

SR II DESIGN GUIDELINES



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CHAPTER I

INTRODUCTION

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CHAPTER I

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. The Snoqualmie Ridge II Design Guidelines are based on the Residential Design Guidelines for Snoqualmie Ridge. With a goal of maintaining existing community character within new neighborhoods, those guidelines were based on a survey of design and architectural features within the existing historic community. These updated Guidelines are intended to foster the creation of quality architectural and landscape design which accepts architectural diversity while providing for strong neighborhood continuity.

B. Purposes and Intent

This document will guide the development of Snoqualmie Ridge II in accordance with the Development Agreement for Snoqualmie Ridge II, approved on June 28, 2004, and the Mixed Use Final Plan, approved on August 8, 2004.

1. Creating a Livable Environment

Snoqualmie Ridge II 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 II encourages:

- ◆ Diverse and high quality building design
- ◆ Neighborhood interaction
- ◆ Non-automotive mobility
- ◆ Energy and resource conservation/Energy Star certification
- ◆ Gardening/landscaping
- ◆ Built Green certification and low impact development

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 II.

3. Views of Homes From the Street

Homes in Snoqualmie Ridge II 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 II will conform to the Washington State Building Code Water Conservation Performance Standards effective July 1993 or later (Title 19 §19.27.170).

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 (Energy Star)
- ◆ Encourage non-motorized transportation

C. Governing Documents

Several documents regulate development in Snoqualmie Ridge II. Foremost in the hierarchy is the Development Agreement for Snoqualmie Ridge II, approved on June 28, 2004, and the Annexation Implementation Plan and Mixed Use Final Plan, approved on August 9, 2004. These documents implement goals, policies, and requirements of the Snoqualmie Comprehensive Plan and Mixed Use Ordinance and are the primary governing documents for Snoqualmie Ridge II. Other documents include:

1. Snoqualmie Ridge II Development Standards

The Snoqualmie Ridge II Development Standards (SR II DS) govern street, platting, utility, landscaping and other development standards in Snoqualmie Ridge II in place of any conflicting standards contained in the Snoqualmie Municipal Code. The Snoqualmie Municipal Code however, shall govern all areas not governed by the SR II DS. The Development Standards will be implemented through the subdivision / binding site improvement plan process and any other approvals required to be consistent with the Development Standards.

2. Snoqualmie Ridge II Residential Design Guidelines

The Snoqualmie Ridge II (SR II) Residential Design Guidelines govern architectural design, site plan, materials, private lot landscaping, and other elements affecting the visual character of the new residential neighborhoods not addressed in the Snoqualmie Ridge II Development Standards. Project review for consistency with the *SR II Design Guidelines* will be implemented through a design review process by the Snoqualmie Ridge New Construction Committee or Modification Committee prior to any submittal to the City.

3. **Snoqualmie Municipal Code**
Development on Snoqualmie Ridge II is subject to all provisions of the Snoqualmie Municipal Code, unless the SR II Mixed Use Final Plan, Development Standards or Design Guidelines provide different standards.
4. **Covenants, Conditions and Restrictions (CC&Rs)**
The Covenants, Conditions and Restrictions (CC&Rs) established by the Declarant for Snoqualmie Ridge I and approved by the City will be extended to Snoqualmie Ridge II. The CC&Rs are a private contract between property owners for specific restrictions and internal (non-City) governance.

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 II. More guidelines may be imposed by the Declarant, or by a Developer or Builder, on individual parcels at the time of subdivision, provided that such Developer or Builder is authorized under Washington law to record covenants, conditions, and restrictions against such property.

E. Additional Design Directives

The Declarant has reserved the right in the CC&Rs to impose additional design directives that are consistent with the MUFPP, SR II Development Standards and 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 implemented by the Declarant.