



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. Please email comments on any agenda items prior to the meeting to the City Clerk at soppedal@northbendwa.gov. Please provide comments by 5 p.m., Tuesday, June 20, 2023 so a copy can be provided to the City Council prior to the meeting.

Members of the public that wish to attend by teleconference may do so by using the Zoom Meetings platform. Instructions on how to access the meeting and provide public comment are available at the following link: [June 20, 2023 City Council Meeting Calendar Item](#). You will be required to have a registered Zoom account and display your full name to be admitted to the online meeting.

Zoom Meeting Information:
To Sign Up for a Zoom Account: <https://zoom.us/join>
Meeting ID: 881 2610 1456
Password: 658184
Call In Phone Number: 1-253-215-8782

CITY COUNCIL MEETING

June 20, 2023 – Agenda

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

7:00 P.M. – CALL TO ORDER, ROLL CALL, FLAG SALUTE

CONSENT AGENDA:

		Pg.#
1) Minutes	City Council Meeting of June 6, 2023	1
2) Payroll	June 5, 2023 – 28652 through 28658, in the amount of \$354,136.02	
3) Checks	June 20, 2023 – 74157 through 74206, in the amount of \$1,083,076.35	
4) AB23-072	Motion – Authorizing Lease with Snoqualmie Valley Historical Society	Mr. Miller
5) AB23-073	Motion – Authorizing Lease with North Bend Downtown Foundation	Ms. Deming
6) AB23-074	Motion – Authorizing Separation Agreement	Mr. Miller

CITIZEN'S COMMENTS: (Please restrict comments to 3 minutes)

COMMISSION AND COMMITTEE REPORTS:

Planning Commission	Community & Economic Development – Councilmember Miller
Parks Commission	Finance & Administration – Councilmember Gothelf
Economic Development Commission	Public Health & Safety – Councilmember Rosen
Regional Committees	Transportation & Public Works – Councilmember Loudenback
	Mayor Pro Tem – Councilmember Koellen
	Eastside Fire & Rescue Board – Councilmember Gothelf

**MAIN AGENDA:**

7) AB23-075	Public Hearing Cont., Resolution – Adopting Six Year TIP 2024-2029	Mr. Rigos	29
8) AB23-076	Resolution – Authorizing Parks Element Adoption for 2024 Comp Plan	Ms. Deming	49
9) AB23-077	Motion – Authorizing Payment to Si View MPD for Tenant Trailhead Park Phase 2	Mr. Rigos	129
10) AB23-078	Motion – Approving Housing Action Plan	Ms. Deming	133
11) AB23-079	Motion – Authorizing 2nd Amendment with DNR RE Dahlgren Park	Mr. McCarty	141

MAYOR, COUNCIL & ADMINISTRATOR CONCERNS AND INITIATIVES: (Business and general information presented that may be deliberated upon by the Council. Formal action may be deferred until a subsequent meeting; immediate action may be taken upon a vote of a majority of all members of the Council.)

ADJOURNMENT:

NORTH BEND CITY COUNCIL MINUTES

June 6, 2023

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

CALL TO ORDER, ROLL CALL:

Mayor McFarland called the regular meeting to order at 7:01 p.m.

Councilmembers Present: Elwood, Gothelf, Joselyn, Koellen, Loudenback, Miller and Rosen.

Mayor McFarland announced an Executive Session to discuss performance of a public employee, pursuant to RCW 42.30.110(1)(g), was added to the end of tonight's agenda.

Councilmember Rosen requested AB23-069 be pulled from the Consent Agenda and added as the first item of discussion on the Main Agenda.

CONSENT AGENDA:

Minutes – City Council Meeting of May 16, 2023

Payroll – May 19, 2023 – 28645 through **28651**, in the amount of **\$287,475.31**

Checks – June 6, 2023 – 74085 through **74156**, in the amount of **\$752,858.25**

AB23-066 – Resolution 2068 Awarding Contract to Fury Site Works for Stilson Ave. Sidewalk Project

AB23-067 – Resolution 2069 Accepting FHWA Grant for Tanner Trail Extension Project

AB23-068 – Motion Authorizing Parametrix Contract for South Fork Levee Setback Project

Councilmember Gothelf **MOVED**, seconded by Councilmember Miller to approve the consent agenda as amended. The motion **PASSED** 7-0.

MAIN AGENDA:

AB23-069 – Motion Approving Economic Development Action Plan

Community & Economic Development Director Deming provided the staff report.

Councilmember Miller **MOVED**, seconded by Councilmember Joselyn to approve AB23-069, approving the Economic Development Action Plan, as a final reading. The motion **PASSED** 6-1 (Rosen).

AB23-070 – Ordinance 1796 Amending NBMC 9.45 RE Drug & Alcohol Possession

City Attorney Kenyon provided the staff report.

DRAFT

Councilmember Rosen **MOVED**, seconded by Councilmember Gothelf to approve AB23-070, an ordinance repealing NBMC 9.45 Controlled Substances & adopting NBMC 9.45 Drug and Alcohol Possession, as a final reading. The motion **PASSED** 7-0.

AB23-071 – Resolution 2070 Authorizing Agreement for Wholesale Supply of Water

City Attorney Kenyon provided the staff report.

The following individual commented on the agenda item:

Ken Hearing, 42217 SE 133rd Street

Councilmember Loudenback **MOVED**, seconded by Councilmember Gothelf to approve AB23-071, a resolution authorizing the Mayor to sign an Agreement for the Wholesale Supply of Water with Sallal Water Association, as a final reading. The motion **PASSED** 7-0.

Mayor McFarland and Sallal Water Association Board President Denise Smutny signed the agreement for the wholesale supply of water.

MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:

All Councilmembers commented on the passage of the wholesale water agreement with Sallal Water Association and extended their thanks to Sallal, City Staff and the citizens for their hard work and patience in achieving this noteworthy goal.

Councilmember Miller mentioned how much she enjoyed a recent tour of the Cedar River Watershed. She thanked City staff for organizing the tour and Seattle Public Utilities staff for taking time out of their day to lead the tour.

Councilmember Gothelf reminded all that Stage 1 of a burn ban was implemented on June 1st.

Councilmember Elwood encouraged all to conserve water in light of the unseasonably hot weather and rapidly melting snowpack. He also noted Valley Center Stage's production of "The Clean House" was running from June 2nd through June 18th.

Councilmember Joselyn commented on passage of AB23-069 – Motion Approving Economic Development Action Plan and AB23-068 – Motion Authorizing Parametrix Contract for South Fork Levee Setback Project.

Councilmember Koellen noted June 2nd was Gun Violence Awareness Day and commented on the need to have discussions regarding this important issue.

DRAFT

Mayor McFarland spoke regarding the following items:

- Former Mayor Ken Hearing's efforts regarding agreement with Sallal
- June 30th Application Deadline for Youth Parks Commission Vacancy
- Taylor & Riverfront Park Planning Workshop – June 13th 5 p.m. @ City Hall
- Complete Streets Open House – June 13th 6:30 p.m. @ City Hall and June 15th 5 p.m. @ City Hall.
- North Bend Farmers Market – Thursday, June 8th @ 4 p.m.

EXECUTIVE SESSION:

Mayor McFarland recessed the regular meeting for an Executive Session at 8:11 p.m. to discuss performance of a public employee, pursuant to RCW 42.30.110(1)(g). No action was anticipated as a result of the Executive Session, which was expected to last ten minutes and videotaping of the meeting ceased.

The regular meeting reconvened at 8:22 p.m.

ADJOURNMENT:

Councilmember Koellen **MOVED** to adjourn, seconded by Councilmember Miller. The motion **PASSED** 7-0.

The meeting adjourned at 8:22 p.m.

ATTEST:

Rob McFarland, Mayor

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:	Agenda Date: June 20, 2023	AB23-072
Motion Authorizing a Lease Agreement with the Snoqualmie Valley Historical Society	Department/Committee/Individual Mayor Rob McFarland City Administrator – David Miller City Attorney – Lisa Marshall City Clerk – Susie Oppedal Administrative Services – Lisa Escobar Comm. & Economic Development – Rebecca Deming Finance – Public Works – Mark Rigos	X
Cost Impact: N/A		
Fund Source: N/A		
Timeline: Immediate		
Attachments: Lease Agreement		
SUMMARY STATEMENT:		
The City of North Bend has been leasing the History Museum to the Snoqualmie Valley Historical Society (SVHS), a 501(c)(3) non-profit corporation, since 1976. The original lease was for nineteen (19) years. In 1987 the lease was extended by a lease addendum through the end of 2012; and then extended through December 2019. The lease provided for a five (5) year extension upon notice given by the SVHS to the City prior to December 2019. Unfortunately, the SVHS never sent notice to the City requesting an extension and the City did not track the expiration of the lease in 2019. The SVHS has been occupying the Museum building without a lease for the last 4 years. Recently, the Museum experienced a blockage of the sewer lateral and contacted the City to request reimbursement for this repair. That is when staff discovered that the lease had expired. The City is responsible for all improvements outside of the building enclosure and will be reimbursing SVHS for its cost to restore the sewer lateral.		
Attached to the Agenda Bill is the new lease with the SVHS for a term of ten (10) years terminating on December 31, 2033. All provisions of the lease are equal to those of the last lease. The SVHS pays the City \$10/year to lease the site and building. Use is limited to a museum, SVHS maintains the building and grounds and pays for janitorial services. Any structural alterations of the building require City approval and any expense of more than \$50 requires City approval. The City is responsible for any exterior building structural improvements, including utilities to the building. All indemnifications, insurance, assignment prohibition and other typical provisions of a lease are included in the current proposed lease.		
The Historical Museum is a great asset to the City and an important cultural resource. The City desires to keep the Museum active and successful. Therefore, staff is proposing that this lease be approved by the Finance and Administration Committee and the full Council for a ten (10) year term. This item had been prepared for a previous Finance & Administration meeting for a 3 year term and the Museum Director requested a ten year term, which staff and the F & A Committee found acceptable.		
APPLICABLE BRAND GUIDELINES: Commitment to invest in the City and foster community engagement and pride, variety of recreation opportunities.		
COMMITTEE REVIEW AND RECOMMENDATION: On June 13, 2023 the Finance & Administration Committee reviewed the lease and recommended approval of the lease on the Consent Agenda at the June 20, 2023 City Council meeting.		
RECOMMENDED ACTION: MOTION to approve AB23-072, authorizing the Mayor to execute the restated lease with the Snoqualmie Valley Historical Society, in a form and content acceptable to the City Attorney.		

City Council Agenda Bill

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 16, 2023	Pulled AB23-060	6-0
June 20, 2023		

**LEASE AGREEMENT
BETWEEN THE CITY OF NORTH BEND
AND SNOQUALMIE VALLEY HISTORICAL SOCIETY**

THIS LEASE AGREEMENT (“Lease”) is made and entered into this _____ day of _____, 2023, by and between the City of North Bend, a municipal corporation of the state of Washington (“City”), and Snoqualmie Valley Historical Society, a 501(c)(3) non-profit corporation (“Lessee”).

WHEREAS, beginning in 1976, the City and Lessee have executed several leases for Lessee’s use of the Premises as a historical museum, and the parties wish to execute a new Lease for a period of ten (10) years;

NOW, THEREFORE, in consideration of the mutual promises and conditions set forth herein, the sufficiency of which is hereby acknowledged, the City and Lessee hereby agree as follows:

1. **Leased Premises.** The Lessee owns the Farm Shed, and desires to lease certain real property owned by the City, including a house and parking lot, located in North Bend, King County, Washington, as described and depicted in the attached **Exhibit A**, which is incorporated herein by this reference (“Premises”).
2. **Term of Lease.** The term of this Lease shall be for a period of ten (10) years, commencing on the date of the last signature hereon and terminating December 31, 2033 (“Term”); provided, that Lessee shall have the option to extend the Term for an additional three (3) years by providing sixty (60) days’ written notice to the City of its intent to extend the Term for this three-year (3-year) period on terms and conditions acceptable to the City; provided further, that the Lease may be terminated by either party for any reason or for no reason by providing advance written notice of one hundred and eighty (180) days to the other party. In the event Lessee chooses to extend the Term, the City shall prepare an amendment to the Lease, which shall be signed by both parties.
3. **Rent.** The City and Lessee agree that the rent of the Premises shall be ten dollars (\$10.00) per year, plus other valuable consideration. Rent shall be paid in an annual payment at such place or places as the City may designate from time to time in writing.
4. **Use of Property.** The Premises shall be used and occupied only as a museum and for no other purpose or purposes without the written consent of the City. Lessee is also authorized to place upon the Premises the Museum Farm Shed and such other future display buildings as necessary for housing outdoor equipment; provided, that the City shall not be responsible for any of the maintenance or repairs on such Museum Farm Shed or buildings placed upon the Premises. All said future buildings and the Museum Farm Shed shall remain the property of Lessee.

5. Janitorial Services. Lessee shall provide all janitorial services for the Premises.
6. Maintenance of Property. Lessee shall not perform any acts or carry on any practices which may injure the building or the Premises, or be a nuisance, and shall keep the Premises under its control, and the sidewalks adjacent to the Premises, clean and free from rubbish and dirt at all times, and shall store all trash and garbage within the Premises and arrange for the regular pickup of such trash and garbage. Lessee shall not burn any trash of any kind in or about the Premises without proper permit.

The City shall not be called upon to make any structural improvements and shall be responsible only for exterior structural repairs upon the Premises. The Premises shall, at all times, be kept in good order and condition and repair by Lessee, and shall be kept in a clean and sanitary condition as required by applicable state and local laws, and in accordance with all directions, rules, and regulations of the health officer, fire marshal, building inspector, or other proper officers of the governmental agencies having jurisdiction, at the sole cost and expense of Lessee. Lessee shall comply with all requirements of law, ordinance, and otherwise, in regard to the Premises. Lessee shall permit no waste, damage, or injury to the Premises. Lessee shall, at its own cost and expense, replace any glass windows on the Premises which may become broken. At the expiration of the tenancy created hereunder, Lessee shall surrender the leased premises in good condition, with reasonable wear and tear and loss by fire or other unavoidable casualty excepted. Lessee shall be responsible for all repairs to fixtures. All repairs to interior structures that cost more than \$50.00 (fifty dollars) shall be negotiated between the City and Lessee concerning their respective contributions for the payment of the repairs.

7. Structural Alterations. Lessee shall not make any structural alterations without the City's prior written consent. All alterations, additions, and improvements which may be made or installed by either party upon the Premises shall be the property of the City and shall remain upon, and be surrendered with, the Premises as a part thereof at the expiration of the Term. Respecting any fixtures and/or equipment installed by Lessee during the Term, the City and Lessee shall meet, upon termination of this Lease, to negotiate as to whether the fixture and/or equipment shall be deemed a permanent fixture or permanent equipment installation. Those fixture or equipment installations that are determined by the parties to be permanent shall remain upon, and be surrendered with, the Premises as a part thereof at the expiration of the Term.
8. Plumbing. The plumbing facilities shall not be used for any purpose other than that for which they were constructed, and no foreign substance of any kind shall be thrown therein, and the expense of any breakage, stoppage, or damage resulting from a violation of this provision shall be borne by Lessee, who shall—or whose employees or agents shall—have caused it. Notwithstanding the above, Lessee shall be responsible for all plumbing up to the point at which the plumbing enters a wall or floor exiting from the Premises, and the City shall be responsible thereafter.

9. Indemnification. Lessee shall defend, indemnify, and hold harmless the City and/or the City's officers, officials, employees, and agents from all damage of every kind or nature whatsoever, and all expenses arising therefrom, that may be claimed to accrue by reason of any accident upon the Premises, and the City shall not be liable to Lessee or any person for claims arising from any defects in the Premises, whether known or unknown, or hereafter occurring in or in front of the Premises, or by reason of any act of negligence occurring in the Premises of any other lessee or invitee of the landlord. All personal property in the Premises shall be at the risk of Lessee only. Lessee shall defend, indemnify, and hold harmless the City and its officers, officials, employees, and agents against and from any and all claims by or on behalf of any person, firm, or corporation arising from the conduct or management of the business conducted in the Premises, or from any work or thing done by Lessee in or about the Premises, and shall further defend, indemnify, and hold harmless the City and its officers, officials, employees, and agents against and from any and all claims arising during the Term for any breach or default on the part of Lessee in the performance of any covenants or agreements on the part of Lessee to be performed hereunder or arising from any act of negligence of the Lessee or any of its agents, contractors, servants, employees, or licensees, in or about the Premises, and from and against all costs, attorneys' fees, expenses, and liabilities incurred in or about any such claim, action, or proceeding brought thereon, and in case any action or proceeding be brought against the City by reason of any such claim, Lessee, upon notice from the City, shall resist or defend any such action or proceeding by attorneys reasonably satisfactory to the City. Lessee shall not suffer or give cause for the filing of any lien against the Premises.
10. Assignment of Lease. This Lease is not assignable by law. Lessee may not assign or sublet or, in any manner, transfer the Lease, or any estate or interest therein, without the prior written consent of the City, and the City shall not be unreasonable in withholding consent, and any such consent for any such transfer, assignment, or subletting shall not be construed as consent for any subsequent transfer, assignment, or subletting. Any such consent shall not be construed as an agreement to release Lessee from its primary responsibility under the terms and conditions of this Lease.
11. Utilities and Taxes. Lessee shall pay all utilities used by Lessee in the operation of the Premises. Lessee shall pay, when due, any increase in personal property taxes, and the City shall pay real estate taxes applicable to the Premises commencing in 1976 and every year thereafter during the Term.
12. Damage by Fire. If the Premises are destroyed or damaged by fire, explosion, or earthquake, or any other casualty, as to become wholly untenantable, then the City may, if it so elects, rebuild and put the Premises in good condition and fit for occupancy within a reasonable time after such total or partial destruction, or give notice in writing terminating this Lease. If the City elects to repair or rebuild the Premises, the City shall give Lessee notice thereof within thirty (30) days after such injury and then proceed with reasonable speed to repair or rebuild. Lessee shall not be obligated to pay any rent from the time of such destruction or damage until the Premises are again fit and ready for occupancy.

If the Premises are damaged by fire, explosion, or earthquake, or any other casualty, but are not thereafter rendered wholly untenantable, then the City shall repair such damage and put the Premises in tenantable condition as rapidly as is reasonably possible, and while such damage is being repaired, Lessee shall not be entitled to any equitable abatement of the rent. The City shall not be liable or responsible for any delays in rebuilding or repairing due to strikes, acts of God, restrictive governmental regulations, or any other causes beyond the City's control. If the City elects to terminate this Lease under the conditions contained in this section, said election to terminate shall not become operative and final until the expiration of thirty (30) days from the date of notification by the City of its election to terminate.

13. Inspection by the City. The City shall have the right to enter upon the Premises at all reasonable hours for the purpose of inspecting the Premises. If the City deems any repairs reasonable and required to be made by Lessee, the City may demand that Lessee make the same forthwith, and if Lessee refuses or neglects to commence such repairs and complete the same with reasonable dispatch, the City may make or cause such repairs to be made and shall not be responsible to Lessee for any loss or damage that may accrue to its stock or business by reason thereof, and if the City makes or causes such repairs to be made, Lessee shall, on demand, pay to the City the costs thereof, with interest at twelve (12) percent per annum, and if Lessee shall default in such payment, the City shall have the remedies provided in section 14 of this Lease.
14. Holding Over. If Lessee remains in possession of the Premises after the termination of this Lease and without execution of a new lease, it shall be deemed to be occupying the Premises as a tenant from month to month, subject to all conditions, provisions, and obligations of this Lease insofar as the same are applicable to a month-to-month tenancy.
15. Waiver of Conditions or Covenants. One or more waivers of any covenant or condition by the City, including acceptance of late rent, shall not be construed as a waiver of a subsequent breach of the same covenant or condition, and the City's consent to, or approval of, any act by Lessee requiring the City's consent or approval shall not be deemed to waive or render unnecessary the City's consent to, or approval of, any subsequent similar act by Lessee.
16. Notice. Whenever, under this Lease, a provision is made for notice of any kind, it shall be deemed sufficient notice and service thereof if such notice is sent by registered or certified mail with postage prepaid to the last known postal address of the party to be noticed or, in the case of notice made to Lessee, to the postal address of the Premises.
17. Insurance. Lessee shall procure and maintain standard fire and extended coverage insurance on fixtures and equipment in the Premises to the extent of their full insurable value. The City and Lessee shall be named as insureds as the respective interest may appear. Such insurance shall be written with a company satisfactory to the City and shall be in the form approved by the City. Lessee shall provide evidence satisfactory to the City that such insurance is in effect.

Lessee shall, during the entire Term, keep in full force and effect a policy or policies of public liability and property damage insurance with respect to the Premises, and the business operated by Lessee in the Premises, in which the limits of public liability shall not be less than two million dollars (\$2,000,000.00) per person and two million dollars (\$2,000,000.00) per accident, and in which the property damage liabilities shall not be less than one million dollars (\$1,000,000.00). The policies shall name the City as insured and shall contain a clause that the insurer will not cancel or change the insurance without first giving the City ten (10) days' prior written notice. The insurance shall be in an insurance company, or companies, and in a form approved by the City, and a copy of each policy or certificate of insurance shall be delivered to the City.

If possible, fire insurance and personal liability shall be included in the City's fire insurance and personal liability coverages, and Lessee shall pay any increase in the premium charge for such coverage under the City's policies.

18. Applicable Law; Venue; Attorneys' Fees. This Lease shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Lease, the parties specifically understand and agree that venue shall be exclusively in King County, Washington. The prevailing party in any such action shall be entitled to its attorneys' fees and costs of suit, which shall be fixed by the judge hearing the case and such fee, shall be included in the judgment.
19. Signs. All signs used upon any exterior part of the building by Lessee shall be subject to the approval of the City or its agents. Any signs so placed upon the Premises shall be so placed upon understanding and agreement that Lessee will remove the same at the termination of tenancy herein created and repair any damage or injury to the Premises caused thereby and, if not so removed by Lessee, the City may have the same removed at Lessee's expense.
20. Parties Bound. This Lease is binding upon the parties hereto and their heirs, successors, assigns, and personal representatives.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the date first set forth above.

CITY OF NORTH BEND

By: _____
Rob McFarland, Mayor

**SNOQUALMIE VALLEY
HISTORICAL SOCIETY**

By: _____
Kevin Burrows, President

Attest/Authenticated:

Susie Oppedal, City Clerk

Approved As To Form:

Lisa M. Marshall, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this ____ day of _____, 2023, did personally appear before me, the undersigned Notary Public in and for the State of Washington, **Rob McFarland**, who is known to me or produced satisfactory evidence that he is the person that executed the foregoing instrument as Mayor on behalf of the City of North Bend, and acknowledged that he signed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this this ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

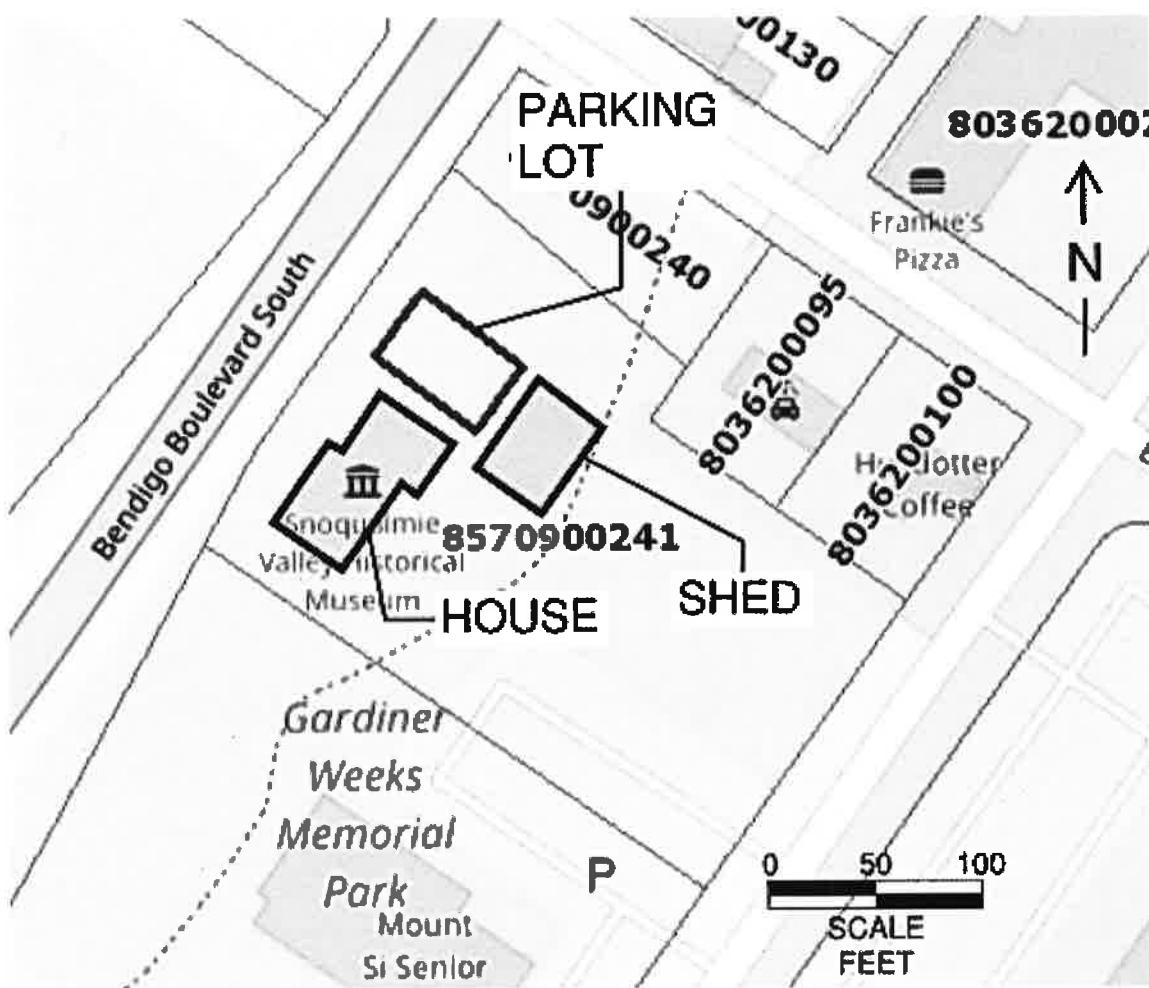
On this ____ day of _____, 2023, did personally appear before me, the undersigned Notary Public in and for the State of Washington, **Kevin Burrows**, who is known to me or produced satisfactory evidence that he is the person that executed the foregoing instrument as President on behalf of Snoqualmie Valley Historical Society, and acknowledged that he signed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this this ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires _____

EXHIBIT A

The Premises consist of a single-story wood-framed house of approximate dimensions 42 feet by 52 feet, containing approximately 1,674 square feet, one single-story wood-framed shed of approximate dimensions 32 feet by 50 feet, containing approximately 1,568 square feet, and a portion of one gravel parking lot not being used by the City for right of way or other purposes, all located within King County tax parcel number 857090-0241, as depicted below.





City Council Agenda Bill

SUBJECT:	Agenda Date: June 20, 2023	AB23-073
Motion Authorizing Lease Agreement with North Bend Downtown Foundation for Train Depot	Department/Committee/Individual Mayor Rob McFarland City Administrator – David Miller City Attorney – Lisa Marshall City Clerk – Susie Oppedal Administrative Services – Lisa Escobar Comm. & Economic Development – Rebecca Deming Finance – Public Works – Mark Rigos Economic Development Manager – Mark Noll	X
Cost Impact: \$0		
Fund Source: N/A		
Timeline: Immediate		X

Attachments: Train Depot Lease Agreement

SUMMARY STATEMENT:

On May 16, 2023, City Council approved a funding agreement with the North Bend Downtown Foundation (NBDF) for the purpose of hiring an Executive Director to manage events, improve coordination and engagement with downtown businesses, and attain Main Street Community status. A short-term goal of the NBDF is to establish a dedicated office and meeting space for the organization.

With this intent in mind, members of the NBDF Board and City staff met on May 24th to locate a dedicated office and meeting space for NBDF within the Train Depot. The available space is a total of 233 square feet. The attached lease agreement outlines the terms of the lease and Exhibit A identifies the space proposed for lease to NBDF. NBDF's presence within the Train Depot will bring a valuable use to the building and provide a regular and positive presence at the Depot and surrounding William H Taylor Park.

Market comparisons are shown in the table below:

2019 Q4 Market Rate Summary and Proposal						
Submarket Name	Market Rate Low	Market Rate 25%	Market Rate Mean	Market Rate Median	Market Rate 75%	Market Rate High
King East	\$30.00	\$38.02	\$44.02	\$44.11	\$55.50	\$65.77

APPLICABLE BRAND GUIDELINES: Economic Viability / Commitment to City Investment and Engagement

COMMITTEE REVIEW AND RECOMMENDATION: This item was reviewed by the Finance & Administration Committee at their June 13, 2023 meeting and was recommended for approval on the Consent Agenda.

RECOMMENDED ACTION: **MOTION to approve AB23-073, authorizing the Mayor to execute a Lease Agreement with the North Bend Downtown Foundation for the Train Depot, in a form and content acceptable to the City Attorney.**

RECORD OF COUNCIL ACTION

Meeting Date	Action	Vote
June 20, 2023		

**LEASE AGREEMENT
BETWEEN THE CITY OF NORTH BEND
AND THE NORTH BEND DOWNTOWN FOUNDATION
FOR LEASE OF NORTH BEND RAILROAD DEPOT MEETING ROOM**

THIS LEASE AGREEMENT (“Lease”) is made and entered into this 20th day of June, 2023, by and between the City of North Bend, a municipal corporation of the state of Washington (“City”), and the North Bend Downtown Foundation, a non-profit corporation (“NBDF”).

WHEREAS, the City and NBDF entered into a separate agreement for the City’s provision of funds to NBDF in exchange for NBDF obtaining Main Street Community Designation (“Main Street Community Agreement”); and

WHEREAS, the Main Street Community Agreement requires NBDF to hire an Executive Director, develop an annual workplan and budget, and complete a downtown strategic plan; and

WHEREAS, NBDF requires office space from which it can conduct its day-to-day operations and complete the tasks required of the NBDF pursuant to the Main Street Community Agreement; and

WHEREAS, the City has identified office space in the North Bend Railroad Depot available for lease to NBDF under the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual promises and conditions set forth herein, the sufficiency of which is hereby acknowledged, the City and NBDF hereby agree as follows:

1. **Leased Premises.** The City owns the North Bend Railroad Depot (“Property”) and desires to lease to NBDF a meeting room on the Property located in North Bend, King County, Washington, as described and depicted in the attached **Exhibit A**, which is incorporated herein by this reference (“Premises”).
2. **Term of Lease.** The Premises herein shall be leased on a month-to-month basis starting on (07/01/2023) and ending upon notice of thirty (30) days written notice from either party.
3. **Rent.** The City and NBDF agree that the rent for the Premises shall be one dollar (\$1.00) per month, plus other valuable consideration. Rent shall be paid in an annual payment at such place or places as the City may designate from time to time in writing.
4. **Use of Property.** The Premises shall be used and occupied only as an office for the conduct of NBDF business and for no other purpose or purposes without the written consent of the City.
5. **Maintenance of Property.** NBDF shall not perform any acts or carry on any practices which may injure the building or the Premises, or be a nuisance, and shall keep the Premises under its control, and the sidewalks adjacent to the Premises, clean and free from rubbish and dirt at all times and shall store all trash and garbage within the Premises and arrange for the regular

pickup of such trash and garbage. NBDF shall not burn any trash of any kind in or about the Premises without a proper permit.

The City shall not be called upon to make any structural improvements and shall be responsible only for exterior structural repairs upon the Premises. The Premises shall, at all times, be kept in good order and condition and repair by NBDF and shall be kept in a clean and sanitary condition as required by applicable state and local laws, and in accordance with all directions, rules, and regulations of the health officer, fire marshal, building inspector, or other proper officers of the governmental agencies having jurisdiction, at the sole cost and expense of NBDF. NBDF shall comply with all requirements of law, ordinance, and otherwise, in regard to the Premises. NBDF shall permit no waste, damage, or injury to the Premises at the expiration of the tenancy created hereunder, NBDF shall surrender the Premises in good condition, with reasonable wear and tear and loss by fire or other unavoidable casualty excepted. All repairs to interior structures including fixtures that cost more than \$50.00 (fifty dollars) shall be negotiated between the City and NBDF concerning their respective contributions for the payment of the repairs. NBDF shall pay for repairs to interior structures including fixtures that cost up to \$50.00 (fifty dollars).

6. Structural Alterations. NBDF shall not make any structural alterations without the City's prior written consent. All alterations, additions, and improvements which may be made or installed by either party upon the Premises shall be the property of the City and shall remain upon, and be surrendered with, the Premises as a part thereof at the expiration of the Term. Respecting any fixtures and/or equipment installed by NBDF during the Term, the City and NBDF shall meet, upon termination of this Lease, to negotiate as to whether the fixture and/or equipment shall be deemed a permanent fixture or permanent equipment installation. Those fixture or equipment installations that are determined by the parties to be permanent shall remain upon, and be surrendered with, the Premises as a part thereof at the expiration of the Term.
7. Indemnification. NBDF shall defend, indemnify, and hold harmless the City and/or the City's officers, officials, employees, and agents from all damage of every kind or nature whatsoever, and all expenses arising therefrom, that may be claimed to accrue by reason of any accident upon the Premises, and the City shall not be liable to NBDF or any person for claims arising from any defects in the Premises, whether known or unknown, or hereafter occurring in or in front of the Premises, or by reason of any act of negligence occurring in the Premises of any other lessee or invitee of NBDF. All personal property on the Premises shall be at the risk of NBDF only. NBDF shall defend, indemnify, and hold harmless the City and its officers, officials, employees, and agents against and from any and all claims by or on behalf of any person, firm, or corporation arising from the conduct or management of the business conducted in the Premises, or from any work or thing done by NBDF in or about the Premises, and shall further defend, indemnify, and hold harmless the City and its officers, officials, employees, and agents against and from any and all claims arising during the Term for any breach or default on the part of NBDF in the performance of any covenants or agreements on the part of NBDF to be performed hereunder or arising from any act of negligence of the NBDF or any of its agents, contractors, servants, employees, or licensees, in or about the Premises, and from and against all costs, attorneys' fees, expenses, and liabilities incurred in or about any such claim, action, or proceeding brought thereon, and in case any action or proceeding be brought

against the City by reason of any such claim, NBDF, upon notice from the City, shall resist or defend any such action or proceeding by attorneys reasonably satisfactory to the City. NBDF shall not suffer or give cause for the filing of any lien against the Premises.

8. Assignment of Lease. This Lease is not assignable by law. NBDF may not assign or sublet or, in any manner, transfer the Lease, or any estate or interest therein, without the prior written consent of the City, and the City shall not be unreasonable in withholding consent, and any such consent for any such transfer, assignment, or subletting shall not be construed as consent for any subsequent transfer, assignment, or subletting. Any such consent shall not be construed as an agreement to release NBDF from its primary responsibility under the terms and conditions of this Lease.
9. Utilities and Taxes. NBDF shall pay for all utilities used by NBDF in the operation of the Premises.
10. Damage by Fire. If the Premises are destroyed or damaged by fire, explosion, or earthquake, or any other casualty, as to become wholly untenantable, then the City may, if it so elects, rebuild and put the Premises in good condition and fit for occupancy within a reasonable time after such total or partial destruction, or give notice in writing terminating this Lease. If the City elects to repair or rebuild the Premises, the City shall give NBDF notice thereof within thirty (30) days after such injury and then proceed with reasonable speed to repair or rebuild. NBDF shall not be obligated to pay any rent from the time of such destruction or damage until the Premises are again fit and ready for occupancy.

If the Premises are damaged by fire, explosion, or earthquake, or any other casualty, but are not thereafter rendered wholly untenantable, then the City shall repair such damage and put the Premises in tenantable condition as rapidly as is reasonably possible, and while such damage is being repaired, NBDF shall not be entitled to any equitable abatement of the rent. The City shall not be liable or responsible for any delays in rebuilding or repairing due to strikes, acts of God, restrictive governmental regulations, or any other causes beyond the City's control. If the City elects to terminate this Lease under the conditions contained in this section, said election to terminate shall not become operative and final until the expiration of thirty (30) days from the date of notification by the City of its election to terminate.

11. Inspection by the City. The City shall have the right to enter the Premises at all reasonable hours for the purpose of inspecting the Premises. If the City deems any repairs reasonable and required to be made by NBDF, the City may demand that NBDF make the same forthwith, and if NBDF refuses or neglects to commence such repairs and complete the same with reasonable dispatch, the City may make or cause such repairs to be made and shall not be responsible to NBDF for any loss or damage that may accrue to its stock or business by reason thereof, and if the City makes or causes such repairs to be made, NBDF shall, on demand, pay to the City the costs thereof, with interest at twelve (12) percent per annum, and if NBDF shall default in such payment, the City shall have the remedies provided in section 14 of this Lease.
12. Waiver of Conditions or Covenants. One or more waivers of any covenant or condition by the City, including acceptance of late rent, shall not be construed as a waiver of a subsequent

breach of the same covenant or condition, and the City's consent to, or approval of, any act by NBDF requiring the City's consent or approval shall not be deemed to waive or render unnecessary the City's consent to, or approval of, any subsequent similar act by NBDF.

13. Notice. Whenever, under this Lease, a provision is made for notice of any kind, it shall be deemed sufficient notice and service thereof if such notice is sent by registered or certified mail with postage prepaid to the last known postal address of the party to be noticed or, in the case of notice made to NBDF, to the postal address of the Premises.
14. Insurance. NBDF shall procure and maintain standard fire and extended coverage insurance on fixtures and equipment in the Premises to the extent of their full insurable value. The City and NBDF shall be named as insureds as the respective interest may appear. Such insurance shall be written with a company satisfactory to the City and shall be in the form approved by the City. NBDF shall provide evidence satisfactory to the City that such insurance is in effect.

Lessee shall, during the entire Term, keep in full force and effect a policy or policies of public liability and property damage insurance with respect to the Premises, and the business operated by NBDF in the Premises, in which the limits of public liability shall not be less than two million dollars (\$2,000,000.00) per person and two million dollars (\$2,000,000.00) per accident, and in which the property damage liabilities shall not be less than one million dollars (\$1,000,000.00). The policies shall name the City as insured and shall contain a clause that the insurer will not cancel or change the insurance without first giving the City ten (10) days' prior written notice. The insurance shall be in an insurance company, or companies, and in a form approved by the City, and a copy of each policy or certificate of insurance shall be delivered to the City.

15. Applicable Law; Venue; Attorneys' Fees. This Lease shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Lease, the parties specifically understand and agree that venue shall be exclusively in King County, Washington. The prevailing party in any such action shall be entitled to its attorneys' fees and costs of suit, which shall be fixed by the judge hearing the case and such fee, shall be included in the judgment.
16. Signs. All signs used upon any exterior part of the building by NBDF shall be subject to the approval of the City or its agents. Any signs so placed upon the Premises shall be so placed upon understanding and agreement that NBDF will remove the same at the termination of tenancy herein created and repair any damage or injury to the Premises caused thereby and, if not so removed by NBDF, the City may have the same removed at NBDF's expense.
17. Parties Bound. This Lease is binding upon the parties hereto and their heirs, successors, assigns, and personal representatives.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the date first set forth above.

CITY OF NORTH BEND

By: _____
Rob McFarland, Mayor

**NORTH BEND DOWNTOWN
FOUNDATION**

By: _____
Beth Burrows, Interim President

Attest/Authenticated:

Susie Oppedal, City Clerk

Approved As To Form:

Lisa M. Marshall, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this ____ day of _____, 2023, did personally appear before me, the undersigned Notary Public in and for the State of Washington, **Rob McFarland**, who is known to me or produced satisfactory evidence that he is the person that executed the foregoing instrument as Mayor on behalf of the City of North Bend, and acknowledged that he signed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this this ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

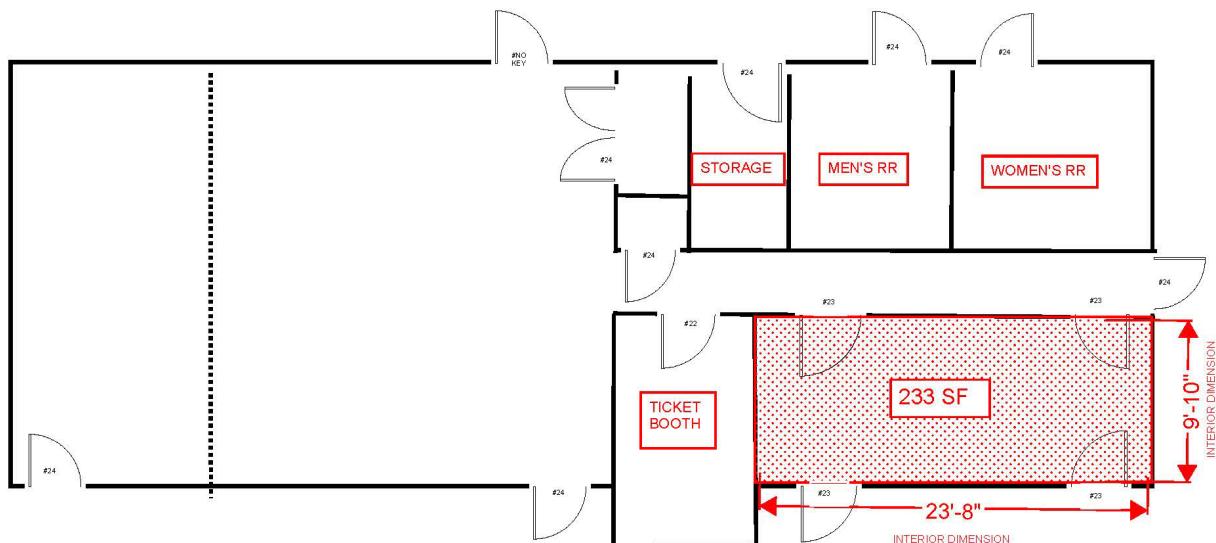
On this ____ day of _____, 2023, did personally appear before me, the undersigned Notary Public in and for the State of Washington, **Beth Burrows**, who is known to me or produced satisfactory evidence that she is the person that executed the foregoing instrument as Interim President on behalf of North Bend Downtown Foundation, and acknowledged that she signed this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this this ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires _____

Exhibit A

North Bend Railroad Depot
205 McClellan St
North Bend, WA 98045



Leasing area identified in red.





City Council Agenda Bill

SUBJECT:	Agenda Date: June 20, 2023	AB23-074
Motion Authorizing the Mayor to Execute a Separation Agreement between the City and Employee	Department/Committee/Individual Mayor Rob McFarland City Administrator – David Miller City Attorney – Lisa Marshall City Clerk – Susie Oppedal Administrative Services – Lisa Escobar Comm. & Economic Development – Rebecca Deming Finance – Public Works – Mark Rigos	X
Cost Impact: N/A		
Fund Source: N/A		
Timeline: Immediate		
Attachments:		
SUMMARY STATEMENT:		
On June 9, 2023, a former employee executed an agreement with the City which provides employee with two months' salary in exchange for the employee's execution of a full release and hold harmless agreement ("Separation Agreement") of all potential claims against the City. This matter is before the Council as a motion to direct the Mayor to execute the Separation Agreement as the settlement amount is \$3,000 over the Mayor's current signing authority.		
APPLICABLE BRAND GUIDELINES: Economic viability/balanced budget		
COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the Finance & Administration Committee at its June 13, 2023 meeting and was recommended for approval on the Consent Agenda.		
RECOMMENDED ACTION: MOTION to approve AB23-074, directing the Mayor to execute a Separation Agreement with a former employee in a form and content acceptable to the City Attorney.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
June 20, 2023		



City Council Agenda Bill

SUBJECT:	Agenda Date: June 20, 2023	AB23-075
Public Hearing Continued and Resolution Adopting 2024-2029 6-Year Transportation Improvement Plan (TIP)	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Lisa Marshall	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	
	Finance –	
Cost Impact: Approximately \$56 Million	Public Works – Mark Rigos, P.E.	X
Fund Source: TIF, TBD, Storm, Streets, REET, Grants		
Timeline: Immediate		

Attachments: Resolution, TIP Table, TIP Narratives, TIP Map, Public Hearing Notice, Public Comment

SUMMARY STATEMENT:

Every year as required by Washington State law, RCW 35.77.010, each city in Washington must develop and adopt a 6-Year Transportation Improvement Plan (TIP). This program lays out a plan for improving and maintaining each respective city's transportation system encompassing streets, trails and mass transit. Associated with each project is a financial forecast to support the proposed improvements. The TIP is a planning tool required by State law to ensure that each city continually has available advanced plans as a guide in carrying out a coordinated transportation plan. The law requires that each city holds an annual public hearing to adopt a 6-year TIP. The adopted TIP is then sent out to adjacent local jurisdictions and utility districts to coordinate projects, as well as to the State for incorporation into the Statewide TIP (STIP).

There are several benefits derived from the annual update and adoption of a TIP. These include:

- The TIP is a management tool for City Council and City staff.
- It provides valuable information to the Planning Commission, citizens, developers and businesses interested in the development of the City.
- It assists in leveraging available resources through improved timing of projects and improved coordination of City projects with those of private and public entities.
- It helps to protect a City's current infrastructure and to plan for new infrastructure.
- Many grant sources require that projects be adopted in the City's TIP prior to grant application.

The City of North Bend's ("City") 2024-2029 TIP is part of the framework for the City's Capital Investment Program (CIP). The TIP is included in the City's overarching CIP as the CIP includes parks projects, facilities projects, water projects, sanitary sewer/WWTP projects, and surface water / storm drainage projects. Essentially, the TIP is a plan to improve public transportation facilities. North Bend's TIP is a 6-year plan that identifies capital projects, their costs, and funding sources. Staff prepares the TIP and presents it to City Council each year for review and adoption.

Back in the year 2013, City staff assigned a project number to each transportation capital project. The 'T-xxx' numbers shown below are not project priorities, they are **tracking numbers**. Project **priority numbers** are different, as they change from year-to-year depending upon what projects were completed, what projects were removed, and changing priorities from City Council and City staff. Priority numbers are shown on the attached TIP Map and TIP Table. Below is list of projects that have been completed in recent years (I), active construction projects (II), and significant changes from last year's TIP (III).

City Council Agenda Bill

I. Substantially Completed Recent Transportation Projects (year completed) are:

- T-019: Roundabout at North Bend Way / 436th Avenue SE Intersection (2022)
- T-048: Mid-Block Crosswalk across NBW for Snoqualmie Valley Trail (2022)
- T-013: 2nd Street Sidewalk and Strom Drainage Improvements (2022)
- T-007: North Bend Way C&G/Landscape South Side (2022)
- T-040: Left Turn Pocket on Park Street to Bendigo Blvd. (2022)
- T-035: Park Street Mid-Block Pedestrian Crossing at Healy Ave (2020)
- T-008: Roundabout at North Bend Way / Park Street / Downing Avenue (2020)
- T-043: Paved Walkway from Cedar Falls Way / Maloney Grove Ave Inter. to City Hall (2019)
- T-002: Re-alignment of Tanner Road Intersection with North Bend Way (2019)
- T-009: NE 12th Street Widening from Ballarat Avenue to Pickett Avenue (2018)
- T-003: Downtown Plaza at NBW and Main Avenue (2017)
- T-006: North Bend Way C&G/Landscape (Ballarat Ave to Downing Ave) North Side (2017)
- T-010: Right Turn Lane, Northbound Bendigo Blvd. at Park Street (2016)
- T-014: NW 14th Street Widening from Bendigo Blvd. to Boalch Avenue (2016)
- T-011: Cedar Falls Way Separated Walkway (2016)

II. Active Transportation Projects (in design or construction) are:

- T-031: Cedar Falls Way / Stilson Avenue Sidewalk and Crosswalks (2023 construction)
- T-050: Cedar Falls Way / Maloney Grove Ave. Crosswalk Improvements (2023 construction)
- T-026: Alm Way Bridge Removal (2023 construction)
- T-033: Mid-Block Crosswalk Across Maloney Grove Avenue Near Cedar Falls Plat Entrance
- T-045: Roundabout at SR-202 and Mount Si Blvd
- T-039: Roundabout at 436th Avenue SE / SE 136th Street intersection
- T-021A: South Fork Ave. Ext. – Bendigo to NW 8th Street Roundabout (Nintendo Bypass)
- T-030: NW 14th Street Widening and Reconstruction West of Bendigo (with ULID)
- T-017: Roundabout at 468th Avenue SE / Middle Fork Road Intersection
- P-004: Tanner Trail Phases 2 and 3 Construction
- T-021B: South Fork Avenue Levee Setback
- T-020: Roundabout at North Bend Way / Mt Si. Road Intersection
- T-044: SR-202 Shared Use Path with Pedestrian Bridge over SF Snoqualmie River (WWTP Frontage)

III. Significant Changes from 2023-2028 TIP to 2024-2029 TIP are:

- Created Projects T-062 to T-067 for the 6 segments of North Bend Way defined in the Complete Streets Program with a \$2,000,000 placeholder for each.
- Created Project T-068 to underground power and communications lines on the north side of North Bend Way from the Park Street Roundabout to the entrance to Torguson Park.
- Created Project T-069 to add pedestrian bridge over South Fork Snoqualmie River upstream of Bendigo Blvd as requested by Council.
- Added separated pedestrian walkway to project T-022: New vehicular bridge from Mt Si Blvd to Maloney Grove Avenue SE
- Removed Project T-016 Roundabout at Bendigo Blvd/4th Street Intersection
- Moved many current year construction projects (2023) to the completed section as the TIP is a forward looking document for 2024-2029.
- Combined Project T-058: Pedestrian Bridge Over South Fork Snoqualmie River west of the WWTP with Project T-044: SR-202 Shared Use Trail (WWTP Frontage Improvements) because we received a grant to cover both projects.

City Council Agenda Bill

Before the new 6-year TIP is adopted by City Council, which is scheduled for June 20, 2023, a public hearing was held on May 16, 2023 and remains open to solicit public input on this year's TIP.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works (TPW) Committee reviewed this item on April 25, 2023 and May 23, 2023 and recommended approval and placement on the Main Agenda for discussion.

RECOMMENDED ACTION: **MOTION to approve AB23-075, a resolution adopting the 6-Year Transportation Improvement Plan 2024 – 2029, as a final reading.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 16, 2023	AB23-061 – Public Hearing & 1 st Reading	6-0
June 20, 2023		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ADOPTING THE 2024-2029 6-YEAR TRANSPORTATION IMPROVEMENT PLAN

WHEREAS, State Law (RCW 35.77.010) requires that the City adopt and annually update a 6-Year Transportation Improvement Plan (TIP); and

WHEREAS, RCW 35.77.010 also requires that a public hearing be held prior to the adoption or update of the TIP, and requires that the adopted TIP be filed with the Washington State Department of Transportation; and

WHEREAS, on May 16, 2023, the City Council held a public hearing on the proposed 2024-2029 TIP;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The City Council does hereby approve the 2024-2029 6-Year Transportation Improvement Plan, a copy of which is attached hereto and incorporated herein by this reference.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 20TH DAY OF
JUNE, 2023.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Rob McFarland, Mayor

Lisa Marshall, City Attorney

ATTEST/AUTHENTICATED:

Effective:

Posted:

Susie Oppedal, City Clerk

City of North Bend 6-Year Transportation Improvement Plan (TIP) 2024-2029

City TIP Project #	2023 TIP Priority #	Year Planned (2023-2028)	2024 TIP Priority #	Year Planned (2024-2029)	Project Name	Estimated Costs for 2024-2029 TIP			Estimated Costs Beyond 2029	Funding Breakdown		
						Design Costs	Construction Costs	Total Costs	Design and Construction Costs	Federal	State	County
2023 TIP Approved by City Council 6/21/22												
T-045	1	2025	1	2025	Roundabout at SR202 and Mt. Si Blvd.	\$ 1,380,610	\$ 7,266,596	\$ 8,647,205	\$ 7,479,832	\$ -	\$ -	\$ 1,167,373
T-044	10	2024	2	2025	SR202 Shared Use Path with Pedestrian Bridge over SF Snoqualmie (W/W TIP Frontage)	\$ 467,597	\$ 1,332,403	\$ 1,800,000	\$ 1,557,000	\$ -	\$ -	\$ 243,000
T-020	9	2026	3	2026	Roundabout at North Bend Way / SE Mount Si Road Intersection	\$ 600,000	\$ 2,400,000	\$ 3,000,000	\$ 2,595,000	\$ -	\$ -	\$ 405,000
T-046	12	2028	4	2026	McCellian Alley Improvements and Bendigo Sidewalks	\$ 600,000	\$ 2,400,000	\$ 3,000,000	\$ 2,400,000	\$ -	\$ -	\$ 600,000
T-056	2	2025	5	2027	North Bend Way/NW 8th Street Roundabout	\$ 1,200,000	\$ 3,800,000	\$ 5,000,000	\$ 4,000,000	\$ -	\$ -	\$ 1,000,000
T-021A	3	2025	6	2027	South Fork Ave Extension - Bendigo to NW 8th Street (Nintendo Bypass)	\$ 1,200,000	\$ 5,000,000	\$ 6,200,000	\$ 5,363,000	\$ -	\$ -	\$ 837,000
T-021B	4	2026	7	2027	South Fork Levee Setback	\$ 1,700,000	\$ 7,000,000	\$ 8,700,000	\$ 4,100,000	\$ 4,100,000	\$ -	\$ 500,000
T-049	5	2027	8	2028	NW 8th Street Widening and Sidewalk between NBW and Bendigo Blvd (includes new Ribary Creek bridge)	\$ 400,000	\$ 1,800,000	\$ 2,200,000	\$ 1,903,000	\$ -	\$ -	\$ 297,000
T-038	6	2027	9	2028	Downtown Parking Lot/Garage	\$ 400,000	\$ 2,800,000	\$ 3,200,000	\$ -	\$ -	\$ -	\$ 3,200,000
T-032	11	2025	10	2024	Orchard Drive Sidewalk between Meadow Dr and Riverside Dr. on South Side	\$ 70,000	\$ 500,000	\$ 570,000	\$ -	\$ -	\$ -	\$ 570,000
T-034	7	2026	11	2027	Park Street Corridor Re-Channelization (add center turn lane and relocate 1 sidewalk) (possibly acquire ROW and relocate sidewalk)	\$ 400,000	\$ 3,000,000	\$ 3,400,000	\$ -	\$ -	\$ -	\$ 680,000
T-047	13	2023	12	2024	North Bend Way Rechannelization between SVT and Tanner Road	\$ 25,000	\$ 150,000	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000
T-061	18	2026	13	2025	Tanner Trail Phase 2 and 3 Construction	\$ 200,000	\$ 1,600,000	\$ 1,800,000	\$ 1,557,000	\$ -	\$ -	\$ 243,000
T-017	20	>2028	14	>2029	Roundabout at 468th Avenue SE / Middle Fork Road Intersection	\$ -	\$ -	\$ 2,750,000	\$ 2,378,750	\$ -	\$ -	\$ 371,250
T-053	14	2024	15	2024	CFW South Side Sidewalk (Mountain View Blvd SE to Mt Teneriffe Dr SE)	\$ 75,000	\$ 600,000	\$ 675,000	\$ -	\$ -	\$ -	\$ 675,000
T-054	15	2024	16	2024	Old Si View to New Si View Pedestrian Connection	\$ 10,000	\$ 40,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
T-057	16	2023	17	2024	SE 140th Street Sidewalk on North Side (North Bend Way to Tanner Falls Frontage)	\$ 50,000	\$ 250,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
T-027	17	2028	18	2029	Bendigo Blvd. Traffic Reconfiguration (3rd Street to NBW)	\$ 50,000	\$ 250,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
T-030	21	>2028	19	2025	NW 14th Street Widening and Reconstruction West of Bendigo Blvd. (Phase 2)	\$ 100,000	\$ 500,000	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
T-059	NA	NA	20	2024	North Bend Bridge No. 3 Deck Replacement	\$ 320,000	\$ 1,592,000	\$ 1,912,000	\$ -	\$ -	\$ -	\$ -
T-055	23	>2028	21	>2029	Cedar Falls Way Pedestrian Improvements (Maloney Grove Ave to 436th Ave SE)	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 750,000
T-015	24	>2028	22	>2029	Ballarat Avenue Widening and Sidewalk from NE 6th to NE 12th Street	\$ -	\$ -	\$ 1,450,000	\$ -	\$ -	\$ -	\$ 725,000
T-001	25	>2028	23	>2029	SE 140th Street Sidewalk on North Side (Eagles Nest Pl SE to Twin Falls MS)	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 2,500,000
T-025	26	>2028	24	>2029	SE 146th Street Reconstruction from 468th Ave SE to East City Limits	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 360,000
T-028	27	>2028	25	>2029	North Bend Way / Ballarat Ave All Way Stop or Traffic Signal	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000
T-024	28	>2028	26	>2029	SE 16th Street Extension (Maloney Grove Ave SE to 436th Ave SE)	\$ -	\$ -	\$ 3,400,000	\$ -	\$ -	\$ -	\$ 600,000
T-041	29	>2028	27	>2029	Left Turn Pocket on 436th Avenue to Cedar Falls Way including Sidewalks	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 500,000
T-023	30	>2028	28	>2029	Traffic Signal at SE 146th Street / 468th Avenue SE Intersection	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 360,000
T-022	31	>2028	29	>2029	South Fork Ave SE Extension - New Bridge across SF Snoqualmie River (Mt. Si Blvd to Maloney Grove Avenue SE) including separated pedestrian walkway	\$ -	\$ -	\$ 22,000,000	\$ 10,000,000	\$ 10,000,000	\$ -	\$ 2,000,000
T-042	32	>2028	30	>2029	Roundabout at Cedar Falls Way / Maloney Grove Avenue Intersection	\$ -	\$ -	\$ 2,400,000	\$ 2,076,000	\$ -	\$ -	\$ 324,000
T-051	33	>2028	31	2026	NE 8th Street Storm and Reconstruction Project	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
T-052	34	>2028	32	2026	Tanner Road Improvements (north of North Bend Way)	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
T-062	NA	NA	33	>2029	North Bend Way (Western City Limits to SF Snoqualmie Bridge)	\$ -	\$ -	\$ 2,000,000	\$ 1,200,000	\$ 300,000	\$ -	\$ 500,000
T-063	NA	NA	34	>2029	North Bend Way (SF Snoqualmie Bridge to Park Street Roundabout)	\$ -	\$ -	\$ 2,000,000	\$ 1,200,000	\$ 300,000	\$ -	\$ 500,000
T-064	NA	NA	35	>2029	North Bend Way (Park Street Roundabout to Cedar Falls Way Roundabout)	\$ -	\$ -	\$ 2,000,000	\$ 1,200,000	\$ 300,000	\$ -	\$ 500,000
T-065	NA	NA	36	>2029	North Bend Way (Cedar Falls Way Roundabout to 436th Ave SE Roundabout)	\$ -	\$ -	\$ 2,000,000	\$ 1,200,000	\$ 300,000	\$ -	\$ 500,000
T-066	NA	NA	37	>2029	North Bend Way (436th Ave SE Roundabout to SE 140th Street)	\$ -	\$ -	\$ 2,000,000	\$ 1,200,000	\$ 300,000	\$ -	\$ 500,000
T-067	NA	NA	38	>2029	North Bend Way (SE 140th Street to 468th Ave SE)	\$ -	\$ -	\$ 2,000,000	\$ 1,200,000	\$ 300,000	\$ -	\$ 500,000
T-068	NA	NA	39	>2029	Overhead to Underground of Power/Communications from Park Street Roundabout to Entrance to Touison Park)	\$ -	\$ -	\$ 2,000,000	\$ 1,200,000	\$ 300,000	\$ -	\$ 500,000
T-069	NA	NA	40	>2029	Pedestrian bridge over South Fork Snoqualmie River upstream of Bendigo Blvd.	\$ -	\$ -	\$ 2,000,000	\$ 1,200,000	\$ 300,000	\$ -	\$ 500,000
					Sidewalk Trip Hazard Elimination - Annual funding \$200k	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,200,000
					Pavement Overlay Program - Annual funding \$445k	\$ -	\$ -	\$ 2,670,000	\$ -	\$ -	\$ -	\$ 2,670,000
					Developer Project	\$ -	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ 180,000
					Current Project in design or construction phase	\$ -	\$ -	\$ 414,000	\$ -	\$ -	\$ -	\$ 414,000
						Totals	\$ 9,248,207	\$ 46,744,998	\$ 55,993,205	\$ 48,421,582	\$ 29,495,000	\$ 5,200,000
												\$ 31,126,623

Completed Projects thru 2023 or Removed Projects		
T-050	2023	Cedar Falls Way / Maloney Grove Avenue Crosswalks
T-031	2023	Mid-Block Crosswalk across Cedar Falls Way near Stilson Ave. and Stilson Ave Sidewalk to Opstad Elementary School
T-026	2023	Alm Way Bridge Removal
T-039	2023	Roundabout at 436th Avenue SE / SE 136th Street Intersection
T-033	2023	Mid-Block Crosswalk across Maloney Grove Avenue near Cedar Falls Plat entrance
T-048	2022	Mid-Block Crosswalk across North Bend Way for Snoq. Valley Trail near Tanner Road
T-019	2022	Roundabout at North Bend Way / 436th Avenue SE Intersection
T-013	2022	2nd St Sidewalk and Storm Drain Improvements (Ballarat Avenue to Bendigo Blvd)
T-007	2022	North Bend Way C&G/landscape (Ballarat to Downing) South Side
T-040	2022	Left Turn Pocket on Park St to Bendigo Blvd. and Traffic Signal Re-calibration
T-035	2020	Park Street Pedestrian Crossing at Healy
T-016	2023	Roundabout at Bendigo Blvd/4th Street Intersection
T-029	2020	Picket Avenue Extension
T-018	2019	SW Mount Si Blvd Reconstruct with concrete
T-035	2018	NBW 4 Travel Lanes & Planter Median between CF RAB and Park St RAB
T-008	2019	Roundabout at North Bend Way / Park Street / Downing Avenue Intersection
T-002	2019	Tanner Road Realignment with North Bend Way (Developer Project)
T-037	2019	Voltion Alley Improvements
T-043	2019	Cedar Falls Way Separated Walkway between Maloney Grove Ave and City Hall
T-009	2018	NE 12th Street Widening (Ballarat to Pickett)
T-003	2017	Downtown Plaza (NBW and Main Avenue)
T-006	2017	North Bend Way curb, gutter, sidewalk, landscape (Ballarat Ave to Downing Ave) north side only
T-010	2016	Right Turn Lane from Bendigo Blvd. onto Park Street
T-014	2016	NW 14th Street Widening from Bendigo Blvd. to Boalch Ave NW
T-011	2016	Cedar Falls Way Separated Walkway

City of North Bend

6-Year Transportation Improvement Plan (TIP) for 2024-2029

Project Narratives

TIP Priority Number is same as Item Number

Capital Project # has a T-#

(Updated 5/30/2023)

- 1. T-045: Roundabout at SR-202 and Mt Si Blvd** – Replace signalized intersection with roundabout and ADA compliant ramps and walkways; improved crosswalks, installation of landscaped center island and medians and improve the walkability and bicycle access for increased access to local businesses and outlet mall.
- 2. T-044: SR 202 Shared Use Path with Pedestrian Bridge over SF Snoqualmie (WWTP Frontage):** To provide screening for the WWTP with new curb and gutter, sidewalk, and landscaping from NE 4th Street to SR202 bridge near WWTP. Work shall also include installation of pedestrian bridge over South Fork of Snoqualmie River adjacent to the SR202 bridge near the WWTP. Existing WSDOT bridge is not safe for pedestrians and not ADA compliant. Bridge may also act as the utility carrier.
- 3. T-020: Roundabout at North Bend Way / SE Mount Si Road Intersection** – Design and construct roundabout to serve increasing number of vehicles traveling on North Bend Way and to provide safer vehicular movements off Mt Si Road.
- 4. T-046: McClellan Alley Improvements and Bendigo Sidewalks** – Project is very conceptual at this stage, but the idea is to create a one-way travel direction with angle parking on both sides, shared trash enclosures for businesses and landscaping.
- 5. T-056: North Bend Way/NW 8th St Roundabout** – Installation of new 5 leg roundabout at the intersection of North Bend Way and NW 8th Street. One leg of the roundabout would be the connection to the South Fork Avenue Extension (Nintendo Bypass).
- 6. T-021A: South Fork Avenue Extension - Bendigo to NW 8th Street (Nintendo Bypass)** – Project extends South Fork Avenue SW from current Nintendo east access gate westerly to the intersection of North Bend Way and NW 8th Street.
- 7. T-021B: South Fork Levee Setback** – Project removes existing left bank levee between Bendigo Blvd and North Bend Way and sets the levee back to create more flood storage area. The City currently owns the area necessary to set the levee back. Project has received some grant funding and staff continues applying for Floodplains by Design grant funding and working with KCFCD.
- 8. T-049: NW 8th Street Widening and Sidewalk between North Bend Way and Bendigo Blvd. -** Project provides a more formal and safer connection from Bendigo Blvd to North Bend Way.
- 9. T-038: Downtown Parking Lot/Garage** – Project is conceptual at this time. Create 70-100 new parking stalls at an unidentified location in downtown. Parking could be at grade with land acquisition or could be a parking garage.
- 10. T-032: Orchard Drive Sidewalk between Meadow Drive & Riverside Drive on South Side –** Provide new sidewalk and shoulder parking on opposite side of street from Si View Metro Parks District headquarters.

11. T-034: Park Street Corridor Re-channelization – Park Street between Bendigo Blvd and the Park Street roundabout currently has 2 parking shoulders, 2 travel lanes and 2 sidewalks. Corridor will be widened for additional capacity.

12. T-047: North Bend Way Re-channelization between Snoqualmie Valley Trail & Tanner Road – Project is to shift travel lanes to the south to create a pedestrian walkway on north side of road.

13. P-004: Tanner Trail Phase 2 & 3 Construction – This project consists of continuing the paved Tanner Trail adjacent to North Bend Way from its current location near City Hall east to connection with the Snoqualmie Valley Trail.

14. T-017: Roundabout at 468th Avenue SE / Middle Fork Road Intersection - Design and Construct roundabout as a truck turnaround with provisions for safe pedestrian and bicycle travel. Located at SE 140th Street terminus. Design has been completed.

15. T-053: Cedar Falls Way South Side Sidewalk (Mountain View Blvd SE to Mt Teneriffe Dr. SE) Project would add sidewalk or paved trail to complete the gap between Mt Teneriffe Dr and Mountain View Blvd.

16. T-054: Old Si View to New Si View Pedestrian Connection – Project would add paved trail connection between south end of Meadow Dr SE and SE 10th Street which would formally connect the Old Si View and New Si View neighborhoods.

17. T-057: SE 140th Street Sidewalk on North Side (North Bend Way to Tanner Falls Frontage) – Project would extend approximately 400 feet of sidewalk along the north side of SE 140th Street from North Bend Way to the Tanner Falls Development frontage.

18. T-027: Bendigo Blvd Traffic Reconfiguration – 3rd Street to North Bend Way – Due to traffic congestion at North Bend Way/Bendigo Blvd intersection, better queuing configurations for through and turning movements will be developed. Work will consist of restriping and resigning the corridor and creating time-restricted parking areas related to peak traffic hours.

19. T-030: NW 14th Street Widening and Reconstruction West of Bendigo Blvd (Phase 2) – Reconstruct NW 14th Street including installation of stormwater infrastructure. Could potentially use a cement treated base if existing ground is sufficient.

20. T-059: North Bend Bridge No. 3 Deck Replacement – Deck Repairs and grind and overlay of bridge deck for North Bend Way bridge over South Fork Snoqualmie River.

21. T-055: Cedar Falls Way Pedestrian Improvements (Maloney Grove Ave to 436th Ave SE) – Project would add sidewalk along the south side of Cedar Falls Way from Maloney Grove Avenue to 436th Ave SE.

22. T-015: Ballarat Ave Widening and Sidewalk from NE 6th to NE 12th Streets – Reconstruct Ballarat including replacement of culverts and related stormwater facilities. Add widened shoulder to possibly fit combined bike lane / walking shoulder (no parking). Road may have thickened edge section.

23. T-001: SE 140th Street Sidewalk on North Side (Eagles Next PL SE to Twin Falls MS) – Installation of sidewalk provides safe pedestrian connectivity to nearby middle school on north side of SE 140th Street from Eagles Nest Pl SE to Twin Falls Middle School SE.

24. T-025: SE 146th Street Reconstruction from 468th Ave SE to east city limits – Reconstruct deteriorated 2-lane roadway with pavement suited to heavy vehicle loads. Thicker pavement section is necessary to handle truck traffic.

25. T-028: North Bend Way/Ballarat Avenue All Way Stop or Traffic Signal – This project is tentative, awaiting the outcome of traffic redistribution as a result of other projects in the downtown area. If implemented, and due to current level of service below city LOS standard “D” on Ballarat Avenue leg of intersection with North Bend Way, a signal could be installed to help with public congestion. Signal would be installed using poles and mast arms at each corner. Signal is to be interconnected and synchronized with the signal at North Bend Way/Bendigo Blvd intersection. All-way stop will be considered instead.

26. T-024: SE 16th Street Extension from Maloney Grove Ave SE to 436th Ave SE – Reserve public right-of-way (ROW) to extend a collector street from Maloney Grove Avenue to Stilson Avenue SE to serve future residential development. This project would connect with SE 16th Street running east to west through Cedar Landing Plat.

27. T-041: Left Turn Pocket on 436th Avenue SE to Cedar Falls Way including Sidewalks – Project was added based on recommendation from 2017 LOS Study by Perteet. Existing pavement channelization leaving roundabout to the north shall be evaluated.

28. T-023: Traffic Signal at SE 146th Street/468th Avenue SE Intersection – Intersection control improvements.

29. T-022: South Fork Avenue Extension – New Bridge across SF Snoqualmie River (Mt Si Blvd to Maloney Grove Avenue SE) – Reserve ROW to extend road as a collector street to serve future residential development from Mount Si Blvd to Maloney Grove Avenue. Project involves a new bridge across South Fork Snoqualmie River with separated pedestrian walkway.

30. T-042: Roundabout at Cedar Falls Way / Maloney Grove Avenue Intersection – Project was added based on recommendation from 2017 LOS Study by Perteet. ROW is quite wide here. Acute turning angles are present.

31. T-051: NE 8th Street Storm and Reconstruction Project – Installation of new storm drainage infrastructure and roadway reconstruction from Ballarat Avenue to Thrasher Avenue.

32. T-052: Tanner Road Improvements (north of North Bend Way) - Work to provide safer pedestrian connection along Tanner Road between residential area to the north down to the intersection with North Bend Way.

33. T-062: Compete Streets North Bend Way (Western City Limits to SF Snoqualmie River Bridge): Placeholder for potential future improvements along this stretch of road.

34. T-063: Compete Streets North Bend Way (SF Snoqualmie River Bridge to Park Street Roundabout): Placeholder for potential future improvements along this stretch of road.

35. T-064: Compete Streets North Bend Way (Park Street Roundabout to Cedar Falls Way Roundabout): Placeholder for potential future improvements along this stretch of road.

36. T-065: Compete Streets North Bend Way (Cedar Falls Way Roundabout to 436th Ave SE Roundabout): Placeholder for potential future improvements along this stretch of road.

37. T-066: Compete Streets North Bend Way (436th Ave SE Roundabout to SE 140th Street): Placeholder for potential future improvements along this stretch of road.

38. T-067: Compete Streets North Bend Way (SE 140th Street to 468th Ave SE): Placeholder for potential future improvements along this stretch of road.

39. T-068: OH to UG of Power/Communications from Park Street Roundabout to Entrance to Torguson Park – Undergrounding power and communication lines on north side of North Bend Way from Park Street Roundabout to Entrance to Torguson Park.

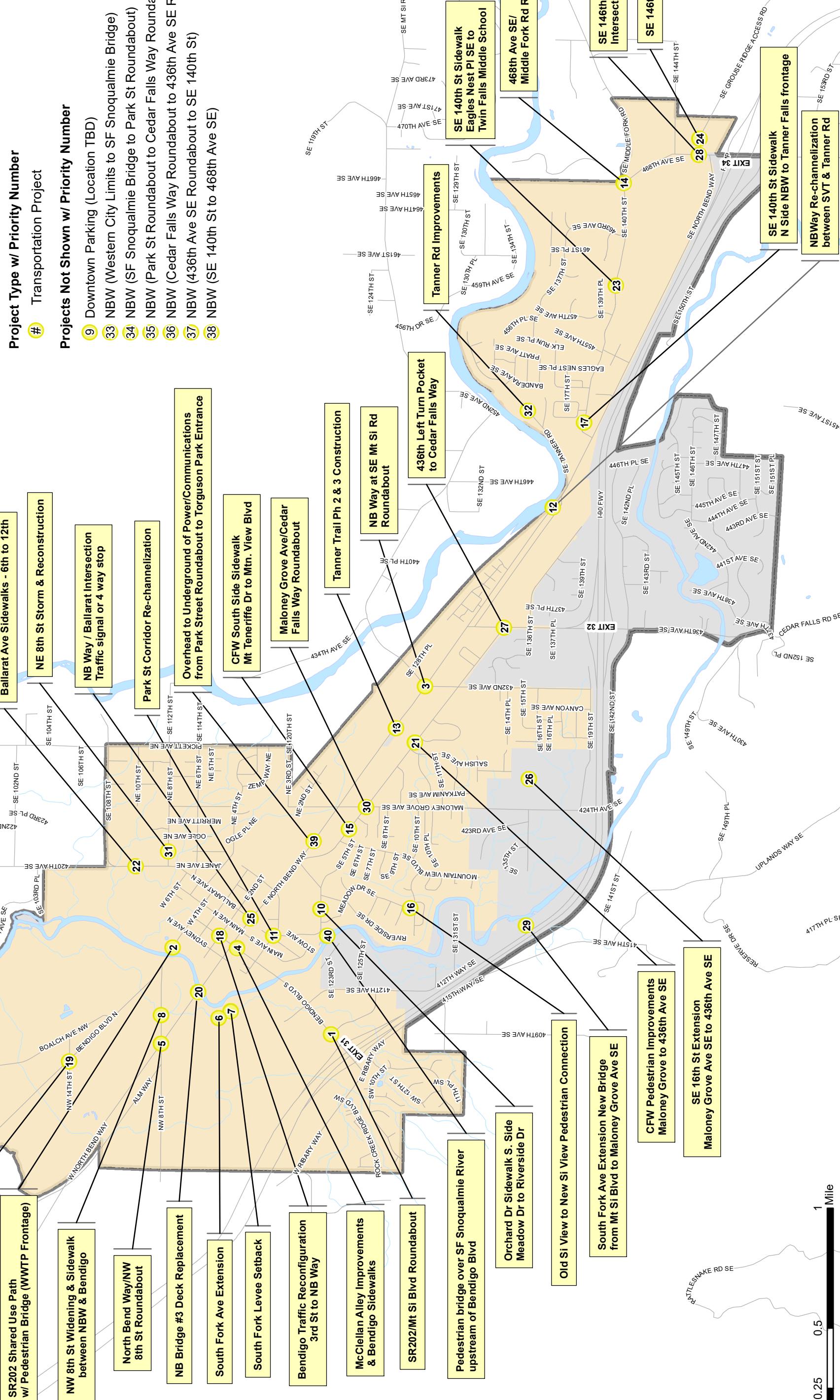
40. T-069: Pedestrian Bridge over South Fork Snoqualmie River upstream of Bendigo Blvd. – Adding pedestrian bridge upstream of Bendigo Blvd over South Fork Snoqualmie River.

Re-Occurring Projects (As funded)

- **Pavement Overlay Program** – To protect the city's investment in its roadway system, regular maintenance is required. One of the maintenance components includes providing overlays to extend the life of the street surface and protect the roadway base. The ideal program would provide \$540,000 per year of overlay work to maintain our current Pavement Management Index (PMI). The locations are to be determined by the pavement management system update completed in 2019. Currently, the city is budgeting \$475,000 per year and typically receiving grants from the Transportation Improvement Board (TIB) every other year for arterial roadways.
- **Crack Sealing** - Various locations. Develop an annual crack seal program to preserve the City investment in roadways. Staff has done this work internally with Public Works staff and contracted it out in years past.
- **Sidewalk Trip Hazard Elimination** - Trip hazards in the existing sidewalk system will be systematically repaired through either removal of affected sidewalk panels, removing the cause of the problem, and re-pouring the panels, or by grinding the problem areas and resurfacing the affected areas.
- **Inactive: Chip Seals** - Various locations. Develop an annual program to preserve the City investment in roadways.
- **Inactive: Alley Reconstruction and Overlay** - Various locations. Develop an annual program to reconstruct and overlay alleys to reduce maintenance costs.

City of North Bend 2024 - 2029 TIP Projects

Updated: 6/6/2023





NOTICE OF PUBLIC HEARING

Six-Year Transportation Improvement Plan (TIP)

NOTICE IS HEREBY GIVEN that the North Bend City Council has scheduled a hearing to solicit public input and comments on the proposed Six-Year Transportation Improvement Plan (TIP). The public hearing will take place during a Regular City Council Meeting on Tuesday, May 16, 2023, at 7:00 p.m. at City Hall, 920 SE Cedar Falls Way, North Bend, WA. For those that don't wish to attend the in-person meeting, a teleconference option will be available using Zoom Meetings, with detailed meeting access information to be provided on May 11, 2023 on the City website calendar item for the [May 16, 2023 City Council meeting](#).

Comments may be presented orally at the public hearing or submitted in writing to the Deputy Public Works Director at 920 SE Cedar Falls Way, North Bend, WA, 98045, or by e-mail to: tmohr@northbendwa.gov prior to 5:00 PM, Monday, May 15, 2023. Questions may be answered by contacting the Deputy Director at tmohr@northbendwa.gov.

A copy of the [draft Six-Year \(2024 – 2029\) Transportation Improvement Plan \(TIP\)](#) will be available for viewing under Public Notices on the City of North Bend website at www.northbendwa.gov.

North Bend does not discriminate on the basis of disabilities. If you need special accommodation, please contact City Hall within three business days prior to the public hearing at (425) 888-7627.

Posted: May 4, 2023

Published in the Snoqualmie Valley Record: May 5, 2023

Jennifer Bourlin

From: Dalton Blackmore <daltonblackmore@gmail.com>
Sent: Tuesday, May 16, 2023 4:29 PM
To: Jennifer Bourlin
Subject: 5/16 City Council Meeting Comments

You don't often get email from daltonblackmore@gmail.com. [Learn why this is important](#)

Hi there,

I will not be able to attend the meeting but wanted to submit comments here. This is regarding the adoption of the next Transportation Improvement Plan.

In general, we want to encourage the creation and use of more pedestrian friendly facilities over car improvements.

There are many items already on the TIP that we would love to see throughout the city and those are all pedestrian/biking improvements. We would want to move those up in priority when compared to something like road improvements or a parking garage. The Cedar Falls Way/Maloney Grove crosswalks (believe awarded last meeting to Rainier), North Bend Way Rechannelization between SVT and Tanner Road, CFW South Side Sidewalk (Mountain View Blvd SE to Mt Teneriffe Dr SE), Tanner Trail Phase 2 and 3 Construction, and Cedar Falls Way Pedestrian Improvements (Maloney Grove Ave to 436th Ave SE) are all great projects that would provide safe access for many homes and apartments to downtown without the need for parking. We love the idea of protected walk or bike ways to connect everything in the city including homes, schools, and downtown.

While these projects will take time to design and complete, we would like to see some kind of temporary structures or protections put in place in the meantime. Something as simple as a curb along the length of the shoulder of Cedar Falls Way (Les Schwab roundabout to 436th) could be a great example and this has been used in other locations in the city. This street in particular is plenty wide for two lanes of traffic and a two way protected pedestrian lane.

The city is plenty accessible by car, but could use improvements safely connecting families in neighborhoods to local businesses.

With the Tennant Trailhead park coming together this year, a protected bike lane connecting downtown would be awesome and would be a boon to local business without clogging streets with car traffic and parking.

Thank you for your time and consideration of these comments.

Dalton Blackmore

206-303-9346

Jennifer Bourlin

From: Hunter Blackmore <hunterblackmore@gmail.com>
Sent: Tuesday, May 16, 2023 4:58 PM
To: Jennifer Bourlin
Subject: Comments Re: TIP

You don't often get email from hunterblackmore@gmail.com. [Learn why this is important](#)

Good afternoon,

Unfortunately I will be unable to attend the council meeting however, I would like to respectfully submit my comments regarding the adoption of the upcoming Transportation Improvement Plan.

In general, I believe our aim should be to promote the development and utilization of pedestrian-friendly facilities rather than focusing solely on car-related enhancements.

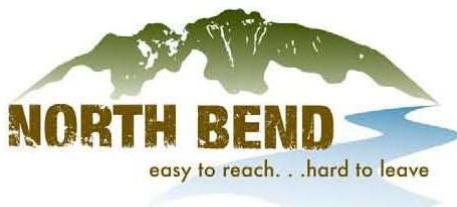
Within the existing TIP, there are numerous items pertaining to pedestrian and biking improvements throughout the city, which we highly support. We believe these projects should be given higher priority compared to endeavors such as road improvements or constructing a parking garage. Specifically, we endorse initiatives like the Cedar Falls Way/Maloney Grove crosswalks (previously awarded to Rainier), the North Bend Way Rechannelization between SVT and Tanner Road, the CFW South Side Sidewalk (from Mountain View Blvd SE to Mt Teneriffe Dr SE), the Tanner Trail Phase 2 and 3 Construction, and the Cedar Falls Way Pedestrian Improvements (from Maloney Grove Ave to 436th Ave SE). These projects would facilitate safe access for numerous residences and apartments to downtown areas, reducing the necessity for parking. We strongly support the concept of protected walkways or bike paths that connect all parts of the city, including homes, schools, and the downtown area. With the large influx of new housing, alternative solutions to car centricity are needed. As development continues East down North Bend Way we need a safe, eco-friendly, and sustainable way to get residents to the city's business core. Safe, separated pedestrian and bike access can help.

While we understand that these projects require time for design and completion, we would appreciate the implementation of temporary structures or safety measures in the interim. For instance, a simple solution could involve installing curbs along the shoulder of Cedar Falls Way (from the Les Schwab roundabout to 436th Ave). This method has been successfully employed in other locations within the city. The street in question is adequately wide to accommodate two lanes of traffic and a protected two-way pedestrian lane. Raised crosswalks for the SVT would also serve to slow down traffic, make the trail more enjoyable, and increase safety.

Although the city is easily accessible by car, there is a need for improvements that securely connect residential areas to local businesses, particularly for families. With the Tenant Trailhead park set to be completed this year, the addition of a protected bike lane connecting to downtown would be immensely beneficial. It would bolster local businesses without causing congestion due to increased car traffic and parking demands.

Thank you for taking the time to consider these comments.

Cheers,
Hunter Blackmore



City Council Agenda Bill

SUBJECT:	Agenda Date: June 20, 2023	AB23-076
Resolution Authorizing Adoption of the Parks Element Update to the 2024 North Bend Comprehensive Plan	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Lisa Marshall	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm & Econ Development – Rebecca Deming	X
Cost Impact: N/A	Finance –	
Fund Source: N/A	Public Works – Mark Rigos, P.E.	
Timeline: Immediate		

Attachments: Resolution, Exhibit A - Draft Parks Element (clean version), Staff Report Containing Redline Version and Comments Received

SUMMARY STATEMENT:

As a part of the major 2024 update to the North Bend Comprehensive Plan, amendments have been prepared to the Parks Element. The Element has been updated to correct outdated information and to describe and respond to public input on park and recreation needs within the community.

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 was held before a joint meeting of the Parks Commission and Planning Commission on February 15, 2023. Following consideration of additional amendments prepared in consideration of public comment received, the Parks Commission and Planning Commission each provided a recommendation of approval at a joint meeting on April 19, 2023.

Following the Parks Commission and Planning Commission's recommendation, a correction was made to the 2044 population forecast for the City, which resulted in a slight reduction to estimated 2044 park facility needs based on such population forecast and levels of service standards. (The previous forecast incorrectly included the current UGA population).

City Council Agenda Bill

A clean version of the draft is attached with the Resolution. The staff report also provides a redline version (showing all amendments and comments describing changes), together with public comments received.

City staff recommends approval of the Parks Element Update with the condition that SEPA environmental review will be completed together with the remainder of the 2024 Comprehensive Plan Update prior to formal adoption of the 2024 Comprehensive Plan by the City Council.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services, Commitment to invest in the City and foster community engagement and pride, Variety of recreation opportunities.

COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the May 16, 2023 Community and Economic Development Committee meeting and was recommended for approval and placement on the Main Agenda.

RECOMMENDED ACTION: **MOTION to approve AB23-076, a resolution authorizing adoption of the Parks Element Update for the 2024 North Bend Comprehensive Plan, as a first and final reading.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 20, 2023		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF THE PARKS ELEMENT UPDATE FOR THE 2024 NORTH BEND COMPREHENSIVE PLAN

WHEREAS, the City is required to prepare a Comprehensive Plan under the Growth Management Act (“the GMA”) and is required by RCW 36.70A.040 to implement the Plan with development regulations that are consistent with the Plan; and

WHEREAS, RCW 36.70A.130 requires the City to review and, if needed, revise the Comprehensive Plan and development regulations on a periodic basis to ensure the Plan and regulations comply with the GMA and remains up-to-date; and

WHEREAS, the City has prepared proposed amendments to the Parks and Open Space Element of the Comprehensive Plan (“Parks Element Amendments”); and

WHEREAS, a Public Hearing on the City’s proposed Parks Element Amendments was held before a joint meeting of the Parks Commission and Planning Commission on February 15, 2023; and

WHEREAS, the Parks Commission and Planning Commission each provided a recommendation of approval for the Parks Element Amendments at their April 19, 2023 joint meeting; and

WHEREAS, in accordance with WAC 365-196-630, a *Notification of Intention to Adopt Comprehensive Plan Amendments* was sent to the State of Washington Department of Commerce and to other state agencies on November 22, 2022, for a required 60-day review period; and

WHEREAS, an environmental review of the Parks Element Amendments will occur in conjunction with the environmental review for the 2024 Comprehensive Plan update in its entirety and will be scheduled accordingly;

WHEREAS, the public process for the proposed Parks Element Amendments provided for early and continuous public participation opportunities including posting the draft amendments on the City of North Bend Website for public review, a Public Workshop before the Parks Commission, and a Public Hearing before a joint meeting of the Parks Commission and the Planning Commission; and

WHEREAS, the Parks Element Amendments have been prepared in compliance with applicable City policy and State laws;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Approval of Proposed Amendments: The City Council approves the proposed Parks Element Amendments, attached hereto as Exhibit A.

Section 2. Authorization of Comprehensive Plan Amendments: The City Council hereby directs that the amendments described in Section 1 be included as part of a future ordinance in which all of the 2024 Comprehensive Plan amendments will be adopted collectively.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 20TH DAY OF JUNE, 2023.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Rob McFarland, Mayor

Lisa Marshall, City Attorney

ATTEST/AUTHENTICATED:

Effective:

Posted:

Susie Oppedal, City Clerk

CHAPTER 8: PARKS AND OPEN SPACE ELEMENT

A. INTRODUCTION:

- A.1 Overview
- A.2 Purpose of the Parks and Open Space Element
- A.3 Relationship to Comprehensive Plan and Regulatory Role

B. DESCRIPTION OF THE PLANNING AREA:

- B.1 Service Area
- B.2 Population Trends
- Table 1: Population Projections*
- B.3 Wildlife Habitat

C. EXISTING AREAS AND FACILITIES:

- C.1 Overview
- C.2 City of North Bend Areas and Facilities
- C.3 School District Facilities
- C.4 City of Seattle Cedar River Watershed
- C.5 Si View Metropolitan Park District Facilities
- C.6 King County Areas and Facilities
- C.7 Joint Agencies Areas and Facilities
- C.8 Washington State Areas and Facilities
- C.9 Federal Lands
- C.10 Other Regional Areas and Facilities

D. PUBLIC INVOLVEMENT:

- D.1 Introduction
- D.2 2021 Si View Metropolitan Parks District Survey
- D.3 2022 North Bend Parks Survey
- D.4 2022 Parks Workshop

E. DEMAND AND NEEDS ASSESSMENT:

- E.1 Park Facilities Needs Assessment
- Table 3 : Park Facility Inventory*
- Table 4 : Park and Recreation Level of Service Standards*
- E.2 Trail System Needs Assessment
- E.3 Wildlife Habitat Needs Assessment
- E.4 Open Space Needs Assessment

F. GOALS AND POLICIES

G. IMPLEMENTATION METHODS

H. 20-YEAR CAPITAL FACILITIES PROGRAM:

- H.1 Overview
- H.2 Project Descriptions

I. 6-YEAR CAPITAL FACILITIES PLAN

MAPS:

- Figure 8.1: Parks, Open Space and Public Facilities Map
- Figure 8.2: Trail Plan Map
- Figure 8.3: Protected Areas Map
- Figure 8.4: Key On-Street Bicycle Routes

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 Mount 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.

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 any additional annexations from its Urban Growth Area (UGA). 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 to zone land to enable the market to accommodate. Factoring an average of 2.75 persons per household in North Bend (King Co. 2022 household size assumption for cities and towns regional geography) and with a vacancy rate deduction of 3%, this translates to an additional 4,664 people added to North Bend's 2022 population of 7,915 (2022 WA OFM), totaling 12,579 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 average 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 Population	7,461	7,915	9,408	12,579

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 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 Urban Growth Area. Several areas and facilities listed below are located outside of the City's Urban Growth Area and planning authority but are included for reference as regional resources of benefit to North Bend residents. The City will work where possible to collaborate with the agencies that own and manage these lands and facilities to ensure connectivity of trails and mutually-beneficial park, open space and habitat resource planning.

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 open space property located in the cities of North Bend and Snoqualmie that commands sweeping views of Mount Si and the Cascade Mountain Range. Meadowbrook Farm is a part of the original Snoqualmie Prairie, referred to as baqʷab in Lushootseed, which was maintained for thousands of years by the Snoqualmie people, and remains of high cultural importance to the Snoqualmie Tribe today. 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 Si View Metropolitan Park District.

A Master Plan for Meadowbrook Farm was adopted in 1999 and updated in 2013. The Master Plan should be updated again in the near future to reflect the updated Interlocal Agreement concerning management and operation of Meadowbrook Farm.

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 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. Like Meadowbrook Farm, this site holds cultural significance to the Snoqualmie Tribe. It was a part of the larger village complex associated with the original Snoqualmie Prairie (baq "ab).

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 Mount 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.

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 Campbell Global 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 which is managed by the Si View Metropolitan Park District through an interlocal agreement with the City.

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 the former 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 Palouse to Cascades 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.

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 connects to multiple trails including the City's Tanner Trail, trails in the City of Snoqualmie, the Palouse to Cascades Trail at Rattlesnake Lake, and 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. Three Forks Natural Area was a part of the original larger village complex associated with the Snoqualmie Prairie (baqʷab) and holds cultural significance to the Snoqualmie Tribe. It served as a gathering area for hop pickers and harvester, many of whom were Snoqualmie people, and oftentimes, this was the only area in which the Snoqualmie people could visit with their relatives. 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.

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 Mount Teneriffe trail and other local trails. The 2.5-mile Little Si trail, also off the Mount 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. Mount Si (qʷalbc – mt si) plays a prominent role in the Snoqualmie Tribe's creation story, and this area is one of the most culturally significant for the Snoqualmie People.

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 non-motorized 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 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 ridgetops 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 approximately 86,000 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

Sirius 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://siriusportscomplex.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 park 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.
- 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, where appropriate, linked to the City and regional trail system. Not all of these facilities will be accommodated together within Passive Parks and Wildlife Corridor areas, as some of the activities may be incompatible with wildlife habitat needs. Careful planning will need to occur for each area in consideration of the context, habitat needs, and constraints of the particular site.

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 Sirius 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.

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	Mount. 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), Tennant 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.

TABLE 4: PARKS AND RECREATION LEVEL OF SERVICE STANDARDS

Facility/Activity	North Bend Standard	2022 Current Supply	2022 Need (7,915)	2029 Need (9,408)	2044 Need (12,579)
Baseball/Softball Field	1 per 1,000	8	0	1	4
Soccer Field	1 per 2,500	4	0	0	1
Tennis Courts*	1 per 2,000	2	1	2	4
Basketball Court (outdoor) *	1 per 2,500	2.5	1	1	2.5
Pickleball Courts *	1 per 1,500	5	0	1	3
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 children's play equipment	1 Park (3+ ac) /1,500 plus 4 ac land/1,000;	7 parks and 94 acres	0	0	1 park 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	0 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.

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 and appropriate.

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. Within North Bend, the City will work to protect, and where possible, restore and enhance riparian areas 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.

In addition to riparian areas, key terrestrial links are important for wildlife habitat connectivity.

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.

The City should work to acquire additional key open space properties, particularly along shorelines, for protection of wildlife habitat, flood reduction, and open space preservation, consistent with the Environment Element and Shoreline Element of the North Bend Comprehensive Plan, King County's Middle Fork and South Fork Capital Investment Strategies, and the principles of the Snoqualmie Tribe's Upper Snoqualmie Resilient River Corridor Management Plan.

To reach its open space protection goals, North Bend should also 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, while also preserving and enhancing critical habitat for fish and wildlife.

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 Where appropriate in consideration of public safety, cultural resources, critical area, and fish and wildlife habitat needs and constraints, 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.
- 3.3 Meet regularly with the Si View Metropolitan Parks District, City of Snoqualmie, King County Parks , Snoqualmie Tribe, and Mountains to Sound Greenway Trust 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.
- 3.7 Document, manage, and mitigate impacts of unsanctioned or illegally constructed trails on public properties within the City to protect public safety and fish and wildlife habitat resources.

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.
- 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.

4.5 Consider public safety in the design and operation of parks and trails, including factors of visibility, sight-lines, emergency access needs, and applying principals of Crime Prevention through Environmental Design (CPTED).

4.6 Minimize water use and irrigation in the design of North Bend park, trail, and open space facilities.

Goal 5: Encourage public participation and implement meaningful Tribal consultation practices 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.

5.4 Consult with the Snoqualmie Tribe to promote cooperative planning and to achieve mutual goals concerning park and open space resources.

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 and promote interpretation of significant cultural and historic sites and acknowledge the importance of Tribal history as an important part of the Snoqualmie Valley's history. Consult with the Tribe on any interpretive signage or messaging relating to Tribal history or culture.

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

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, county and Snoqualmie Tribe, 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.
- c. Plan and implement habitat enhancement projects with native trees and shrubs within fish and wildlife habitat areas.

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

7.3 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), working with other government partners for acquisition and management of open space lands, including Si View Metropolitan Park District and the Snoqualmie Tribe as well as 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.

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. 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.

E.J. Roberts Park Expansion Trail Development: Construct a passive loop trail through the forest within the E.J. 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-foot wide asphalt paved trail within the Tanner Trail right-of-way adjacent to North Bend Way. Estimate \$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 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-foot 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 - Parking and Landscaping: Per the Tollgate Master Plan, the parking lot would be expanded to support the athletic fields and additional public use and events at the park. 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.

Meadowbrook Farm baqʷab Praire Loop Trail: An 8-foot 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 Plaza/Garden: Improvements to the grounds immediately adjacent to the Interpretive Center would enable events to better utilize the space. Improvements would include a plaza area with associated native landscaping. 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.

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-foot 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-foot 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.

New Pickleball Courts and Striping: Stripe the existing tennis courts at E.J. 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.

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>									
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 Works to Snoqualmie Valley Trail	1,320,000	TIF/PIF/G/TBM/DM				1,320,000			
S. Fork Left Bank Seaback 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 Neighborhood Park Eastern Expansion park improvements (not including aquatic center)		Si View Bond/PIF							
Spray Park/play fountain feature (location TBD)	1,600,000	PIF/G/REET					1,000,000		
William H. Taylor Park Improvements	TBD***	PIF/G/REET						TBD***	
Riverfront Park Improvements	TBD***	PIF/G/REET							
<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

Note:

*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 10 YEARS

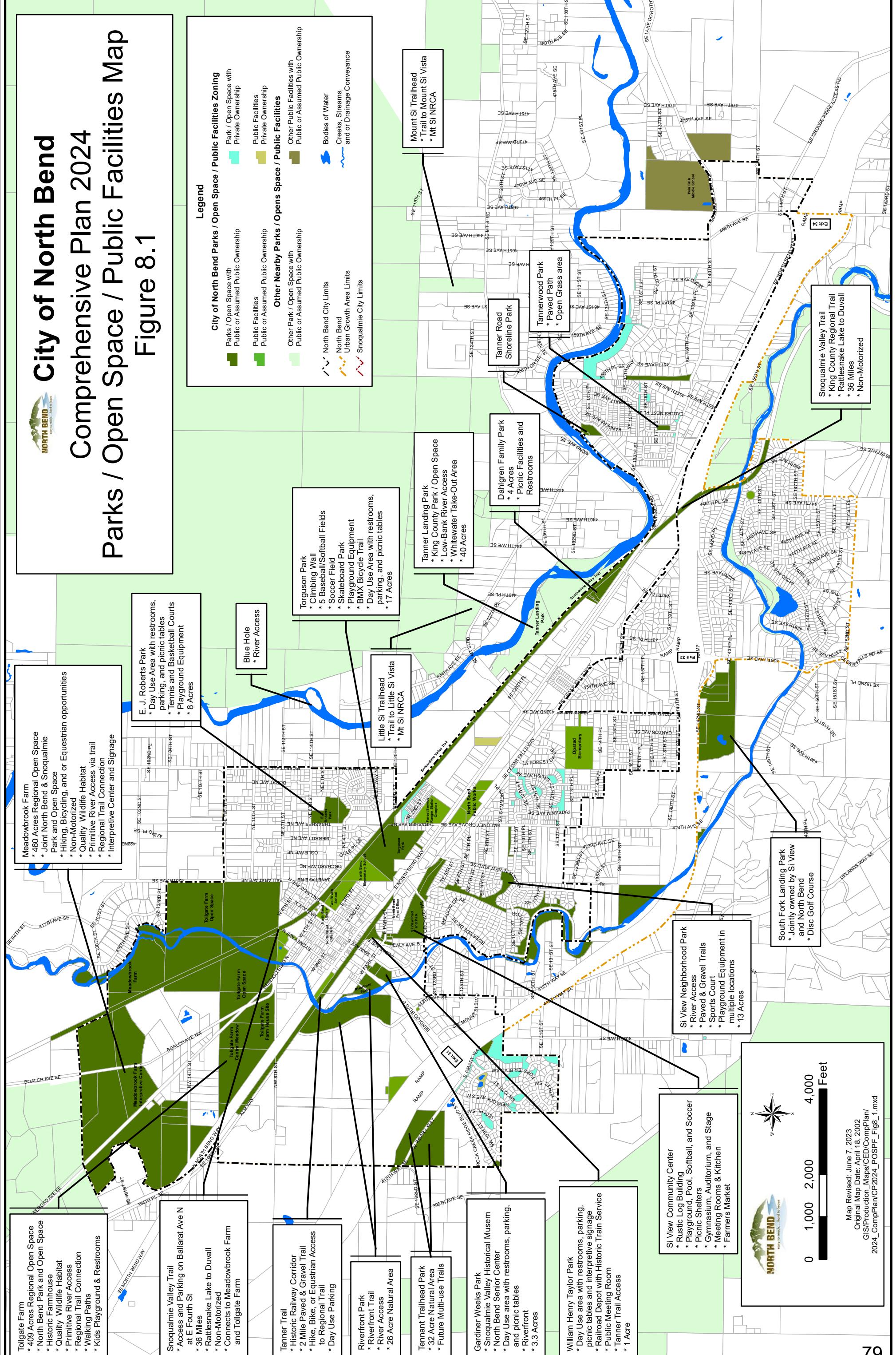
Year	Project
	Park Improvements Funded In-Part With Park Impact Fee Revenue
2022	Tollgate Farm Park Farmstead Improvements.
2021	Tanner Trail – Cedar Falls Roundabout to Public Works; Tennis Court Backboard at E.J. Roberts Park; Torguson Park Skate Park; Tollgate Farmhouse Restoration;
2020	No projects completed in 2020.
2019	Meadowbrook Farm to Snoqualmie Valley Trail Connector Trail; Tollgate Farm to Snoqualmie Valley Connector Trail;
2018	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	E.J. 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 – E.J. 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

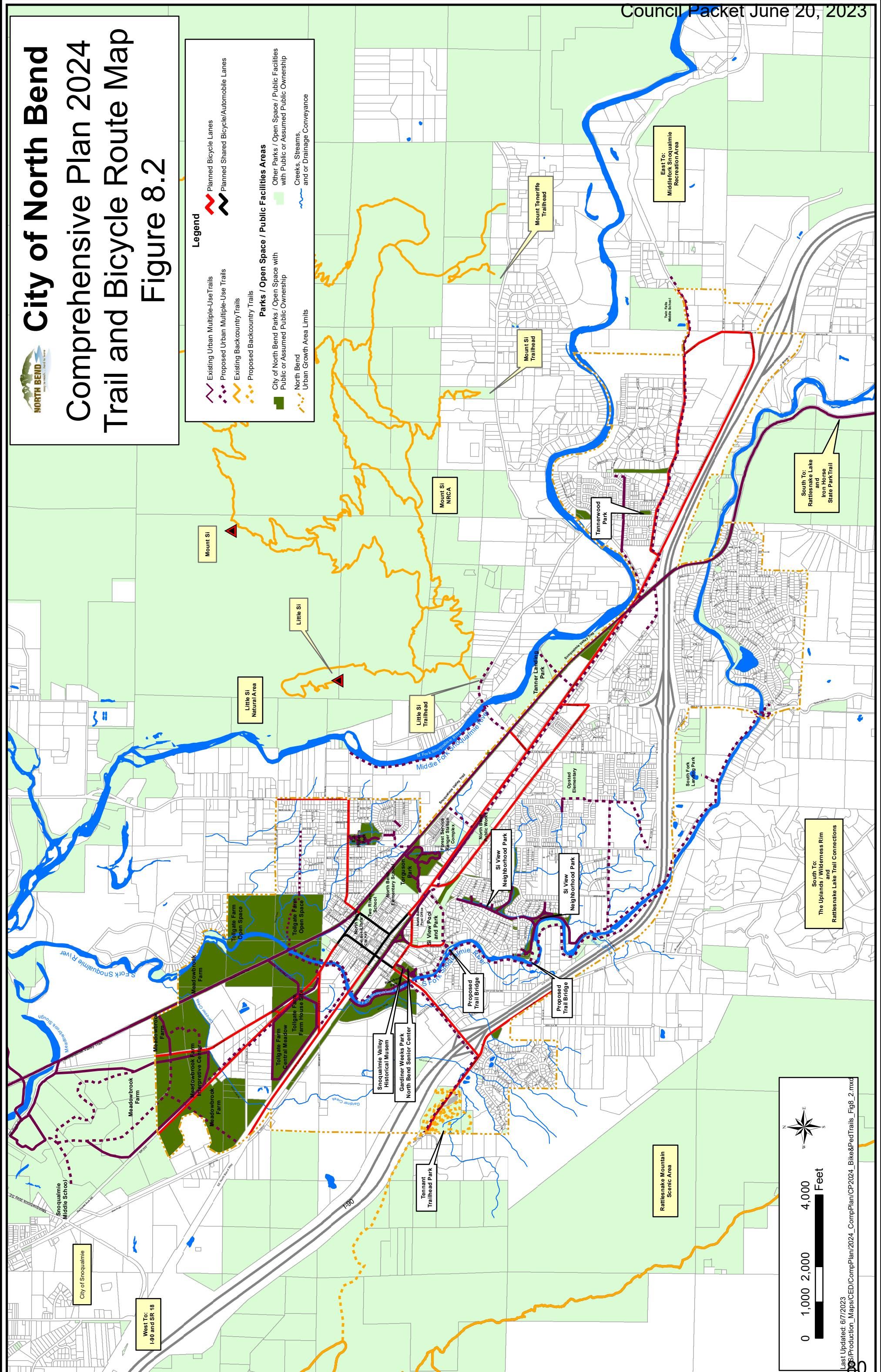
Parks / Open Space / Public Facilities Map

Figure 8.1



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

Figure 8.2

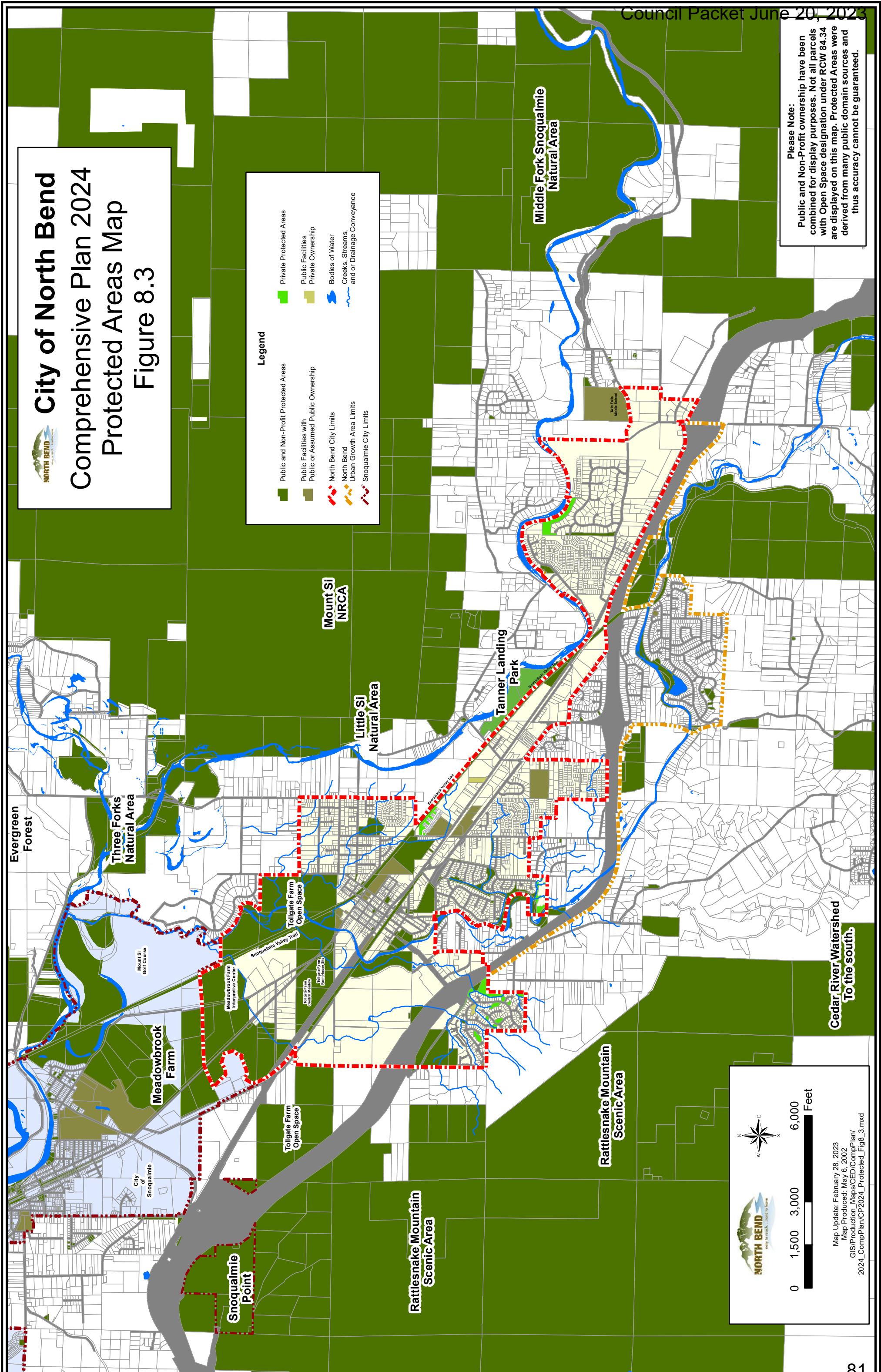


City of North Bend

Comprehensive Plan 2024

Protected Areas Map

Figure 8.3



**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: April 19, 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 was held before a joint meeting of the Parks Commission and Planning Commission on February 15, 2023. 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 significant 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.

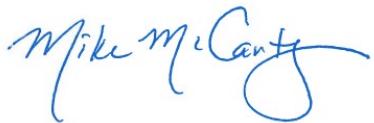
VI. Summary Findings:

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 and are attached hereto as Exhibit C. Amendments were prepared based on comments received.
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.



April 19, 2023

Mike McCarty, Senior Planner

Date

PARKS COMMISSION RECOMMENDATION

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

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 (Redline Version showing edits and comments)
Exhibit B: Written public comment received for 2/15/2023 public hearing

DRAFT 2024 UPDATE – PC and Parks Recommendation with correction 4/20/2023 [Redline Version](#)

CHAPTER 8: PARKS AND OPEN SPACE ELEMENT

A. INTRODUCTION:

- A.1 Overview
- A.2 Purpose of the Parks and Open Space Element
- A.3 Relationship to Comprehensive Plan and Regulatory Role

B. DESCRIPTION OF THE PLANNING AREA:

- B.1 Service Area
- B.2 Population Trends
- Table 1: Population Projections*
- Table 2: North Bend Age Distribution – 2010*
- B.3 Wildlife Habitat

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- C.2 City of North Bend Areas and Facilities
- C.3 School District Facilities
- C.4 City of Seattle Cedar River Watershed
- C.5 Si View Metropolitan Park District Facilities
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- D.3 ~~2015-2022~~ North Bend Parks Survey
- D.4 ~~2015-2022~~ Parks Workshop

E. DEMAND AND NEEDS ASSESSMENT:

- E.1 Introduction*
- E.2 Outdoor Recreation Trends*
- E.3 Park and Recreation Facility Needs Assessment*
- Table 3 : Park Facility Inventory
- Table 4 : Park and Recreation Level of Service Standards
- E.42 Trail System Needs Assessment*
- E.53 Wildlife Habitat Needs Assessment*
- E.64 Open Space Needs Assessment*

F. GOALS AND POLICIES

G. IMPLEMENTATION METHODS

H. 20-YEAR CAPITAL FACILITIES PROGRAM:

- H.1 Overview
- H.2 Project Descriptions

I. 6-YEAR CAPITAL FACILITIES PLAN

MAPS:

- Figure 8.1: Parks, Open Space and Public Facilities Map
- Figure 8.2: Trail Plan Map
- Figure 8.3: Protected Areas Map
- Figure 8.4: Key On-Street Bicycle Routes

DRAFT 2024 UPDATE – PC and Parks Recommendation with correction 4/20/2023 [Redline Version](#)

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 Mtount-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 any additional annexations from 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 to zone land to enable the market to accommodate. Factoring an average of 2.75 persons per household in North Bend (King Co. 2022 household size assumption for cities and towns regional geography) and with a vacancy rate deduction of 3%, this translates to an additional 4,664 people added to North Bend's 2022 population of 7,915 (2022 WA OFM), totaling 12,579 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.

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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 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 average 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

	<u>2010-2020 US Census, City Limits</u>	<u>2014 US Census2022 OFM Estimate, City Limits</u>	<u>Forecast 2021-2029 (2/3 of 2035 Forecast of City and UGA at 80 homes per year)</u>	<u>20352044 Forecast (City and UGA)</u>
City Population	<u>5,731</u> <u>7,461</u>	<u>6,578</u> <u>7,915</u>	<u>9,601</u> <u>9,408</u>	<u>12,579</u> <u>14,401</u>

Commented [MM1]: Previous estimate had incorrectly included current population of UGA, and had therefore inadvertently overcounted.

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%

Commented [MM2]: Census no longer provides age breakdown by these categories.

Source: 2010 Census, City of North Bend

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.

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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 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 Urban Growth AreaGA. Several areas and facilities listed below are located outside of the City's Urban Growth Area and planning authority but are included for reference as regional resources of benefit to North Bend residents. The City will work where possible to collaborate with the agencies that own and manage these lands and facilities to ensure connectivity of trails and mutually-beneficial park, open space and habitat resource planning.

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.

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Meadowbrook Farm Park: Meadowbrook is a 460-acre, historic ~~farm-open space~~ property located in the cities of North Bend and Snoqualmie that commands sweeping views of Mount Si and the Cascade Mountain Range. [Meadowbrook Farm](#) is a part of the original Snoqualmie Prairie, referred to as baq"ab in Lushootseed, which was maintained for thousands of years by the Snoqualmie people, and remains of high cultural importance to the Snoqualmie Tribe today. 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](#) [Si View Metropolitan Park District](#).

Commented [MM3]: Sentences added following Snoqualmie Tribe comment.

A Master Plan for Meadowbrook Farm was adopted in 1999 and updated in 2013. [The Master Plan should be updated again in the near future to reflect the updated Interlocal Agreement concerning management and operation of Meadowbrook Farm.](#)

Commented [MM4]: This edit is made pending anticipated ILA in the next two months that will establish Si View MPD as responsible for management of Meadowbrook Farm.

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.~~8-8~~-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 ~~13-13~~-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.~~8-8~~-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.

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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. Like Meadowbrook Farm, this site holds cultural significance to the Snoqualmie Tribe. It was a part of the larger village complex associated with the original Snoqualmie Prairie (bag w'ab).

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.

Commented [MMS]: Sentences added following Snoqualmie Tribe comment.

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. Mount 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 Haneoek Campbell Global 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 which is managed by the Si View Metropolitan Park District through an interlocal agreement with the City.

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

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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 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 the former 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/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 Palouse to Cascades 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

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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.

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 multiple trails including](#) 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 [Haneoek 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. [Three Forks Natural Area was a part of the original larger village complex associated with the Snoqualmie Prairie \(baq'ab\) and holds cultural significance to the Snoqualmie Tribe. It served as a gathering area for hop pickers and harvester, many of whom were Snoqualmie people, and oftentimes, this was the only area in which the Snoqualmie people could visit with their relatives.](#) Parking for river access is provided at the intersection of Reining Road and 428th Ave. SE.

Commented [MM6]: Sentences added following Snoqualmie Tribe comment.

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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 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](#)

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parking lot about 0.5 miles further east provides parking for the Mount Teneriffe trail and other local trails. The 2.5-mile Little Si trail, also off the ~~Mt. Mount~~ 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. Mount Si (qʷalbc – mt si) plays a prominent role in the Snoqualmie Tribe's creation story, and this area is one of the most culturally significant for the Snoqualmie People.

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 non-motorized~~ recreation opportunities, including the Mailbox Peak and Granite Lakes trails, and several day use areas along the river.

Commented [MM7]: Amendment made based on Snoqualmie Tribe comment.

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.

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

Haneoek-Campbell Global Timber Lands: ~~The Haneoek Timber Company-Campbell Global~~ owns ~~104,000~~ approximately 86,000 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 ~~Haneoek Timber~~~~Campbell Global~~. www.haneoekrecreationnw.com<https://sqcrecreation.com/>

Commented [MM8]: Reduced size reflecting acquisition by Snoqualmie Tribe for Snoqualmie Tribe Ancestral Forest.

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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

Sirius 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://siriusportscomplex.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 [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 [levees](#). In other areas, landowners prohibit access across the dikes. [Dikes](#) 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.

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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 by 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%).
- 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.

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 park~~s~~ 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.

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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%).
- 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

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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 low-cost, 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.~~

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, where appropriate, linked to the City and regional trail system. Due to the acquisitions over the last decade of both Tollgate Farm and Meadowbrook Farm, North Bend will not need additional passive parklands during the duration of this 6 year Parks Element. Not all of these facilities will be accommodated together within Passive Parks and Wildlife Corridor areas, as some of the activities may be incompatible with wildlife habitat needs. Careful planning will need to occur for each area in consideration of the context, habitat needs, and constraints of the particular site.

Commented [MM9]: Edits made following Snoqualmie Tribe comment.

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.

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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 Sirius 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)

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; <u>Tollgate Farm Park</u> ; <u>Dahlgren Park</u>	<u>6-10</u>	No service standards exist for playgrounds.
Baseball/Softball Fields	Torguson (65); Si View Community Center (1); Two Rivers School Fields (2)	<u>9-8</u>	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) <u>Tollgate Farm Park (2)</u>	<u>2-4</u>	Si View C.C. field is for 14+ years; <u>Torguson ballfields are also lined out for soccer fields later in season.</u>
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	
<u>Multi-purpose Recreational Court (adjustable net for volleyball/pickleball)Pickleball Court</u>	<u>E.J. Roberts (1), Si View Subdivision Park (1)</u> <u>Si View Park (3)</u>	<u>05</u>	<u>Si View subdivision court and Si View Park courts are part of multi-purpose striped courts shared with basketball.</u>
Recreation Center	Si View Community Center	1	Regional use facility.
Golf Courses	Mount Si (18-hole); <u>Cascade (9-hole)</u>	<u>12</u>	<u>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).</u>
Pool - Indoor	Si View Comm Center (15,000 sq. feet)	1	Regional use facility.

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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.

TABLE 4: PARKS AND RECREATION LEVEL OF SERVICE STANDARDS

Facility/Activity	North Bend Standard	20152022 Current Supply	2014-2022 Need (7,9156,578)	20242029 Need (9,6049,408)	20352044 Need (14,40112,579)
Baseball/Softball Field	1 per 1,000	9.8	0	1	54
Soccer Field	1 per 2,000	2.4	40	20	51
Tennis Courts*	1 per 2,000	2	1	2	54
Basketball Court (outdoor)*	1 per 2,500	2.5	0.1	2.1	32.5
Multiple Recreation Court (adjustable net for volleyball/pickleball)	1 per 4,0001,500	0.5	40	21	3
Pickleball Courts*					
Sand Volleyball	1 per 5,000	0	1	1	2
Golf (9-hole)	4 per 25,000	4	0	0	0
Golf (18-hole)	4 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	2.1
Neighborhood and Community Parks with children's play equipment	1 Park (3+ ac)/1,500 plus 4 ac land/1,000;	5.7 parks and 94.50 acres	0	1 park and 0 acres 0	41 parks and 7.0 acres
Passive Parks and Wildlife Corridors (trails may be located in these areas)	40 acres per 1,000	539.571 acres (b)	0	0	37.0 acres

Notes:

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Adopted via Ordinance **1702, October 15, 2019**.

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Commented [MM10]: Previous population estimate had incorrectly included existing UGA population, and had therefore inadvertently overcounted.

Commented [MM11]: 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 [MM12]: 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 [MM13]: 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 [MM14]: 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 [MM15]: 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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- (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.

In 2009, the City adopted updated 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 and appropriate.

Commented [MM16]: Wording added consistent with Snoqualmie Tribe comment.

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. Within North Bend, the City will work to protect, and where possible, restore and enhance riparian areas 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.

In addition to riparian areas, key terrestrial links are important for wildlife habitat connectivity.

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

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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.

~~The City should work to acquire additional key open space properties, particularly along shorelines, for protection of wildlife habitat, flood reduction, and open space preservation, consistent with the Environment Element and Shoreline Element of the North Bend Comprehensive Plan, King County's Middle Fork and South Fork Capital Investment Strategies, and the principles of the Snoqualmie Tribe's Upper Snoqualmie Resilient River Corridor Management Plan.~~

Commented [MM17]: Paragraph added following Snoqualmie Tribe comment.

To reach its open space protection goals, North Bend should ~~also~~ 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, while also preserving and enhancing critical habitat for fish and wildlife.

Commented [MM18]: Addition following Snoqualmie Tribe comment.

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 ~~Where appropriate in consideration of public safety, cultural resources, critical area, and fish and wildlife habitat needs and constraints, a~~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.

Commented [MM19]: Addition following Snoqualmie Tribe comment.

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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.
- 3.3 Meet annuallyregularly with the Si View Metropolitan Parks District, City of Snoqualmie, and King County Parks Boards, Snoqualmie Tribe, and Mountains to Sound Greenway Trust to discuss common park planning and recreation interests, goals and policies, and to ensure coordinated and interconnected parks and trails.

Commented [MM20]: Addition following Snoqualmie Tribe comment.
- 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.

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- 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.

3.7 Document, manage, and mitigate impacts of unsanctioned or illegally constructed trails on public properties within the City to protect public safety and fish and wildlife habitat resources.

Commented [MM21]: Policy added based on Snoqualmie Tribe comment.

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.

Commented [MM22]: 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.

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

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.

4.5 Consider public safety in the design and operation of parks and trails, including factors of visibility, sight-lines, emergency access needs, and applying principals of Crime Prevention through Environmental Design (CPTED).

Commented [MM23]: Addition following Planning Commission comment.

4.6 Minimize water use and irrigation in the design of North Bend park, trail, and open space facilities.

Commented [MM24]: Policy added at request of Snoqualmie Tribe, and good overall practice for water conservation measures.

Goal 5: Encourage public participation and implement meaningful Tribal consultation practices 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 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 [MM26]: 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.

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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.

5.4 Consult with the Snoqualmie Tribe to promote cooperative planning and to achieve mutual goals concerning park and open space resources.

Commented [MM27]: New policy added at request of Snoqualmie Tribe.

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 Gardiner 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 and promote interpretation of significant cultural and historic sites and acknowledge the importance of Tribal history as an important part of the Snoqualmie Valley's history. Consult with the Tribe on any interpretive signage or messaging relating to Tribal history or culture.

Commented [MM28]: Addition following Snoqualmie Tribe comment.

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

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 and Snoqualmie Tribe, 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.
- b.c. Plan and implement habitat enhancement projects with native trees and shrubs within fish and wildlife habitat areas.

Commented [MM29]: Addition following Snoqualmie Tribe comment.

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

Commented [MM30]: This policy is specific to development review and clearing and grading and is not in the right place in the Parks Element which should be about park planning.

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

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7.34 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), working with other government partners for acquisition and management of open space lands, including Si View Metropolitan Park District and the Snoqualmie Tribe and as well as private sector initiatives like nonprofit land trusts that preserve and steward lands. Acquisition monies 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.

Commented [MM31]: Addition following Snoqualmie Tribe comment.

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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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 [MM32]: 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 [MM33]: 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 [MM34]: 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 [MM35]: 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 [MM36]: Completed.

E.J. Roberts Park Expansion Trail Development: Construct a passive loop trail through the forest within the E.J. 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 [MM37]: Completed.

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

Commented [MM38]: Completed.

Tanner Trail Construction – East of Public Works property to 436th Ave, SESnoqualmie Valley Trail, excluding Cottages at North Bend (already constructed): 8' 10-foot 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-foot 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 [MM39]: 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 [MM40]: Completed.

Tollgate Farm Phase 2 Improvements - Athletic Fields, Parking and Landscaping: Per the Tollgate Master Plan, the parking lot would be expanded to support the athletic fields and additional public use and events at the park, 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.

Commented [MM41]: Tollgate athletic fields (soccer and cricket) have already been leveled to the extent possible and are now in use. Because of high-water table and other concerns, baseball fields would be very costly to construct and maintain. Cost estimate remains about 1.5M for expanded parking and landscaping, without backstops and baseball infield surfacing.

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 [MM42]: 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 [MM43]: 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 [MM44]: 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 [MM45]: Completed.

Meadowbrook Farm "ab Praire Loop Trail: An 8-foot 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 \$500,000 (cost estimate presumes use of existing septic system, sewer connection preferred if available).

Commented [MM46]: Project removed as it isn't described in the Meadowbrook Farm Master Plan and may not be able to meet deed restrictions on the property placed by the original Conservation Futures and RCO Funding used to acquire the property.

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 native 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 [MM47]: 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.

Commented [MM48]: Better cost estimates will be available following completion of Park plans following public process occurring this year. Update following that process.

Commented [MM49]: Same comment as above.

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.

Commented [MM50]: This will be considered in the park planning process. Update following that process.

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~~.

Commented [MM51]: Project is being conducted by Si View MPD.

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.

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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 [MM52]: 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-foot 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 [MM53]: 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-foot black commercial-grade chain link fencing, gates and minor associated furnishings.

Commented [MM54]: 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.

Commented [MM55]: Added project responsive to public demand noted in Survey.

DRAFT 2024 UPDATE – PC and Parks Recommendation with correction 4/20/2023 [Redline Version](#)

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.

DRAFT 2024 UPDATE – 4/20/2023

TABLE 5: 6-YEAR CAPITAL IMPROVEMENT PLAN

Commented [MM56]: 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
<i>Trail Construction:</i>									
	bad*ab Prairie Loop Trail at Meadowbrook Farm	1,000,000	PIF/G/REET/Snoqualmie	1,200,000					
	Tenant Trailhead Park bicycle and pedestrian trails	290,000	PIF/MFD Bond/KC Funds	1,300,000					
	Bridgeman Farm to Downtown Multi-Use Trail	400,000	PIF/MFD Bond/TBM	400,000					
	Bendigo Boulevard S. Multi-use Trail to Tenant Trailhead Park	1,730,000	PIF/P/G/TBM/DM	1,730,000					
	Tanner Trail Construction, Public Works to Snoqualmie Valley Trail	1,320,000	PIF/P/G/TBM/DM	1,320,000					
	S. Fork Left Bank Seabick Levy Trail with river access (not including levy cost)	TBD**	PIF/G/REET/TBM						
	Tollgate Farm Forest Trail and Bridge over Silver Creek		PIF/G/REET						800,000
<i>Park Improvements:</i>									
	Tenant 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					
	Torgerson Park Phase 2 Plaza and Playground improvements, Irrigation, and Fencing	1,100,000	PIF/MFD 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						
	Spray Park /play feature (location TBD)	1,650,000	PIF/G/REET					1,000,000	
	William H. Taylor Park Improvements	TBD***	PIF/G/REET Bond					1,600,000	
	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/MFD 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.

DRAFT 2024 UPDATE – 4/20/2023**TABLE 6: COMPLETED PARK IMPROVEMENTS WITHIN THE LAST 6-10 YEARS**

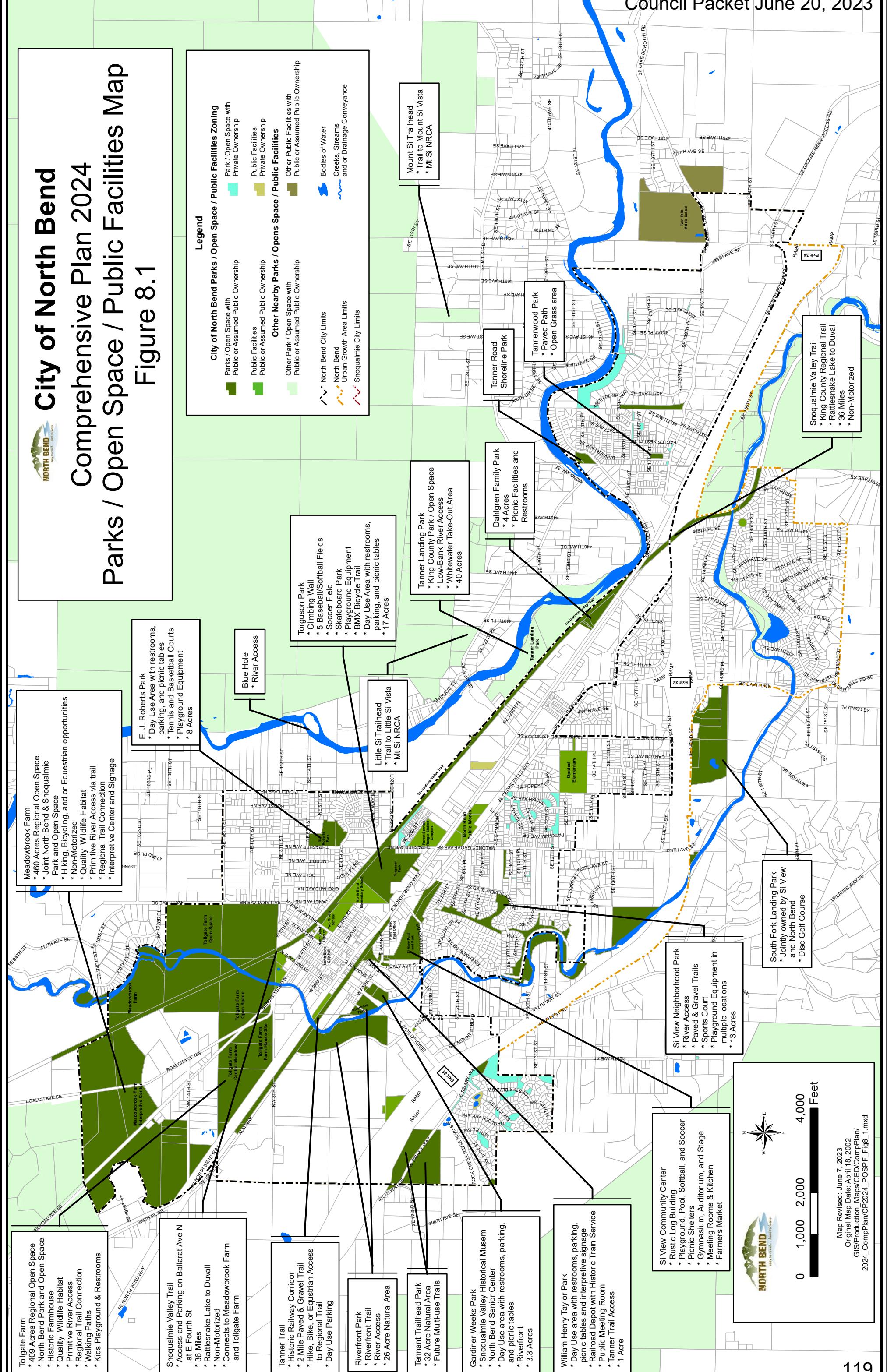
Year	Project
Park Improvements Funded In-Part With Park Impact Fee Revenue	
<u>2022</u>	<u>Tollgate Farm Park Farmstead Improvements</u>
<u>2021</u>	Tanner Trail – Cedar Falls Roundabout to Public Works; Tennis Court Backboard at E.J. Roberts Park; Torgeson Park Skate Park; Tollgate Farmhouse Restoration;
<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; <u>Torgeson Park Bike Park Lighting</u>
2018	Torgeson 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	Torgeson 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 Torgeson Park
2015	E.J. 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	Torgeson Park Picnic Shelter (funded and constructed by John Day Homes as developer mitigation for Ranger Station Cottages)
2016	Sports court resurfacing – E.J. 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

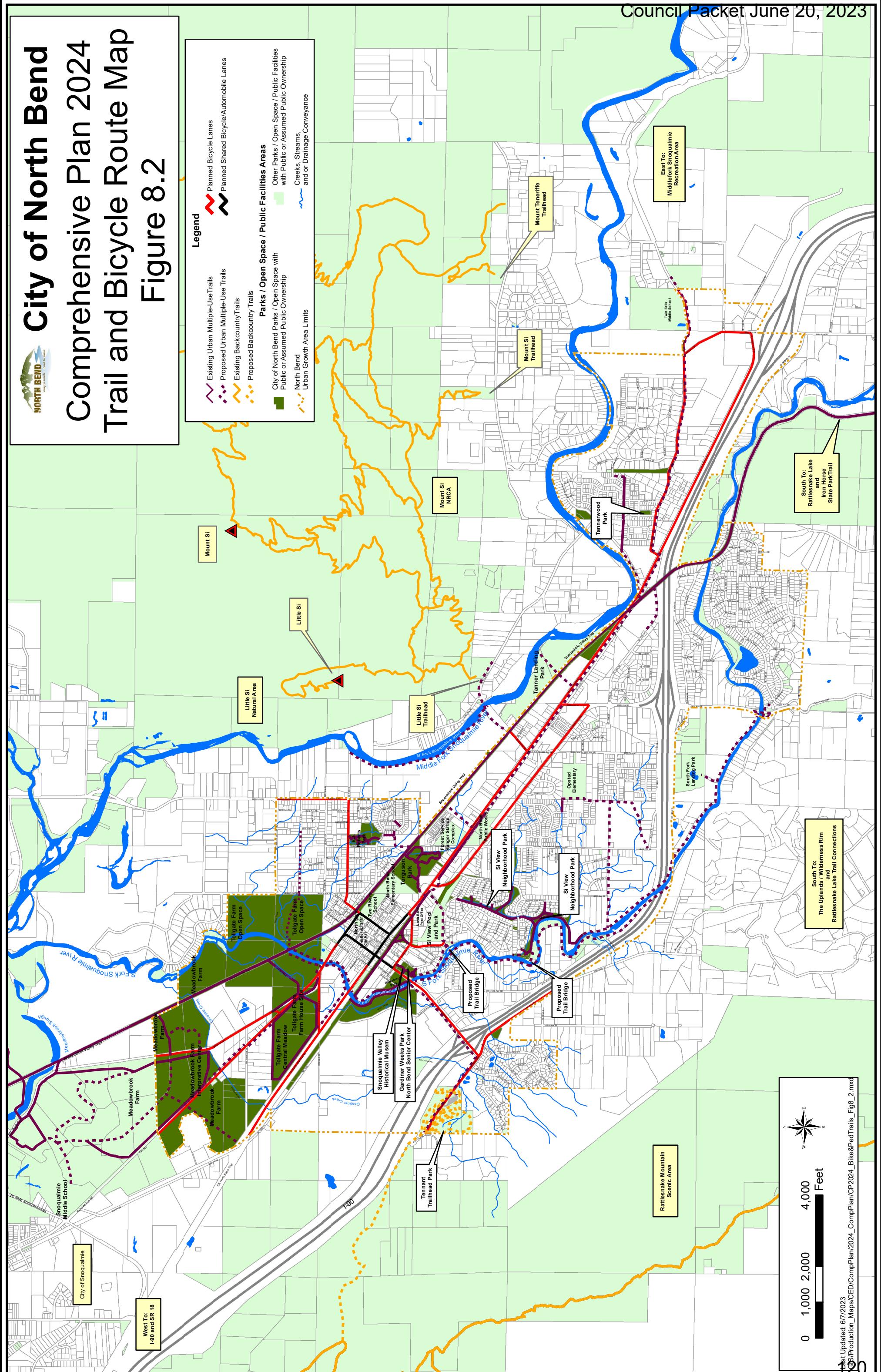
Parks / Open Space / Public Facilities Map

Figure 8.1



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

Figure 8.2

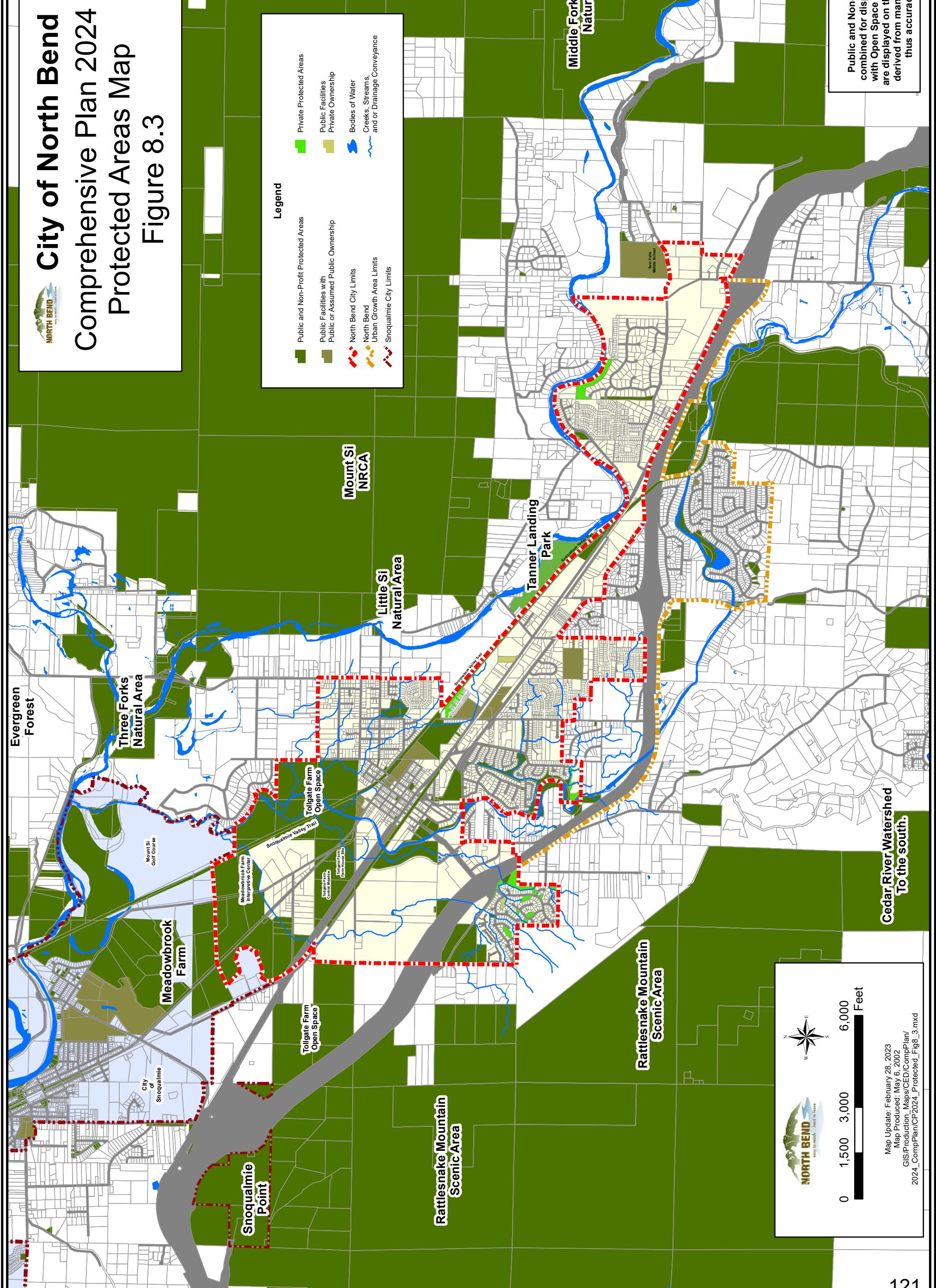


City of North Bend

Comprehensive Plan 2024

Protected Areas Map

Figure 8.3



From: Craig Glazier
To: Mike McCarty, Susan Toruson
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!

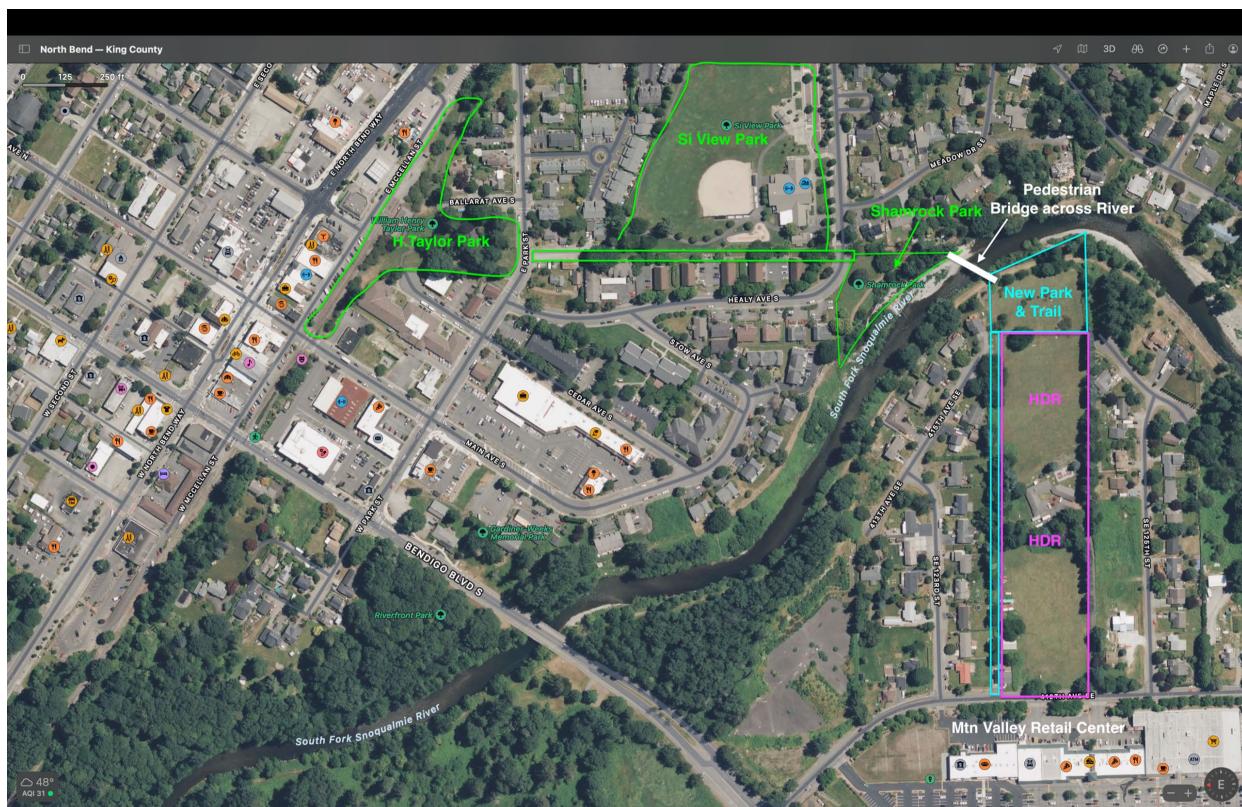
Per our conversations, attached is a rough sketch (PNG Image) of the 9-acre parcel I currently own/reside at which would be a perfect pedestrian link from Downtown North Bend --> Willam H. Taylor Railroad Park --> Si View Park --> Shamrock Park --> Pedestrian Bridge over South Fork --> New River Park (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@cgl-nw.com
c: 425.365.3399



Planning and Parks Commision - North Bend, WA
February 15, 2023

I have lived at 223 Taylor Ave S in North Bend WA for over 31 years in the historic neighborhood adjacent to the projected Riverfront Park, and I would like to add my opinion regarding the projected Riverfront Park plan.

Floodplain management is crucial to those living within the floodplain of the South Fork River in North Bend. The projected park in the forested area behind our homes is an important floodplain storage and I have seen this area nearly full of flood water several times. I am concerned that ANY change to this floodplain storage could inadvertently affect its storage capacity, posing a risk not only to our neighborhood but to North Bend in general. With projections that our wet season will become wetter, and that rising winter temperatures will decrease the snowpack, the flow through the South Fork will likely increase. I'm concerned that any potential "use change" to this floodplain storage may cause negative effects to flood storage.

We must also recognize the impact to habitat that the park could cause. We must be mindful of the importance of this area to wildlife - over the importance of our own enjoyment. For example, residents of our neighborhood are aware of a limp elk cow that has lived in or has been seen in the forested area behind our neighborhood for years - this elk cow is not able to keep up with a herd but has managed to live alone safely. This example reminds us that we must consider all effects and unforeseen consequences the park may have on wildlife.

A definite major concern I have is for the safety of our children who live in our neighborhood. I am very concerned that traffic will increase in our small neighborhood due to our close proximity to the park. The safety of our children is MOST IMPORTANT and I am concerned that when there's increased traffic, there's increased risk to children.

I can't help but be concerned about the effect this will have on the character of our historic neighborhood. It's a quiet neighborhood with 11 homes and only one access road. If the park is created, the influx of people (perhaps quite a few at times) will certainly change the tranquil nature of our neighborhood.

This park will not offer increased access to the river. Please take a moment to imagine that this is your historic neighborhood, your house, your family, and your habitat.

I truly love the beauty of the area around the South Fork River and have walked to the river along the levee for many years. I welcome others to take this walk and enjoy the river, but I truly feel we should leave this forested area as it is - in its natural state as it should be.

Sincerely,
Sandra Larson Tevis
223 Taylor Ave S
North Bend, WA 98045
sandra.tevis@gmail.com



February 15, 2023

Mike McCarty
Senior Planner
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

Via e-mail to: mmccarty@northbendwa.gov

Re. Snoqualmie Tribe's comments on the City of North Bend's proposed draft updated Parks Element of the Comprehensive Plan.

Dear Mr. McCarty,

The Snoqualmie Indian Tribe ("Tribe") has reviewed the City of North Bend's proposed draft updated Parks Element of the City's Comprehensive Plan ("Draft"). The Draft contains scant references to the Tribe's presence in the area, but clearly lacks tribal input or insight. The Draft ignores the cultural significance that many of the identified areas have to the Tribe, and disregards the extensive restoration and wildlife work the Tribe has engaged in to protect and enhance these areas. To convey the importance of the Tribe's connection to culturally significant areas such as the Meadowbrook Farm Elk Viewing Area, Mount Si, the Swing Rock Interpretive Site, and other areas, the City should have reached out to the Tribe at the beginning of the process. We would have welcomed the opportunity to provide this information. With that said, the Tribe respectfully submits the following comments:

- 1. General Comment.** On January 24th, 2022, the Snoqualmie Tribe held a Government-to-Government meeting with the City of North Bend, introducing the Upper Snoqualmie Resilient River Corridor Management Plan ("Resilient Corridor Plan" or "RCP"). In addition to Tribal and City elected leaders, various City planning staff attended this meeting, at which it was agreed that the City and Tribe would work together to achieve the vision put forth in the Resilient Corridor Plan—a vision of what could be. The Resilient Corridor Plan includes suggestions for where to start to take the steps needed to get to a more connected, more resilient river corridor over time, and was created in part to be incorporated into subsequent planning documents, which is something that other jurisdictions such as King County are already doing. While we are disappointed that the draft North Bend Comp Plan Parks Element fails to incorporate or even mention the RCP, we recognize that this is still a draft and therefore there is still time. The Middle Fork and South Fork Snoqualmie Rivers, their tributaries, and the floodplains of these streams overlap with City of North Bend's Parks, and we request that the City look again at how to incorporate the recommendations within the RCP to increase resiliency of the river, floodplains, and community that relies on these resources.



2. **Page 6 - Meadowbrook Farm Park.** The Tribe is concerned that this area has been promoted for tourism but has neglected to adequately consider the ongoing human-wildlife conflicts with. This is a real issue that needs to be addressed through standard sequencing of avoidance, potentially followed by minimization, with mitigation for unavoidable impacts as a last resort. Additionally, there is no mention of the Tribe and its connection to this land, which is currently a park. The Tribe has been actively involved in restoration activities in the broader Meadowbrook area and has used funding to enhance native vegetation and improve riparian conditions on Kimball Creek. The Tribe has also secured funding to begin a native prairie restoration pilot project at multiple sites in the area, including Meadowbrook Farm.
3. **Page 7 - Tollgate Farm Park.** This site holds cultural significance to the Tribe, as it is part of the larger village complex (baq^wab), and several cultural resources have been found here. The Tribe has worked with the Si View Metropolitan Parks District on numerous occasions. At least 3-4 cultural investigations took place at this location, and at least 5 cultural resource reports were generated because of these discussions.
4. **Page 9 - Middle Fork Snoqualmie Natural Area.** The increase in access to this area has created conflicts with wildlife and has caused additional degradation issues. The Tribe believes addressing this is important.
5. **Page 10 - Three Forks Natural Area.** There is no mention about the cultural significance this area and the wildlife holds for the Tribe. This is part of the larger village complex (baq^wab) and served as a gathering area for hop pickers and harvesters – many of whom were Snoqualmie people. Oftentimes, this was the only area in which the Snoqualmie people could visit with their relatives.
6. **Page 11 - Snoqualmie Point Park.** It is our understanding that the wildlife crossings need work.
7. **Page 11 - Mount Si Natural Resources Conservation Area.** There is no mention about the cultural significance this area holds to the Tribe. Mount Si (q^walbc - mt si) plays a prominent role in the Tribe's creation story. This area is one of the most culturally significant for the Snoqualmie people.
8. **Page 11 - Middle Fork Snoqualmie Natural Resources Conservation Area.** Please consider replacing "low-impact" with "non-motorized."
9. **Page 12 - Campbell Global Timber Lands.** The amount of acreage should be reduced by 12,000 to reflect the Snoqualmie Tribe Ancestral Forest.



10. **Page 14 - E.1 Parks Facilities Needs Assessment.** It is not always possible to successfully overlap all of the the components and activities listed in the final paragraph on PDF page 14. Please be mindful that wildlife corridors typically need to be just that: corridors designated for wildlife, not for multiple use. Sometimes the only way to protect wildlife is to reduce or eliminate recreational opportunities and facilities within designated wildlife areas. Dogs, for example, are viewed as predators by wildlife, and a single visit by a dog walker with dog(s) can influence wildlife behavior for days after the visit. Repeated predator visits can eventually displace wildlife altogether.
11. **Page 14 - E.1 Parks Facilities Needs Assessment.** Please elaborate on what is meant by not needing additional passive parklands. How is the concept of need being determined or measured, specifically? A re-assessment of the community's needs after incorporating the Resilient Corridor Plan may indicate that "passive parklands" are indeed not adequate for the next six-year cycle, but that additional acquisitions will be needed in order to balance increasing human use with preserving wildlife and natural resource areas.
12. **Page 17 - E.2 Trails System Needs Assessment.** It would be beneficial to prioritize the marking of these existing additional trail opportunities to before any new trails are proposed or designed.
13. **Page 18 - E.2 Trails System Needs Assessment.** Please consider adding "and responsibly" at the end of the last sentence.
14. **Page 18 - E.3 Wildlife Habitat Needs Assessment.** We are requesting that this language be stronger. Rather than stating "Where possible, riparian habitat should be protected" we request this be replaced with "Existing riparian areas will be protected, and where possible, restored and enhanced."
15. **Page 19 – Goal 1.** We recommend placing an emphasis on stewarding the land as appropriate for balanced resource considerations, not just on providing access and use.
16. **Page 19 – Goal 2.1.** The caveat here should be when obtaining and acquiring those rights is the responsible decision. Any efforts to obtain these rights should be paired with the necessary work to educate the public and provide public safety in these waterways. The increased use (and misuse) of the shoreline may create liability on public service providers. There needs to be a balancing act where resources are protected, and so we urge the City to include this notion of "balance." Some areas of shoreline are simply not appropriate for directed human use and activity due to various hazards and resource concerns; such areas should still be protected, but not necessarily optimized for access and use as implied in the draft update.
17. **Page 20 – Goal 3.3.** Please include the Tribe in these discussions.



18. **Page 20 – Goal 3.6.** We are requesting that a goal be added to engage in meaningful consultation with tribes on the acquisition, restoration priorities, and development of signage.
19. **Page 21 - Goal 5.** Please consider adding tribal consultation to this in addition to public participation.
20. **Page 21 – Goal 6.** In order to enhance and inform others about the historic and cultural heritage of the North Bend area please consider adding language to the signs that include (rather than erase) the Tribe. This signage should always be designed in consultation with the Tribe, and with the Tribe's consent. Also, trees that are culturally modified should be protected.
21. **Page 21 – Goal 6.3.** Please elaborate on what is meant here.
22. **Page 22 – Goal 7.1.** Please include Tribes in this discussion. Also, please specify native plants here. Open corridors can lead to the movement and spread of invasive plants. Under 7.1a, please add more specificity. Creating trail systems does not necessarily protect habitat corridors.
23. **Page 22 – Goal 7.2.** We strongly encourage providing onsite mitigation language here.
24. **Page 22 – G Implementation Methods.** Please explore reaching out and working with Tribes on this.
25. **Page 25 - Tollgate Farm Phase 2 Improvements.** The Tribe was involved in the improvements and discussions with the Si View Metropolitan Parks District.
26. **Page 25 - Tollgate Farm Forest Trail.** The Tribe was involved in discussions with the Si View Metropolitan Parks District. These discussions resulted in changes to the alignment of the trail after significant cultural resources would have been disturbed.
27. **Page 26 – Meadowbrook Farm baqwab Prairie Loop Trail.** The Tribe withholds comments on this at this time on any projects proposed or included in the Master Site Plan because the Tribe was not involved in the development of the plan. The Tribe requests this be updated once it is in the Intergovernmental Land Transfer Agreement and the Master Site Plan is updated. It is also important to use the correct spelling of **baqwab** in the Plan. The word "Baqwab" is incorrect.
28. **Page 26 - Meadowbrook Farm Interpretive Center Commercial Kitchen Building.** The Tribe suggests using the existing building to house the kitchen. Additional building will result in more impervious surfaces and desecration to this sacred site.



29. **Page 26 - Meadowbrook Farm Interpretive Center Wedding Plaza/Garden.** Without having received information on this proposal, the Tribe objects to the addition of any impervious surfaces.

30. **Page 26 - Meadowbrook Farm Elk Viewing Area and Swing Rock (iyi?du?ad) Interpretive Site.** The Tribe is concerned about trash accumulation in these two areas when people park their cars. We recommend adding a trash receptacle to both locations to help mitigate this.

31. **Page 27 - South Fork Snoqualmie River Pedestrian Bridge Left Bank Levee Trail, & Pedestrian Bridge at Bendigo Boulevard N.** Additional bridges over large rivers should be avoided, and are likely to be difficult to permit. Please review this component for consistency with the Resilient Corridor Plan and need for climate resiliency. Additionally, this section should be corrected throughout to "levee" (not "levy") for consistency.

32. **P. 27 - Spray Park Feature.** The City should verify that a summertime spray park of this nature, which would likely occur when Snoqualmie River flows are at seasonal lows, is in keeping with City's environmental values, water conservation ordinance, and budget. The City already pays for water mitigation for withdrawals at various times of the year, a situation brought on in large part due to excessive diversions and aquifer withdrawals for out-of-stream uses.

The Snoqualmie Indian Tribe appreciates the opportunity comment on this important component to the Comprehensive Plan. We welcome any questions or clarification you have on these comments.

Sincerely,

DocuSigned by:

Cindy Spiry
85557E60C16F487...

Cindy Spiry, Director
Env. and Natural Resources Dept.

DocuSigned by:

Jaime Martin
56ECFF68F5D44FA...

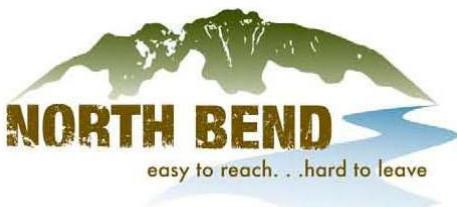
Jaime Martin, Executive Director
Government Affairs and Special Projects

DocuSigned by:

Steven Moses
BFAA35FF98E048D...

Steven Moses, Director
Archaeology & Historic Preservation

CC: Rob McFarland RMcFarland@northbendwa.gov
Mark Rigos MRIGOS@NORTHBENDWA.GOV



City Council Agenda Bill

SUBJECT:	Agenda Date: June 20, 2023	AB23-077
Motion Authorizing Up To \$350,000 (and Not to Exceed) Payment to Si View Metropolitan Park District for Phase 2 Construction of Tenant Trailhead Park	Department/Committee/Individual Mayor Rob McFarland City Administrator – David Miller City Attorney – Lisa Marshall City Clerk – Susie Oppedal Administrative Services – Lisa Escobar Comm. & Economic Development – Rebecca Deming Finance – Public Works – Mark Rigos	
Cost Impact: \$350,000 (Not To Exceed)		X
Fund Source: A. North Bend share of proceeds from King County Parks, Recreation, Open Space and Trails Levy (\$240,480); B. City of North Bend Park Impact Fees (\$109,520)		
Timeline: Provide payment to Si View Parks District once construction is 75% completed		

Attachments:**SUMMARY STATEMENT:**

The City of North Bend and Si View Metropolitan Park District (Si View) are parties to an Interlocal Agreement (ILA) for the maintenance of parks inside City limits. The ILA contains cost sharing provisions for various parks, one of which includes the proposed Tenant Trailhead Park (TTH) which will soon provide mountain biking opportunities from beginners to experts. The City and Si View wish to partner in funding the construction of this desired park along with grant funding from King County. The TTH site is located along Ribary Way in the southwest quadrant of City Limits. The total site is comprised of three tax parcels which are numbered 082308-9014 (16.67 acres), 082308-9049 (10.38 acres) and 082308-9018 (4.95 acres). Even with the biking trails, most of TTH is proposed to remain in its currently forested condition. TTH has two phases. In 2022, Si View began construction of TTH Phase 1. Phase 1 includes clearing, minor grading and gravel surfacing for the mountain biking trails on all three parcels. Most of Phase 1 is now complete. Phase 2 is a significantly more complex project than Phase 1; accordingly, this Agenda Bill's purpose is to request that the City Council authorize the Mayor to pay to Si View up to \$350,000 from the 2020-2025 King County Parks, Recreation, Open Space and Trail Levy and from Park Impact Fees (PIF) as is more fully detailed below.

Phase 2 has been in the engineering design phase for the past 1-2 years and has not been constructed yet. Phase 2 will be constructed on the largest parcel as noted above. Phase 2 construction includes a paved parking lot (32 stalls), ingress/egress to the parking lot, some offsite sidewalk extension to an existing sidewalk, onsite sidewalk, storm drainage facilities, utility (water, sewer and electrical) extensions, and a restroom. In early Quarter 1 of 2023, the cost estimate for Phase 2 came in higher than Si View had anticipated. During Q1 and Q2 of 2023, significant value engineering was pursued to reduce Phase 2's anticipated cost. In early 2023, the estimated project cost of Phase 2 cost was \$2.8 million, was reduced to \$2.4 million, and is now down to \$1.9 million. Phase 2 is heavily grant funded by King County as Si View is poised to be a \$1.56 grant recipient. A brief history on the \$1.56 million is that when the City purchased these parcels approximately five years ago, KC obtained an easement on this section of the parcels to keep it free from restrictions on development that apply to the remainder of the site from Conservation Futures funding and RCO grant funding, to enable the construction of the parking lot and associated features. KC then earmarked that \$1.56 million from its 2019 Parks Levy for the Phase 2 construction.

Although \$1.56 million is able to cover most of Phase 2's improvements, Si View is requesting that the City help cover some of the costs for water, sewer, electrical and a restroom. For several years, it had been Si View's request that the City should allow either sanitation cans, or an outhouse with a concrete septic

City Council Agenda Bill

vault pit below the outhouse in lieu of building a permanent restroom with running water and sewer. However, City staff have been resolute in informing Si View staff that sanitation cans or an outhouse are unacceptable. Consistent with other parks inside City limits, a permanent restroom facility needs to be provided.

City staff have felt that up to \$350k is reasonable to provide Si View for Phase 2 construction of TTH. Funding can come from two City sources. The first source is through the King County 2020-2025 Parks, Recreation, Open Space and Trail Levy. Information about the KC levy is as follows (in italics):

On August 6, 2019, King County voters approved a measure to renew the property tax levy supporting parks, trails, and open space in King County generating an estimated \$810 million over six years with a percentage distributed to towns and cities in King County for their town or city parks system operations and capital improvement projects. The City of North Bend receives a share of this distribution to be used for city projects and must maintain financial records to account separately for levy distributions and expenditures. On or before May 31st of each year throughout the term of the Parks Property Tax Levy Agreement, the City of North Bend shall provide King County with a copy of the annual report and provide documentation showing that its share of levy proceeds was expended on city projects.

The City anticipates, by summer 2023, a banked proceed capacity in the levy of \$240,480. City staff recommend using that full amount to assist in funding TTH Phase 2.

A second source of funding to contribute to the \$350,000 is Park Impact Fees (PIF). The City would allocate \$109,520 from its PIF fund for a total amount of up to \$350,000 (including the first source). PIFs are paid by developers and are held in a City account until the money is needed on a capital park project, such as this. City staff believe that TTH is a project worthy of receiving PIF and recommend further supporting Si View with this contribution so that they can complete the project.

If approved by City Council, an amount up to \$350,000 check (and not to exceed) will be issued by the City to Si View when construction of TTH Phase 2 reaches 75% completion. It will be a maximum of \$350,000, so if a lower amount is needed, then that amount will be provided for. As of June 14, 2023, the project has not yet been advertised for construction, and this will likely occur in July or August, 2023. Once the low bid is provided to Si View in July or August, then it will be known whether or not the City will provide \$350,000 or less. As noted above, King County will be committing \$1.56 million. If the low bid plus Si View's contract with Watershed is less than \$1.91 million (\$350,000 more than \$1.56 million), then the City will provide less than \$350,000. If the bid plus Si View's contract with Watershed is more than \$1.91 million, then the City will provide \$350,000.

It's important to know that Si View MPD is providing their own staff to manage the project. City staff are not managing this project. However, City staff are assisting on this project including providing development review (planning and engineering), technical support, and will provide some inspection support once construction begins. Additionally, the City is waiving impact fees, because Si View is a public agency, a valuable partner of the City, a major parks provider to the City, and this project will improve quality of life for many City residents.

Although this expenditure is not in the City's 2023 budget, the City would complete an associated Budget Adjustment in 2023 or 2024 following payment to Si View.

City staff recommend approval.

City Council Agenda Bill

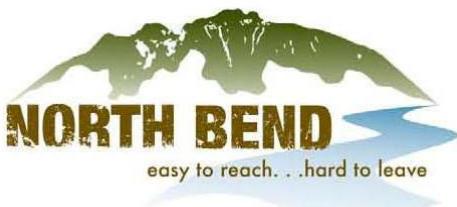
APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works Committee (Ross, Mary and Heather (subbed for Jonathan)) discussed this item at their monthly meeting on May 23, 2023 and TPW recommended it for approval. TPW Committee requested that City staff bring this item forward to the Finance & Administration Committee (F&A) for their discussion prior to formally placing it on a City Council agenda. F&A Committee discussed this item during their June 13, 2023 meeting and F&A recommended approval, however F&A requested staff to place this agenda item on the Main Agenda instead of Consent Agenda.

RECOMMENDED ACTION: **MOTION to approve AB23-077, authorizing the Mayor to issue payment to Si View MPD when 75% of the Phase 2 Park Construction is completed in an amount not to exceed \$350,000 for Phase 2 Construction of Tenant Trailhead Park Project.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 20, 2023		



City Council Agenda Bill

SUBJECT:	Agenda Date: June 20, 2023	AB23-078
Motion Approving the Housing Action Plan	Department/Committee/Individual Mayor Rob McFarland City Administrator – David Miller City Attorney – Lisa Marshall City Clerk – Susie Oppedal Administrative Services – Lisa Escobar Comm. & Economic Development – Rebecca Deming Finance – Public Works – Mark Rigos	X
Cost Impact: N/A		
Fund Source: N/A		
Timeline: Immediate		
Attachments: Planning Commission Recommendation, Staff email follow up		
SUMMARY STATEMENT:		
<p>In late 2021, the City of North Bend applied for grant funding allocated by the Washington State Department of Commerce and funded through the Engrossed Second Substitute House Bill (E2SHB) 1923. The bill was designed to grant funding for municipal research to increase the urban residential capacity in cities by evaluating local housing needs and determining actionable steps municipalities can take to improve housing stock, diversity, and affordability to proactively plan for housing that meets current and future needs.</p>		
<p>Pursuant to RCW 36.70A.040 the City may adopt a Housing Action Plan. The goal of any such housing plan must be to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes.</p>		
<p>The City participated in a Snoqualmie Valley Housing Needs Assessment Report which was issued January 10, 2023, a North Bend Housing Needs Assessment which was finalized March 2023, and a community survey in January 2023 where over 500 individuals participated. Interviews, stakeholder meetings and a school drawing contest were also a part of the public outreach efforts. The Planning Commission and Council held a Workstudy on November 1, 2022, and between December 2022 and May 2023 the Planning Commission discussed the work at 4 meetings, 2 of which were Public Hearings. The Planning Commission recommended approval of the Housing Action Plan to the Council with special future consideration for and of infrastructure, police, impact fees, zoning, collaboration with nonprofits/communities to subsidize rent costs, and the short-term rental market and potential regulations thereof.</p>		
<p>Much of the work completed will be utilized for the preparation of the 2024 Comprehensive Plan Update which will also go through the Public Hearing process and will need approval by the City Council. The grant for the funding of the Housing Action Plan requires a draft be presented to the Council by the end of June to get the remaining funding.</p>		
<p>Due to the size of the Housing Action Plan it is not attached in the packet. The Housing Action Plan can be downloaded here: https://northbendwa.gov/DocumentCenter/View/9154/North-Bend-Housing-Action-Plan---Council-Draft</p>		
APPLICABLE BRAND GUIDELINES: Sustainably managed growth		
COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the May 16, 2023 Community and Economic Development Committee meeting and was recommended for approval on the Main Agenda.		

City Council Agenda Bill

RECOMMENDED ACTION: **MOTION to approve AB23-078, approving the Housing Action Plan.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 20, 2023		



Staff Report and Planning Commission Recommendation For Housing Action Plan

Meeting Date: May 3, 2023

Proponent: City of North Bend

Staff Recommendation: A Motion to recommend City Council approval of the proposed Housing Action Plan and associated materials to fulfil Washington State Department of Commerce Grant Commitments.

I. Purpose of Proposed Plan:

This Housing Action Plan (HAP) is made possible by a grant administered by the Washington State Department of Commerce through Engrossed Second Substitute House Bill 1923, commonly referred to as HB 1923. This work will inform the 2024 Comprehensive Plan Update to the Housing and Land Use Element.

The purpose of the Housing Action Plan is to develop a single report that defines community needs, analyzes projected needs, and identifies the most appropriate strategies and implementation actions that promote greater housing opportunities at all income levels.

A Housing Needs Assessment was first developed for the City to summarize key data points on community demographics, employment, income, housing conditions, and affordability, and an analysis of the gaps in housing serving different income bands. The City engaged in multiple ways and various points throughout this process with a Housing Survey, drawing contest at North Bend Elementary, interviews with stakeholders, residents and those employed in North Bend.

II. Planning Commission Review

The Planning Commission reviewed the work at multiple meetings:

- November 1, 2022 Special Council and Planning Commission Workstudy
- December 8, 2022 Housing Needs Assessment/Housing Action Plan Discussion
- March 1, 2023 Housing Needs Assessment and Housing Action Plan Open House and Public Hearing
- April 5, 2023 Housing Action Plan Strategies and Summaries were emailed due to lack of Quorum
- May 3, 2023 Housing Action Plan Hearing and Recommendation

III. Housing Action Plan Strategies

High level actions proposed in the document include the following:

Strategy A: Adapting to Community Needs

Guiding Principle: Cultivate governance that provides for North Bend's future housing, infrastructure, aesthetic, and community needs.

Goal 1: Foster development that reflects the community's vision for their city and its housing needs.

- A.1.1: Create inventory of short-term rental units
- A.1.2: Preserve existing affordable housing units within the city
- A.1.3: Encourage workforce and mixed-use housing to support businesses that provide critical amenities that support the needs of North Bend residents.
- A.1.4: Consider and implement housing strategy recommendations from the Economic Action Plan in support of increasing housing supply and diversity.
- A.1.5: Consider a subarea plan that fosters a community-supported vision for the downtown housing stock and economy. Consider implementing alongside a non-project environmental impact statement.

Goal 2: Ensure infrastructure needs are developed concurrently with new housing.

- A.2.1: Apply for state and federal grants to fund utility infrastructure projects.
- A.2.2: Reassess impact fees to ensure they remain an adequate and appropriate source of funding.
- A.2.3: Consider a rate study to investigate alternative methods for fee structure (by square footage, bedrooms, etc.) to fund service extensions without overburdening small development projects.
- A.2.4: Make strategic infrastructure investments to increase capacity where necessary.

Goal 3: Collaborate with critical partners on housing opportunities.

- A.3.1: Continue community conversation and collaboration through ongoing community engagement.
- A.3.2: Prevent displacement of senior and low-income households by marketing incentives and encouraging non-profits to develop affordable housing in the Snoqualmie Region
- A.3.3: Consider the feasibility of the development of a master plan for the outlet mall area in cooperation with the property owners.

Strategy B: Meeting Housing Needs

Guiding Principle: Ensure that housing stock matches the needs of the current and future North Bend community.

Goal 1: Enhance development regulations and market incentives.

- B.1.1: Strategic marketing of development incentives, support, and resources through the city webpage oriented toward the development community.
- B.1.2: Consider streamlining the ADU permitting process.
- B.1.3: Clarify design requirements and streamline permitting for Missing Middle and multifamily residential housing types.

Goal 2: Reduce barriers to attainable and affordable Housing.

- B.2.1: Consider changing the Cottage Residential zone to a Residential Medium zone to permit more housing types that pursue the purpose of this zone.

- B.2.2: Permit a wider variety of housing development in residential zones surrounding North Bend Way.
- B.2.3: Evaluate residentially zoned properties located in annexable areas within the City UGA and options for future growth opportunities.
- B.2.4: Explore expansion of the multifamily Residential Tax exemption to encourage the development of multifamily projects affordable to working-class households.
- B.2.5: Consider a fee reduction grant program for using the existing affordable housing tax program or state grant programs.
- B.2.6: Consider a fee reduction grant program for housing-focused redevelopment in the Downtown Core.

IV. Recommendation

Staff Recommendation:

Pending consideration of public input to be provided for and at the Public Hearing, staff recommends approval of the Housing Action Plan as provided herein and attached.

Planning Commission Recommendation

DRAFT: Commissioner Thiel made a Motion to recommend Approval to the City Council of the proposed Housing Action Plan and associated materials to fulfil Washington State Department of Commerce Grant Commitments, subject to document corrections as discussed by Planning Commission in the May 3, 2023 Meeting, and with special future consideration for and of infrastructure, police, impact fees, zoning, collaboration with nonprofits/communities to subsidize rent costs, and the short term rental market and potential regulations thereof. Commissioner Boevers seconded the Motion.

PC approved this recommendation (6-1) at their meeting on May 3, 2023.

Attachments:

Housing Action Plan

Rebecca Deming

From: Rebecca Deming
Sent: Wednesday, March 1, 2023 11:18 AM
To: Council
Subject: Housing Needs Assessment Question Follow up

Council,

I apologize on the confusion between the presentation and the packet material. I want to reiterate that the packet material is the most up to date material. See below for information asked during and following the meeting:

- Job chart differences between the Economic Action Plan and Housing Needs Assessment (HNA). These are using different number, the HNA is using all Jobs where as the Economic Action Plan is using Private Primary jobs or private sector highest paying job per worker. Below are some additional details and comparisons.
 - On the topic of inflow/outflow of jobs, perhaps the more pertinent message is that nearly 70% of workers in North Bend (2,000 people) are traveling more than 10 miles to reach their job in North Bend, and nearly 45% are traveling more than 25 miles.
 - Here's a comparison with a few other cities:

	Distance Traveled to Work for Employees in...			
	North Bend	Ellensburg	Kent	Tacoma
10+ miles	69%	39%	57%	48%
25+ miles	44%	34%	21%	19%

- 2019 data is used throughout the document. This 2019 data (which is from the 2015-2019 ACS) was made available in 2022, and although we can't be sure when the next data would be released, its possible new data (2016-2020) would be available around fall.
- Rental units. See chart below for comparison of rental units in nearby cities.

Jurisdiction	Renters (percent)	Owners (percent)
Washington State	36	64
King County	44	56
North Bend	30	70
Duvall	8	92
Snoqualmie City	14	86

-
- There was confusion on the Housing Gap by income level. Below is a chart of our draft numbers for our required need to plan for and accommodate by income.

	Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs	
	Total	0-30%		>30- 50%	>50- 80%	>80- 100%	>100- 120%	>120%		
		Non- PSH	PSH							
North Bend	1,748	428	258	119	220	95	108	520	325	

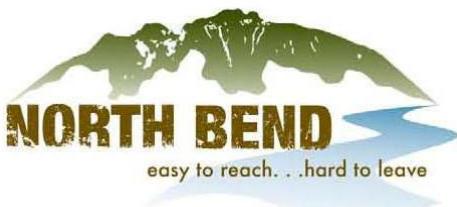
- Additional questions and answers asked after the meeting:
 - Since our last comp plan update how much did our target increase?
 - 2035 Target – 771 new units
 - 2044 Target – 1,748 new units

Council Packet June 20, 2023

- Did our last comp plan have to account for different housing types and affordability levels like this one has to?
 - No, this is a new requirement
- When must we update our comp plan by?
 - December 31, 2024

Rebecca Deming
Community and Economic Development Director
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045
(425) 888-7646





City Council Agenda Bill

SUBJECT:	Agenda Date: June 20, 2023	AB23-079
Motion Authorizing Approval of the Second Amendment to the Interlocal Agreement (ILA) with the Washington Department of Natural Resources Concerning the Dahlgren Family Park	Department/Committee/Individual Mayor Rob McFarland City Administrator – David Miller City Attorney – Lisa Marshall City Clerk – Susie Oppedal Administrative Services – Lisa Escobar Comm & Econ Development – Rebecca Deming Finance – Public Works – Mark Rigos, P.E. Mike McCarty – CED Principal Planner	X
Cost Impact: Transfer of up to a total of an additional \$161,000 of Park Impact Fees to the DNR for construction of the Dahlgren Family Park		
Fund Source: Park Impact Fees		
Timeline: Immediate		
Attachments: ILA Second Amendment, DNR's Project Budget		
SUMMARY STATEMENT:		
The City and the Department of Natural Resources (DNR) entered an Interlocal Agreement by which the DNR agreed to construct the Dahlgren Family Park for the City, and the City agreed to provide the DNR with the park impact fees collected from the adjacent Dahlgren Multifamily Project. This ILA enabled the DNR to utilize the construction of the Dahlgren Family Park as match toward a Washington Wildlife and Recreation Program that funded broader park improvements to the adjacent Tanner Landing Park and other water access site improvements along the Middle Fork Snoqualmie River. Under the ILA, the DNR is to construct the Dahlgren Family Park utilizing plans that had been prepared by the developer, and a construction estimate was provided in the ILA for the cost of constructing the park.		
A First Amendment to the ILA was passed by Council on April 19, 2022 providing up to an additional \$85,030 to the Department of Natural Resources to cover additional costs for electrical service and connection to the restroom building, restroom furnishings, conduit for future electrical connection to the picnic shelter desired by the City, which were not included in the original bid estimate, as well as additional costs for engineering and design to complete the construction plans.		
The DNR has now received bids for the project, and bids came in higher than anticipated. Based on the lowest responsive and responsible bidder, the DNR anticipates a cost overage of \$261,000. DNR will cover \$100,000 of that overage from positive variance funds they have available within the grant budget. DNR is requesting that the City cover the remaining \$161,000 of overage. The City can utilize Park Impact Fee revenue for this purpose.		
To enable the DNR to complete the construction of the Dahlgren Family Park for the City, a second amendment to the ILA is proposed authorizing reimbursement of the DNR of up to the total revised estimated cost of \$1,208,510. As the cost is on a reimbursement basis for actual costs incurred, the actual cost may be less than, but not more than, this amount.		
Staff recommend approval of the Second Amendment to the ILA.		
APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services, Commitment to invest in the City and foster community engagement and pride, and variety of recreation opportunities.		

City Council Agenda Bill

COMMITTEE REVIEW AND RECOMMENDATION: Because of the timing of the matter relating to no Council meeting on July 4, and need for the DNR to commence construction to remain on time for the grant schedule, there was not time to place the matter on a committee agenda. The Public Works Director emailed the Agenda Bill and materials to the Transportation and Public Works Committee on June 14, 2023 seeking direction. We did not receive a committee recommendation in time for the packet, but given the importance of continuing forward, staff have placed this item on the Main Agenda for discussion at the June 20, 2023 Council Meeting.

RECOMMENDED ACTION: **MOTION to approve AB23-079, authorizing the Second Amendment to the ILA between the City and Washington State Department of Natural Resources for the implementation and management of the RCO WWRP Grant for improvements along the Middle Fork of the Snoqualmie River, DNR Agreement Number 93-100446.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 20, 2023		

**SECOND AMENDMENT TO
INTERLOCAL AGREEMENT BETWEEN THE CITY OF NORTH BEND AND
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR THE
IMPLEMENTATION AND MANAGEMENT OF THE RCO WWRP GRANT FOR
IMPROVEMENTS ALONG THE MIDDLE FORK OF THE SNOQUALMIE RIVER
DNR AGREEMENT NUMBER: 93-100446**

THIS SECOND AMENDMENT to Interlocal Agreement Between the City of North Bend and Washington State Department of Natural Resources for the Implementation and Management of The RCO WWRP Grant for Improvements Along the Middle Fork of the Snoqualmie River DNR Agreement Number: 93-100446 (“First Amendment”) is entered into by and between the **City of North Bend**, Washington (“North Bend” or “City”) and **Washington State Department of Natural Resources** (“DNR”), known collectively hereinafter as the “Parties.”

RECITALS

WHEREAS, on August 3, 2020, the City and DNR executed an Interlocal Agreement (“ILA”) under which DNR agrees to construct the Dahlgren Family Park for the City (hereafter “Park” or “Park Project”), and the City agrees to provide DNR with the park impact fees collected from the adjacent Dahlgren Multifamily Project; and

WHEREAS, the ILA requires the City to pay DNR a total of not more than nine hundred sixty-two thousand four hundred eighty dollars (\$962,480) from the park impact fees associated with the Dahlgren Multifamily Project (the “Original Estimate”); and

WHEREAS, the City approved a First Amendment to the ILA on April 19, 2022 (the “First Amendment”) providing an additional \$85,030 to the DNR from Park Impact Fees to cover electrical service to the restroom building, additional restroom furnishings, and conduit to the picnic shelter which the City desired, as well as additional engineering and design costs necessary to complete project plans; and

WHEREAS, the bids for the project now received by the DNR came in higher than anticipated, and based on the lowest responsive and responsible bid, the DNR anticipates a project shortfall of approximately \$261,000 to cover the cost of the construction of the project; and

WHEREAS, the DNR will cover \$100,000 of this shortfall from grant funds the DNR has leveraged from positive variance within the DNR’s grant budget; and

WHEREAS, the DNR is requesting that the City cover the remaining \$161,000 of overage for the construction of the project, which the City has available for such purpose from Park Impact Fee revenues collected from development; and

WHEREAS, the addition of \$161,000 to the Original Estimate and First Amendment will increase the total amount reimbursable by the City to DNR to one million two hundred eight thousand five hundred ten dollars (\$1,208,510);

NOW, THEREFORE, in consideration of the terms and provisions, it is agreed by and between the City of North Bend and DNR as follows:

1. **Amendment.** Section 2 of the August 3, 2020, ILA between the City and DNR numbered DNR Agreement No. 93-100446 is hereby amended to read as follows:

2. **Payment.** The City will pay DNR a total of not more than one million two hundred eight thousand five hundred ten dollars (\$1,208,510) from the Park Impact Fees associated with the Dahlgren Multifamily Project and other residential development. DNR will use the funds to construct Dahlgren Family Park as described in this Agreement and for no other purpose.

All other provisions of the original ILA executed on August 3, 2020, shall remain in full force and effect.

In witness thereof, the Parties have executed this Second Amendment on this _____ day of _____ 2023.

**WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES**

Don Melton
SPS Region Manager
950 Farman Avenue N
Enumclaw, WA 98022

Dated: _____

CITY OF NORTH BEND

Dave Miller
City Administrator
920 SE Cedar Falls Way
North Bend, WA 98045

Dated: _____

APPROVED AS TO FORM:

Lisa Marshall, City Attorney

Estimated Dahlgren Family Park Budget

6/13/2023

North Bend Budget		1,147,510.00
IAA 93-100446 (DNR & North Bend)-Original	962,480.00	
IAA 93-100446-Amend 01	85,030.00	
Proposed funding from Grant	100,000.00	
Estimated Costs		1,309,083.50
Balance		(161,573.50) Estimated Shortfall
Item	Cost	Subtotal
AE Contract		85,525.00
AE 461-Core Eng-Dahlgren	44,375.00	
AE 461-Amend 01-Core Eng-Dahlgren	9,275.00	
AE 461-Amend 02-Core Eng-Dahlgren	7,000.00	
AE 461-Amend 03-Core Eng-Dahlgren	9,875.00	
Estimated New Amendment for CA (10K-15K) (to be confirmed)	15,000.00	
Misc Expenses		25,116.50
Spray Lawn, Lauren Wagemans (Hydroseed)	15,138.75	
DJC	225.40	
Seattle Times Bid Add	957.32	
Sound Publishing Inc -SVR	351.00	
ECY Permit	585.53	
North Bend - Permit (NB Inv 01)	3,000.00	
North Bend - Permit (NB Inv 01)	1,498.50	
CESCL Contract (Required for DOE Permit Compliance)	3,360.00	
Construction Contract (Public Works)		882,900.00
Bid from HEC Lawn & Garden	810,000.00	
Tax (9%)	72,900.00	
Owner Supplied Items		271,397.00
Restroom (including Tax)	116,630.00	
NW Playground (including Tax)	151,067.00	
Estimated New City Water Meter (toilet)	2,400.00	
Irrigation Meter Assembly is existing	0.00	
Estimated Electrical Meter & Hookup (by Tanner)	1,300.00	
Additional Construction Contingency to avoid delays		44,145.00
5% of Construction Contract (for possible Change Orders)	44,145.00	

Note: Items in Black are signed contracts/ already paid for; Items in Green are estimated/ proposed/ not yet signed