GMA). The Redmond Comprehensive Plan contains this element so that the growth that Redmond accommodates meets community expectations for character and appearance, and to further the preservation of historic sites and structures.

A goal of the GMA is to “Identify and encourage the preservation of lands, sites, and structures that have historical, cultural and archaeological significance.” Historic preservation can play a role in preserving compact, mixed-use land patterns, affordable housing, economic development, and quality of life.

Washington State Department of Archaeology and Historic Preservation

The Department of Archaeology and Historic Preservation (DAHP) is Washington State's primary agency with knowledge and expertise in historic preservation and has the role of the State Historic Preservation Office (SHPO). They advocate for the preservation of Washington's irreplaceable cultural resources (historic and archaeological) which include significant buildings, structures, sites, objects, and districts. They are the primary agency for historic preservation they are authorized to regulate review, and issue permits that protect and preserve archaeological resources (RCW 27.53) The DAHP

Fast Facts

- There are 16 landmarks on the Redmond Heritage Resource Register
- [The Department of Archaeology and Historic Preservation \(DAHP\)](#) is Washington State's primary agency with knowledge and expertise in historic preservation and has the role of the State Historic Preservation Office (SHPO).

provides leadership for the protection of Washington state's heritage through education and information.

The Washington State Historic Preservation Plan 2021-2026: *Inhabiting Our History* went into effect on January 21, 2021. The Vision Statement of the plan recognizes, "Our shared heritage not only enriches the present, it can also shape the future. The plan seeks to engage with all people of Washington to help them take ownership as intentional stewards of that heritage. Together we can honor the stories and places of our diverse communities, that will boost the economy, promote sustainable practices, and strengthen our sense of place."

The plan has five goals and strategies:

1. Recognize the protection of cultural resources as key to fostering civic engagement, local identity, and community pride; promote historic preservation as the "preferred alternative" when implementing programs, policies, and projects that shape our communities
2. Expand historic preservation to embrace intangible cultural heritage, that is, to include a broader spectrum of places, persons, and experiences that have shaped our communities.
3. Share, with ever larger and diverse audiences, our rich and valuable stories in innovative formats and engaging ways.
4. Invest our time, expertise, and passion for preservation in the places, people, and organizations where decisions are made that affect our heritage.

To protect cultural resources, expand the way we prepare for, respond to, and recover from emergencies and the impacts of climate change. The historic preservation plan defines historic preservation as sustaining, enhancing, and shaping dynamic, living communities. Preservation, the plan states, has the ability to transcend boundaries and preservationists can be proactive in protecting and stewarding the places that have been the platform on which lives and cultures have unfolded, and will continue to unfold, for generations.

Countywide Planning Policies

King County is a Certified Local Government (CLG). The CLG program was federally mandated as part of an amendment to the National Historic Preservation Act of 1966 and is administered by the National Park Service. The Certified Local Government program was intended to forge a preservation partnership between local governments, the state historic preservation office, and the federal government. In essence, local jurisdictions (cities and counties) that achieve CLG status are responsible with administering a local historic preservation program meeting federal and state standards. In 1995 the county established a regional landmark protection program.

To participate in the county's regional program, cities must adopt certain sections of the county landmark ordinance by reference, appoint a city representative to the Landmarks Commission, and provide for design review of any changes proposed to landmark properties. Additional services include preparing nominations, conducting historic resource surveys, and assistance with

preservation planning and environmental review. The King County Regional Preservation Program continues to be one of the largest in the Pacific Northwest.

The Countywide Planning policies are addressed in the Urban Design and Historic Preservation section in the Development Patterns chapter. The section's goal is to "The built environment in both urban and rural settings achieves high quality design that recognizes and enhances, where appropriate, existing natural and urban settings and human health and dignity." The following Development Patterns (DP) polices address community character and historic preservation:

- DP-40: Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.
- DP-42: Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Support cultural resources and institutions that reflect the diversity of the community. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character while allowing for equitable growth and development

Puget Sound Regional Council

Vision 2050 is the region's plan for growth and vision to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. The multicounty planning polices (MPPs) are a guide to updating local plans. The following MPPs provide policy direction for Regional Growth Strategy as it relates to historic preservation and resources:

- MPP-DP-6 - Preserve significant regional historic, visual, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character
- MPP-DP-9 - Support urban design, historic preservation, and arts to enhance quality of life, support local culture, improve the natural and human-made environments, promote health and well-being, contribute to a prosperous economy, and increase the region's resiliency in adapting to changes or adverse events.

Local Planning & Regulatory Context

Redmond Regulations

Redmond Zoning Code (RZC) 21.30 - Historic and Archaeological Resources, preserves, maintains, and enhances sites, objects, structures, artifacts, implements, and locations of prehistorical or

archaeological interest, whether previously recorded or unrecognized, that serve as visible reminders of Redmond's social, architectural, geographic, ethnic, cultural, engineering, and economic history (RZC 21.20.010.B).

The City of Redmond maintains a list of historic landmarks, the Redmond Heritage Resource Register. Once a site, property, or area is on the Register, any alteration, addition, relocation or demolition must obtain a Certificate of Appropriateness under RZC 21.20.050.

The City of Redmond's Landmark Commission reviews and makes recommendations related to promoting, protecting, and incentivizing improvements to sites and structures of historic or archaeological significance. The Landmark Commission meets quarterly or on an as-needed basis.

Redmond has adopted design standards ([RZC Article III](#)), view corridor regulations ([RZC 21.42](#)), and street and pathway standards ([Transportation Master Plan](#); [RZC Appendices 2, 7, 8A and 8B](#); [Bicycle Design Manual](#)) to implement portions of the Community Character and Historic Preservation Element. In addition, the City has established the [Design Review Board \(RMC 4.23\)](#) to review most development proposals for consistency with RZC Article III design standards. The Design Review Board comprises a mix of professional architects and laypersons.

Redmond Partnerships

A partner in historic preservation in Redmond is the [Redmond Historical Society](#). Founded in 1999, the Redmond Historical Society is a non-profit organization dedicated to providing, preserving, and discovering historical information of Redmond. The historical society was created to collect, maintain, and safeguard articles and records of historical information in the greater Redmond area.

The Redmond Historical Society through their staff, volunteers, and programs, serves the community by providing historical documents, pictures, artifacts, and oral histories that all show the development, growth, and narrative and has grown to have over 30,000 records of photographs and scanned data.

Through the Historic Preservation Program, in direct partnership with the archaeological and historic programs of the regional Tribes, government to government relationships have been strengthened and formalized with meaningful process and education. These programs re-emphasized relationships of the Snoqualmie Tribe, Tulalip Tribes, Muckleshoot Indian Tribe, and the Stillaguamish Tribe of Indians with the area of present-day Redmond. Staff turn to the knowledge, traditions, and values of the Indian Tribes to plan, assess, and condition land use actions, particularly with relevance of federal, state, and local regulatory protections of irreplaceable cultural resources. Examples of this partnership include development of a citywide Cultural Resources Management Plan (eff. 2019), annual staff training programs, the *Archaeology Day* community event series, memorandums of agreement for site-specific cultural resource management, Lushootseed names and stories associated with publicly-accessible conference rooms, translation of Redmond Poet Laureate poems to Lushootseed, and in the near term, installation of a Muckleshoot carving honoring the Bear Creek site. Oral histories of Indian tribes, the descendants of those who occupied the Bear Creek Site, refer to living here since time immemorial.

Current Conditions

Historic Preservation

The Redmond area has been home to people for thousands of years. Redmond lies on the shores of Lake Sammamish, in proximity to Lake Washington, and accessible to the forests of the Cascade foothills. A unique archaeological site was discovered during a 2008 cultural resources survey. Archaeological investigations yielded artifacts that date to over 12,000 years ago. These resources are irreplaceable. These 50 known archaeological resources contribute to a sense of history and place, define a collective shared heritage, and include two time periods: a) the pre-contact period that predates Euro-American settlement; and b) the historic period that ranges from the pre-contact period to 50 years in the past.

There are currently 16 landmarks on the Redmond Heritage Resource Register as shown in the following table from RZC Appendix 5: Redmond Heritage Resource Register:

Historic Site Name	Common Name	Address
Redmond City Park	Anderson Park	7802-168th Avenue NE
Bill Brown Saloon	The Matador	7824 Leary Way
Brown's Garage	Redmond Liquor Store	16389 Redmond Way
Conrad and Anna Olsen Farmstead	Conrad Olsen Park	18834 NE 95th Street
Dudley Carter site/ Haida House Studio	Same	7747-159th Place NE
Earl and Elise McWhirter Farm (Hutcheson Homestead)	Farrell-McWhirter Park	
Hotel Redmond (Justice White House)	Justice White House	7528 Leary Way
Redmond Hardware (Lodge Hall)	Alpine Hut	7875 Leary Way
O. A. Wiley Home	The Stone House	16244 Cleveland Street
Odd Fellows Hall	Redmond's Bar and Grill	7979 Leary Way
Perrigo Farm House	Eagle Rim Office & Clubhouse	17325 NE 85th Place
Redmond Pioneer Cemetery	Redmond Community Cemetery	West Side of 180th Avenue NE
Redmond Methodist Episcopal Church (First Methodist Church)	Redmond Methodist Church	16540 NE 80th Street

Historic Site Name	Common Name	Address
Redmond School	Old Redmond Schoolhouse Community Center	16600 NE 80th Street
Redmond State Bank	Brad Best Realty	7841 Leary Way
Redmond Trading Company	Half Price Books	7805 Leary Way



IMAGE 1- BILL BROWN SALOON



IMAGE 2- REDMOND STATE BANK



IMAGE 3- REDMOND SCHOOL

National Register criteria are designed to guide the officials of the National Register, State Historic Preservation Offices (SHPOs), federal agencies, local governments, preservation organizations and members of the public in evaluating properties for entry in the National Register. To be listed in the National Register, properties generally must be at least 50 years old and retain their historic character. Properties must:

- Be associated with important events that have contributed significantly to the broad pattern of our history; or
- Be associated with the lives of persons significant in our past; or
- Embody the distinctive characteristics of a type, period or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction; or
- Have yielded, or may be likely to yield, information important in prehistory or history.

There are approximately 174 commercial properties and 2,689 residential properties in the City of Redmond that are were built 1970 or earlier.

Year Built	Residential Properties	Commercial Properties
1900-1910	8	12
1911-1920	25	11
1921-1930	45	10
1931-1940	66	10
1941-1950	91	34
1951-1960	268	27
1961 - 1970	2,186	70
Total	2,689	174

Further assessment by DAHP would be necessary to determine if any additional properties are eligible for the National Register and the Redmond Historical Registry but there is increased residential and commercial properties that meet the age requirement that could tell the story of Redmond's growth and continued transition from suburb to city.

Community Character

Up until the 1990s, the character of Redmond's built environment was characterized as a mix of post-war suburban residential and non-residential development patterns. Since the 1990s, Redmond's centers of Overlake, Marymoor Village, and especially Downtown, have begun transforming from suburban service centers to mixed-use, mid-rise urban neighborhoods.

Redmond's community character is distinguished by greenery from the natural tree canopy and landscaping. The community character is also defined by distinctive Pacific Northwest urban architecture in its centers. Parks, small and local businesses, and green spaces are often mentioned as characteristics that are hallmarks of Redmond.

Inventory of Actions and Programs

The citywide **Cultural Resources Management Plan (CRMP)** purpose is to protect resources from unintended or accidental destruction and to help organizations ensure compliance with federal, state, and local laws and regulations that govern and provide guidance for good stewardship in protecting and managing cultural resources.

Cultural resources include artifacts, features, and sites related to human activities over approximately 14,000 years.

Through policy, code, and operational protocols, the CRMP addresses all aspects of ground disturbing activities including:

- Private development and land management;
- Capital improvement and other public projects; and
- Standard operations such as forest, park, and stream management.

The Heritage Restoration and Preservation Grant Program was used to support projects that promote the preservation, restoration, and long-term maintenance of Redmond's historic resources. The program is no longer active due to budgeting constraints but had provided funds to organizations or individuals that own or control interests in historic structures. It worked to ensure that structures and sites are brought back to a condition or remain in a condition that will illustrate the heritage of Redmond now and into the future.

The Bear Creek Site is a unique archaeological site that was discovered during a 2008 cultural resources survey. During archaeological investigations conducted with the restoration of the Bear Creek stream the site yielded artifacts that date to over 12,000 years ago. Oral histories of Indian tribes, the descendants of those who occupied the Bear Creek Site, refer to living here since time immemorial. Generations of people have been drawn to this location, with its abundance of fresh

water in the lakes, creeks, and rivers; plentiful fish and game; and rich soils in the area supporting fishing and hunting and later timber harvesting and agriculture. The area has been a place of occupation as well as a gathering place for trade and community for centuries. The early residents and visitors to Redmond have left their mark on the land and waterways in both tangible and intangible ways.

Trends Analysis

Urbanization

One trend in Redmond's community character is its urbanization since the 1990s. This is expected to continue as Redmond grows mostly in its centers, consistent with the Regional Growth Strategy found in [VISION 2050](#). There should be a close awareness of this as we consider policies on how Redmond transitions from suburb to a city.

Community and Neighborhood Character

Policies and codes that specifically state a desire to protect neighborhood and character have historically been used as a tool to exclude and resulted in the exclusion of BIPOC and lower income individuals and families from specific geographic areas. This can be direct exclusion through policies that require specific housing types/sizes or limits/bans different housing types, or indirect exclusion by limiting options that are allowed, providing limits on total units or spacing requirements, or other requirements that make it difficult to develop anything other than a detached single-family home.

There has been a growing national and regional awareness of the history of the types of zoning code and land use policies that were developed as part of structural white supremacy policies. There is a concerted effort at the regional level and at the City to find and address current and past inequities, particularly among communities of color, people with low-incomes, and historically underserved communities. Vision 2050 adopted many policies related to equity and equitable outcomes and the City has adopted equity & inclusion as one of the three themes of the Redmond 2050 update.

Rehabbing of historic structures is also being used in an effort built more affordable housing. Rehabs and retrofits are one way to avoid use of natural resources to create new structures while also providing inherent affordability.

Marymoor

The Marymoor Village Local Center was adopted by the City Council in 2017 with Council stating that they would like this area to be unique and eclectic in design compared to other areas of the City. With that adoption some neighborhood character elements and design guidelines were established, but several items remained outstanding or became evident as needing additional clarification or code. A few of the outstanding issues related to the character of this center are listed below:

- **The vision for the neighborhood is unclear and potentially unrealistic**, with special consideration needed for neighborhood parks and playgrounds, housing variety, and ongoing manufacturing uses.
- **Length and location of perimeter trail** should be re-evaluated or consider shared streets so that buildings can front onto the park.

- **Building Design / Massing Stepbacks, Modulation, & Articulation** - Current zoning code calls for facades facing the public streets or 'pedestrian oriented paths' to stepback using a guide/diagram showing sightline angles to be achieved.
- **Inclusive Design** - Community outreach placed inclusive design, universal design, etc. all as a high priority, but this isn't addressed in the code. If this is a desire of the community, this can be incorporated through design standards for the public realm, signage, lighting, entryway standards, visibility features, etc.
- **Concentrated Retail and Restaurant (pedestrian-oriented corners) may need to change locations** - The current strategy requires 'pedestrian-oriented' uses at the corners of blocks between NE 70th and 67th Streets at 173rd and 176th Avenues, and 'encourages' pedestrian uses on the remainder of the blocks. Proposal to change to pedestrian-oriented uses required along 173rd Ave NE as this will be the main pedestrian way between station and Marymoor Park activities, and to add requirement/encouragement or incentives for pedestrian-oriented uses N-S streets at 174th Ave NE and 175th Place NE and E-W Shared Street at NE 69th Place.
- **Change the Design Guidance/Standard for Buildings fronting Marymoor Park** - Current design sets a maximum height of 3 floors/stories within 100 feet of property line and requires the build-to façade zone to vary by 50% (this has been hard), with the intent that buildings adjacent to park are human-scaled (3 stories vs. 6) and not a 'flat' wall facing the park. Consider re-evaluating the 100-foot zone.

Staff has also been working on ways to implement flexibility while ensuring we meet the goal of having a unique character for Marymoor Village. One idea that has been preliminarily explored is the idea of utilizing this area's prominence and importance to local Native cultures. There is a desire to explore options for how we could develop design feature that would recognize, celebrate, and preserve the connections to Native cultures. Staff has spoken with a number of local Tribes and all have expressed appreciation for the idea and support for continuing to explore this concept.

Overlake

Design guidelines are being updated for Overlake, in part to address the needs of transit-oriented development and taller buildings to accommodate growth. In addition, as part of the Redmond 2050 Phase 1 updates an international district is proposed for a portion of Overlake Village. Implementation of that concept will need to be developed.

90th & Willows Study Area

As part of the Redmond 2050 Draft Environmental Impact Study, a local center concept was studied for the area around the intersection of 90th Street & Willows Rd. While feedback on this idea is ongoing at the time of drafting this report, the feedback received to date suggests that - if this idea moves forward - additional work is needed to design the area with a character that is perhaps more in tune with artisan/craft/light manufacturing with housing types that blend better with such uses more than a typical 5-over-2 mixed-use building would.

Policy Considerations

The community character and historic preservation of Redmond needs to be evaluated as Redmond transitions from a suburb to a city. Policy considerations should focus on the following questions:

- How will we redefine community character and neighborhood character to be more inclusive?
- What are the design standards that are important to be included?
- What historic properties will be prioritized for preservation?
- What resources will be dedicated to this effort?
- Do we want to continue to encourage preservation or have mechanisms for enforcement?
- Should character and design guideline related policies belong in this chapter or in the centers element where they're applicable (keep general citywide character policies here)?

Community character should reflect the Redmond 2050 themes of Equity & Inclusion, Sustainability, and Resiliency. Diversity, Equity, and Inclusion should be especially explored in the community character polices. Specific policy considerations are identified in the table below.

#	Policy Consideration	Themes Supported
CCHP-A	<p>Redefine "community character" to be more inclusive. Consider especially updates to policy FW-40 and related policies.</p> <ul style="list-style-type: none"> • Consider revising policies that prioritize character over goals for equity and inclusion, sustainability, and resiliency. • Where policies have been or could be used to exclude segments of our community consider either removing or revising to improve equity outcomes. 	Equity and Inclusion
CCHP-B	Update policies for design standards to better reflect the themes of equity and inclusion, sustainability, and resiliency.	Equity and Inclusion Sustainability Resiliency
CCHP-C	Revise historic preservation policies related to prioritization of projects, as more of Redmond's building stock ages and meets the minimum criteria for consideration.	Sustainability
CCHP-D	<p>Evaluate policies directing the City to balance care for the natural environment while allowing urbanization to ensure that they reflect current community priorities for equity and inclusion, sustainability, and resiliency.</p> <ul style="list-style-type: none"> • Consider, especially, updates to policy CC-22 and related policies. • Ensure that community character is balanced with the need to equitably accommodate growth. 	Equity and Inclusion Sustainability Resiliency
CCHP-E	Consider policies for building and site design standards that support Redmond's environmental sustainability objectives such as carbon emissions reduction and greening urban areas.	Sustainability Resiliency

CCHP-F	Recognize, celebrate, connect with, and preserve Redmond's heritage, including links to Native cultures.	Equity & Inclusion
CCHP-G	Consider policies, site and building design guidelines, and partnerships to create Marymoor Village as a pilot universally design neighborhood and for additional housing for community members with disabilities.	Equity & Inclusion

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