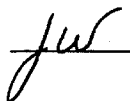


CHAPTER III

LANDSCAPING

- A. INTRODUCTION**
- B. PUBLIC STREETS**
- C. PRIVATE SPACES**
- D. SIGHT DISTANCES**

Approved: 11/6/96



“There clearly is a desperate need for professionals who are conservationists by instinct, but who care not only to preserve but to create and to manage.

These persons cannot be impeccable scientists for such purity would immobilize them.

They must be workmen who are instinctively interested in the physical and biological sciences, and who seek this information so that they may obtain the license to interpose their creative skills upon the land.

*Ian L. McHarg
from Design With Nature*

LANDSCAPE DESIGN GUIDELINES

A. INTRODUCTION

Dramatic landscape, big trees, and interesting plants are an important part of Snoqualmie’s rich and colorful past. With the mystery of the Falls and the backdrop of Mount Si, nature has been a dominant influence and definer of the region and its residents. Hops, Cedar, and Douglas Fir have served as the foundation for the Upper Valley’s economy and culture, and the sycamores of Reinig Road echo a company town that grew and lived by the stature of majestic trees. Today, the Sycamores stand as King County’s only designated *living historic landscape*. The cultivation of plants, respect for nature, and powerful image of landscape are integral to Snoqualmie’s character.



Reinig Road

Approved: 11/6/96

A handwritten signature in cursive script, appearing to be 'JW' or similar, written over a horizontal line.

B. PUBLIC STREETS

Landscaping in the public right-of-way is subject to review by the City of Snoqualmie. See Snoqualmie Ridge Development Standards Chapter 8 for details. Prior to submittal to the City, however, landscape plans in public right-of-way shall be reviewed and approved by the New Construction Committee. See Section 8.060 of the Development Standards for the Snoqualmie Ridge Street Tree Master Plan.

WRECO or the first developer of the street should identify, and submit for approval to the NCC, the recommended street tree species, spacing, and initial size. The species selected should be appropriate to the scale and character of the roadway.

C. PRIVATE SPACES

Landscaping on private lots is subject to these guidelines and review by the NCC. Any yard space visible from the street should receive landscaping prior to occupancy.

Existing significant trees should be preserved or transplanted when practical. A "significant tree" means any evergreen tree of at least 15 inches in diameter, measured four feet from ground surface and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches in diameter, measured four feet from ground surface. Red alder and cottonwood trees of any size are not considered significant trees. Where possible, Douglas Fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Pacific Dogwood, and Vine Maple should receive priority as significant trees.

FRONT YARDS

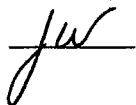
Front yards should generally be open to the street. Tall hedges are discouraged. Grass lawn and/or low groundcover is encouraged as the predominant groundcover. Large expanses of bark mulch, loose stone, or plain paving is discouraged. (Driveways and patios are paved, however.) Artificial turf is not allowed. Accent plantings such as annuals, perennials, roses, or rhododendron collections are encouraged. Shrubs should generally be planted together in beds and either simulate a natural group of plants, or border architectural elements such as the front porch or stoop. Selection of plants from the recommended Plant List is encouraged. The List includes over 300 species of trees, shrubs, vines and groundcovers adaptable to the Snoqualmie Ridge environment. These plants are proven hardy in this climatic zone, and many are native or have special attributes such as seasonal color, flowers, or bird attractor. Exotic plants such as Monkeytail Tree, fatsia, yucca, or palms should not be planted.

SIDE YARDS

Hedges or fences with vines, rather than plain fences or walls, should be planted along side yard property lines.

REAR YARDS

Rear yards are ideal for patios, decks, and vegetable or flower gardens.



If the rear yard slopes or varies topographically, plants should be selected which are appropriate to the specific condition. For example, plants adapted to wet soils should be planted in the low areas of the yard if water naturally drains to the area; sun-loving plants should be planted on south-facing slopes if no structure or tree provides shade. Plants will not only adapt better, but artificial watering can be minimized if care is taken to match plants with their environment. Homes adjacent to alleys should include plants along the alley to provide a more natural look to these spaces. Hedges, or fences and walls with vines, are encouraged to help frame the edge of the alley. Where space permits, columnar or canopy trees are also encouraged, since they tend to reduce the scale of the alley and can help break long continuous lines of walls, fences, and pavement.

IRRIGATION

All private spaces in residential areas should be irrigated, or homeowners required to adequately water and maintain the plants, including planting strips adjacent to streets and alleys.

PARKING AREAS (FOR MULTI-FAMILY RESIDENTIAL)

Trees should be planted in and around all surface parking areas. At least one tree should be planted for every five parking stalls. The layout and arrangement may vary depending on the specific site and layout of the lot. Some order and organization is better than random spacing and layout. The layout may help create "outdoor rooms or spaces" of the parking areas. They may also be coordinated with biofiltration swales to provide multiple use and take advantage of these more natural features.

SOLAR ACCESS.

Windows with southern exposure should not be blocked by landscaping.

D. SIGHT DISTANCES

Landscaping at street intersections and long alleyways shall permit safe lines of sight. No fence, wall, hedge or shrub may be placed or permitted to remain where it would hamper traffic visibility. (Refer to Development Standards - see Street Standards Chapter 2).

