

TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

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Date: May 13, 2011

File Number: L100259

Title: 2010-2011 Periodic Update of the Comprehensive Plan: Community Character and Historic Preservation Element

Recommended Action: Adopt recommended amendments to the Community Character and Historic Preservation Element

Reasons the Proposal should be The proposed amendments should be adopted because:

- Adopted:**
- The changes emphasize Redmond's planning goal of being a sustainable community.
 - The changes clarify portions of the text and make the document easier to read.
 - The changes ensure consistency with Redmond's Zoning Code as well as Redmond's interlocal agreement with King County regarding historic preservation.

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND AND REASON FOR PROPOSAL

The City of Redmond amends its Comprehensive Plan on an annual basis as permitted by state law. In addition to these regular amendments, the Washington State Growth Management Act (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. Redmond last completed a “periodic update” in 2004.

Given the extent of the 2004 major update, the scope of this update will be to extend the planning horizon from 2022 to 2030, to comply with regional and state requirements that have changed since 2004, and to implement Council direction and recommendations from current and previous studies. In coordination with this effort, the City will also be updating the Transportation Master Plan. This Comprehensive Plan update is expected to be complete by December 2011.

In February and March 2010, the Planning Commission provided input on the scope for this periodic review and update; the City Council finalized the scope in April 2010 by adopting a resolution.

In November 2010, the City held an event entitled, *Livable Redmond: A Community Conversation on Sustainability*. The purpose of that event was to understand what sustainability means to the citizens of Redmond, and how it can be implemented. Sustainability was identified as a central theme for the Comprehensive Plan update in the *Statement of Intent*, a charter document endorsed by the City Council in October 2010. Feedback from the *Livable Redmond* event was translated into a set of six sustainability principles (and their benefits), and was adopted by the City Council in January 2011. These principles have guided revisions to framework policies and policies within the individual elements, including those presented as part of this report.

Staff will bring recommended amendments to elements of the Comprehensive Plan to the Planning Commission according to the approved schedule. This set of recommended amendments pertains to the Community Character and Historic Preservation Element.

II. RECOMMENDATION

The Technical Committee recommends amending the Community Character and Historic Preservation Element of the Comprehensive Plan as shown in Exhibit A. Section III summarizes the recommended amendments.

III. PRIMARY ISSUES AND ALTERNATIVES CONSIDERED

The adopted scope for the 2010 - 2011 Comprehensive Plan review anticipates:

1. Amendments required because of changes to the Growth Management Act.

No amendments to the Community Character and Historic Preservation Element are required because of changes to the Growth Management Act. Planning staff verified the conformance of the recommended Element with requirements of the Growth Management Act.

2. Amendments required because of changes to regional planning documents.

Some changes to the Community Character and Historic Preservation Element are necessary to comply with changes to regional planning documents. Planning staff sought review of the recommended Element by the Puget Sound Regional Council and updated the recommendation in response to these comments.

3. Amendments required to extend the planning horizon to the year 2030.

No changes to the Community Character and Historic Preservation Element are necessary to extend the horizon to the year 2030. In addition, the recommended changes to emphasize sustainability are consistent with Redmond's vision for the future.

4. Amendments to reflect City actions since the last update and Council direction from recent or current studies.

A portion of staff's review of the Comprehensive Plan is to identify opportunities to emphasize sustainability. New policies are not necessary to address sustainability. Recommended changes to portions of the text help emphasize how the Element promotes sustainability consistent with the City's adopted sustainability principles.

On April 5, 2011, the City Council adopted the updated Redmond Zoning Code. Amendments to the Community Character and Historic Preservation Element reflect the 2011 Zoning Code amendments including the sections addressing Buildings and Site Design, Streets and Pathways, and Historic Resources. Additionally, several portions of the Element reflect the adopted June 1, 2010 amendments to the Parks, Arts, Recreation, Culture, and Conservation (PARCC) plan. For

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example, policy CC-11 addresses recreational and cultural programs and includes respective amendments ensuring consistency with the PARCC plan.

5. Other amendments (per Element)

This Element includes policies and specific implementation measures, several of which describe precise processes established in agreement with King County’s Historic Program via Interlocal Agreement for Landmark Services (contract 4672, July 2004).

Staff recommends refining narrative and policies to incorporate language associated with regional and federally recognized terms and definitions such as “historic properties” and “landmarks”. For example, policy CC-36 describes “historic, archaeological, or cultural resources” which by federally recognized definition may be considered “historic property”.

Staff also recommends refinements to help clarify the relationship between the City and County as defined in the interlocal agreement. Policy CC-35 describes owner consent prior to completing the landmarking process. Clarification is necessary to reflect that only Redmond’s landmarking process requires owner consent whereas county, state, and federal landmarking processes do not require such consent.

IV. SUPPORTING ANALYSIS: FACTS AND CONCLUSIONS

A. EXISTING CONDITIONS

The Community Character and Historic Preservation Element addresses the City’s future vision specific to character and historic preservation. Sections of this Element include character and design regarding public places; view corridors, entrances, and landmarks; buildings and site design; and streets and pathways; and historic resources pertaining to preservation; survey and evaluation; landmark nomination; implementation measures; and regional and community involvement. While other Elements of the Comprehensive Plan expand upon the particular detail of these aspects such as the Housing and Capital Facilities Elements, the Community Character and Historic Preservation Element further defines Redmond’s long-term vision related to these features and provides higher-level guidance related to projects, programs, and activities. Equally, the Community Character and Historic Preservation Element adds specificity to the Goals, Vision, and Framework Element pertaining to the public realm and to preservation interests.

Redmond coordinates with two Landmark Commissions – the Regional and the Redmond commissions. The Regional Landmark Commission provides review and designation of properties for designation as regional landmarks. This commission also reviews applications regarding removal of such designation, provides technical assistance concerning alternations to historic landmarks, and reviews Certificate of Appropriateness

regarding the moving, demolition, or alterations to properties listed in the Redmond Heritage Resources Register. The Redmond Landmark Commission, of which one member also serves as a special member to the Regional commission, reviews Certificate of Appropriateness concerning moving, demolition, or alterations to properties listed in the Redmond Heritage Resources Register, applications for removal of city landmark designation, provides recommendations to the Redmond City Council and advises the Mayor and Council concerning historic properties including awarding properties with support via the City's grant program. This commission is comprised of the Design Review Board plus two members: one professional position and the special member described above. Redmond partners with King County in promoting historic preservation through the King County Historic Program Interlocal Agreement for Landmark Services (*contract 4672, July 2004*).

B. COMPLIANCE WITH CRITERIA FOR AMENDMENTS

Redmond Comprehensive Plan Policies PI-16, LU-24 and LU-9 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan and Community Development Guide.

Items 1 through 5 apply to all proposed amendments. Items 6 and 7 apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.

The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), VISION 2020 or its successor, and the King County Countywide Planning Policies.

The recommended amendments are one portion of the periodic review of Redmond's Comprehensive Plan as called for by the GMA and are consistent with the GMA. While certain recommended amendments reflect the general direction of Countywide Planning Policies and related portions of the Comprehensive Plan such as the Transportation and Land Use Elements, no portion of the recommended amendments to the Community Character and Historic Preservation Element is necessary to ensure this consistency.

2. Consistency with Redmond's Comprehensive Plan, including the following sections as applicable:

The recommended amendments are consistent with the Comprehensive Plan.

a. Consistency with the goals contained in the Goals, Vision and Framework Policy Element.

The recommended changes to the Community Character and Historic Preservation Element reflect recent amendments to the Goals, Vision and Framework Policy Element, as recommended by the Planning Commission on March 30, 2011. In addition, staff plans to make necessary amendments to this Element to maintain consistency throughout the Comprehensive Plan's 2010-2011 periodic update and to rectify inconsistencies that may result in association with later proposed amendments prior to final adoption.

b. Consistency with the preferred land use pattern as described in the Land Use Element.

No changes are recommended to the Community Character and Historic Preservation Element that are directly relevant to the preferred land use pattern.

c. Consistency with Redmond's community character objectives as described in the Community Character/Historic Preservation Element or elsewhere in the Comprehensive Plan.

Recommended amendments to the Community Character and Historic Preservation Element ensure the Element remains consistent with other Elements and objectives of Redmond's community character described elsewhere in the Comprehensive Plan.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources.

There are no recommended changes to policies of the Community Character and Historic Preservation Element that have an impact on critical areas and other natural resources.

4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.

The recommended amendments present no potential impacts to the capacity of public facilities and services.

5. For issues that have been considered within the last four annual updates or comprehensive land use plan amendments, whether there has been a change in

circumstances that makes the proposed plan designation or policy change appropriate or whether the amendment is needed to remedy a mistake.

It has been more than four years since the City's last update of the Community Character and Historic Preservation Element in 2004.

6. Whether development will be directed away from environmentally critical areas and other important natural resources.

There are no changes to policies within the Community Character and Historic Preservation Element that affect development activity, and therefore have any bearing on critical areas or natural resources.

7. If the amendment proposes a change in allowed uses or densities in an area:

a. The need and demand for the land uses that would be allowed and whether the change would result in the loss of capacity to accommodate other needed land uses, especially whether the proposed amendment complies with policy HO-16, the City's policy of no-net loss of housing capacity;

This question does not apply as no changes are proposed regarding allowed uses or densities.

b. Implications of the proposed amendment for the balance between the amount and type of employment in Redmond and the amount and type of housing in Redmond.

This question does not apply as no changes are proposed regarding allowed uses or densities.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

RCDG Sections 20F.30.15 and 20F.30.55 require that amendments to the Comprehensive Plan be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed Comprehensive Plan Map and Policy Amendment.

C. Washington State Environmental Policy Act (SEPA)

Staff will complete a SEPA Checklist for the 2010-2011 Periodic Update of the Comprehensive Plan as a whole. Staff anticipates adoption of previous environmental documents and will prepare an addendum to address the potential impacts on Climate Change before City Council action on the Update in late 2011. The recommended amendments to the Community Character and Historic Preservation Element make up only one portion of the Update. In addition, no adverse environmental impacts are expected with the proposed amendments.

D. 60-Day State Agency Review

State agencies were sent 60-day notice of this proposed amendment on May 11, 2011.

E. Public Involvement

Staff met with Redmond's Landmark Commission and sought input from the Parks and Trails and Arts Commissions as well as the Pedestrian/Bicycle Advisory Committee during development of these updates. The public as a whole will have opportunities to comment on the proposed amendments during the Planning Commission review process and public hearing. Public notice of the hearing on June 8, 2011 will be provided by posting in public locations and by newspaper listing on May 11, 2011. The recommended amendments to the Community Character and Historic Preservation Element are accessible through the City's web site and copies are also available at City Hall. In addition, staff included the public hearing date in the May 2011 quarterly newsletter provided to approximately 1,500 people.

F. Appeals

Redmond Zoning Code section 21.76 Review Procedures (*previously RCDG 20F.30.55*) identifies Comprehensive Plan Map and Policy Amendments as a Type VI permit. Final action is held by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements.

VI. LIST OF EXHIBITS

Exhibit A: Recommended Amendments to the Community Character and Historic Preservation Element

Robert G. Odle, Director of Planning
and Community Development

Date

William J. Campbell, Director of Public Works

Date

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