



## COMMUNITY DEVELOPMENT DEPARTMENT

38624 SE River Street  
PO Box 987  
Snoqualmie, WA 98065

Office: 425-888-5337  
Fax: 425-831-6041

[www.snoqualmiewa.gov](http://www.snoqualmiewa.gov)

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

**TO:** City of Snoqualmie Design Review Commission  
**FROM:** Andrew Levins, Land Use Planning Consultant  
**PROJECT:** Design Review – Snoqualmie Ridge Community Center Pool Addition  
**FILE NO.:** DRB2024-0001  
**DATE:** February 20, 2024

#### PROJECT DESCRIPTION

The current application proposes to expand an existing 12,917 square-foot community center building originally constructed in 2011, located near the Snoqualmie Ridge Neighborhood Retail Center on SE Ridge Street. The proposed expansion is comprised of interior and exterior improvements that include the addition of a natatorium/pool area, locker rooms, additional multi-purpose fitness areas, community meeting spaces, a remodel of existing facilities, and the expansion of site amenities. The natatorium is proposed to include a six-lane competition lap pool as well as a leisure pool, locker rooms, a community room, a lobby, administration offices and an expansion to the group fitness area. The expansion will also provide a new centrally located front entrance with drop-off area, and an exterior patio featuring a pedestrian connection to SE Ridge Street to the south, effectuating the transition between the community center and the commercial core of the Snoqualmie Ridge Neighborhood Center.

As part of the project, existing tennis courts located to the west of the facility will be demolished and the parking lot will be reconfigured to accommodate the 25,600 square-foot building expansion, loading area, and drop-off area.

#### BACKGROUND

The subject parcel is within the Mixed Use (MU) zoning district and was approved with Snoqualmie Ridge Mixed Use Final Plan ("MUFP"). The project was reviewed for consistency with the conditions, development standards, and design guidelines established by the MUFP for the existing community center on March 9, 2011 as DRB11-03. Snoqualmie Valley YMCA has operated the facility since its original approval, while the facility has remained under the ownership of the City of Snoqualmie. The construction of a pool and associated facilities is expected to expand recreational opportunities available to residents of Snoqualmie.

#### APPLICATION MATERIALS

#### OTHER PERMITS/REVIEWS REQUIRED

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

1. Site Plan Permit
2. SEPA Review
3. Building Permit

**SEPA COMPLIANCE**

The review required by the State Environmental Policy Act ("SEPA") for the original community center was incorporated into environmental review for the overall Snoqualmie Ridge MUFP, which was adopted in August 1995. However, a substantial amount of time has passed since that comprehensive environmental review effort occurred, and a new threshold determination will be conducted to ensure no significant adverse impacts occur as a result of the proposed Project. SEPA review for this project will likely utilize the SEPA DNS Adoption process, incorporating the previously completed SEPA information into current environmental review.

**DESIGN REVIEW BOARD AUTHORITY ESTABLISHED BY THE SMC**

The authority of the Design Review Board to review the Project is established by SMC 17.80.030, which states that the Design Review Board shall review proposed development plans for all proposed developments, except for those which are specifically exempted by the SMC. Additionally, Design Review Board approval is required for all landscape plans in the MU zone. Because the Project is not specifically exempted by the SMC and proposes a landscape plan within the MU zone, it is subject to review by the Snoqualmie Design Review Board.

**SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION**

Based on the Design Review Guidelines promulgated by SMC 17.080.050 and evaluated in Attachment 1, the design review application materials submitted by the applicant, and the prior design review approval that occurred in 2011 (DRB11-03), Staff recommends approval for DRB24-0001, Snoqualmie Ridge Community Center Pool Addition, located at 35018 SE Ridge St.

**Attachments:**

- 1. Staff Project Consistency Evaluation with Design Guidelines**
- 2. March 9, 2011 Staff Report for DRB11-03 Design Review Approval**
- 3. DRB24-0001 Design Review Board Application Material Packet**