



## COMMUNITY DEVELOPMENT DEPARTMENT

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### COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT TO THE DESIGN REVIEW BOARD

**PROJECT:** Design Review – Salish Lodge Porte Cochere  
**FILE NO.:** DRB22-0010  
**DATE:** October 3, 2022

#### PROJECT DESCRIPTION:

The existing Salish Lodge and Spa, built in 1919, proposes an addition to the arrival/entrance to the building by building a porte cochere which will extend over the drive aisle. The new structure includes roofing, structural supports, and lighting. The new porte cochere is proposed to be 20' 3" in height and 21' 9" in width. The roof of the porte cochere is proposed to have shaker shingle, and the existing pavement will remain the same. There are no changes to parking or landscaping under this proposal.

The subject parcel is within the Business Retail 2 (BR2) zoning district. SMC 17.20.020.C. states, "*The business-retail district should support the downtown historic district by encouraging the use of architectural styles which reflect the history of the city and the railroad depot.*"

#### OTHER PERMITS REQUIRED:

In addition to Design Review Board approval, the project requires:

1. Fire Marshall approval;
2. Building Permit;

#### SEPA COMPLIANCE

The City determined this project is categorically exempt from SEPA Threshold Determination requirements.

#### SCOPE OF AUTHORITY:

The Design Review Board is established by SMC 17.80.030 which states, in relevant part, "*B. The design review board shall review proposed development plans for the following described land use actions:*

1. *All proposed developments, excluding single-family homes...."*

#### PURPOSE AND OBJECTIVE:

As specified in SMC 17.80.010, "*It is the purpose of this chapter to provide for the review by public officials of land development and building design in order to promote the public health, safety and welfare. Specifically, the design review board shall encourage well-designed developments that are creative and harmonious with the natural and man-made environments.*"

**REVIEW CRITERIA:**

Design review for this proposal is considered relative to conformance with Chapter 17.80 SMC, *Design Review*. SMC 17.80.050 provides the criteria which shall guide the review of the Design Review Board. Discussion follows relating the proposal to those criteria.

**FINDINGS****SMC 17.80.050 Design Review Guidelines*****A. Relationship of the Structure to the site:******1. The site should be planned to accomplish a desirable transition with the streetscape and to provide for adequate landscaping and pedestrian movement.***

The project does not intend to change any streetscape or landscaping features. Impacts to any pedestrian movement will be positive by providing a shelter from the elements at the front entrance to the lodge as they leave their vehicles.

Landscaping: The proposed project intends to retain the existing landscaping.

***2. Parking and Service areas should be located, designed and screened to moderate the visual impact of large paved areas.***

The proposal does not change any parking or service areas.

***3. The height and scale of each building should be considered in relation to its site.***

The total height and scale of the Porte Cochere will be 20' 3" height x 21' 9" width. The BR2 zoning district allows a maximum of 35' height of structure, therefore the proposal complies with this standard. The porte cochere will be architecturally integrated with the existing building.

***B. Relationship of the Structure and Site to Adjoining Area.******1. Harmony in texture, lines, and masses is encouraged.***

The existing building, which was built in the late 1919, was deliberately built to relate to tourism activities near the Snoqualmie Falls. The proposed porte cochere will be an extension of the existing front entrance to the lodge with the same architectural features, including a shaker shingle roof, and stone footings at the base of the columns.

***2. Appropriate landscape transition to adjoining properties should be provided.***

No proposed changes to existing landscaping are requested. The proposed project does not require additional landscaping.

***3. Public buildings and structures should be consistent with the established neighborhood character.***

The building is within the Snoqualmie Falls neighborhood area. The Salish Lodge is the primary development in this neighborhood. Because the porte cochere will be architecturally integrated with the existing building, it will be consistent with the established neighborhood character.

***4. Compatibility of vehicular and pedestrian circulation patterns and loading facilities in terms of safety, efficiency, and convenience should be encouraged.***

The project will improve the pedestrian/vehicle pattern and facility by providing an extended sheltered area for guests as the disembark their vehicles to enter the lodge. Some vehicle disturbance should be expected during construction.

***5. Compatibility of on-site vehicular circulation with street circulation should be encouraged.***

Not applicable. The project will not impact street circulation.

***C. Landscape and Site Treatment***

***1. Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized and preserved and enhanced.***

Not Applicable. See above. (A)(1)

***2. Grades of walks, parking spaces, terraces and other paved areas should promote safety and provide an inviting and stable appearance.***

The existing vehicle circulation area is paved and will remain paved.

***3. Landscape treatment should enhance architectural features, provide buffers between incompatible land uses, and provide shade.***

Not Applicable. See above. (A)(1)

***1. In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.***

Not Applicable. See above.

***2. Where building sites limit planting, the placement of trees or shrub in paved areas is encouraged.***

Not Applicable. See above.

***6. Screening of service yards, and other places which tend to be unsightly, should be accomplished by use of walls, fencing, planting or combinations of these. Screening should be effective in winter and summer.***

No changes to service areas are proposed.

***7. In areas where general planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, or gravel may be used.***

Not applicable.

***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.***

The lighting features and fixtures are not presented at this time. All lighting will be reviewed by the Community Development Director for compliance with the above light fixture regulations.

#### ***D. Building Design***

***1. Architectural style is not restricted, evaluation of a project should be based on quality of its design and relationship to surroundings.***

The new porte cochere uses high-quality, durable materials and fits harmoniously into its surroundings.

***2. Buildings should be to appropriate scale and be in harmony with permanent neighboring developments.***

The proposed extension of the front entrance does not change the existing harmony or scale of the neighboring buildings.

***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.***

The porte cochere is an extension of an existing smaller vestibule over the front entrance of the lodge. No components are of a size or configuration that they are disproportionate or do not appropriately relate to the overall building design. The components have been designed to support function and durability.

***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.***

The paint and material colors used (brown/stone) are compatible, and no bright or brilliant colors are proposed. The shaker shingle roofing and stone footings are compatible with the existing architecture of the Salish Lodge.

***5. Mechanical equipment or other utility hardware on roof, ground, or buildings should be screened from view.***

No mechanical or utility equipment is proposed for changes.

***6. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.***

All lighting will be reviewed by the Community Development Director for compliance with the above light fixture regulations.

***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.***

The proposal is for an extension to the existing vestibule at the front entrance of the lodge, and therefore conforms with the existing vestibule rather than proposing a variety of detail and form.

#### ***E. Miscellaneous structures and Street Furniture***

***1. Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape. Materials should be compatible with buildings, scale should be appropriate, colors should be in harmony with buildings and surroundings, and proportions should be to scale.***

The project does not propose any miscellaneous structures or street furniture.

***2. Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to the site, landscape, and buildings.***

In accordance with SMC 17.80.040.D.6. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design. All lighting will be reviewed by the Community Development Director for compliance with the above light fixture regulations.

**STAFF COMMENTS/RECOMMENDATIONS**

Staff recommends **approval** for DRB22-0010, Salish Lodge and Spa Porte Cochere, at 6501 Railroad Ave, subject to the following conditions:

1. The applicant shall obtain a building permit prior to construction.
2. The applicant shall submit proposed lighting designs to the Community Development Director for approval prior to construction.

The design review board may approve or approve with conditions the proposed development. If approved with conditions, the Design Review Board may require that such conditions be fulfilled prior to the issuance of a building or occupancy permit, where appropriate. The design review board may deny the proposed development plans if they do not satisfy the guidelines of SMC 17.80.050. All decisions of the design review board shall be final unless appealed.

**FINDINGS AND CONCLUSIONS**

The Design Review Board adopts the staff report above as its findings and conclusions for this project, DRB22-0010.

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Luke Marusiak  
Commission Chair

Date      October 3, 2022