

CITY OF SNOQUALMIE COMMUNITY CENTER EXPANSION



DESIGN REVIEW REPORT
FEBRUARY 2024



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SNOQUALMIE COMMUNITY CENTER EXPANSION

The Snoqualmie Community Center is owned by the City of Snoqualmie and operated by the YMCA. The existing 12,917 sf facility was constructed in 2011. The proposed expansion would add approximately 24,000 sf to the existing Community Center, including the addition of a natatorium and locker rooms, additional multi-purpose dry-fitness, remodel/expansion of the cardio/fitness space, community meeting space, offices, support spaces, and expansion of site amenities.

The ultimate solution has been thoroughly vetted for budget and program area compliance with the Owner and Contractor.



GUIDING PRINCIPLES

 <p>MAGNETIC HUB</p>	 <p>UNIQUELY SNOQUALMIE</p>	 <p>INCLUSIVE DESIGN</p>	 <p>MAXIMIZED FLEXIBILITY</p>	 <p>STEWARDSHIP</p>	 <p>HIGH PERFORMANCE</p>
<p>Attraction to a Dynamic Core</p>	<p>Showcase of the Region & Community</p>	<p>Built-Environment Putting People First</p>	<p>Efficient, Flexible, Multi-Use Spaces</p>	<p>Responsible Management of Funds, Facilities, & Families</p>	<p>Integrated, Sustainable, Holistic Design</p>



Street View from the South toward the new sloped walk and the Natatorium Expansion. (Day View)

DESIGN SOLUTION

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 **UNIQUELY 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.

The building expansion will create a new accessible pedestrian path from Ridge Street along with an entry in addition to the relocated entry from the parking lot on the northside of the building. The new lobby visually connects to the new natatorium, the existing gymnasium, the remodeled fitness area, and directly connects with the new community room and exterior patio, creating **MAXIMIZED FLEXIBILITY** for daily use and various community and YMCA functions and events in an efficient, multi-use space. In addition to inclusivity, community engagement, ethical leadership, good **STEWARDSHIP** can be observed through the integrated, sustainable, holistic, **HIGH-PERFORMANCE** design.

CIVIL

SITE PLAN

Site plan revisions to the project site consist of the following items:

- Parking and sidewalk changes along the north side of the building.
- Relocated building entrance on the north side.
- Added plaza area on the south side together with an ADA route to SE Ridge Street. ESM had some original topographic survey data along the north side of SE Ridge Street and it appears that the path can be done without landings and railings provided that the longitudinal slope remains under 5%, which can be updated through the DD process once ESM obtains additional survey data to confirm.

GRADING PLAN

Grading for the disturbed 1.23 acre project area require approximately 3,200 cubic yards of earthwork to be removed and hauled off from the site, including estimated excavation for the pools. The ADA parking area was moved closer to the

new entrance, so this area required regrading to meet ADA requirements. ESM can explore raising the finished floor elevation for the proposed building addition through the DD process, if internal grade changes are acceptable in the building. ESM can also further revise the grading plan to create smoother transitions.

WATER SERVICE

Domestic and fire water services are available along the north side for the proposed building expansion and the connections remain to be designed as part of the DD process. ESM will need to get information from the plumbing engineer as to whether or not the existing services can be used for this expansion or whether new services will be needed and where these services come out of the building (preferably along the north side).

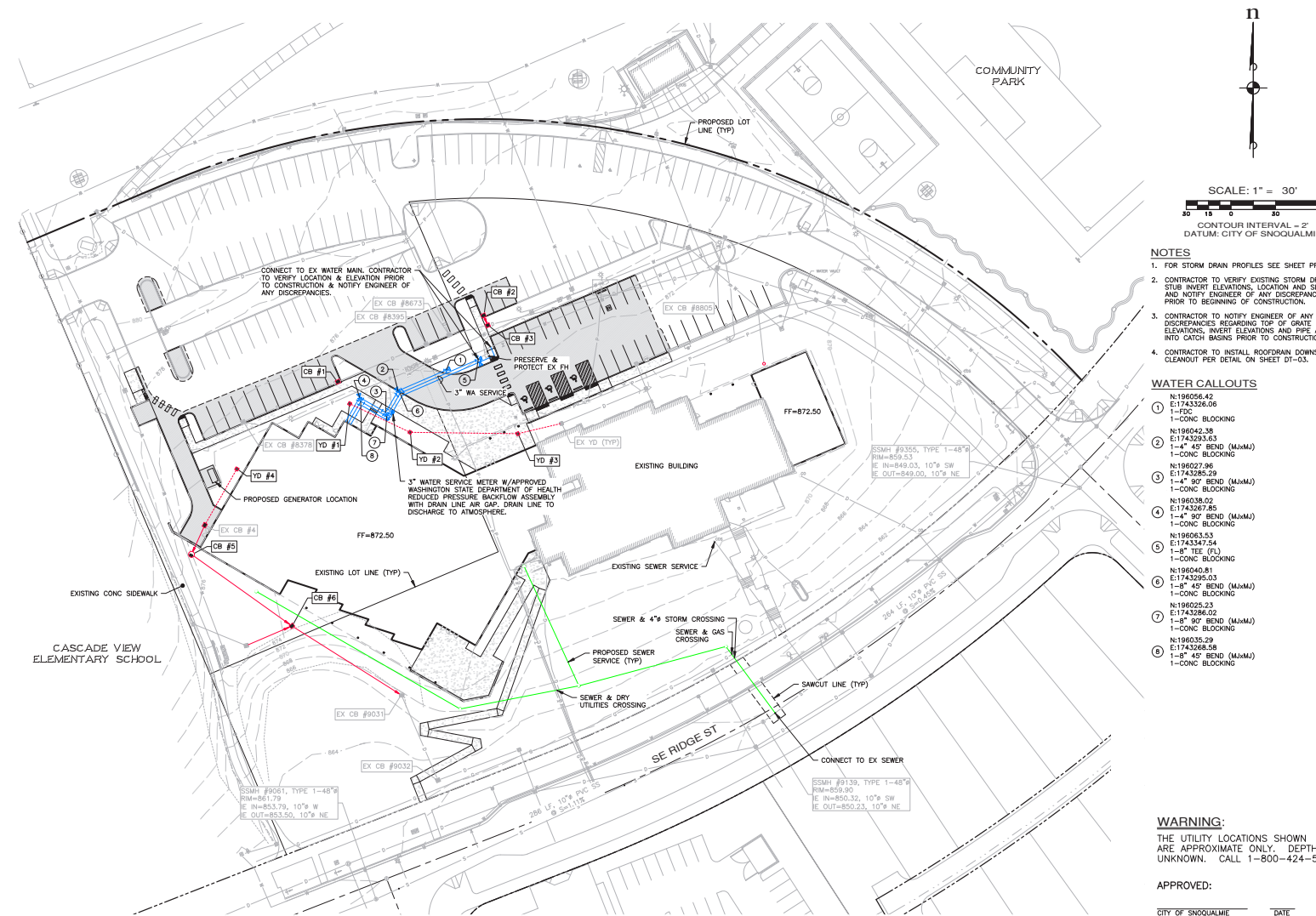
SEWER SERVICE

There is an existing 6" sewer service along the south side of the building available for the proposed building expansion. The proposed sewer

connection remains to be designed as part of the DD process. ESM will need to get information from the plumbing engineer as to whether or not the existing service can be used for this expansion or whether a new service will be needed and where these services come out of the building (preferably along the south side).

STORM DRAINAGE

The proposed project improvements will connect to storm drainage on both the north and south sides of the building. The project site is located in storm drainage Basin "E" and the Subbasin ED2/NC2 as defined by the Snoqualmie Ridge Master Drainage Plan approved in 1995. This drainage basin is defined as a direct discharge basin and therefore does not require flow control. The majority of the expansion will be building roof which is considered clean runoff and does not require water quality treatment. There is only an additional 965 square feet of new pollution generating asphalt pavement surface, which is negligible and estimated to not require additional water quality treatment, pending City confirmation.



PRELIMINARY SITE, UTILITY & GRADING PLAN

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.

RESPONSE: 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.

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

RESPONSE: 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.

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

RESPONSE: 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.

B. RELATIONSHIP OF THE STRUCTURE AND SITE TO ADJOINING AREA.

1. Harmony in texture, lines, and masses is encouraged.

RESPONSE: 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.

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

RESPONSE: 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.

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

RESPONSE: The building addition respects the architecture of the existing building and enhances it with large windows, natural materials and simple forms.

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

RESPONSE: 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.

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

RESPONSE: The building addition does not alter the current vehicular on-site/street circulation patterns.

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.

RESPONSE: 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.

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

RESPONSE: Modifications have been made to the existing site to create safer situations for pedestrians and vehicles.

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

RESPONSE: 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.

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

RESPONSE: Landscaping is strategically located to avoid injury via pedestrian, bikes, and vehicles.

5. Where building sites limit planting, the placement of trees or shrubs in paved areas is encouraged.

RESPONSE: Landscaping is planted throughout the property.

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.

RESPONSE: Evergreen shrubs and trees are located at service yards, utilities, large walls to minimize views of these unsightly areas around the building.

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.

RESPONSE: In-organic materials--mineral mulch, rock ballast, and landscape boulders--are specified to retain non-mowable slopes

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.

RESPONSE: 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.

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.

RESPONSE: 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 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.

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

RESPONSE: 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.

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.

RESPONSE: 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.

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.

RESPONSE: Exterior material colors are designed to match and/or complement the existing building.

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

RESPONSE: Evergreen landscaping, site obscuring enclosures, panelized screens, and roof parapets screen equipment and utilities from view.

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

RESPONSE: See response to C.8

7. Monotony of design in single or multiple building projects should be avoided. A variety of detail, form, and siting should be used to provide visual interest.

RESPONSE: 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.

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.

RESPONSE: Dumpster enclosure matches the architecture of the building. Street furniture is not applicable.

2. Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to the site, landscape, and buildings. (Ord. 1273 § 1 (Exh. A), 2023; Ord. 744 § 2, 1995).

RESPONSE: Not applicable.



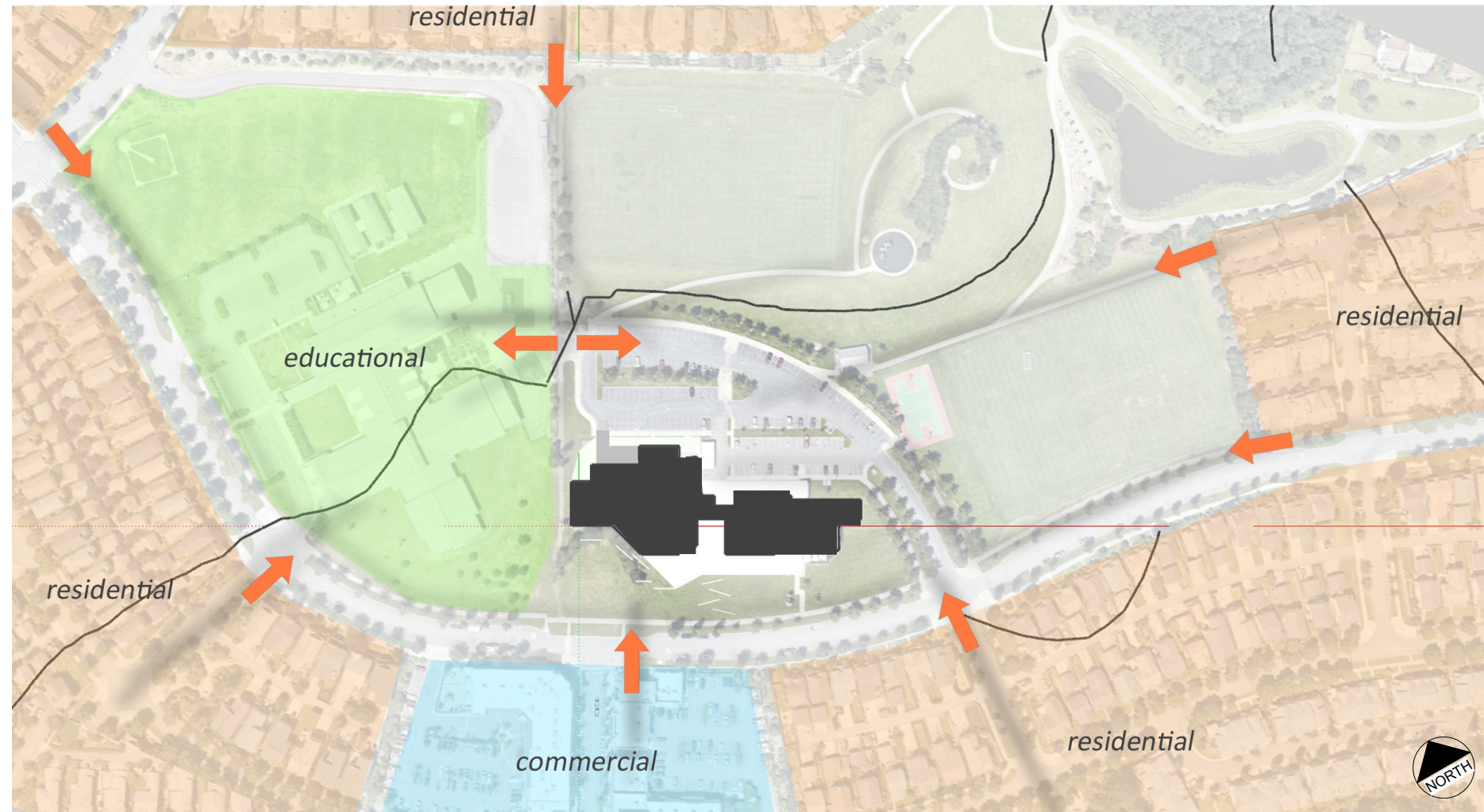
PROPOSED NATATORIUM ADDITION



INSPIRATION: COMMUNITY CHARACTER CITY LIBRARY

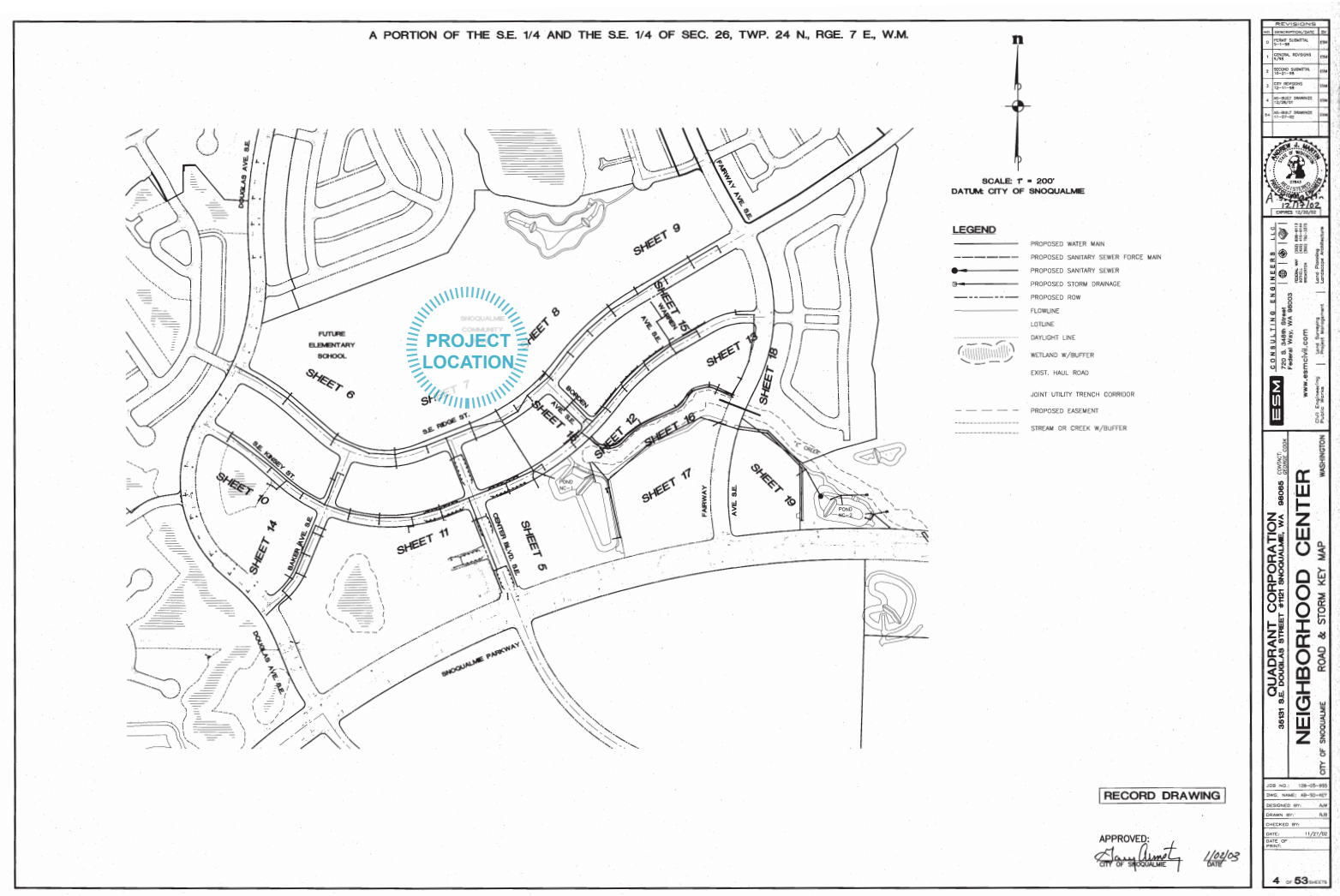
ZONING

The Community Center sits between Cascade View Elementary to the west, the city park to the north and east, and SE Ridge Street to the south. Per the Snoqualmie Ridge Development Standard the site is located in the Neighborhood Central Institutional (NCI) Area. The NCI is nestled among several large residential neighborhoods, with up to 18 units per acre. The existing Community Center sits on a hill just north of the Neighborhood Retail/Commercial Center.



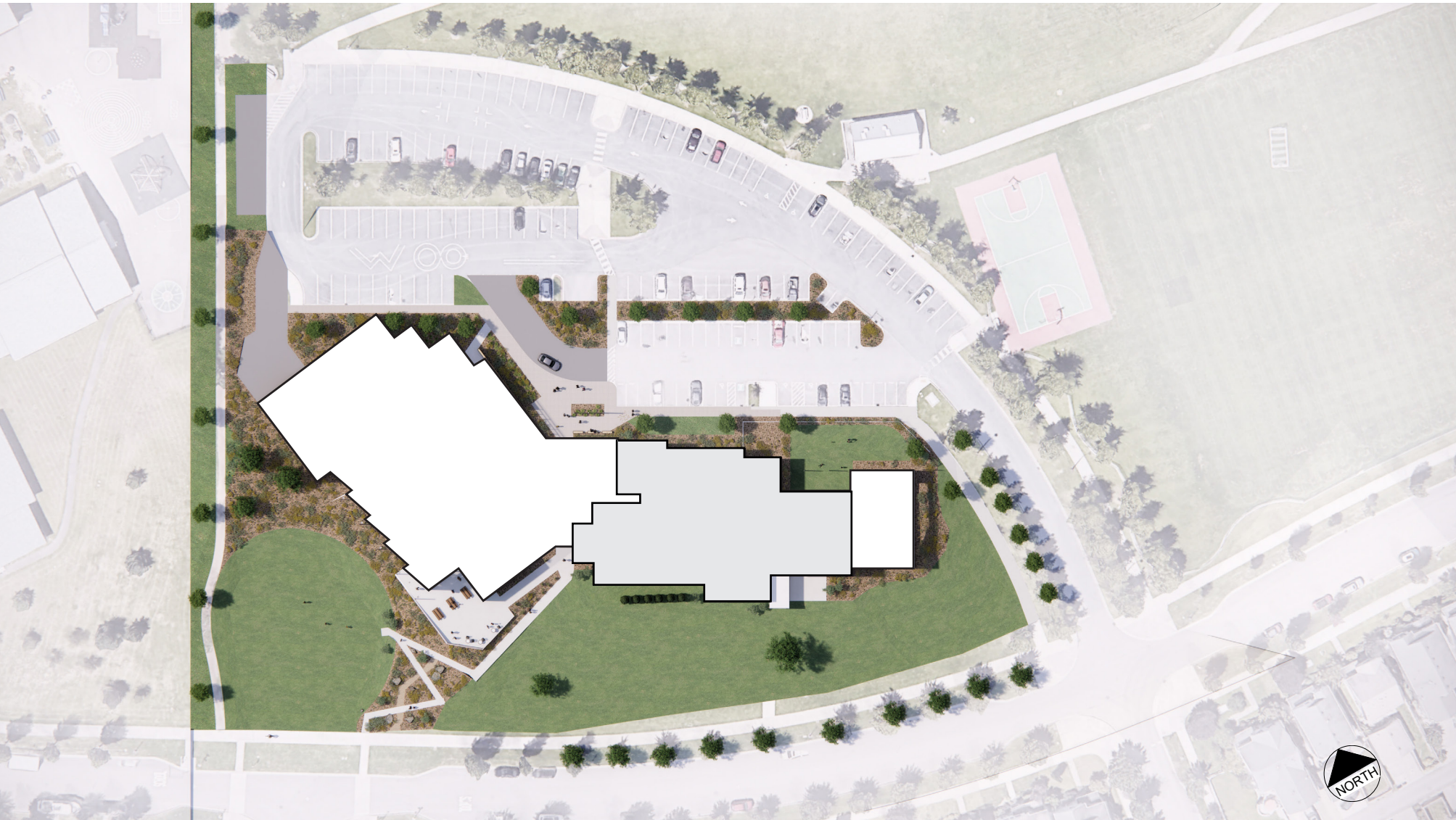
CRITICAL AREAS AND AREA BUFFERS

Project adjacencies to wetlands, detention ponds, and ravines are indicated on the map to the right and image below. The building addition has little impact to critical areas and buffers in the area.



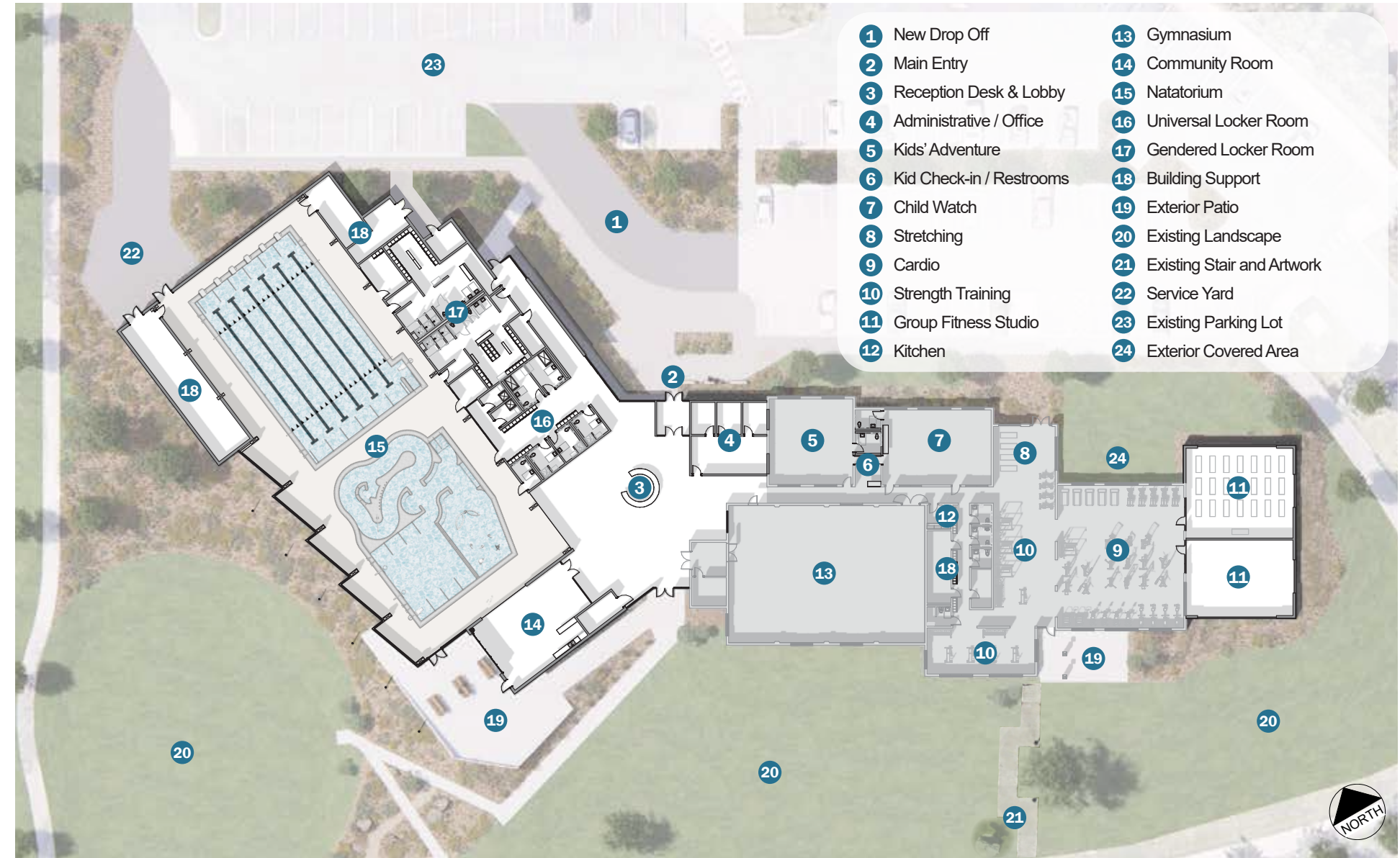
DEPT OF FISH AND WILDLIFE NATIONAL WETLANDS MAP

04 BUILDING LOCATION AND ORIENTATION



SITE PLAN

BUILDING LOCATION AND ORIENTATION 04



MAIN LEVEL BUILDING EXPANSION

PROJECT OVERVIEW

The Snoqualmie Community Center is owned by the City of Snoqualmie and operated by the YMCA. The existing facility was constructed in 2011 at 35018 SE Ridge Street. In an effort to provide more amenities and additional area for fitness, the proposed project will add approximately 25,600 sf to its existing 12,900 sf.

The project is comprised of a building expansion and resulting site development as well as a renovation to some existing spaces. The

expansion will include a natatorium (6 lane competition lap pool and leisure pool), locker rooms, a community room, a lobby, administration offices and an expansion to the group fitness area.

In addition to the necessary site development for the building addition, the expansion will provide a new centrally located front entrance to the north and a south facing exterior patio that includes an accessible pedestrian connection to SE Ridge Street.



BUILDING CHARACTER & MASSING

The existing building is a blend of tan and brown concrete masonry unit (CMU) walls of varying textures and shades, sheet metal parapet coping, and aluminum storefront windows. The existing entry canopy features some exposed heavy timbers.

When an existing building is being expanded, 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 will be given when designing the building form and selecting exterior materials that will unify the buildings and enhance the character of the existing building.

ARCHITECTURAL SYSTEMS

All systems below are being evaluated based on first cost, life cycle cost, durability, maintenance, performance, constructability, and aesthetics. Various systems have been evaluated within each category, and the design and documentation will be closely coordinated with the City of Snoqualmie.

EXTERIOR OPAQUE WALL SYSTEMS

- The exterior opaque walls will include :
- Cast in place concrete walls, internally furred out to achieve necessary insulation requirements.
 - CMU wall assembly which consists of CMU structure, weather resistive barrier, exterior continuous insulation, and a CMU veneer.

All exterior walls will be designed to meet the applicable Washington State Energy Code requirements.

ROOF SYSTEM

The roof of the existing building is a single ply TPO roofing membrane that is in good shape and is relatively early on its life cycle. The new roof will be a fully adhered single ply TPO roofing membrane over roof insulation and metal deck. Where feasible and to avoid extensive use of tapered insulation, the roof deck will be sloped toward roof drains. The roof system will be designed to meet the insulation requirements of the applicable Washington State Energy Code requirements.

FENESTRATION

To bring in natural daylight, the addition will feature aluminum storefront and insulated translucent panels. The aluminum storefront will offer views in and out of the building, whereas the translucent panels will bring in high, filtered light. The aluminum storefront glazing will need to be thermally high performing to meet energy code requirements and to aid with occupant comfort. The translucent panels are inherently well insulated and good at providing daylight without the potential for glare and solar heat gain. Balancing the amount of fenestration to allow daylight deep into the building will be continually evaluated with special attention to glare, privacy, thermal performance, solar heat gain, and cost.

INTERIOR FINISHES

The interior finishes at Snoqualmie Community Center YMCA will be durable, timeless, and speak to the region of Snoqualmie. Polished concrete flooring will be a low-maintenance, strong, and elegant flooring throughout the Lobby, Lounge, and Community Room. Accent walls of



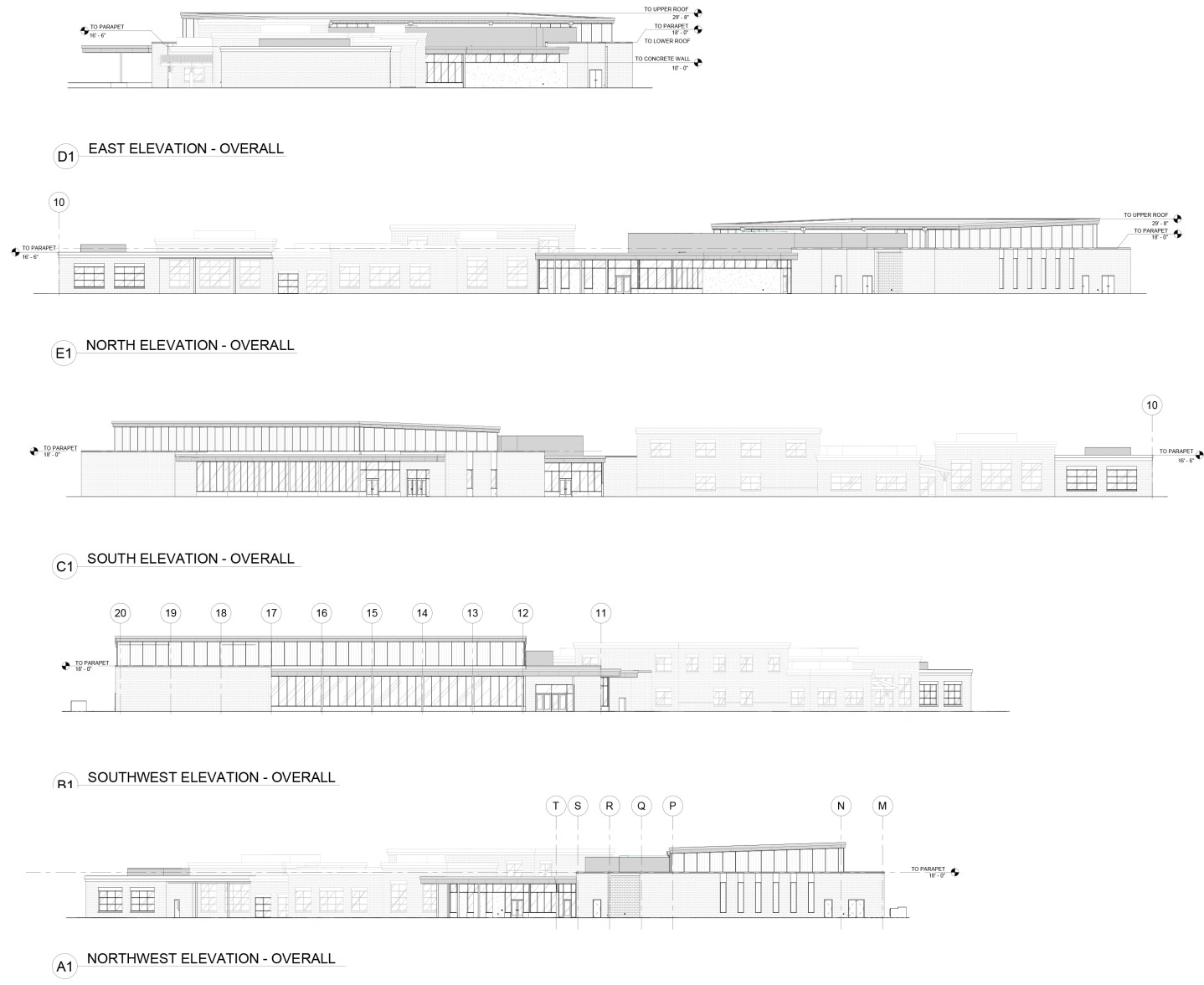
a wood material will be seen in the Lounge and Community Room to bring warmth into those spaces. The Natatorium will celebrate the wood glulam structure with light and clean finishes as a complement throughout.

The Fitness Center will see a mix of existing and new finishes, all achieving the durability required for cardio and weightlifting functions. New rubber athletic flooring will blend with existing, and wood flooring will satisfy a multitude of activities in the

Group Fitness Studios. Mirrors will be added to new and existing walls in both the Fitness Center and Studio Rooms.

The interior of the Gymnasium will remain untouched, along with an existing Child Watch space across the hall. An existing Multi-Purpose space and adjoining storage room will receive new finishes to enhance the Kids Zone, including tiled restrooms and LVT flooring in the Kids Adventure Room.

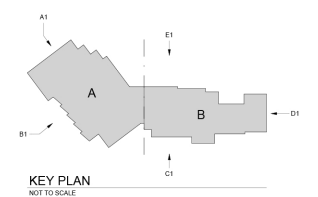
04 BUILDING LOCATION AND ORIENTATION



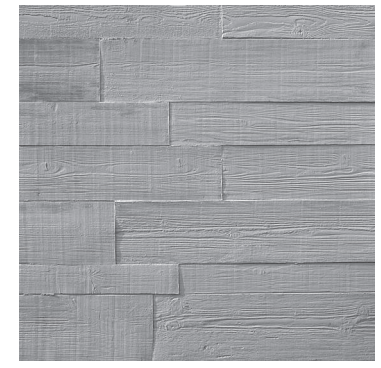
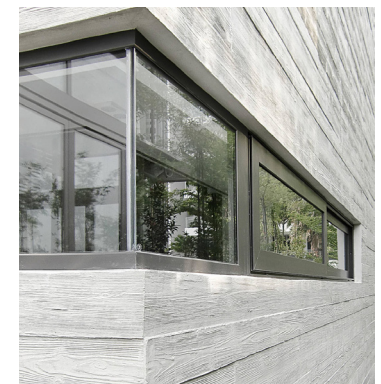
MATERIAL LEGEND - EXTERIOR

NOTE: SEE FINISHES LEGEND FOR ADDITIONAL INFORMATION

(SW1, WFL, WFL) CMU - 1	GLAZING
(SW1, WFL, WFL) CMU - 2	TRANSLUCENT GLAZING
(SW2) METAL PANEL	MECHANICAL SCREENING
CIP CONCRETE	



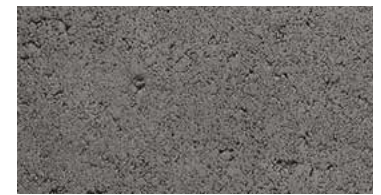
BUILDING LOCATION AND ORIENTATION 04



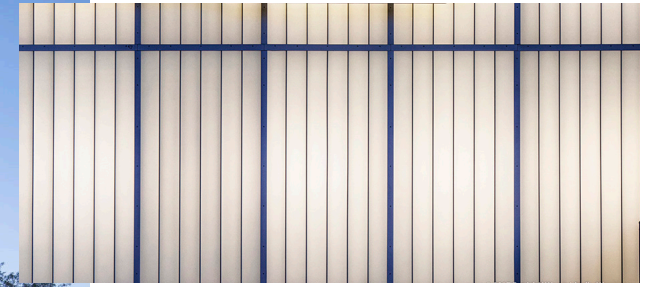
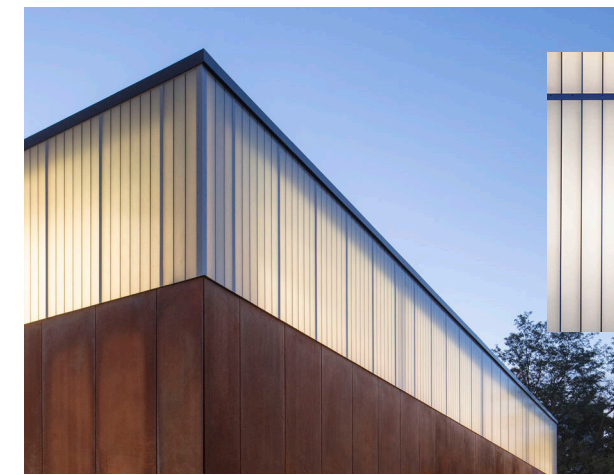
Concrete Form Liner



CMU Block: Buckskin, split-face



CMU VENEER: Charcoal, natural



Natatorium Kalwall



Existing Building



Parapet Color & Detail

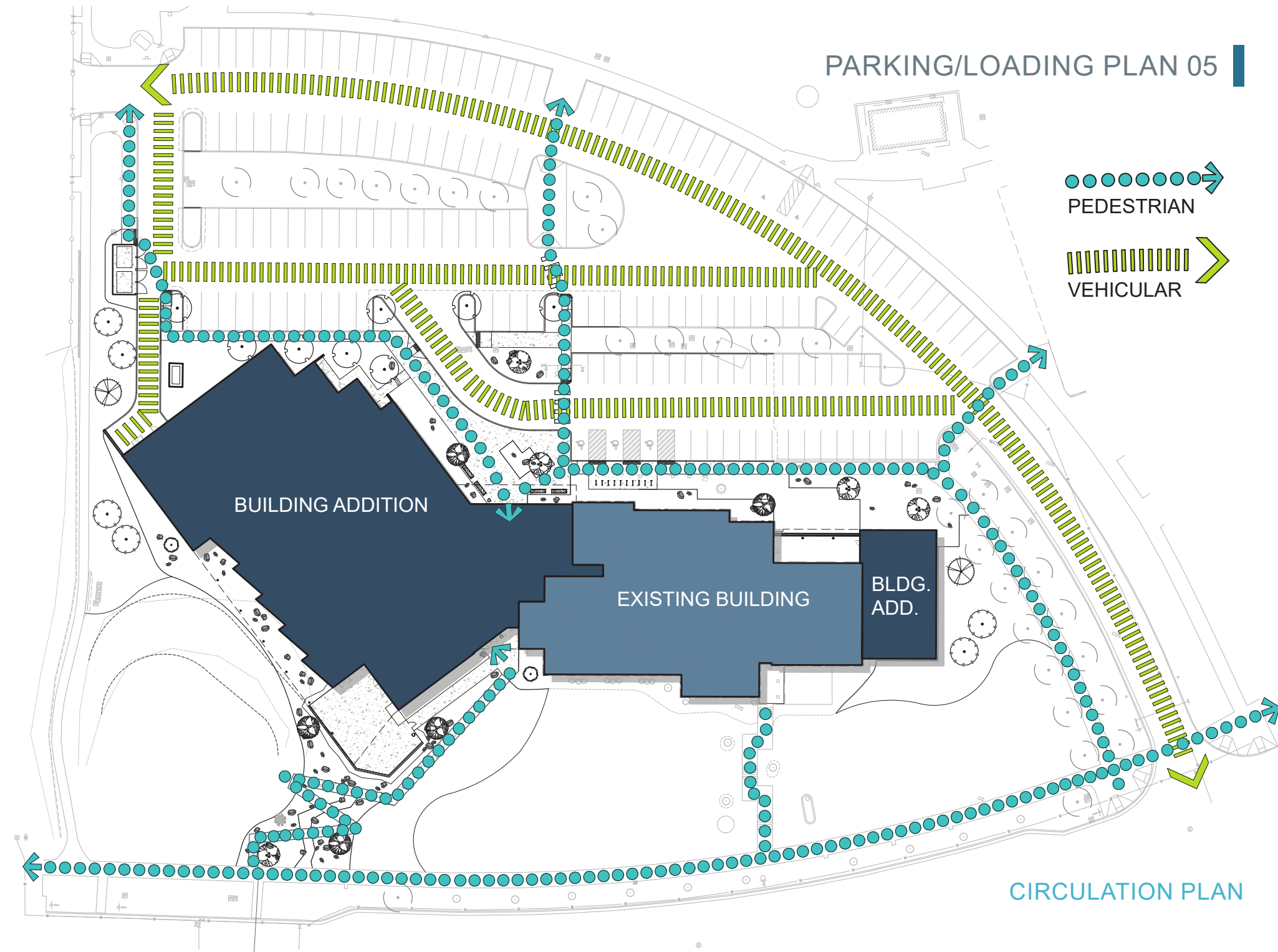
BUILDING ELEVATIONS

COLOR AND MATERIALS PALETTE

VEHICULAR/PEDESTRIAN CIRCULATION

Pedestrian pathways are strategically located to keep visitors safe. Minimizing vehicular/pedestrian crossings and positioning these interactions in prominent, highly visible locations, keep all users of the facility safe.

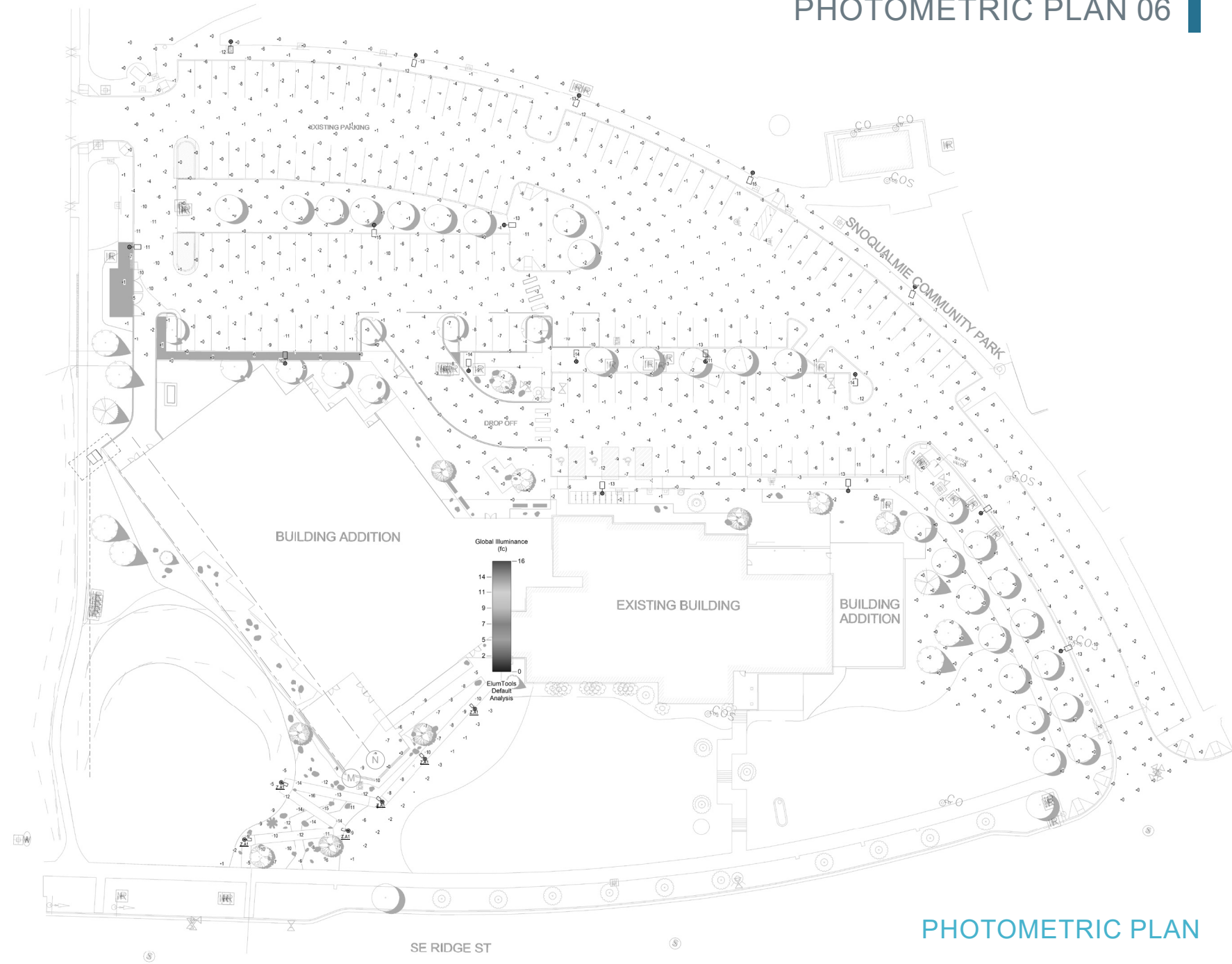
Emergency access is located at the front side of the building via Ridge Street. Parking aisle widths and cross-slopes respect the minimum standards determined by the fire district.

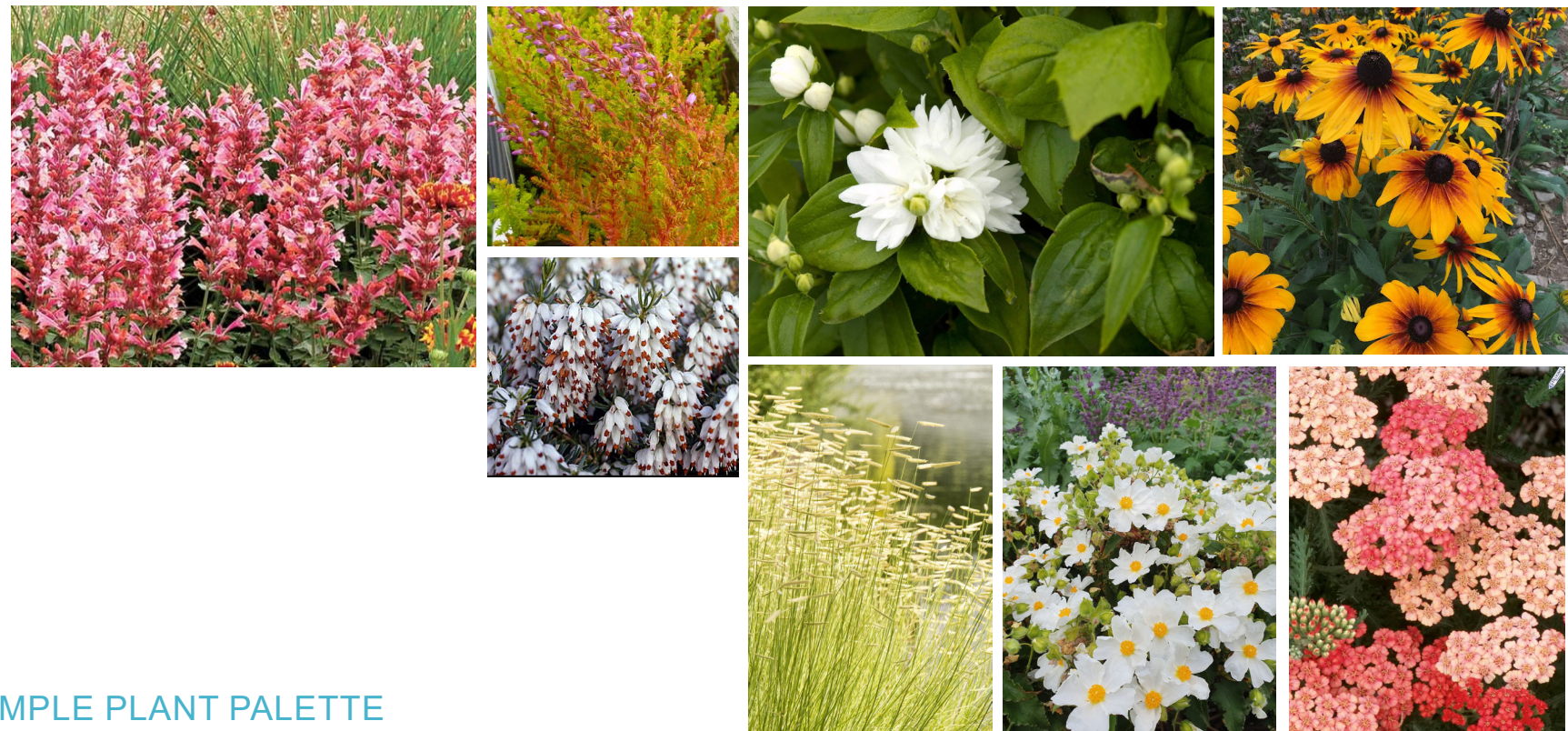


SITE LIGHTING

The building addition project is preserving the existing site lighting. Parking lot lighting will be adjusted for the new parking layout and drop off area.

Pedestrian-scale bollard lights will line the ramping path that connects the facility to the community.





SAMPLE PLANT PALETTE



LANDSCAPE PLAN

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