



**JOINT MEETING AND PUBLIC HEARING
OF THE NORTH BEND PLANNING COMMISSION
AND NORTH BEND PARKS COMMISSION
Wednesday February 15, 2023, 6:30 PM**

PLEASE NOTE: This meeting will be held at City Hall, 920 SE Cedar Falls Way, North Bend, WA.
Members of the public may choose to attend in person or by teleconference. As the in-person/teleconference hybrid meeting option is new technology to City Staff it is strongly encouraged that members of the public that are attending by teleconference provide comments in advance of the meeting.

AGENDA

- 1) Call to order and roll call, Planning Commission and Parks Commission**
- 2) Opportunity for public comment on non-agenda items (3 minutes per person)**
- 3) Approval of Minutes of January 18, 2023 Planning Commission Meeting (by PC)**
- 4) Approval of Minutes of January 25, 2023 Parks Commission Meeting (by Parks)**
- 5) Updated Parks Element for the 2024 Comprehensive Plan Amendments**
 - a) Introduction and staff presentation**
 - b) Public Hearing**
 - c) Deliberation and possible recommendation – Parks Commission and Planning Commission**
- 6) Adjournment by 8:30 unless otherwise approved by Commissions**

The meeting is available online meeting via Zoom. Click the link below to join the meeting or dial in via telephone via the number below. You will be required to have a registered Zoom Account and display your full name to be admitted to the online meeting. See further instructions on Zoom meeting participation on the next page following the agenda. To sign up for a Zoom account: <https://zoom.us/join>

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Agenda & Package distribution by hard copy: Planning Commissioners requesting it, City Hall Front Desk.

Agenda & Package distribution by e-mail: Mayor, Council, Planning Commission, Administrator, City Clerk, City Attorney, CED Director, other relevant staff.

Agenda and packet are also available to the public from Notify Me via the City's website.



GUIDELINES FOR CITIZEN PARTICIPATION At Planning Commission Meetings

General Online Meeting Public Comment Instructions.

1. **Written public comments** may be submitted by email to rdeining@northbendwa.gov. Comments must be provided no later than 4:30pm the day of the meeting, so that a copy can be forwarded to the Planning Commission prior to the meeting.
2. **Spoken public comments using a computer or smartphone** will be accepted through the teleconference meeting. You will need to be logged into your Zoom account and display your full name to be admitted to the meeting.
 - a. You can download the Zoom client or connect to the meeting in-browser. If using your browser, make sure you are using a current up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
 - b. You can download the Zoom application onto your phone from the Apple App Store or Google Play Store and enter the meeting ID.
 - c. You will need to enter the Meeting ID and Password to join the meeting, listed on the meeting invite links.
 - d. You may be asked to enter an email address and name. We request that you identify yourself by name, as this will be visible online and will be used to notify you that it is your turn to speak.
 - e. Please use the "Chat Feature" to indicate you wish to speak. The Chat feature can be accessed by clicking on the chat button, typing your message with your name and address, and tapping send. You will then be called at the appropriate time. Please limit your remarks to the 3-minute time limit.
3. **Spoken public comments using a phone.** Use the telephone number listed on the meeting invite links. When you wish to speak on an agenda item hit *9 on your phone so we know that you wish to speak. You will be asked to provide your first and last name along with your address before providing your comments. When called, please limit your remarks to the 3-minute time limit allotted.

Citizen Participation and Contribution. Citizens are welcome and encouraged to attend all Planning Commission meetings and are encouraged to participate and contribute to the deliberations of the Commission. Recognition of a speaker by the Planning Commission Chair is a prerequisite to speaking and is necessary for an orderly and effective meeting. It will be expected that all speakers will deliver their comments in a courteous and efficient manner. At any time during the meeting anyone making out-of-order comments or acting in an unruly manner will be subject to removal from the meeting.

Right to Speak at Public Hearing. Any person has the right to speak at any Public Hearing on the item on the agenda after the staff report and any clarifying questions of the Planning Commission, but before the Planning Commission has discussed the item and action is taken. Speakers are requested to supply their contact information requested on the sign-in sheet to assist the Clerk with the Minutes.

Manner of Addressing Planning Commission. Each person desiring to address the Planning Commission shall stand, state his/her name and address for the record, and unless further time is granted by a majority of the Planning Commission, must limit his/her remarks to three (3) minutes. All remarks shall be addressed to the Chair of the Planning Commission and not to any member individually. All speakers shall be courteous and shall not engage in, discuss or comment on personalities or indulge in derogatory remarks or insinuations.

Spokesperson for Group of Persons. In order to expedite matters and to avoid repetitious presentations, delay or interruption of the orderly business of the Planning Commission, whenever any group of persons



wishes to address the Planning Commission on the same subject matter, it shall be proper for the Chair of the Planning Commission to request that a spokesperson be chosen by the group to address the Planning Commission.

Items Not on the Agenda (Citizen's Comments). The Chair of the Planning Commission will provide an opportunity for Citizens to speak on any subject that is not part of the Planning Commission Agenda for that night's meeting. Each person desiring to address an item that is not on the Planning Commission Agenda shall stand, state his/her name and address for the record, state the subject he/she wishes to discuss, if he/she is representing a group or organization the name should be stated, and unless further time is granted by a majority of the Planning Commission, must limit his/her remarks to three (3) minutes. Speakers are requested to supply the contact information requested on the sign-in sheet to assist the Clerk with the Minutes.

**NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -**
Wednesday, February 1, 2023, 6:30 – 8:30 PM
In Person & Virtual Online Meeting

PLEASE NOTE: This meeting will be held at City Hall, 920 SE Cedar Falls Way, North Bend, WA.

Members of the public may choose to attend in person or by teleconference. As the in-person/teleconference hybrid meeting option is new technology to City Staff it is strongly encouraged that members of the public that are attending by teleconference provide comments in advance of the meeting.

Also, Please Note: A complete video recording of this meeting is available on the City of North Bend YouTube website, at www.youtube.com under: City of North Bend

AGENDA ITEM #1: CALL TO ORDER

The meeting was called to order at 6:30 PM.

ROLL CALL

Planning Commissioners present: Brian Aylward, James Boevers, Olivia Moe, Juliano Pereira, and Suzan Torguson (Chair). Commissioner Thiel was absent. Planning Commission Position 6 is vacant. City Staff Present: Mike McCarty, Principal Planner.

AGENDA ITEM #2: Opportunity for Public Comment

No comments were offered.

AGENDA ITEM #3: Approval of January 18, 2023 Planning Commission Meeting Minutes

Commissioner Moe made a Motion to Approve the January 18, 2023 Planning Commission Minutes. Commissioner Pereira Seconded the Motion. The Motion was Approved 5-0.

AGENDA ITEM #4: Introduction and Staff Presentation – Amendments to the Parks Element of the Comprehensive Plan

Mike McCarty gave a presentation on the update to the Parks Element of the Comprehensive Plan to the Planning Commissioners and guests.

There were comments made on the Draft Parks Element of the Comprehensive Plan by the following individuals:

- Ward Bettes, 225 Sydney Ave. South, North Bend, WA.
- Craig Glazier, P. O. Box 1088, North Bend, WA and who indicated he owns the property at 227 West Park Street, North Bend, WA.

There was discussion between Mr. McCarty and the Planning Commissioners regarding the Parks Element of the Comprehensive Plan.

AGENDA ITEM #5 – Adjournment by 8:30 PM Unless Otherwise Approved by the Planning Commission

The Meeting Adjourned at 7:30 PM.

NEXT PLANNING COMMISSION MEETING: The next meeting of the Planning Commission will be on Wednesday, February 15, 2023.

Minutes of the North Bend Parks Commission Meeting of January 25, 2023
Minutes are draft until approved at the following Parks Commission Meeting

The meeting, held in person at North Bend City Hall as well as remotely via Zoom, was called to order at 6:35 p.m.

Attendance:

- Parks Commissioners in attendance: Minna Rudd, Tim Talevich, Kyle Braun, Paige Robbins and Brian Duncan, as well as Arts Advisory Ex-Officio Parks Commissioner Deb Landers.
- Staff in attendance: Senior Planner Mike McCarty

Minutes of the November 30, 2022 and January 9, 2023 Parks Commission Meeting Minutes

Commissioner Braun made a motion to approve the 11/30/2022 and 1/9/2023 Parks Commission meeting minutes with a minor correction that Paige Robbins was at the January 9 meeting. Commissioner Duncan seconded. The motion passed unanimously.

2022 Parks Commission Annual Report and 2023 Work Plan

Mike McCarty presented the draft report and 2023 Work Plan. Parks Commissioners requested adding a description of the April 20, 2022 Parks Commission retreat to the 2022 Annual Report.

On the 2023 Work Plan, Parks Commissioners requested adding the following activities:

- Staffing a booth at a summer public event such as the Block Party, Festival at Mount Si, and/or Farmer's Market
- Parks Commission review of Tree Canopy Assessment and recommendations for urban forestry improvements
- Parks Commission review and recommendation on parks directional signage improvements.

Mike will provide the additions requested by the Parks Commission. Minna Rudd will present the 2022 Report and 2023 Work Plan to the City Council at the upcoming February 7 City Council meeting.

Parks Commission Calendar and Coordination for Parks Element Review

Following the November 30 Parks Workshop and no proposed amendments based on public input at that workshop, Mike McCarty informed the Parks Commission that the next step for the Parks Element of the Comprehensive Plan is to hold a hearing jointly with the Planning Commission and then to jointly deliberate and come to a recommendation to the City Council. Mike and the Parks Commission discussed dates. A quorum of Parks Commissions is available to meet jointly with the Planning Commission for a hearing and meeting on February 15, 2023. Mike will schedule that accordingly.

Adjournment

The meeting was adjourned at 7:30 p.m.

Minutes prepared by Mike McCarty

**PLANNING COMMISSION AND PARKS COMMISSION FINDINGS,
CONCLUSIONS AND RECOMMENDATION**

Updates to the Parks Element of the Comprehensive Plan

To: Planning Commission and Parks Commission

Meeting Date: February 15, 2023

From: Mike McCarty, Senior Planner

Staff Recommendation: A Motion to recommend City Council approval of the proposed updated Parks Element of the Comprehensive Plan for adoption with the rest of the 2024 Comprehensive Plan Update.

I. Description/Summary of proposed amendments:

The City is proposing to adopt amendments to the Parks Element of the Comprehensive Plan. Amendments are being prepared as a part of the broader 2024 update to the North Bend Comprehensive Plan, as required under RCW 36.70A.

The element has been updated to correct outdated information, describe more recent public input on park and recreation needs within the community, and provide updates consistent with that public input, including proposed projects on the Parks Capital Facilities Plan.

A broad summary of the amendments is provided as follows:

1. Updates to the population forecast based on the 2022 Washington State Office of Financial Management estimate for North Bend, and anticipated growth projections consistent with City's 2044 residential targets established by the Puget Sound Regional Council.
2. Amendments to the Parks Inventory providing updated information considering additions to the City's park and trail facilities since the time of the last Parks Element update.
3. Amendments to the Public Involvement section summarizing input received from the public from the City's 2022 Parks Survey, Si View Survey, Parks Booths, and other means.
4. Amendments to the Park Facility Level of Service Standards based on updated population estimates and public feedback from the City's Parks Survey.
5. Minor amendments to the policies of the Parks Element.
6. Amendments to the Capital Facilities Program and 6-year Parks Capital Facilities Plan to remove projects that have been completed and add projects consistent with public feedback from the City's 2022 Parks Survey.
7. Minor amendments to the Parks Element maps (Figure 8.1-8.3) providing updates based on acquisitions and accomplishments since the time of the last update to the Parks Element.

The Parks Commission reviewed the amendments to the Parks Element at multiple meetings in 2022, which included a Public Workshop on November 30, 2022. A public hearing has been scheduled for a joint meeting of the Parks Commission and Planning Commission on February 15, 2023.

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A clean version of the draft is attached as Exhibit A of this staff report, and a redline version, showing all amendments and comments describing changes, is attached as Exhibit B.

II. Impacts of Proposed Amendment

NBMC 20.08.070 and .080 requires that applications for Comprehensive Plan and municipal code amendments be evaluated for their environmental, economic, and cultural impacts, as well as impacts to surrounding properties. These impacts are evaluated below.

8. **Environmental Impacts.** Negative environmental impacts are not anticipated from the updated Parks Element. Positive environmental impacts from implementation of the Parks Element result from policies encouraging walking and bicycle paths, pedestrian mobility, and acquisition of park and natural open space lands for the purpose of public recreation and protection of fish and wildlife habitat. Specific park improvement projects that are implemented consistent with the Parks Element will be subject to environmental reviews as appropriate. State Environmental Policy Act review will be conducted for the Comprehensive Plan as a whole which will provide opportunity for further consideration of environmental impacts of the Comprehensive Plan including the Parks Element, prior to its adoption in 2024.
9. **Economic Impacts.** The updated Parks Element will have positive economic impacts on businesses and property owners within the community. The element plans for future park and trail improvements which will provide desirable recreational amenities for North Bend residents and businesses.
10. **Cultural Impacts.** No cultural impacts are anticipated from the amendments. Specific park improvement projects that are implemented consistent with the Parks Element will be subject to cultural resource reviews as appropriate, which will plan for addressing potential cultural resource impacts. State Environmental Policy Act review will be conducted for the Comprehensive Plan as a whole which will provide opportunity for further consideration of cultural impacts of the Comprehensive Plan including the Parks Element, prior to its adoption in 2024.
11. **Impacts to Surrounding Properties.** The Parks Element applies City-wide and not specific to individual properties. Future park and trail improvement projects that are located on and/or adjacent to specific properties will be subject to public notification and permitting requirements, which will include evaluation of potential impacts to such properties consistent with State Environmental Policy Act review and review against City development regulations at the time of application and review for such projects.

III. Compatibility of Proposed Amendment with North Bend Comprehensive Plan

In accordance with NBMC 20.08.080, Comprehensive Plan and development regulation amendments must be evaluated for compliance with the Comprehensive Plan. The proposed amendments are in compliance with the other elements of the Comprehensive Plan by implementing the housing and employment growth targets established for the City by the Puget Sound Regional Council. Further coordination and evaluation for consistency will occur upon development of updates to other elements of the City's Comprehensive Plan for the 2024 periodic update, including the Land Use Element and Housing Element. The City will conduct a compatibility review of all elements prior to adoption of the periodic Comprehensive Plan update in 2024.

IV. Compatibility of Proposed Amendment with the North Bend Municipal Code (NBMC)

In accordance with NBMC 20.08.080, Comprehensive Plan amendments must be evaluated for compliance with the North Bend Municipal Code. The proposed Parks Element amendments are compatible with the North Bend Municipal Code and are being prepared consistent with the amendment procedures in NBMC 20.08.

V. Planning Commission Analysis:

Pursuant to NBMC 20.08.100, the Planning Commission shall consider the proposed amendment against the criteria in NBMC 20.08.100(B). A staff analysis is provided in *italics* under each criterion below.

1. Is the issue already adequately addressed in the Comprehensive Plan?

No. An update to the Parks Element is required by state law (see below).

2. If the issue is not addressed in the Comprehensive Plan, is there a need for the proposed change?

Yes. The proposed update is necessary to ensure consistency with requirements of the Growth Management Act (GMA) and Puget Sound Regional Council (PSRC), as a required component of the City's periodic major update to the Comprehensive Plan due in 2024. Consistency with the GMA and PSRC Vision 2050 is required for certification of the City's Comprehensive Plan by PSRC for eligibility for various state and federal grants, which the City relies on to fund the park and trail improvements identified in this Parks Element and associated Parks Capital Facilities Plan. Without such certification and use of grants, the City would need to fund a much larger share of the cost of these improvements.

3. Is the proposed change the best means for meeting the identified public need?

Yes.

4. Will the proposed change result in a net benefit to the community?

Yes. The amendments will ensure a well-planned park and trail system that keeps up with residential and employment growth (consistent with required growth targets established by PSRC), addresses community desires as articulated in the 2022 Parks Survey, and ensures grant eligibility for funding such improvements, providing fiscal responsibility to North Bend taxpayers.

VI. Summary Findings:

12. Pursuant to RCW 36.70A.106, the draft Ordinance was forwarded to the Department of Commerce - Growth Management Services on November 22, 2022.
13. State Environmental Policy Act Review will occur for the 2024 Comprehensive Plan updates as a whole, including this draft Parks Element, at a later date. SEPA Determination will be required prior to final adoption by Council of the Comprehensive Plan.
14. A public hearing was held at a joint meeting of the Parks Commission and Planning Commission on February 15, 2023. A notice for this Public Hearing was published in the Valley Record on February 3, 2023. Comments were received (*....TBD*) and are attached hereto as Exhibit C.

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15. The proposed amendments are consistent with the procedures established in NBMC 20.08, *Comprehensive Plan and Development Regulations Amendment Procedures*.
16. The proposed amendments are consistent with and effectively carry out the policies of the Comprehensive Plan.

CONCLUSION AND STAFF RECOMMENDATION:

Based on findings above, Staff recommends approval of the proposed amendments to the Parks Element of the Comprehensive Plan, attached as Exhibit A.

(To be signed upon recommendation by PC and Parks)

Mike McCarty, Senior Planner

Date

PARKS COMMISSION RECOMMENDATION (Pending)

Based on the findings above, the North Bend Parks Commission recommends **APPROVAL** of the proposed amendments to the Parks Element of the Comprehensive Plan, attached as Exhibit A.

PLANNING COMMISSION RECOMMENDATION (Pending)

Based on the findings above, the North Bend Planning Commission recommends **APPROVAL** of the proposed amendments to the Parks Element of the Comprehensive Plan, attached as Exhibit A.

Exhibit A: Draft Parks Element – Clean Version

Exhibit B: Draft Parks Element – Redline Version showing edits and comments

Exhibit C: Written public comment received for 2/15/2023 public hearing

CHAPTER 8:

PARKS AND OPEN SPACE ELEMENT

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CHAPTER 8: PARKS AND OPEN SPACE ELEMENT



A. INTRODUCTION

The Parks and Open Space Element (“Parks Element”) serves as the City's guide for acquiring, developing and maintaining parks, recreation facilities, trails, and wildlife habitat lands. In addition, certification of this Element by the Washington State Recreation and Conservation Office will maintain the City's eligibility for state and federal funds that are administered by that agency.

The element incorporates the findings and recommendations from the numerous planning processes undertaken by the City since the certification by the State Recreation and Conservation Office of the previous version of the plan in 2015 and recertification in 2021. All of these planning processes involved extensive public involvement opportunities.

A.1 Overview

The City has a good parks, recreation and open space system, complemented by the wide array of outdoor resources and opportunities provided by county, state and federal agencies. In fact, over 21% of the land inside the City limits and Urban Growth Boundary (UGA) are in public ownership as parks, public facilities, wildlife habitat or open space areas.

As such, the outdoor recreation opportunities in and around North Bend are outstanding. Hiking, fishing, horseback riding, mountain and road bicycling, rock climbing, skiing, river sports, observation of nature, and the presence of scenic areas abound, all within only a short distance of the City limits. Mount Si rises dramatically above the Valley floor, with its popular trailheads only a five-minute drive from downtown North Bend. Snoqualmie Pass, a major ski resort destination, is only thirty minutes away. This area provides access to year around recreational activities in the Mt. Baker-Snoqualmie National Forest, including access to the nationally recognized Alpine Lakes Wilderness Area and Pacific Crest Trail.

Residents choose to live in North Bend, and visitors travel here, in large part because of the small town atmosphere and outstanding local and regional outdoor recreation and open space amenities. In numerous surveys conducted by the City and other relevant recreation agencies over the years, respondents have stated the top community goals should be retaining small town character and the preservation of natural areas.

Given the significant growth rate that is occurring, the City of North Bend will have important outdoor park, recreation, wildlife habitat and open space needs. Adequately providing for these needs will allow North Bend to remain a desirable rural community.

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A.2 Purpose of the Parks and Open Space Element

The primary purpose of the Parks and Open Space Element is to direct actions related to the conservation, development, and management of North Bend's park, recreation, wildlife habitat and open space infrastructure. Actions are intended primarily to benefit residents while also playing a key role in continuing to attract visitors and enhance the local economy.

This Element is focused on outdoor park and recreation needs and opportunities. Although the City realizes the need to plan for indoor recreation programs and activities, this Element does not specifically address those needs, and such needs are largely addressed by the Si View Metropolitan Parks District. The Element has a six-year time frame and will need to next be updated by October 2025 to meet State Recreation and Conservation Office park and recreation grant eligibility requirements. The list of park projects to be constructed and their anticipated funding sources will be updated periodically as projects are completed and additional projects are prioritized.

A.3 Relationship to Comprehensive Plan and Regulatory Role

The Growth Management Act (GMA) requires a park and recreation element that implements, and is consistent with, the City's Capital Facilities Element as it relates to park and recreation facilities. The park element shall include: (a) estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

King County Countywide Planning Policies (CPP) provide local direction to implement the GMA mandate for consideration of park and recreation needs including open space. CPP policy EN-20 calls jurisdictions to identify and preserve regionally significant open space networks and develop strategies and funding to protect them. The City of North Bend implements this policy through the City's existing park and open space resources and planned improvements.

The North Bend City Council adopted the current update of this plan upon the recommendations of the Planning Commission and Parks Commission, and following a public workshop and public hearing. As such, it is recognized as providing an official basis for legislative, quasi-judicial and administrative decisions on matters relating to the area of parks, recreation, wildlife habitat and open space acquisition, development, and maintenance falling within City limits and the urban growth area.

B. DESCRIPTION OF THE PLANNING AREA

B.1 Service Area

The planning or service area for the Parks and Open Space Element is the city limits of North Bend and its Urban Growth Area (UGA). (Hereinafter, the North Bend UGA is defined as including the city limits of North Bend and its Urban Growth Area.) However, it is recognized that surrounding residents in the Upper Snoqualmie Valley also have an impact on the demand for North Bend services. Therefore, unincorporated areas of King County that are adjacent to North Bend's UGA will be considered. These "potential impact areas" include areas that, when developed, may have an effect on parks and recreation services or the quality of life for North Bend residents.

B.2 Population Trends

North Bend's population has grown significantly over the last several decades, and is expected to continue to do so. Based on the development of the remaining vacant and re-developable land within the City and its UGA and applied growth assumptions prepared by the City, the Growth Management Planning Council has adopted residential growth targets for the City of North Bend of an additional 1,748 additional homes by 2044 (about 80 homes each year), which the City will need zone land to enable the market to accommodate. Factoring an average of 2.69 persons per

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household in North Bend (2022 WA OFM), this translates to an additional 4,702 people added to North Bend's 2022 population of 7,915 (2022 WA OFM) and estimated 2020 UGA population of 2,538 (2020 Census), totaling 15,155 people in 2044.

Table 1 shows the population projections that will be used for the purpose of the Parks and Open Space Element. For the 6-year growth estimate for this plan (through 2029), the plan presumes growth at 80 homes per year, consistent with the averaged annual growth of the City's 2044 PSRC growth target.

TABLE 1 -POPULATION PROJECTIONS

	2020 US Census, City Limits	2022 OFM Estimate, City Limits	Forecast 2029 (at 80 homes per year)	2044 Forecast (City and UGA)
City Population	7,461	7,915	9,421	15,155

B.3 Wildlife Habitat

Most of North Bend is located on the floodplains of the South Fork and Middle Fork of the Snoqualmie River, and includes significant areas of riparian forest on public lands and within the critical area buffers of rivers and streams. Many species use these riparian forests for cover, foraging and breeding. Elk, deer, river otter, mink and beaver most commonly use this habitat type. Other species that may be present or pass through include black bear, cougar, bobcat, weasel, deer mice and other rodent species, shrews, and bats.

Wetlands throughout the floodplain provide habitat and flood control benefits within North Bend, especially on the western edge of the city. Many animal species use these wetlands for all or part of their lives. The more structurally diverse wetlands (i.e., more tree and shrub cover) provide the most optimum habitat. Many species of birds and amphibians are particularly dependent on wetlands for critical breeding habitat.

Early settlers described much of the floodplain as “prairie.” This large open area was maintained by Native Americans in order to perpetuate certain edible plant species such as camas and berries. Fire was used to remove invading shrubs and trees. Today, what remains of the former prairies are largely farm fields, bisected by roads and highways. These transportation corridors are significant barriers for wildlife movement.

These farm fields provide habitat for small mammals and birds and are regularly patrolled by raptors, owls and coyote. In some areas, larger mammals such as deer, elk and black bear forage or use the fields to move to areas providing better habitat and cover. The largest remaining area of this particular habitat type occurs in the western end of the city. It includes Meadowbrook Farm, Tollgate Farm, miscellaneous intervening properties, and the field south to the Nintendo complex. Because of the presence of multiple large protected public fields, the local elk population has been increasing dramatically over the last several years. Addressing the management of this elk herd and the attendant damage that elk can cause to property has become a significant concern in the valley. Land use and park and recreation planning should be done consistent with the objectives of protecting the needs of this herd while minimizing the potential for human and elk conflicts.

The South Fork and Middle Fork Snoqualmie Rivers provide a special aquatic habitat. In spite of dikes along portions of the rivers, they still provide excellent habitat for such fish species as cutthroat trout, rainbow trout, whitefish, and sculpin. Although the rivers are still listed as

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possibly having habitat for the federally listed bull trout, the species no longer appears to exist in the rivers. Habitat for fish spawning is particularly good where the river is still connected with its off-channel floodplain. Parts of Ribary Creek provide excellent spawning habitat for cutthroat trout because of its heavily vegetated banks and clean sediments. Gardiner Creek also supports a healthy population of cutthroat trout.

C. EXISTING AREAS AND FACILITIES

C.1 Overview

The City of North Bend lies in close proximity to hundreds of thousands of acres land owned by city, county, state, and federal agencies. These lands are depicted on Figure 8.3. Information on key sites, located in the proximity of North Bend, is provided below, including more detailed information on the wildlife habitat values of these lands and the parks and recreation facilities inside the North Bend UGA.

C.2 City of North Bend Areas and Facilities

City-owned parks, recreation, open space and wildlife habitat areas and facilities are depicted on Figure 8.1. Table 3 in Section IV summarizes recreational facilities in the North Bend UGA.

E.J. Roberts Park: This is a 8.9-acre neighborhood park. Improvements include playground areas, two tennis courts, a practice basketball court, a multi-use sports court (volleyball and pickleball), picnic shelter, restrooms, paved pathways, landscaping, and paved parking for ten vehicles. Additional areas include undeveloped forested area and wetlands. The park lies east of downtown within the Silver Creek neighborhood.

Gardiner-Weeks Memorial Park: This 3.3 acre neighborhood park has approximately 200 feet of frontage on the South Fork of the Snoqualmie River and is located on Bendigo Boulevard, a key gateway to the City. The Snoqualmie Valley Historical Museum and the Mount Si Senior Center are located within the park boundaries. Other facilities include a gazebo, picnic tables, and a short, paved walking path. A paved parking lot is provided at the Senior Center and a small gravel parking lot is provided at the corner of Park Street and Bendigo Boulevard.

Meadowbrook Farm Park: Meadowbrook is a 460-acre, historic farm property located in the cities of North Bend and Snoqualmie that commands sweeping views of Mount Si and the Cascade Mountain Range. In the late 1800's, it was a thriving hop ranch and was later used for vegetable crops and dairy farming through the 1960's. Meadowbrook Farm is owned by the Cities of North Bend and Snoqualmie, and is managed by the Meadowbrook Farm Preservation Association.

A Master Plan for Meadowbrook Farm was adopted in 1999 and updated in 2013. The 460-acre property offers passive recreational opportunities, including nature appreciation, trails, environmental interpretation and native habitat protection. The fields on the property are also used for recreational and community events that require large spaces. A 2,400 square foot Interpretive Center building is located on the property, providing meeting space for public and private events, classes and the like.

Meadowbrook Farm is part of a wildlife corridor in the Upper Snoqualmie Valley connecting numerous protected lands surrounding the City, and supports a diversity of habitats. Elk herds use many of the habitats on the site and are routinely seen grazing on Meadowbrook Farm. They are a popular attraction with local residents and visitors to the area. Wildlife habitats and habitat values on Meadowbrook Farm are further described in the Meadowbrook Farm Master Plan.

Riverfront Park: This 26.8-acre undeveloped property has approximately 1,000 feet of frontage on both sides of the South Fork of the Snoqualmie River between Bendigo Boulevard and W. North Bend Way, including 4 acres on the right bank and 22.8 acres on the left bank. The

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park includes informal trails along the levees and access to the shoreline for fishing and swimming. The northern portion of the levee on the right bank, and the southernmost portion of the levee on the left bank remain private property. This undeveloped and protected river riparian corridor is important for all kinds of wildlife, particularly birds, and helps to maintain habitat and water quality critical to fish in the upper basin. The City, together with the Mountains to Sound Greenway Trust, has worked hard over the last few years to clear this forested area of invasive English ivy and English holly, improving the health of the forest for diversity and wildlife habitat.

Si View Subdivision Park: This 13-acre park includes river access on the top of the flood levee, paved walkways, playgrounds and a multi-purpose sports court.

Tanner Road Shoreline Park: This 2.2-acre forested park provides public access to a small segment of the Middle Fork Snoqualmie River via a trail accessed off SE Tanner Road. The park is intended to remain largely undeveloped.

Tannerwood Park: This 0.8-acre park is located within the Tannerwood Subdivision, and includes paved walkways, large lawn areas, as well as city-owned stormwater infrastructure.

Tanner Trail: The Tanner Trail is a partially city-owned railway and trail corridor located on the south side of North Bend Way. The 100-foot right-of-way runs from the western limits of the City to the Tanner Road/Tanner Mill site where it intersects with the King County Snoqualmie Valley Trail. The Northwest Railway Museum operates the historic tourist railroad in the summer and during the winter holiday season between Snoqualmie and North Bend. A pedestrian and bicycle trail runs parallel to the railroad tracks. This trail links downtown North Bend with residential areas, medical and social services and recreational river frontage. The Tanner Trail is paved and landscaped from East Park Street to Main Avenue North. The remainder of the trail surface is gravel.

Tenant Trailhead Park: Currently undeveloped, this 32-acre forested property will be developed with mountain bike and hiking trails, a parking lot, and a trailhead connecting the park to the broader trails on Rattlesnake Mountain, linking to Snoqualmie Point Park and further destinations.

Tollgate Farm: Tollgate Farm is a historic 410-acre farm and open space property owned by the City of North Bend and King County. All portions of Tollgate Farm located within the City limits of North Bend are owned by the city, with the remainder owned by King County. Tollgate Farm is adjacent to Meadowbrook Farm and preserves important agriculture, wildlife, open space, archeological and historic resources.

In 2001, the City and County purchased 380 acres of the 410-acre Tollgate Farm for public park, open space and natural area purposes. King County purchased 330 acres, of which 165 acres is located outside the North Bend UGA. An additional 40 acres, containing most of the central meadow portion of the farm, was purchased jointly by King County and the City of North Bend. The remaining ten (10) acres in the Central Meadow, containing the 100-year-old historic Tollgate Farmhouse, was purchased by the City of North Bend. In 2008, through the Intergovernmental Land Transfer Agreement, King County transferred the remaining 204 acres under their ownership that were located within the City limits to the City of North Bend.

Tollgate Farm Park, within the broader Tollgate Farm property, is a 49-acre park owned by the City of North Bend and managed by the Si View Metropolitan Park District, through an interlocal agreement with the City. The scenic agricultural pasture has unobstructed views of Mt. Si and the Cascade Mountains and is considered a local and regional icon. The park contains restrooms, a playground, picnic tables, multi-use sports fields

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including two cricket pitches, and a loop trail surrounding 24-acres of grazing pasture, as well as Farmstead improvements including the restored Tollgate farmhouse, a new barn in the same general location as the original barn on the property, and an agricultural incubation farming area.

The 1904 Queen Anne farmhouse and immediate surrounding grounds are historically significant and provide an opportunity for interpretation and education related to some of the earliest Euro-American history in the upper Snoqualmie Valley. Ribary Creek, in the southeast corner of the site, is a wooded natural area. Re-vegetation efforts over the last several years by the City and the Mountains to Sound Greenway Trust have restored this area to a more natural condition, previously afflicted by invasive plant communities and cattle crossings. Restoration efforts will continue, as guided by the Central Meadow Master Plan.

The protected Tollgate Farm property includes approximately 2,400 feet of frontage along the South Fork of the Snoqualmie River with accompanying high quality fish and wildlife habitat values. There are another 900 feet of frontage along Ribary Creek and other smaller tributary streams to the South Fork of the Snoqualmie River. Tollgate Farm is part of a critical connecting link that provides a low-elevation wildlife corridor between the Kimball Creek wetlands, Rattlesnake Mountain and the Cedar River Watershed to the south and west and Three Forks Natural Area, Mount Si NRCA and the Hancock Timber lands to the north and east. A further analysis of the wildlife habitats and habitat values present on the farm can be found in the May 2004 Tollgate Farm Central Meadow Master Plan.

Torguson Park: This 17.3-acre facility is located adjacent to the North Bend Elementary School. The Park consists of five ball fields with bleachers and concession stand, a soccer field, restrooms, a skateboard park, picnic facilities, bike racks, a lighted BMX dirt bike pump track, a tot lot, climbing tower, and a parking lot for 190 vehicles. The fields are used for league play, tournament play and sport camps. They are in use from mid-May through Thanksgiving. Torguson Park is a very popular and heavily used facility.

William Henry Taylor Park: This 1.0-acre park houses the North Bend Railroad Depot. The Depot was constructed in 1988. It serves as the eastern terminus for the Puget Sound and Snoqualmie Valley Historical Railway train, which runs in the summer and Christmas season between Snoqualmie and North Bend. Depot facilities include a ticket office, meeting rooms, and restrooms. Parking is provided along McClellan Street. A landscaped lawn area with benches and picnic tables extends south from the Depot to adjoin senior citizen and multi-family housing developments. The Tanner Trail runs east-west through the park.

Dahlgren Family Park: The Dahlgren Family Park (currently under construction as of the time of the preparation of this update) contains 4 acres and will contain parking and access to King County's Tanner Landing Park, in addition to serving as a neighborhood park. The park will contain restrooms, a picnic shelter, play equipment, a sand volleyball court, and a loop trail.

C.3 School District Facilities

Snoqualmie Valley School District #410 encompasses approximately 400 square miles in eastern King County and includes the cities of North Bend, Snoqualmie, and Fall City. Opstad Elementary, North Bend Elementary, and the former campus of Two Rivers Alternative High School are within the North Bend city limits (currently vacant). Twin Falls Middle School is located just east of the City's Urban Growth Area on the Middle Fork Road. The Opstad and North Bend Elementary School sites include paved playground areas with equipment, tennis courts, and informal youth ball fields. The former Two Rivers School site has an adjacent large field containing two youth baseball fields. This field is also seasonally used for soccer practice by sports organizations. The only school district facilities that have been included in the City's parks inventory and level of service analysis are the baseball fields at Two Rivers School. This is because they are directly adjacent to a public street, readily accessible, and are of sufficient size for competitive youth games. No other school district facilities are counted toward the City's park and recreation inventory

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and level of service standards because they are located within school grounds, are not built with typical facilities or dimensions, and are available to the public only after school hours.

C.4 City of Seattle Watershed

The City of Seattle owns the upper 90,546 acres of the Cedar River Watershed; this area serves as a major part of the City of Seattle's municipal water supply. The Watershed is located south and east of North Bend and is partially inside the Mount Baker-Snoqualmie National Forest.

Recreation opportunities are limited in the Cedar River Watershed. The main recreational area is at Rattlesnake Lake, located just five miles from downtown North Bend and near the edge of the City of Seattle's property. This area is open to the public for swimming, fishing and hiking; informal day-use facilities are provided. The Cedar River Watershed Education Center, located just above Rattlesnake Lake, includes an exhibit hall, heritage library, learning laboratories, and auditorium/meeting rooms (www.seattle.gov/util/crwecc). The remainder of the City of Seattle's watershed is off-limits to recreational users. King County's Snoqualmie Valley Trail commences near the lake, as does the John Wayne Trail.

C.5 Si View Metropolitan Parks District Facilities

Si View Community Center: A 10.7-acre site owned and operated by the Si View Metropolitan Parks District, Si View Community Center is located near downtown North Bend in an area of multifamily and single-family residential development. Developed facilities include a youth baseball field, an open field used for soccer and football, playground equipment, outdoor restrooms, and picnic tables. A historic log building houses a 15,000 square-foot indoor swimming pool, gymnasium/basketball court, and classrooms. Services offered in this facility include swimming lessons, lifeguard training, recreation classes, and a summer day camp program. Si View Community Center serves residents of the entire Snoqualmie Valley, and is also the site of the North Bend Farmers Market. www.siviewpark.org

Shamrock Park: Shamrock Park is a half-acre undeveloped mini-park owned and maintained by the Si View Metropolitan Parks District located on Healy Avenue across the street from the Si View Community Center. The park provides 200 feet of frontage on the South Fork Snoqualmie River. The Metropolitan Parks District also owns an additional parcel of land directly across the river from Shamrock Park, offering a future opportunity for a pedestrian bridge at this location.

South Fork Landing Park: Jointly owned by the City of North Bend and Si View Metropolitan Park District, this 36-acre park, a former 9-hole golf course, presently contains a popular disc golf course. It is located outside of City limits but serves residents of both North Bend and the Si View MPD. The Si View MPD has prepared a master plan for future additional development of the park, anticipated to contain disc golf, a community building, trails and picnic facilities, play equipment, and other recreational amenities.

C.6 King County Areas and Facilities

Blue Hole: In 1998, King County acquired two properties for flood control purposes on the Middle Fork of the Snoqualmie River. These properties are adjacent to the "Blue Hole", a favorite local swimming hole, beach and river access point. Informal parking is provided at the end of 6th Street, although the levy connecting the parking lot with the Blue Hole is privately owned and no public access easement has yet been obtained by King County across the private property.

Middle Fork Snoqualmie Natural Area: This is a 645-acre area owned by King County, located about 5 miles east of North Bend within the Middle Fork Valley. As a natural area, the site is managed to protect natural systems, maintain and enhance wildlife habitat and corridors, preserve scenic areas, and provide for low-impact public recreation. King County and the Mountains to Sound Greenway Trust are developing significant public access improvements within this area, including trailheads, day-use sites and river access points.

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Snoqualmie Valley Trail and connections: The Snoqualmie Valley Trail, designated as a National Recreation Trail, is a 36-mile, gravel surface trail that follows an abandoned railroad right-of-way from Duvall to North Bend. The trail is designated for non-motorized use, and is primarily used for walking and bicycling. The trail passes through or is close to several key area destinations, including Meadowbrook Farm, Tollgate Farm, Three Forks Park, downtown North Bend, Torguson Park, Two Rivers Alternative School (trail parking available on the weekends), North Bend Elementary School, and the North Bend Library. The Snoqualmie Valley Trail ties into an unused railroad right-of-way that connects to the City's Tanner Trail, trails in the City of Snoqualmie, the Palouse to Cascades Trail at Rattlesnake Lake, and to much of King County's 300 mile regional trail system.

Three Forks Natural Area: The Three Forks Natural Area is a natural area owned by King County containing over 400 acres at the confluence of the North, Middle, and South Forks of the Snoqualmie River, about two miles north of downtown North Bend. It contains informal fishing trails, native habitat and wildlife areas. The area serves as a sanctuary and corridor for elk, black bear, deer, cougar, bobcats, river otters and eagles. Its riparian habitat provides sloughs and wetlands for many bird species, small mammals and amphibians. The Three Forks Natural Area provides a critical link in a wildlife corridor connecting the large, protected wildlife habitat area of the Mount Si NRCA and the Campbell Global timber lands in the north with wildlife habitat to the south including Meadowbrook Farm, Tollgate Farm, Rattlesnake Mountain Scenic Area and the City of Seattle Cedar River Watershed. Parking for river access is provided at the intersection of Reinig Road and 428th Ave. SE.

Tanner Landing: The Tanner Landing property is a 40 acre passive recreation site owned by King County located on the south side of the Middle Fork of the Snoqualmie River, adjacent to the Snoqualmie Valley Trail and North Bend Urban Growth Area. The site was purchased by King County in 2003 to serve multiple purposes, including riverfront recreation access for the growing number of kayakers on the Middle Fork of the Snoqualmie River. The site is being developed to accommodate multiple passive and active recreation uses, subject to the environmental constraints associated with the waterfront location, including regular river flooding.

C.7 Joint Agency Areas and Facilities

Rattlesnake Mountain area: Rattlesnake Mountain is located south of North Bend on the south side of Interstate 90. The public ownership of Rattlesnake Mountain, over 3,165 acres, lies almost exclusively on the northward side of the Mountain, facing I-90 and North Bend. In 1993, King County and the Washington Department of Natural Resources (DNR) jointly purchased approximately 1,800 acres. This area is managed by both agencies as the "Rattlesnake Mountain Scenic Area" under a management plan that has ecological protection as its top priority and low-impact recreation as a secondary priority.

In 1997, 1,100 acres on the western end of the Rattlesnake Mountain Scenic Area were purchased as a "working forest" using combined King County and federal Forest Legacy funds. No development will occur in this forestland area. The majority of this acreage is owned by DNR and managed as Trust Lands on behalf of King County. The remaining, protected land on Rattlesnake Mountain is owned by the U.S. Forest Service (USFS).

The Rattlesnake Mountain Trail is an 11-mile trail that links Rattlesnake Lake to Snoqualmie Point. Future plans call for creating a trail that would link the Rattlesnake Mountain trail to the Tiger Mountain trail system. The south end of Rattlesnake Mountain connects to the Cedar River Watershed. Southwest of Rattlesnake Mountain is the 1,700-acre Taylor Mountain Forest, owned by King County Parks. Taylor Mountain provides a critical landscape connection between the Cedar River Watershed and Tiger Mountain, a 4,430-acre conservation area owned by DNR, and the City of Issaquah, with the surrounding lands being managed by DNR as state trust and forest land.

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Snoqualmie Point Park: This vantage point for sweeping views of the region was slated for office park development. In 2000, the 130-acre site was purchased by the USFS. Ten acres, at the site of the former Snoqualmie Winery, is managed by the City of Snoqualmie as a public park, scenic viewpoint and event amphitheater. The USFS manages the remaining 120 acres for its forestland conservation values.

Currently, undeveloped land with wildlife habitat value is found on both sides of I-90 adjacent to Rattlesnake Mountain. There are a number of crossings that allow wildlife to pass under I-90 onto these undeveloped lands. Although there are large areas of publicly protected land on both sides of I-90, this important wildlife corridor is tenuous as many of the key habitat linkages remain in private ownership.

C.8 Washington State Areas and Facilities

Palouse to Cascades Trail (aka Iron Horse Trail): Washington State Parks manages this cross-state trail that follows an abandoned railroad right-of-way from Rattlesnake Lake near North Bend, east across Washington State to the Idaho border. This non-motorized, level grade trail is ideal for mountain bikers, equestrians and hikers. Major local access points are found at Rattlesnake Lake (exit 32) and Ollalie State Park (exit 38). The Trail is connected to the Snoqualmie Valley Trail at Rattlesnake Lake. The Palouse to Cascades Trail also connects with the Pacific Crest Trail, running between the Canadian and Mexican borders, near Snoqualmie Pass.

Mount Si Natural Resources Conservation Area: This 20,753-acre conservation area owned by the Department of Natural Resources, showcases the 4,167 foot Mount Si. The extremely popular Mount Si trail is 4 miles long and has an elevation gain of 3,500 feet. The main trailhead, located about three miles from downtown North Bend off Mount Si Road, includes a picnic area, vault toilets, a handicapped accessible loop trail and a large parking area. An additional parking lot about 0.5 miles further east provides parking for the Mt. Tenerife trail and other local trails. The 2.5-mile Little Si trail, also off the Mt. Si Road, leads to the summit of Little Si (elevation gain of 1,250 feet). Mountain bikes and equestrian uses are permitted on specified roads and trails. The Mount Si NRCA provides a sizable area of wildlife habitat. It is well known for its herd of mountain goats, which at times can be seen from roads at the base of the Mountain. The cliff faces of Mount Si are habitat for the threatened peregrine falcon and at least one nesting pair uses the area.

Middle Fork Snoqualmie Natural Resources Conservation Area: This 10,828-acre conservation area owned by the Department of Natural Resources contains extensive lowland and montane forest areas along the Middle Fork Snoqualmie River, protecting wildlife habitat and scenic views, and providing low-impact recreation opportunities, including the Mailbox Peak and Granite Lakes trails, and several day use areas along the river.

Twin Falls Natural Area: This State Natural Area contains a 1.3-mile forested trail (each way), that runs along the South Fork of the Snoqualmie River and leads to a spectacular view of the upper and lower Twin Falls. The trail crosses the river between the two waterfalls on a 75-foot free-span bridge and continues on to connect with the Palouse to Cascades Trail. Interpretive signs describe the run-of-river subterranean power plant underneath Twin Falls. The trailhead is located off Exit 34 from I-90.

Ollalie State Park: The 520-acre Ollalie State Park is a day use park. A trail, suitable for young children, runs along the river. There is a fish weir at Weeks Falls with good viewpoints, interpretive signs describing the run-of-river power plant at Weeks Falls, fishing opportunities, and a 1/4-mile interpretive trail. Access and parking is provided off Exit 38 from Interstate 90.

C.9 Federal Lands

Mount Baker-Snoqualmie National Forest: The Mount Baker-Snoqualmie National Forest includes hundreds of thousands of acres east of North Bend and north and south of Snoqualmie Pass and includes over 200 miles of hiking trails, and 3 campgrounds within the Snoqualmie Pass

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and Middle Fork Snoqualmie River Valley areas. Alpine and Nordic ski entities lease property from the Forest Service at Snoqualmie Pass. The Nordic Center offers over 55 kilometers of cross-country and snowshoe opportunities. There are numerous facilities for alpine skiers. For snowboarders, Snoqualmie Pass has several terrain parks and half-pipes. Wildlife habitat abounds on the national forest, with the full range of species typically dependant on old growth and successional forests. www.fs.usda.gov/mbs

C.10 Other Regional Areas and Facilities

Mountains-to-Sound Greenway: The Mountains-to-Sound Greenway concept originated with regional leaders in the summer of 1990. The concept is to connect and protect open space in a scenic greenway along Interstate 90. The Greenway runs from the shores of Puget Sound, over the Cascade Mountains, to the Kittitas Valley foothills, and incorporates both public and private lands. The Greenway will include continuous trail connections along mountain hillsides and ridgelines and link these with community trail networks and destinations. Major elements of the system include Cougar, Squak and Tiger Mountains; Lake Sammamish State Park; Meadowbrook and Tollgate Farms; Rattlesnake Mountain and Mount Si, along with lands protected by the U.S. Forest Service east of North Bend. www.mtsgreenway.org

Campbell Global Timber Lands: Campbell Global owns 104,000 acres of working forestland along the western edge of the Cascade Range just north of the Three Forks Natural Area. This land was previously known as the Weyerhaeuser Snoqualmie Tree Farm. It includes two major rivers (North Fork Snoqualmie and Tolt), numerous smaller rivers and streams, more than 500 acres of lakes and ponds, more than 6,000 acres of riparian areas, and 4,000 acres of wetlands. Recreation access is allowed via permit from Campbell Global. <https://sqrecreation.com/>

Mount Si Golf Course: This 18-hole golf course lies within the city limits of Snoqualmie, off Meadowbrook Road. It is adjacent to the Meadowbrook Farm property, and is open to the public. Although largely an open area, the golf course does provide some wildlife habitat continuity along the South Fork with nearby Three Forks Natural Area and on Meadowbrook Farm. www.mtsigolf.com

Serius Sports Complex: This private ballfields facility at 1422 Bendigo Boulevard N. contains 4 baseball fields overlapping with 2 soccer/lacrosse fields, primarily serving regional select youth leagues and adult leagues. [https://seriusportscomlex .com](https://seriusportscomlex.com)

Snoqualmie Falls: Snoqualmie Falls is reported to be the second largest tourist destination in the state (*Snoqualmie Valley Visitor's Guide*, 2000) drawing 1.2 million visitors a year. Snoqualmie Falls itself has a 268-foot drop, which is 100 feet higher than Niagara Falls. There is a trail to the base of the Falls that is open to the public.

Common Use Areas on Private Lands: North Bend has several informal park, recreation, and open space areas that, although not in public ownership, are used and/or recognized by North Bend area residents as important for recreation. These areas include river levees and selected riparian parcels along the South Fork and Middle Fork of the Snoqualmie River.

The left bank of the Middle Fork is leveed intermittently from the "Blue Hole" (see King County areas and facilities) upstream to Mount Si Road. The South Fork of the Snoqualmie River is leveed more extensively than the Middle Fork. Levees extend from Gardiner Weeks Park downstream on both banks to the Meadowbrook Trestle (the Snoqualmie Valley Trail extension), and upstream past Interstate 90. Many portions of these dikes are privately owned.

Along some reaches of the river, the public makes informal use of the levees. In other areas, landowners prohibit access across the dikes. Levees offer long-term river access and trail opportunities if the City, County and landowners can agree on access, management and public use.

D. PUBLIC INVOLVEMENT

D.1 Introduction

Citizen involvement in the development of this Element was accomplished through a variety of mechanisms, including review by the North Bend Parks Commission and Planning Commission (open public meetings), as well as through surveys and a Parks Workshop, as described below.

D.2 2021 Si View Metropolitan Parks District Survey

In 2021, the Si View Metropolitan Parks District (“Si View MPD”) hired a consultant to conduct a Community Interest and Opinion Survey to help establish priorities for the future development of parks and recreation facilities, programs and services within the community. In addition to questions more specific to the Si View MPD’s operations, the survey asked broader questions regarding respondents level of satisfaction with park-related facilities, programs and services in the community, their level of need for various parks and recreation facilities, the importance of different types of parks and recreation facilities to their households, and actions they are most willing to fund with their tax dollars.

Of the 2000 surveys mailed to households within the service area, 405 were returned, providing a 95% level of confidence with a precision of at least +/- 4.7%. Because the MPD encompasses North Bend, the survey should be considered valid for determining park and recreation interests of residents of North Bend as well as the larger MPD service area.

While much of the survey was directed at recreation programming rather than developing specific outdoor facilities, results indicated a strong preference of respondents for additional open space and trails, and a broader preference for more opportunities for passive forms of recreation over active forms of recreation. Primary results of the survey applicable to the City of North Bend’s update to its Parks Element include the following:

- The top 5 (highest preference) outdoor-recreation related potential programming spaces households would use if they were available included nature trails (55%), paved trails (39%), canoe/kayak access (38%), mountain bike park/trails (36%), and dog parks (35%).
- The bottom 5 (lowest preference) outdoor recreation related facilities included outdoor pickleball courts (19%), outdoor multi-use fields (19%), disc golf (17%) outdoor basketball courts (11%), and outdoor sand volleyball (9%).
- Of note, several additional programming spaces were evaluated and ranked, but are not considered here as they do not relate to outdoor recreation facilities that the City of North Bend would develop (such as performing arts facilities, craft and gallery spaces, eSports/gaming space/venue, etc.)

D.3 2022 North Bend Parks Survey

The City of North Bend conducted a community survey in September of 2022 to obtain feedback on resident satisfaction with existing park facilities and need for additional facilities. A total of 537 survey responses were received, with approximately 80% of respondents living within City limits. For assessing park facility needs within the community and determining the adequacy of the existing parks levels of service, questions were asked regarding whether respondents felt there were enough of particular facilities, or needed additional. Broadly, respondents preferred the acquisition and development of lands and facilities for more passive forms of recreation that focus on walking, biking, and enjoyment of nature over the development of additional sports facilities, with a notable strong community desire for more river/water access areas.

Key findings from the survey include the following:

- The primary cited reason for not visiting a park more often was insufficient pedestrian or bicycle facilities to the park/safe route from home, indicating the need to focus additional attention on key sidewalk and pathway improvements between neighborhoods and parks, followed by distance of parks from people’s homes.

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- The top 5 primary types of facilities respondents felt the City needs more of included river/water access (66%), walking and biking trails (47%), covered picnic shelters (47%), pickleball courts (47%), and passive/natural open space areas (46%).
- The top 5 priorities for applying funding for acquisition/development of additional facilities included river/water access (76%), paved multi-use trails (54%), gravel/soft-surface natural trails (53%), passive/natural open space areas (46%), and off-leash dog parks (35%).
- Of facilities not currently available within North Bend, the top 5 that respondents desired to see developed included developed river access (73%), outdoor spray/splash park (55%), off-leash dog park (42%), public artificial turf facilities (23%), and pea-patch gardens (22%).
- The top trail facilities that respondents wished to see constructed was multi-use trails along the South Fork Snoqualmie River levees (46%), followed by completion of the Tanner Trail (44%), and the Bendigo Boulevard multi-use trail between Downtown and Tennant Trailhead Park (38%).
- The most-cited need for facilities in the informal (not project specific) comments received were for pickleball courts, a splash park, and off-leash dog park. Many comments also expressed a desire for more natural areas rather than formal developed parks with play equipment.

The full results of the survey are available on file at City Hall.

D.4 2022 Parks Workshop

The Parks Commission held a Parks Workshop on November 30, 2022. The open house was attended by members of the general public, the Parks Commission, and representatives of the Si View Metropolitan Parks District. City staff presented a summary of the Parks Element and needed updates, and a summary of the findings of the 2022 City Parks Survey results. Staff and the Parks Commission also provided display boards of planned Park and Trail improvement projects within the City of North Bend, seeking input of the attendees on their satisfaction with the condition of the existing parks and their preferences for potential improvements and additional facilities.

E. DEMAND and NEEDS ASSESSMENT

E.1 Parks Facilities Needs Assessment

In the past, both the National Recreation and Park Association (NRPA) and the Recreation and Conservation Funding Board provided level of service (LOS) guidelines for park and recreation facilities. Today, the general position being taken in the park and recreation field is that a community is better served by determining its own specific needs based on the input from the public, parks board members, and knowledgeable staff and other professionals. Recent input from area residents indicates that North Bend's parks and recreation facilities are generally considered to be adequate. The level of service standards provided below were developed based on input gathered in the public participation process for the 2002 update to the Parks Element. These standards were re-affirmed as appropriate to North Bend resident's priorities and interests through evaluation of the 2021 Si View Metropolitan Park District survey results and 2022 City Park Survey results.

A category called "Passive Parks and Wildlife Corridors" was created to address the high priority North Bend residents place on maintaining the natural and small-town character of their community and protecting the open space and natural areas within and surrounding it. This category is intended for passive recreational opportunities and facilities such as wildlife viewing areas, dog parks, usable but informal open fields, forested recreational areas and picnic areas, as well as corridors necessary for protecting the movement of significant wildlife through limited areas of the City. These areas are anticipated to contain trails linked to the City and regional trail system. Due to the large size of both Tollgate Farm and Meadowbrook Farm and more recent acquisition of Tennant Trailhead Park, North Bend will not need additional passive parklands during the duration of this 6-year Parks Element.

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Outdoor youth field sports continue to be very popular in the North Bend community. The North Bend community consists of a relatively young population with a relatively high percentage of people being under the age of 18 years. City park staff, sports league directors and Park Commission members indicate that use of the existing fields is extremely high. Many fields are used interchangeably for softball, baseball and soccer. This means that the season for most field sports is of limited duration and that the need for both practices and games often create a scheduling problem.

In addition, according to the Snoqualmie Valley Youth Soccer Association and Snoqualmie Valley Little League, recent years have seen a continued significant shift in youth participation from standard soccer and baseball teams to participation on select sports teams. Select sports have a longer playing season and practice throughout much of the year, which creates additional need for field availability. This increases the demands for fields and the problems for scheduling, as the seasons for these select sports also now overlap considerably. The increased demand resulting from greater select sports team use suggests the need for additional facilities, but also suggests a greater responsibility by the sports leagues in funding the construction of such facilities, which has recently occurred with the development of the Serius Sports facility on Bendigo Boulevard N. That facility is not counted in the North Bend inventory or toward level of service standards however, as it is a private rental facility that draws largely from select leagues across the region, and is not open to the general public for casual use.

The City of North Bend will continue to track the growth of the community and stay current on resident's views on parks and recreation facilities to ensure that adequate areas and facilities are being provided.

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TABLE 3: NORTH BEND PARK AND RECREATION FACILITY INVENTORY (USED TO HELP DETERMINE THE LEVEL OF SERVICE STANDARDS)

FACILITY TYPE	PARK OR AREA WITH FACILITY	TOTAL NUMBER	NOTES
Playground	E.J. Roberts; Si View Comm. Center (2); Si View Neighborhood Pk (4); Torguson Park; Tollgate Farm Park; Dahlgren Park	10	No service standards exist for playgrounds.
Baseball/Softball Fields	Torguson (5); Si View Community Center (1); Two Rivers School Fields (2)	8	Si View Community Center and Torguson ballfields are also lined out for soccer fields later in season. Two Rivers fields counted because they are open and unfenced, not associated with school grounds.
Soccer Fields	Si View Community Center (1); Torguson (1) Tollgate Farm Park (2)	4	Si View C.C. field is for 14+ years;
Football Fields	Si View Community Center (1)	1	Si View C.C. field sometimes used for football.
Outdoor Basketball Courts	Si View Community Center; E.J. Roberts; Si View Subdivision Park (1/2 court)	2.5	Si View subdivision court is part of multi-purpose court.
Tennis Courts	E.J. Roberts (2)	2	
Pickleball Court	E.J. Roberts (1), Si View Subdivision Park (1) Si View Park (3)	5	Si View subdivision court and Si View Park courts are part of multi-purpose striped courts shared with basketball.
Recreation Center	Si View Community Center	1	Regional use facility.
Golf Courses	Mi. Si (18-hole)	1	This course is included as it is open to the public, directly adjacent to City limits and is a regional use facility. Golf is not considered in Level of Service Standards, as it is typically a private facility, and beyond the capacity of the City of North Bend.
Pool - Indoor	Si View Comm Center (15,000 sq. feet)	1	Regional use facility.
Neighborhood and Community Parks	E.J. Roberts (8.9 ac); Torguson (17.3 ac); Gardner Weeks (3.3 ac); Si View Community Center (10.7 ac); Si View Neighborhood Park (13.2 ac), Dahlgren Park (4 ac); South Fork Landing Park (36 ac); Tannerwood Park (0.8 ac). (Tollgate Farm Park classified below)	8 parks, 94.2 ac total	There are 7 existing, developed parks that are over 3 acres in size
Passive Parks and Wildlife Corridors (including trails within these areas)	Meadowbrook Farm (204 ac); Tollgate Farm (215 ac); Riverfront Park (26.8 ac); Si View Levee Trail (4.4 ac); Snoqualmie Valley Trail (49 ac); Tanner Landing Park (40 ac, outside UGA, but immediately adjacent and therefore included), Tenant Trailhead Park (32 ac).	5 parks, 571 ac. total	Meadowbrook has 255 more acres in Snoq. City limits. Tollgate has 165 more acres outside UGA. Other popular regional parks include Mt Si, Ollalie, Rattlesnake Lake, 3 Forks Park, & others near North Bend.

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TABLE 4: PARKS AND RECREATION LEVEL OF SERVICE STANDARDS

Facility/Activity	North Bend Standard	2022 Current Supply	2022 Need (7,915)	2029 Need (9,141)	2044 Need (14,701)
Baseball/Softball Field	1 per 1,000	8	0	1	6
Soccer Field	1 per 2,500	4	0	0	1
Tennis Courts*	1 per 2,000	2	1	2	5
Basketball Court (outdoor) *	1 per 2,500	2.5	1	1	3
Pickleball Courts *	1 per 1,500	5	0	1	4
Sand Volleyball	1 per 5,000	0	1	1	2
Pool (indoor)	1 per 11,000	1	0	0	1
Football Field (youth)	1 per 5,000	1	0	0	1
Neighborhood and Community Parks with childrens play equipment	1 Park (3+ ac) /1,500 plus 4 ac land/1,000;	7 parks and 94 acres	0	0	2 parks and 0 acres
Passive Parks and Wildlife Corridors (trails may be located in these areas)	40 acres per 1,000	571 acres (b)	0	0	17 acres

Notes:

- (a) Neighborhood and Community park standards combined.
- (b) Tollgate and Meadowbrook Farms have additional acreage outside the Urban Growth Boundary.
- (c) Only public facilities are counted toward level of service standards.
- (d) Need for facility is only triggered when threshold has actually passed based on the LOS standard (not rounded up).
- (e) Basketball, pickleball, and tennis courts may overlap with other striped court facilities.

E.2 Trails System Needs Assessment

The North Bend community has exceptional opportunities to tie in to hundreds of miles of county, state and federal trails. Public input consistently requests additional trail opportunities, particularly for walking and bicycling, as demonstrated through the 2012, 2016, and 2021 Si View MPD Surveys and the 2022 City Parks survey. As a result of these findings, a number of trail projects have been placed on the 6-year Parks Capital Facilities Plan. In addition to City construction projects, significant additional trail opportunities can be met by developing and/or signing existing trails found along the public roads, on dikes, and on publicly owned, abandoned railroad rights-of-way. Please refer to the Trail Plan Map, Figure 8-2.

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Proposed improvements and/or new trails within and adjacent to the North Bend UGA include the river levees on the South and Middle Forks of the Snoqualmie River. Future trail surfacing is envisioned to be gravel, with paving in higher-use areas. Many of the trails along the levees are in private ownership. Opening these areas for public use would require negotiating easements or acquiring property.

The City has also adopted Residential Recreation and Common Space standards that included trail requirements pertaining to new residential development. The regulations require that new residential developments of 5 or more units provide connections to existing adjacent trails, and provide construction of new trails when a future trail corridor, as identified on the Trail Plan Map of this Element, is located on the property. These regulations will enable the growth of the North Bend Trail System as development occurs. Focus for City efforts therefore shifts to public property and in filling in gaps where new development will not be providing construction of the trail system, such as through easements on property that has already been developed. The City should actively pursue bridging “missing links” of the trail system wherever possible.

E.3 Wildlife Habitat Needs Assessment

Stunning natural beauty and significant wildlife habitat surrounds North Bend. The City is near a confluence of the three forks of the Snoqualmie River, and two of the forks are within and adjoin the UGA. These river corridors provide rich wildlife habitat and species diversity, as described in the wildlife habitat section above. Additionally, large blocks of protected land important for wildlife surround the North Bend community; these blocks include hundreds of thousands of acres. Where possible, riparian habitat should be protected, restored and enhanced to provide more effective wildlife cover. Enhancement of stream vegetation will also positively benefit fish species in the river. Protection of significant undeveloped land along the river would contribute important habitat to wildlife species that use the river corridor. Significant opportunities exist to enhance the riparian shoreline habitats, as identified in the *Shoreline Restoration Plan for the City of North Bend’s Shorelines: South Fork and Middle Fork Snoqualmie River*, October 2011.

One of the last remaining and viable, west side, low-elevation terrestrial wildlife corridors across I90 and the developed areas of the upper Snoqualmie Valley is located between Rattlesnake Mountain, Three Forks Natural Area and Mount Si NRCA, consisting primarily of Tollgate and Meadowbrook Farms. The main components of this wildlife corridor are in place, as can be seen on the Protected Areas map in Figure 8.3. Strategic protection of appropriate lands connecting these habitats will provide a permanent corridor for the passage of many species of wildlife from south to north and east to west. It would also provide a rich wildlife experience for the citizens of North Bend and Snoqualmie that would not entail driving long distances.

E.4 Open Space Needs Assessment

Open space means many things to many people. For the purpose of this Element, open space includes protected parks, greenway and trail corridors, wildlife habitat, wetland, river, stream, lake and riparian areas and corridors, and publicly-owned farm and forest lands. Sites such as Tollgate Farm and Meadowbrook Farm provide a variety of open space functions, including wildlife habitat, viewshed protection, farmland, forestland, wetland and riparian areas, and parkland.

One of the City's mission statements, consistently ranked as one of residents' highest priorities for North Bend, is to preserve the natural and small town character of the community. A significant means to accomplish this key goal is to protect open spaces in the community and surrounding area through the provision of passive parks and wildlife habitat areas. Many of the goals and policies in the Comprehensive Plan relate to the protection of open space to help retain the City's natural and small town character and uniqueness.

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To reach its open space protection goals, North Bend should encourage King County and the Department of Natural Resources to purchase additional strategic properties along the river and adjacent to existing protected areas, such as the Three Forks Natural Area, Mount Si, Rattlesnake Mountain, and the Middle Fork of the Snoqualmie Natural Area.

F. GOALS AND POLICIES

Goal 1: Preserve and enhance the visual and physical accessibility of significant natural resources having scenic and public recreational value.

Policies:

- 1.1 Integrate a balance of passive and active park and wildlife habitat areas throughout the City designed to serve the needs of all segments of the population.
- 1.2 Incorporate elements of open space, parks and street trees into all City-sponsored projects in order to help create visual unity for the downtown and its neighborhoods.
- 1.3 Ensure that organized open space is a part of all residential project designs.
- 1.4 Ensure the historic, ecological, social, agricultural and recreational values of Tollgate Farm and Meadowbrook Farm are appropriately protected and enhanced through the implementation of the plans developed for those Parks.

Goal 2: Enhance North Bend's river shoreline recreation values by creating a natural linked greenway system.

Policies:

- 2.1 Acquire or obtain access rights, dedications, and easements to riverfront parcels, including levees and dikes, as available, and develop and enhance such access for the public benefit and enjoyment of the shoreline.

Goal 3: Provide for active and passive recreation and wildlife habitat areas necessary to serve increases in population and development and maintain design and landscape standards for public and private projects to enhance the livability of the City.

Policies:

- 3.1 Require that all new development projects contribute to public open space improvements either on or off-site as identified in the adopted Parks Element.
 - a. Establish park, recreation, wildlife habitat and open space standards for residential development, including on-site and/or off-site dedication requirements, and adopt them in land use codes. Such standards should require that all new single-family and multi-family developments provide a minimum percentage, to be determined, of net site area for appropriate park, recreation, wildlife habitat and open space areas and improvements. Standards should address the percentage required for both passive and active uses. Net site area shall be exclusive of street/utility rights of way, setbacks, parking areas, and utility facilities, including but not limited to storm, water, or sewer.

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3.2 Evaluate public acquisition of private open spaces as opportunity and funding is available, and pursue the concept of tax incentives for privately held open space.

- a. Pursue protection of strategic open space properties by using a variety of protection methods.
- b. Methods should include non-regulatory methods (e.g. fee-simple purchase, conservation easements, donations, purchase and leaseback, etc.); regulatory methods (e.g. limited development, land dedication, site design, cluster design, impact-fees); and incentive approaches (e.g. current use taxation; transfer of development rights, land-transfers; user fees).
- c. The City and its partners should pursue grants and other outside funding to enable proactive resource protection and development.
- d. Continue to implement an impact fee system for new development that provides for acquisition and development of new parks, recreation, and wildlife habitat areas and facilities.

3.3 Meet annually with the Si View Metropolitan Parks District, City of Snoqualmie and County Parks Boards to discuss common park planning and recreation interests, goals and policies, and to ensure coordinated and interconnected parks and trails.

3.4 Coordinate with the Si View Metropolitan Parks District, sports organizations, and other recreation providers to maximize efficiency in the management of park and open space resources and provision of recreation opportunities.

3.5 Use sensitive area lands when appropriate as part of a network of an interconnected open space, parks and trail system.

3.6 Establish a pedestrian and bicycle network connected to a greenway system which links commercial areas, neighborhoods, parks and public lands and facilities, and regional trails.

- a. Prioritize funding to implement the Trail Plan Map shown in Exhibit 3. As funding and opportunities permit, protect critical trail linkages and design, construct and/or enhance trail segments identified in the Trails Plan.
- b. Develop links between off-road and on-road pedestrian and bicycle facilities to provide an interconnecting system of trails.
- c. Design portions of the trail system to accommodate a variety of non-motorized users, including pedestrians, road and mountain bicycles, equestrians, rollerblades, wheelchair users, strollers and others, recognizing that not all trails will accommodate all users.
- d. Create and implement development regulations that require that all new development provide connections, or payments in lieu, to the City's bicycle/walkway trails system.
- e. Create and implement development regulations that require that new residential developments provide for construction of new trails as identified on the Trail Plan Map as a part of the development's recreational and common space requirements.
- f. Pursue obtaining trail easements from owners of existing developed lots located within trail corridors identified on the Trail Plan Map for construction of missing trail linkages.
- g. Promote separated walkways and bikeways within new residential developments that can be linked to existing or proposed trails or walkways.

Goal 4: Develop quality recreational opportunities that meet the needs of a diverse population.

Policies:

4.1 Provide children's play facilities and other recreational amenities in conjunction with residential development or sports field development.

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- 4.2 Perform periodic recreational opportunity and facility assessments by the Parks Commission to determine success and deficiencies and report back to the City Council.
- 4.3 Focus on addressing the priority recreational needs of North Bend residents, as based on public input.
- 4.4 Increase the diversity of recreational opportunities and facilities available to North Bend residents, such as skate parks, climbing walls, hand-ball walls, dog parks and other facilities not typically considered in park systems.

Goal 5: Encourage public participation as a key component of all future planning activities, which help implement the Parks and Open Space Element.

Policies:

- 5.1 Provide regular information on City parks' activities and issues.
- 5.2 Develop a parks and recreation resident survey to foster communication about park development, programs and activities and solicit input from residents, including students, young adults, family households and seniors.
 - a. Every five years, survey area residents to get input on parks, recreation, and wildlife habitat needs.
- 5.3 Seek local service organizations and clubs to sponsor, assist, develop and maintain the City's park facilities through an adopt-a-park program.

Goal 6: Protect, conserve and enhance the historic and cultural heritage of North Bend.

Policies:

- 6.1 Coordinate and cooperate with local, state and national historic and cultural preservation organizations and the Snoqualmie Tribe in order to promote historic and cultural preservation and interpretation within the City.
 - a. Develop an interpretive kiosk or signs for key sites, including South Fork area, old Tanner Mill site, Tollgate Farm, Meadowbrook Farm, and other points of scenic and historic interest in order to enhance visitor experience and promote the City's built and natural history.
 - b. Support the location of the Snoqualmie Valley Historical Museum within a City park or other City property as an appropriate use of the park site and a beneficial location for both the Museum and the residents of North Bend.
- 6.2 Work with the Snoqualmie Tribe to preserve significant cultural and historic sites.
- 6.3 Promote a mutually supportive relationship between historic and cultural preservation and economic development.
- 6.4 Incorporate the preservation of sites and structures of historic, cultural, and archeological significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews.

Goal 7: Protect and enhance wildlife habitat areas within the City and its Urban Growth Area.**Policies:**

7.1 Protect and enhance important wildlife corridors within North Bend and its Urban Growth Area, in coordination with the state and county, to create a network of wildlife corridors which link habitat areas together to encourage the natural movement of plant and animal species. Focus habitat protection efforts on areas that: include a diversity of habitat types, enhance the value of existing protected areas, or have been identified by the City and King County as critical areas.

- a. Encourage protection of habitat corridors along the South and Middle Forks of the Snoqualmie River and adjacent streams to facilitate the movement of wildlife and maintain suitable fish and wildlife habitat.
- b. Encourage private and public organizations to help complete the wildlife corridor between the Protected Areas shown on Exhibit 8-3.

7.2 Establish development performance standards that limit site clearing to minimize adverse impacts to native habitats.

7.3 Encourage community involvement and education in the creation, enhancement, management, interpretation and enjoyment of wildlife habitat areas.

7.4 Encourage access to sites of wildlife interest when not in conflict with wildlife protection goals.

G. IMPLEMENTATION METHODS

Three general implementation methods can be utilized to meet selected actions of the Parks Element: non-regulatory, regulatory, and taxation. Municipalities are empowered to exercise any one or a combination of these under Washington State law. In seeking to implement Plan actions, North Bend could utilize a variety of these methods as well as other general authorities.

Non-regulatory approaches include purchase of lands in fee-simple (outright purchase, purchase of less than fee-simple interest (easements or development rights) and private sector initiatives like nonprofit land trusts that preserve and steward lands. Acquisition moneys can be raised or received from a number of sources, including bonds, revenue sharing, grants, impact fees and other taxes. Non-regulatory techniques are the most expensive to implement in the short-term but also provide long-term protection of land parcels, including public access and management capabilities. North Bend could seek conservation funds from county, state and federal sources.

Regulatory techniques include planning, zoning (including innovative techniques like cluster zoning), subdivision regulations and environmental regulations. Regulatory approaches include actions that protect habitat in critical areas, such as establishing wetland and stream buffers, and actions that protect against development that may pose a threat to human health and safety, such as the prohibition on new residential or commercial structures within the floodway. Regulatory techniques include requirements for subdivisions to dedicate areas within the development for parks and open space. Unless tied to dedication for public purposes, regulatory techniques do not provide for management capability or opportunity for public access to sites.

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Taxation techniques are often linked with non-regulatory approaches. For example, taxes can be raised by government to fund land acquisition or other capital-improvements. Both King County and the State have programs to fund open space and recreation land purchases for which North Bend is eligible to apply. North Bend has two real-estate excise taxes on the sale of property that are dedicated to a capital improvement fund that can be allocated to a variety of City capital expenditures, including streets, public works projects, and parks. North Bend has also established a park-impact fee that requires dedicated payments by new growth to pay its fair-share costs of demand for new park and recreation sites. This fee was established in 1994. Taxation can also be utilized as an incentive to conserve lands. For example, lands left in open space can receive reduced or current-use assessments which may alleviate a demand to sell or develop them. Likewise, donating lands for conservation purposes or selling them at reduced prices can provide tax benefits.

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H: 20-YEAR CAPITAL FACILITIES PROGRAM

H.1 Overview

The recommended 20-Year Parks Capital Facilities Program has been developed by staff and the North Bend Parks Commission in consideration of the level of service standards identified in this plan and in consideration of the public input provided to the Parks Element update process, including evaluation of recreation trends, survey information, and the public workshop. A 6-Year Parks Capital Facilities Plan developed from selected projects below, including anticipated revenue sources, follows in section I.

H.2 Project Descriptions

Tenant Trailhead Park Development: This park was acquired in 2017 by the City of North Bend, Si View Metropolitan Park District, and King County to preserve the forested character at the base of Rattlesnake Mountain with bicycle and pedestrian trails, and to provide recreational access from the community onto Rattlesnake Mountain via a new trailhead being developed by King County. The park will include separated bicycle and pedestrian trails, with bicycle trails incorporating minor trail features such as banked corners to take advantage of the topography. In addition to the trails, specific improvements will include a parking lot, restroom, picnic facilities, supplemental landscaping, forest habitat interpretation and signage features, and other associated minor park furnishings. The Si View MPD will coordinate construction of the park, with additional funding provided from King County.

Torguson Park Plaza and Playground Phase 2 Improvements, and remaining irrigation, landscaping and fencing improvements: This project will consist of completing the central gathering plaza at the center of the park, reconstructing the playground surround, adding playground equipment, providing additional landscaping and irrigation in areas of the park outside of the ballfields, and reconstructing deteriorated fencing. Estimate \$1,100,000.

Torguson Park Entry-Area Acquisition: The property bordering the western boundary of the primary vehicular entrance to Torguson Park should be acquired for a more visible entry to the park, as well as to provide expanded park entrance features, landscaping and parking. Acquisition \$461,000. Development cost estimate not yet determined.

EJ Roberts Park Expansion Trail Development: Construct a passive loop trail through the forest within the EJ Roberts Park expansion area. Includes design and construction of approximate 800-foot long gravel pathway, and associated bridge/boardwalk areas. Estimate \$250,000.

Si View Neighborhood Park New Play Equipment: The existing play equipment at this park is old and in deteriorating condition and should be replaced with new equipment, together with new soft surface area borders. Estimate \$150,000.

Tanner Trail Construction – East of Public Works property to Snoqualmie Valley Trail, excluding Cottages at North Bend (already constructed): 10' wide asphalt paved trail within the Tanner Trail right-of-way adjacent to North Bend Way. Estimate \$\$1,320,000.

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Tanner Trail / Snoqualmie Valley Trail Junction Improvements: The junction of the Snoqualmie Valley Trail, Tanner Trail, and North Bend Way is an important junction for both local and regional trail users and is also an important corridor for elk and other wildlife crossing under I-90 at this location. Improvements would be made to make the Snoqualmie Valley Trail crossing of North Bend Way more visible and safe for pedestrians and motorists. A small parking lot would be built for trail users with formalized trailheads to the Snoqualmie Valley Trail and Tanner Trail. Native landscape improvements would be provided to enhance wildlife cover for the crossing area. The project is anticipated as a joint city/King County project. Additional planning and coordination with King County needs to be done and a site plan developed with cost estimates before this facility can be formally placed in the capital facilities plan. Estimate \$1,000,000.

Bendigo Boulevard S. Multi-Use Trail: A 10' wide paved multi-use trail is proposed on the west side of Bendigo Boulevard South between Ribary Way and the South Fork Snoqualmie River to provide a direct bicycle and pedestrian connection from downtown and the levee trails to the proposed Rattlesnake Mountain Trailhead Park on Ribary Way. The trail will be separated from the shoulder meandering through retained trees where space permits, and will include intersection crossing improvements at the I-90 onramp. Cost estimate \$1,730,000.

Tollgate Farm Phase 2 Improvements - Athletic Fields, Parking, Landscaping: Per the Tollgate Master Plan, the athletic fields would be graded and constructed at the west end of the central meadow. Work would include necessary backstops, fencing, ground preparation, seeding, irrigation, drainage and bleachers. Additionally, the heirloom apple trees along North Bend Way would be restored through proper pruning, thinning, fencing for protection, and clearing of the areas around the trees. Estimate \$1,500,000.

Tollgate Water & Sewer Extensions/Connections: To serve the expanded use of Tollgate Farm upon development of the Phase 2 Improvements, water and sewer mains and services need to be extended to the site. The extension would proceed under the railroad tracks and under West North Bend Way to the Tollgate site. The main would then proceed east along West North Bend Way and tie into the existing main at the intersection of West North Bend Way/Sydney Avenue. Sewer would be extended from the main to be installed on NW 8th Street and then proceeding along West North Bend Way to the site of the bathrooms at the Tollgate athletic fields. The utility extensions are anticipated to occur through a ULID for both water and sewer, formed to assist in financing the facilities in the general area with other contributing property owners. Estimate \$400,000.

Tollgate Farm to Downtown Multi-use Trail: From the west end of the West North Bend Way bridge over the South Fork Snoqualmie River, along West North Bend Way to the pedestrian entrance to Tollgate Farm Park at 8th Street, a multi-use trail would be extended for pedestrian access from downtown to the farm/athletic fields. Work would include approximately 1,600 linear feet of roadway reconstruction (within the existing paved roadway) to provide a 10-foot pathway, 10-foot planted bioswale landscape strip, shoulder, roadway restriping, and landscaping. Estimate \$400,000.

Tollgate Farm Forest Trail: A gravel or soft surface trail and bridge over Silver Creek would be constructed between the Snoqualmie Valley Trail and Ballarat Ave. NE through the forest, linking the northern part of the Silver Creek neighborhood to the Snoqualmie Valley Trail, and providing greater public access and use of this portion of Tollgate Farm. Estimate \$800,000.

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Meadowbrook Farm Baq^wab Praire Loop Trail: An 8' wide paved pedestrian trail (with crushed stone and boardwalks within critical areas) will complete a loop with the existing Boalch Trail, connecting from the Interpretive Center north along SR-202 and through the Camas Meadow to Centennial Fields Park, with a spur trail connecting to Snoqualmie Middle School. The project would be a joint project with the City of Snoqualmie, and would include habitat enhancement and interpretive and wildlife safety signage. Estimate \$1,200,000.

Meadowbrook Farm to Tollgate Farm Connector Trail: A trail would be constructed from the Interpretive Center west across SR-202 connecting through the forest preserve area of Meadowbrook Farm west to North Bend Way, then south within the right-of-way of North Bend Way to connect to the trail system within Tollgate Farm Park. Estimate \$1,000,000.

Meadowbrook Farm Interpretive Center Commercial Kitchen Building: A commercial kitchen will enable the Interpretive Center to host a greater number of events and activities, particularly attractive for wedding users and cooking classes, which would increase revenue to the Farm. The commercial kitchen would be within a separate building, adjacent to the Interpretive Center, to enable separate uses to occur at the same time. Estimate \$900,000 (cost estimate presumes use of existing septic system, sewer connection preferred if available).

Meadowbrook Farm Interpretive Center Wedding Plaza/Garden: Improvements to the grounds immediately adjacent to the Interpretive Center would enable events to better utilize the space, particularly attractive for wedding users. Improvements would include a paved plaza area with associated landscaping and furnishings. Estimate \$60,000.

Tollgate Farm Picnic Shelter: A large picnic shelter near to the restroom and playground would enable greater group-use of Tollgate Farm Park for events and picnics. Estimate for a 6 table shelter \$100,000.

Meadowbrook Farm Elk Viewing Area and Swing Rock Interpretive Site: The site of the original Meadowbrook Barn, adjacent to the Swing Rock west of SR-202 and just south of the city limit line between North Bend and Snoqualmie, is anticipated as an area for elk viewing and interpretation of the Swing Rock, a location of great significance in the origin story of the Snoqualmie Tribe, and interpretation of the history of the Meadowbrook Dairy Farm. The project is anticipated as a joint project of the Cities of North Bend and Snoqualmie, the Snoqualmie Tribe, and the Meadowbrook Farm Preservation Association. Improvements anticipated include a small parking area, elk viewing platform (likely atop the old silo foundation), a trailhead crossing under SR-202 through a reconstructed cattle underpass, interpretive signage, and native landscape improvements. Additional facility planning and a site plan are needed with cost estimates before this facility can formally be placed in the 6-year capital facilities plan.

William H. Taylor Park Improvements: A master planning process to develop a recommended site plan and improvements for this park is being prepared under a 2022 contract with a landscape architectural consultant, to improve connection of the park to the downtown, improve the railroad crossing, provide a vibrant community gathering space, and increase parking efficiency along McClellan Street adjacent to the park. Cost estimates for specific site improvements will be determined through that process.

Si View Community Park Eastern Expansion: The property currently owned by Si View and the City of North Bend between Si View Community Park and Cedar Falls Way should be developed as a park and could be the location for a future aquatic center. The park should incorporate the existing trail connection to Cedar Falls Way, as well. Estimate - \$1,000,000 for development of trails, lawn and landscaping, not including aquatic center improvements.

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Spray Park Feature: A spray park feature should be installed at a park for summer water play. The feature could be a simple conventional spray park, or an accessible water fountain where people can get wet. The specific park has yet to be determined, but could be located at the Si View Community Park , Dahlgren Family Park, William H. Taylor Park, or Si View Community Park Eastern Expansion. The cost could be shared with the Si View Metropolitan Park District if included in the aquatics center bond. Estimate \$1,600,000.

Riverfront Park Improvements and South Fork Snoqualmie Right Bank Levee Trail and Promenade: A master planning process to develop a recommended site plan and improvements for this park is being prepared under a 2022 contract with a landscape architectural consultant, to improve public access to the park and river, connection to the downtown, and minor park improvements, while maintaining the predominantly forested character and floodplain storage capacity of the site. Cost estimates for specific site improvements will be determined through that process. An easement is necessary from the adjacent property owner for access across a portion of private property along the levee to continue the river walk all the way to North Bend Way..

South Fork Snoqualmie Left Bank Levee Trail: Design work will occur in 2023, funded by a King County Rivers Grant, to set back the left bank between Bendigo Boulevard S. and W. North Bend Way. The design will incorporate a 12' wide multi-use asphalt pedestrian trail atop the levy. The design should include pedestrian access off the levy down to the river. Estimate of 2,000,000 for trail portion (not including levy setback) and river access improvements.

South Fork Snoqualmie River Pedestrian Bridge at Shamrock Park or 10th Street: A bridge over the river will provide direct pedestrian and bicycle connection between the predominantly residential areas on the east side of the river with additional neighborhoods and the large commercial areas west of the river. Location will be either at Shamrock Park off Orchard Drive, or at Si View Neighborhood Park at the end of SE 10th Street. Estimate \$1,500,000.

South Fork Snoqualmie River Pedestrian Bridge at Bendigo Boulevard N.: A bridge over the river and Ribary Creek will provide pedestrian and bicycle connection (and sewer utilities) between downtown and Tollgate Farm Park, with a paved spur trail connecting to the Snoqualmie Valley Trail. Design work funded by a 2022 PSRC Small Cities Grant. Estimate \$3,900,000 for construction.

Acquire New Park in southern part of City: A new public neighborhood park of approximately 6 acres is needed in the southern part of the City between Maloney Grove Ave. SE and Stilson Ave. SE, where no public parks currently exist, to serve local neighborhoods. A specific property has yet to be identified. Ideally, the property would include riverfront access to the South Fork Snoqualmie River (such properties are currently within the Urban Growth Area outside City limits). Based on current 2022 land values of \$300,000 per acre in North Bend and 6-acre property, estimate is \$1,800,000.

Off Leash Dog Park: Develop an off-leash dog park within the City, either within an existing open space park, or a future park property yet to be determined. Cost estimate of \$40,000 based on 500 lineal feet of 5' black commercial-grade chain link fencing, gates and minor associated furnishings.

Park Orientation and Identification Signage: Install signage on primary trails indicating the trail name and direction and distances to other key recreational destinations and commercial services. Install distance markers on primary loop trails. Estimate \$50,000.

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New Pickleball Courts and Striping: Stripe the existing tennis courts at EJ Roberts Park for pickleball use. Construct additional 3 pickleball courts at an existing City park such as Si View Neighborhood Park, Dahlgren Park, or other. Estimate of \$5,000 for re-striping tennis courts, and \$70,000 for concrete pad with three striped courts.

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I: 6-YEAR CAPITAL FACILITIES PLAN

The 6-Year Parks Capital Facilities Plan prioritizes the top projects from the 20-year Parks Capital Facilities Program, based on the needs analyses in this element, public input regarding desired facilities from prior City and Si View Metropolitan Park District park surveys referenced in this element, and anticipated funding sources. Of note, more projects are listed on the 6-year Parks Capital Facilities Plan than are anticipated to occur. This has been intentionally done to provide flexibility in allocating resources in order to be able to take best advantage of opportunities as they may arise, including grant availability, possible partnerships with other agencies and organizations, and community interest and support. To determine anticipated available funding for projects, the City has projected 6 years of residential growth to estimate park impact fee revenue, utilizing known developments over this period, as well as a small additional growth estimate for residential projects not yet known. The 6-Year Parks Capital Facilities Plan should be reviewed and updated every other year in conjunction with revenue projections and implementation of projects.

TABLE 5: 6-YEAR CAPITAL IMPROVEMENT PLAN

#*	Project	Cost Est.	Funding Sources	2024	2025	2026	2027	2028	2029
<i>Trail Construction:</i>									
	Bagwab Prairie Loop Trail at Meadowbrook Farm	1,000,000	PIF/G/REET/Snoqualmie	1,200,000					
	Tennant Trailhead Park bicycle and pedestrian trails	290,000	PIF/MPD Bond/KC Funds	1,300,000					
	Tollgate Farm to Downtown Multi-Use Trail	400,000	PIF/MPD Bond/TBM	400,000					
	Bendigo Boulevard S. Multi-use Trail to Tennant Trailhead Park	1,730,000	TIF/PIF/G/TBM/DM		1,730,000				
	Tanner Trail Construction, Public Works to Snoqualmie Valley Trail	1,320,000	TIF/PIF/G/TBM/DM			1,320,000			
	S. Fork Left Bank Setback Levy Trail with river access (not including levy cost)	TBD**	PIF/G/REET/TBM				2,000,000		
	Tollgate Farm Forest Trail and Bridge over Silver Creek		PIF/G/REET						800,000
<i>Park Improvements:</i>									
	Tennant Trailhead Park Site Improvements (excluding trails)	1,400,000	PIF/KC Grant	1,400,000					
	New Pickleball courts in Neighborhood Parks	70,000	PIF/REET		70,000				
	Off-leash dog park within existing City Park (likely Dahlgren Family Park)	40,000	PIF/REET		40,000				
	Torguson Park Phase 2 Plaza and Playground Improvements, Irrigation, and Fencing	1,100,000	PIF/MPD Bond			1,100,000			
	Si View Neighborhood Park New Play Equipment	\$150,000	PIF				\$150,000		
	Si View Community Park Eastern Expansion park improvements (not including aquatic center)		Si View Bond/PIF				1,000,000		
	Spray Park /play fountain feature (location TBD)	1,600,000	PIF/G/REET					1,600,000	
	William H. Taylor Park Improvements	TBD***	PIF/G/REET/NWRM/MPD Bond			TBD***			
	Riverfront Park Improvements	TBD***	PIF/G/REET				TBD***		
<i>Park and Open Space Land Acquisition:</i>									
	Acquire new park in southern part of City	1,800,000	PIF/G/MPD Bond						1,800,000

Key:

IF – Park Impact Fees
TIF – Transportation Impact Fees
TBM – Trail and Bicycle Facility Mitigation Fees
MPD Bond - Si View Metropolitan Parks District Bond Funds
SO -Sports Organizations
G - Grant
DM - Development Mitigation Contribution
REET - Real Estate Excise Tax

Notes:

*Projects are not listed in any order of priority.

** Cost estimates to be developed through project design/engineering in 2023.

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*** Cost estimates to be developed through Site Planning Process in 2023.

TABLE 6: COMPLETED PARK IMPROVEMENTS WITHIN THE LAST 10 YEARS

Year	Project
Park Improvements Funded In-Part With Park Impact Fee Revenue	
2022	Tollgate Farm Park Farmstead Improvements.
2021	Tanner Trail – Cedar Falls Roundabout to Public Works; Tennis Court Backboard at EJ Roberts Park; Torguson Park Skate Park; Tollgate Farmhouse Restoration;
2020	No projects completed in 2020.
2019	Meadowbrook Farm to Snoqualmie Valley Trail Connector Trail; Tollgate Farm to Snoqualmie Valley Connector Trail; Torguson Park Bike Park Lighting
2018	Torguson Park Maintenance Building – expansion of the existing restroom to accommodate maintenance area for park equipment and replace the former maintenance building damaged by the adjacent commercial building explosion in 2014.
2018	Torguson Park Improvements - ballfield and backstop improvements, new restroom/concession building, paved pathways with exercise stations, landscaping, plaza improvements, and site furnishings
2018	Park Entry Signs – new entry signs at City parks, and kiosk sign at Torguson Park
2015	EJ Roberts Park Improvements - new picnic shelter and pedestrian bridge, additional landscaping, and replaced teeter totter and swings
2014	Tollgate Farm Park Phase 1 Improvements – loop trail, parking lot, restroom, playground, cattle fence, landscaping, picnic tables and site furnishings
2011-2013	No projects for these years
Additional Park Improvements Not Funded with Park Impact Fee Revenue	
2016	Torguson Park Picnic Shelter (funded and constructed by John Day Homes as developer mitigation for Ranger Station Cottages)
2016	Sports court resurfacing – EJ Roberts Park and Si View Neighborhood Park (park maintenance funds)
2015	Meadowbrook Farm Trail along SR 202 – Interpretive Center to Camas Meadow (funded by Meadowbrook Farm Preservation Association)
2011-2014	No projects for these years

City of North Bend

Comprehensive Plan 2024

Parks / Open Space / Public Facilities Map

Figure 8.1

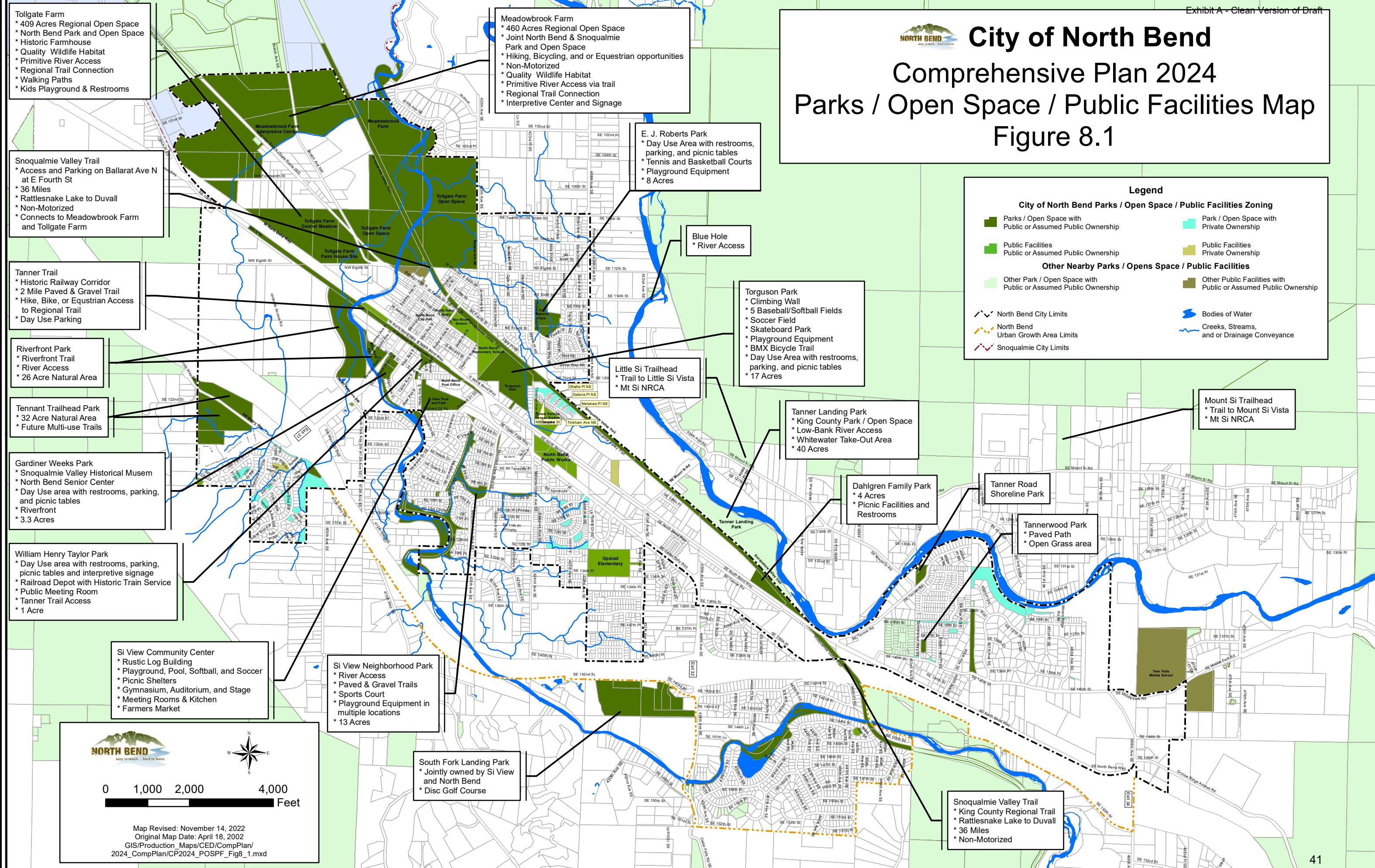
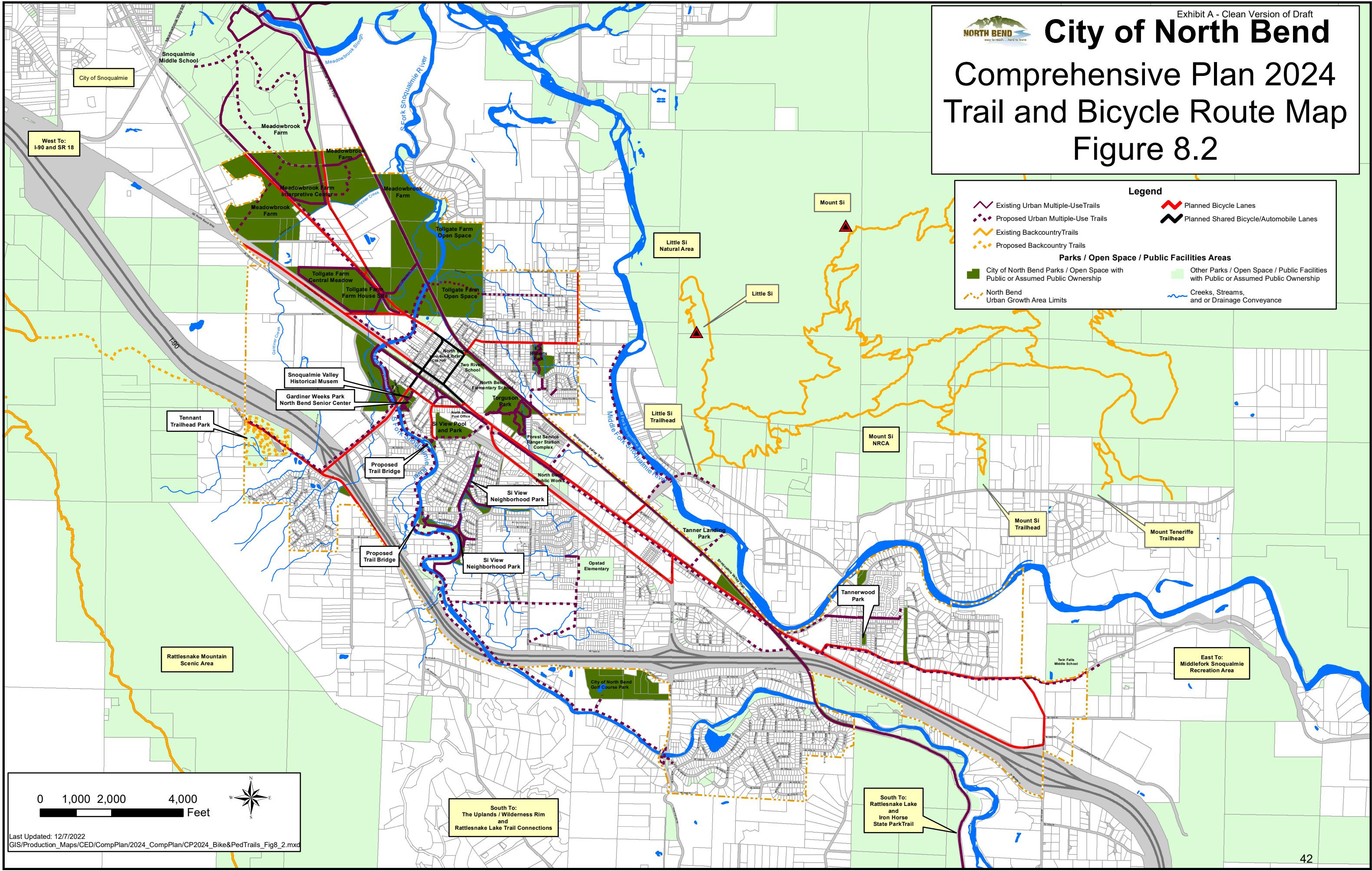


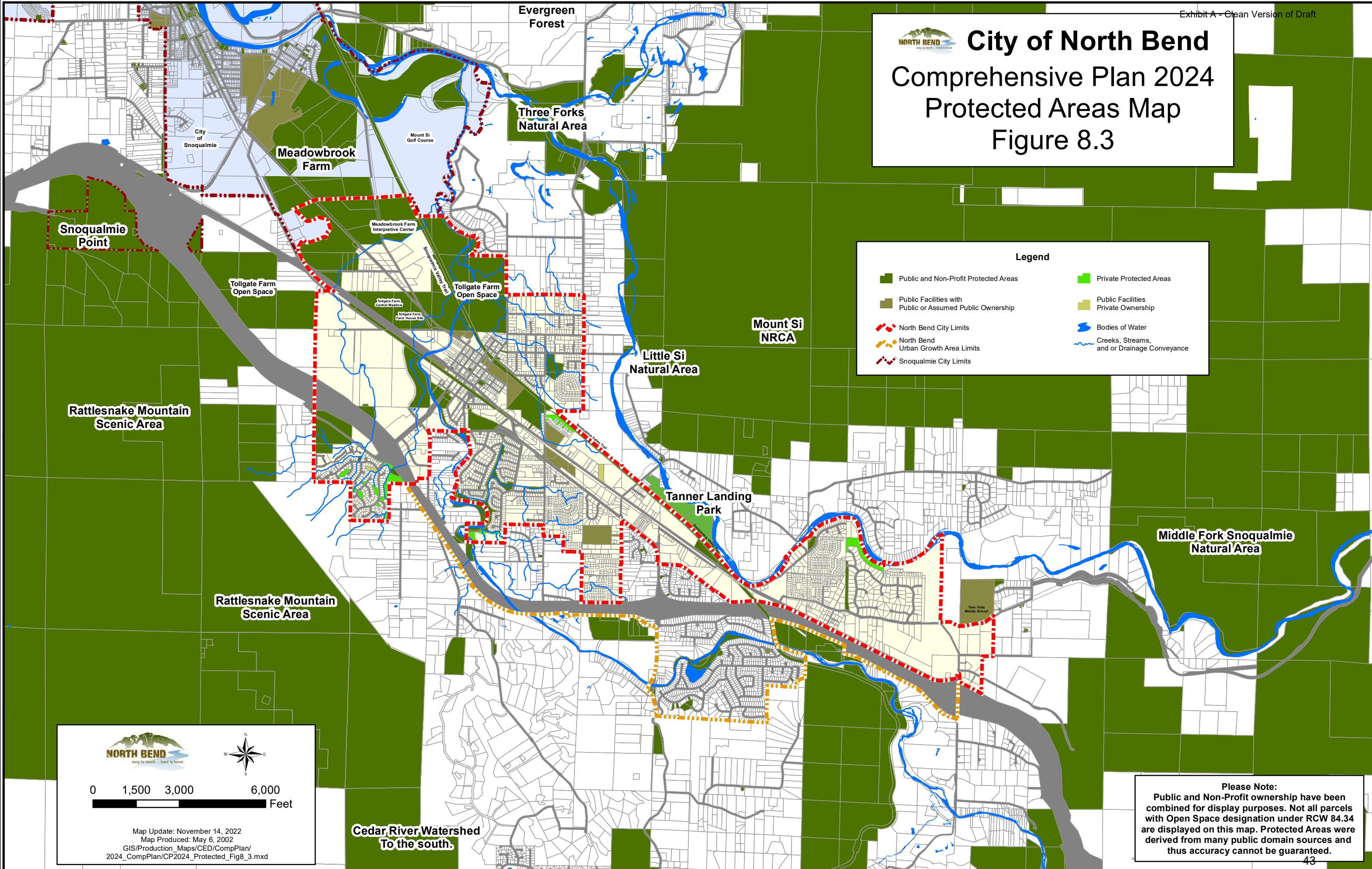


Exhibit A - Clean Version of Draft

City of North Bend Comprehensive Plan 2024 Trail and Bicycle Route Map Figure 8.2



City of North Bend
Comprehensive Plan 2024
Protected Areas Map
Figure 8.3



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CHAPTER 8:

PARKS AND OPEN SPACE ELEMENT

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CHAPTER 8: PARKS AND OPEN SPACE ELEMENT



A. INTRODUCTION

The Parks and Open Space Element (“Parks Element”) serves as the City’s guide for acquiring, developing and maintaining parks, recreation facilities, trails, and wildlife habitat lands. In addition, certification of this Element by the Washington State Recreation and Conservation Office will maintain the City’s eligibility for state and federal funds that are administered by that agency.

The element incorporates the findings and recommendations from the numerous planning processes undertaken by the City since the [adoption certification by the State Recreation and Conservation Office](#) of the previous version of the plan in [20102015 and recertification in 2021](#). All of these planning processes involved extensive public involvement opportunities.

A.1 Overview

The City has a good parks, recreation and open space system, complemented by the wide array of outdoor resources and opportunities provided by county, state and federal agencies. In fact, over ~~628 acres, or about~~ 21% of the land inside the City limits and Urban Growth Boundary (UGA) are in public ownership as parks, public facilities, wildlife habitat or open space areas.

As such, the outdoor recreation opportunities in and around North Bend are outstanding. Hiking, fishing, horseback riding, mountain and road bicycling, rock climbing, skiing, river sports, observation of nature, and the presence of scenic areas abound, all within only a short distance of the City limits. Mount Si rises dramatically above the Valley floor, with its popular trailheads only a five-minute drive from downtown North Bend. Snoqualmie Pass, a major ski resort destination, is only thirty minutes away. This area provides access to year around recreational activities in the Mt. Baker-Snoqualmie National Forest, including access to the nationally recognized Alpine Lakes Wilderness Area and Pacific Crest Trail.

Residents choose to live in North Bend, and visitors travel here, in large part because of the [rural-small town](#) atmosphere and outstanding local and regional outdoor recreation and open space amenities. In numerous surveys conducted by the City and other relevant recreation agencies over the years, respondents have stated the top community goals should be retaining [rural-small town](#) character and the preservation of natural areas.

Given the significant growth rate that is occurring, the City of North Bend will have important outdoor park, recreation, wildlife habitat and open space needs. Adequately providing for these needs will allow North Bend to remain a desirable rural community.

A.2 Purpose of the Parks and Open Space Element

The primary purpose of the Parks and Open Space Element is to direct actions related to the conservation, development, and management of North Bend’s park, recreation, wildlife habitat and open space infrastructure. Actions are intended primarily to benefit residents while also playing a key role in continuing to attract visitors and enhance the local economy.

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This Element is focused on outdoor park and recreation needs and opportunities. Although the City realizes the need to plan for indoor recreation programs and activities, this Element does not specifically address those needs, and such needs are largely addressed by the Si View Metropolitan Parks District. The Element has a six-year time frame and will need to next be updated ~~in 2024 by October 2025~~ to meet State Recreation and Conservation Office park and recreation grant eligibility requirements. The list of park projects to be constructed and their anticipated funding sources will be updated periodically as projects are completed and additional projects are prioritized.

A.3 Relationship to Comprehensive Plan and Regulatory Role

The Growth Management Act (GMA) requires a park and recreation element that implements, and is consistent with, the City's Capital Facilities Element as it relates to park and recreation facilities. The park element shall include: (a) estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

King County Countywide Planning Policies (CPP) provide local direction to implement the GMA mandate for consideration of park and recreation needs including open space. CPP policy EN-~~420~~ calls jurisdictions to identify and preserve regionally significant open space networks and develop strategies and funding to protect them. The City of North Bend implements this policy through the City's existing park and open space resources and planned improvements.

The North Bend City Council adopted the current update of this plan upon the recommendations of the Planning Commission and Parks Commission, and following a public workshop and public hearing. As such, it is recognized as providing an official basis for legislative, quasi-judicial and administrative decisions on matters relating to the area of parks, recreation, wildlife habitat and open space acquisition, development, and maintenance falling within City limits and the urban growth area.

B. DESCRIPTION OF THE PLANNING AREA

B.1 Service Area

The planning or service area for the Parks and Open Space Element is the city limits of North Bend and its Urban Growth Area (UGA). (Hereinafter, the North Bend UGA is defined as including the city limits of North Bend and its Urban Growth Area.) However, it is recognized that surrounding residents in the Upper Snoqualmie Valley also have an impact on the demand for North Bend services. Therefore, unincorporated areas of King County that are adjacent to North Bend's UGA will be considered. These "potential impact areas" include areas that, when developed, may have an effect on parks and recreation services or the quality of life for North Bend residents.

B.2 Population Trends

~~North Bend's population has grown significantly over the last several decades, and is expected to continue to do so. Based on the development of the remaining vacant and re-developable land within the City and its UGA and applied growth assumptions prepared by the City, the Growth Management Planning Council has adopted residential growth targets for the City of North Bend of an additional 1,748 additional homes by 2044 (about 80 homes each year), which the City will need zone land to enable the market to accommodate. Factoring an average of 2.69 persons per household in North Bend (2022 WA OFM), this translates to an additional 4,702 people added to North Bend's 2022 population of 7,915 (2022 WA OFM) and estimated 2020 UGA population of 2,538 (2020 Census), totaling 15,155 people in 2044.~~

~~North Bend's population remained essentially static for the decade of the 2000s due to the 10-year long water moratorium that occurred during that period. However, significant new development is now occurring, together with corresponding substantial population growth.~~

~~In 2015, the City updated the Land Use Element of the Comprehensive Plan, which includes 2035 population projections based on development of the remaining vacant and re-developable land within the city and its UGA, subject to growth~~

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assumptions. This analysis determined that based on current zoning and growth assumptions, the City and existing UGA have the capacity to accommodate an additional 2,331 dwelling units. Factoring 2.22 persons per renter-occupied household (39.2% of units based on current proportions) and 2.8 persons per owner-occupied household (60.8% of units based on current proportions), this translates to an additional 5,978 people added to North Bend's 2010 population of 5,731 (US Census 2010) and estimated 2010 UGA population of 2,692, totaling 14,401 people in 2035.

Table 1 shows the population projections that will be used for the purpose of the Parks and Open Space Element. For the 6-year growth estimate for this plan (through 2021-2029), the plan presumes growth at 80 homes per year, consistent with the averaged annual growth of the City's 2044 PSRC growth target. It is assumed that 2/3 of the remaining growth through 2035 will occur, based on the residential development projects currently under review or in the pipeline (anticipated to be submitted within the next few years).

TABLE 1 -POPULATION PROJECTIONS

	2010-2020 US Census, City Limits	2014 US Census 2022 OFM Estimate, City Limits	Forecast 2021-2029 (2/3 of 2035 Forecast of City and UGA at 80 homes per year)	20352044 Forecast (City and UGA)
City Population	<u>5,731</u> <u>7,461</u>	<u>6,578</u> <u>7,915</u>	<u>9,601</u> <u>9,421</u>	<u>15,155</u> <u>14,401</u>

Table 2 shows that the residents in the City of North Bend are fairly young, with 61% of the population being under the age of 45. The median age is 38.7 years, and 67% are family households (2010 Census). The past decade has seen an increase in the percentage of children that make up the population and a decrease in the percentage of senior citizens (over 65 years). The household size within the City is expected to drop, consistent with national trends.

TABLE 2 – NORTH BEND AGE DISTRIBUTION IN 2010

AGE RANGE	POPULATION	% OF TOTAL
0-19 years	1,688	29.4%
20-44 years	1,815	31.8%
45-64 years	1,688	29.4%
65+ years	540	9.4%
TOTAL	5,731	100%

Source: 2010 Census, City of North Bend

Commented [MM1]: Census no longer provides age breakdown by these categories.

B.3 Wildlife Habitat

Most of North Bend is located on the floodplains of the South Fork and Middle Fork of the Snoqualmie River, and includes significant areas of riparian forest on public lands and within the critical area buffers of rivers and streams. Many species use these riparian forests for cover, foraging and breeding. Elk, deer, river otter, mink and beaver most commonly use this habitat type. Other species that may be present or pass through include black bear, cougar, bobcat, weasel, deer mice and other rodent species, shrews, and bats.

Wetlands throughout the floodplain provide habitat and flood control benefits within North Bend, especially on the western edge of the city. Many animal species use these wetlands for all or part of their lives. The more structurally diverse wetlands (i.e., more tree and shrub cover) provide the most optimum habitat. Many species of birds and amphibians are particularly dependent on wetlands for critical breeding habitat.

Early settlers described much of the floodplain as “prairie.” This large open area was maintained by Native Americans in order to perpetuate certain edible plant species such as camas and berries. Fire was used to remove invading shrubs and

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trees. Today, what remains of the former prairies are largely farm fields, bisected by roads and highways. These transportation corridors are significant barriers for wildlife movement.

These farm fields provide habitat for small mammals and birds and are regularly patrolled by raptors, owls and coyote. In some areas, larger mammals such as deer, elk and black bear forage or use the fields to move to areas providing better habitat and cover. The largest remaining area of this particular habitat type occurs in the western end of the city. It includes Meadowbrook Farm, Tollgate Farm, miscellaneous intervening properties, and the field south to the Nintendo complex. Because of the presence of multiple large protected public fields, the local elk population has been increasing dramatically over the last several years. Addressing the management of this elk herd and the attendant damage that elk can cause to property has become a significant concern in the valley. Land use and park and recreation planning should be done consistent with the objectives of protecting the needs of this herd while minimizing the potential for human and elk conflicts.

The South Fork and Middle Fork Snoqualmie Rivers provide a special aquatic habitat. In spite of dikes along portions of the rivers, they still provide excellent habitat for such fish species as cutthroat trout, rainbow trout, whitefish, and sculpin. Although the rivers are still listed as possibly having habitat for the federally listed bull trout, the species no longer appears to exist in the rivers. Habitat for fish spawning is particularly good where the river is still connected with its off-channel floodplain. Parts of Ribary Creek provide excellent spawning habitat for cutthroat trout because of its heavily vegetated banks and clean sediments. Gardiner Creek also supports a healthy population of cutthroat trout.

C. EXISTING AREAS AND FACILITIES

C.1 Overview

The City of North Bend lies in close proximity to hundreds of thousands of acres land owned by city, county, state, and federal agencies. These lands are depicted on Figure 8.3. Information on key sites, located in the proximity of North Bend, is provided below, including more detailed information on the wildlife habitat values of these lands and the parks and recreation facilities inside the North Bend UGA.

C.2 City of North Bend Areas and Facilities

City-owned parks, recreation, open space and wildlife habitat areas and facilities are depicted on Figure 8.1. Table 3 in Section IV summarizes recreational facilities in the North Bend UGA.

E.J. Roberts Park: This is a 48.9-acre neighborhood park. Improvements include playground areas, two tennis courts, a practice basketball court, [a multi-use sports court \(volleyball and pickleball\)](#), [picnic shelter](#), restrooms, paved pathways, landscaping, and paved parking for ten vehicles. [Additional areas include undeveloped forested area and wetlands](#). The park lies east of downtown within the Silver Creek neighborhood.

Gardiner-Weeks Memorial Park: This 3.3 acre neighborhood park has approximately 200 feet of frontage on the South Fork of the Snoqualmie River and is located on Bendigo Boulevard, a key gateway to the City. The Snoqualmie Valley Historical Museum and the Mount Si Senior Center are located within the park boundaries. Other facilities include a gazebo, picnic tables, and a short, paved walking path. A paved parking lot is provided at the Senior Center and a small gravel parking lot is provided at the corner of Park Street and Bendigo Boulevard.

Meadowbrook Farm Park: Meadowbrook is a 460-acre, historic farm property located in the cities of North Bend and Snoqualmie that commands sweeping views of Mount Si and the Cascade Mountain Range. In the late 1800's, it was a thriving hop ranch and was later used for vegetable crops and dairy farming through the 1960's. Meadowbrook Farm is owned by the Cities of North Bend and Snoqualmie, and is managed by the Meadowbrook Farm Preservation Association.

A Master Plan for Meadowbrook Farm was adopted in 1999 and updated in 2013. The 460-acre property offers passive recreational opportunities, including nature appreciation, trails, environmental interpretation and native habitat protection. The fields on the property are also used for recreational and community events that require large spaces. A 2,400 square

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foot Interpretive Center building is located on the property, providing meeting space for public and private events, classes and the like.

Meadowbrook Farm is part of a wildlife corridor in the Upper Snoqualmie Valley connecting numerous protected lands surrounding the City, and supports a diversity of habitats. Elk herds use many of the habitats on the site and are routinely seen grazing on Meadowbrook Farm. They are a popular attraction with local residents and visitors to the area. Wildlife habitats and habitat values on Meadowbrook Farm are further described in the Meadowbrook Farm Master Plan.

Riverfront Park: This 26.8 acre undeveloped property has approximately 1,000 feet of frontage on both sides of the South Fork of the Snoqualmie River between Bendigo Boulevard and W. North Bend Way, including 4 acres on the right bank and 22.8 acres on the left bank. The park includes informal trails along the levees and access to the shoreline for fishing and swimming. The northern portion of the levee on the right bank, and the southernmost portion of the levee on the left bank remain private property. This undeveloped and protected river riparian corridor is important for all kinds of wildlife, particularly birds, and helps to maintain habitat and water quality critical to fish in the upper basin. The City, together with the Mountains to Sound Greenway Trust, has worked hard over the last few years to clear this forested area of invasive English ivy and English holly, improving the health of the forest for diversity and wildlife habitat.

Si View Subdivision Park: This 13 acre park includes river access on the top of the flood levee, paved walkways, playgrounds and a multi-purpose sports court.

Tanner Road Shoreline Park: [This 2.2 acre forested park provides public access to a small segment of the Middle Fork Snoqualmie River via a trail accessed off SE Tanner Road. The park is intended to remain largely undeveloped.](#)

Tannerwood Park: This 0.8 acre park is located within the Tannerwood Subdivision, and includes paved walkways, large lawn areas, as well as city-owned stormwater infrastructure.

Tanner Trail: The Tanner Trail is a partially city-owned railway and trail corridor located on the south side of North Bend Way. The 100-foot right-of-way runs from the western limits of the City to the Tanner Road/Tanner Mill site where it intersects with the King County Snoqualmie Valley Trail. The Northwest Railway Museum operates the historic tourist railroad in the summer and during the winter holiday season between Snoqualmie and North Bend. A pedestrian and bicycle trail runs parallel to the railroad tracks. This trail links downtown North Bend with residential areas, medical and social services and recreational river frontage. The Tanner Trail is paved and landscaped from East Park Street to Main Avenue North. The remainder of the trail surface is gravel.

Tennant Trailhead Park: [Currently undeveloped, this 32-acre forested property will be developed with mountain bike and hiking trails, a parking lot, and a trailhead connecting the park to the broader trails on Rattlesnake Mountain, linking to Snoqualmie Point Park and further destinations.](#)

Tollgate Farm: Tollgate Farm is a historic 410-acre farm and open space property owned by the City of North Bend and King County. All portions of Tollgate Farm located within the City limits of North Bend are owned by the city, with the remainder owned by King County. Tollgate Farm is adjacent to Meadowbrook Farm and preserves important agriculture, wildlife, open space, archeological and historic resources.

In 2001, the City and County purchased 380 acres of the 410-acre Tollgate Farm for public park, open space and natural area purposes. King County purchased 330 acres, of which 165 acres is located outside the North Bend UGA. An additional 40 acres, containing most of the central meadow portion of the farm, was purchased jointly by King County and the City of North Bend. The remaining ten (10) acres in the Central Meadow, containing the 100-year-old historic Tollgate Farmhouse, was purchased by the City of North Bend. In 2008, through the Intergovernmental Land Transfer Agreement, King County transferred the remaining 204 acres under their ownership that were located within the City limits to the City of North Bend.

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Tollgate Farm Park, within the broader Tollgate Farm property, is a 49-acre park owned by the City of North Bend and managed by the Si View Metropolitan Park District, through an interlocal agreement with the City. The scenic agricultural pasture has unobstructed views of Mt. Si and the Cascade Mountains and is considered a local and regional icon. The park contains restrooms, a playground, picnic tables, multi-use sports fields including two cricket pitches, and a loop trail surrounding 24-acres of grazing pasture, as well as Farmstead improvements including the restored Tollgate farmhouse, a new barn in the same general location as the original barn on the property, and an agricultural incubation farming area.

Future development, consistent with the May 2004 Central Meadow Master Plan, will include multi-use sport fields in the open space field in the far northwest corner of the site. The 1904 Queen Anne farmhouse and immediate surrounding grounds are historically significant and provide an opportunity for interpretation and education related to some of the earliest Euro-American history in the upper Snoqualmie Valley. The 2004 Central Meadow Master Plan envisions that the farmstead would be used as public gathering space for community events in addition to supporting the agricultural operations of the cattle grazing. Ribary Creek, in the southeast corner of the site, is a wooded natural area. Re-vegetation efforts over the last several years by the City and the Mountains to Sound Greenway Trust have restored this area to a more natural condition, previously afflicted by invasive plant communities and cattle crossings. Restoration efforts will continue, as guided by the Central Meadow Master Plan.

The protected Tollgate Farm property includes approximately 2,400 feet of frontage along the South Fork of the Snoqualmie River with accompanying high quality fish and wildlife habitat values. There are another 900 feet of frontage along Ribary Creek and other smaller tributary streams to the South Fork of the Snoqualmie River. Tollgate Farm is part of a critical connecting link that provides a low-elevation wildlife corridor between the Kimball Creek wetlands, Rattlesnake Mountain and the Cedar River Watershed to the south and west and Three Forks Natural Area, Mount Si NRCA and the Hancock Timber lands to the north and east. A further analysis of the wildlife habitats and habitat values present on the farm can be found in the May 2004 Tollgate Farm Central Meadow Master Plan.

Torguson Park: This 17.3-acre facility is located adjacent to the North Bend Elementary School. The Park consists of six five ball fields with bleachers and concession stand, a soccer field, restrooms, an 8,100 square foot skateboard park, picnic facilities, bike racks, informal a lighted BMX dirt bike pump track, a tot lot, climbing tower, and a parking lot for 190 vehicles. The fields are used for league play, tournament play and sport camps. They are in use from mid-May through Thanksgiving. Torguson Park is a very popular and heavily used facility.

William Henry Taylor Park: This 1.0-acre park houses the North Bend Railroad Depot. The Depot was constructed in 1988. It serves as the eastern terminus for the Puget Sound and Snoqualmie Valley Historical Railway train, which runs in the summer and Christmas season between Snoqualmie and North Bend. Depot facilities include a ticket office, meeting rooms, and restrooms. Parking is provided along McClellan Street. A landscaped lawn area with benches and picnic tables extends south from the Depot to adjoin senior citizen and multi-family housing developments. The Tanner Trail, including its only paved section, runs east-west through the park.

Dahlgren Family Park (future): The Dahlgren Family Park (currently under construction as of the time of the preparation of this update) contains 4 acres and will contain parking and access to King County's Tanner Landing Park, in addition to serving as a neighborhood park. The park will contain restrooms, a picnic shelter, play equipment, a sand volleyball court, and a loop trail. As a part of the City's development regulations for the Tanner Landing Master Plan Overlay District (North Bend Municipal Code 18.10.025), upon development of a 21-acre property between SE North Bend Way and the Snoqualmie Valley Trail, the developer will be required to dedicate 2.5 acres to the City for a public park, and provide a public roadway connecting into King County's Tanner Landing Park immediately to the north. The park will serve as a neighborhood park to this area, as well as an extension of Tanner Landing Park.

Tanner Road Shoreline Park (future): A preliminary plat condition of the Segale Tanner Road subdivision on SE Tanner Road requires dedication of a 2.2 acre tract between SE Tanner Road and the Middle Fork Snoqualmie River to

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~~the City for a public shoreline access and open space park. The park is intended to remain largely undeveloped, aside from a trail to access the shoreline, picnic tables, and a restroom.~~

C.3 School District Facilities

Snoqualmie Valley School District #410 encompasses approximately 400 square miles in eastern King County and includes the cities of North Bend, Snoqualmie, and Fall City. Opstad Elementary, North Bend Elementary, and ~~the former campus of~~ Two Rivers Alternative High School are within the North Bend city limits (~~currently vacant~~). Twin Falls Middle School is located just east of the City's Urban Growth Area on the Middle Fork Road. The Opstad and North Bend Elementary School sites include paved playground areas with equipment, tennis courts, and informal youth ball fields. The ~~former~~ Two Rivers School site has an adjacent large field containing two youth baseball fields. This field is also seasonally used for soccer practice by sports organizations. The only school district facilities that have been included in the City's parks inventory and level of service analysis are the baseball fields at Two Rivers School. This is because they are directly adjacent to a public street, readily accessible, and are of sufficient size for competitive youth games. No other school district facilities are counted toward the City's park and recreation inventory and level of service standards because they are located within school grounds, are not built with typical facilities or dimensions, and are available to the public only after school hours.

C.4 City of Seattle Watershed

The City of Seattle owns the upper 90,546 acres of the Cedar River Watershed; this area serves as a major part of the City of Seattle's municipal water supply. The Watershed is located south and east of North Bend and is partially inside the Mount Baker-Snoqualmie National Forest.

Recreation opportunities are limited in the Cedar River Watershed. The main recreational area is at Rattlesnake Lake, located just five miles from downtown North Bend and near the edge of the City of Seattle's property. This area is open to the public for swimming, fishing and hiking; informal day-use facilities are provided. The Cedar River Watershed Education Center, located just above Rattlesnake Lake, includes an exhibit hall, heritage library, learning laboratories, and auditorium/meeting rooms (www.seattle.gov/util/crwec). The remainder of the City of Seattle's watershed is off-limits to recreational users. King County's Snoqualmie Valley Trail commences near the lake, as does the John Wayne Trail.

C.5 Si View Metropolitan Parks District Facilities

Si View Community Center: A 10.7-acre site owned and operated by the Si View Metropolitan Parks District, Si View Community Center is located near downtown North Bend in an area of multifamily and single-family residential development. Developed facilities include a youth baseball field, an open field used for soccer and football, playground equipment, outdoor restrooms, and picnic tables. A historic log building houses a 15,000 square-foot indoor swimming pool, gymnasium/basketball court, and classrooms. Services offered in this facility include swimming lessons, lifeguard training, recreation classes, and a summer day camp program. Si View Community Center serves residents of the entire Snoqualmie Valley, and is also the site of the North Bend Farmers Market. www.siviewpark.org

Shamrock Park: Shamrock Park is a half-acre undeveloped mini-park owned and maintained by the Si View Metropolitan Parks District located on Healy Avenue across the street from the Si View Community Center. The park provides 200 feet of frontage on the South Fork Snoqualmie River. The Metropolitan Parks District also owns an additional parcel of land directly across the river from Shamrock Park, offering a future opportunity for a pedestrian bridge at this location.

South Fork Landing Park: ~~Jointly owned by the City of North Bend and Si View Metropolitan Park District, this 36-acre park, a former 9-hole golf course, presently contains a popular disc golf course. It is located outside of City limits but serves residents of both North Bend and the Si View MPD. The Si View MPD has prepared a master plan for future additional development of the park, anticipated to contain disc golf, a community building, trails and picnic facilities, play equipment, and other recreational amenities.~~

C.6 King County Areas and Facilities

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Blue Hole: In 1998, King County acquired two properties for flood control purposes on the Middle Fork of the Snoqualmie River. These properties are adjacent to the "Blue Hole", a favorite local swimming hole, beach and river access point. Informal parking is provided at the end of 6th Street, ~~although the levy connecting the parking lot with the Blue Hole is privately owned and no public access easement has yet been obtained by King County across the private property.~~

Middle Fork Snoqualmie Natural Area: This is a 645-acre area owned by King County, located about 5 miles east of North Bend within the Middle Fork Valley. As a natural area, the site is managed to protect natural systems, maintain and enhance wildlife habitat and corridors, preserve scenic areas, and provide for low-impact public recreation. King County and the Mountains to Sound Greenway Trust are developing significant public access improvements within this area, including trailheads, day-use sites and river access points.

Snoqualmie Valley Trail and connections: The Snoqualmie Valley Trail, designated as a National Recreation Trail, is a 36-mile, gravel surface trail that follows an abandoned railroad right-of-way from Duvall to North Bend. The trail is designated for non-motorized use, and is primarily used for walking and bicycling. The trail passes through or is close to several key area destinations, including Meadowbrook Farm, Tollgate Farm, Three Forks Park, downtown North Bend, Torguson Park, Two Rivers Alternative School (trail parking available on the weekends), North Bend Elementary School, and the North Bend Library. The Snoqualmie Valley Trail ties into an unused railroad right-of-way that connects to the City's Tanner Trail, trails in the City of Snoqualmie, the ~~John Wayne Palouse to Cascades~~ Trail at Rattlesnake Lake, and to much of King County's 300 mile regional trail system.

Three Forks Natural Area: The Three Forks Natural Area is a natural area owned by King County containing over 400 acres at the confluence of the North, Middle, and South Forks of the Snoqualmie River, about two miles north of downtown North Bend. It contains informal fishing trails, native habitat and wildlife areas. The area serves as a sanctuary and corridor for elk, black bear, deer, cougar, bobcats, river otters and eagles. Its riparian habitat provides sloughs and wetlands for many bird species, small mammals and amphibians. The Three Forks Natural Area provides a critical link in a wildlife corridor connecting the large, protected wildlife habitat area of the Mount Si NRCA and the ~~Haneock Timber Campbell Global timber~~ lands in the north with wildlife habitat to the south including Meadowbrook Farm, Tollgate Farm, Rattlesnake Mountain Scenic Area and the City of Seattle Cedar River Watershed. Parking for river access is provided at the intersection of Reinig Road and 428th Ave. SE.

Tanner Landing: The Tanner Landing property is a 40 acre passive recreation site ~~owned by King County~~ located on the south side of the Middle Fork of the Snoqualmie River, adjacent to the Snoqualmie Valley Trail and North Bend Urban Growth Area. The site was purchased by King County in 2003 to serve multiple purposes, including riverfront recreation access for the growing number of kayakers on the Middle Fork of the Snoqualmie River. The site is being developed to accommodate multiple passive and active recreation uses, subject to the environmental constraints associated with the waterfront location, including regular river flooding. ~~Careful planning should be undertaken regarding the relationship of the adjacent Dahlgren property (between North Bend Way and the King County Trail) to Tanner Landing to ensure that future uses constructed on this site are compatible to the park uses as much as possible.~~

C.7 Joint Agency Areas and Facilities

Rattlesnake Mountain area: Rattlesnake Mountain is located south of North Bend on the south side of Interstate 90. The public ownership of Rattlesnake Mountain, over 3,165 acres, lies almost exclusively on the northward side of the Mountain, facing I-90 and North Bend. In 1993, King County and the Washington Department of Natural Resources (DNR) jointly purchased approximately 1,800 acres. This area is managed by both agencies as the "Rattlesnake Mountain Scenic Area" under a management plan that has ecological protection as its top priority and low-impact recreation as a secondary priority.

In 1997, 1,100 acres on the western end of the Rattlesnake Mountain Scenic Area were purchased as a "working forest" using combined King County and federal Forest Legacy funds. No development will occur in this forestland area. The

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majority of this acreage is owned by DNR and managed as Trust Lands on behalf of King County. The remaining, protected land on Rattlesnake Mountain is owned by the U.S. Forest Service (USFS).

The Rattlesnake Mountain Trail is an 11-mile trail that links Rattlesnake Lake to Snoqualmie Point. Future plans call for creating a trail that would link the Rattlesnake Mountain trail to the Tiger Mountain trail system. The south end of Rattlesnake Mountain connects to the Cedar River Watershed. Southwest of Rattlesnake Mountain is the 1,700-acre Taylor Mountain Forest, owned by King County Parks. Taylor Mountain provides a critical landscape connection between the Cedar River Watershed and Tiger Mountain, a 4,430-acre conservation area owned by DNR, and the City of Issaquah, with the surrounding lands being managed by DNR as state trust and forest land.

Snoqualmie Point Park: This vantage point for sweeping views of the region was slated for office park development. In 2000, the 130-acre site was purchased by the USFS. Ten acres, at the site of the former Snoqualmie Winery, is managed by the City of Snoqualmie as a public park, scenic viewpoint and event amphitheater. The USFS manages the remaining 120 acres for its forestland conservation values.

Currently, undeveloped land with wildlife habitat value is found on both sides of I-90 adjacent to Rattlesnake Mountain. There are a number of crossings that allow wildlife to pass under I-90 onto these undeveloped lands. Although there are large areas of publicly protected land on both sides of I-90, this important wildlife corridor is tenuous as many of the key habitat linkages remain in private ownership.

C.8 Washington State Areas and Facilities

John Wayne Pioneer Palouse to Cascades Trail (aka Iron Horse Trail): Washington State Parks manages this cross-state trail that follows an abandoned railroad right-of-way from Rattlesnake Lake near North Bend, east across Washington State to the Idaho border. This non-motorized, level grade trail is ideal for mountain bikers, equestrians and hikers. Major local access points are found at Rattlesnake Lake (exit 32) and Ollalie State Park (exit 38). The Trail is connected to the Snoqualmie Valley Trail at Rattlesnake Lake. The [John Wayne Trail](#)~~Palouse to Cascades Trail~~ also connects with the Pacific Crest Trail, running between the Canadian and Mexican borders, near Snoqualmie Pass.

Mount Si Natural Resources Conservation Area: This 20,753-acre conservation area owned by the Department of Natural Resources, showcases the 4,167 foot Mount Si. The extremely popular Mount Si trail is 4 miles long and has an elevation gain of 3,500 feet. The [main](#) trailhead, located about three miles from downtown North Bend off Mount Si Road, includes a picnic area, vault toilets, a handicapped accessible loop trail and a large parking area. [An additional parking lot about 0.5 miles further east provides parking for the Mt. Tenerife trail and other local trails.](#) The 2.5-mile Little Si trail, also off the Mt. Si Road, leads to the summit of Little Si (elevation gain of 1,250 feet). [Future plans call for the development of a number of new trailheads and trails.](#) Mountain bikes and equestrian uses are permitted on specified roads and trails. The Mount Si NRCA provides a sizable area of wildlife habitat. It is well known for its herd of mountain goats, which at times can be seen from roads at the base of the Mountain. The cliff faces of Mount Si are habitat for the threatened peregrine falcon and at least one nesting pair uses the area.

Middle Fork Snoqualmie Natural Resources Conservation Area: This 10,828-acre conservation area owned by the Department of Natural Resources contains extensive lowland and montane forest areas along the Middle Fork Snoqualmie River, protecting wildlife habitat and scenic views, and providing low-impact recreation opportunities, including the Mailbox Peak and Granite Lakes trails, and several day use areas along the river.

Twin Falls Natural Area: This State Natural Area contains a 1.3-mile forested trail (each way), that runs along the South Fork of the Snoqualmie River and leads to a spectacular view of the upper and lower Twin Falls. The trail crosses the river between the two waterfalls on a 75-foot free-span bridge and continues on to connect with the [John Wayne Palouse to Cascades Trail](#). Interpretive signs describe the run-of-river subterranean power plant underneath Twin Falls. The trailhead is located off Exit 34 from I-90.

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Ollalie State Park: The 520-acre Ollalie State Park is a day use park. A trail, suitable for young children, runs along the river. There is a fish weir at Weeks Falls with good viewpoints, interpretive signs describing the run-of-river power plant at Weeks Falls, fishing opportunities, and a 1/4-mile interpretive trail. Access and parking is provided off Exit 38 from Interstate 90.

C.9 Federal Lands

Mount Baker-Snoqualmie National Forest: The Mount Baker-Snoqualmie National Forest includes hundreds of thousands of acres east of North Bend and north and south of Snoqualmie Pass and includes over 200 miles of hiking trails, and 3 campgrounds within the Snoqualmie Pass and Middle Fork Snoqualmie River Valley areas. Alpine and Nordic ski entities lease property from the Forest Service at Snoqualmie Pass. The Nordic Center offers over 55 kilometers of cross-country and snowshoe opportunities. There are numerous facilities for alpine skiers. For snowboarders, Snoqualmie Pass has several terrain parks and half-pipes. Wildlife habitat abounds on the national forest, with the full range of species typically dependant on old growth and successional forests. www.fs.usda.gov/mbs

C.10 Other Regional Areas and Facilities

Mountains-to-Sound Greenway: The Mountains-to-Sound Greenway concept originated with regional leaders in the summer of 1990. The concept is to connect and protect open space in a scenic greenway along Interstate 90. The Greenway runs from the shores of Puget Sound, over the Cascade Mountains, to the Kittitas Valley foothills, and incorporates both public and private lands. The Greenway will include continuous trail connections along mountain hillsides and ridgelines and link these with community trail networks and destinations. Major elements of the system include Cougar, Squak and Tiger Mountains; Lake Sammamish State Park; Meadowbrook and Tollgate Farms; Rattlesnake Mountain and Mount Si, along with lands protected by the U.S. Forest Service east of North Bend.

www.mtsgreenway.org

Hancock-Campbell Global Timber Lands: [The Hancock Timber Company Campbell Global](#) owns 104,000 acres of working forestland along the western edge of the Cascade Range just north of the Three Forks Natural Area. This land was previously known as the Weyerhaeuser Snoqualmie Tree Farm. It includes two major rivers (North Fork Snoqualmie and Tolt), numerous smaller rivers and streams, more than 500 acres of lakes and ponds, more than 6,000 acres of riparian areas, and 4,000 acres of wetlands. Recreation access is allowed via permit from [Hancock TimberCampbell Global](#).
www.hancockrecreationnw.com<https://sqcreation.com/>

Mount Si Golf Course: This 18-hole golf course lies within the city limits of Snoqualmie, off Meadowbrook Road. It is adjacent to the Meadowbrook Farm property, and is open to the public. Although largely an open area, the golf course does provide some wildlife habitat continuity along the South Fork with nearby Three Forks Natural Area and on Meadowbrook Farm. www.mtsigolf.com

Cascade Golf Course: This 9 hole golf course is also open to the public. It is located off 436th Avenue SE, just south of Interstate 90, and borders North Bend's urban growth area. www.cascadegolfcourse.com

Serius Sports Complex: This private ballfields facility at 1422 Bendigo Boulevard N. contains 4 baseball fields overlapping with 2 soccer/lacrosse fields, primarily serving regional select youth leagues and adult leagues.
<https://seriusportscomlex.com>

Snoqualmie Falls: Snoqualmie Falls is reported to be the second largest tourist destination in the state (*Snoqualmie Valley Visitor's Guide*, 2000) drawing 1.2 million visitors a year. Snoqualmie Falls itself has a 268-foot drop, which is 100 feet higher than Niagara Falls. There is a trail to the base of the Falls that is open to the public.

Common Use Areas on Private Lands: North Bend has several informal park, recreation, and open space areas that, although not in public ownership, are used and/or recognized by North Bend area residents as important for recreation.

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These areas include ~~dikes-river levees~~ and selected riparian parcels along the South Fork and Middle Fork of the Snoqualmie River.

The left bank of the Middle Fork is ~~diked-leveed~~ intermittently from the "Blue Hole" (see King County areas and facilities) upstream to Mount Si Road. The South Fork of the Snoqualmie River is ~~diked-leveed~~ more extensively than the Middle Fork. Levees extend from Gardiner Weeks Park downstream on both banks to the Meadowbrook Trestle (the Snoqualmie Valley Trail extension), and upstream past Interstate 90. Many portions of these dikes are privately owned.

Along some reaches of the river, the public makes informal use of the ~~leveesdikes~~. In other areas, landowners prohibit access across the dikes. ~~DikesLevees~~ offer long-term river access and trail opportunities if the City, County and landowners can agree on access, management and public use.

D. PUBLIC INVOLVEMENT

D.1 Introduction

Citizen involvement in the development of this Element was accomplished through a variety of mechanisms, including review by the North Bend Parks Commission and Planning Commission (open public meetings), as well as through surveys and a Parks Workshop, as described below.

D.2 2012-2021 Si View Metropolitan Parks District Survey

In ~~2012~~²⁰²¹, the Si View Metropolitan Parks District ("Si View MPD") hired a consultant to conduct a Community Interest and Opinion Survey to help establish priorities for the future development of parks and recreation facilities, programs and services within the community. In addition to questions more specific to the Si View MPD's operations, the survey asked broader questions regarding respondents level of satisfaction with park-related facilities, programs and services in the community, their level of need for various parks and recreation facilities, the importance of different types of parks and recreation facilities to their households, and actions they are most willing to fund with their tax dollars.

Of the 2000 surveys mailed to households within the service area, ~~403-405~~ were returned, providing a 95% level of confidence with a precision of at least +/- 4.~~79~~%. Because the MPD encompasses North Bend, the survey should be considered valid for determining park and recreation interests of residents of North Bend as well as the larger MPD service area.

While much of the survey was directed at recreation programming rather than developing specific outdoor facilities, results indicated a strong preference of respondents for additional open space and trails, and a broader preference for more opportunities for passive forms of recreation over active forms of recreation. Primary results of the survey applicable to the City of North Bend's update to its Parks Element include the following:

- The top 5 (highest preference) outdoor-recreation related outdoor park and recreational facilities identified as a need hypothetical programming spaces households would use if they were available included nature trails (55%), paved trails (39%), canoe/kayak access (38%), mountain bike park/trails (36%), and dog parks (35%). respondents was walking and biking trails (77%) followed by natural areas/wildlife habitats (70%), large community parks (66%), outdoor fair/festival space (62%), and picnic shelters (59%).
- The bottom 5 (lowest preference) outdoor recreation related facilities included outdoor pickleball courts (19%), outdoor multi-use fields (19%), disc golf (17%) outdoor basketball courts (11%), and outdoor sand volleyball (9%). included baseball fields (18%), softball fields (14%), football fields (10%), pickle ball courts (9%), and lacrosse fields (5%).
- Of note, several additional programming spaces were evaluated and ranked, but are not considered here as they do not relate to outdoor recreation facilities that the City of North Bend would develop (such as performing arts facilities, craft and gallery spaces, eSports/gaming space/venue, etc.) Additional questions identifying how well park and recreational facilities meet the needs of households and park and recreational facilities that are most important to households reflected the same general trends identified in the findings above.

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D.3 2015 Parks Workshop

The Parks Commission held a Parks Workshop on June 24, 2015. The open house was attended by members of the general public, the Parks Commission, and representatives of the Si View Metropolitan Parks District. City staff presented a summary of the Parks Element and needed updates and a summary of the findings of the 2012 Si View MPD survey results and 2012 Statewide Recreation Survey results pertinent to the city's Parks Element update. Staff and the Parks Commission also provided display boards of each of the parks and the trail system within the City of North Bend, seeking input of the attendees on their satisfaction with the condition of the existing parks and their preferences for potential improvements and additional facilities. Common feedback included strong support for additional trail development (particularly in providing trail linkages), constructing a spray park, and providing disc golf facilities at an existing large park or open space area.

D.4 2015-2022 North Bend Parks Survey

The City of North Bend conducted a community survey in ~~June and July of 2015~~ ~~September of 2022~~ to obtain feedback on resident satisfaction with existing park facilities and need for additional facilities. A total of ~~184537~~ survey responses were received, with ~~77~~ approximately 80% of respondents living within City limits. ~~The survey results indicated that the City's parks are frequently used, with 52% of respondents visiting a City park at least once a week. The majority of respondents indicated that they primarily use parks for passive recreational activities (top 4 activities included 65% for time with family and friends, 64% for walking/running, 50% for relaxing, and 48% for walking the dog.)~~

For assessing park facility needs within the community and determining the adequacy of the existing parks levels of service, questions were asked regarding whether respondents felt there were enough of particular facilities, or needed additional. ~~Broadly, respondents preferred the acquisition and development of lands and facilities for more passive forms of recreation that focus on walking, biking, and enjoyment of nature over the development of additional sports facilities, with a notable strong community desire for more river/water access areas. The majority of respondents felt there are currently enough softball fields, soccer fields and football fields, and neighborhood and community parks with children's play equipment. The majority however, expressed that North Bend needs more tennis courts and multiple recreation courts. The most significant desire expressed by survey participants was for more passive parks and wildlife corridors (which lands may include trails), with 60% of respondents stating that North Bend needs more of these areas.~~

The survey asked respondents to list any additional park facilities they would like to see in North Bend. The largest number of common responses was for additional trails (including biking and walking trails), followed by a splash park, off leash dog park, pool, additional passive open space, and covered picnic areas.

The survey also asked for specific comments, concerns or suggestions regarding the City's parks and open space. The largest number of common responses was for better maintenance and care at our existing parks, particularly with regard to replacing aging and dilapidated equipment at EJ Roberts Park and Si View Neighborhood Park. Additional common comments included the need to better maintain landscaping within parks, and better/added restrooms within parks. The full results of the survey are available on file at the Community and Economic Development Office.

Key findings from the survey include the following:

- The primary cited reason for not visiting a park more often was insufficient pedestrian or bicycle facilities to the park/safe route from home, indicating the need to focus additional attention on key sidewalk and pathway improvements between neighborhoods and parks, followed by distance of parks from people's homes.
- The top 5 primary types of facilities respondents felt the City needs more of included river/water access (66%), walking and biking trails (47%), covered picnic shelters (47%), pickleball courts (47%), and passive/natural open space areas (46%).
- The top 5 priorities for applying funding for acquisition/development of additional facilities included river/water access (76%), paved multi-use trails (54%), gravel/soft-surface natural trails (53%), passive/natural open space areas (46%), and off-leash dog parks (35%).

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- Of facilities not currently available within North Bend, the top 5 that respondents desired to see developed included developed river access (73%), outdoor spray/splash park (55%), off-leash dog park (42%), public artificial turf facilities (23%), and pea-patch gardens (22%).
- The top trail facilities that respondents wished to see constructed was multi-use trails along the South Fork Snoqualmie River levees (46%), followed by completion of the Tanner Trail (44%), and the Bendigo Boulevard multi-use trail between Downtown and Tennant Trailhead Park (38%).
- The most-cited need for facilities in the informal (not project specific) comments received were for pickleball courts, a splash park, and off-leash dog park. Many comments also expressed a desire for more natural areas rather than formal developed parks with play equipment.

The full results of the survey are available on file at City Hall.

D.4 2022 Parks Workshop

The Parks Commission held a Parks Workshop on November 30, 2022. The open house was attended by members of the general public, the Parks Commission, and representatives of the Si View Metropolitan Parks District. City staff presented a summary of the Parks Element and needed updates, and a summary of the findings of the 2022 City Parks Survey results. Staff and the Parks Commission also provided display boards of planned Park and Trail improvement projects within the City of North Bend, seeking input of the attendees on their satisfaction with the condition of the existing parks and their preferences for potential improvements and additional facilities.

E. DEMAND and NEEDS ASSESSMENT

E.1 Introduction

As highlighted in Section C, North Bend is near a significant number of regionally significant park, wildlife habitat, open space, and recreation areas. These areas serve important needs and benefit North Bend residents and the local economy. Continued growth in North Bend will require additional local parks and recreation facilities such as trails, sports fields, playgrounds, water access, and developed park areas. Following is a brief summary of current outdoor recreation trends in Washington State and North Bend. This is followed by the needs assessment for parks and recreation areas and facilities, wildlife habitat and open space.

E.2 Outdoor Recreation Trends

The Washington Recreation and Conservation Office keeps track of park and recreation trends over time. It's most recent analysis consists of the 2012 Washington State Comprehensive Outdoor Recreation Plan, prepared following the collection and analysis of significant data about recreational participation, expectations and needs from participants across the state. Key findings of the 2012 plan include that Washington residents participate most often in activities that are lowest, less strenuous, and close to their homes. These activities include walking, hiking, jogging, nature activities and picnicking. It likewise found that residents are less likely to participate in activities that are more specialized, require more equipment, or that require extensive travel. A state wide survey conducted for the plan, in comparison with earlier surveys conducted in 2002 and 2006, indicated increases in outdoor related activities (such as firearms, fishing, horseback riding, and hiking) and relative declines in participation in team based activities (such as soccer, baseball, basketball and football). The top three ranked activities from the 2012 statewide survey were (1) picnicking, barbecuing, and cooking out, followed by (2) walking, and (3) wildlife viewing and photographing.

Relating to this, recreation professionals continue to emphasize the demand for greenbelt and linear recreation areas, areas that accommodate high participation activities (e.g. trails for walking and hiking), recreation sites in natural settings, water-related sites, including access to rivers and lakes, and recreation opportunities that are readily accessible and close-to-home.

The above cited recreational opinions and trends are very similar to those expressed by North Bend area residents through the public involvement mechanisms identified above. Given its geographic setting and natural resource amenities, North Bend is in an excellent position to satisfy these needs.

DRAFT 2024 UPDATE – 1/26/2023 [Redline Version](#)**E.3-1 Parks and Recreation Facilities Needs Assessment**

-In the past, both the National Recreation and Park Association (NRPA) and the Recreation and Conservation Funding Board (~~formerly the Washington Interagency Committee for Outdoor Recreation~~) have provided level of service (LOS) guidelines for park and recreation facilities. Today, the general position being taken in the park and recreation field is that a community is better served by determining its own specific needs based on the input from the public, parks board members, and knowledgeable staff and other professionals. Recent input from area residents indicates that North Bend's parks and recreation facilities are generally considered to be adequate. The level of service standards provided below were developed based on input gathered in the public participation process for the 2002 update to the Parks Element. These standards were re-affirmed as appropriate to North Bend resident's priorities and interests through evaluation of the [2012-2021 Si View Metropolitan Park District survey results](#) and [2015-2022 City Park Survey results](#).

A category called "Passive Parks and Wildlife Corridors" was created to address the high priority North Bend residents place on maintaining the ~~rural natural and small town~~ character of their community and protecting the open space and natural areas within and surrounding it. This category is intended for passive recreational opportunities and facilities such as wildlife viewing areas, dog parks, usable but informal open fields, forested recreational areas and picnic areas, as well as corridors necessary for protecting the movement of significant wildlife through limited areas of the City. These areas are anticipated to contain trails linked to the City and regional trail system. Due to the ~~acquisitions over the last decade~~ [large size](#) of both Tollgate Farm and Meadowbrook Farm [and more recent acquisition of Tenant Trailhead Park](#), North Bend will not need additional passive parklands during the duration of this 6-year Parks Element.

Outdoor youth field sports continue to be very popular in the North Bend community. The North Bend community consists of a relatively young population with a relatively high percentage of people being under the age of 18 years. City park staff, sports league directors and Park Commission members indicate that use of the existing fields is extremely high. Many fields are used interchangeably for softball, baseball and soccer. This means that the season for most field sports is of limited duration and that the need for both practices and games often create a scheduling problem.

In addition, according to the Snoqualmie Valley Youth Soccer Association and Snoqualmie Valley Little League, recent years have seen a [continued](#) significant shift in youth participation from standard soccer and baseball teams to participation on select sports teams. Select sports have a longer playing season and practice throughout much of the year, which creates additional need for field availability. This increases the demands for fields and the problems for scheduling, as the seasons for these select sports also now overlap considerably. The increased demand resulting from greater select sports team use suggests the need for additional facilities, but also suggests a greater responsibility by the sports leagues in funding the construction of such facilities, [which has recently occurred with the development of the Serius Sports facility on Bendigo Boulevard N. That facility is not counted in the North Bend inventory or toward level of service standards however, as it is a private rental facility that draws largely from select leagues across the region, and is not open to the general public for casual use. If more fields were available, a larger number of young people and adults would likely become involved in team sports in North Bend. More fields would allow more teams to play at the same time, allow longer playing seasons, and reduce the need for teams, especially adults, to travel to facilities outside of North Bend.](#)

The City of North Bend will continue to track the growth of the community and stay current on resident's views on parks and recreation facilities to ensure that adequate areas and facilities are being provided.

TABLE 3: NORTH BEND PARK AND RECREATION FACILITY INVENTORY (USED TO HELP DETERMINE THE LEVEL OF SERVICE STANDARDS)

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FACILITY TYPE	PARK OR AREA WITH FACILITY	TOTAL NUMBER	NOTES
Playground	E.J. Roberts; Si View Comm. Center (2); Si View Neighborhood Pk (24); Torguson Park ; Tollgate Farm Park ; Dahlgren Park	6-10	No service standards exist for playgrounds.
Baseball/Softball Fields	Torguson (65); Si View Community Center (1); Two Rivers School Fields (2)	9-8	Si View Community Center and Torguson ballfields are also lined out for soccer fields later in season. Two Rivers fields counted because they are open and unfenced, not associated with school grounds.
Soccer Fields	Si View Community Center (1); Torguson (1) Tollgate Farm Park (2)	2-4	Si View C.C. field is for 14+ years; Torguson ballfields are also lined out for soccer fields later in season.
Football Fields	Si View Community Center (1)	1	Si View C.C. field sometimes used for football.
Outdoor Basketball Courts	Si View Community Center; E.J. Roberts; Si View Subdivision Park (1/2 court)	2.5	Si View subdivision court is part of multi-purpose court.
Tennis Courts	E.J. Roberts (2)	2	
Multi-purpose Recreational Court (adjustable net for volleyball/pickleball) Pickleball Court	E.J. Roberts (1), Si View Subdivision Park (1) Si View Park (3)	05	Si View subdivision court and Si View Park courts are part of multi-purpose striped courts shared with basketball.
Recreation Center	Si View Community Center	1	Regional use facility.
Golf Courses	Mt. Si (18-hole); Caseade (9-hole)	12	This course is included as it is open to the public, directly adjacent to City limits and is a regional use facility. Golf is not considered in Level of Service Standards, as it is typically a private facility, and beyond the capacity of the City of North Bend. Both courses are open to the public, and are regional use facilities (Mt. Si course included as it is directly adjacent to City limits and is a regional use facility).
Pool - Indoor	Si View Comm Center (15,000 sq. feet)	1	Regional use facility.
Neighborhood and Community Parks	E.J. Roberts (84.9 ac); Torguson (17.3 ac); Gardner Weeks (3.3 ac); Si View Community Center (10.7 ac); Si View Neighborhood Park (13.2 ac); Dahlgren Park (4 ac); South Fork Landing Park (36 ac); Tannerwood Park (0.8 ac). (Tollgate Farm Park classified below)	6-8 parks, 94.250.2 ac total	There are 5-7 existing, developed parks that are over 3 acres in size
Passive Parks and Wildlife Corridors (including trails within these areas)	Meadowbrook Farm (204 ac); Tollgate Farm (215 ac); Riverfront Park (26.8 ac); Si View Levee Trail (4.4 ac); Snoqualmie Valley Trail (49 ac); Tanner Landing Park (40 ac, outside UGA, but immediately adjacent and therefore included); Tennant Trailhead Park (32 ac).	4-5 parks, 571.539 ac. total	Meadowbrook has 255 more acres in Snoq. City limits. Tollgate has 165 more acres outside UGA. Other popular regional parks include Mt Si, Ollalie, Rattlesnake Lake, 3 Forks Park, & others near North Bend.

DRAFT 2024 UPDATE – 1/26/2023 [Redline Version](#)**TABLE 4: PARKS AND RECREATION LEVEL OF SERVICE STANDARDS**

Facility/Activity	North Bend Standard	2015-2022 Current Supply	2014-2022 Need (7,9156,578)	2024-2029 Need (9,6019,141)	2035-2044 Need (14,40114,701)
Baseball/Softball Field	1 per 1,000	9.8	0	1	56
Soccer Field	1 per 2,000 2,500	2.4	40	20	51
Tennis Courts*	1 per 2,000	2	1	2	5
Basketball Court (outdoor)*	1 per 2,500	2.5	0.1	2.1	3
Multiple Recreation Court (adjustable net for volleyball/pickleball)	1 per 4,000 1,500	0.5	40	21	34
Pickleball Courts*					
Sand Volleyball	1 per 5,000	0	1	1	2
Golf (9-hole)	1 per 25,000	4	0	0	0
Golf (18-hole)	1 per 35,000	4	0	0	0
Pool (indoor)	1 per 11,000	1	0	0	0.1
Football Field (youth)	1 per 5,000	1	0	0	21
Neighborhood and Community Parks with childrens play equipment	1 Park (3+ ac) /1,500 plus 4 ac land/1,000;	5.7 parks and 9450 acres	0	1 park and 0 acres	42 parks and 7 acres
Passive Parks and Wildlife Corridors (trails may be located in these areas)	40 acres per 1,000	539-571 acres (b)	0	0	37-17 acres

Notes:

(a) Neighborhood and Community park standards combined.
 (b) Tollgate and Meadowbrook Farms have additional acreage outside the Urban Growth Boundary.
 (c) Only public facilities are counted toward level of service standards.
 (d) Need for facility is only triggered when threshold has actually passed based on the LOS standard (not rounded up).
 *(e) Basketball, pickleball, and tennis courts may overlap with other striped court facilities.

E.4.2 Trails System Needs Assessment

The North Bend community has exceptional opportunities to tie in to hundreds of miles of county, state and federal trails. Public input consistently requests additional trail opportunities, particularly for walking and bicycling, as demonstrated through the 2012, 2016, and 2021 Si View MPD Surveys and the 2022 City Parks survey. This survey indicated that trails are, by far, the park and recreation facility most important to local residents, and the facility that residents wish to see more construction of. This was echoed in the 2015 City Parks Survey, where respondents indicated the greatest use of parks was for walking/running, and the greatest need was for open space areas (including trails). As a result of these findings, a number of trail projects have been placed on the 6-year Parks Capital Facilities Plan. In addition to City construction projects, significant additional trail opportunities can be met by developing and/or signing existing trails found along the public roads, on dikes, and on publicly owned, abandoned railroad rights-of-way. Please refer to the Trail Plan Map, Figure 8-2.

Proposed improvements and/or new trails within and adjacent to the North Bend UGA include the river levees on the South and Middle Forks of the Snoqualmie River. Future trail surfacing is envisioned to be gravel, with paving in higher-use areas. Many of the trails along the levees are in private ownership. Opening these areas for public use would require negotiating easements or acquiring property.

Commented [MM2]: Baseball LOS Standard is probably appropriate considering survey results. We have currently 0 need in 2022 according to the standard, and slight majority of survey respondents feel we have enough.

Commented [MM3]: Parks Commission recommends lowering Soccer LOS given public survey feedback indicating significant majority (67%) of residents feel we have enough soccer fields, while previous LOS indicated we needed more at present.

Commented [MM4]: Parks Commission recommends retaining existing LOS standards for basketball courts. While 54% of respondents felt we have enough already (and LOS calls for need for 2.5), basketball courts are relatively cheap and space efficient relative to other sports facilities, and can also be striped for other court types (pickleball).

Commented [MM5]: Parks Commission recommends separating pickleball from volleyball rather than having a combined standard, as outdoor volleyball is more frequently provided on sand, and existing adjustable nets on multi-sport courts don't ever seem to be raised for volleyball.

Commented [MM6]: Parks Commission recommends removing golf from level of service standards as golf courses are typically private facilities, beyond the capacity of the City of North Bend to develop and manage, and the previous LOS also doesn't ever trigger a need based on our 20-year buildout growth.

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~~In 2009, the City adopted updated~~The City has also adopted Residential Recreation and Common Space standards that included trail requirements pertaining to new residential development. The regulations require that new residential developments of 5 or more units provide connections to existing adjacent trails, and provide construction of new trails when a future trail corridor, as identified on the Trail Plan Map of this Element, is located on the property. These regulations will enable the growth of the North Bend Trail System as development occurs. Focus for City efforts therefore shifts to public property and in filling in gaps where new development will not be providing construction of the trail system, such as through easements on property that has already been developed. The City should actively pursue bridging “missing links” of the trail system wherever possible.

E.5.3 Wildlife Habitat Needs Assessment

Stunning natural beauty and significant wildlife habitat surrounds North Bend. The City is near a confluence of the three forks of the Snoqualmie River, and two of the forks are within and adjoin the UGA. These river corridors provide rich wildlife habitat and species diversity, as described in the wildlife habitat section above. Additionally, large blocks of protected land important for wildlife surround the North Bend community; these blocks include hundreds of thousands of acres. Where possible, riparian habitat should be protected, restored and enhanced to provide more effective wildlife cover. Enhancement of stream vegetation will also positively benefit fish species in the river. Protection of significant undeveloped land along the river would contribute important habitat to wildlife species that use the river corridor. Significant opportunities exist to enhance the riparian shoreline habitats, as identified in the *Shoreline Restoration Plan for the City of North Bend's Shorelines: South Fork and Middle Fork Snoqualmie River*, October 2011.

One of the last remaining and viable, west side, low-elevation terrestrial wildlife corridors across I90 and the developed areas of the upper Snoqualmie Valley is located between Rattlesnake Mountain, Three Forks Natural Area and Mount Si NRCA, consisting primarily of Tollgate and Meadowbrook Farms. The main components of this wildlife corridor are in place, as can be seen on the Protected Areas map in Figure 8.3. Strategic protection of appropriate lands connecting these habitats will provide a permanent corridor for the passage of many species of wildlife from south to north and east to west. It would also provide a rich wildlife experience for the citizens of North Bend and Snoqualmie that would not entail driving long distances.

E.6.4 Open Space Needs Assessment

~~The highest need for more facilities indicated in the 2015 Parks Survey was for additional passive parks and wildlife/trail corridors, generally referred to as open space.~~ Open space means many things to many people. For the purpose of this Element, open space includes protected parks, greenway and trail corridors, wildlife habitat, wetland, river, stream, lake and riparian areas and corridors, and publicly-owned farm and forest lands. Sites such as Tollgate Farm and Meadowbrook Farm provide a variety of open space functions, including wildlife habitat, viewshed protection, farmland, forestland, wetland and riparian areas, and parkland.

One of the City's mission statements, consistently ranked as one of residents' highest priorities for North Bend, is to preserve the ~~rural natural and small town~~ character of the community. A significant means to accomplish this key goal is to protect open spaces in the community and surrounding area through the provision of passive parks and wildlife habitat areas. Many of the goals and policies in the Comprehensive Plan relate to the protection of open space to help retain the City's ~~rural natural and small town~~ character and uniqueness.

To reach its open space protection goals, North Bend should encourage King County and the Department of Natural Resources to purchase additional strategic properties along the river and adjacent to existing protected areas, such as the Three Forks Natural Area, Mount Si, Rattlesnake Mountain, and the Middle Fork of the Snoqualmie Natural Area.

F. GOALS AND POLICIES

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Goal 1: Preserve and enhance the visual and physical accessibility of significant natural resources having scenic and public recreational value.

Policies:

- 1.1 Integrate a balance of passive and active park and wildlife habitat areas throughout the City designed to serve the needs of all segments of the population.
- 1.2 Incorporate elements of open space, parks and street trees into all City-sponsored projects in order to help create visual unity for the downtown and its neighborhoods.
- 1.3 Ensure that organized open space is a part of all residential project designs.
- 1.4 Ensure the historic, ecological, social, agricultural and recreational values of Tollgate Farm and Meadowbrook Farm are appropriately protected and enhanced through the implementation of the plans developed for those Parks.

Goal 2: Enhance North Bend's river shoreline recreation values by creating a natural linked greenway system.

Policies:

- 2.1 Acquire or obtain access rights, dedications, and easements to riverfront parcels, including levees and dikes, as available, and develop and enhance such access for the public benefit and enjoyment of the shoreline.

Goal 3: Provide for active and passive recreation and wildlife habitat areas necessary to serve increases in population and development and maintain design and landscape standards for public and private projects to enhance the livability of the City.

Policies:

- 3.1 Require that all new development projects contribute to public open space improvements either on or off-site as identified in the adopted Parks Element.
 - a. Establish park, recreation, wildlife habitat and open space standards for residential development, including on-site and/or off-site dedication requirements, and adopt them in land use codes. Such standards should require that all new single-family and multi-family developments provide a minimum percentage, to be determined, of net site area for appropriate park, recreation, wildlife habitat and open space areas and improvements. Standards should address the percentage required for both passive and active uses. Net site area shall be exclusive of street/utility rights of way, setbacks, parking areas, and utility facilities, including but not limited to storm, water, or sewer.
- 3.2 Evaluate public acquisition of private open spaces as opportunity and funding is available, and pursue the concept of tax incentives for privately held open space.
 - a. Pursue protection of strategic open space properties by using a variety of protection methods.
 - b. Methods should include non-regulatory methods (e.g. fee-simple purchase, conservation easements, donations, purchase and leaseback, etc.); regulatory methods (e.g. limited development, land dedication, site design, cluster design, impact-fees); and incentive approaches (e.g. current use taxation; transfer of development rights, land-transfers; user fees).
 - c. The City and its partners should pursue grants and other outside funding to enable proactive resource protection and development.
 - d. Continue to implement an impact fee system for new development that provides for acquisition and development of new parks, recreation, and wildlife habitat areas and facilities.

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- 3.3 Meet annually with the Si View Metropolitan Parks District, City of Snoqualmie and County Parks Boards to discuss common park planning and recreation interests, goals and policies, and to ensure coordinated and interconnected parks and trails.
- 3.4 Coordinate with the Si View Metropolitan Parks District, sports organizations, and other recreation providers to maximize efficiency in the management of park and open space resources and provision of recreation opportunities.
- 3.5 Use sensitive area lands when appropriate as part of a network of an interconnected open space, parks and trail system.
- 3.6 Establish a pedestrian and bicycle network connected to a greenway system which links commercial areas, neighborhoods, parks and public lands and facilities, and regional trails.
 - a. Prioritize funding to implement the Trail Plan Map shown in Exhibit 3. As funding and opportunities permit, protect critical trail linkages and design, construct and/or enhance trail segments identified in the Trails Plan.
 - b. Develop links between off-road and on-road pedestrian and bicycle facilities to provide an interconnecting system of trails.
 - c. Design portions of the trail system to accommodate a variety of non-motorized users, including pedestrians, road and mountain bicycles, equestrians, rollerblades, wheelchair users, strollers and others, recognizing that not all trails will accommodate all users.
 - d. Create and implement development regulations that require that all new development provide connections, or payments in lieu, to the City's bicycle/walkway trails system.
 - e. Create and implement development regulations that require that new residential developments provide for construction of new trails as identified on the Trail Plan Map as a part of the development's recreational and common space requirements.
 - f. Pursue obtaining trail easements from owners of existing developed lots located within trail corridors identified on the Trail Plan Map for construction of missing trail linkages.
 - g. Promote separated walkways and bikeways within new residential developments that can be linked to existing or proposed trails or walkways.

Goal 4: Develop quality recreational opportunities that meet the needs of a diverse population.

Policies:

4.1 Establish a work group to develop a timeline and strategies for the development of the pedestrian and bicycle network.

4.12 Provide children's play facilities and other recreational amenities in conjunction with residential development or sports field development.

Commented [MM7]: We don't have the staff capacity to facilitate another work group, and the Parks Commission can provide recommendations to Council for prioritization of projects.

4.23 Perform periodic recreational opportunity and facility assessments by the Parks Commission to determine success and deficiencies and report back to the City Council.

4.34 Focus on addressing the priority recreational needs of North Bend residents, as based on public input.

4.45 Increase the diversity of recreational opportunities and facilities available to North Bend residents, such as skate parks, climbing walls, hand-ball walls, dog parks and other facilities not typically considered in park systems.

Goal 5: Encourage public participation as a key component of all future planning activities, which help implement the Parks and Open Space Element.

Policies:

Chapter 8 – Parks and Open Space Element
Adopted via Ordinance [1702, October 15, 2019](#).....

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5.1 Provide regular information on City parks' activities and issues.

~~5.2 Establish a trails work group (including representatives from city staff, the Parks Commission, Planning Commission, Council, and others as appropriate) to develop timelines and strategies for the development of the highest priority trail facilities from the 6 year Park Capital Facilities Plan. Report to the City Council as to their progress, including identification of barriers to their development, and recommendations to address these barriers.~~

Commented [MM8]: Same comment as 4.1 above.

~~5.23 Develop a parks and recreation resident survey to foster communication about park development, programs and activities and solicit input from residents, including students, young adults, family households and seniors.~~

a. Every five years, survey area residents to get input on parks, recreation, and wildlife habitat needs.

~~5.34 Seek local service organizations and clubs to sponsor, assist, develop and maintain the City's park facilities through an adopt-a-park program.~~

Goal 6: Protect, conserve and enhance the historic and cultural heritage of North Bend.

Policies:

6.1 Coordinate and cooperate with local, state and national historic and cultural preservation organizations and the Snoqualmie Tribe in order to promote historic and cultural preservation and interpretation within the City.

- a. Develop an interpretive kiosk or signs for key sites, including South Fork area, old Tanner Mill site, Tollgate Farm, Meadowbrook Farm, and other points of scenic and historic interest in order to enhance visitor experience and promote the City's built and natural history.
- b. Support the location of the Snoqualmie Valley Historical Museum within a City park or other City property within Gardner Weeks Park as an appropriate use of the park site and a beneficial location for both the Museum and the residents of North Bend.

6.2 Work with the Snoqualmie Tribe to preserve significant cultural and historic sites.

6.3 Promote a mutually supportive relationship between historic and cultural preservation and economic development.

6.4 Incorporate the preservation of sites and structures of historic, cultural, and archeological significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews.

Goal 7: Protect and enhance wildlife habitat areas within the City and its Urban Growth Area.

Policies:

7.1 Protect and enhance important wildlife corridors within North Bend and its Urban Growth Area, in coordination with the state and county, to create a network of wildlife corridors which link habitat areas together to encourage the natural movement of plant and animal species. Focus habitat protection efforts on areas that: include a diversity of habitat types, enhance the value of existing protected areas, or have been identified by the City and King County as critical areas.

- a. Encourage protection of habitat corridors along the South and Middle Forks of the Snoqualmie River and adjacent streams to facilitate the movement of wildlife and maintain suitable fish and wildlife habitat.
- b. Encourage private and public organizations to help complete the wildlife corridor between the Protected Areas shown on Exhibit 8-3.

7.2 Establish development performance standards that limit site clearing to minimize adverse impacts to native

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habitats.

7.3 Encourage community involvement and education in the creation, enhancement, management, interpretation and enjoyment of wildlife habitat areas.

7.4 Encourage access to sites of wildlife interest when not in conflict with wildlife protection goals.

G. IMPLEMENTATION METHODS

Three general implementation methods can be utilized to meet selected actions of the Parks Element: non-regulatory, regulatory, and taxation. Municipalities are empowered to exercise any one or a combination of these under Washington State law. In seeking to implement Plan actions, North Bend could utilize a variety of these methods as well as other general authorities.

Non-regulatory approaches include purchase of lands in fee-simple (outright purchase, purchase of less than fee-simple interest (easements or development rights) and private sector initiatives like nonprofit land trusts that preserve and steward lands. Acquisition moneys can be raised or received from a number of sources, including bonds, revenue sharing, grants, impact fees and other taxes. Non-regulatory techniques are the most expensive to implement in the short-term but also provide long-term protection of land parcels, including public access and management capabilities. North Bend could seek conservation funds from county, state and federal sources.

Regulatory techniques include planning, zoning (including innovative techniques like cluster zoning), subdivision regulations and environmental regulations. Regulatory approaches include actions that protect habitat in critical areas, such as establishing wetland and stream buffers, and actions that protect against development that may pose a threat to human health and safety, such as the prohibition on new residential or commercial structures within the floodway. Regulatory techniques include requirements for subdivisions to dedicate areas within the development for parks and open space. Unless tied to dedication for public purposes, regulatory techniques do not provide for management capability or opportunity for public access to sites.

Taxation techniques are often linked with non-regulatory approaches. For example, taxes can be raised by government to fund land acquisition or other capital-improvements. Both King County and the State have programs to fund open space and recreation land purchases for which North Bend is eligible to apply. North Bend has two real-estate excise taxes on the sale of property that are dedicated to a capital improvement fund that can be allocated to a variety of City capital expenditures, including streets, public works projects, and parks. North Bend has also established a park-impact fee that requires dedicated payments by new growth to pay its fair-share costs of demand for new park and recreation sites. This fee was established in 1994. Taxation can also be utilized as an incentive to conserve lands. For example, lands left in open space can receive reduced or current-use assessments which may alleviate a demand to sell or develop them. Likewise, donating lands for conservation purposes or selling them at reduced prices can provide tax benefits.

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H: 20-YEAR CAPITAL FACILITIES PROGRAM

H.1 Overview

The recommended 20-Year Parks Capital Facilities Program has been developed by staff and the North Bend Parks Commission in consideration of the level of service standards identified in this plan and in consideration of the public input provided to the Parks Element update process, including evaluation of recreation trends, survey information, and the public workshop. A 6-Year Parks Capital Facilities Plan developed from selected projects below, including anticipated revenue sources, follows in section I.

H.2 Project Descriptions

Tennant Trailhead Park Development: This park was acquired in 2017 by the City of North Bend, Si View Metropolitan Park District, and King County to preserve the forested character at the base of Rattlesnake Mountain with bicycle and pedestrian trails, and to provide recreational access from the community onto Rattlesnake Mountain via a new trailhead being developed by King County. The park will include separated bicycle and pedestrian trails, with bicycle trails incorporating minor trail features such as banked corners to take advantage of the topography. In addition to the trails, specific improvements will include a parking lot, restroom, picnic facilities, supplemental landscaping, forest habitat interpretation and signage features, and other associated minor park furnishings. [King County is applying for a grant and estimates between \\$1.3 and 1.5 million for the parking lot, restroom, kiosk, and picnic facilities, and Si View MPD has estimated \\$290,000 for the trails \(with volunteer labor also anticipated for much of the trail building work\). The Si View MPD will coordinate construction of the park, with additional funding provided from King County.](#)

City Hall Park: [A public park associated with the proposed City Hall and Civic Campus, will provide public trails through retained forested areas connecting the public buildings to the Tanner Trail and Cedar Falls Way. Anticipated facilities include an on-site loop trail around the stormwater pond \(landscaped as a natural pond\), a veteran's memorial plaza, as well as park and recreational amenities and gathering spaces for public events such as art walks, public meetings, and outdoor concerts, potentially including a mini amphitheater. Cost estimates for the acquisition and construction of the Tanner Trail frontage to the City Hall and Public Works Property are addressed separately. Estimate \\$1,579,000.](#)

Commented [MM9]: Completed.

Torguson Park Turf Improvements: [The existing westerly four fields are to be refurbished and upgraded to a sand base to eliminate trip hazards and uneven surfaces through stripping, re grading, re seeding, etc. and the fields installed with irrigation and drainage systems. Estimate of \\$214,000.](#)

Commented [MM10]: Completed.

Torguson Park Plaza and Playground Phase 2 Improvements, and remaining irrigation, landscaping and fencing improvements: This project will consist of completing the central gathering plaza at the center of the park, reconstructing the playground surround, [adding playground equipment](#), providing additional landscaping and irrigation in areas of the park outside of the ballfields, and reconstructing deteriorated fencing. Estimate \$800,000 [1,100,000](#).

Torguson Park Bike Park Lighting: [Lighting will be added to the bike park to expand the hours that this area of the park is usable. Estimate \\$200,000.](#)

Torguson Park Entry-Area Acquisition: The property bordering the western boundary of the primary vehicular entrance to Torguson Park should be acquired for a more visible entry to the park, as well as to provide expanded park entrance features, landscaping and parking. Acquisition \$400,000 [461,000](#). Development cost estimate not yet determined.

Torguson Park Skate Park Improvements: [The existing skate park is a popular and heavily used facility, and should be expanded or improved with additional features and facilities to accommodate increased usage from new growth, and make the skate park more visible from other areas of the park and parking lot. Estimate \\$250,000.](#)

Commented [MM11]: Completed.

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Torguson Park Boundary Line Adjustment for Minor Park Expansion: Les Schwab has agreed to donate property at the northwest corner of their site to the City for a minor expansion of Torguson Park, which will enable a direct connection of the BMX area of Torguson Park to a new pedestrian connection from North Bend Way (via a trail connection through the adjacent development.) A boundary line adjustment is necessary to add this area to Torguson Park. Estimate \$3,000.

Commented [MM12]: Completed.

EJ Roberts Park Expansion: Boundary line adjustment and acquisition of 2.4 acres of property abutting and immediately east of EJ Roberts Park for expansion of the park. Cost of \$250,000.

Commented [MM13]: Completed.

EJ Roberts Park Expansion Trail Development: Construct a passive loop trail through the forest within the EJ Roberts Park expansion area. Includes design and construction of approximate 800-foot long gravel pathway, and associated bridge/boardwalk areas. Estimate \$250,000.

Si View Neighborhood Park New Play Equipment Replacement: The existing play equipment at this park is old and in deteriorating condition and should be replaced with new equipment, together with new soft surface area borders. Estimate \$60,000 150,000.

Tanner Trail Phase 2 Right-of-Way Acquisition, North Bend Way/Cedar Falls Way Roundabout through frontage of Public Works Property: Tanner Trail, Phase 1 was constructed in 2002 and begins at Bendigo Blvd, proceeds along the abandoned BN Railroad right-of-way, and terminates at the North Bend Way/Cedar Falls Way Roundabout. Phase 2 will acquire property from there to the eastern extent of the frontage of the Public Works facility. This system will also provide for the pedestrian needs along the south side of North Bend Way in lieu of requiring a sidewalk next to or close to the street on that side. Estimate of \$714,300 (based on 2/7 of total \$2,500,000 estimate for acquisition cost from Cedar Falls Roundabout to SVT junction, including repayment of ULID assessments on property).

Tanner Trail Phase 3 Right of Way Acquisition, East of Public Works to Snoqualmie Valley Trail Junction: This phase will complete acquisition of the trail east to its terminus at the junction with the Snoqualmie Valley Trail, providing links to other regional facilities. Portions of this corridor may be acquired, constructed and dedicated to the City as a part of cottage developments, through incentives for this established in the cottage regulations. Estimate of \$1,785,700 (5/7 of total \$2,500,000 estimate for acquisition cost from Cedar Falls Roundabout to SVT junction, including repayment of ULID assessments on property).

Tanner Trail Construction, North Bend Way/Cedar Falls Way Roundabout to Maloney Grove Ave, SE: An 8' wide asphalt paved trail will be constructed within the Tanner Trail right-of-way adjacent to North Bend Way, described above. Estimate \$121,000 for 1/4 mile.

Commented [MM14]: Completed.

Tanner Trail Construction – Maloney Grove Ave, SE east through frontage of Public Works Property: \$121,000 for 1/4 mile.

Commented [MM15]: Completed.

Tanner Trail Construction – East of Public Works property to 436th Ave, SESnoqualmie Valley Trail, excluding Cottages at North Bend (already constructed): 8' 10" wide asphalt paved trail within the Tanner Trail right-of-way adjacent to North Bend Way. Estimate \$242,000 for 1/2 mile. \$1,320,000.

Tanner Trail / Snoqualmie Valley Trail Junction Improvements: The junction of the Snoqualmie Valley Trail, Tanner Trail, and North Bend Way is an important junction for both local and regional trail users and is also an important corridor for elk and other wildlife crossing under I-90 at this location. Improvements would be made to make the Snoqualmie Valley Trail crossing of North Bend Way more visible and safe for pedestrians and motorists. A small parking lot would be built for trail users with formalized trailheads to the Snoqualmie Valley Trail and Tanner Trail. Native landscape improvements would be provided to enhance wildlife cover for the crossing area. The project is

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anticipated as a joint city/King County project. Additional planning and coordination with King County needs to be done and a site plan developed with cost estimates before this facility can be formally placed in the capital facilities plan. Estimate \$600,000~~1,000,000~~.

Bendigo Boulevard S. Multi-Use Trail: A 10' wide paved multi-use trail is proposed on the west side of Bendigo Boulevard South between Ribary Way and the South Fork Snoqualmie River to provide a direct bicycle and pedestrian connection from downtown and the levee trails to the proposed Rattlesnake Mountain Trailhead Park on Ribary Way. The trail will be ~~an improved roadway shoulder~~, separated from the shoulder ~~meandering through retained trees~~ where space permits, and will include intersection crossing improvements at the I-90 onramp. Cost estimate \$1,730,000.

Dahlgren Family Park:

Upon dedication to the City, the 4-acre park to be dedicated through the Tanner Landing Master Plan Overlay District Regulations in NBMC 18.10.025 should be developed with park and picnic facilities. Park facilities should be designed consistent with that provided by King County in the adjacent Tanner Landing Park such that the two adjacent parks work as one cohesive whole. Estimate \$2,000,000.

Commented [MM16]: Under construction.

Tollgate Farmhouse Restoration: Purchased as part of the Tollgate Farm, the farmhouse is in need of repair and restoration, for eventual use for small scale classes and activities. The majority of the exterior rehabilitation has now occurred, but the building interior needs to be reconstructed, including a new kitchen and an ADA-accessible entrance and restroom, new water connection, and a septic system. Exterior site work is described under Tollgate Farmstead Improvements, below. Estimate \$320,000.

Commented [MM17]: Completed.

Tollgate Farm Phase 2 Improvements - Athletic Fields, Parking, Landscaping: Per the Tollgate Master Plan, the athletic fields would be graded and constructed at the west end of the central meadow. Work would include necessary backstops, fencing, ground preparation, seeding, irrigation, drainage and bleachers. Additionally, the heirloom apple trees along North Bend Way would be restored through proper pruning, thinning, fencing for protection, and clearing of the areas around the trees. Estimate \$1,500,000.

Tollgate Water & Sewer Extensions/Connections: To serve the expanded use of Tollgate Farm upon development of the Phase 2 Improvements, water and sewer mains and services need to be extended to the site. The extension would proceed under the railroad tracks and under West North Bend Way to the Tollgate site. The main would then proceed east along West North Bend Way and tie into the existing main at the intersection of West North Bend Way/Sydney Avenue. Sewer would be extended from the main to be installed on NW 8th Street and then proceeding along West North Bend Way to the site of the bathrooms at the Tollgate athletic fields. The utility extensions are anticipated to occur through a ULID for both water and sewer, formed to assist in financing the facilities in the general area with other contributing property owners. Estimate \$400,000.

Tollgate Farmstead Improvements: The Tollgate Farm Master Plan anticipates the area around the Tollgate Farmhouse as an interpretive and multi-use farmstead area that can be used as a venue for activities and events such as the North Bend Farmers Market, weddings and other small scale outdoor gatherings. The area would include a new barn structure for housing activities, an agricultural support station for washing and minor processing of locally grown crops, and new parking area and entry for public access to the farmstead and eastern end of Tollgate Farm Park. The site is also anticipated for a pea patch garden and/or demonstration garden and a small interpretive apple orchard with elk fencing. Estimate \$1,800,000.

Commented [MM18]: Completed (under construction).

Tollgate Farm to Downtown Trail/Sidewalk Multi-use Trail: From the west end of the West North Bend Way bridge over the South Fork Snoqualmie River, along West North Bend Way, ~~and then to the driveway entrance to the parking lot, with an intermediate connection to the on-site trail to the pedestrian entrance to Tollgate Farm Park at 8th Street, a multi-use trail~~ sidewalk would be extended for pedestrian access from downtown to the farm/athletic fields. Work would include approximately ~~3,300~~~~1,600~~ linear feet of ~~roadway reconstruction (within the existing paved roadway)~~ to provide a 10-foot

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pathway, 10-foot planted bioswale landscape strip, shoulder, roadway restriping, and landscaping, curb, gutter, landscape strip, street trees, and 8-foot wide concrete sidewalk for the entire length of the improvement. Estimate \$370,000-400,000.

Tollgate Farm to Snoqualmie Valley Trail Connector: A gravel trail would be constructed east across Tollgate Farm from the existing pathway under SR 202 to the Snoqualmie Valley Trail, including boardwalks. Estimate \$560,000.

Commented [MM19]: Completed.

Tollgate Farm Forest Trail: A gravel or soft surface trail and bridge over Silver Creek would be constructed between the Snoqualmie Valley Trail and Ballarat Ave. NE through the forest, linking the northern part of the Silver Creek neighborhood to the Snoqualmie Valley Trail, and providing greater public access and use of this portion of Tollgate Farm. Estimate \$400,800,000.

Disc Golf Course: Facilities for a disc golf course would be constructed at an existing park, possibly along the Dike Road fields (east of Boalch Ave.) at Meadowbrook Farm, or at the Dahlgren Family Park, consisting of 18 anchored removable poles with disc golf chain target baskets, and minor signage identifying the course. Regular mowing needs for the course would need to be arranged prior to installation. Estimate \$40,000.

Commented [MM20]: South Fork Landing Park acquisition now serves as the primary disc golf course. Meadowbrook Farm less suitable given wildlife, less developed conditions, and level of additional maintenance that would be required.

Meadowbrook Farm to Snoqualmie Valley Trail Connector: A trail would be constructed east across Meadowbrook Farm from the Meadowbrook Farm Interpretive Center building and Boalch Avenue Trail to the Snoqualmie Valley Trail. The trail would provide connectivity of the interpretive center to the heavily used Snoqualmie Trail, and would allow fieldtrips and groups at the Interpretive Center access to the trail to the big cedar, located east of the Snoqualmie Valley Trail. Estimate \$500,000.

Commented [MM21]: Completed.

Meadowbrook Farm Baq"ab Praire Loop Trail: An 8' wide paved pedestrian trail (with crushed stone and boardwalks within critical areas) will complete a loop with the existing Boalch Trail, connecting from the Interpretive Center north along SR-202 and through the Camas Meadow to Centennial Fields Park, with a spur trail connecting to Snoqualmie Middle School. The project would be a joint project with the City of Snoqualmie, and would include habitat enhancement and interpretive and wildlife safety signage. Estimate \$1,200,000.

Meadowbrook Farm to Tollgate Farm Connector Trail: A trail would be constructed from the Interpretive Center west across SR-202 connecting through the forest preserve area of Meadowbrook Farm west to North Bend Way, then south within the right-of-way of North Bend Way to connect to the trail system within Tollgate Farm Park. Estimate \$750,000-1,000,000.

Meadowbrook Farm Interpretive Center Commercial Kitchen Building: A commercial kitchen will enable the Interpretive Center to host a greater number of events and activities, particularly attractive for wedding users and cooking classes, which would increase revenue to the Farm. The commercial kitchen would be within a separate building, adjacent to the Interpretive Center, to enable separate uses to occur at the same time. Estimate \$500,900,000 (cost estimate presumes use of existing septic system, sewer connection preferred if available).

Meadowbrook Farm Interpretive Center Wedding Plaza/Garden: Improvements to the grounds immediately adjacent to the Interpretive Center would enable events to better utilize the space, particularly attractive for wedding users. Improvements would include a paved plaza area with associated landscaping and furnishings. Estimate \$60,000.

Meadowbrook Farm Picnic Shelter: A picnic shelter added to another field area away from the Interpretive Center will enable additional group rental of Meadowbrook Farm and associated fields by additional users such as corporate picnics, increasing revenue to the Farm. Estimate for 12-table shelter \$200,000.

Tollgate Farm Picnic Shelter: A large picnic shelter near to the restroom and playground would enable greater group-use of Tollgate Farm Park for events and picnics. Estimate for a 6 table shelter \$100,000.

Commented [MM22]: At Meadowbrook Farm, the potential for a picnic shelter would most likely be in the Snoqualmie portion of Meadowbrook Farm, outside of our service area. At Tollgate Farm Park, a picnic shelter would be very useful. This responds to demand identified in the City Parks Survey for additional picnic shelters.

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Meadowbrook Farm Elk Viewing Area and Swing Rock Interpretive Site: The site of the original Meadowbrook Barn, adjacent to the Swing Rock west of SR-202 and just south of the city limit line between North Bend and Snoqualmie, is anticipated as an area for elk viewing and interpretation of the Swing Rock, a location of great significance in the origin story of the Snoqualmie Tribe, and interpretation of the history of the Meadowbrook Dairy Farm. The project is anticipated as a joint project of the Cities of North Bend and Snoqualmie, the Snoqualmie Tribe, and the Meadowbrook Farm Preservation Association. Improvements anticipated include a small parking area, elk viewing platform (likely atop the old silo foundation), a trailhead crossing under SR-202 through ~~a reconstructed the existing~~ cattle underpass, interpretive signage, and native landscape improvements. Additional facility planning and a site plan are needed with cost estimates before this facility can formally be placed in the 6-year capital facilities plan.

William H. Taylor Park Improvements: A new platform/track crossing and park entry would be constructed at the terminus of Ballarat Avenue, in association with the proposed right-of-way improvements at that location, creating a more visible and direct access to the depot from Ballarat and McClellan, and improving pedestrian access and safety. In association with the new crossing, the platform plaza area would be extended from the depot to the new crossing, and the landscaping in this area (west of the depot) would be reconfigured to improve visibility and create a terminal viewpoint into the park from Ballarat Avenue (providing a better connection to the downtown). Improvements to the park would also be made at Park Street to improve pedestrian access and safety and better link the park with Si View Park to the south. Estimate \$390,000. A master planning process to develop a recommended site plan and improvements for this park is being prepared under a 2022 contract with a landscape architectural consultant, to improve connection of the park to the downtown, improve the railroad crossing, provide a vibrant community gathering space, and increase parking efficiency along McClellan Street adjacent to the park. Cost estimates for specific site improvements will be determined through that process.

William H. Taylor Park Railroad Depot Improvements: The Depot should be expanded and remodeled to provide more usable space for meetings, events, and activities, and add space for a vendor. Estimate \$600,000.

William H. Taylor Park Railroad Enclosure: A covered outdoor enclosure may be constructed, immediately east of the terminus of the existing tracks and within the railroad corridor, to house a locomotive or other railroad artifact, similar to the log pavilion in Snoqualmie. The Northwest Railway Museum would secure the funding for the design and installation, and be responsible to maintain the railroad related enclosure. The design shall be approved by the City. The City and the Northwest Railway Museum would partner on funding the platform and outdoor enclosure improvements, and would enter into an ILA agreeable to both parties for the outdoor enclosure. Estimate \$200,000.

William H. Taylor Park to Si View Community Park Trail Connection and Crosswalk Improvements: Paved pathway improvements within Si View Community Park will better connect this park to William H. Taylor Park immediately to the north. A re-located crosswalk is also needed at this location for better pedestrian visibility and safety at this corner on Park Street. Estimate \$543,000.

Si View Community Park Eastern Expansion: The property currently owned by ~~Si View WSDOT~~ and the City of North Bend between Si View Community Park and Cedar Falls Way should be ~~acquired and~~ developed as a park ~~and could be the location for a future aquatic center~~. The park should incorporate the existing trail connection to Cedar Falls Way, as well. Estimate - \$600,000 for acquisition, \$1,000,000 for development of trails, lawn and landscaping ~~not including aquatic center improvements~~.

Spray Park Feature: A spray park feature should be installed at a park for summer water play. The feature could be a simple conventional spray park, or an accessible water fountain where people can get wet. The specific park has yet to be determined, but could be located at the Si View Community Park ~~or a future park acquisition such as the~~ Dahlgren Family Park, William H. Taylor Park, or Si View Community Park Eastern Expansion. The cost ~~would could~~ be shared with the Si View Metropolitan Park District if included in the aquatics center bond. Estimate \$1,600,000.

Commented [MM23]: Better cost estimates will be available following completion of Park plans following public process occurring this year. Update following that process.

Commented [MM24]: Same comment as above.

Commented [MM25]: This will be considered in the park planning process. Update following that process.

Commented [MM26]: Project is being conducted by Si View MPD.

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Riverfront Park Improvements and South Fork Snoqualmie Right Bank Levee Trail and Promenade: The existing right bank levee would be improved with landscaping, lighting, signage, picnic tables and benches, paving, and potentially areas of boardwalk, to create a river walk promenade, with improved access down to the shoreline. The adjacent vacant single family residential parcel on the corner of Park Street and Bendigo would be acquired for a small parking lot and park entry. Additional improvements within Riverfront Park itself (behind the levee) would be minimal in nature to maintain the natural, forested character of the site. A master planning process to develop a recommended site plan and improvements for this park is being prepared under a 2022 contract with a landscape architectural consultant, to improve public access to the park and river, connection to the downtown, and minor park improvements, while maintaining the predominantly forested character and floodplain storage capacity of the site. Cost estimates for specific site improvements will be determined through that process. An easement is necessary from the adjacent property owner for access across a portion of private property along the levee to continue the river walk all the way to North Bend Way. Estimate \$2,750,000, including developing master plan, acquisition, design and construction.

Commented [MM27]: Park planning occurring this year by consultant. Better cost estimate will be available following that process.

South Fork Snoqualmie Left Bank Levee Trail: The existing informal levee trail between Bendigo Boulevard and W. North Bend Way would be improved with a gravel surface. Estimate \$500,000. Design work will occur in 2023, funded by a King County Rivers Grant, to set back the left bank between Bendigo Boulevard S. and W. North Bend Way. The design will incorporate a 12' wide multi-use asphalt pedestrian trail atop the levy. The design should include pedestrian access off the levy down to the river. Estimate of 2,000,000 for trail portion (not including levy setback) and river access improvements.

South Fork Snoqualmie River Pedestrian Bridge at Shamrock Park or 10th Street: A bridge over the river will provide direct pedestrian and bicycle connection between the predominantly residential areas on the east side of the river with additional neighborhoods and the large commercial areas west of the river. Location will be either at Shamrock Park off Orchard Drive, or at Si View Neighborhood Park at the end of SE 10th Street. Estimate \$1,500,000.

South Fork Snoqualmie River Pedestrian Bridge at Bendigo Boulevard N.: A bridge over the river and Ribary Creek will provide pedestrian and bicycle connection (and sewer utilities) between downtown and Tollgate Farm Park, with a paved spur trail connecting to the Snoqualmie Valley Trail. Design work funded by a 2022 PSRC Small Cities Grant. Estimate \$3,900,000 for construction.

Tanner Road Shoreline Park Restroom: Upon dedication of this park to the City, a small, basic restroom should be constructed at this park to provide facilities for whitewater users that frequent this access location. Estimate \$450,000.

Commented [MM28]: Restroom at Tanner Road is no longer a priority considering major takeout improvements planned at Tanner Landing Park and new restroom at adjacent Dahlgren Family Park.

Acquire New Park in southern part of City: A new public neighborhood park of approximately 6 acres is needed in the southern part of the City between Maloney Grove Ave. SE and Stilson Ave. SE, where no public parks currently exist, to serve local neighborhoods. A specific property has yet to be identified. Ideally, the property would include riverfront access to the South Fork Snoqualmie River (such properties are currently within the Urban Growth Area outside City limits). Based on current 2018 land values of \$7 per square foot 2022 land values of \$300,000 per acre in North Bend and 6-acre property, estimate is \$1,829,520. \$1,800,000.

Off Leash Dog Park: Develop an off-leash dog park within the City, either within an existing open space park, or a future park property yet to be determined. Cost estimate not yet determined. Cost estimate of \$40,000 based on 500 linear feet of 5' black commercial-grade chain link fencing, gates and minor associated furnishings.

Commented [MM29]: Determine whether portion of Dahlgren Family Park may be suitable for this purpose? Another option would be South Fork Landing Park (depending on Si View MPD's plans) or Tanner Landing Park (depending on King County's plans). Improvements outside of City's UGA couldn't use park impact fee revenue, so other fund sources would need to be identified.

Park Orientation and Identification Signage: Install signage on primary trails indicating the trail name and direction and distances to other key recreational destinations and commercial services. Install distance markers on primary loop trails. Estimate \$50,000.

New Pickleball Courts and Striping: Stripe the existing tennis courts at EJ Roberts Park for pickleball use. Construct additional 3 pickleball courts at an existing City park such as Si View Neighborhood Park, Dahlgren Park, or other. Estimate of \$5,000 for re-striping tennis courts, and \$70,000 for concrete pad with three striped courts.

Commented [MM30]: Added project responsive to public demand noted in Survey.

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| Chapter 8 – Parks and Open Space Element
Adopted via Ordinance [1702, October 15, 2019](#).....

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I: 6-YEAR CAPITAL FACILITIES PLAN

The 6-Year Parks Capital Facilities Plan prioritizes the top projects from the 20-year Parks Capital Facilities Program, based on the needs analyses in this element, public input regarding desired facilities from prior City and Si View Metropolitan Park District park surveys referenced in this element, and anticipated funding sources ~~including the Si View Metropolitan Park District 2018 Bond, should that be passed by voters~~. Of note, more projects are listed on the 6-year Parks Capital Facilities Plan than are anticipated to occur. This has been intentionally done to provide flexibility in allocating resources in order to be able to take best advantage of opportunities as they may arise, including grant availability, possible partnerships with other agencies and organizations, and community interest and support. To determine anticipated available funding for projects, the City has projected 6 years of residential growth to estimate park impact fee revenue, utilizing known developments over this period, as well as a small additional growth estimate for residential projects not yet known. The 6-Year Parks Capital Facilities Plan should be reviewed and updated every other year in conjunction with revenue projections and implementation of projects.

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TABLE 5: 6-YEAR CAPITAL IMPROVEMENT PLAN

Commented [MM31]: Note Edits to the CIP not shown in redline format, as it becomes too messy. This is all new, based on projects from the 20-year Parks Capital Facilities Program.

#*	Project	Cost Est.	Funding Sources	2024	2025	2026	2027	2028	2029
Trail Construction:									
	Baqwab Prairie Loop Trail at Meadowbrook Farm	1,000,000	PIF/G/REET/Snoqualmie	1,200,000					
	Tennant Trailhead Park bicycle and pedestrian trails	290,000	PIF/MPD Bond/KC Funds	1,300,000					
	Tollgate Farm to Downtown Multi-Use Trail	400,000	PIF/MPD Bond/TBM	400,000					
	Bendigo Boulevard S. Multi-use Trail to Tennant Trailhead Park	1,730,000	TIF/PIF/G/TBM/DM		1,730,000				
	Tanner Trail Construction, Public Parks to Snoqualmie Valley Trail	1,320,000	TIF/PIF/G/TBM/DM			1,320,000			
	S. Fork Left Bank Setback Levy Trail with river access (not including levy cost)	TBD**	PIF/G/REET/TBM				2,000,000		
	Tollgate Farm Forest Trail and Bridge over Silver Creek		PIF/G/REET					800,000	
Park Improvements:									
	Tennant Trailhead Park Site Improvements (excluding trails)	1,400,000	PIF/KC Grant	1,400,000					
	New Pickleball courts in Neighborhood Parks	70,000	PIF/REET		70,000				
	Off-leash dog park within existing City Park (likely Dahlgren Family Park)	40,000	PIF/REET		40,000				
	Torguson Park Phase 2 Plaza and Playground Improvements, Irrigation, and Fencing	1,100,000	PIF/MPD Bond			1,100,000			
	Si View Neighborhood Park New Play Equipment	\$150,000	PIF				\$150,000		
	Si View Community Park Eastern Expansion park improvements (not including aquatic center)		Si View Bond/PIF				1,000,000		
	Spray Park /play fountain feature (location TBD)	1,600,000	PIF/G/REET					1,600,000	
	William H. Taylor Park Improvements	TBD***	PIF/G/REET/NWRM/MPD Bond			TBD***			
	Riverfront Park Improvements	TBD***	PIF/G/REET				TBD***		
Park and Open Space Land Acquisition:									
	Acquire new park in southern part of City	1,800,000	PIF/G/MPD Bond						1,800,000

Key:

IF – Park Impact Fees
TIF – Transportation Impact Fees
TBM – Trail and Bicycle Facility Mitigation Fees
MPD Bond - Si View Metropolitan Parks District Bond Funds
SO - Sports Organizations
G - Grant
DM - Development Mitigation Contribution
REET - Real Estate Excise Tax

Notes:

*Projects are not listed in any order of priority.

** Cost estimates to be developed through project design/engineering in 2023.

*** Cost estimates to be developed through Site Planning Process in 2023.

TABLE 6: COMPLETED PARK IMPROVEMENTS WITHIN THE LAST 6-10 YEARS

Year	Project
Park Improvements Funded In-Part With Park Impact Fee Revenue	
2022	Tollgate Farm Park Farmstead Improvements.
2021	Tanner Trail – Cedar Falls Roundabout to Public Works; Tennis Court Backboard at EJ Roberts Park; Torguson Park Skate Park; Tollgate Farmhouse Restoration;

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<u>2020</u>	No projects completed in 2020.
<u>2019</u>	Meadowbrook Farm to Snoqualmie Valley Trail Connector Trail; Tollgate Farm to Snoqualmie Valley Connector Trail; Torguson Park Bike Park Lighting
2018	Torguson Park Maintenance Building – expansion of the existing restroom to accommodate maintenance area for park equipment and replace the former maintenance building damaged by the adjacent commercial building explosion in 2014.
2018	Torguson Park Improvements - ballfield and backstop improvements, new restroom/concession building, paved pathways with exercise stations, landscaping, plaza improvements, and site furnishings
2018	Park Entry Signs – new entry signs at City parks, and kiosk sign at Torguson Park
2015	EJ Roberts Park Improvements - new picnic shelter and pedestrian bridge, additional landscaping, and replaced teeter totter and swings
2014	Tollgate Farm Park Phase 1 Improvements – loop trail, parking lot, restroom, playground, cattle fence, landscaping, picnic tables and site furnishings
2011-2013	No projects for these years
<u>Additional Park Improvements Not Funded with Park Impact Fee Revenue</u>	
2016	Torguson Park Picnic Shelter (funded and constructed by John Day Homes as developer mitigation for Ranger Station Cottages)
2016	Sports court resurfacing – EJ Roberts Park and Si View Neighborhood Park (park maintenance funds)
2015	Meadowbrook Farm Trail along SR 202 – Interpretive Center to Camas Meadow (funded by Meadowbrook Farm Preservation Association)
2011-2014	No projects for these years

From: Craig Glazier
To: Mike McCarty, Susan Torquson
Subject: New Proposed S. Fork River Park w/ Pedestrian Bridge and Trail from Si View Park --> Mtn Valley Retail Center || C.Glazier
Date: Thursday, February 2, 2023 2:06:40 PM
Attachments: S.Fork Park Glazier Feb.2023.png

Hi Mike & Suzan -

It was exciting to see the ideas for the future parks in North Bend last night at the planning commission meeting. You've definitely all put in a lot of hours to get to where you're at... Thanks for being good stewards for North Bend!

Per our conversations, attached is a rough sketch (PNG Image) of the 9-acre parcel I currently own/reside at which would be a perfect pedestrian link from Downtown North Bend --> Willam H. Taylor Railroad Park --> Si View Park --> Shamrock Park --> Pedestrian Bridge over South Fork --> New River Park (and easy entry / drop in for river access) --> Pedestrian Trail though Property --> Link to Mtn Valley Retail Center Shopping. The trail would extend directly alongside new HDR apartment residences so that many people living there can easily walk/bike to nearby Mtn Valley Center shopping/dining and downtown North Bend.

I would love to meet with you on-site sometime and walk the property so that we could explore this further. Please share with the other planning commission members and park district planners and anyone else.

Please let me know when you can meet and I'll clear my schedule to meet with you...

Thanks for your consideration...

Craig Glazier
 e: craig@cgh-nw.com
 c: 425.365.3399

