



Full Ridge Retrospective Responses

** Showing original response. Edited for context and space in the published newsletter.*

PAT ANDERSON

1) What was your initial involvement with the Snoqualmie Ridge Master Planned Community?

The Snoqualmie Ridge Master Plan was first presented to me and former Mayor Darwin Sukut in my law office in Issaquah when I was the contracted City Attorney in 1986. Over the decades of the late 1980s, 1990s and 2000s, it became the major focus of my job as City Attorney, through the terms of Mayors Jeanne Hansen, Fuzzy Fletcher and Matt Larson.

2) What is your connection to the Ridge today?

Fond memories! I retired as City Attorney at the end of 2013, and while not everything had been accomplished, I could see that the path was clear to complete this wonderful community. My nephew, who could live anywhere he wanted to, chose Snoqualmie Ridge to raise his family.

3) Now that the Ridge is almost built-out, is the final product what you envisioned?

Yes, and more. This is one of the finest communities in America, and I am very proud of the role I and the other City Staff, especially Nancy Tucker who is responsible for most of the important development standards that set this community apart, played in shaping the Snoqualmie Ridge Community.

4) What would you like to see for the future of the Snoqualmie Ridge community?

I would like to see the development of retail to serve the community's needs that was not really part of the master plan at the beginning. The master plan did not really set aside enough land to meet the community's retail needs.

5) Please share any story about the formation of this community that may be of interest to the Association members.

As the City went through the processes for the development of Snoqualmie Ridge, I got a great appreciation for the residents' passion for their community. I loved the way people loved their community. It was really special. Every Mayor during the development of Snoqualmie Ridge, including Mayor Hansen, Mayor Fletcher, and Mayor Larson, had big influences in shaping the community, even though some residents were not aware of it. It all contributed to the wonderful community that Snoqualmie Ridge, and the City of Snoqualmie, is today.

6) Is there anything else you would like to add or share?

The glue that held the Snoqualmie Valley community together historically was the YMCA at Snoqualmie Falls, I feel the greatest accomplishment of Snoqualmie Ridge was the YMCA Community Center. This was due to the hard work of a lot of people, but Gwen Voelpel, the Parks Director, was so central to making this happen that her influence on the Ridge cannot be overstated. Gwen and Quadrant worked hand in glove to make this happen. We found creative financing mechanisms that allowed developer



mitigation payments, City funds and YMCA contributions to be combined to build a Community Center within available funds to give the City a Community Center to be proud of!

ARLET BAHR

- 1) **What was your initial involvement with the Snoqualmie Ridge Master Planned Community?**

I worked for the developer (Weyerhaeuser Real Estate Company) before transitioning to the Owner's Association.

- 2) **What is your connection to the Ridge today?**

Retired from the ROA - outside, looking in.

- 3) **Now that the Ridge is almost built-out, is the final product what you envisioned?**

The Land Use team spent years working on the concept and layout, sometimes making substantive changes, sometimes tweaking the details. I don't think there was ever a point in time where we thought it was "done", but yes - Snoqualmie Ridge has become what the initial dream envisioned - and more.

- 4) **What would you like to see for the future of the Snoqualmie Ridge community?**

Having been involved in the Owner's Association and having seen the residents come together in so many ways - whether ROA sponsored events, parades, City politics and issues, making their voices heard with respect to how the community incorporates retail, office, open space, etc. has been gratifying. This is more than just a place to live, its a place where friendships have been made, and people have taken ownership of more than just a house.

- 5) **Please share any story about the formation of this community that may be of interest to the Association members.**

It was fascinating for me to be involved in this project from the time it was just a piece of dirt (albeit a large piece of dirt). To walk/drive the property and see into the future in terms of where roads, parks and homes would be placed, to walk around with Jack (Nicklaus) as he worked his golf course design. It all came from nothing and morphed into their vision and gave me an appreciation for what land planners do. So many things to consider! It was fun to see what was originally just a bunch of ideas on paper come to life and become a place to live, work and play :)

- 6) **Is there anything else you would like to add or share?**

I consider myself lucky to have been able to participate in the development of Snoqualmie Ridge. I'll not even try to name names because inevitably I'll forget someone - but the energy, creativity, care for the environment and future residents was all evident in each aspect of the design process.



GEORGE COOK

1) What was your initial involvement with the Snoqualmie Ridge Master Planned Community?

I did the initial Snoqualmie Ridge project planning and feasibility beginning in 1984 for Weyerhaeuser Real Estate Co (WRECO). At the time I was a principle and partner in a land use and project management company (SMI) that provided land use and project management services to WRECO in the five-county area of Puget Sound. We had completed several projects for WRECO in the Snoqualmie Valley beginning in the late 1970s. The first was the Edgewick Interchange commercial project on I-90 in 1979.

I became aware of WRECO's interest in developing their roughly 2,200 acres holding west of the City of Snoqualmie and north of I-90 in the early 1980s. This is the property that became Snoqualmie Ridge. I visited the Snoqualmie Ridge site in 1984 with Jim Nyberg who was then president of Land Management Division of WRECO. I recall clearly to this day my first visit to the site. After driving the gravel logging roads to get a sense of the property we stopped and walked to the edge of the slope above what is now fairway #2 of the Snoqualmie Ridge Golf Course. It was a clear but windy day. The view to the Cascade Mountains and Mt. Si was stunning. I knew then that this property had the potential to become one of the finest communities in Washington. Jim and I continued to drive the property and discussed how development might proceed. As the initial feasibility and engineering work proceeded and Snoqualmie Ridge became fully funded by Weyerhaeuser, I left SMI and joined WRECO as Director of Development in 1990.

Snoqualmie Ridge came to fruition as a result of the commitment of community leaders to the vision of the Ridge and the work and contribution of the many consultants and contractors who contributed to the completion of Snoqualmie Ridge. Weyerhaeuser's commitment to the completion of Snoqualmie Ridge was unwavering through the difficult period leading to approval City approval of the Mixed Use Final Plan and commencement of construction.

The journey to the first SR resident was long, arduous and exciting with many twists and turns.

Many were involved in the successful completion of Snoqualmie Ridge. Jim Nyberg, president of WRECO, LMD was the guiding force behind the project and the leader in getting SR on the path to City approval and project completion. Jim played a particularly important roll in securing PGA support for the SR Golf Course. Jerry Hillis and Rick Peterson from the law firm of Hillis Clark Martin and Peterson were critical in providing leadership in guiding SR through the annexation and land use approval process. Robert Shinbo with Robert Shinbo and Assoc. and Gage Davis with Gage Davis and Assoc. helped guide the final land use plan to completion.

One person stands out though, in my opinion, in the long road from vision to completion of SR and but for whose courage, tenacity and determination Snoqualmie Ridge would not stand today as the successful community that it is. Jeanne Hanson, Mayor of the City of Snoqualmie from 1987 to 1997 saw the vision for her City and worked tirelessly to secure the benefits she saw accruing to the City from development of Snoqualmie Ridge while guiding the City through a long and difficult but thorough



review process. It is, in large part, through her leadership, tenacity and belief in the future of the City that the Snoqualmie Ridge ROA is enjoying its much deserved 20 year anniversary celebration.

2) What is your connection to the Ridge today?

I enjoy driving through Ridge to see how the community has matured, paying particular attention to the fundamental soundness of our overall Master Plan. I believe, in hindsight, that we got it right.

3) Now that the Ridge is almost built-out, is the final product what you envisioned?

I believe that Snoqualmie Ridge fulfilled the vision that we brought to the City of Snoqualmie in the mid-1980s. I was happy to see the sense of community that I saw develop as new residents began arriving. In many ways the earliest residents of Snoqualmie Ridge were like the pioneers of the West. They began creating the social infrastructure through the SR ROA and other community activities that make a collection of homes and businesses a community.

4) What would you like to see for the future of the Snoqualmie Ridge community?

I would like to see Snoqualmie Ridge maintains a strong, cohesive sense of community that is a part of and not separate from the original city.

5) In Retrospect

I am particularly proud that we were able to make good on our commitment to the City to bring economic development and stability to the City of Snoqualmie while at the same time meeting the requirements of our Mixed Use Final Plan (MUFP) approval.

Meeting our commitment to the community and protecting the public perception of Snoqualmie Ridge within the larger Snoqualmie Valley community was important to me. I purchased a home in North Bend shortly after Snoqualmie Ridge was approved for development by Weyerhaeuser and became involved in the larger community through various organizations including the Snoqualmie Valley Chamber of Commerce for which I chaired the Economic Development Committee, The Snoqualmie Valley School District 410 Foundation for which I served as President for several years, the Arts Live organization and 11 years on the North Bend Planning Commission which I chaired for 7 years. I was never far from the eyes and ears of the Snoqualmie Valley Community and on call to answer questions or deal with the many issues that arose during the development of Snoqualmie Ridge.

After 23 years of involvement with Snoqualmie Ridge, 17 years as Director of Development I returned to the WRECO office in Federal Way to complete my last year with the company prior to retirement in 2008.

In retrospect the passage of time has helped me see Snoqualmie Ridge in a different light. When I began work on Snoqualmie Ridge as a Licensed Engineer in 1984 I saw Snoqualmie Ridge as an extended effort in planning, design and construction of basic infrastructure. While roads, water, sewer and storm lines are important, the improvements are largely forgotten to all but the City Engineer. What was important and what we created was a living community of residents, places to work, play and attend school and an environment of open space, parks, trails. Stitching all of this together is the SR Residential Home



Owners Association. I wish the Snoqualmie Ridge ROA the best as it looks forward to the next 20 years and beyond.

DAVE DOROTHY

1) What was your initial involvement with the Snoqualmie Ridge Master Planned Community?

I first became involved with Snoqualmie Ridge (SR) in 1984 working as an engineer for a company hired by WRECO to assist them with their internal planning process for what was at that time a 2200-acre site. We were initially tasked with the preliminary planning and cost estimating of the major infrastructure that would be needed for development of this site (e.g. wastewater, domestic water, storm drainage, roads, etc.). Fast forward through 6 or 7 years of delays, lawsuits and appeals and we were part of the team that prepared the first of many Environmental Impact Statements for Snoqualmie Ridge I, a project that was now about 1350 acres. My role at that time primarily focused on the storm drainage impacts and mitigation. As a result, I was the one who developed the initial basin mapping and designations from aerial topography. I still have vivid memories of driving the logging roads of the site and walking and documenting each of those basins and creeks/drainages all the way to their respective receiving waters (i.e. Snoqualmie River, Kimball Creek, Lake Alice, etc.). This eventually led to the first Master Drainage Plan for SRI.

I became a true believer in the benefits of the master planning process. It just made so much sense to comprehensively plan all of the needs associated with developing a community of this magnitude, from utilities, roads, parks, trails, open spaces, lot sizes and orientations, housing types and architectural standards, retail and signage standards, etc. I was so committed to the vision of Snoqualmie Ridge that I remember telling my wife soon after I first became involved that I had this feeling that I would be involved with SR in some capacity for quite a while. That turned out to be quite prophetic since I am still involved today...after 34 years.

I became essentially “full time” with SR in 1994 shortly before the Mixed Use Final Plan for SR I was approved by the City of Snoqualmie. I started working a member of Jim Nyberg’s on-site WRECO staff initially as a “consultant” and eventually as an employee of WRECO. From there I had a variety of different and interesting roles and challenges such as helping draft the Development Standards and Design Guidelines for both SR I and SR II, finding and providing replacement domestic water sources for several existing residents adjacent to SR I who were taking their water supply from creeks off of SR, negotiating easements with off-site property owners north of the site and then the permitting for a storm drainage line to the Snoqualmie River, managing the sale and development of the various retail parcels in the Neighborhood Center, managing the entitlement and permitting for SR II, and eventually being promoted to General Manager of all of Snoqualmie Ridge in 2003.

I feel so fortunate and blessed to have been involved in so many different aspects of this wonderful community and to have been so professionally and personally rewarded in doing so. A large part of what made my job so rewarding is all the great people I came to know and work with over the many years I have been involved. That goes for both the “developer’s side” AND “the City’s side” during the nuts and



bolts process of entitlement, permitting and construction as well as many of the residents during my tenure as Board Member and President of the SRROA.

2) What is your connection to the Ridge today?

The balance of what remained of SR II was sold to another developer (Pulte) in 2010 and that ended my tenure as General Manager. However, I have stayed involved with Snoqualmie Ridge since then as a consultant to Pulte and currently sit on the New Construction Committee (NCC) reviewing architectural plans as well as a board member and President of the Snoqualmie Ridge Residential Owners Association.

3) Now that the Ridge is almost built-out, is the final product what you envisioned?

I'm very proud of how Snoqualmie Ridge has turned out. It has been a very challenging but rewarding experience to be a part of something that started out as a tree farm and eventually became home to thousands of people who can live, work and play in the same area. It's wonderful to see Moms with strollers walking along the sidewalks, kids on their way to school, soccer games going on in the parks, families celebrating the 4th of July in the parade or in the community park, people meeting for coffee at Starbucks, Business Park employees enjoying lunch at one of the restaurants in the Neighborhood Center, holiday lights along Center Boulevard.....the list goes on and on. I'm also proud of how the SRROA has turned out. I believe there has been and currently is a very high functioning ROA staff and board with a very specific vision, mission, and strategy for moving forward.

4) What would you like to see for the future of the Snoqualmie Ridge community?

With Snoqualmie Ridge nearly built-out, the challenge moving forward is to maintain all of those features that used to be new and made this community so appealing, from the infrastructure (roads, utilities, parks, trails, etc.) to the homes themselves (exteriors, fences, landscaping, etc.). An important part in fulfilling that maintenance need will be adhering to those documents that initially helped bring to fruition the vision of SR. Those documents include the Development Standards and Design Guidelines. Also equally important to the future success of SR is the transition of the SRROA Board from a Developer/Declarant-controlled board to a resident-controlled board. That transition is coming this year and one piece of advice I would give to the new board is: "if it's not broken, don't fix it".

5) Please share any story about the formation of this community that may be of interest to the Association members.

WRECO contracted with Jack Nicklaus to design the TPC golf course. After the preliminary siting and design of the course was complete some initial clearing was done along with the construction of a wood-chipped access road along the centerline of each hole. At that point Jack Nicklaus and his senior designer came out from Florida to tour the alignment and decide on the final design details. The general contractor (RCI) outfitted the back of a pick-up truck with a drafting table and a few benches to drive Jack and his designer along the golf course alignment. As the resident "drainage and erosion" expert, I had the opportunity to spend the day in the back of the pick-up truck with them along with a few other people driving what would ultimately end up being the golf course. It was amazing how hands-on Jack



was relative to the design details like tee and green placement and elevations, bunker locations, water hazards, etc. It was quite an experience.

- 6) **Is there anything else you would like to add or share?** There are so many other stories, experiences, and wonderful people associated with Snoqualmie Ridge that I have, but I'm sure you don't have room for those. Thanks for asking me about my experience.

MATT LARSON

- 1) **What was your initial involvement with the Snoqualmie Ridge Master Planned Community?**

Homebuyer. As I recall, in 1998, my wife and I were the 114th home purchased on Snoqualmie Ridge. I was immediately sold on the alley loaded lots and the pedestrian-centric design of the community. Most of the Ridge was still forest. Our small neighborhoods were served by an expansive brand new and nearly empty Snoqualmie Parkway. The numerous and former old logging roads around the Ridge served as awesome biking trails.

- 2) **What is your connection to the Ridge today?**

Four months after moving in, I learned that the City was planning on consolidating a few ballfields from the Ridge to a Christmas Tree Farm across downtown (now Centennial Fields). Many of our new neighbors and I were alarmed since we felt this was part of the master planned community that we had invested in and were promised. I complained to the City. The mayor appointed me to the Park's Board. At the time, I would have never guessed that it would lead me to being the mayor of Snoqualmie. Now I always tell people, "be careful what you complain about, I may just stick you on a board or committee."

The first time that my wife and I toured Snoqualmie Ridge we fell in love with it, but thought it was far too expensive. As we drove home, I remember saying to my wife, "it is a beautiful community, but I would not want to be the one responsible for taking care of it 20 years from now. Everything will age and need maintenance all at the same time." Oh, the irony.

- 3) **Now that the Ridge is almost built-out, is the final product what you envisioned?**

Since I have had the distinct and extraordinary privilege of playing a key role in this process I would have to say, "yes"! Although I feel that my role was simply and primarily to defend and implement the original vision for the Ridge. I immediately understood the benefits, such as, the pedestrian-centric, neo-traditional design with alley loaded lots, a grid-like system of streets and trails, numerous parks of various sizes, and a retail center with buildings pulled up to the street. Numerous times throughout the years, this vision was threatened with compromise. All in all, I believe that we executed the original vision quite successfully. And I am very pleased to see that we now are consistently ranked as one of the most desirable places to live.

If not, what changed?



My greatest disappointment was the failure to build a large full-service community center with a pool. After three failed voted levies, we built the current center with existing revenues (primarily developer mitigation) and contracted with the YMCA to operate the facility. The YMCA has been a tremendous partner and our YMCA has been one of the most successful in the nation. And yet it is busting at the seams.

4) What would you like to see for the future of the Snoqualmie Ridge community?

While it will be a daunting challenge, my hope is that the community will support the addition of a pool and expanded amenities for the YMCA/Community Center.

Snoqualmie and the Ridge developers did a great job of addressing all the impacts of the Snoqualmie Ridge development. The Ridge was built and delivered and is performing as promised. Unfortunately, the congestion and failures at the SR18/I90 interchange create the impression that we have failed to plan properly. Consequently, I am looking forward to the overdue and much-needed improvements scheduled for the SR18/I90 Interchange mess in the near future.

5) Please share any story about the formation of this community that may be of interest to the Association members.

My favorite activity in those days was to head out on a bike ride along the logging roads that twisted through the surrounding forests where the future development would occur. I can still remember where the original logging roads were in the current neighborhoods.

The first years of the 4th of July “kids and pets” parade particularly unique. At that time, there were less than 200 homes on the Ridge and the Community Park was a big dirt hole and forest. Everyone in the neighborhood was in the parade. The event started at the cul-de-sac at the end of Autumn and SE Wilson St. We walked a block up Autumn, turned left on SE Pratt, crossed Fairway Ave SE and ended with a BBQ and party at the “Green Park” on Laurel Ave. On a good year, we would have 7 to 10 “spectators” along the route. Everyone knew each other, which made it feel like a big extended family celebration.

We all felt like we were living in paradise; an ideal place where life’s problems did not intrude. Unfortunately, tragedy eventually shattered the spell when Tanner Jeans, age 7, was riding his bike down the alley with two of his friends. The kids came flying out onto the street into the path of an oncoming landscaping truck. Tanner was killed. The incident was so upsetting to all of us that he is now memorialized at the Tanner Jeans Field at the corner of Douglas and SE Carmichael and at the annual Tanner Jeans Bike (safety) Rodeo.

BARB and Mike McDANIEL

1) What was your initial involvement with the Snoqualmie Ridge Master Planned Community?

My father and I moved here in 1998 when there were only two streets, Fairway Ave SE and Autumn Ave SE. We each purchased a new construction Quadrant home. My father, Robert Murray, was the third



person to originally own a home in Snoqualmie Ridge. He lived on the corner of SE Pratt St and Autumn Ave SE, right across from the 'Red Park'. I moved across the street from him a few months later as my home was still under construction.

2) What is your connection to the Ridge today?

We love Snoqualmie Ridge. In March 2017, Mike and I moved into our third home on Snoqualmie Ridge. Our 2nd home was on Douglas Ave SE (K North) and our new home is located on Wilde Ave SE (Eagle Pointe).

My father has also moved and lives in The Falls condos that are located on Fairway Ave SE.

3) Now that the Ridge is almost built-out, is the final product what you envisioned?

As for housing, it is mostly as I envisioned. It turned out larger than I originally pictured. As for the retail development, we envisioned it a bit differently. We thought there would be a mixture of retail within the business parks as well as a variety of larger restaurants.

4) What would you like to see for the future of the Snoqualmie Ridge community?

I moved to Snoqualmie Ridge from Klahanie. The Klahanie development is not as large as Snoqualmie Ridge. Inside of the Klahanie development are two clubhouses each with an outdoor pool that all residents are able to enjoy in the summer. In addition to residents swimming, Klahanie had its own swim team (https://www.klahanie.com/item_list.asp?subcat=77&subtitle=Klahanie+Swim+Team+Club). This would be fantastic if we could have the same scenario in Snoqualmie Ridge. There are so many children that would benefit from this.

Another added perk that Klahanie chose to have was a security patrol provided a feeling of security for their residents as it made the neighborhood a much safer community. I would really like for Snoqualmie Ridge move to that direction.

My father and his friends would like a to see a senior center where they can get together for coffee, play pool or ping pong, play cards, read the paper and have activities that are geared toward their age group. So many activities are for families but as the population is aging, he feels this community center is very much needed.

5) Please share any story about the formation of this community that may be of interest to the Association members.

- In 1998, in order to drive on Snoqualmie Parkway, you had to have a resident pass. Only construction workers and residents were permitted. There was a guard station at both ends of the Parkway that you had to stop at to show your pass in order to travel on it.
- The winds were even more severe when there were only two streets on the Ridge. There was bark blowing in through the microwave vents. Windows had to be replaced as whistled so badly and they builders had to put in stronger grade windows.
- There wasn't a retail development here at that time.



- The golf course was still under construction at that time. When it was finished, they had a grand opening ceremony that the entire community was invited to and Jack Nicklaus was there.
 - A social membership at the TPC was \$500 for new residents to purchase when the TPC first opened.
- 1) Is there anything else you would like to add or share?

All said above.

JIM NYBERG

- 1) What was your initial involvement with the Snoqualmie Ridge Master Planned Community?

I was the General Manager with Weyerhaeuser Real Estate Co. when we started the annexation process in 1986 with the city of Snoqualmie. I retired from Weyerhaeuser Real Estate Co. and the project at the end of 1999.

- 2) What is your connection to the Ridge today?

No connection, more like a proud parent observing the Snoqualmie Ridge Plan we started in 1986 maturing into a wonderful community and place to live.

- 3) Now that the Ridge is almost built-out, is the final product what you envisioned?

The product on the ground is really better than our artist's renderings we had drawn up before anything was built and in many real estate projects that is not the case. The original association and design documents established a real community and the people who now live in Snoqualmie Ridge are building on that legacy.

- 4) What would you like to see for the future of the Snoqualmie Ridge community?

Continue the legacy of a Premier NW community that you have become and maintain the original "back to the future" image that was envisioned from the beginning.

- 5) Please share any story about the formation of this community that may be of interest to the Association members.

Snoqualmie Ridge like any great community takes time to build the infrastructure and housing to become a community. What most people don't realize is the time to permit this project to be able to physical build the community. Weyerhaeuser was a patient landowner and spent ten years (1986 to 1996) permitting Snoqualmie Ridge, with; hearings, EIS documents, revised plans, water right permits, sewer discharge permits, storm water permits, etc. From 1990 after annexation into the city we were appealed by a citizen group to the courts, which finally ended with a unanimous decision by the State Supreme Court to allow annexation. Without a patient landowner like Weyerhaeuser the support of the citizens of the City of Snoqualmie, Snoqualmie Ridge would not exist as it does today.



6) Is there anything else you would like to add or share?

No.

MARK ROBISON

1) What was your initial involvement with the Snoqualmie Ridge Master Planned Community?

On a professional level, my company at the time, RCI (Robison Construction, Inc.), was the General Contractor for the entire Phase 1 of Snoqualmie Ridge. We were contracted by WRECO (Weyerhaeuser Real Estate Co) with the project's work beginning with the construction of the Parkway at the I-90 and Hwy 18 interchange. We then constructed the Town Center, the first seven sub-divisions, the golf course and clubhouse, the WWTP reconstruction as well as the Grey Water Treatment Facility and Distribution System.

On a personal level, I had the opportunity through RCI to purchase and develop the Eagle Nest parcel on the 18th fairway. It was at that time I built the home I still reside in today.

2) What is your connection to the Ridge today?

In addition to living in our original Eagle Nest home, Sheri and I enjoy having our youngest daughter and her family living just next door! I think it's a testament to the community to have multiple generations of families choose to make their home and raise their children here.

3) Now that the Ridge is almost built-out, is the final product what you envisioned?

I don't think anyone ever truly envisioned the Ridge as it is today. Remember, we began construction in 1994 when the plans and ideas for what it could be were simply schematics on paper. It's the people who have created the "final product" by building the community into one that has now taken on a life of its own.

4) What would you like to see for the future of the Snoqualmie Ridge community?

The Ridge will continue to age and mature. There isn't much more room to physically grow so maintaining the existing conditions is a priority. We're enjoying some prime PNW real estate and we must maintain properties to meet the high standards which have come to be expected of the Ridge. Continuing community activities and events, being present in our neighborhoods, patronizing businesses who serve the Ridge...these are all ways we can engage and support the community we've created.

5) Please share any story about the formation of this community that may be of interest to the Association members.

WRECO hired Jack Nicklaus to design the course; on his first trip in we had clear cut the basic center line of the fairways and he spent 6 hours walking with RCI/WRECO and his design lead. WRECO had hired a caterer to do a BIG spread at our field office for lunch; smoked salmon, salads, all the fixings of



PNW fare. When the day was over and Jack was ready to leave, he took me aside and quietly said “on my next trip out, just get me a bologna and cheese sandwich and some chips.”

6) Is there anything else you would like to add or share?

I'm very proud to have been a part of this development. Sheri and I love seeing the families, the growth, the parks, the sports being played, dog walkers and kids riding bikes. We have and will continue to support this place – our sense of place.

CARLA and DWIGHT SMITH

2) What was your initial involvement with the Snoqualmie Ridge Master Planned Community?

We were buyers/pioneers in the 1st stage of Snoqualmie Ridge development. Road and streets were not finished and we needed special permits on our dashboard to be able to enter the neighborhood (headlights on, 25 mph, guard shack). There was electricity but no running water at the point that we visited the model homes. We were part of the income-cap program, so we “bumped” out buyers that did not fit the income criteria.

3) What is your connection to the Ridge today?

We live in the same house on Autumn Ave that we bought in June 1998. I have been able to convince other family members to move here as well, so we have definitely made Snoqualmie Ridge our home.

4) Now that the Ridge is almost built-out, is the final product what you envisioned?

Mostly. There are far more houses and more traffic than I could have imagined. We started out a very cohesive group of neighbors; but with growth, the small neighborhood feeling went away. I am very grateful for the gas stations and the grocery stores—the pioneers waited a very long time for some convenience to come to the Ridge. So although I get frustrated with the busy traffic, I realize that it goes hand in hand with growth.

5) What would you like to see for the future of the Snoqualmie Ridge community?

An over 50 neighborhood would be a great addition.

6) Please share any story about the formation of this community that may be of interest to the Association members.

In the early years, the 4th of July celebrations took place in our garages (Autumn, Fairway, Chanticleer), with fun activities in each garage. We decorated the kiddos' wagons and bicycles—like we do now—but there were no spectators because we all participated in the tiny parade. It was incredibly fun! I miss those days.



NANCY TUCKER

1) What was your initial involvement with the Snoqualmie Ridge Master Planned Community?

I started working for the City after the Ridge I property annexation, but before the master plan approval process had begun. I contributed to elements the SRI and II master plans and had a primary role (along with the developer and other staff) in writing the development standards for residential, commercial and retail development, primarily for the site and building design, landscaping, parks and open space standards. I helped shepherd both through the long Planning Commission and City Council approval processes. The members of the Commission and Council put in long hours during the review processes, meeting multiple times a week for many months.

2) What is your connection to the Ridge today?

I retired in 2015 but still live in North Bend. I know a number of people who live on the Ridge so I come through occasionally as a visitor. I love seeing how the Ridge I neighborhoods have matured, seeing kids playing in the parks and people out walking on the tree-lined streets, just as it was imagined.

3) Now that the Ridge is almost built-out, is the final product what you envisioned?

In some ways the Ridge I neighborhood is better than envisioned. It was designed as a new community that would feel like an older traditional neighborhood and I think the central parts of the neighborhood achieved that look and feel. However, it seems that throughout the Ridge there is a strong sense of community and a level of social involvement and interaction that exceeded our expectations.

If not, what changed?

In other ways the Ridge has not developed as originally envisioned. The original plan called for more retail, however in the beginning the demand for housing was very strong but it was difficult to get retailers to come before build-out. The developers argued the retail area was too large and would never be fully used. So the plan was amended to reduce the size of the neighborhood retail area. In retrospect, the original area should have been preserved. The good part of the that change was that the location of the neighborhood center area shifted, so that the community park now has the advantage of a high point that gives it amazing views.

4) What would you like to see for the future of the Snoqualmie Ridge community?

I'm glad to see more retail is being developed across the Parkway, melding the neighborhood center with the business park. My hope would be that over time, the business park offers a mix of jobs that allows more residents to live and work in the community.

I would also hope that the residents continue to enjoy and protect the system of parks and open space that was developed as an integral part of the community. I think it is the one element that sets Snoqualmie Ridge and the City as a whole apart from other communities in the region. The amount of parks and green space in the City is amazing.



- 5) Please share any story about the formation of this community that may be of interest to the Association members.

I think it is important to remember the role the Snoqualmie Preservation Initiative played in the Ridge development. The City along with the developers of the Ridge and Falls Crossing, King County and the Cascade Land Conservancy, developed a milestone conservation agreement that allowed the Ridge II property to be annexed and developed in exchange for permanent protection of major areas of open space around Snoqualmie Falls as well as north and south of the City.

- 6) Is there anything else you would like to add or share?

My recollection of details has faded but I remember the amount of work that went into not only the initial master plan documents, but also the ongoing involvement in review of project development applications. The cadre of other staff and consultants I worked with were all smart, dedicated and persistent people who strived to make each project as good as it could be. And the Mayor, along with Council, Planning Commission, and Parks Commission representatives were there at every step to hold everyone's feet to the fire!

Thanks for asking for my input. I would love to get a copy of the final article!