
COMMUNITY CHARACTER AND HISTORIC PRESERVATION

Future Vision for Redmond: Community Character and Historic Preservation

Redmond has maintained its distinctive character. The quality design of new development is a reflection of the value Redmond's ~~community members~~ ~~citizens~~ place on the community's appearance. Care has also been taken to ~~create distinctive employ~~ ~~special treatments on identified~~ streets and pathways, and to enhance the comfort, safety, and usability of public places. Public view corridors and entryways have been identified, preserved, and enhanced. The City's historic roots are still apparent through preservation of special sites, structures, and buildings. Interpretive signage has been used in addition to enhance the City's sense of its heritage.



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Community gathering places are found throughout the City. Spaces for parks ~~and~~ ~~plazas~~ have been acquired and improved by the City: ~~and plazas have been or~~ incorporated into new developments. Both public and private investment into place-making ~~has created~~ ~~creates~~ ~~and maintains~~ spaces where informal social gatherings ~~and~~ ~~community building~~ occurs. The City ~~and private partners~~ ~~has~~ ~~have~~ ~~has~~ continued ~~ed~~ to sponsor ~~a wide variety of~~ community events in ~~an array of~~ public places. ~~Community members also enjoy community gardens, parks and plazas, and walkable and bikable neighborhoods which support healthy lifestyles and a sustainable future.~~

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Care has been given to preserve elements of the natural environment.

Landscaping regulations have ensured preservation of special natural areas and significant trees that define the character of the City. New landscaping has, when appropriate, ~~when appropriate~~, incorporated native plants. Areas of open space and forested groves near Town Center, along Redmond Way, and in other locations have been preserved ~~where possible~~. Through creative design ~~such as in combination with neighborhood entryways~~, public and private projects have incorporated natural features and enhanced natural systems. ~~Redmond continues to promote the value of the natural environment by through~~ inventorying and monitoring the elements that define the City's green character, including forested parks and open space.



Organization of This Element

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Introduction

The City of Redmond's setting includes a series of hills and valleys carved by ancient glaciers. The southern portions of the City adjoin or overlook the shore of Lake Sammamish. The waters of Bear Creek flow south and join the Sammamish River to flow north across a major valley. Redmond's unwritten history extends back many centuries to when native cultures used the natural waterways for food and transportation and had settlements, both permanent and temporary, along the banks. Those same transportation corridors led others to the Redmond area.

Redmond's recorded history began in the 1870s when the City started as a small commercial center for logging and remained a small farm community for several decades. It began to grow in the 1970s and has developed into a major business and population center. Redmond ~~is planning for~~[expects](#) additional growth in the future that will continue to shape the character of the City. As growth occurs there are characteristics that residents would like to retain, such as Redmond's green character; a safe, friendly, [and sustainable](#) community; and some physical remnants of the past as reminders of its early history.



The Community Character and Historic Preservation Element provides a design framework for new development and construction as well as addresses natural features and historic character preservation. The element is meant to address the goals of

retaining Redmond's distinct character, and creating gathering places and cultural opportunities. It addresses Redmond's desire to maintain a successful business climate and to foster innovative thinking. It addresses the vision of respect for the natural [features environment and its heritage](#). It is also intended to help carry out the vision of keeping Redmond a safe, friendly, and attractive city in the future.

This element is complementary to other elements of the Comprehensive Plan. Community character is addressed broadly in the Vision, Goals and Framework Policies Element. Specific aspects of community character are addressed in [other the appropriate](#) elements. For instance, Redmond's economic character is addressed in the Economic Vitality Element and locations for various uses under the Land Use Element. This element focuses more closely on design goals and the historic character of the City.

A. Community Character and Design

People and Public Places

Community cohesiveness develops in many ways. It can come from a shared vision for the community. It can be nurtured by community events. It can be developed through the use of public places for interaction.

Successful public places have the following qualities: accessibility, comfort or image, activity, [a welcoming feeling](#), and sociability. Accessibility means having good links from surrounding areas, by foot, bike, transit, or other means. It also means visual accessibility. The comfort and image come from several characteristics, including a perception of safety, cleanliness, and availability of seating, both formal and informal. Identifying features, such as a fountain, artwork, or a unique building, may also enhance image. Activity may be a natural outcome from a collection of uses or may be programmed through music presentations or performing arts. [People typically feel welcome at public places that provide basic features such as lighting, shelter and play areas for children, along with spaces for meetings or other gatherings](#). Sociability is when a space becomes a place for people to go or to meet, usually because it has elements of the first [four three](#) qualities.



Redmond Town Center public plaza

The City can facilitate the success of public places by providing community events, promoting activities that enliven a space, and by ensuring well-designed spaces.

CC-1 **Maintain Redmond’s vision for its size and character while balancing its regional role in meeting transportation needs, caring for the environment, and meeting the demands for growth.**

CC-2 **Recognize and encourage Redmond’s ~~reputation~~ as a center for intellectual and technological innovation.**

CC-3 **~~Maintain the Downtown as a primary identifying feature in Redmond, setting it apart from the rest of the City through control of such characteristics as height, scale, and intensity.~~**

CC-4 **Reflect Redmond’s heritage as a farming community by retaining and encouraging knowledge of and interest in sustainable agricultural and horticultural practices through uses and activities such as:**

- ◆ ~~Pea patch~~ Community- and corporate gardens.
- ◆ Farmer’s markets.
- ◆ Education about sustainable choices such as composting and other sustainable organic gardening methods and permaculture.
- ◆ Allowing agricultural related facilities such as small winery operations in low-density zones.
- ◆ Supporting educational and recreational programs related to gardening.



Saturday market

CC-5 **Continue to provide community gathering places in recreation facilities and park sites throughout the City, and encourage**

◆ ~~The place fosters an interest in being there because of characteristics unique to it.~~

◆ ~~The place is perceived as safe and clean.~~

◆ ~~The place is convenient and readily accessible by multiple means including by foot or bike as well as by transit service.~~

CC-8

Design and build Redmond's public buildings in a superior way and with high quality materials to serve as innovative and sustainable models to the community and to enhance their function as community gathering places.

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CC-9

Incorporate and provide display opportunities for art in and around public buildings and facilities. Encourage additional opportunities throughout the City, for art as a design elements or features of new development.



CC-10

Encourage and support traditional a wide variety of community festivals or events such as Derby Days and Redmond Lights reflecting the diversity, heritage, and cultural traditions of the Redmond's community.

CC-11

Facilitate the development of a diverse set of recreational and cultural programs that celebrate Redmond's heritage and cultural diversity such as:

◆ ~~Community theater.~~

◆ ~~Arts acquisition, recognition, and display~~ Visual, literary, and performing arts;

◆ A historical al society; and.

◆ An active parks and recreation program.

CC-12 Provide links to public places ~~from other uses to encourage their use through such means as:~~

- ◆ Providing safe and convenient pedestrian walkways.
- ◆ Providing bikeways.
- ◆ Developing nearby transit stops.
- ◆ Designing for visual access to and from the site.

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View Corridors, Entrances, and Landmarks

People orient themselves by remembering certain features that include unique public views, defined entries, and landmarks. These features also can set apart one community from another and are part of what defines the unique character of a place. Preserving key features and creating new ones can help define Redmond and its neighborhoods.

CC-13 Identify and establish ~~gateways~~ distinctive entryways into the City, support neighborhood efforts to identify and maintain unique neighborhood ~~gateways~~ entryways, and emphasize these entrances locations with ~~distinctive~~ design elements such as symbolic markers, landscaping, art, or monuments.

CC-14 Identify public view corridors unique to Redmond such as those of Mt. Rainier, Mt. Baker, the Sammamish Valley, Lake Sammamish, the Sammamish River, the Cascade Mountains, ~~and community landmarks~~ and, when feasible, design streets, trails, parks, and structures to preserve and enhance those view corridors through such means as:

- ◆ Site and landscape planning and design to preserve views;
- ◆ Removal of invasive plants;
- ◆ Properly pruning trees and brush shrubs while including them as a part of the vista;
- ◆ Framing views with structural elements; and
- ◆ Aligning paths to create focal points;
- ◆ Offering incentives to maintain public views when new development occurs;
- ◆ Requiring view corridors for new development.

CC-15 Encourage schools, religious facilities, libraries, and other public or semi-public buildings to locate and design unique facilities to serve as community landmarks and to foster a sense of place.

CC-16 Prohibit billboards and other large signs and use design review for new signage to protect views of significant land forms and community features, avoid visual clutter, and ensure community citywide design standards are met.

Buildings and Site Design

There is a high expectation for quality design in Redmond and. A set of design standards has been adoptedprovides as local guidance. The commercial or multi-family projects receive a higher level of scrutiny than single-family homes. Most Many projects are evaluated by a design review board. Some projects with nominal impacts are reviewed at an administrative level using the adopted design standards.

CC-17 **Maintain a system of design review that applies more intense levels of review where the scope of the project has greater potential impacts to the community. Implement this system through a formal design review board process and in some cases throughin conjunction with the use of administrative review.**

CC-18 **Use design standards and design review to accomplish the following:**

- ◆ Ensure the three key elements of design, proportion, rhythm, and massing, are correct for proposed structures and the site.
- ◆ Retain and create areasplaces and structures in the City that have unique features.
- ◆ Ensure that building scale and orientation are appropriate to the site.
- ◆ Encourage personal safety.
- ◆ Encourage the use of high-quality and durable materials as well innovative building techniques and designs.
- ◆ Promote environmentally-friendly design and building techniques such as LEED for the construction or rehabilitation of structures.
- ◆ Minimize negative impacts, such as glare, view blockage, or unsightly views of utilities and parking.

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- ◆ ~~Provide transitions between dissimilar uses and intensities.~~
- ◆ Incorporate historic features when ever possible.
- ◆ Maintain integrity of ~~districts-zones or sites~~ with unique or historic qualities such as Old Town ~~and East Hill~~.
- ◆ Ensure that the design fits with the context of the site, reflecting the historic and natural features and character.

CC-19 Encourage high-quality and attractive design that promotes variety between different developments and different areas in Redmond to maintain and create a sense of place.

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The National Crime Prevention Institute endorses a set of guidelines called Crime Prevention through Environmental Design (CPTED). These guidelines illustrate how design can affect the safety of a site or building. Clearly distinguishing between public and private spaces makes it easier to identify intruders. ~~Graffiti and poorly kept properties can affect the perception of safety and encourage activities that threaten personal safety. There are methods to allow easy removal of graffiti and materials that will withstand heavy use and avoid a run-down appearance.~~ The ability to easily observe activities helps parents and caregivers keep sight of children and helps neighbors or workers identify activities that should not be occurring. Areas with little or no use are typically not cared for and can offer areas for unwanted activities.

CC-20 Ensure safe environments by requiring use of building and site design techniques consistent with CPTED guidelines ~~to use techniques that~~to:

- ◆ Distinguish between publicly accessible open space and private open space; ~~Provide clear separation of public and private space~~;
- ◆ Provide vandal resistant construction;
- ◆ Provide opportunities for residents and workers to view spaces and observe activities nearby; and
- ◆ Reduce or eliminate “unclaimed” areas such as unmaintained easements between fence lines and street or trail right-of-way.

Members Citizens of the Redmond community have expressed that stewardship of the natural environment is important to them. Although Redmond continues to urbanize, many features of the natural environment can be preserved, enhanced, and restored. Design of landscaping and the built environment can reduce the impacts to natural

systems. At the same time, well thought out landscape design can enhance a site and create unique character.

CC-21 Foster care for the natural environment and maintain the green character of the City while allowing for urbanization through techniques such as:

- ◆ Encouraging design that minimizes impact on natural systems.
- ◆ Using innovations in public projects that improve natural systems.
- ◆ Preserving key areas of open space.

◆ Requiring the installation and maintenance of street vegetation as defined by the citywide street tree program.

CC-22 Encourage landscaping that:

- ◆ Creates character and a ~~unique~~-sense of place.
- ◆ Retains and enhances existing green character.
- ◆ Preserves and utilizes native trees and plants.
- ◆ Enhances water and air quality.
- ◆ Minimizes water consumption.
- ◆ Provides aesthetic value.
- ◆ ~~and Creates spaces for recreational spaces.~~
- ◆ Unifies site design.
- ◆ Softens or disguises less aesthetically pleasing features of a site ~~or reduces glare.~~
- ◆ Provides buffers for transitions between uses or helps protects natural features.

Streets and Pathways

Streets can be more than just a means of getting from one point to another. They can define how the City is viewed as one passes through it and create a sense of unique character. Elements of street design, such as width, provisions for transit or bikes, ~~and~~ pavement treatments, and street-side vegetation affect the quality of a traveler's trip and the sense of place. Those design elements also can affect the behavior of the motorist such as their speed, their decisions to yield or take the right-of-way, and the degree of attention that is paid to pedestrians, bikes, and other vehicles. Likewise path design affects usage by bikers, walkers, or equestrians. Both streets and paths are a means to link activities and uses and the way they are designed can affect the functionality of various places.



Downtown streetscape

CC- 23 Design and create trails, sidewalks, bikeways, and paths to increase connectivity for people by providing safe, and direct or convenient links between the following:

- ◆ Residential neighborhoods.
- ◆ Schools.
- ◆ Recreational facilities and parks.
- ◆ Workplaces Employment centers.
- ◆ Shopping and service destinations.
- ◆ Neighborhoods.
- ◆ Community gardens.

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CC-24

Preserve ~~and enhance primary equestrian connections needed~~ between ~~Bridle Trails State Park the equestrian centers established~~ in Kirkland ~~and Bellevue~~, the Sammamish ~~River e~~Equestrian ~~T~~Trail, ~~Farrell McWhirter Park, Bridle Crest Tail, Marymoor Park Regional Park, Redmond Watershed Preserve, Puget Power Trail and the Tolt Pipeline Trail and the rural area areas adjacent to the City to the north and east for equestrian use and trailheads. and the rural area areas adjacent to the City to the north and east.~~

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CC-25

Identify and create "great" ~~destination retail~~ streets ~~within Downtown and Overlake on such as~~ Cleveland Street ~~and 152nd Ave NE Respectively~~ for special treatments such as:

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- ◆ ~~Particular species of street trees.~~
- ◆ Specially designed landscape ~~islands.~~
- ◆ Unique crosswalk treatments ~~and frequent crosswalks.~~
- ◆ Character defining materials and accessories such ~~as seating and wayfinding elements.~~
- ◆ ~~Pedestrian scale in street elements~~
- ◆ Pedestrian scale lighting.
- ◆ ~~Art elements throughout the project~~
- ◆ Sidewalk design that allows and encourages activities ~~such as outdoor café service.~~
- ◆ Allowing access by street vendors.
- ◆ ~~Placement of kiosks.~~

CC-26

~~Evaluate current~~Ensure that City street ~~standards for design, fire safety and street construction standards encourage to determine which ones discourage~~ active urban streets, public spaces and walkways, especially in the Downtown and Overlake, ~~and implement changes as reasonable to encourage more use of public spaces and walkways.~~

B. Historic Resources

Historic resources offer a way to connect with the City's past and provide a sense of continuity and permanence. Those resources represent development patterns and places associated with Redmond's notable persons and community events. The historic fabric together with unique qualities of new development patterns defines the character of a City. It is essential to preserve some historic resources to maintain the character of Redmond and distinguish it from other cities to continue to honor its past. Adaptive re-use of historic structures also helps support the City's sustainability principles by reducing the need to obtain additional resources for purpose of new building construction.

The Redmond community prides itself in providing a variety of cultural and historic opportunities. Historical organizations continue to demonstrate success in connecting with the community at regularly scheduled meetings and special events. Public projects help foster this connection and build community awareness by incorporating elements of Redmond's history in design features and other opportunities such as historic street signs in the Downtown and pioneer programs at Farrel-McWhirter Farm Park.

FOR COMP PLAN GLOSSARY: *Historic properties are any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on the local, regional, state or national register.*

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FOR COMP PLAN GLOSSARY: *A Historic Landmark is a physical property that has been formally designated and listed on a register of historic places by an agency of government. The landmarking process is defined by the laws, policies and procedures adopted by a particular governmental agency including local, regional, state, and federal agencies. A landmark can be a building, a structure, a site (including an archaeological site), a district with a number of buildings, or an object, such as a ship or a railway locomotive. Landmarking may involve extensive research, a formal nomination and public input process and a formal designation process that measures the information known about a property against an objective and formally adopted set of criteria.*

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Preservation

CC-27 **Preserve, restore, and eEncourage preservation, restoration, and appropriate adaptive re-use of historic, archaeological, and cultural resources-properties to serve as tangible reminders of the area's history and cultural roots. Continue to designate and p**Protect Historic Landmarks.****

CC-28 **Coordinate the development of parks and trails and the acquisition of open space with the preservation, restoration, and use of heritage sites**Historic Landmarks.****

CC-29 Acquire historic ~~or cultural resources~~properties when feasible. Consider cost sharing for acquisition, lease, or maintenance with other public or private agencies or governments.

CC-30 Incorporate interpretive signage, historic street names, and features reflecting original historic designs into park projects, transportation projects, and buildings on historic sites when feasible as a means of commemorating past events, persons of note, and City history.



Historic street signs

Survey and Evaluation

Identification of historic properties and archaeological sites is an essential step towards preservation. This includes evaluation of the historic and cultural significance of a property and the extent to which it has maintained its integrity. Property evaluation forms, deed documents, news articles, and other information may all be used to evaluate a property. Knowing the history and significance of properties can foster stewardship by owners and the public.

CC-31 Maintain an ongoing process of survey and evaluation~~identification, documentation, and evaluation of historic properties~~. After an initial survey is completed, conduct a follow-up survey approximately once every 10 years. Protect inventoried sites only when designated as a landmark.

CC-32 Maintain and update the inventory as new information arises to guide planning and decision-making as well as to provide a research resource~~reference and research material~~ for use by the community.

Landmark Nomination

A Historic Landmark designation is the most common method to identify which historic and cultural resources to protect. Designation of a property can occur at ~~three-four~~ levels: local, county, state, or national. The City of Redmond, King County, the State of Washington, and the United States through the United States National Park Service (Secretary of the Interior) all maintain registers of Historic Landmarks. In 2000, the Redmond City Council designated 16 landmarks for protection called Key Historic Landmarks. In addition, with the owner's consent, other sites can be designated as Historic Landmarks by the City of Redmond.

CC-33 ~~Maintain a~~ standardized set of criteria nomination, designation, and protection rules and procedures consistent with for local Historic Landmark nomination the United States National Park Services (Secretary of the Interior).

CC-34 Encourage ~~and allow~~ nomination of historic resources that appear to meet Historic Landmark criteria by individuals, community groups and public officials. ~~by:~~

- ~~◆ City authorized boards or commissions;~~
- ~~◆ Individuals;~~
- ~~◆ Property owners; and~~
- ~~◆ Community groups.~~

CC-35 Require consent of the owner before proceeding with ~~the~~ Redmond's Landmark process. Notify and involve the property owner when nominating historic properties for Landmark status.

CC-36 ~~Notify and involve the property owner and adjacent properties when nominating historic, archaeological, or cultural resources for Historic Landmark status.~~

CC-37 ~~Keep-Maintain~~ a register of Landmark properties and make the register accessible to designated Historic Landmarks and take other steps to inform developers, the public, and appropriate government offices ~~regarding which properties have been designated.~~



Adair House in Anderson Park

Implementation Measures

Historic resources reflect a use of certain materials, an architectural style, or an attention to detail. Improper alterations or additions can eliminate the very reason that the structure gave character to the area. Incentives actively encourage both preservation of existing structures and restoration of structures to more closely resemble the original style and setting.

CC-38 ~~Provide~~ Develop and provide incentives such as tax abatement programs, low interest loan funds, incentives, such as tax reductions, current use taxation, technical assistance, and transfers of development rights, to encourage the preservation of Historic Landmark properties.

CC-38.5 Emphasize the preservation of historic properties through methods such as adaptive reuse for promoting economic development.

~~CC-39~~ ~~Qualify the City to act as a Certified Local Government to broaden the range of incentives available to properties.~~

CC-40 ~~Support programs that e~~ncourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial incentives.

Without special code provisions for historic or cultural sites, adaptive reuse (placing new uses in a building once intended for another use), or even modification of a building to make it more functional or economically competitive usually triggers a requirement to bring the structure up to existing codes. The economics of bringing older construction types up to modern ones can be prohibitive to the point that the owners often choose not to make alterations. The resulting effect may be that owners allow the building to deteriorate because of its inability to draw sufficient income to cover adequate maintenance. Alternatively, the property owner may be inclined to tear down and replace the structure.

CC-41 ~~Waive the application of or allow modifications to current development requirements, building and construction code, and fire code to encourage the preservation and historically sensitive and appropriate~~ rehabilitation of historic-Landmark properties.

There may be instances where alteration or demolition of a Historic Landmark is reasonable or necessary. In these cases it is valuable for later researchers to have records of the modifications or past use.

CC-42 ~~Protect designated Historic Landmarks from demolition or inappropriate modification.~~

CC-43 Protect significant archaeological resources, ~~when known or discovered,~~ from the adverse impacts of development.

CC-44 Mitigate ~~demolition or significant alteration of a designated Historic~~adverse impacts to Landmark or archaeological sites by such methods as ~~integrating elements of historic materials or style into the new structure,~~ documentation of the original site ~~or structure,~~ or interpretive signage ~~or other appropriate techniques.~~

New land uses and ~~more intense~~ development can have adverse affects on historic resources. Sensitive design of new development can allow new growth while retaining ~~City community~~ character.



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Bill Brown's Saloon – Matador Remodel

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El Toreador remodel

CC-45 Ensure the compatibility of development adjacent to **Historic** Landmark properties through such measures as design standards.

~~CC-46 Use Design Districts as a means of retaining the general character or elements of the character in those areas with historic significance or cultural identity.~~

CC-47 Require appropriate mitigation such as documentation ~~and or support~~ interpretive signage ~~for properties proposed to be demolished or significantly altered for all historic properties non-residential sites that meet landmark criteria, that but~~ have not been

designated, **but either:**

- **Are eligible for landmark designation or**
- **Are of sufficient age and meet a portion of the other criteria for landmark designation when these sites are proposed to be demolished or significantly altered.**

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Regional and Community Involvement

Survey and evaluation work is time intensive. It is not efficient to duplicate such efforts and opportunities such as grants to foster preservation should continue to be explored.

There are financial or other limits to maintaining or contracting personnel with technical knowledge of preservation. ~~Through~~ It is important to maintain some resources to preserve the historic character of Redmond and through cooperation, knowledge can be preserved and shared.

Historical preservation efforts work best when the owners of historic properties and the public are involved because they become a partner in such plans and programs. Working with private corporations or businesses and non-profit agencies could broaden resources to more effectively enhance preservation goals.

Preservation of historic resources may not always be practical and may conflict with other goals such as accommodating housing or job growth. There are alternative means of making the community aware of its heritage and preserving community identity.

CC-48 Cooperate with regional preservation programs and use technical assistance from other agencies as appropriate.

NOTE: THE FOLLOWING POLICY (CC-48.5) REMAINS IN REVIEW BY KING COUNTY AND STATE HISTORIC PRESERVATION OFFICES, PLEASE HOLD FOR ADDITIONAL GUIDANCE FROM KC AND WA STAFF.

CC-48.5 *Qualify the City to act as a Certified Local Government to increase opportunities to seek grant funding.*

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CC-49 Share survey and inventory information with King County, the State Office-Department of Archaeology and Historic Preservation, federal agencies, the public, historic societies, and ~~local archival~~ museums as and other appropriate entities appropriate.

CC-50 Work with residents, property owners, cultural organizations, public agencies, tribes, and the school district to develop an active preservation program including:

- ♦ Walking tours, brochures, and plaques;

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◆ On-line information; and

◆ Educational efforts to foster public awareness of Redmond's history.

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CC-51

~~Encourage public awareness of Redmond's history through educational efforts and visual reminders.~~

CC-52

Partner with or provide staff support, when possible, for private businesses and non-profit agencies in preservation and educational efforts.