



CHAPTER 7

PARKS AND OPEN SPACE ELEMENT

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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 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 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.

Meadow 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 wab 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.

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

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

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

Key:

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

Notes:

*Projects are not listed in any order of priority.

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

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



