



Planning Commission Report

To: City Council

From: Planning Commission

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Date: June 29, 2011

DGA Number: L100259

**Planning
Commission
Recommendation:** Approval.

**Recommended
Action:** Adopt amendments to the Community Character and Historic Preservation Element of the Redmond Comprehensive Plan as shown in *Attachment A*.

Summary: The recommended amendments are part of the 2010-11 Periodic Update to the Comprehensive Plan. Key components of the update to the Community Character and Historic Preservation Element are described below.

- Redmond's Principles for Sustainability – The amendments refine existing policies to include applicable components of the principles for sustainability such as continued encouragement regarding community gardens.
- Amendments to reflect updates to codes and plans and recent studies – The amendments reflect recent updates to Redmond's Zoning Code (2011) and PARCC Plan (2010) including

emphasizing environmentally-friendly design and building techniques and the creation of community gathering opportunities and recreation facilities in Downtown and Overlake. The amendments also reflect the outcomes of recent studies for Downtown and Overlake.

- Historic Resources – Amendments introduce nationally recognized terms and definitions and help ensure consistency with processes established in agreement with King County’s Historic Program via Interlocal Agreement for Landmark Services (contract 4672, July 2004).
- The amendments would also: 1) extend a requirement for appropriate mitigation such as signage or documentation to additional historic resources proposed for demolition or significant alteration, and 2) add a policy calling for the City to consider qualifying as a Certified Local Government.

Reasons the Proposal should be Adopted:

The recommended amendments should be adopted because:

- They reflect citywide goals, current conditions, and help maintain consistency with Redmond’s Zoning Code, other recently updated portions of the Comprehensive Plan, as well as recent amendments to functional plans; and
- They emphasize Redmond’s planning goal of being a sustainable community.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The City of Redmond Planning Commission held a public hearing on the proposed amendment on June 8, 2011. The Commission received testimony from Mr. Tom Hitzroth, special member of the Redmond Landmark Commission and the King County Regional Landmarks Commission. Mr. Hitzroth offered his support and commendation for Redmond’s effort to preserve historic properties. He noted that throughout the Eastside, Redmond exceeds other cities in efforts to and recent success in designating Historic Landmarks. *Attachment B* includes the record of Mr. Hitzroth’s testimony and additional comments to the Planning Commission.