



**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
Wednesday October 18, 2023, 6:30 PM**

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

AGENDA

- 1) Call to order and roll call, Planning Commission**
- 2) Opportunity for public comment on non-agenda items (3 minutes per person)**
- 3) Approval of Minutes of August 16, 2023 Planning Commission Meeting**
- 4) Land Capacity Analysis and Land Use Alternatives for 2024 Comprehensive Plan Housing Element Update- Discussion**
- 5) Economic Development Element for 2024 Comprehensive Plan Update- Introduction**
- 6) Adjournment by 8:30 unless otherwise approved.**

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85315791586?pwd=ems4a3dSeDhVUzROck9pZIVZNGdDUT09>

Meeting ID: 853 1579 1586

Passcode: 566176

Dial by your location +1 253 215 8782 US (Tacoma)

Find your local number: <https://us02web.zoom.us/u/kqr3VgVL>

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

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



GUIDELINES FOR CITIZEN PARTICIPATION At Planning Commission Meetings

General Online Meeting Public Comment Instructions.

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

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

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

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

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



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

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

**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday, August 16, 2023, 6:30 PM
In Person & Virtual Online Meeting**

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

AGENDA ITEM #1: CALL TO ORDER

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

ROLL CALL

Planning Commissioners present: Brian Aylward, Juliano Pereira, Suzan Torguson (Chair), James Boevers. Hannah Thiel and Errol Tremolada. Olivia Moe was absent and excused. City Staff Present: Jamie Burrell, Senior Planner and Rebecca Deming, Community & Economic Development Director.

AGENDA ITEM #2: Opportunity for Public Comment

No comments were offered.

AGENDA ITEM #3: Approval of August 2, 2023 Planning Commission Meeting Minutes

Commissioner Boevers made a Motion to Approve the August 2, 2023 Planning Commission Meeting Minutes. Commissioner Pereira Seconded the Motion. The Motion was Approved 6-0.

AGENDA ITEM #4: – Public Hearing for Shoreline and Critical Area Element 2024 Comp Plan Amendments

Senior Planner Jamie Burrell provided the Commissioners with an update to the amendments made since the last meeting. Ms. Burrell and Community and Economic Development Director Rebecca Deming answered questions from the Commissioners concerning the amendments and update.

The Public Hearing was opened at 6:35p.m. Michael Thomas, 1231 La Forest Drive SE, North Bend WA 98045 provided written comments also and requested that the CARA maps be included with the update to ID any potential issues or non-issues. He also commented that nitrate contaminates are unknown for wellhead protection areas. The Public Hearing was closed at 6:38p.m.

A motion by Bryan Aylward to approve the amendments as written by staff was provided, with a second by James Boevers. The Motion was Approved 6-0.

AGENDA ITEM #5: Adjournment by 8:30 PM unless otherwise approved by the Commission

The Meeting was Adjourned at 6:58 PM.



TO: Planning Commission
FROM: Rebecca Deming, CED Director
SUBJECT: October 18, 2023 Planning Commission – Housing Element

North Bend is in the process of the Periodic Update to the Comprehensive Plan (2024 Comp Plan). Staff is working on the elements individually. Today's discussion is to provide an introduction on the requirements for the Housing Element.

North Bend is required to plan for and accommodate housing that is affordable to all economic segments of the community under RCW 36.70A.070(2). Part of this planning includes ensuring that capacity, incentives, and programs are in place to accommodate the housing types that would be affordable to households in all income brackets.

North Bend's targets by income bracket are as follows:

0 - 30%		30 - 50%	50 - 80%	80 - 100%	100 - 120%	120% Plus	Emergency Needs Housing		
PSH*	Non-PSH	228	433	121	221	98	111	536	334 beds

*PSH – Permanent Supportive Housing

Under the [guidance for Housing Element updates](#) developed by the Department of Commerce, the following housing types can be assigned to the income brackets for purposes of determining capacity:

Housing Types		
Income Bracket	Housing Type	Density Category
>120%	Single-Family Detached	Low Density
>80 - 120%	Townhomes, duplex, triplex, quadplex	Moderate Density
0 - 80% and PSH	Walk-up apartments, condominiums, PSH (2-3 floors)	Low-Rise Multifamily
0 - 80% and PSH	Apartments, condominiums, PSH	Mid-Rise Multifamily
>50 - 80%	ADUs on developed residential lots	ADUs (all zones)



Additionally, North Bend's zone Density Category is assigned as follows:

Zoned Density Categories	
Zone	Zone Density Category
Downtown Commercial (DC)	Low-Rise
Neighborhood Business (NB)	
High Density Residential (HDR)	
Cottage Residential (CR)	Moderate Density
Constrained Low Density Residential (CLDR)	Low Density
Low Density Residential (LDR)	
Accessory Dwelling Units (ADUs) (any zone)	ADUs
Total	

North Bend's projected housing needs by income bracket are compared to capacity to determine if there is sufficient capacity to accommodate needs at all income levels.

Income Level	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs	Total Zoned Capacity	Total Built Capacity	Capacity Surplus or (Deficit)
0 - 30% PSH	228	Low-Rise, ADUs	1003	259	205	-539
0 - 30% Non-PSH	433					
>30 - 50%	121					
>50 - 80%	221					
>80 - 100%	98	Moderate Density	209	342	168	301
>100 - 120%	111					
>120%	536	Low Density	536	322	399	185
Total	1748		1748	923	772	

At this Introduction, we will be discussing ideas to start to fill in the deficit of **539** units in the 0-80% category. Staff will have a detailed presentation of some options/ideas with maps for the discussion.



Some of staff ideas include:

Rezones:

- Rezone Employment Park 1 (EP1) on North Bend Way on the east side of town to Neighborhood Business (NB)
- Rezone Low Density Residential (LDR) on North Bend Way rezoned to Downtown Commercial (DC)
- Increase zoning in select areas/parcels outside the city within the Urban Growth Boundary (UGA)
- Look at properties which have landowners interested in rezones for residential and mixed-use projects.

Allowable Use Changes:

- Residential Permitted on above commercial in Interchange Commercial (IC)
- Increase Residential Height in Interchange Mixed Use (IMU) above 30 ft

Program Changes:

- Allow up to a triplex/fourplex in the Low Density Residential (LDR) where we currently permit Cottage Residential with an affordable unit.

CHAPTER X: ECONOMIC DEVELOPMENT ELEMENT

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 - b. 2008 DOWNTOWN MASTER PLAN
 - c. 2018 BRANDING GUIDELINES
 - d. 2018 ECONOMIC PROFILE
 - e. 2023 ECONOMIC DEVELOPMENT ACTION PLAN
 - 2. RECENT MAJOR ACCOMPLISHMENTS
 - 3. ECONOMIC DATA PROFILE
 - 4. COMMERCIAL DISTRICTS
- C. ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND STRATEGIES
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 - 2. GOALS
 - 3. OBJECTIVES AND STRATEGIES

A. INTRODUCTION AND PURPOSE

The purpose of the Economic Development Element is to establish local goals, policies, objectives, and provisions for pursuing economic growth, community vitality, and a high quality of life for North Bend.

Inclusion of this Economic Development Element in the North Bend Comprehensive Plan ensures compliance with the State of Washington Growth Management Act (GMA) RCW 36.70A.070.

According to the Washington Administrative Code (WAC) 365-196-435, the economic development element should include:

- (i) A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information;
- (ii) A summary of the strengths and weaknesses of the local economy; and
- (iii) An identification of policies, programs, and projects to foster economic growth and development and to address future needs.

B. ECONOMIC CONTEXT

The gateway to countless recreational adventures and outdoor experiences in the Washington Cascades and Snoqualmie Valley, at the foot of prominent Mt. Si and just 30 miles east of Seattle, North Bend is experiencing a period of unprecedented interest as a place to live, work, shop, and play.

North Bend is experiencing increasing development pressure that will continue for the foreseeable future as the Puget Sound region continues to thrive and quality of life becomes a chief factor in residential and business decisions. This critical period of growth presents both challenges and opportunities for North Bend that merit attention and understanding to inform decisions and direct growth in a way that best meets the needs and desires of the community.

The City of North Bend is located within a designated Urban Growth Area and required to meet population growth targets as established under the Washington State Growth Management Act. Following a development moratorium in the early 2000s, North Bend has experienced rapid residential growth since 2010 that has greatly increased demand for commercial goods and services, employment opportunities, and quality of life amenities such as parks, safe streets, pathways, and gathering places.

In response to this growing list of needs, City Council directed staff to create an economic development strategy to inform and guide decision making related to the city's recent, ongoing, and anticipated growth and ensure balanced and sustainable revenue sources to meet the needs of a growing community. The City, with input from the Economic Development Commission, City Council, and community stakeholders developed an Economic Development Action Plan in

2022-2023. This Economic Development Element reflects the goals, objectives, and strategies identified in the Economic Development Action Plan, approved by Council in June 2023.

B.1. NORTH BEND BRAND AND RELATED DOCUMENTS

B.1.a. North Bend Brand and Tagline

In 2006, the City engaged citizen volunteers in a process to establish a branding and tagline to establish a tourism identity and serve as a guideline for city marketing decisions. While the Brand Statement has since been updated (see 2018 Branding Guidelines), the tagline remains:

Easy to Reach...Hard to Leave.

B.1.b. 2008 Downtown Master Plan

The [Downtown Master Plan](#) recommended short and long-term improvements to establish Downtown North Bend as a vibrant commercial district while maintaining its small town character. Action items were developed and organized to fall under [nine](#) [9](#) goals. Many proposed action items have been completed, such as establishing the North Bend Downtown Foundation, creating a form-based code, and completing roundabouts along North Bend Way at Park St and Cedar Falls Way.

The Master Plan includes many additional recommendations and conceptual sketches that remain relevant today, such as the desire to improve the appearance and function McClellan Street, improving the connection between North Bend Way and the train depot, and creating a graduated gateway to downtown along Bendigo to better connect interstate-adjacent retail areas to the historic center.

B.1.c. 2018 Brand Implementation Guidelines

The Brand Implementation Guidelines ensure the city's brand and vision are integrated into the City's decision-making process. The Guidelines include 8 "spokes" – themes that are important considerations in all decisions made by the city. Each agenda bill going to City Council includes the relevant spoke(s) to help inform and guide decision making. This document also establishes a new brand statement for the city:

We are a highly livable small town that is the premier outdoor recreation destination in the Puget Sound Region.

The Guidelines include recommended strategies and action items that are organized under the 8 spokes. One relevant action item that has been completed is developing an economic profile and performing a retail leakage analysis – completed in both 2018 and 2023.

B.1.d. 2018 Economic Profile

The [Economic Profile](#) provided the city with a snapshot of important economic and demographic data and analysis to guide future economic development efforts. The Economic Profile provides important historic data points that help establish baselines and/or trend lines for key metrics such

as taxable retail sales, sales tax revenues, income levels, commute and travel patterns, and commercial vacancy rates.

The Profile also includes potential policies and broad-brush actions organized under strategic focus areas as well as key characteristics, challenges, and opportunities for each of the primary commercially-zoned areas of the city. Relevant policies include ensuring development standards are clear and predictable, providing more housing opportunities near employment, and developing a more diverse tax base by expanding commercial business opportunities and attracting more visitors to downtown who are visiting nearby recreation and cultural destinations.

B.1.e. 2023 Economic Development Action Plan

The Economic Development Action Plan considers and builds upon the findings from the previous documents outlined above, as well as information from an updated economic profile and retail leakage analysis included in the Action Plan.

The Action Plan establishes a vision and five goals for economic development and captures primary issues and challenges established from data analysis and conversations with key stakeholders, including commercial property and business owners, existing and prospective developers, City Council and staff, and implementation partners such as the SnoValley Chamber of Commerce and North Bend Downtown Foundation.

The Action Plan identifies four objectives that support and build upon the vision and goals and identify potential metrics the city may baseline and track to help measure success and monitor trends. Finally, the Action Plan identifies 12 recommended actions that 1) respond to one or more of the identified challenges and 2) align with the Action Plan's goals and objectives. Each strategy includes a brief description, the city's role, key partner(s), rough timeline, and relative resource needs.

B.2 RECENT MAJOR ACCOMPLISHMENTS

The City has completed or made significant progress on several strategies included in the last update of the Economic Development Element in 2015. These accomplishments include:

- Downtown Streetscape Improvements (2017)
- Completion of Brand Implementation Guidelines (2018)
- Adoption of Downtown Form Based Code (2021)
- Launch of Discover North Bend website (2021)

In addition, there are many initiatives underway that are contributing to advancing existing and new economic development strategies. These include:

- Design of improvements to William H Taylor Park and Riverfront Park
- Conceptual design of North Bend Way “complete street” to improve access for all modes of transportation
- Agreement with Sallal Water Association to allow for access to water for properties on North Bend Way in eastern half of city

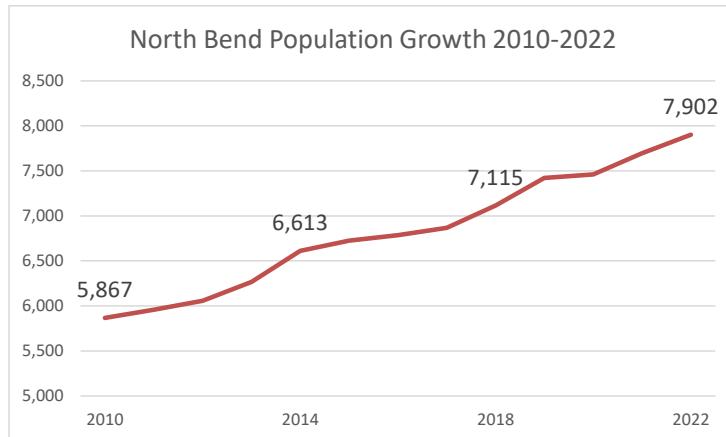
- Establishment of funding plan to extend sewer to properties west of downtown
- Expansion of wastewater treatment facility
- Strengthened partnerships with SnoValley Chamber of Commerce and North Bend Downtown Foundation

A complete status of strategies from the 2015 Economic Development Element is included in the appendix—TBD.

B.3 ECONOMIC DATA PROFILE

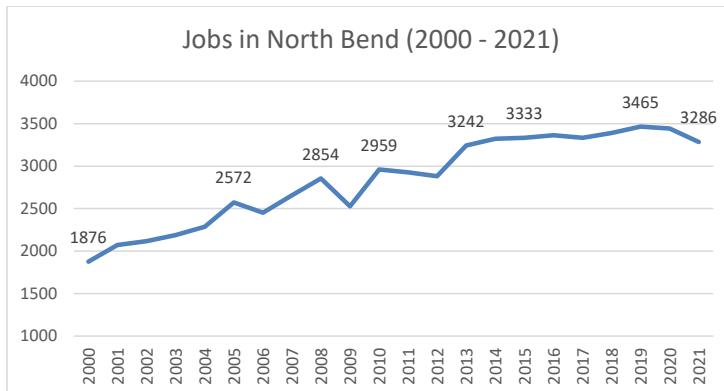
Population

The U.S. Census listed North Bend's population at 7,902 as of July 1, 2022. The chart shows population growth since 2010, an increase of 35%. This period experienced relatively high growth due to pent-up demand triggered by insufficient water rights and a development moratorium from 1999 – 2009.



Employment Information

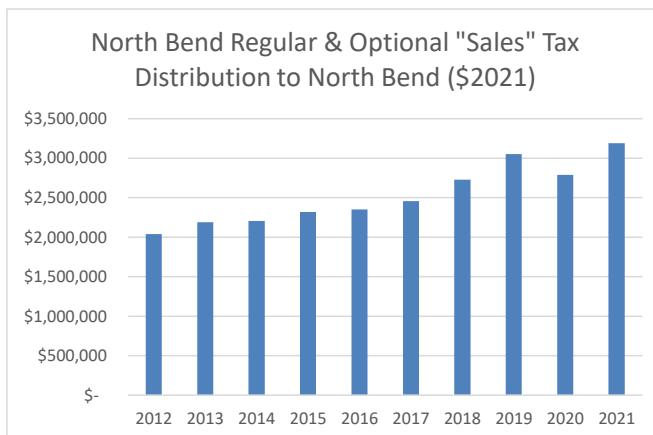
Puget Sound Regional Council publishes the number of jobs in North Bend by year. Jobs in North Bend have increased from less than 2,000 in 2000 to over 3,300 beginning in 2014. Job growth dipped slightly in 2020 and 2021, likely stemming from response to the pandemic.



Visitor Information

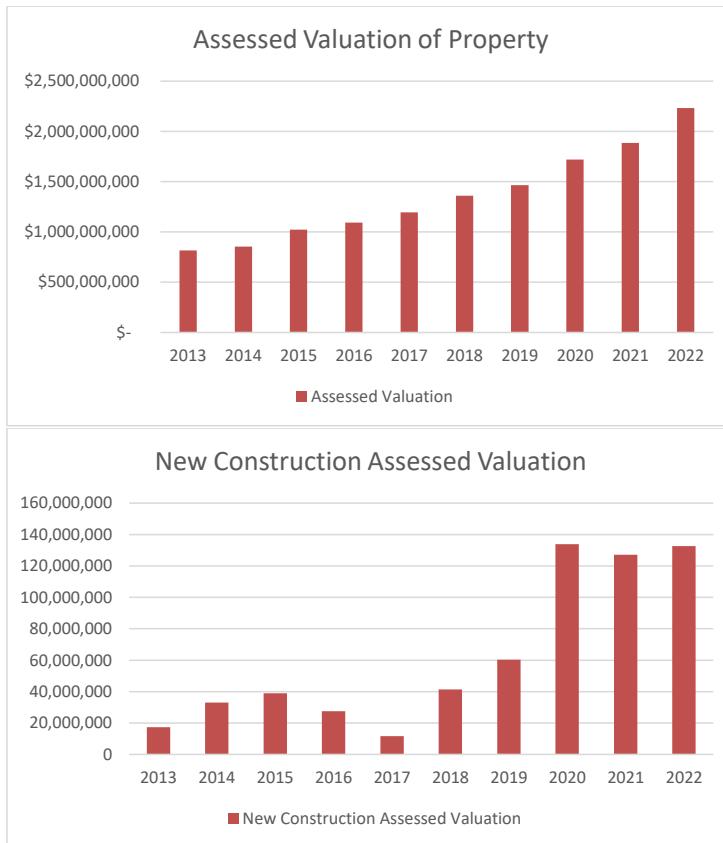
Sales Tax Information

The Washington State Department of Revenue publishes sales tax distribution information. This data demonstrates North Bend's sales tax growth between 2012 and 2021 – a 56% increase over this 10-year period, adjusted for inflation.

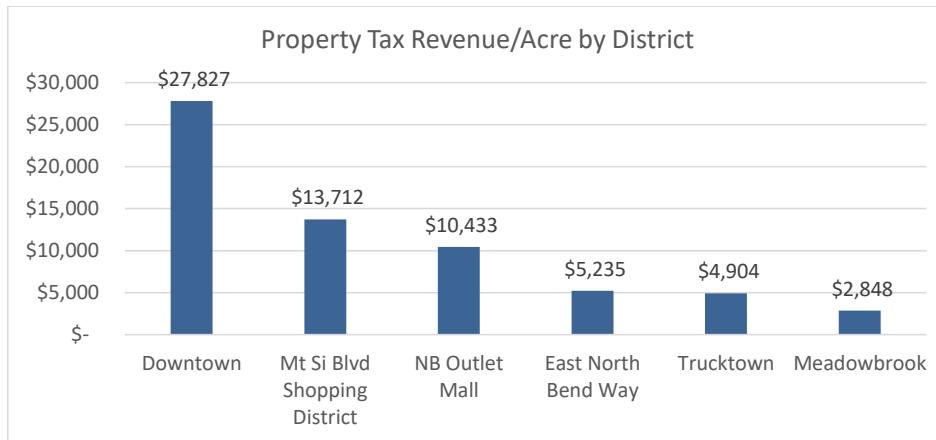


Property Valuation and Tax Information

Property valuation data between 2013-2021 was collected from the Washington State Department of Revenue and a Property Tax Presentation compiled by the city in 2021. The charts below show assessed valuation of property in North Bend and the assess valuation of new construction by year – both indicating the strong growth in North Bend in recent years.



Property tax data was collected for all commercially-zoned properties in North Bend using [King County iMap](#). The chart below shows total revenue/acre by geographic district. On a per acre basis, downtown's compact building form creates relatively high property tax revenues relative to other commercial areas. This data may justify a higher level of public spending in the downtown area and indicates opportunity for higher property tax revenues in commercial areas that have vast parking lots or under-developed property.



B.4 COMMERCIAL DISTRICTS

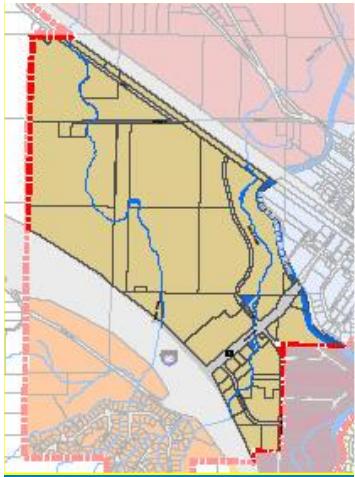
This section provides a brief description of the primary commercial districts in North Bend and provides additional context for some of the strategies outlined in Section C.

Downtown Commercial and Historic District



Downtown North Bend continues to be the community's heart and core. Since 2015, many new businesses have opened and filled vacancies along North Bend Way, Main Ave, and 2nd Street. Vacancies and redevelopment opportunities remain that could lead to additional commercial and residential growth in downtown. To better understand these opportunities, a first step will be to develop a prioritized list of "opportunity sites" and consult with property owners and other stakeholders about possible redevelopment plans.

Exit 31 - South Fork Interchange



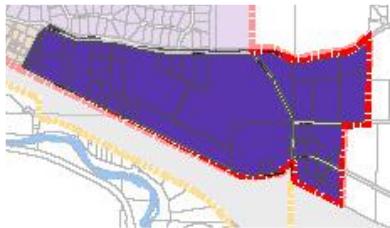
(Insert Map)

The South Fork Interchange area includes the North Bend Premium Outlet Mall, Mt Si Shopping Center, freeway-oriented services. It also functions as a vital gateway to downtown via Bendigo Boulevard. The 2008 Downtown Master Plan establish an attractive streetscape and “graduated gateway” concept for this corridor that should continue to be pursued. These plans promote a visual and physical connection between the downtown commercial district, the Snoqualmie River, and businesses near the freeway. These enhancements will help provide a welcoming gateway from the freeway to downtown, improve walking and biking paths along Bendigo Boulevard, and enhance connectivity to neighborhoods on the south side of the interstate.

Strategies for this area include pursuing a plan for a new hotel within the footprint of the Outlet Mall and pursuing broader redevelopment plans of the Outlet Mall to bring new vibrancy to the property, increase tax revenues, and address vacancies and underutilized parking areas.

A new roundabout at Bendigo and Mt Si Boulevard as well as a proposed new street extending South Fork Ave to the north and west and connecting to North Bend Way will have significant impacts on this area.

Exit 34 – Trucktown

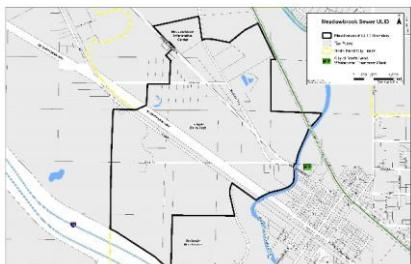


(Insert Map)

The area near Exit 34 currently contains a large truck stop. The truck stop is currently undersized and ill-configured for its current level of use leading to underutilized space and frequent parking of trucks along the on and off ramps to the freeway.

There is longer-term strategy to convene key regional stakeholders, including the owner of the truck stop, WSDOT, Port of Seattle, and King County, to explore opportunities to improve the availability and safety of truck stop facilities while also allowing for additional economic development opportunities that build upon this key gateway to the Puget Sound and the area's proximity to innumerable recreation options along the I-90 corridor and the Middle Fork Natural Area.

Meadowbrook



(Insert Map)

The formation of a utility improvement district will allow for the extension of sewer services to many commercially zoned properties on city's west side providing new opportunities for appropriately scaled manufacturing, office, and retail space.

C. ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND STRATEGIES

C.1 BACKGROUND

The goals, objectives, and strategies within this Economic Development Element are based upon the recently completed Economic Development Action Plan and reflect the hard work of the Economic Development Commission, City Council, and numerous community stakeholders.

Goals are high-level outcomes the city aspires to achieve. Objectives support the goals, add detail, and include a set of potential metrics that City may baseline and track to measure success and monitor trends.

Each objective is followed by 3-4 strategies (or policies) that align to their respective objective, respond to one or more of the primary challenges identified within the Economic Development Action Plan, and establish the basis for economic development initiatives carried forward by the city and its partners. These objectives and strategies can be used to further develop the city's economic development work program and guide policy decisions by staff and elected officials.

C.2. GOALS

Goal 1: Healthy, Thriving Businesses

Businesses are successful in North Bend and can access City services with predictability and consistency.

Goal 2: Fiscal Sustainability

The City of North Bend is able to meet its financial obligations, promotes efficient development, and creates the conditions for development to be successful.

Goal 3: Leverage Tourism, Arts & Culture, & Recreation Opportunities

Utilize the area's natural resources as well as arts, cultural, and recreation assets to attract both visitors and potential residents.

Goal 4: Improve Accessibility of Downtown, Commercial Districts, & Neighborhoods

Make the community safe for pedestrians of all ages and abilities to traverse the community on foot or bicycle.

A fifth goal, Increase Housing Opportunity, was identified in the Economic Development Action Plan. The Housing Element outlines the policies and strategies to address this goal.

C.3. OBJECTIVES AND STRATEGIES

Objective 1: Make North Bend a Desirable Place to Do Business

Pursue actions that entice and support businesses and build upon North Bend's brand and identity

- Improve development services for prospective businesses & small-scale developers, especially those within the recreation, technology, and medical/health care economies

- Improve resources for, and communication with, existing businesses owners that will strengthen their operations

Metrics to consider:

- *Time to achieve building and occupancy permits*
- *Number of sector-specific incentives provided*
- *Number of existing businesses receiving support services*

Strategies

1. Create a Development Guide and Dedicated Support Services for Small Businesses and Developers to Encourage Targeted Development

To encourage incremental development, the creation of an easy-to understand guide and designated staff support will help facilitate the development review process for smaller developers and businesses.

In addition, clarification of incentives offered to targeted development types that meet specific requirements will improve transparency, predictability, and desirable development outcomes for both the city and small-scale developers.

2. Enhance Presence of Marketing Materials to Attract Prospective Businesses

Creating marketing materials will help promote North Bend and attract targeted sectors such as light manufacturing, technology, incubator space, and/or health care. This may include sharing the available inventory of properties suitable for businesses, demographic trends, and retail leakage data through one-page summaries, robust marketing packets, or a targeted website.

3. Partner with Downtown Business Community to Identify and Pursue Projects and Programs Aimed at Enhancing Downtown as a Destination

The recent completion of a downtown Form Based Code in 2021, and a stronger partnership with the North Bend Downtown Foundation established in 2023, have set the stage for continuing improvements and enhancing downtown as a destination.

Pursuing designation as a Main Street Community will bring added awareness to the city and its downtown and build organizational capacity to pursue programs that will further engage downtown businesses, boost economic vitality, and increase sense of place in and around downtown.

Objective 2: Strengthen & Diversify Economic Base

Increase the number and type of businesses located within the city to better match demand for services

- Increase information and resources to facilitate (re)development of priority vacant or underused properties within existing infrastructure footprint
- Extend, acquire, or upgrade infrastructure needed to develop vacant or underutilized parcels in appropriately zoned areas

Metrics to consider:

- *Jobs/housing ratio*
- *Commercial acres readily developable*
- *Property tax revenue by geographic area or by zone type*
- *B&O and/or sales tax receipts*
- *Retail/commercial vacancy rate*
- *Number of active business licenses*

Strategies

4. Continue Addressing Critical Infrastructure Needs Including Water, Sewer, and Streets

Addressing critical infrastructure needs will encourage development that matches current zoning expectations within the Urban Growth Area. Three main areas of focus include:

- Continue pursuing the recently formed Utility Local Improvement District (ULID) and build out of sewer infrastructure in the Meadowbrook area west of downtown
- Ensuring appropriate water allocation to all commercial properties on East North Bend Way to mitigate the impact of Sallal Water's moratorium
- Continue pursuing funding and implementation strategies for improvements to North Bend Way identified in the concurrent North Bend Way Complete Streets Plan

5. Develop and Market a Prioritized Inventory of Redevelopment Opportunities in the Downtown Core

Creating an inventory of vacant and underutilized parcels will help the city define priority locations for redevelopment and signal the city's desire to pursue redevelopment at these locations to create additional commercial, office, or housing opportunities.

The City may also consider additional incentives or seek public and/or private investments to accelerate desirable redevelopment for targeted sites.

6. Convene a Team of Stakeholders and Create a Redevelopment Strategy for Trucktown and Surrounding Properties at Exit 34

Convening a team of private and public stakeholders will allow for a coordinated plan to improve the safety and functionality of the truck stop and enhance the appearance of this area that serves as both North Bend's and the Puget Sound's eastern gateway as well as a key location for myriad outdoor recreation opportunities along the Middle Fork and I-90.

7. Partner with Property Owner(s) to Develop a Master Plan for the Outlet Mall

Coordinating with the property owner of the North Bend Premium Outlets to pursue a shared vision will facilitate increased utilization of the land, enhance economic activity, and improve connectivity between the property and the remainder of the city.

Objective 3: Invest in Quality-of-Life Infrastructure, Connectivity, and Activities

Increase community connectivity and vibrancy to foster a strong sense of place and build upon North Bend's brand as a highly livable town and outdoor recreation destination

- Improve physical connections throughout the city, including non-motorized mobility options
- Celebrate and expand upon cultural and historic resources through events, marketing, and art

Metrics to consider:

- *Miles of sidewalk and pathways*
- *Number of attractions or events*
- *Annual number of visitors*

Strategies

8. Partner with Business and Nonprofit Community to Enhance Marketing Strategies to Attract Tourists and Outdoor Enthusiasts

The development of the North Bend Brand Implementation Guidelines in 2018 and the Discover North Bend website in 2021 were important steps to marketing North Bend as an outdoor recreation destination.

Creating or supporting sustained marketing materials, in partnership with others such as the SnoValley Chamber and Mountains to Sound Greenway, to showcase the city and its surrounding outdoor, historic, and cultural assets will attract more visitors and businesses to the community and further enhance North Bend's position as a regional destination.

9. Partner with Developers and Property Owners to Complete Hotel at Outlet Mall and Consider Additional Hotel Sites to Encourage Longer Stays in North Bend

Working with key property owners and developers to bring one or more full-service hotels to the community will further increase the community's ability to attract visitors to the city, encourage longer stays, and increase support of local businesses.

10. Advocate for Improved Transit to Better Connect North Bend to the Region

Ensuring the availability of transit to and from North Bend to surrounding communities will help improve safe, affordable, and convenient mobility options for both residents and workers. The City should continue building partnerships with local, regional, and state agencies to improve transit convenience and connectivity.

11. Inventory the Current Network of Sidewalks and Pathways and Identify Key Gaps

Walking and biking are key elements of increasing vitality and quality of life. This is especially true for families with young children in a city that has excellent parks and surrounding recreational assets.

An inventory of sidewalks, trails, and pathways throughout North Bend and the development of a citywide bicycle and pedestrian plan will identify both key gaps in the

existing network and opportunities for expansion that should be prioritized for design and construction funding.

F.1 ECONOMIC DEVELOPMENT GOALS

Goal 1: Advance the revitalization of the downtown commercial area as the historic center and heart of the community.

Commented [MN1]: 2015 goals and policies below left for reference while drafting updated Element

Goal 2: Create public and private opportunities for economic development that encourage and enable redevelopment of underperforming commercial sites.

Goal 3: Support the development of commercial services and attractions that serve tourism and strengthen the North Bend Brand and Vision.

Goal 4: Encourage retention and recruitment of business and industry which provide living-wage employment.

F.2 GOALS AND POLICIES

ED—Goal 1: Advance the revitalization of the downtown commercial area as the historic center and heart of the community.

Policies:

- ED—1.1** Develop an architectural design plan for the downtown commercial core consistent with the City's Downtown Master Plan and Design Standards.
- ED—1.2** Prepare a Downtown streetscape plan, which provides for community gathering spaces, connected sidewalks and trails, healthy and attractive landscaping and pedestrian amenities that promote human interaction and activity.
- ED—1.3** Encourage a diverse mix of commercial and residential uses within the Downtown Core to strengthen pedestrian interaction and activity.
- ED—1.4** Encourage multi-use projects that incorporate street level retail with office and residential above.
- ED—1.5** Market the area's extensive natural amenities, public lands, and open spaces to develop strategies that encourage tourism and promote viability of the downtown to the tourist.
- ED—1.6** Work with the existing power utilities to eliminate overhead power lines in the downtown commercial area.
- ED—1.7** Encourage a bike friendly environment throughout the City to support multi-modal transportation network.
- ED—1.8** Continue to encourage the revitalization of the Commercial Historic District through promotion of existing incentives including Special Evaluation Tax, Historic Rehabilitation Credits, Public Benefit Rating System, Façade Assistance Grants, special low interest loans and historic preservation grant opportunities.

ED—Goal 2: Create public and private opportunities for economic development that encourage and enable redevelopment of underperforming commercial sites.

Policies:

- ED—2.1** Seek private and/or public investments to address under performing commercial sites.

ED—2.2 Continue to pursue innovative transit options with other organizations within the Snoqualmie Valley as a means to promote economic development and tourism.

ED—2.3 Encourage the downtown merchants, building owners, and other groups to pursue creative revitalization strategies and funding.

ED—Goal 3: Support the development of commercial services and attractions that serve tourism and strengthen the North Bend Brand.

Policies:

ED—3.1 Continue to strengthen the North Bend Brand and Brand Statement.

ED—3.2 Collaborate with tourism oriented groups such as the Snoqualmie Valley Chamber of Commerce, Meadowbrook Farm Preservation Association, Puget Sound Railway Association, Snoqualmie Valley Historical Museum, Washington Trails Association, the US Forest Service, Mountains to Sound Greenway, Snoqualmie Tribe, City of Snoqualmie and others as appropriate.

ED—3.3 Expand and develop a design plan and maintenance program for each of the City's gateways that provides a strong welcoming feeling of arrival.

ED—3.4 Promote Mt. Si and the Snoqualmie River as a community economic asset which can be integrated into projects along the Snoqualmie River through architectural and landscape elements.

ED—3.5 Support the promotion of the City through special events such as local festivals.

ED—Goal 4: Encourage retention and recruitment of business and industry which provide living wage employment.

Policies:

ED—4.1 Promote tourism related industry which will provide local employment within the Employment Parks and appropriate overlay zoning districts.

ED—4.2 Promote employment park development and industry within the EP1 and EP2 zoning districts which provide living wage jobs.

ED—4.3 Promote commercial development at I90 Exit 31 which provide services to local residents and attract visitors.

ED—4.4 Promote commercial development at I90 Exit 34 which will provide services to local residents, attract visitors, and provide tourism related services to recreational users.

ED—4.5 Promote growth of industrial, manufacturing, and tourism activities that provide jobs which pay livable wages.

ED—4.6 Create incentives in the zoning code for projects that produce a higher number of living wage jobs.