

SNOQUALMIE RIDGE

RESIDENTIAL DESIGN GUIDELINES



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CHAPTER I

INTRODUCTION

- A. PROJECT STATEMENT
- B. PURPOSE AND INTENT
- C. GOVERNING DOCUMENTS
 - 1. CITY OF SNOQUALMIE DOCUMENTS
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- D. GENERAL VS SPECIFIC PARCEL GUIDELINES
- E. ADDITIONAL DESIGN DIRECTIVES

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INTRODUCTION

"...A community needs to decide for itself what it wants to be and ought to be, regardless of national or regional textbook standards, and regardless of fashionable images. Then it has to write its own unique code, the one that will nurture its vision of itself, no matter how nutty that vision may seem to someone else."

*Robert Cambell
Architectural Record, October 1992*

A. PROJECT STATEMENT

The plan for this new neighborhood within the City of Snoqualmie, Washington has been conceived to harmonize with the City's diverse historic character and small town appeal. These Design Guidelines have been developed based upon a survey of design and architectural features within the existing community that appropriately relate to the goal of preserving existing community character. In close cooperation with the City, the developer has surveyed historic records and photographs, made a photographic documentation of significant structures which comprise the visual context of the City, indexed those features which are the component parts of the existing character, and explored practical methods for translating this heritage into the Snoqualmie Ridge neighborhood. These Guidelines will stimulate the creation of quality architectural and landscape design which accepts architectural diversity while providing for strong neighborhood continuity. This Community Character Survey of Design and Architectural Features was presented to the Planning Commission on June 3, 1996.

B. PURPOSES AND INTENT

This document will guide the development of Snoqualmie Ridge in accordance with the Mixed Use Final Plan approved by the City of Snoqualmie in September 1995.

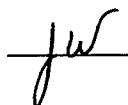
1. CREATING A LIVABLE ENVIRONMENT

Snoqualmie Ridge aims to create an enjoyable place to live that makes environmental stewardship and social interaction easy. Land uses are integrated to balance housing, services, recreation and employment. Snoqualmie Ridge encourages:

- Energy and resource conservation
- Non-automotive mobility
- Neighborhood interaction
- Gardening/landscaping
- Diverse and high quality building design

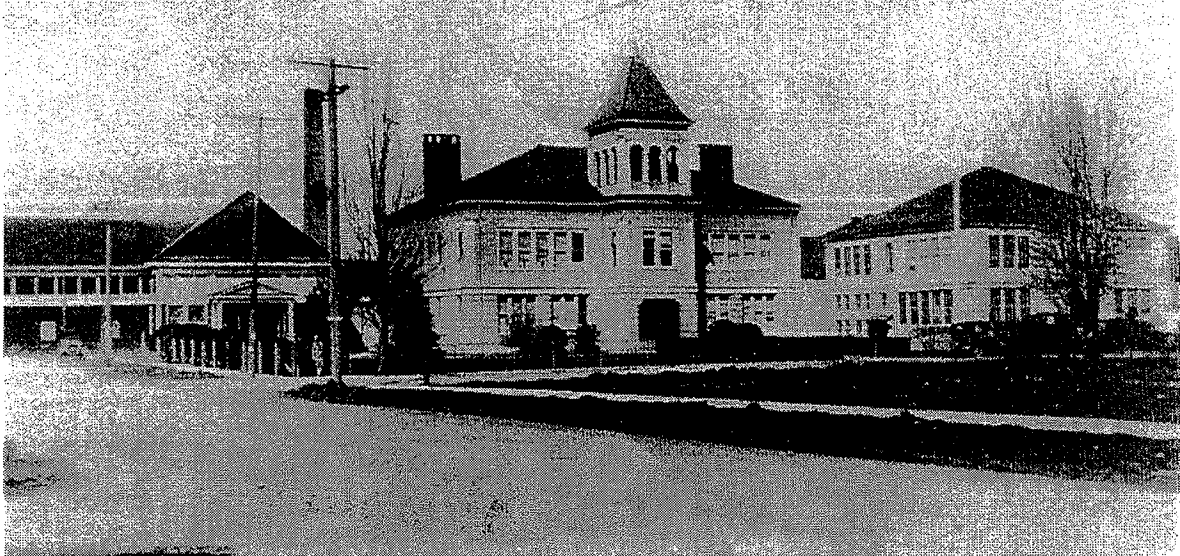
2. ARRANGEMENT OF USES AND FEATURES

Land uses and features are arranged in keeping with the overall design philosophy, geographical features and environmental character of Snoqualmie Ridge.



3. VIEWS OF HOMES FROM THE STREET

Homes in the Neighborhood Center address the street with porches, stoops and walkways, which create opportunities for neighborly interaction. Views of garage doors from the street are to be minimized through setback requirements, location, design features and landscaping.



4. PUBLIC AREAS, SCHOOLS AND PARKS

Public areas such as schools and parks are connected with the residential areas by a system of sidewalks and trails.

5. NATURAL FEATURES AND SCENIC AREAS

Natural and scenic features are preserved for cultural and scenic enrichment and environmental stewardship. Buffers have been established to protect wetland areas and steep slopes.

6. STRUCTURES

Good architecture combined with good site planning produces neighborhoods that have aesthetic and functional harmony, preserve residents' privacy and retain environmentally sensitive areas. Quality architectural structures will accomplish these design objectives.

7. WATER CONSERVATION

All residential development within Snoqualmie Ridge will conform to the Washington State Building Code Water Conservation Performance Standards effective July 1993 or later (Title 19 §19.27.170):

- ◆ Low flow shower heads with a tested rate of 2.5 gallons per minute or less
- ◆ Low flush volume toilets with a tested rate of 1.6 gallons or less per flush
- ◆ Low volume faucets with a tested flow rate of 2.5 gallons per minute or less

8. ENERGY CONSERVATION

To minimize the impact of new development upon energy-producing facilities, these *Residential Design Guidelines*:

- ◆ Encourage use of natural lighting through skylights
- ◆ Encourage use of energy- and resource-conserving appliances and fixtures
- ◆ Permit use of appropriate solar energy and/or water heating fixtures
- ◆ Meet or exceed Washington State Energy Code provisions relating to construction techniques and appliance standards
- ◆ Encourage non-motorized transportation

C. GOVERNING DOCUMENTS

These Design Guidelines are among several documents regulating development. Other documents include:

1. City of Snoqualmie Documents

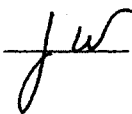
Foremost in the hierarchy is the 1995 Mixed Use Final Plan, approved in September, 1995. It implements goals, policies, and requirements of the Snoqualmie Comprehensive Plan, the Annexation Implementation Plan for Snoqualmie Ridge (Sub-Element J-1), the Mixed Use Ordinance, and the 1990 Interlocal Agreement, and is the governing document for Snoqualmie Ridge.

2. Snoqualmie Ridge Documents

Covenants, Conditions and Restrictions (CC&Rs) have been established by the developer for issues specific to Snoqualmie Ridge in accordance with Mixed Use Conditions 9-13. The CC&Rs are a private contract between property owners for specific restrictions and internal (non-City) governance.

Residential Design Guidelines fulfill Mixed Use Approval Conditions #9-13. They govern architectural design, materials, landscaping, and other elements affecting the visual character of the new residential neighborhoods. They govern residential design issues in Snoqualmie Ridge in place of any conflicting standards found elsewhere in the Snoqualmie Zoning Code, consistent with Mixed Use Conditions #9-13. The Snoqualmie Zoning Code, however, shall govern all areas not governed by the Snoqualmie Ridge Residential Design Guidelines. The Design Guidelines will be implemented through a design review process by the Snoqualmie Ridge New Construction Committee prior to building permit submittal to the City.

Development Standards fulfill Mixed Use Conditions 9-13 governing street, platting, utility, and other development standards in Snoqualmie Ridge in place of the City Zoning Code. These development standards shall govern future development applications in place of any conflicting standards found elsewhere in the Snoqualmie Municipal Code, consistent with Mixed Use Conditions 3 through 8; the Snoqualmie



Municipal Code however, shall govern all areas not governed by the Snoqualmie Ridge Development Standards. The development standards will be implemented through the subdivision process.

3. Snoqualmie Municipal Code

Development on Snoqualmie Ridge is subject to all provisions of the Snoqualmie Municipal Code, unless these Design Guidelines or the Mixed Use Final Plan provide different standards.

D. GENERAL VS. SPECIFIC PLAT/PARCEL GUIDELINES

These guidelines are organized into five chapters that address general guidelines that govern all residential areas of Snoqualmie Ridge. More guidelines may be imposed by WRECO on individual parcels at the time of subdivision.

E. ADDITIONAL DESIGN DIRECTIVES

The developer reserves the right to impose additional design directives that are consistent with these design guidelines. For example, these directives may provide additional detail regarding materials, color or a structure's position or appearance from the street. These directives will be included in the purchase and sale agreement between WRECO and a purchaser and require no approval further by the City.

Quadrant

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