

CHAPTER 1: LAND USE ELEMENT

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CHAPTER 1: LAND USE ELEMENT



A. INTRODUCTION

A.1 Purpose and Intent

The Land Use Element provides a long-range guide to the development of North Bend and its Urban Growth Area (UGA). Its purpose is to ensure that an adequate supply of land, a desired mix of uses, and employment opportunities are available for the successful implementation of the other elements of the Comprehensive plan. The element translates the vision of the City into a plan and directs development in North Bend over the next twenty years by introducing strategies that will retain and enhance small-town character, environmental health, and cultural and economic sustainability.

The Land Use Element of the Comprehensive Plan examines the character and quality of existing development in both the City limits and the unincorporated areas of the UGA. It identifies, trends, and projects potential growth within recognized opportunity areas. It also proposes the distribution, location, and extent of land used for various land use classifications. It considers both the state mandates of the Growth Management Act (GMA) as well as appropriate Countywide Planning Policies in King County. It presents the community's principal themes of preservation of its small town character with its desire to protect environmentally sensitive lands as growth occurs. Finally, it formulates the guiding goals and policies designed to shape the community into its acknowledged vision.

The Land Use Element sets general land use designations for the City and its UGA. Land use designations are intended to provide predictability to residents and property owners about the nature of land use within North Bend and provide the necessary planning tools to decision makers to make decisions about development applications. As mandated by the GMA, the Land Use Element accommodates the Growth Management Planning Council population and employment targets assigned to North Bend.

The Land Use Element is the result of a series of planning efforts first started in 1988. Subsequent community forums sponsored by the City's Planning Commission, and the City's adoption in 1993 of principles found in the *North Bend Vision Plan* (see Appendix 10-1) all led to the first Land Use Element adopted in 1995. The Land Use Element was subsequently revised in 2002, 2004 and 2007.

A.2 North Bend's Vision

The community of North Bend wants to preserve its rural character, natural beauty, and small town scale. The residents of the community also desire to enhance the built environment of the downtown, the riverfront and community parks, new and existing residential neighborhoods, and the community's gateways.

A.3 VISION 2040

The Puget Sound Regional Council (PSRC) VISION 2040 is a regional strategy for accommodating the growth expected to happen in the region by 2040. VISION 2040 is a long-range plan for maintaining a healthy region while promoting the well-being of the citizens and communities, economic vitality, and a healthy environment. VISION 2040 identifies ways to reduce greenhouse gas emissions and requires no net loss of critical areas. VISION 2040 includes provisions that ensure that a healthy environment remains available for future generations in our city.

The North Bend Comprehensive Plan Elements address each of the policy areas in VISION 2040. VISION 2040 has policies that address habitat protection, water conservation, air quality, and climate change. North Bend's Comprehensive Plan has been updated based on residential and employment targets that align with VISION 2040. Chapter 3 of the North Bend Comprehensive Plan identifies the number of housing units in the City for the year 2031, and also includes affordable housing goals. North Bend's Comprehensive Plan supports a sustainable approach to growth and future development.

The Comprehensive Plan and North Bend Municipal Code (NBMC) support low-impact development techniques for landscaping and stormwater. The Comprehensive Plan calls for urban development in the downtown core and includes design guidelines for mixed-use and transit-oriented development. The Housing Element commits to expanding housing options to meet the diverse needs of both current and future residents. The Economic

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Development Element in the Plan supports creating jobs and maintaining a high quality of life. The Transportation and Sustainability Elements advance cleaner and more sustainable mobility, with provisions for complete streets and green streets. In addition, the City has programs and strategies that support multimodal travel.

B. REGULATORY SETTING

B.1 Growth Management

Under the Growth Management Act (RCW 36.70A.070) a Land Use Element is required to address the following:

- distribution/location/extent of land uses (agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities and other land use);
- population densities, building intensities and estimates of future population growth;
- protection of the quality and quantity of ground water used for public water supplies; and
- drainage, flooding and stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

B.2 Countywide Planning Policies

The King County Countywide Planning Policies (CPP's) provide a countywide vision and serve as a framework for each jurisdiction to develop a comprehensive plan consistent with the overall vision for the future of King County. North Bend is located outside the larger metropolitan UGA to the west, which includes nearby cities such as Issaquah, Bellevue, Kirkland, Redmond and Woodinville; however the City has its own designated UGA boundary. Within the designated UGA, North Bend shall provide urban services, residential densities, and a mix of land uses that will provide for residential and economic growth for the next twenty years. The full list of CPP's is available on King County's website at: <http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPPs.aspx>.

The Land Use Element also recognizes the Growth Management Planning Council (GMPC) growth and employment targets for the City as a key component to its direction. The GMPC, working with all metropolitan jurisdictions, identified household and job growth targets based on the land capacity of each city and its identified UGA that would accommodate its portion of the State Office of Financial Management's (OFM) projected growth for the region.

C. LAND USE

C.1 History and Existing Development Patterns

North Bend's development pattern is the result of its spectacular setting in the upper Snoqualmie Valley between Mount Si and Rattlesnake Ridge, at the foothills of the Cascades. The Snoqualmie River defines a rich and environmentally sensitive river valley. The historic development activities of farms, pasture lands and timber harvesting, and the existing built environment including the Interstate 90 interchanges, are all influences molding the City's present and future development.

The river valley floor is relatively flat and has developed with the most intensive land uses such as those located in downtown, east of downtown along North Bend Way, and the freeway interchanges at Exit 31 and Exit 34. These areas contain the heart of the City's retail, manufacturing and commercial districts, as well as the highest density residential developments. Lower density residential, protected open space and rural pasture lands comprise the balance of land activities within the City, its UGA, and surrounding unincorporated lands.

This rich history of early reliance on the area's abundant natural resources is a guide to defining the City's future where the natural setting of North Bend continues as the key component to the City's identity and heritage.

C.2 Natural Features

The natural setting of North Bend within the broad Snoqualmie Valley allows ample opportunities for residential living with a small town feel, supportive services, and sub-regional employment centers. At the same time, development constraints such as aquifer recharge areas, rivers, streams, floodplains, wetlands, steep slopes, and geologically unstable soil define the existing development limits and predict the shape of future development activity along key corridors.

The North Bend UGA occupies a very small percentage of the entire upper Snoqualmie River basin (above the falls), but its location on the valley floor close to the outlet for the upper Snoqualmie basin makes it vulnerable to major flooding, which can damage residences or other property. Implementing development and management practices that acknowledge the impact of the river and its tributaries is critical for the health and safety of existing and future residents. Associated wetlands are key natural resource areas for enhancing water quality, providing important fish and wildlife habitat, and serving as water retention and flood storage areas. They provide opportunities to maintain the natural geologic systems of the area and their related habitat functions.

Additional information on the City's predominant natural features and their importance to the future development of the City is given in detail in the Critical Areas Element and the Shoreline Element. Review of drainage, flooding, and stormwater run-off in North Bend, as well as protection of the quality and quantity of groundwater intended for public use is addressed in the Critical Areas Element of the North Bend Comprehensive plan. To the extent necessary to comply with RCW 36.70A.070(1), the Critical Areas Element is incorporated by reference in this Land Use Element. North Bend's Shoreline Master Program (SMP) was most recently amended in 2012. Shoreline designations shall coordinate future land development and permitted uses with the Shoreline designations identified in the Shoreline Master Plan.

C.3 Built Environment

The historic development pattern of the City is along its east-west spine. The City's downtown commercial area developed along the old east-west SR-10 corridor (also known as the 'Old State Highway' or 'Sunset Highway'). In part, this 'Sunset Highway' first came to North Bend via Snoqualmie on the Boalch road alignment. The original route was subsequently moved to the present alignment of SR-202 then replaced with the old east-west SR-10 corridor now called North Bend Way. When Interstate 90 was completed in 1973 south of downtown North Bend, the original SR 10 assumed the function of a local access arterial route. Early residential neighborhoods clustered around the downtown employment node and were generally platted along the grid system, which gave definition and form to the urban environment. Other, typically rural land uses were scattered throughout the Upper Valley and are still evident today along the minor and major arterials as a mix of large lot rural residences with small commercial and industrial land uses.

The completion of the I-90 interchanges propelled new land uses forward by the mid-1980s in response to the commercial opportunities created by interstate transportation access. The principal impact at the Exit 31 South Fork interchange was the emergence of retail sales outlets and services that cater to both the visitor population and to the City and the surrounding area. With the distribution center for Nintendo at Exit 31 and the Genie facility at Exit 34, and the zoning of additional Employment Park lands for similar uses, the City has additional employment opportunities in the South Fork Neighborhood, as well as the vacant lands along North Bend Way in the Tanner and Edgewick Neighborhoods. The I-90 corridor is a Designated National Scenic Byway which gets international tourism promotion from the Federal Scenic Byways Program. The Mountains to Sound Greenway Trust (MTSGT) and City of North Bend work together on enhancement projects throughout the City primarily funded through the Snoqualmie

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Watershed Forum by the King County Flood Control District. The MTSGT strives to protect and enhance the I-90 corridor greenway. The City of North Bend received 'Tree City USA'¹ in 2011 and has reached certification every year since.

Many of the existing, older commercial and residential structures show signs of age, particularly in the downtown neighborhood area. Maintaining the City's charm and appeal as a vital rural center will require additional attention to the rehabilitation and maintenance of its existing developed areas and structures. In part, the maintenance and repair of the City's infrastructure forms the foundation for this work.

C.4 Historic and Cultural Preservation

One of the goals of the Comprehensive Plan is to help promote historic and cultural preservation within the City. Several sections of the Land Use Element reference key historic sites (see **Table C.4**) that deserve public intervention for protection. Some examples include the historic Tollgate and Meadowbrook Farms which are now in public ownership, and the historic downtown commercial district which was formally designated in 2000. Preservation of heritage sites helps to maintain the City's aesthetic and cultural diversity and provides continuity with its past. Heritage sites include buildings, properties, natural areas, and structures of cultural significance. Identifying heritage resources and determining appropriate measures for their protection, preservation, or restoration is an ongoing process involving the King County Landmarks Commission, the City of North Bend, and state and federal agencies. (See **Figure 1-4**)

TABLE C.4 INVENTORY OF HISTORIC SITES		
Name	Location	King County Survey File Number
Tollgate Farm	North Bend	0740
Si View Park Buildings	North Bend	0848
Fort Smalley	Tollgate Farm on SR-202	0015
Meadowbrook Farm	North Bend and Snoqualmie	N/A*
Milwaukee Railroad Bridge (since removed)	North of North Bend on South Fork of Snoqualmie River	0018
Downtown Commercial Historic District	Downtown North Bend	HRI#1567
Snoqualmie Tribe	Highway 202	N/A*
"Swing Rock"		
Forest Service Complex	North Bend Way	N/A*

* Sites not included in King County's historic survey designation but are important to the identity of North Bend.

In order to facilitate the City's continued preservation of key area landmarks, the City will support the development of a process that identifies, evaluates, and protects its local historic and cultural resources.

The City works closely with the King County Historic Preservation Program to implement the City's historic preservation ordinance. This may include entering into an interlocal agreement with the County to provide for the designation of a commission of landmarks within the City. The City should also work closely with Mountains to Sound Greenway to support its efforts to create a network of greenway buffers and interpretative signs which inform and celebrate the local history. Opportunities for interpretive facilities for existing designated historic sites and structures should be pursued, as well as the opportunity to work with the City of Snoqualmie on the Meadowbrook Farm property for significant interpretative venues. Local historic and interpretive avenues are greatly fostered within the City of North Bend through its support of the efforts of the Snoqualmie Valley Historical Museum. This support should continue and expand as the museum considers future plans to restore or expand its facility in North Bend. The museum offers an accessible and unique avenue for retaining and expanding the community's awareness of its historic and cultural roots.

¹ Tree City USA is a national program that acknowledges cities who meet four standards of sound urban forestry management: maintaining a tree board or department; having a community tree ordinance; spending at least \$2 per capita on urban forestry; and celebrating Arbor Day.



Historic Images of North Bend (left to right): Log trucks going through downtown and a Historic Downtown Building.

C.5 Land Use Types

The Land Use Element identifies the type, location, and intensity of the following distinct land uses and includes discussion of mixed uses among these categories.

- **Residential Land Uses:** Residential land uses include low- to high-density housing and cottage housing.
- **Commercial Land Uses:** Commercial land uses include retail, services and office.
- **Employment Park Land Uses:** Office parks, high technology business parks, warehouses, heavy industrial, and manufacturing businesses are included in the discussion of employment-generating land uses.
- **Parks, Open Space, and Public Facilities Land Uses:** These areas include recreational open space, active and passive parks uses, and publicly owned facilities.
- **Mixed-Use:** Mixed-use refers to the combining of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Typically this is accomplished in the following way; 1) A structure with ground floor retail/commercial or service uses and the above floors occupied by residential use; 2) A structure which provides retail/commercial or service use in the portion fronting the public street with attached residential or office uses behind; and 3) Multiple structures on one site which provide retail/commercial or service uses in the structure(s) fronting the public street or public realm, and residential and/or office uses in separate structure(s) behind. Mixed-use development opportunities are recognized as a key plan component in creating revitalization of the existing built environment and spurring new development opportunities. Benefits of mixed use developments include but are not limited to: 1) allowing citizens to live, work and shop within a close proximity to each use; 2) creating activity within the district or neighborhood during longer periods of the day; 3) creating housing options and housing diversity; 3) promoting pedestrian activity and reduced auto dependency and 4) creating a sense of place.

C.6 Community Design and Mixed Use

Traditional zoning separated homes from employment, shopping and commercial spaces. Commercial and industrial spaces were concentrated in large centers oriented towards the freeway and the automobile. Population growth and traffic congestion created a need to accommodate a better mix of uses where people can live, work and shop. Mixed-use development can provide a better jobs to housing balance and provide citizens with the option to live closer to work, thus making walking, biking and transit choices more abundant. Mixed-use buildings as described under C.5 above are a combination of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Mixed use is permitted and encouraged in the Downtown Commercial (DC) zone, Neighborhood Business Zone (NB) and through Planned Neighborhood Development Review in the Employment Park I (EP-1) zone.

LU - Goal 1: *Preserve North Bend's small town qualities and its natural environment, while allowing for growth and development.*

Policies:

- LU - 1.1 Encourage infill residential development within the existing incorporated area in an effort to reduce sprawl and create more housing options.
- LU - 1.2 Allow development to occur within the identified Urban Growth Area as City services become available and adopted annexation policies are met when it is consistent with adopted population and employment growth targets.
- LU - 1.3 Locate new residential land uses in environmentally unconstrained areas where public services are available or nearby.
- LU - 1.4 Encourage retention of natural habitat in residential developments by providing sustainable landscaping, and by creating zoning incentives.
- LU – 1.5 Develop a Citywide Gateway Plan, and associated regulations, to create attractive City entrances that highlight the community’s small town character.
- LU – 1.6 Revise the zoning map for Parks, Open Space or Public Facilities Zoned properties to reflect the primary use of the property as either Parks/Open Space or Public Facilities.

LU - Goal 2: *Protect, conserve and enhance the historic and cultural heritage of North Bend.*

Policies:

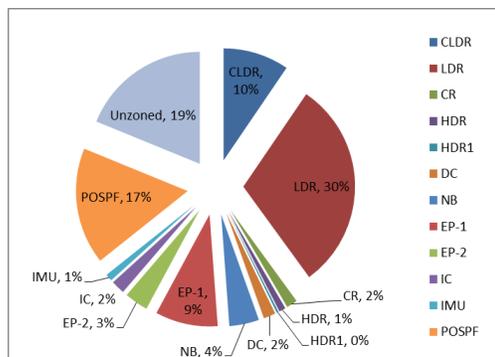
- LU - 2.1 Coordinate and cooperate with local, state and national historic and cultural preservation organizations, and the Snoqualmie Tribe, in order to promote and protect historic and cultural preservation within the City.
- LU – 2.2 Develop criteria to establish a system of priorities for the preservation of historic, archeological and culturally significant properties.
- LU – 2.3 Work with the Snoqualmie Valley Historical Society to make historic and cultural resources available in order to raise awareness of the richness of cultural diversity and to encourage retention of personal and community heritage.
- LU – 2.4 Promote a mutually supportive relationship between historic and cultural preservation and economic development.
- LU – 2.5 Incorporate the preservation of sites and structures of historic, cultural, and archeological significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews.

D. LAND USE CHARACTERISTICS, DISTRIBUTION AND LOCATION OF LAND USES

D.1 Distribution of Land Uses

Table D.1.A Distribution of Land Uses – 2015

LAND AREA BY ZONING (City and UGA)			
Abbrv.	Zoning District	Acres	Total (%)
CLDR	Constrained Low Density Residential	368	10%
CR	Cottage Residential	61	2%
LDR	Low-Density Residential	1177	30%
HDR	High-Density Residential (HDR)	37	1%
HDR	High Density Residential with Density Restrictions	10	0%
DC	Downtown Commercial	67	2%
IC	Interchange Commercial	77	2%
IMU	Interchange Mixed-Use	40	1%
NB	Neighborhood Business	167	4%
EP-1	Employment Park – 1	350	9%
EP-2	Employment Park – 2	133	3%
POSPF	Park / Open Space / Public Facilities	652	17%
Un-zoned	Un-Zoned Areas (right of way / river)	728	19%
TOTAL		3866	100%
Source: City of North Bend GIS (Geographic Information System)			



The City of North Bend with its UGA is approximately 3,868 acres in size. The predominant land use activities, as classified on the current zoning map, are residential uses. (See Figure 1-2)

D.2 Parks, Open Space and Public Facilities

About 17% percent of the UGA land area, or 652 acres, is now used for parks, open space and public facilities, a relatively high percentage compared with most communities, but consistent with the high priority residents have placed on maintaining the City's rural and small town character. This zone includes City offices and properties, schools, Si View Park and the fire station. Other key components of open space include the Meadowbrook and Tollgate Farms, which together have been designated by North Bend to serve as an urban separator between the Cities of North Bend and Snoqualmie. The preservation of land identified as environmentally critical areas, open space, and parks provides a variety of functions such as: providing access to the Snoqualmie River and its tributaries; providing visual relief from the built environment; retaining areas for wildlife habitat and stormwater retention; creating opportunities for study of the natural environment; supporting recreation opportunities; and linking the City with its historic past.

To adequately protect such critical land uses, the North Bend Municipal Code has specific zoning categories to identify and retain areas which function as either parks or open space. The Parks Element identifies recreational resources and provides specific policies, while establishing level of service standards for this important component of North Bend's amenities. (See the Parks Element of the Comprehensive Plan for more information.)

The City is well served by a diverse range of public facilities developed to meet the needs of its residents as well as the needs of those living in adjacent unincorporated King County. Facilities include: a King County public library (1994), a post office (1994), a public works Complex (2002), and a new fire station (2012).

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North Bend has a variety of public programs offered at public facilities. The North Bend Depot and associated historic train activities link North Bend to the City of Snoqualmie. In addition, the historic train provides tourist activities, which help generate economic activity. The Senior Center has a rich variety of programs and activities. The Si View Park complex has the only public pool in the Upper Valley and offers many classes and camps year round. The Snoqualmie Valley Historic Museum has a depth of high quality programs, resources, and displays. (See the Capital Facilities Element and Parks Element for more information on parks, open space and public facilities.)

D.3 Residential Land Use

According to the 2010 Census, 5,731 people live in North Bend in a total of 2,348 housing units, an increase of 459 housing units since 2000. The 2013 population estimate is 6,236 (a 7.1% increase from 2010).² The City has continued to see a steady rise in development since 2013 and expects the population within the City could increase another 7% with the projects currently under review.

The 2010 Census shows that 471 homes (24% of the existing housing stock) in the City were constructed prior to 1959. Between 1960 and 1989 493 homes (25% of the existing housing stock) were constructed. Half of the existing housing stock in the City was constructed since 1990 (990 units, or 51%). Nearly all units in the City are served by public water systems, while only 75% are served with public sewer. (See the Housing Element for more information and Table H.2.A below for a summary of residential and permit plat activity.)

D.4 Commercial Districts and Employment Centers

North Bend offers a variety of jobs to persons residing both inside and outside the City limits. Commercial Districts and Employment Centers are predominately concentrated along Bendigo Boulevard and North Bend Way and Boalch Avenue NW, as well as on the east side of the City in lands zoned EP-1 and EP-2.

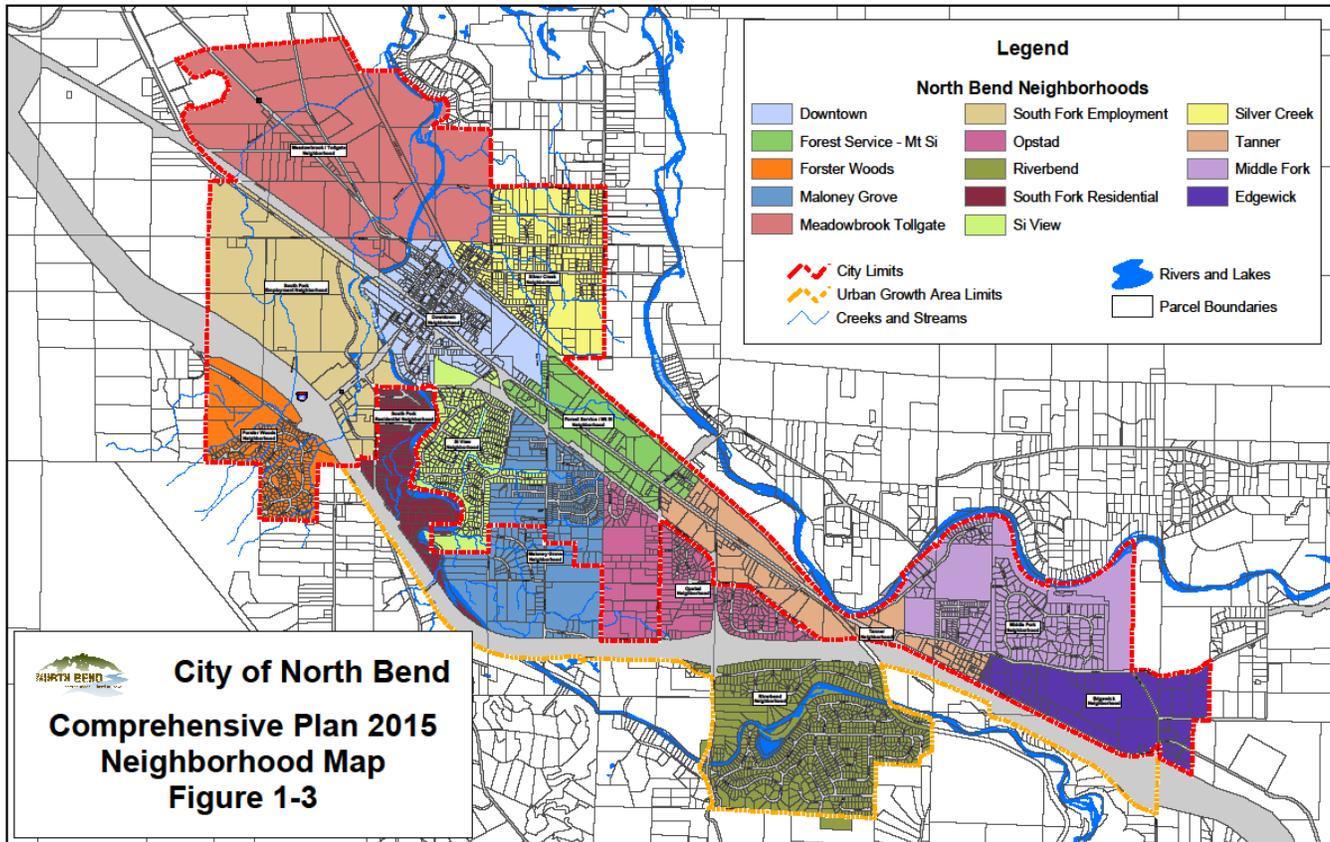
D.5 Neighborhood Planning Areas

For Comprehensive Plan purposes, the City has been divided into fourteen neighborhood planning areas identified in **Figure 1-3**. These neighborhoods have been established to create land use patterns that will help the City maintain its existing rural character, natural beauty and small town scale, as well as to identify neighborhood-specific planning and design issues and establish policies that help create identity, community, and a sense of place. These neighborhoods are characterized by pedestrian orientation and are linked by the City's existing and planned network of pedestrian and bicycle trails.

The potential for the creation of future neighborhood-specific plans will enable neighborhood residents to have a voice in the direction their neighborhood may take. Anything from the identification of needed neighborhood amenities to the development of neighborhood signage programs can be explored within the context of the neighborhood planning process.

Figure 1-3 shows all of the City's neighborhoods as currently designated. In concert with the Transportation Element and the Parks Element, the City should strive to seek land to accommodate neighborhood greenways and bike paths that both connect and articulate each neighborhood's identity. Development of future comprehensive neighborhood signage programs may help distinguish the neighborhoods' unique characteristics.

² United State Census Bureau 2009-2013 American Community Survey.
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Downtown Neighborhood

The Downtown Neighborhood includes the historic commercial downtown and the original town plat of North Bend, with a mix of commercial and residential uses. The Downtown Neighborhood contains several areas of vacant and re-developable land envisioned for infill projects and is one of the City's key employment centers for future commercial growth. The City has encouraged investment and improvement in the downtown through a number of ways.



Neighborhood size is generally defined by the walking distance to the neighborhood center. The Downtown Neighborhood has been designated in such a way that jobs, housing and services may be readily available to the local residents, often within walking distance. By encouraging a walkable downtown, a sense of community is affirmed, automotive pollutants are reduced, healthy lifestyles are encouraged, and human interaction is fostered. In addition, the City seeks to reduce urban sprawl as it encourages compact development, helping preserve the natural lands adjacent to the City.

The identification and development of the Downtown Neighborhood within the City occurred with several goals in mind. First, the downtown can be compact and comprised of structures of varying scale. Clustering is to be encouraged to help minimize impacts of conflicting land uses while enhancing the natural features or open spaces within a proposed development. Second, development within the downtown must respect the historic and architectural styles and patterns of development. Streetscape and pedestrian scale are some of the additional components required by the Residential, Commercial, Mixed-Use and Industrial Design Standards adopted May 18, 2010.

In 2000, the City established the Downtown Commercial Historic District, covering seventeen historic buildings. This designation, administered through an interlocal agreement with the King County Historic Preservation Program, is intended to preserve and restore the historic character of the District. The Downtown Commercial Historic District is supported by several programs designed to stimulate maintenance and redevelopment of the designated structures.

In 2008, the City adopted a Downtown Master Plan. This plan identifies key development opportunity sites, specific infrastructure improvements, traffic and parking recommendations, and regulatory measures to help achieve the plan goals. In addition to the recommendations in the Downtown Master Plan, a future city hall, civic center, and plaza are envisioned in the downtown core, which can serve as a catalyst for further economic development and as a venue for community events. The Downtown Master Plan also recommends gateway features that are intended to draw people in and establish a sense of arrival. The City has achieved many of the Near-Term Projects and Actions identified in the Implementation Timeline of the Downtown Master Plan. These include projects such as: a roundabout at North Bend Way/Cedar Falls; way-finding signs; invasive vegetation removal at Riverfront Park; Downing Avenue Extension; intersection control at Park and North Bend Way; and garbage screening along McClellan. In addition, a new Visitor Information Center (VIC) was built in 2014 at the corner of Bendigo Blvd and Park Street.

The City also supports further investment in its downtown core through economic development strategies that foster a synergistic mix of retail, restaurant, nightlife, and service uses, clear and concise guidelines for development, and by developing incentives for infill and redevelopment such as expedited permit processes and reduced impact fees.

In other areas of the Downtown Neighborhood, infill and redevelopment of underutilized properties is expected to occur as property values increase relative to the value of existing structures. Supporting higher-density residential in the Downtown Neighborhood is key to fostering both pedestrian-oriented development and additional market support for further commercial uses. Mixed-use developments are particularly suitable for the Downtown Neighborhood and should be supported and encouraged through appropriate policies.

Silver Creek Neighborhood

The Silver Creek Neighborhood is characterized by predominately single-family development, and further development should be limited to low-density residential in recognition of the established neighborhood character, its location within the floodplain, and the proximity of a number of floodway channels and critical areas associated with Silver Creek. Effort should be made to secure additional park land adjoining to E.J. Roberts Park as development is proposed. The additional park land will serve the growing number of residents using the park facilities in the Silver Creek Neighborhood.



Forest Service/Mount Si Neighborhood

The Forest Service/Mount Si Neighborhood is a residential and commercial mixed neighborhood located southeast of downtown. The neighborhood is bisected by North Bend Way and the vacant Burlington Northern Railroad corridor/Tanner Trail, with residential uses predominantly south of North Bend Way and commercial uses north of North Bend Way. Primary existing public uses include the US Forest Service Ranger Station Complex, the City of North Bend Public Works site, and Fire Station 87.



Formerly Highway 10, this area developed along its length as an auto-oriented commercial strip, with motels, service stations, restaurants, and mobile home parks. As such, it exhibits the effect of auto-oriented "strip commercial" development with numerous egress and ingress points from North Bend Way. These multiple curb cuts are detrimental to public safety, impede the smooth flow of traffic, discourage walking and bicycling, and should be reduced over time through shared-driveways required as a part of redevelopment. Effort should also be made to ensure protection of significant trees located between North Bend Way and Cedar Falls Way, which form a distinct part of the neighborhood's character.

The neighborhood contains significant vacant and redevelopable areas which are envisioned for the development of cottage housing south of North Bend Way, and a mix of commercial and residential uses north of North Bend Way.

A key intersection within this neighborhood is at East North Bend Way and SE Mount Si Road. This intersection provides access to the Mt. Si Trailhead. Because this trailhead is a regional draw, attracting over one hundred thousand people each year, retail and commercial opportunities are abundant. This neighborhood will see a demand for Neighborhood Business type uses, serving both the recreationalists and local clientele, and serving as a future neighborhood center. Retail and commercial uses should be pedestrian friendly, concentrated at the intersection, with parking located to rear. Mixed-use development consisting of retail/commercial and residential is encouraged. Residential uses on the north side of North Bend Way at this intersection should be limited to the second story and/or located to the rear of the retail uses.

Riverbend Neighborhood

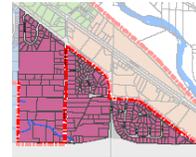
The Riverbend Neighborhood is a residential neighborhood in the Urban Growth Area south of I-90 Exit 32. The neighborhood has been largely built-out, with remaining single-family residential infill and redevelopment potential on existing larger residential



lots off 436th Ave. SE. Private parks within the Riverbend neighborhood provide gathering places, and a golf course with associated restaurant and commercial uses provide additional services just outside the UGA. The Snoqualmie Valley Trail provides an important pedestrian and bicycle link under I-90 from the Riverbend Neighborhood to downtown and other parts of the City.

Opstad Neighborhood

The Opstad Neighborhood is a residential neighborhood located southeast of downtown and directly south of the Mount Si Neighborhood. The neighborhood contains lower density single-family homes, Opstad Elementary School, and areas of vacant and redevelopable land. Much of the neighborhood has been “established” by existing residential subdivision patterns and should remain as low-density residential.



Maloney Grove Neighborhood

The Maloney Grove Neighborhood is a residential neighborhood located southeast of downtown and directly west of the Opstad Neighborhood. The southern edge of the neighborhood is bounded by the I-90 right-of-way. The area contains lower density single-family residences. This neighborhood contains areas of vacant and redevelopable land envisioned for low-density residential development. Southern areas of the neighborhood are constrained by the floodplain and floodway. Development of trails along the South Fork levee as redevelopment of these properties occur would provide important extensions of the City’s trail network and enable a safe pedestrian and bicycle connection to other areas of the City.



Si View Neighborhood

The Si View Neighborhood is a residential neighborhood located south of downtown and northwest of the Maloney Grove Neighborhood. The western edge of the neighborhood is defined by the South Fork of the Snoqualmie River. The neighborhood has been largely built-out, and contains minimal area of vacant or redevelopable land, which is envisioned for single family residential use. Portions of the neighborhood are constrained by the floodplain and floodway. The neighborhood center is identified as Si View Park.



South Fork Residential

The South Fork Neighborhood is a residential neighborhood located in the City's UGA, south of downtown and east of the South Fork Interchange area. It contains the existing subdivisions of Shamrock Park and Berry Estates. The neighborhood is bounded to the east by the South Fork of the Snoqualmie River. The neighborhood center is identified as the Exit 31 interchange commercial area within the South Fork Neighborhood to the west. Future development in the neighborhood is constrained by its location within the floodplain, some portions of which are in the floodway. Zoning in the neighborhood should be limited to low-density residential to be compatible with the established development pattern and constraints of the floodplain.



Forster Woods Neighborhood

The Forster Woods Neighborhood is a residential neighborhood located southwest of downtown and southwest of the I-90 Exit 31 interchange. The area contains the Forster Woods subdivision, both single-family and multi-family, and additional vacant residential and commercial land with moderate development constraints. Adjacent to the freeway intersection, vacant parcels would be developed as land uses suitable to the interchange, such as mixed-use designations to be compatible with adjoining residential areas. Existing environmental constraints must be addressed in any future development that occurs here. The remaining undeveloped lands in the Forster Woods Neighborhood area is proposed at LDR 4 (gross) units per acre on the south side of W. Ribary Way and HDR with a density restriction covenant on the north side of W. Ribary Way.



The Tanner Neighborhood

The Tanner Neighborhood is a predominantly light-industrial neighborhood located southeast of the Forest Service/Mt. Si Neighborhood and the Edgewick Interchange.

The neighborhood contains significant vacant and redevelopable land suitable for commercial and light-industrial uses and is an area anticipated to accommodate additional employment growth. Special overlay districts within areas of this neighborhood recognize unique site characteristics such as the presence of the Snoqualmie Valley Trail and the King County Tanner Landing Park, and therefore allow for a mix of residential and commercial/light industrial uses that wouldn't otherwise be permitted (see Overlay Districts section below).



The King County Snoqualmie Valley Trail provides an important pedestrian link through this neighborhood, connecting multiple parts of the City and encouraging bicycle and pedestrian transportation. The future Tanner Trail, within the Burlington Northern Railroad corridor, will provide a similar link along North Bend Way, and future developments that abut or contain this corridor should be constructed to align with and incorporate the trail into the design of the development. The area also has important scenic qualities with views of the Middle Fork of the Snoqualmie River and Mount Si. Interpretive or historic signage would be appropriate, located in key areas along the corridor to give perspective on the natural and human histories of the area, including that of the Tanner Mill and the former Northern Pacific (Burlington Northern) and Milwaukee Road Railroad Lines.

The Edgewick Neighborhood

The Edgewick Neighborhood is a predominantly light-industrial neighborhood between SE 140th Street and North Bend Way at the eastern end of the City, and is one of the City’s key employment areas anticipated to accommodate future employment growth. The neighborhood contains significant vacant and redevelopable land suitable for light-industrial and office park development. This area has great potential for increased job development due to its flat topography and excellent freeway access, and proximity to the Seattle metropolitan area. Attention to the most appropriate zoning classifications and land uses is also a significant issue, as the *North Bend Vision Plan* clearly articulates the City’s desire to manage new commercial development with attention to the scale and intensity suitable for a small city. Employment-generating uses should be given preference over larger-scale warehousing and storage uses. The East North Bend Master Plan Overlay District provides additional planning and land use guidance to ensure a well-coordinated mix of office, employment park, research and industrial, and light manufacturing uses, and to coordinate vehicular circulation and site design to minimize adverse impacts to adjacent residential areas and nearby schools. The commercial areas at the Exit 34 interchange form the neighborhood center. Because 468th Ave. SE serves as the gateway to the popular Middle Fork recreation area, special attention should be paid to ensure that building and site design within this area—although it may be light industrial—retains a small town character and scale consistent with the City’s vision statement.



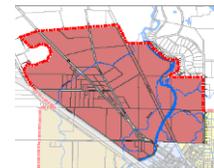
The Middle Fork Neighborhood

The Middle Fork Neighborhood is a residential neighborhood bounded to the north by the Middle Fork of the Snoqualmie River. The City will require that future development of this area provide public access to the Middle Fork of the Snoqualmie River with pedestrian trails that connect residential areas to the river where possible. Remaining development within the Middle Fork Neighborhood should remain as low-density residential.



Meadowbrook/Tollgate Neighborhood

The Meadowbrook/Tollgate Neighborhood is chiefly characterized by the preserved Meadowbrook and Tollgate Farms, and is designated as an urban separator. Both Meadowbrook Farm and Tollgate Farm are managed consistent with master plans that were developed for each property, as public park and open space areas intended to preserve scenic, historic, and cultural resources, and to be developed for lower intensity recreational activities, with a portion of Tollgate Farm also being developed for active recreation. (See the master plan for each property for more information.)



The retention of open space and passive and active recreation within the Meadowbrook/Tollgate Urban Separator is an important priority for the City. The urban separator designation has been supported by designating the neighborhood as a development rights transfer sending zone.

The Meadowbrook neighborhood contains some housing units as well as limited commercial and manufacturing land uses. The neighborhood contains areas of vacant and redevelopable land, and is envisioned as a mix of density of residential uses and lower-intensity commercial uses. Much of the area outside of the publicly owned properties remains vacant. However, this neighborhood is not anticipated to accommodate higher-intensity commercial growth, based on the objectives of the Urban Separator Overlay Zone. Future development in the neighborhood is also constrained by wetland, stream and floodplain critical areas.

South Fork Employment

A commercial and light-industrial neighborhood, the South Fork neighborhood includes the Exit 31 interchange commercial area and the large vacant and redevelopable properties between I-90 and North Bend Way in the western end of the City. This neighborhood is one of the City’s primary employment centers and is anticipated to accommodate much of the City’s future employment growth. Key existing uses include Nintendo and North Bend Premium Outlets to the west of Bendigo Boulevard, and the Mountain Valley Center east of Bendigo Boulevard. The



neighborhood also serves as a primary gateway into the rest of the City. Maintaining and enhancing the streetscape along Bendigo Boulevard with landscape, lighting, signage, and sidewalk improvements consistent with recommendations in the Downtown Master Plan will help draw people from this area into downtown.

Policies for industrial lands are intended to provide guidance toward identifying adequate land area for job growth and creation, developing parameters to help reduce conflicts between adjoining land uses and providing direction for new development to exhibit sensitivity to the natural environment. Uses in the Interchange Mixed-Use zone are to be limited to less intensive commercial activities that will be more compatible with the residential zoning district surrounding the interchange.

D.6 INCOMPATIBLE LAND USES

The City of North Bend's Comprehensive Plan and development regulations need to reduce incompatibility between residential and commercial or industrial land uses in the North Bend UGA. Reducing and/or mitigating compatibility of land uses between adjacent residential and non-residential properties is fundamental to sound land use planning. To improve compatibility between residential and non-residential properties, the City development code shall include enhanced setbacks, additional landscaping, and enhanced design guidelines as well as limitation on permitted uses in specified locations. The objective of the development code will be to provide buffering as necessary to preserve and enhance the character of residential zoning districts. Establishment of the Interchange Mixed Use (IMU) zoning district and a Transitional Landscape Area (TLA), will achieve the reduction of incompatibility between residential and commercial or industrial uses. (See Section F below for a further description of these overlay zones.)

LU - Goal 3: *Maintain residential quality and neighborhood livability suitable for residents of North Bend.*

Policies:

- LU - 3.1 Encourage the development of human-scale neighborhoods planned to be easily accessed by transit for civic, cultural and/or recreational activities.
- LU - 3.2 Encourage retention of existing open spaces and the creation of a citywide, linked open space network in order to retain the existing rural character within residential neighborhoods.
- LU - 3.3 Utilize adopted multi-family and single family design guidelines which help to promote high quality residential development.
- LU - 3.4 Protect neighborhoods from adverse impacts such as junk vehicles or other nuisances by actively enforcing City codes.
- LU - 3.5 Support new transit opportunities linked to residential growth.
- LU – 3.6 As needed work with neighborhood residents to help define each neighborhood's character and address each neighborhood's challenges.
- LU – 3.7 Promote walkways and bikeways within new residential developments that can be linked to existing or proposed trails and walkways.
- LU – 3.8 Reduce sprawl by creating development regulations that allow smaller lot infill development at a scale and intensity that preserves existing neighborhoods.
- LU – 3.9 Protect residential zoning districts from adverse impacts created by land uses permitted in adjoining commercial or industrial zoning districts.
- LU – 3.10 Preserve the "established" character in existing neighborhoods that are significantly built-out by zoning for infill development to occur at densities that are consistent with the existing development pattern.
- LU – 3.11 Protect the public health and safety by limiting single-family residential infill development in floodplain areas outside of the downtown commercial zone to Low-Density Residential and Constrained Low Density Residential zones.

LU – 3.12 Limit new multi-family dwellings constructed in the Downtown Commercial zone to the second story or above when constructed in the downtown core.

E. LAND USE AND ZONING DESIGNATIONS

How the City classifies uses of land within its incorporated boundary and its growth areas is important to the way the City will develop over the next twenty years. The present zoning code is designed to implement the principles of the *North Bend Vision Plan* by promoting neighborhoods that are pedestrian-scale, predominately residential areas with mixed commercial and residential uses permitted in the commercial and industrial core of the City.

A general description of the City of North Bend's zoning code classifications are provided in the following sections. The zones provide the direction necessary to fulfill the City's vision for greater choice and expanded opportunity for residents and businesses, while also allowing the City to meet the population, employment, and affordable housing targets mandated by Countywide Planning Policies.

E.1 Residential Land Use

Much of North Bend is identified as Residential Neighborhoods (see **Map 1-4**). Residential zones provide for both single-family and multi-family housing with a range of densities while also accommodating appropriately scaled commercial nodes within proximity to residential areas. Locating these uses in a "mixed-use core" within walking distance of the neighborhoods in a deliberate, pedestrian-scaled pattern, encourages people to walk and bicycle and makes for a safer and more vibrant neighborhood. New residential development is encouraged to evolve according to traditional settlement patterns, with higher densities concentrated in the "unconstrained" areas and the "mixed use core" area, and gradually diminishing at the neighborhood's edges. All residential zones (definitions below) create attractive and satisfying environments for family and household life, ensure adequate services are provided, and provide for public amenities such as passive and active recreation areas, open space, and trails, and promote the opportunity for area-wide coordination and continuity of pedestrian, bicycle, and greenbelt corridors. In addition, these zones promote a traditional neighborhood development pattern and scale which serves to maintain and enhance the existing character and pedestrian orientation.

Low-Density Residential (LDR)

Low-Density Residential designations provide for neighborhoods of predominately single-family structures at a maximum density of four dwelling units per acre. This zoning designation can accommodate for other uses that are compatible with single-family residences, including accessory dwelling units and some percentage of cottage housing within a planned neighborhood district.

Constrained Residential (CLDR)

Constrained Residential is a portion of the Low-Density Residential designation that is recognized for having larger lots or development constraints, such as frequently flooded areas, geologically hazardous areas, river and stream corridors, channel migration areas, wetlands, and native wildlife and fish habitat. Density in this area is expected to reach a maximum of two dwelling units per acre. The CLDR area includes properties located within the floodplain and floodway areas adjacent to the South Fork of the Snoqualmie River, and includes properties within the UGA, characterized by larger lot sizes and in keeping with the rural character recognized as important in the city's vision statement.

Cottage Residential (CR)

Cottage Residential zoning designation provides for innovative housing types on smaller lot sizes with increased densities to create greater diversity for residents of North Bend. CR is comprised of predominately single-family smaller detached housing, though some attached housing is allowed.

High-Density Residential (HDR)

High-Density Residential zoning designations provides for attractive and satisfying pedestrian-friendly neighborhoods and/or areas of predominantly multi-family structures allowing for a mix of housing types, including affordable housing.

E.2 Parks, Open Space, and Public Facilities

Parks / Open Space or Public Facilities (POSPF)

The Parks Open Space or Public Facilities designation will include all public parks, schools and community facilities, as well as developed trails and other public recreational corridors and lands. Through the City's Parks and Open Space Element, property to be acquired for future parks or trails may be designated "future" Parks, Open Space, and Public Facilities. The "future" Park's designation may be applied without changing the underlying zoning.

The POSPF zoning may be segregated to distinguish lands designated primarily for parks and open space from lands designated primarily for public facilities. Agriculture, forestry, galleries, gardens and museums, cemeteries, as well as governmental offices are permitted.

E.3 Employment

Employment Park (EP-1 & EP-2)

The Employment Park designations include areas where the future employment growth for North Bend will occur. This designation provides for development of large and small business to meet the twenty-year job target identified for North Bend by the Growth Management Planning Council. An important consideration for the development regulations is the need for parcels of sufficient size, with few constraints, that can provide efficient use of land to meet job targets. Activities promoted in this designation could include indoor fabrication, research and development, finance and other service-related businesses, and distribution facilities. Typical heavier industrial uses will be accommodated here as well.

E.4 Commercial

Downtown Commercial (DC)

The Downtown Commercial designation will be the focus of services, entertainment, specialty retail, and mixed-use development. Development will be encouraged to conform to traditional northwest vernacular architecture and color palette, front onto streets, include pedestrian amenities, promote alternative transportation by providing bicycle racks and facilities, and develop shared parking facilities. Multi-storied development will be permitted to include residential and/or professional office uses above the street level. By promoting and enhancing commercial land uses within the historic, or traditional downtown area, redevelopment activities are encouraged which can prepare the North Bend downtown for the opportunities of the next century.

Interchange Commercial (IC)

The Interchange Commercial designation provides for business activities that typically serve the travel and tourist trade while also supplying goods and services in larger scale commercial development.

The Interchange Commercial zone provides for services to the traveling public, as well as larger scale commercial activities

Interchange Mixed-Use (IMU)

The Interchange Mixed-Use zoning designation provides a modified set of permitted "interchange commercial" activities to protect residential uses adjacent to Interchange Commercial zoning districts.

The Interchange Mixed-Use occurs where Interchange Commercial (IC) zoning is near residential (LDR, HDR) zoning. The purpose of this zoning is to provide a transitional zoning district to act as a buffer between Interchange Commercial and Residential zoning. The transitional area provides for a limited set of interchange commercial uses that are more compatible with adjacent residentially zoned parcels.

Neighborhood Business (NB)

The Neighborhood Business zone is a commercial zoning district intended to allow a variety of small-scale retail centers for shops providing goods to serve the everyday needs of the surrounding population, where mixed-use development can be encouraged.

LU - Goal 4: *Focus future employment growth in designated economic opportunity areas including the downtown, the South Fork interchange and employment park area and the East North Bend Way to Edgewick corridor.*

Policies:

- LU - 4.1 Implement a high level of design and retention of the City's unique visual quality to areas zoned for commercial or industrial land uses through review and implementation of the adopted Commercial and Industrial Design Standards.
- LU - 4.2 Promote pedestrian-scale development by utilizing shared driveways or existing roads and providing pedestrian-level amenities.

F. MASTER PLAN OVERLAY DISTRICTS (MPODs)

The North Bend Municipal Code (NBMC) Master Plan Overlay Districts (MPODs) provide a process by which a specific planned mix of uses and layout may be provided through a master plan to address unique site-specific opportunities and constraints. The underlying zoning for these areas has not changed but in most cases they have been given special considerations for types of uses, approximate locations for open spaces, public streets and access points. The Planning Commission or property owner may docket consideration of an overlay zone. The first and initial land use development application for any parcel within an MPOD shall show consistency with the overlay district.

Urban Separator Overlay District

The City has established an Urban Separator Overlay District (USOD) (**Figure 1-2**) for the land enclosed by the Meadowbrook and Tollgate Farms including the “constrained” land lying east of the Tollgate Farm and west of the South Fork of the Snoqualmie River between SR-202 and West North Bend Way. Urban Separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the North Bend UGA. (See the NBMC for more information.)

Transitional Landscape Area

The Transitional Landscape Area (TLA) includes specific locations along I-90 and key arterials and collector streets within North Bend and its UGA, which, require appropriate landscape transitions to buffer incompatible uses and sustain the City’s natural assets for continued economic prosperity and quality of life and support the regional efforts along the I-90 corridor to maintain it as a National Scenic Byway. (See the NBMC for more information.)

Planned Neighborhood District

The Planned Neighborhood Overlay District (PND) encourages a variety of residential housing types, sizes, and pricing. It provides flexibility to bulk and dimensional standards (except density). The PND applies to all Cottage Residential (CR) development; LDR development that proposes any cottage homes; and in any zone where a mix of residential housing types is proposed. (See the NBMC for more information.)

Additional MPOD

Additional MPOD may be adopted over time and incorporated into the NBMC and zoning map amendments. Currently, the NBMC has three additional MPOD: Limited Commercial Overlay District (LCOD), the Tanner Landing Master Plan Overlay District (Tanner Landing MPOD), and the East North Bend Master Plan Overlay District (ENB-MPOD). (See the NBMC for more information.)

LU - Goal 5: Maintain an Urban Separator Overlay District in the Meadowbrook / Tollgate Neighborhood.

Policies:

- LU – 5.1 Support the Urban Separator Overlay District (area and boundaries), to include the Meadowbrook / Tollgate Neighborhood to protect the resource land uses occurring there, protect the neighborhood as a corridor of land that defines the municipal identity and boundaries, provide a visual break in the urban landscape, and link parks and open space within and outside the North Bend UGA.
- LU – 5.2 Design the Urban Separator Overlay District covering the Meadowbrook / Tollgate Neighborhood to include and link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, and contain historic resources.
- LU – 5.3 The residential density for residential zoned land designated in the Urban Separator Overlay District covering the Meadowbrook / Tollgate Neighborhood should be consistent with minimum build-out in the zoning district.
- LU - 5.4 The level of density for assignment of Transfer of Development Rights should be the minimum in the zoning build-out.

LU – Goal 6: *Maintain a Transitional Landscape Area.*

Policies:

- LU – 6.1 Maintain a Transitional Landscape Area which requires enhanced landscaping to help buffer incompatible uses.
- LU – 6.2 Sustain the City’s natural assets for continued economic prosperity and quality of life.
- LU – 6.3 Support the regional efforts along the I-90 corridor, a designated National Scenic Byway, which gets international tourism promotion from the Federal Scenic Byways Program.

G. TRANSFER OF DEVELOPMENT RIGHTS

A Transfer of Development Rights (TDR) program provides a means to purchase and sell residential development credits from lands that provide public benefit. The TDR program is voluntary – property owners may choose not to participate in the program. Landowners receive the financial benefit from selling development rights without having to develop or sell the land itself. The landowner retains all other rights of title and private use of the property, subject to conformance with the TDR agreement in place. Permanently preserved land is established through a conservation easement without cost to taxpayers or added regulations to landowners, and public access is not required. The credits are transferred from the property that is preserved, known as the “sending site,” to a “receiving site.”

The adopted TDR program for North Bend will allow individuals to purchase and sell development credits from lands that provide a public benefit. In North Bend, the lands that can transfer development rights presently include properties in an Urban Separator Overlay District and specified environmentally sensitive lands including the floodway, channel migration areas, wetlands, streams, and their buffers. Designated receiving sites are currently focused in the Downtown Commercial. Through TDR, landowners can receive financial compensation without developing or selling their land and the public can receive permanent preservation of the land. Specific sending site areas and receiving site areas for the transfer of development rights are designated in the development regulations.

LU - Goal 7: Maintain and Promote the Transfer of Development Rights Program.

Policies:

- LU – 7.1 Maintain a Transfer of Development Rights program to create the opportunity for preservation of selected urban separator, resource, and sensitive area land from development and redirect development to the appropriate land areas.
- LU – 7.2 Adopt regulatory incentives to encourage Transfer Development Rights from sending site areas and purchase of development rights in receiving site areas.

H. GROWTH TARGETS AND BUILDABLE LANDS

The Growth Management Act³ requires Washington cities and counties to measure their land supply (in acres) and land capacity for both housing units and jobs in order to ensure these cities and counties have sufficient capacity to accommodate forecasted growth for a 20 year period. North Bend has analyzed preceding years and forecasted capacity for the future anticipated growth, and found there is adequate land available for housing and employment target numbers. Future development and build-out analysis assumes highest and best use of lands, which is not always achievable or realized with each individual development.

The 2014 King County Buildable Lands Report identifies a **housing target of 665 units** and **employment target of 1,050 net new jobs** for North Bend for the years 2006–2031. As shown in Table H.1, since 2006, North Bend has 234 total net new housing units, requiring an additional 431 units by 2031 to reach the target housing units. As shown in Table H.4.B, the 2035 analysis found that North Bend has the **capacity for 2,331 new housing units, exceeding the target with a surplus of 1,666 units**. As shown in Table H.5, the analysis also found that North Bend has the **capacity for 7,092 new jobs within the boundaries of the city, therefore exceeding the target with a surplus of 6,042 jobs**.

The current targets established by the Growth Management Planning Council (GMPC) are for the planning period 2006-2031. The Growth Management Act requires cities to plan for sufficient areas and densities for growth anticipated to occur in a twenty year period. In order to plan for the twenty year period, 2015-2035, the housing and employment growth targets have been extended to 2035. North Bend's **housing target for 2006-2035 is 771 new units** (subtracting the 234 new houses constructed since 2006 makes the target 537), and **employment target is 1,218**. As shown in Table H.5, the 2035 analysis found that North Bend has capacity for 2,331 new housing units and capacity for 7,092 new jobs, therefore North Bend **exceeds the 2035 household targets with a surplus of 1,560 units and exceeds the employment targets with a surplus of 5,874 jobs**.

H.1 Residential

From 2006 to 2014, 234 net new units were permitted in the City of North Bend.

Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units	Total Net New Units:
252	1	(19)	234	234

H.2 Residential Development Activity

Table H.2 shows the residential permit and plat activity, and densities achieved, from 1996 to 2014. The densities that were achieved in past developments are shown in **Table H.2** and are used to predict future residential densities (see **Table H.8.A**).

Table H.2 Residential Permit and Plat Activity 1996–2014

Year	Residential Permit Activity						Residential Plat Activity					
	Single-Family Zones			Multi-Family and Mixed Use Zones			Single-family Zones			Multi-Family and Mixed Use Zones		
	Net Acres Permitted	Total Number of Units	Avg. Permit Density (net) (du / acre)	Net Acres Permitted	Total Number of Units	Avg. Permit Density (du / acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (lots / acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (lots / acre)
1996-2000	69.01	287.00	4.20	8.95	233.00	26.00	4.35	16.00	3.70	N/A	0	N/A
2001-2005	3.44	15	4.36	N/A	0	N/A	1.95	6	3.08	N/A	0	N/A
2006-2014	40.40	245	6.06	1.36	7	5.14	47.96	262	5.47	0.68	4	5.91

³ The Washington Legislature enacted the Growth Management Act (GMA) in 1990 to guide planning for growth and development. It has been regularly amended to further define requirements and to advance coordination among local governments.

H.3 Residential Land Supply 2015

As shown in Table H.3, before deducting constraints, the City of North Bend has about 558 gross acres of vacant and redevelopable residential land within its current city limits. There are also approximately 263 gross acres of land available in the UGA. Altogether there are about 822 gross acres potentially available for residential development within the City and its UGA. Once deductions for critical areas and public purpose are accounted for, there are approximately 320 net acres in the City and 138 net acres in the UGA for residential land supply.

A market factor is the assumption for the variability of land that will not be on the market at any given time. There is not enough data or a high degree of variability to provide a solid market factor at this time. If a 5% market factor were applied, residential land supply would go from 459 total adjusted net acres to 436 total adjusted net acres, a reduction of 23 acres. The 5% assumption used in this example is based on development trends observed recently in North Bend.

Table H.3: Residential Land Supply – 2015

Residential Land Supply – 2015						
Land Characteristics	Gross Acres	Deductions		Net Acres	Market Factor %	Adjusted Net Acres
		Critical Areas Acres	Public Purpose %			
SF Vacant	228.138	39.25	33%	126.557	0%	126.557
SF Redevelopable	276.472	42.335	33%	156.874	0%	156.874
MF Vacant	11.135	1.265	33%	6.613	0%	6.613
MF Redevelopable	1.482	0	33%	0.993	0%	0.993
Mixed Use Vacant	23.704	NOTE 1	10-20%	16.924	0%	16.924
Mixed Use Redevelopable	18.014	NOTE 1	0-20%	12.507	0%	12.507
Sub Total: Current City Land Supply	558.945	82.850		320.467		320.467
UGA SF Vacant	51.962	20.773	33%	20.897	0%	20.897
UGA SF Redevelopable	211.541	35.803	33%	117.745	0%	117.745
Sub Total: Current UGA Land Supply	263.503	56.576		138.641		138.641
Total: Residential Land Supply	822.448	139.426		459.108		459.108

Note 1
All deductions for Critical Areas, Public Purpose (ROW, Parks, Utilities), and Buildable Areas with a "No Change" assumption have been applied before division into commercial/residential acres. This has been done due to the development assumptions applied in conjunction with North Bend Zoning and Overlay District specifics.

H.4 Residential Capacity

The 2014 King County Buildable Lands Report identifies a housing target of 665 additional units in North Bend for the years 2006–2031. North Bend has achieved 35% of this with a remaining target of 431 net new households (see Table H.4.B). Per Table H.4.A, the 2015 Comprehensive Plan zoning 2035 analysis found that North Bend has the capacity for 2,009 new housing units within the current City boundaries and is therefore able to accommodate the 2031 target of 665 new units as well as the 2035 target of 771 new units. There is an additional capacity of 322 units in the UGA based on North Bend’s planned zoning after annexation to the City. The total capacity in North Bend and its UGA is 2,331 units.

Table H.4.A: Summary of Development Capacity (2015)

Residential Development Capacity – 2015			
Zoning	Housing Capacity (Units) on:		
	Vacant Land	Redevelopable Land	Total
Single Family			
LDR - City	413	554	997
LDR - UGA	11	153	164
Constrained LDR - City	62	15	77
Constrained LDR - UGA	37	121	159
CR - City	239	121	360
ADU's @ 5% in City	21	29	50
Units lost in commercial redevelopment	0	0	0
Subtotal - City	734	749	1484
Subtotal - UGA	49	274	322
Multifamily			
HDR - City	6	11	17
HDR w/density restrictions - City	45	0	45
Units lost in commercial development	0	0	0
Subtotal - City	51	11	62
Mixed –Use			
DC - City	105	-1	104
NB - City	146	82	228
EP-1 Tanner Landing Overlay - City	0	58	58
EP-1 Tanner Junction Overlay - City	99	0	99
DC/NB/EP-1 Zones – City			
Units lost in commercial redevelopment	0	-22	-22
IC/IMU/EP-2 Zones – City			
Units lost in commercial redevelopment	0	-5	-5
Subtotal - City	350	112	463
Total - City	1136	873	2009
Total - UGA	49	274	322
Grand Total - City and UGA	1185	1147	2331

As shown in Table H.4.B, the city has achieved 35% of its target due to the 234 new housing units permitted since 2006. As of May 8, 2015 North Bend has approximately 700 single-family, cottage and multi-family units in the pipeline under review, which means that the City should reach the housing target well ahead of the twenty-five-year projection.

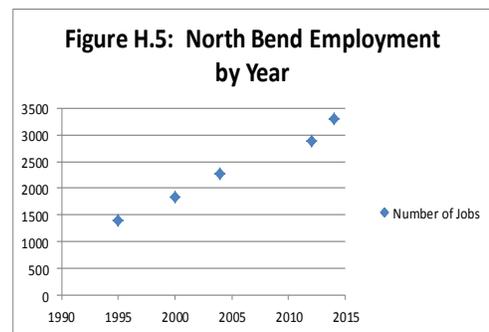
Population projections for City and UGA in 2035 are estimated to be 14,401. This is based on an additional 2,808 units at 2.22 people per renter-occupied household and 2.8 people per owner-occupied household⁴. According to the 2010 Decennial census North Bend is currently at a ratio of 60.8% owner-occupied to 39.2% renter-occupied. Using this ratio it is assumed that the City in 2035 (2,331 units) would have 1,417.248 owner-occupied units and 913.752 renter-occupied units. Using the estimate household size of 2.22 people per renter-occupied and 2.8 people per owner-occupied household, this adds an additional 5,978 people to North Bend's estimated 2010 City and UGA population estimate of 8,423 people, totaling 14,401 people. (Note this does not take into account potential units lost to commercial redevelopment)

Table H.4.B: Residential Capacity to Growth Targets – 2015

Residential Capacity in Relation to Target					
Net New Units:2006-2015	25 Year Housing Target	Percent Achieved	Remaining Target	Current Capacity (units)	Surplus or (Deficit) in Relation to Target
219	665	33%	446	2,331	1,885

H.5 Job Capacity Analysis and Employment in Relation to Target

The Growth Management Planning Council (GMPC) assigned Job Growth Target for North Bend is 1,050 net new jobs. As shown in Table H.5, the 2015 Comprehensive Plan zoning 2035 analysis found that North Bend has the capacity for 7,092 new jobs within the current City boundaries as of 2015, therefore exceeding both the 2031 and 2035 targets. All potential employment zones are within the current city limits, no employment zones remain within the UGA. Under the current zoning there is surplus of 6,042 jobs for the 2031 employment target and a surplus of 2,689 for the 2035 employment target. A history of North Bend Employment is shown in Figure H.5.⁵



Employment population projections for the City and UGA in 2035 are assumed to be 7,122.

The 2010 Decennial US Census Data reports 3,191 persons over the age of 16 are employed in the labor force (the data does not show if employed inside or outside the City, but the average travel time to work is 26.2 minutes,⁶ so it is assumed a large number do not work in North Bend). Assuming 1.4 persons per household over the age of 16 are employed⁷ and 2,808 housing units are added in the planning period, there would be an additional 3,931 employed residents for a total employed population in 2035 of 7,122. The capacity of 7,092 new jobs, in addition to the existing 3,191 jobs (totaling 10,283 jobs), is enough to accommodate the future employment needs of the City in 2035 using current trends.

⁴ Source: 2010 U.S. Decennial Census Data Report.

⁵ PSRC derives the Employment numbers from the Quarterly Census of Employment and Wages (QCEW) that employers report, by law, to the Washington State Employment Security Department.

⁶ Source: 2010 U.S. Decennial Census Data Report

⁷ Number derived from the 2009-2013 American Community Survey (ACS) 5-Year Estimates which reports 3,191 people over 16 years of age to be in the labor force (employed). Taking this number and dividing it by the number of 2,257 estimated households in North Bend (2009–2013 ACS 5-Year Estimates) there are an average 1.4 persons per household, above 16, in the labor force.

Table H.5: Job Capacity 2015

Job Capacity – 2015			
Zoning	Employment Capacity (Jobs) on:		
	Vacant Land	Redevelopable Land	Total
Commercial			
IC – City	489	0	489
IMU – City	331	0	331
Subtotal – City	820	0	820
Industrial			
EP-1 – City	2452	458	2910
EP-2 – City	1377	142	1518
Subtotal - City	3829	600	4428
Mixed-Use			
DC – City	319	34	353
NB – City	553	325	877
EP-1 Tanner Landing Overlay – City	0	183	183
EP-1 Tanner Junction Overlay – City	430	0	430
Subtotal – City	1301	542	1843
Grand Total – City	5950	1142	7092

H.6 Commercial and Industrial Development

As shown in **Table H.6**, North Bend had 15.63 acres developed for commercial and industrial development between 2006 and 2014 (with an achieved floor area ratio (FAR)⁸ of 0.08). This is a 41% decrease from 26.50 acres in 2001 to 2005 (with an achieved FAR of 0.13).

Table H.6: Commercial and Industrial Development Activity 2001-2014

Commercial and Industrial Development Activity:							
Years		Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved FAR
		Acres	Acres	Acres	Square Feet	Square Feet	Floor Area / Net Site Area in Sq. Ft.
2001 – 2005	Commercial	21.20	14.03	7.17	312,499	59,782	.19
	Industrial (Tanner Electric Substation)	5.30	2.04	3.26	142,006	-	-
	Total Commercial & Industrial Development	26.50	16.07	10.43	454,505	59,782	.13
2006 – 2014	Commercial	11.51	0.0	11.51	501,325	53,563	0.11
	Industrial	4.12	0	4.12	179,467	1,200	0.01
	Total Commercial & Industrial Development	15.63	0	15.63	680,792	54,763	0.08

⁸ A floor area ratio (FAR) is the ratio of a building’s total floor area to the size of the piece of land it is built on.

H.7 Commercial and Industrial Land Supply

As shown in Table H.7 after deducting constraints, the City of North Bend has 250 net acres of vacant and redevelopable commercial, industrial, and mixed-use land within the current City boundaries. A market factor is the assumption for the variability of land that will not be on the market at any given time. There is not enough data or a high degree of variability to provide a solid market factor at this time. If a 10% market factor were applied, commercial and industrial land supply would go from 250 total adjusted net acres to 225 total adjusted net acres, a reduction of 25 acres.

A 10% market factor is used for this example based on recently development trends observed by the City of North Bend.

Table H.7: Commercial and Industrial Land Supply – 2015

Commercial And Industrial Land Supply – 2015						
Land Characteristics	Gross Acres	Deductions		Net Acres	Market Factor %	Adjusted Net Acres
		Critical Area Acres	Public Purpose (ROW, Parks/OS, Utilities) %			
Commercial Vacant	41.865	14.965	20%	21.521	0%	21.521
Commercial Redevelopable	0.000	0.000	20%	0.000	0%	0.000
Industrial Vacant	258.837	56.694	20%	161.715	0%	161.715
Industrial Redevelopable	55.345	24.211	20%	24.909	0%	24.909
Mixed-Use Vacant	65.114	NOTE 1	10–20%	28.951	0%	28.951
Mixed-Use Redevelopable	19.509		0–20%	13.549	0%	13.549
Total: City Current Land Supply	440.670	95.870		250.645		250.645

Note 1
All deductions for Critical Areas, Public Purpose (ROW, Parks, Utilities), and Buildable Areas with a "No Change" assumption have been applied before division into commercial/residential acres. This has been done due to the development assumptions applied in conjunction with North Bend Zoning and Overlay District specifics.

H.8 Future Achieved and Assumed Development

Tables below represent the assumed densities North Bend used to calculate capacity within the current City limits. As shown in Table H.8.A, the LDR zone achieved a higher net density than assumed before the zoning regulations were modified. As shown in Table H.8.B, there has not been significant development to back up the assumed and achieved densities.

Table H.8.A: Assumed Future Residential Densities – 2015

Zoning	Achieved DUs/Acre (net)	Assumed DUs/Acre	Reasons/Documentation for Differences Between Achieved and Assumed DU/Acre
LDR	5.47	4	Majority of development has been in new plats. Zoning regulations have been modified to increase the minimum lot size and average lot size to reduce density. Assumed density is the gross density allowed by the zoning district.
CR	6.6	8	Only 2 projects have received preliminary approval to date, mid-range was chosen for assumptions. A 37 lot project has received preliminary plat approval at 6.43 DU per gross acre density. A 55 lot project has received preliminary plat approval at 6.8 DU per gross acre density.
CLDR	No Activity	2	No Activity.

HDR	No Activity	12	No Activity. No pipeline projects to date.
DC	5.91	16	Minimal Activity. Duplex and single-family units. One mixed-use development in the pipeline.
NB	No Activity	16	No Activity. One 12-unit project in the pipeline.

Table H.8.B: Assumed Future Non-Residential Densities

Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation for Differences Achieved and Assumed FAR
DC (Total)	0.32	1.5	Minimal Activity. Three projects since 2005. FAR is the baseline allowed in the Development Standards regulations.
EP-1	0.01	.40	Minimal Activity. One permit that is not representative of zoning district potential.
EP-2	No Data	0.50	No Activity. Baseline maximum calculated.
IC	0.14	0.35	Minimal Activity that added additional footprint to an existing developed site. Not representative development that is allowed in the zone.
IMU	0.08	0.35	Minimal Activity that added a small % of additional space to the Mountain Valley Center. Binding Site Plan.
NB	0.68	0.75	Minimal Activity – One permit for a two story office building.
POSPF (Total)	0.13	None	No development assumed in this category with the exception of public infrastructure.

H.9 Methodology for Calculation

The following section describes the methodology used to calculate capacity for housing units and jobs.⁹

H.9.A Definition of Vacant and Redevelopable Land (North Bend)

Table H.9 summarizes the technical definitions used by all jurisdictions in the Buildable Lands Program to identify vacant and redevelopable parcels of land. Multiple columns reflect different methods used to screen for redevelopable land. Further detail about the methodologies employed by individual jurisdictions can be obtained by contacting the planning department for King County or the City of North Bend.

Table H.9.A: Definition of Vacant and Redevelopable Land – 2006

Vacant Land	Single-Family Redevelopable	Multi-Family Redevelopable	Mixed-Use Redevelopable	Commercial/Industrial Development
“Vacant” per city LU inventory	Parcel area > 0.5 acres	Existing use is SF residential	% of parcels where existing use is SF residential	All single-family usage goes away

H.9.B Deductions for Critical Areas, ROWs, Public Purposes, and Market Factors (North Bend)

Table H.9.B summarizes the methodology used by most jurisdictions through buildable lands to account for several factors that were assumed to reduce the supply of land that is theoretically developable.

⁹ For additional information refer to the 2014 King County Buildable Lands Report, <http://www.kingcounty.gov/property/permits/codes/2014%20KC%20Buildable%20Lands%20Report.aspx>.

- **Critical areas** includes streams and rivers (ST), wetlands (WL), slopes and slide and erosion hazards (SL), flood hazards (FH), seismic hazards (SM), wildlife habitat (WH), and shorelines (SH). The data was derived from the City Critical Area's map. A GIS overlay analysis was used to deduct the Critical Areas.
- **Future Right-of-Way & Public Purposes** are shown as percentages and are assumptions about the proportion of land, which is not constrained by critical areas that will likely be needed for future rights-of-way and land that will likely be needed for future public uses, such as drainage facilities and parks. For single-family zones a 33% deduction was applied, and for all other zones a 20% deduction was applied.
- **Market Factors** are shown in percentages and are assumptions about the proportion of land, which is not constrained by critical areas and not needed for future ROWs or public purposes, that is not likely to be available for development during the planning period. A zero percent market factor was applied to all zones.

H.9.C Assumed Future Square Feet of Floor Area per Employee (North Bend)

A summary of the assumptions made by the City of North Bend (as shown in Table H.5) about the capability of commercial and industrial space to house future employees:

- 500 to 550 square feet of floor area per employee in the commercial/office use category.
- 400 to 1000 square feet of floor area per employee in the industrial/warehouse use category.

The range indicates that different assumptions were made depending on the zone-based on King County Buildable Lands reporting of what has occurred in the area.

I. Directions for Future Growth

I.1 Urban Growth Area Annexation

The City's UGA offers many opportunities to provide high quality City services to future residents and businesses. Over the next twenty years, the City will entertain a variety of requests for annexation by property owners who value North Bend's services and recognize the need for City utilities and amenities in order to develop or redevelop their properties in an ecologically responsible manner. The purpose of the annexation goals and policies included in this Plan is to establish parameters which facilitate the smooth transition from King County to North Bend jurisdiction when areas within the UGA seek to be annexed by the City.

Annexation of property within the UGA should benefit the City, its residents, and property owners. The City benefits by its ability to hold new development to City standards, to extend its boundary in a logical manner, to expand its economic tax base, and to provide opportunities for new residential development that meet the needs of underserved populations.

Property owners and new residents gain the ability to participate in local government, which directly impacts their lives and property. They also gain access to local services including building and land use controls and City water and sewer systems.

Annexation which occurs before an area is ready to develop can overextend and cause inefficiencies in the provision of City services. Annexation can also act as an impetus for establishing urban densities and may encourage development before it is appropriate. Property owners may seek annexation if they can meet the annexation criteria outlined in Chapter 35A.14 RCW, and if they can establish the merit to their proposal to the satisfaction of the City.

When deciding whether to annex areas of the UGA, the City considers:

- the City's ability to provide City services;
- consistency with City population and employment targets;
- achievement of logical, regular boundaries;
- development potential of area to be annexed; and
- identification of existing or potential community.

I.1.a Residential

Additional specific measures will be proposed to ensure consistency of new growth with adopted population and employment targets. To comply with concurrency standards and achieve urban densities, extension of water and sewer would be necessary for all new development in the City. The City evaluates the potential to accommodate new residential development by infilling within the current City limits or on case-by-case basis at the time it is presented with an annexation proposal. Before accepting residential annexation proposals, the City will make a determination if required services have been extended to existing areas of the City in sufficient quantity to accommodate remaining growth targets. If the serviced land has not been created inside the City, the annexation shall be subject to compliance with the policies outlined below and with the annexation criteria in Chapter 35A.14 RCW.

LU - Goal 8: Develop agreements with King County to apply City-compatible development standards that will guide UGA land development prior to annexation.

Policies:

- LU - 8.1 Require that unincorporated land that is adjacent to the City boundary be annexed to the City at the time development is proposed. The extension of City services to an area will not occur without that area first seeking annexation into the City.
- LU - 8.2 Consider allowing unincorporated land that is located in the UGA, but is not adjacent to the City boundary and is not practical to annex, to develop subject to compliance with City Comprehensive Plan designations, zoning and other development standards, and impact mitigation requirements.
- LU - 8.3 Include in interlocal agreements provisions regarding protection of sensitive land areas and environmental reviews, transportation system planning, and design and building permits for projects at specified threshold levels.
- LU - 8.4 Pursue interlocal agreements with King County to address issues of potential concern to the City within the Urban Growth Area.

LU – 8.5 Evaluate proposed utility service extensions to ensure that development enabled by the utility extension is consistent with City development standards and policies of the Comprehensive Plan specifically including population and employment growth targets.

LU - Goal 9: *Annex areas within the Urban Growth Area consistent with the goals and policies of this Plan, the interlocal agreement policies of this Plan, and the general annexation policies listed below.*

Policies:

LU - 9.1 Encourage growth and development consistent with the City's ability to provide adequate and efficient services and facilities and the City's desire to maintain high quality service provisions in areas to be annexed.

LU - 9.2 Encourage economic growth consistent with the long-range financial position of the City and its residents in all annexation considerations.

LU - 9.3 Consider the opportunity to promote a healthy mix of residential, commercial, industrial, and parks and open space land uses when areas seek annexation.

LU - 9.4 Work with property owners to preserve the existing neighborhood character and identity consistent with the goals and policies of the Comprehensive Plan in annexation proposals.

LU - 9.5 Provide for urban services within the City's Urban Growth Boundary at time of annexation.

LU - 9.6 Seek to expand the area of annexation proposed when such an expansion is based on natural features, would serve to make the City boundaries more regular, or where the area to be served is a logical extension of City service capabilities and is within the UGA.

City of North Bend
Comprehensive Plan 2015
Land Use Designation Map
Figure 1-1



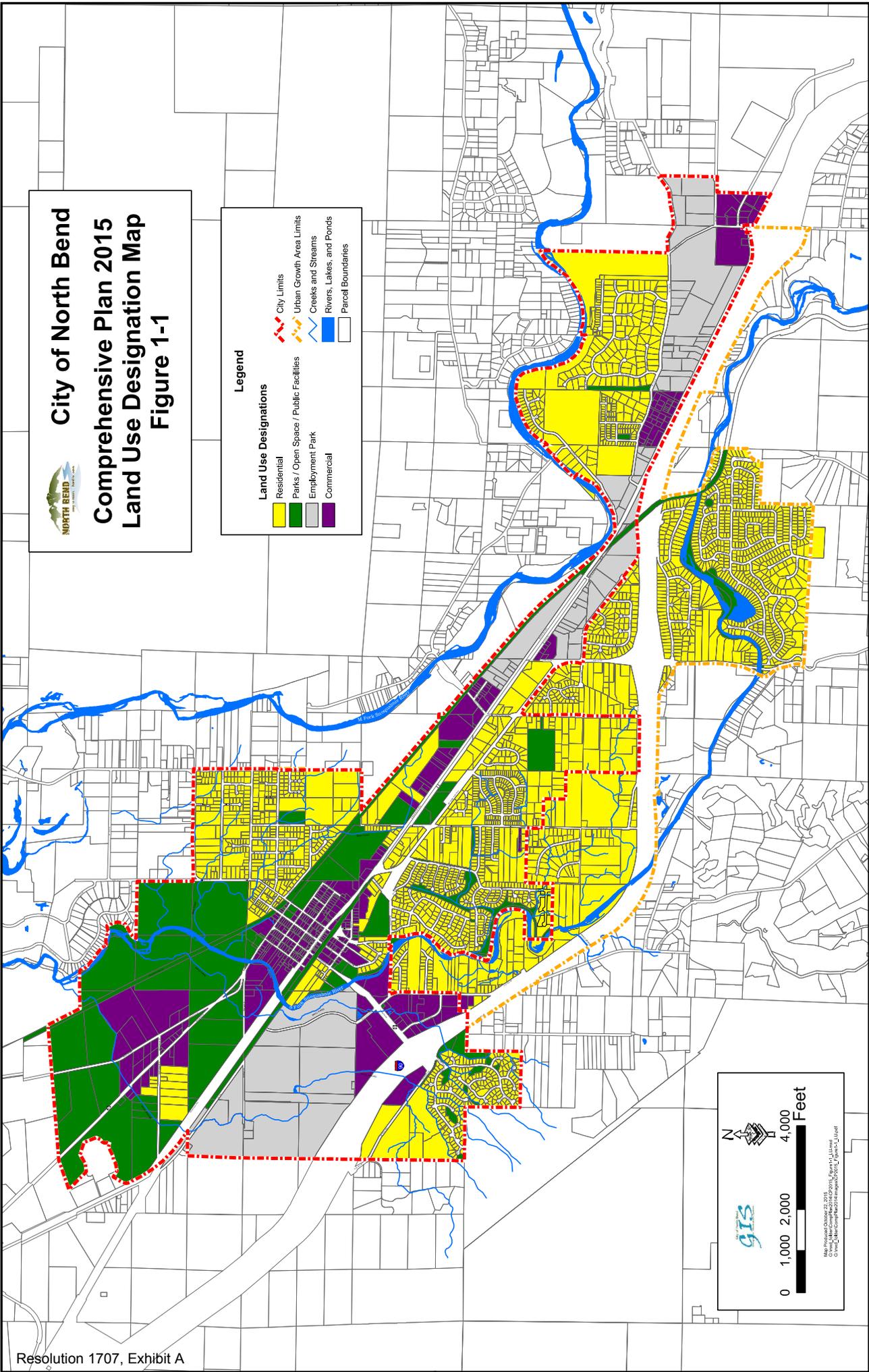
Legend

Land Use Designations

- Residential
- Parks / Open Space / Public Facilities
- Employment Park
- Commercial

Other Designations

- City Limits
- Urban Growth Area Limits
- Creeks and Streams
- Rivers, Lakes, and Ponds
- Parcel Boundaries



GIS

0 1,000 2,000 4,000 Feet

Map produced on 08/22/2015. File: Plan 01_LandUse
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City of North Bend Comprehensive Plan 2015 Proposed Zoning Map Figure 1-2



Legend

CLDR	Urban Separator Overlay District Area (USOD)
LDR	Master Planning Overlay District (MPOD)
CR	Tanner Landing MPOD
HDR	E. North Bend MPOD
HDR	Tanner Junction MPOD
DC	City Limits
IC	Urban Growth Area Limits
IMU	Creeks and Streams
NB	Rivers, Lakes, and Ponds
EP-1	Parcel Boundaries
EP-2	
POSPF	

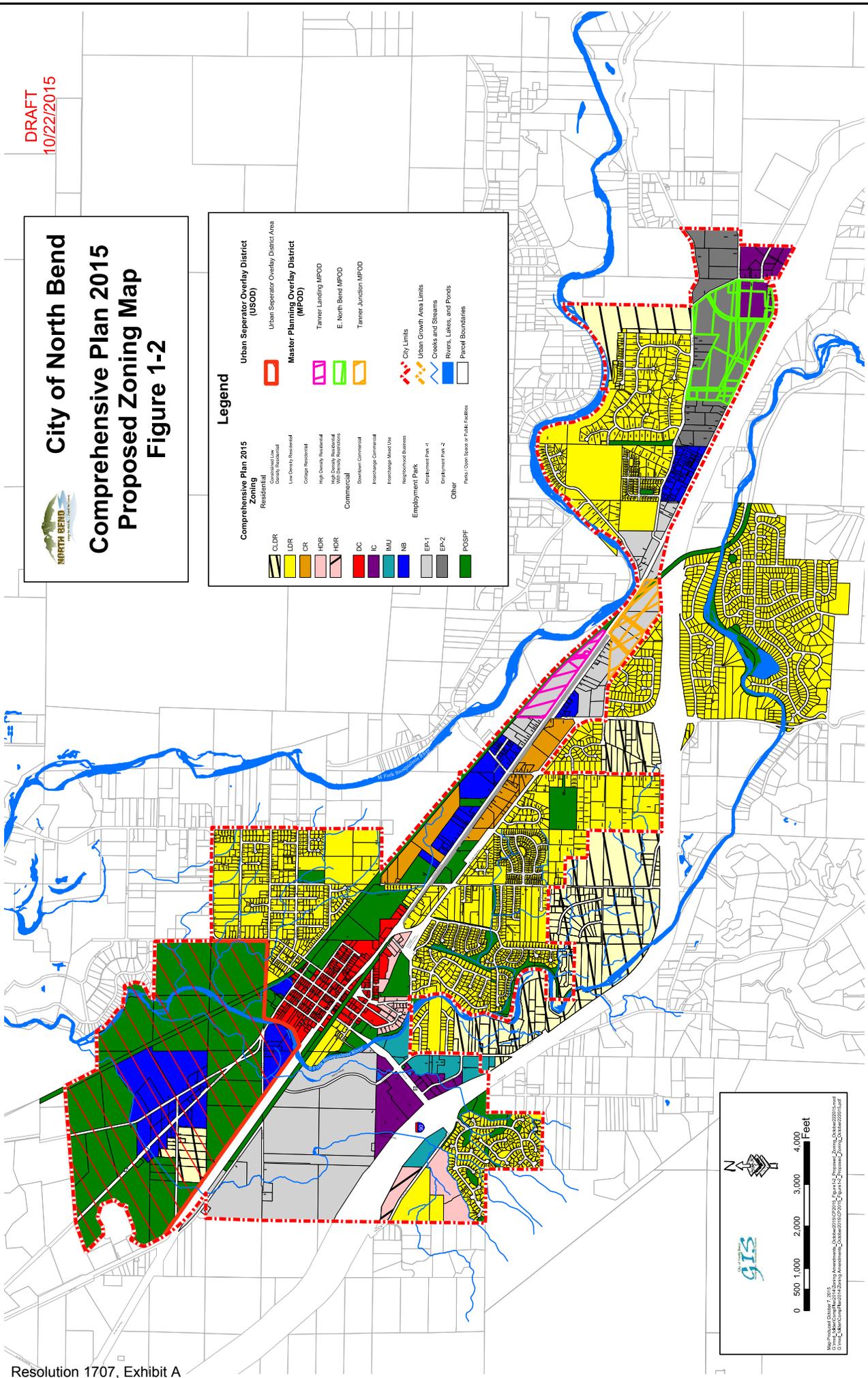
Comprehensive Plan 2015 Zoning

Residential

- CLDR
- LDR
- CR
- HDR
- HDR
- DC
- IC
- IMU
- NB
- EP-1
- EP-2
- POSPF

Commercial

- Low Density Residential
- Low Density Residential
- College Residential
- High Density Residential
- High Density Residential With Density Incentives
- Commercial
- Overnight Commercial
- Heritage Commercial
- Heritage Mixed Use
- Neighborhood Business
- Employment Park
- Employment Park - 1
- Employment Park - 2
- Other
- Parks, Open Space & Public Utilities



0 500 1,000 2,000 3,000 4,000 Feet

City of North Bend, 2015 Zoning Amendments, October 2015, Figure 1-2, Proposed Zoning, October 2015, and GIS. City of North Bend Planning Department, October 2015. GIS File Path: \\gis\mxd\zoning\zoning_amendments\zoning_amendments_2015.gdb

City of North Bend Comprehensive Plan 2015 Neighborhood Map Figure 1-3



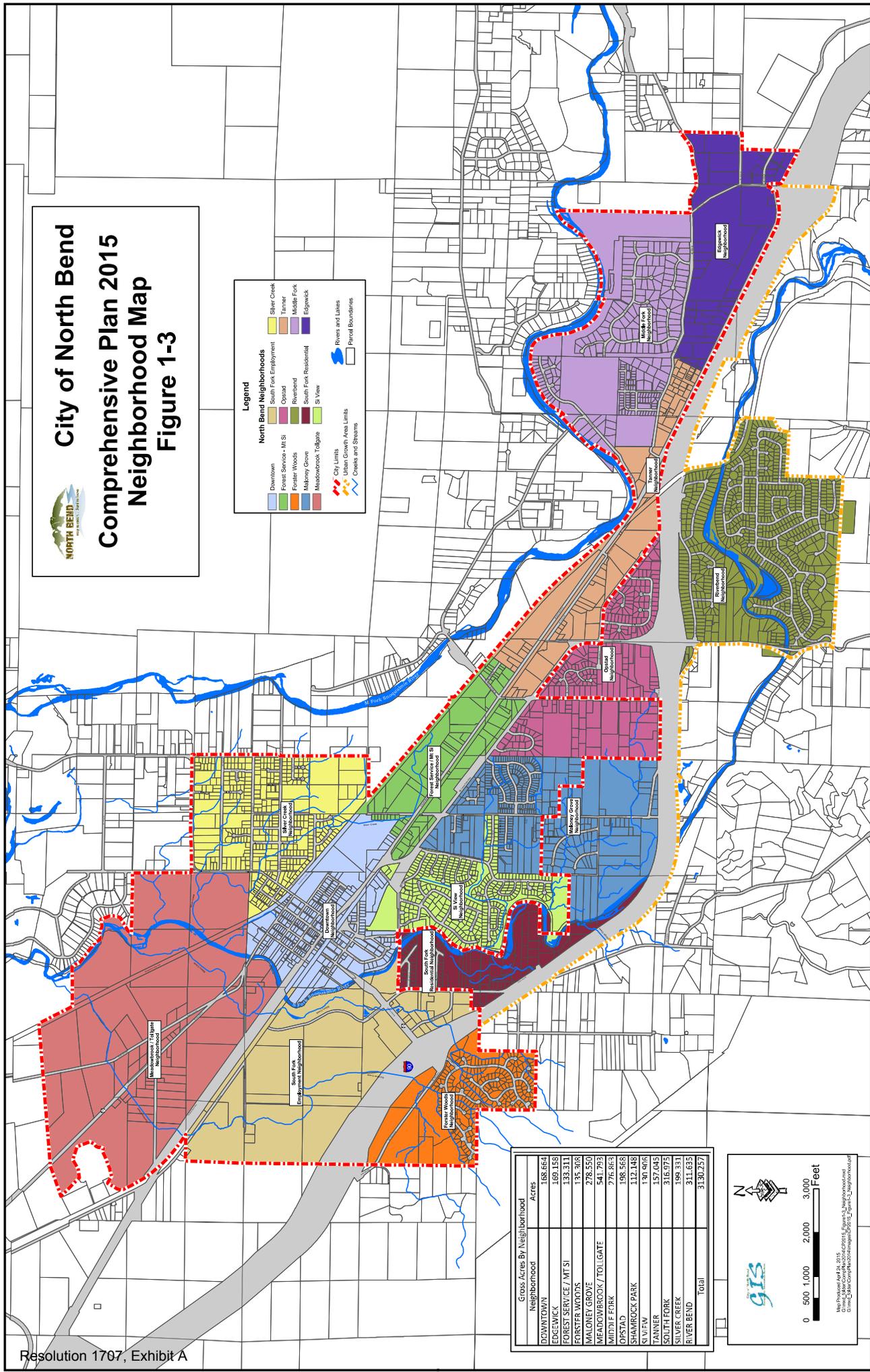
Legend

North Bend Neighborhoods

- Downtown
- Forest Service - Mt SI
- Forest Woods
- Maconey Grove
- Meadowcreek Tollgate
- Shamrock Park
- Tanner
- South Fork Employment
- Opstead
- Riverband
- South Fork Residential
- St View
- Silver Creek
- Tanner
- Middle Fork
- Edgewick

Other Features:

- City Limits
- Urban Growth Area Limits
- Creeks and Streams
- Rivers and Lakes
- Parcel Boundaries



Neighborhood	Gross Acres By Neighborhood	Acres
DOWNTOWN		168,664
EDGEWICK		160,165
FOREST SERVICE / MT SI		133,311
FORESTER WOODS		135,702
MALONEY GROVE		278,550
MEADOWCROCK / TOLLGATE		541,175
MIDDLE FORK		776,865
SHAMROCK PARK		198,565
ST VIEW		112,148
TANNER		130,806
SOUTH FORK		316,975
SILVER CREEK		199,331
RIVER BEND		311,635
Total		3,130,257

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Map prepared April 24, 2015
Map File: C:\GIS\MapServer\images\2015_EPlan-3_Neighborhoods
GIS City of North Bend\images\2015_EPlan-3_Neighborhoods

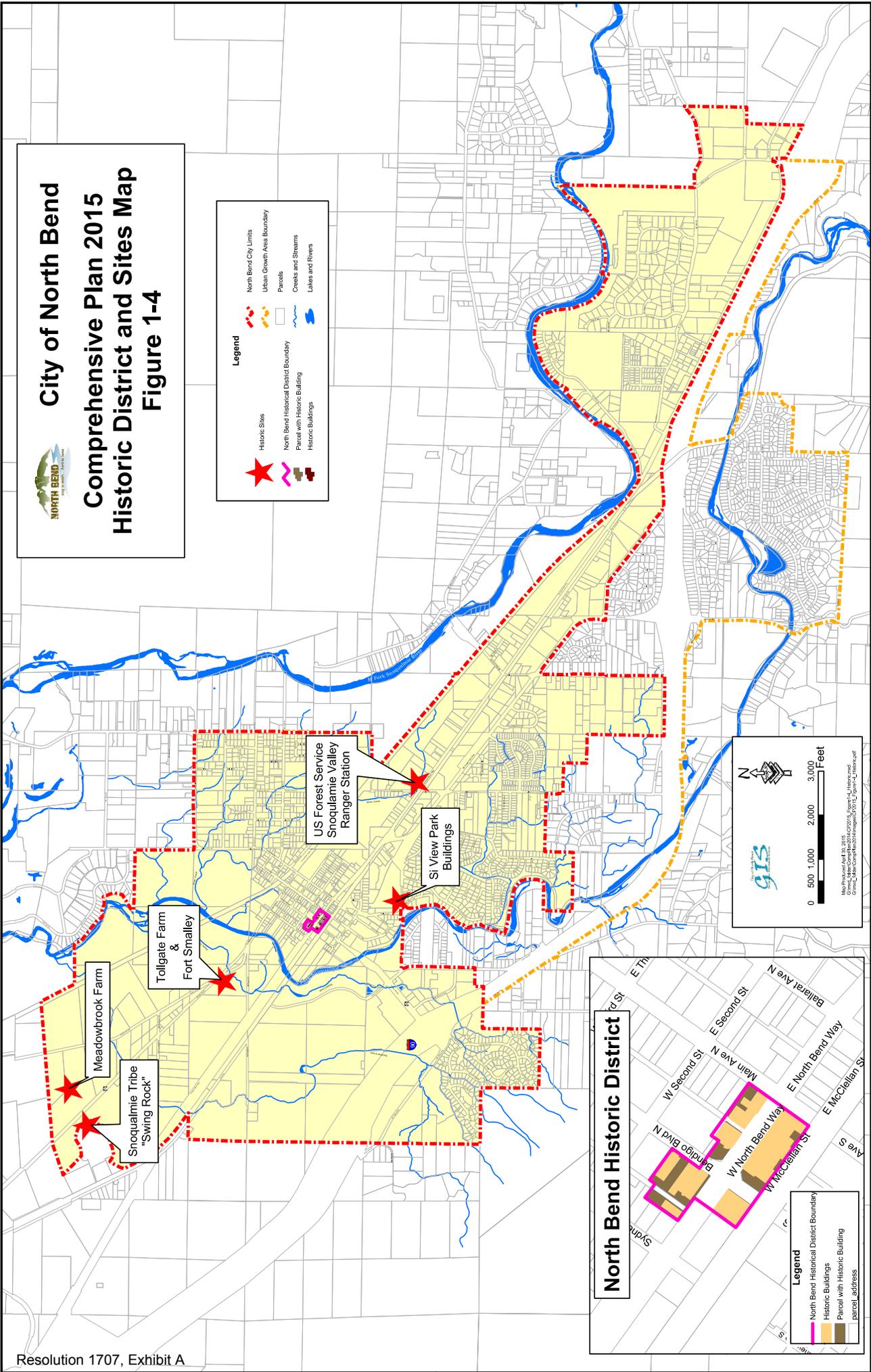
City of North Bend

Comprehensive Plan 2015 Historic District and Sites Map Figure 1-4



Legend

- Historic Sites
- North Bend Historical District Boundary
- Parcel with Historic Building
- Historic Buildings
- North Bend City Limits
- Urban Growth Area Boundary
- Parcels
- Creeks and Streams
- Lakes and Rivers



GIS

Map Produced April 28, 2015
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0 500 1,000 2,000 3,000 Feet

North Bend Historic District

Legend

- North Bend Historical District Boundary
- Historic Buildings
- Parcel with Historic Building
- parcel_address