

CHAPTER 9

9.000 PERIMETER AND BUSINESS PARK BUFFERS

9.010 General

Several natural, land use, Mixed Use Final Plan approval, and ownership conditions exist along the perimeter of Snoqualmie Ridge, and the Snoqualmie Parkway, and require different types of landscape buffer treatment or standards. There are two classes of buffers addressed in this chapter: perimeter buffers and Parkway/business park buffers. Perimeter buffers provide a benefit to adjacent property owners whose property is outside city limits and is more rural in nature. They provide a transition between urban and rural levels of development. Parkway/business park buffers are intended to soften the visual impact between business park development and Parkway traffic. See Figure 9-01 for buffer locations and widths.

All buffers shall be provided within the boundaries of the Snoqualmie Ridge project, except that buffers may be located outside of the project boundaries provided a covenant is recorded against the property which preserves the buffer. If the trail is located within a covenanted area, it shall be dedicated to and owned by the City consistent with Section 9.013. Buffers within Snoqualmie Ridge shall be placed within tracts associated with the adjacent Snoqualmie Ridge development parcel. Alternatives to tracts such as easements may be considered if the ongoing function of the buffer will not be impaired.

9.011 Use of Buffers

Buffers should be undisturbed except where clearing is necessary for safety, the placement of trails and utilities, the removal of diseased trees or at such time where it is required for future public right-of-way. No trees shall be removed from the buffer for

residential or office construction. Incidental utility crossings and trails may be permitted in all perimeter buffer areas, provided the City approves the installation during development permit review and the function of the buffer is not compromised. Existing underground utilities may also be located within buffers, however, the buffer may not be used as a corridor for new underground utilities (See Mixed Use Final Plan Condition No. 73). Buffers may include areas subject to powerline easements, if approved during or subsequent to the process defined by Mixed Use Final Plan Condition No. 95, and the buffer function is not thereby impaired.

9.012 Buffer Landscaping

In general, the landscaping of perimeter buffers will maintain, as much as possible, a natural wooded character, as seen from both in and outside the site. Plantings along the perimeter will not be a wall between neighbors, but a natural transition. Gentle grading may occur for approved trail construction and the creation of landscaped berms which enhance the screening of Snoqualmie Ridge development from existing development outside of the project or adjacent to the parkway at the discretion of the City (See Mixed Use Final Plan Attachment B-6). In addition, native trees, shrubs and groundcover/understory should be planted in buffer areas where trees have been recently cleared or harvested or where existing vegetation does not adequately provide for the buffer function. The native trees may include a mix of Douglas Fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Vine Maple, Serviceberry, and native Dogwood.

9.013 Soft Surface Trails

Soft surface trails within both buffers and neighborhood parks shall comply with this section. The soft surface trail shall be cleared to a width of approximately 8 feet to provide a 4 foot trail available for equestrian, bicycle and pedestrian use. The City may allow some flexibility to this trail standard where particular site constraints make this necessary.

The preliminary design and location of the entire soft surface trail system shall be submitted to the Parks Board for review during or prior to the preliminary development approval for the first developmental application which includes any portion of the soft surface trail system as shown on the Mixed Use Final Plan Open Space, Parks and Trails Plan.



The trail shall be constructed at the earlier of either the time the adjoining properties are platted or prior to or concurrent with the final plat or binding site improvement plan approval of the 400th residential dwelling unit (Mixed use Final Plan Condition No. 64). Prior to construction, final trail location and design, as well as proposed grading and supplemental landscaping, will be reviewed by the City for its impact on the function of the buffer.

Trails shall be constructed as specified in Figure 9-02. Where site conditions dictate, a boardwalk should be used in place of the soft surface trail. Trail mulch material shall be less than three inches in the largest dimension and spread a minimum of four inches thick. The material used to generate the mulch may be made from a variety of species. The mulch shall not contain painted or treated wood or other objectionable material.

Trails shall be dedicated to the City upon inspection and approval by the City.

9.014 Review of Buffers

Specific buffer plans shall be reviewed by the City as part of the review of a development proposal for the adjacent parcel. Except for soft surface trail standards, this chapter does not apply to wetland, stream or steep slope buffers.

9.020 Lake Alice/Snoqualmie Ridge Buffer

The purpose of this buffer is to visually and aurally screen to the degree practical new development on Snoqualmie Ridge from the adjacent Lake Alice development. A one hundred-foot landscape buffer shall separate Snoqualmie Ridge Neighborhood Residential development (Parcels N (part), Q, R(part) and in the south one-half of Section 26) from the Lake Alice development. Except for the area cleared for soft surface trail construction, existing vegetation will remain and be left to mature naturally. Where necessary, the existing vegetation will be infilled with a mix of native trees, shrubs and groundcover.

An unpaved, soft surface equestrian/recreation trail will be constructed within this buffer as shown on the Open Space, Parks and Trails Plan (see Mixed Use Final Plan and Figure 9-02.).

The balance of the western property line (Parcels K, L, N (part) & R (part)) shall have a 50-foot building setback line (BSBL) in which no structures or portions of structures may be constructed (See Figure 9-01). Ownership of the area within the BSBL will remain with the individual property/lot owners.

9.030 North Line of Section 36

The purpose of this buffer is to screen development on Snoqualmie Ridge from the Snoqualmie Hills Planning Area to the south.. The landscape buffer shall be an undivided strip of land fifty feet in width and shall screen the project from development in the Snoqualmie Hills Planning Area (Section 36). The buffer may be located within the E-Creek Community Park boundaries provided the function of the buffer is not compromised. A 200' by 200' City-owned parcel containing a municipal water tank is located on the north side of the Section line and is surrounded on the west, north, and east by Snoqualmie Ridge. This parcel shall serve as the buffer for this portion of the Section line.

The south side of this buffer contains an existing 30-foot gas pipeline easement. Portions of this easement contain an existing access road. The access road and gas pipeline easement in Section 25 shall be used as the corridor for the equestrian trail. The existing vegetation in the buffer north of the existing easement shall remain and be left to mature naturally. Areas within the buffer outside of the gas pipeline easement where trees may have been recently cleared or harvested shall be planted with native trees, shrubs and groundcover to establish an effective buffer. In addition, those cleared portions of the gas pipeline easement which do not need to be clear for pipeline access and maintenance, access to the municipal water tank, or the equestrian trail shall also be planted with native trees, shrubs and groundcover to establish an effective buffer. The trail shall be located within the northern portion of the cleared area except where conditions such as the municipal water tank, wetlands or steep slopes dictate that the trail should be located to the south, closer to the Section line. However, in the event the Puget Power transmission line corridor parallels the perimeter buffer, the trail may be located outside of the buffer.

In the event that portions of this buffer are used for a future road right-of-way to provide access to adjacent properties in accordance with the Transportation Element of the Comprehensive Plan, portions of this buffer may be eliminated. If portions of this buffer are eliminated to accommodate such roadway, the soft surface equestrian/recreational trail will be relocated and reestablished on the north side of the road. Any proposed reduction, elimination or other alteration of the buffer will require approval by the City Council following a public hearing and is subject to the process described in Comprehensive Plan Policy 6.F.2.4.

9.040 Parcels Y1 and Z to Snoqualmie Hills Planning Area (Section 30)

This landscape buffer shall be an undivided strip of land fifty feet in width and shall screen the Snoqualmie Hills Planning area to the east (Section

30) from development in Snoqualmie Ridge Parcels Y1 and Z. Existing vegetation will remain and be left to mature naturally. Areas within the required buffer where trees have been recently cleared or harvested, shall be planted with native trees, shrubs and groundcover species to establish an effective buffer and enhance screening.

9.050 Parkway/Business Park Buffer

The purposes of this buffer are to screen business park development from the Parkway and to preserve the existing rural character of the entrance to the City (see Mixed Use Final Plan Condition No. 26). To achieve these purposes a fifty-foot landscape buffer shall be provided in the business park property immediately adjacent to the Parkway right-of-way. This buffer will retain existing vegetation and may be infilled with a mixture of native deciduous and coniferous trees, shrubs and groundcover species to create a more effective buffer.

Concurrent with building permit review on a specific lot, the City's Community Development Department may administratively approve a reduction in the width of the Parkway buffer adjoining the business park from 50 feet to a minimum of 35 feet when the applicant demonstrates that through a combination of topography and vegetation, the reduced buffer will provide an effective screen between the Parkway and proposed use.

Note: The relocation of the Puget Power transmission lines is subject to a separate approval process pursuant to Condition 95. Mitigation for potential impacts relative to powerline relocation and buffer requirements will be determined as part of that process, and cannot be supplanted by these development standards.

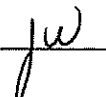
9.060 Larger Business Park/Section 36 Buffer

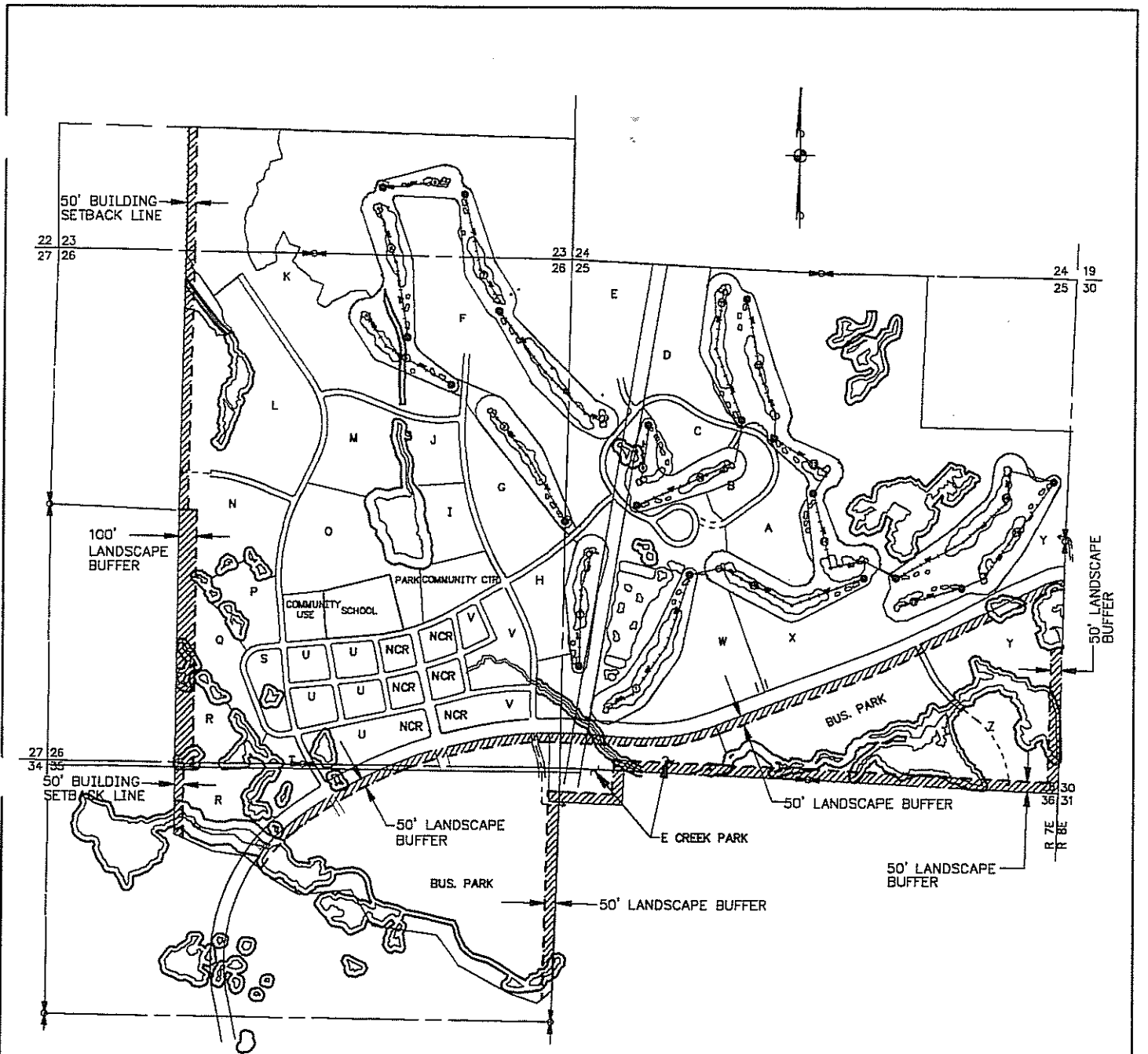
The purpose of this buffer is to screen business park development on Snoqualmie Ridge from development on adjacent properties in Section 36 to the east. The landscape buffer shall be an undivided strip of land fifty feet in width and shall be provided adjacent to the eastern property line (Section 36) in the business park property. This buffer will retain existing vegetation and may be infilled with a mixture of native deciduous and coniferous trees, shrubs and groundcover species to create a more effective buffer.

Portions of the unpaved, soft surface equestrian/recreation trail will be constructed within this buffer as shown on the Open Space, Parks and Trails Plan (Mixed Use Final Plan). However, in the event the Puget Power transmission line corridor parallels the perimeter buffer, the trail may be located outside of the buffer.

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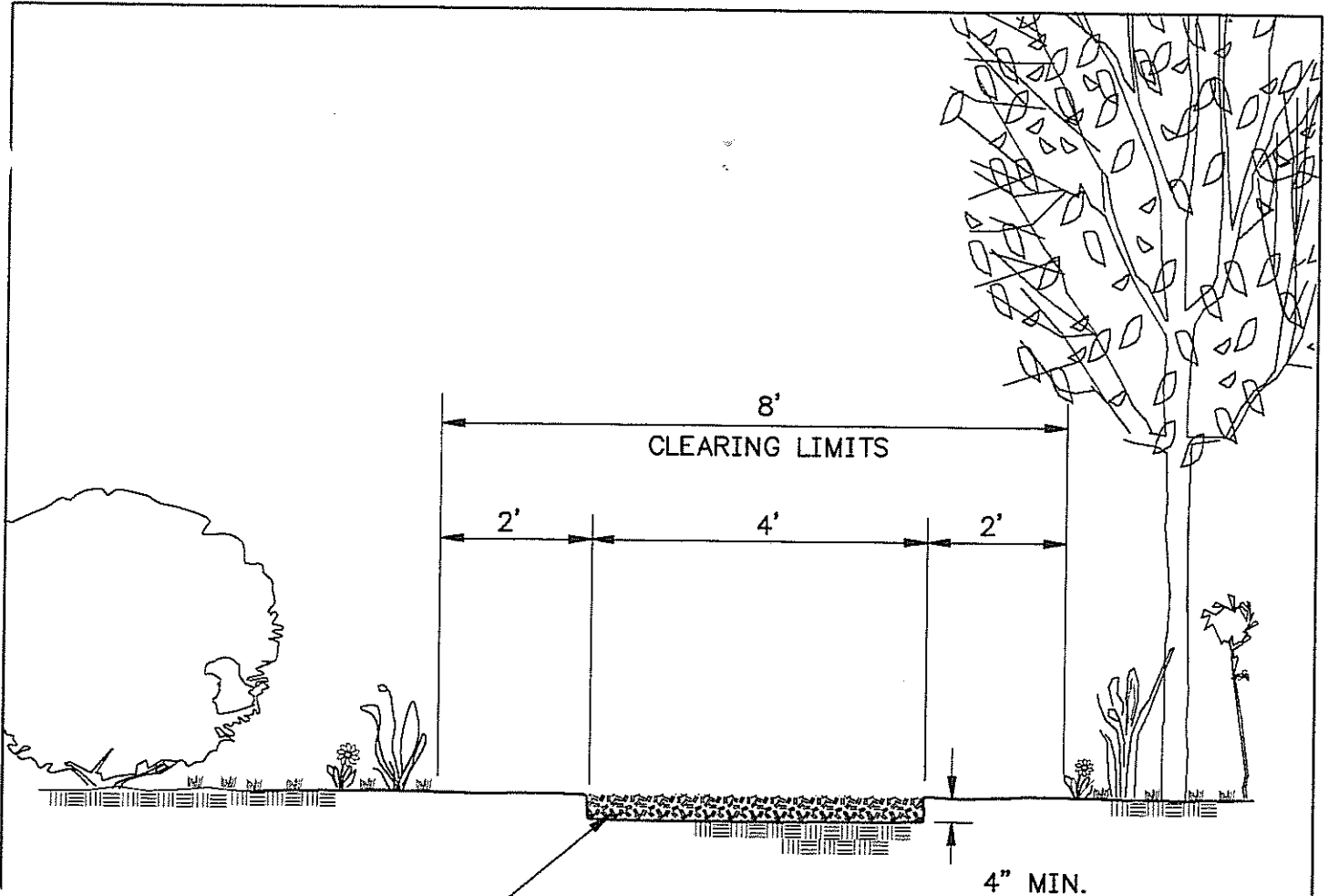


PARKWAY/BUSINESS PARK AND
PERIMETER BUFFERS
 NO SCALE

SNOQUALMIE RIDGE			
PARKWAY/BUSINESS PARK AND PERIMETER BUFFERS			
DWN	CKD	DATE 10/07/96	DWG 9-01

REF: 9-01.DWG
10/08/96

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WOOD CHIPS (I.E. ON SITE GROUND WOODY DEBRIS),
OR EQUAL. SEE SECTION 9.013 FOR MATERIAL
SPECIFICATIONS.

TYPICAL
SOFT SURFACE TRAIL
NO SCALE

SNOQUALMIE RIDGE			
TYPICAL SOFT SURFACE TRAIL			
DWN	CKD	DATE 10-07-96	DWG 9-02

REF: 9-02B.DWG
10/08/96

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