

CHAPTER III

LANDSCAPING

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CHAPTER III

LANDSCAPING

“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.

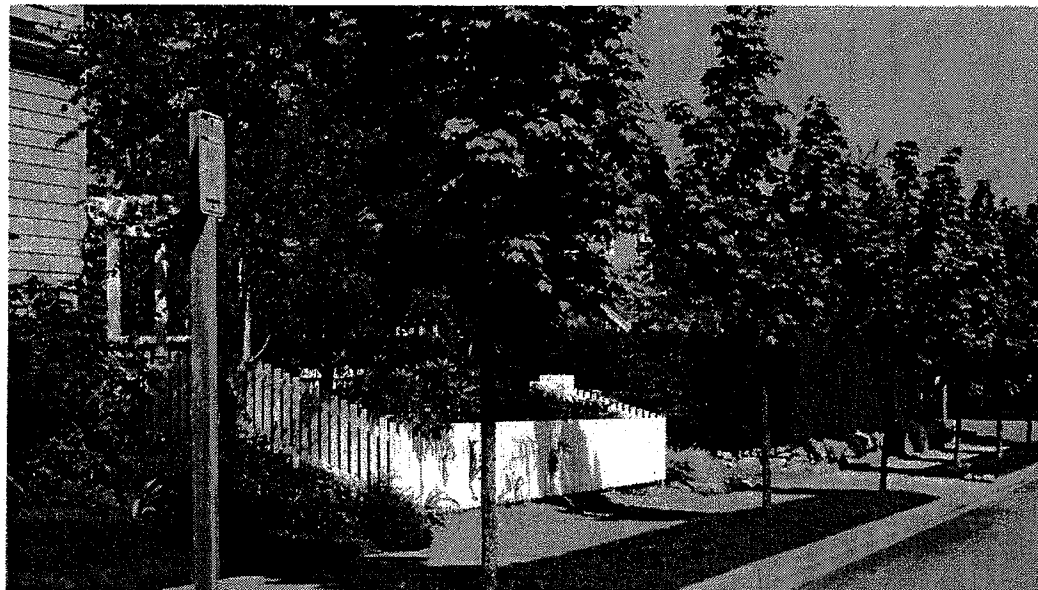
These persons cannot be impeccable scientists for such purity would immobilize them.

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*

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. The cultivation of plants, respect for nature, and powerful image of landscape are integral to Snoqualmie’s character. Today that character is reflected in the approach to landscaping Snoqualmie Ridge so that as plantings mature those powerful elements of greenery will complement neighborhoods.



B. Public Streets

Landscaping in the public right-of-way is required and is subject to review by the City of Snoqualmie. See Snoqualmie Ridge II Development Standards Chapter 8 for details.

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. Landscape design should strongly encourage use of native and drought tolerant species. See Appendix A for a recommended list of plants for residential landscaping that are proven hardy in this climatic zone. The list highlights native and low water adapted species of trees; shrubs and groundcover. Exotic plants such as Monkeytail Tree, fatsia, yucca, or palms, should not be planted, nor should invasive species like English ivy, Holly or English Laurel be planted.

Existing significant trees should be preserved within setbacks and open space areas when practical. Pursuant to the Snoqualmie Municipal Code, 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. Artificial turf is not allowed. Accent plantings such as annuals, perennials, roses, rhododendron collections, and vines are encouraged. Landscape plantings should occur in beds that either simulate a natural group of plants, or border the foundation or architectural elements such as the front porch or stoop. Plants should be carefully selected based on exposure to sun and wind to minimize watering needs. Plants with similar water needs should be planted together. Selection of plants from the recommended Plant List is encouraged but not required.

Side Yards

Hedges or fences can be used as side yard separators.

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 may be irrigated, with the highest priority in front yards. Irrigation systems should be designed for water efficiency. If not automatically irrigated, homeowners are 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.

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 reduce pedestrian safety by reducing traffic visibility. (Refer to Development Standards – see Street Standards Chapter 2.)