

Attachment 1: Design Review Board Criteria Analysis

SRI Business Park Standard	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
17.80.050.A: Relationship of the Structure to the Site						
A.1	The site should transition to the streetscape and provide for adequate landscaping and pedestrian movement.	The applicant has submitted applications for design review and site plan review prior to eventual Building Permit Submittal, and understands that approval of Building Permits shall not be granted until approval of plans by the design review board or director.	The proposal provides adequate landscaping and buffer area between the building and parking areas and the public realm. Pedestrian movement is encouraged through the site via the pedestrian trail.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2:	Parking and Service areas should be located, designed and screened to moderate the visual impacts.		Perimeter landscape screening adequately screens the proposal from	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.3:	The height and scale of each building should be considered in relation to its site.		The overall design of the proposed building follows the slope of the site, transitioning downwards towards the lower parts of the site, away from Snoqualmie Parkway.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.80.050.B: Relationship of the Structure and Site to Adjoining Area						
B.1:	Harmony in texture, lines, and masses is encouraged.	The proposed development has been designed to respond to the site and surrounding context, stepping down the massing of the building at entrances and featured programmatic spaces to provide a welcoming, pedestrian scale and orient visitors to the entrances for wayfinding.	The proposed building features a central massing element with a flat roof.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2:	Appropriate landscape transition to adjoining properties should be provided.		The project provides required landscape areas between adjacent rights-of-way and neighboring parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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B.3:	Public buildings and structures should be consistent with the neighborhood character.		<i>The only building in the immediate vicinity is the Snoqualmie Valley Hospital. This proposal is consistent in scale, design, and purpose with that existing development.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4:	Vehicular and pedestrian circulation patterns and loading facilities should be compatible.		<i>Pedestrian crossings are clearly designated within the site interior. Trail improvements will meet the minimum standards required by the City. Parking lots include designated pedestrian circulation areas that separate pedestrians from vehicles.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5:	Compatibility of on-site vehicular circulation with street circulation should be encouraged.		<i>The City has reviewed the proposal's integration with existing vehicular infrastructure for consistency with Snoqualmie Ridge and City requirements.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.80.050.C: Landscape and Site Treatment						
C.1:	Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized and preserved and enhanced.	The site and parking areas step up with the site from west to east to allow for an at-grade entry with the hospital at the west for more clinical uses and a main plaza area at the upper lot for retail, fitness, recreation, and outpatient services. The building is positioned to provide parking areas and clear pedestrian/vehicular access that keeps clear of the wetland areas and setbacks, utilizing landscape areas to screen parking areas and enhance the building design.	<i>Existing topography slopes westward, away from Snoqualmie Parkway. The proposal integrates this topography into its design by terracing both the site and the building lower as it moves westward, reducing visual impacts of development upon the public realm.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2:	The grading of paved areas should promote safety and provide an inviting and stable appearance.		<i>Proposed grading shall be in accordance with an approved clearing and grading permit issued by the City, ensuring a safe and stable surface.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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C.3:	Landscaping should enhance architectural features, provide buffers between incompatible land uses, and provide shade.		<i>The landscaping concept preserves existing vegetation along the proposal's perimeter and within critical area buffers. Proposed landscaping will also provide a visual buffer to the building and shade within paved areas on the site.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4:	In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.		<i>No plants are proposed where hazards could result.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5:	Where building sites limit planting, the placement of trees or shrub in paved areas is encouraged.		<i>Plants are proposed both within paved and unpaved areas upon the site.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.6:	Screening of service areas should be accomplished by use of walls, fencing, planting or combinations of these. Screening should be effective in winter and summer.		<i>Mechanical equipment and loading areas are screened through architectural and site design. Loading areas are located in the lowest part of the site where their presence is visually minimized. Mechanical equipment is screened by a rooftop parapet upon the building.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.7:	In areas where planting will not prosper, other		<i>The landscape palette has been selected based on site suitability.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	materials such as fences, walls, and paving of wood, brick, stone, or gravel may be used.					
C.8:	Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded and restrained in design. Excessive brightness and brilliant colors should be avoided.		<i>Exterior lighting emphasizes safety and visibility within the vehicular parking and enhances the pedestrian experience near the building. Lighting will be compatible with the requirements of the Snoqualmie Ridge Development Standards.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.80.050.D: Building Design						
D.1:	Architectural style is not restricted, evaluation of a project should be based on quality of its design and relationship to surroundings.	The proposed building design was developed to respond to the scale and design of the existing hospital and surrounding context, while providing a lower massing element at the entrances and featured programmatic spaces to invite the public in and create a more pedestrian scale at these spaces. Textured cladding and window design further	<i>The building has a suitable relationship to its surroundings and is sufficiently set back from the public realm so as to minimize the perceived impacts of development.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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D.2:	Buildings should be of appropriate scale and be in harmony with permanent neighboring developments.	highlights the entries and featured building programs while breaking down the scale of the larger building massing. T	<i>The building is appropriately scaled to the adjacent Snoqualmie Valley Hospital building, which is of a similar scale and development intensity.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.3:	Building components, such as windows, doors, eaves and parapets, should have good proportions and relationship to one another. Building components and ancillary parts shall be consistent with anticipated life of the structure.		<i>The building's details (windows, façade materials, and entry/corner emphasis features) have a strong relationship with each other. The primary massing emphasizes simplicity in design while maintaining interest by using façade materials that create the perception of depth. The contrasting entry/corner/hub elements emphasize the functional components of the structure from the visitor perspective, directing visitors to these areas to enter and experience the building.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.4:	Paint and material colors shall be selected to coordinate the entire facade and to be compatible with adjacent buildings. Bright or brilliant colors shall be used only for accent.		<i>No bright or brilliant colors are proposed. The proposed color and material palette is compatible with the adjacent Snoqualmie Valley Hospital.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.5:	Mechanical equipment on roof,		<i>An architectural parapet is proposed to screen all rooftop mounted mechanical equipment.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	ground, or buildings should be screened from view.					
D.6:	Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.		<i>No list of fixtures has been provided, but no lighting standards have been proposed at this stage that are inconsistent with the overall architectural concept.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.7:	Monotony of design in single or multiple building projects should be avoided. Variety of detail, form, and siting should be used to provide visual interest.		<i>While the primary massing is a relatively simple form, its contrast with the striking entry hub and corner architectural element provide massing contrast that creates visual interest.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.80.050.E: Miscellaneous Structures and Street Furniture						
E.1:	Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape.	The lighting and site design has been developed in tandem with the proposed building design to provide a harmonious holistic development and meet applicable guidelines for all site elements.	<i>The proposal does not include miscellaneous buildings and street furniture improvements at this time. It is likely that various pedestrian oriented furniture (benches, tables, etc.) may be located near the building's entry or within the main entry hub. The applicant has indicated that all site elements will be harmonious in design.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Materials, scale, and colors should be in harmony with buildings and surroundings.					
E.2:	Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to the site, landscape, and buildings.		<i>The applicant has indicated that the lighting concept for the site will be compliant with the requirements of the Snoqualmie Ridge Development Standards.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>