

## Attachment 1: Design Review Board Criteria Analysis

SMC 17.80.050:	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
<b>17.80.050.A: Relationship of the Structure to the Site</b>						
A.1	The site should transition to the streetscape and provide for adequate landscaping and pedestrian movement.	The building addition nestles into the site, preserving the existing amphitheater and providing a new pedestrian connection to the community. Pedestrian circulation considers relocation of the main entrance to the facility, an added drop off area, new bike parking, and parking lot reconfiguration. Landscape areas at the building foundation, ground the building to the site, soften blank walls, and pull the scale of the building down to a human scale.	<i>The proposed pedestrian access from the pool addition to SE Ridge Street implements a transition from the site to the streetscape by proposing a meandering pedestrian path, framed by new hardscaping and landscaping materials that provide increased interest and variety, when compared to the current condition, and helps transition the pedestrian from the public realm of the street to an entry of the community center via an exterior patio and corner architectural detailing.</i>	<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.	The existing parking lot was modified to accommodate the new building addition; losing a handful of stalls. Landscaping has been preserved and added to screen and minimize the impact of the parking lot to the surrounding properties. The parking lot is located behind the building offering limited views of the parking lot from Ridge Street.	<i>Minor modifications to the existing parking lot layout are proposed that will enhance pedestrian circulation and add passenger and equipment loading areas. Visual impacts of the parking lot on the street scene are not likely to be increased above the current condition.</i>	<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 building addition respects the natural grade of the site and seamlessly integrates into the height and scale of the existing building with similar roof heights and fascia lines tracking through from the existing to the new.	<i>The height and scale of the building are consistent with the scale of the adjacent school and the existing community center building, and other commercial uses within the Snoqualmie Ridge Neighborhood Center.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>17.80.050.B: Relationship of the Structure and Site to Adjoining Area</b>						
B.1:	Harmony in texture, lines, and masses is encouraged.	When expanding an existing building, there is an inherent risk of the buildings looking disjointed and the existing building left looking dated and out of place. In an effort to avoid such a scenario, special attention was given when designing the building form and selecting exterior materials that unify and enhance the character of the existing building.	<i>The color and materials palette of the proposed pool addition does not appear inharmonious with that of the existing structure. Renderings depict colors and materials used on the existing structure extended throughout the new pool addition.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.2:	Appropriate landscape transition to adjoining properties should be provided.	The building addition retains much of the existing landscape transitions to adjoining properties. Landscaping along the western edge of the development buffers the back-of-house of the natatorium and provides a soft edge for pedestrians utilizing the trail.	<i>Landscaping enhancements are proposed throughout the near the expanded community center building. Most of the proposed landscaping is focused on the street side entry of the building, where it is used to frame the pedestrian pathway connecting the front entrance to SE Ridge St. The applicant has indicated that unsightly loading and refuse areas will be screened using landscaping techniques, easing the transition to adjoining properties.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.3:	Public buildings and structures should be consistent with the neighborhood character.	The building addition respects the architecture of the existing building and enhances it with large windows, natural materials and simple forms.	<i>The Project respects the established neighborhood character by echoing details of the existing building in the proposed structure and ensuring compatible massing and scale with other commercial and public developments in the Neighborhood Center.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.4:	Vehicular and pedestrian circulation patterns and loading facilities should be compatible.	The vast majority of the parking lot, crosswalks, and walkways have been retained from the existing building. The existing building has enhanced pedestrian safety; including a visitor drop off, wide entry walkways, and landscaping to buffer and direct pedestrians from vehicles.	<i>Vehicular and pedestrian circulation patterns are expected to remain compatible. The project proposes a new drop-off area that may reduce pedestrian and vehicular conflicts in the parking lot and improve loading efficiency. Other proposed pedestrian pathways, such as the path</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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			<i>connecting the building's front entrance to SE Ridge Street, do not intersect with vehicular ways.</i>			
B.5:	Compatibility of on-site vehicular circulation with street circulation should be encouraged.	The building addition does not alter the current vehicular on-site/street circulation patterns.	<i>No part of the Project proposes to modify the relationship between on- and off-site vehicular circulation.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17.80.050.C: Landscape and Site Treatment</b>						
C.1:	Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized and preserved and enhanced.	There is a considerable amount of topography on the site. Preserving the existing amphitheater at the southwest corner was a priority for the owner. The amphitheater has been re-graded to accommodate the new building. From the natatorium views showcase the topography of the amphitheater and landscape. A gently sloping walkway carves through the landscape from Ridge Street to the back entrance of the facility. Boulders, native plantings, and artwork are scattered around the walkway to preserve the natural topography and enhance the arrival experience of visitors.	<i>Proposed pedestrian connections and landscaping utilize the topography of the site to improve the Project's visual and physical relationships with the street. According to the applicant, no significant existing plants are proposed to be removed as part of the project; the final number of plants to be added will be determined by the applicant in landscape plans submitted as part of the site plan review process.</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.	Modifications have been made to the existing site to create safer situations for pedestrians and vehicles.	<i>Grading of parking areas will remain unchanged from the current condition. New pedestrian paths are proposed to connect SE Ridge Street to the expanded building's southerly exterior patio via a meandering pathway that is ADA accessible and framed by new landscaping. This meandering path's terraced appearance will invite pedestrians up from SE Ridge Street.</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.	Landscape elements were selected for their complimentary form and color to the building; ability to buffer the building foundation, mechanical units and utilities; and provide comfort to visitors by providing shade and safety.	<i>Landscaping is proposed near the building expansion area but is not proposed as extensively near existing portions of the building. No incompatible uses are present that should be buffered from the community center with landscaping.</i>  <i>A landscaping plan will be required and reviewed at the time of the site plan permit.</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.	Landscaping is strategically located to avoid injury via pedestrian, bikes, and vehicles.	<i>The proposed design is unlikely to result in conflicts between landscaping and pedestrian or vehicular traffic.</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.	Landscaping is planted throughout the property.	<i>The building site is not constrained in a way limiting plantings to paved areas.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.	Evergreen shrubs and trees are located at service yards, utilities, large walls to minimize views of these unsightly areas around the building.	<i>Landscaping is proposed to screen loading areas and trash enclosures. No other unsightly areas are proposed by the Project.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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C.7:	In areas where planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, or gravel may be used.	In-organic materials—mineral mulch, rock ballast, and landscape boulders—are specified to retain non-mowable slopes.	<i>The applicant has indicated that soft- and hardscape materials are proposed to be utilized in areas where plantings are not expected to prosper, such as on non-mowable slopes. These materials will provide stability to the terrain and visual interest and relief to the landscaping design.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	On the Ridge Street side, the sloped walk up the grade will be lit with 12' pedestrian light poles integrated into the design of the path, slope, landscape. Additional building mounted lighting will be added at the new building entries while the existing building mounted lighting will remain. Existing parking lot lighting will remain with the potential addition of pole lights at the new service drive and trash enclosure.	<i>Photometric plans and nighttime renderings included in the application depict a lighting plan that enhances the building design and landscaping, consistent with this requirement. The applicant has indicated that all lighting will be shielded to prevent spillage onto adjacent properties.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>17.80.050.D: Building Design</b>						
D.1:	Architectural style is not restricted, evaluation of a project should be based on quality of	The overarching goal for the Snoqualmie Community Center is to solidify its foothold as a magnetic hub strongly poised as a dynamic core for its current customer base and attract the surrounding community. This unique	<i>The proposed pool addition complements the existing structure and Project site. It is compatible with the adjacent school building and is sufficiently set back that it is compatible with residential development located across SE Ridge</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	its design and relationship to surroundings.	Snoqualmie building will celebrate the region and its history, offering additional fitness and new natatorium and aquatic amenities with inclusive design principles that create a built environment that puts people first.	<i>Street. The Design Review Committee should consider if the quality of the design and its relationship to its surroundings is appropriate.</i>			
D.2:	Buildings should be of appropriate scale and be in harmony with permanent neighboring developments.	The building expansion will create a new accessible pedestrian path from Ridge Street along with an entry directly into the main lobby, in addition to the relocated entry from the parking lot on the northside of the building. The new natatorium, community room, and exterior patio visually connect occupants of the building to the Snoqualmie Ridge Commercial Core on Center Boulevard.	<i>The scale and design of the project are consistent with the existing building and adjacent school site.</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.	The balanced use of the alignment, asymmetry, and appropriate proportions enhances the aesthetics and the critical visual harmony between the expansion and the existing building.	<i>Staff concurs that the Project's asymmetrical design appropriately balances the visual contrast between the existing portions of the structure and the proposed expansion.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.4:	Paint and material colors shall be selected to coordinate the entire	Exterior material colors are designed to match and/or complement the existing building.	<i>The proposed color and materials palette complements the existing structure. Various elements of the existing structure, such as</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	facade and to be compatible with adjacent buildings. Bright or brilliant colors shall be used only for accent.		<i>colors and materials, have been extended throughout the proposed expansion.</i>			
D.5:	Mechanical equipment on roof, ground, or buildings should be screened from view.	Evergreen landscaping, site obscuring enclosures, panelized screens, and roof parapets screen equipment and utilities from view.	<i>The landscaping plan indicates that loading areas and the trash enclosure will be adequately screened from view.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.6:	Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.	See response to C.8	<i>Photometric plans and nighttime renderings included in the application appear to depict a lighting plan that enhances the building design and landscaping, consistent with this requirement.</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.	While the expansion respects, enhances, and complements the existing building, the overall form/mass, use of materials, and transparency creates visual interest and completely avoids any potential monotony on the project or neighboring sites.	<i>The Project's asymmetrical design adds rhythm and interest to the community center. The proposed pool addition adds new materials and forms while avoiding conflict with the existing structure.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>17.80.050.E: Miscellaneous Structures and Street Furniture</b>						
E.1:	Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape. Materials, scale, and colors should be in harmony with buildings and surroundings.	Dumpster enclosure matches the architecture of the building. Street furniture is not applicable.	<p><i>Dumpster enclosure is not depicted on in building elevations, but the applicant has indicated it will match the design of the building.</i></p> <p><i>No miscellaneous structures or street furniture are proposed.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.2:	Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to the site, landscape, and buildings.	Not applicable.	<i>No lighting appears to be proposed as part of miscellaneous structures or street furniture.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>