



## Community Development Department

---

CommunityDevelopment@snoqualmiewa.gov  
38624 SE River St. | P.O. Box 987  
Snoqualmie, Washington 98065  
(425) 888-5337

### STAFF MEMO AND RECOMMENDATION

Date: April 21, 2025  
Permit No.: DRB2025-0001  
Subject: Snoqualmie Valley Hospital Medical Office Building Design Review

---

#### BACKGROUND:

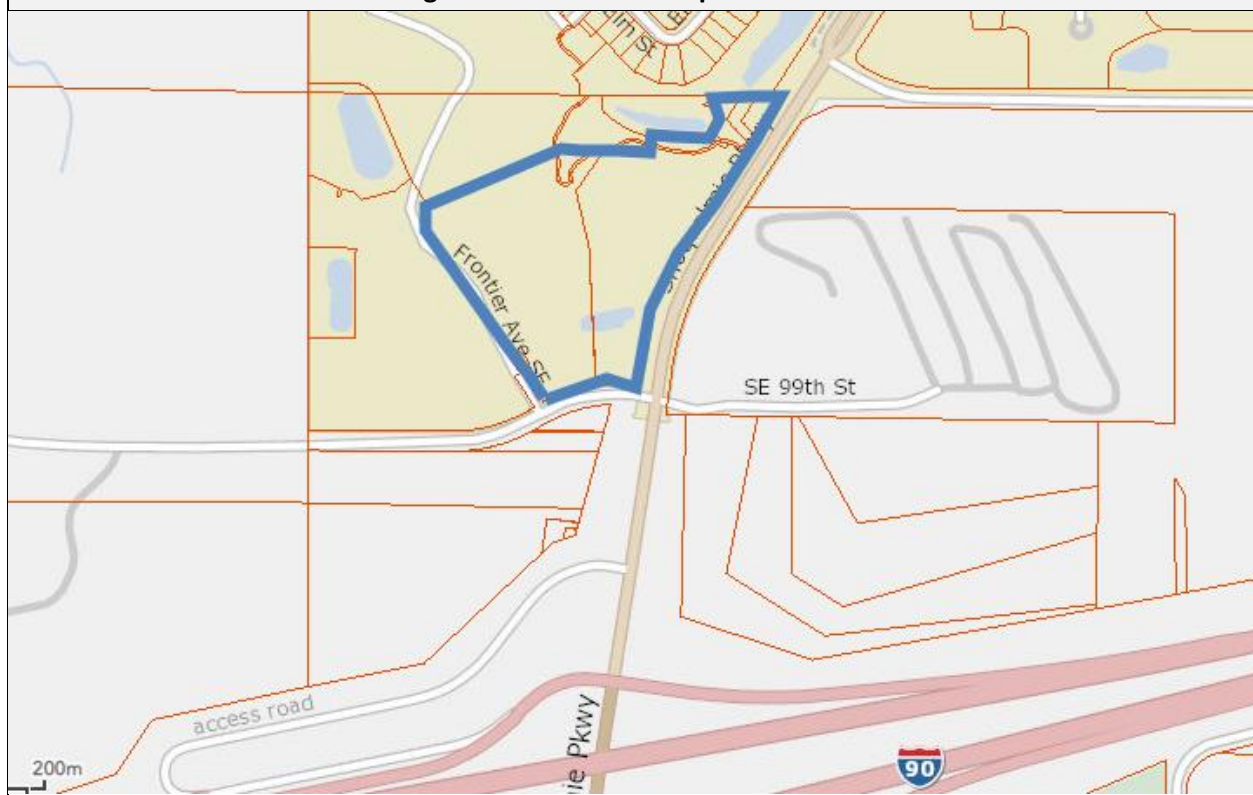
An application for design review (DRB2025-0001) was received by the City of Snoqualmie ("City") on February 4, 2025 and deemed complete on February 26, 2025 for the development of a property located at the intersection of Snoqualmie Parkway and SE 99<sup>th</sup> Street, within Snoqualmie Ridge II.

The Proposal would construct an 85,000 square foot "health hub" and medical office building containing imaging, immediate care, lab, retail pharmacy, and physical therapy services, as well as a 4-OR ambulatory surgery facility, clinic exam areas, and administrative office areas that complement and/or extend the services provided at the existing adjacent Snoqualmie Valley Hospital. The facility will also support retail and wellness uses including a restaurant, meeting spaces, an outdoor trail connection, a retail gym, and a climbing gym. Surface parking facilities, loading areas, and infrastructure associated with the proposal are also proposed, in addition to a new traffic signal at the intersection of SE 99<sup>th</sup> Street and Snoqualmie Parkway. The proposal is located over two parcels numbered 0223079077 and 0223079067 on a parcel numbered "S21" in by the Snoqualmie Ridge governing documents.

Unlike most applications for design review reviewed by the Snoqualmie Design Review Board (Planning Commission), this application is located within Snoqualmie Ridge II. The parcel is subject to a special blend of development standards and design guidelines pursuant to Resolution 907, which was passed by the Snoqualmie City Council in June 2009 and enacts special rules just for development on Parcel S21. Resolution 907 was necessary because the Snoqualmie Ridge II Mixed Use Final Plan originally envisioned Parcel S21 for residential, church, and park-and-ride development; however, when the MUFP was amended to allow hospital and medical office building uses at the site, no appropriate development standards were currently in effect.

As a result, Resolution 907 was approved amending the MUFP to allow hospital and medical office uses on Parcel S21 to be built using the Snoqualmie Ridge 1 Business Park Development Standards to control development in addition to the regular citywide design guidelines.

**Figure 1: Location of Proposal**



#### **ANALYSIS:**

The intersection of Snoqualmie Parkway and SE 99th Street serves as a prominent gateway intersection into Snoqualmie Ridge from I-90. The proponent, King County Public Hospital District No. 4 (Snoqualmie Valley Hospital), also operates the adjacent hospital facility that was completed in 2015.

The development proposes a building that is comparable in style and scale to the existing Snoqualmie Valley Hospital building. The site slopes westward away from Snoqualmie Parkway, and the building design takes advantage of this grade change to step down across the site while maintaining a consistent four-story height. The east-facing facades of the feature prominent architectural corner feature and emphasize the building's entry as viewed from Snoqualmie Parkway, generating visual interest at a key public-facing edge. This distinctive corner element at the southeast corner of the building provides a strong visual anchor facing Snoqualmie Parkway, which is likely the most prominent public viewpoint into the site. The structure's primary building mass features an articulated metal façade cladding that is designed to create a variation in light and shadow, which helps break up the scale of the building while maintaining a clean, cohesive form. The proposed site layout also utilizes this topography to screen back-of-house functions such as loading and trash areas from view. The landscaping concept proposes to preserve and supplement existing landscaping around the project's edges, and also proposes interior landscaping, consistent with the requirements of Snoqualmie Ridge.

**Figure 2: Conceptual View of Proposal from Edge of Snoqualmie Parkway**



**Figure 3: Conceptual View of Proposal from edge of SE 99<sup>th</sup> Street**



A detailed analysis of the application's consistency with citywide design guidelines and SRIDS Chapter 13 Business Park Design Guidelines is found in Attachment 1 and Attachment 2, respectively. In summary, Staff analysis demonstrates the proposed development is consistent with the citywide design guidelines found in SMC 17.80 and is also consistent with the development standards and design guidelines found in the SRIDS Chapter 13 Business Park standards.

**RECOMMENDATION:**

Based on the analysis above and the criteria review found in Attachments 1 and 2, Staff recommends that the Snoqualmie Design Review Board **APPROVE** the application for design review.

  
\_\_\_\_\_  
Andrew Levins  
Land Use Planning Consultant

April 21, 2025

Date

**ATTACHMENTS:**

1. Design Review Board Criteria Analysis
2. Snoqualmie Ridge 1 Business Park Design Guidelines Criteria Analysis
3. Applicant Design Review Plan Set
4. Resolution 907