RESOLUTION 1708

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF PROPOSED AMENDMENTS TO THE PARKS ELEMENT OF THE NORTH BEND COMPREHENSIVE PLAN FOR THE 2015 COMPREHENSIVE PLAN UPDATE

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

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

WHEREAS, on April 15, 2014 the City Council directed staff and the Parks Commission and Planning Commission to proceed with certain amendments to the 2015 Comprehensive Plan and public participation plan with passage of Resolution No. 1647; and

WHEREAS, the Parks Commission and Planning Commission have implemented the scope of work as directed by Resolution No. 1647 and formulated amendments necessary to ensure the Comprehensive Plan is in compliance with the current provision of the Growth Management Act and King County Countywide Planning Policies; and

WHEREAS, the Parks Commission reviewed the Parks and Open Space Element ("Parks Element") at its January 28, March 11, March 25, May 27, June 24, July 22, August 26, and September 23, 2015 meetings, held a Public Workshop on the Parks Element on June 24, 2015, and recommended approval of the amended Parks Element on September 23, 2015; and

WHEREAS, the Planning Commission reviewed the amendments to the Parks Element at its September 24 and October 22, 2015 meetings, held a Public Hearing on the Parks Element on October 22, 2015, and recommended approval of the amended Parks Element on October 22, 2015; and

WHEREAS, the proposed amendments were submitted to the Washington State Department of Commerce and Washington State Recreation and Conservation Office for review on September 16, 2015; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued for the Parks Element and all other amendments to the Comprehensive Plan on November 11, 2015;

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

Section 1. Approval of Proposed Amendments: The City Council supports the proposed amendments to the North Bend Comprehensive Plan Parks Element, attached hereto as Exhibit A.

Section 2. Authorization of Comprehensive Plan Amendments: The City Council hereby directs that the amendments described in Section 1 be included as part of a future ordinance in which all of the 2015 Comprehensive Plan amendments will be adopted collectively.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

Kenneth G. Hearing, Mayor

APPROVED AS TO FORM:

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Susie Oppedal, City Clerk

Effective: December 8, 2015
Posted: December 9, 2015

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CHAPTER 8: PARKS AND OPEN SPACE ELEMENT

A. INTRODUCTION

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

The element incorporates the findings and recommendations from the numerous planning processes undertaken by the City since the adoption of the previous version of the plan in 2010. All of these planning processes involved extensive public involvement opportunities.

A.1 Overview

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

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

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

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

A.2 Purpose of the Parks and Open Space Element

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

This Element is focused on outdoor park and recreation needs and opportunities. Although the City realizes the need to plan for indoor recreation programs and activities, this eElement does not specifically address those needs, and such needs are largely addressed by the Si View Metropolitan Parks District. The Element has a six-year time frame and will need to next be updated in 2021 to meet State Recreation and Conservation Office park and recreation grant eligibility requirements. The list of park projects to be constructed and their anticipated funding sources will be updated periodically as projects are completed and additional projects are prioritized.

A.3 Relationship to Comprehensive Plan and Regulatory Role

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

King County Countywide Planning Policies (CPP) provide local direction to implement the GMA mandate for consideration of park and recreation needs including open space. CPP policy EN-4 calls jurisdictions to identify and preserve regionally significant open space networks and develop strategies and funding to protect them. The City of North Bend implements this policy through the City's existing park and open space resources and planned improvements.

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

B. DESCRIPTION OF THE PLANNING AREA

B.1 Service Area

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

B.2 Population Trends

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

In 2015, the City updated the Land Use Element of the Comprehensive Plan, which includes 2035 population projections based on development of the remaining vacant and re-developable land within the city and its UGA, subject to growth assumptions. This analysis determined that based on current zoning and growth assumptions, the City and existing UGA have the capacity to accommodate an additional 2.331 dwelling units. Factoring 2.22 persons per renter-occupied household (39.2% of units based on current proportions) and 2.8 persons per owner-occupied household (60.8% of units based on current proportions), this translates to an additional 5,978 people added to North Bend's 2010 population of 5,731 (US Census 2010) and estimated 2010 UGA population of 2,692, totaling 14,401 people in 2035.

Table 1 shows the population projections that will be used for the purpose of the Parks and Open Space Element. For the 6-year growth estimate for this plan (through 2021), it is assumed that 2/3 of the remaining growth through 2035 will

occur, based on the residential development projects currently under review or in the pipeline (anticipated to be submitted within the next few years).

TABLE 1 -POPULATION PROJECTIONS

	2010 US Census, City Limits	2014 US Census Estimate, City Limits	Forecast 2021 (2/3 of 2035 Forecast of City and UGA)	2035 Forecast (City and UGA)
City Population	5,731	6,578	9,601	14,401

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

TABLE 2 - NORTH BEND AGE DISTRIBUTION IN 2010

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

Source: *2010 Census*, City of North Bend

B.3 Wildlife Habitat

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

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

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

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

be done consistent with the objectives of protecting the needs of this herd while minimizing the potential for human and elk conflicts.

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

C. EXISTING AREAS AND FACILITIES

C.1 Overview

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

C.2 City of North Bend Areas and Facilities

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

E.J. Roberts Park: This is a 4.9-acre neighborhood park. Improvements include playground areas, two tennis courts, a practice basketball court, restrooms, paved pathways, landscaping, and paved parking for ten vehicles. The park lies east of downtown within the Silver Creek neighborhood.

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

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

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

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

Riverfront Park: This 26.8 acre undeveloped property has approximately 1,000 feet of frontage on both sides of the South Fork of the Snoqualmie River between Bendigo Boulevard and W. North Bend Way, including 4 acres on the right bank and 22.8 acres on the left bank. The park includes informal trails along the levees and access to the shoreline for

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

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

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

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

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

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

Tollgate Farm Park, within the broader Tollgate Farm property, is a 49-acre park owned by the City of North Bend and managed by the Si View Metropolitan Park District, through an interlocal agreement with the City. The scenic agricultural pasture has unobstructed views of Mt. Si and the Cascade Mountains and is considered a local and regional icon. The park contains restrooms, a playground, picnic tables, and a loop trail surrounding 24-acres of grazing pasture.

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

The protected Tollgate Farm property includes approximately 2,400 feet of frontage along the South Fork of the Snoqualmie River with accompanying high quality fish and wildlife habitat values. There are another 900 feet of frontage along Ribary Creek and other smaller tributary streams to the South Fork of the Snoqualmie River. Tollgate Farm is part

of a critical connecting link that provides a low-elevation wildlife corridor between the Kimball Creek wetlands, Rattlesnake Mountain and the Cedar River Watershed to the south and west and Three Forks Natural Area, Mount Si NRCA and the Hancock Timber lands to the north and east. A further analysis of the wildlife habitats and habitat values present on the farm can be found in the May 2004 Tollgate Farm Central Meadow Master Plan.

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

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

Dahlgren Family Park (future): As a part of the City's development regulations for the Tanner Landing Master Plan Overlay District (North Bend Municipal Code 18.10.025), upon development of a 21-acre property between SE North Bend Way and the Snoqualmie Valley Trail, the developer will be required to dedicate 2.5 acres to the City for a public park, and provide a public roadway connecting into King County's Tanner Landing Park immediately to the north. The park will serve as a neighborhood park to this area, as well as an extension of Tanner Landing Park.

Tanner Road Shoreline Park (future): A preliminary plat condition of the Segale Tanner Road subdivision on SE Tanner Road requires dedication of a 2.2 acre tract between SE Tanner Road and the Middle Fork Snoqualmie River to the City for a public shoreline access and open space park. The park is intended to remain largely undeveloped, aside from a trail to access the shoreline, picnic tables, and a restroom.

C.3 School District Facilities

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

C.4 City of Seattle Watershed

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

Recreation opportunities are limited in the Cedar River Watershed. The main recreational area is at Rattlesnake Lake, located just five miles from downtown North Bend and near the edge of the City of Seattle's property. This area is open to the public for swimming, fishing and hiking; informal day-use facilities are provided. The Cedar River Watershed Education Center, located just above Rattlesnake Lake, includes an exhibit hall, heritage library, learning laboratories, and

auditorium/meeting rooms (www.seattle.gov/util/crwec). The remainder of the City of Seattle's watershed is off-limits to recreational users. King County's Snoqualmie Valley Trail commences near the lake, as does the John Wayne Trail.

C.5 Si View Metropolitan Parks District Facilities

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

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

C.6 King County Areas and Facilities

Blue Hole: In 1998, King County acquired two properties for flood control purposes on the Middle Fork of the Snoqualmie River. These properties are adjacent to the "Blue Hole", a favorite local swimming hole, beach and river access point. Informal parking is provided at the end of 6th Street.

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

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

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

Tanner Landing: The Tanner Landing property is a 40 acre passive recreation site located on the south side of the Middle Fork of the Snoqualmie River, adjacent to the Snoqualmie Valley Trail and North Bend Urban Growth Area. The site was purchased by King County in 2003 to serve multiple purposes, including riverfront recreation access for the

growing number of kayakers on the Middle Fork of the Snoqualmie River. The site is being developed to accommodate multiple passive and active recreation uses, subject to the environmental constraints associated with the waterfront location, including regular river flooding. Careful planning should be undertaken regarding the relationship of the adjacent Dahlgren property (between North Bend Way and the King County Trail) to Tanner Landing to ensure that future uses constructed on this site are compatible to the park uses as much as possible.

C.7 Joint Agency Areas and Facilities

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

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

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

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

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

C.8 Washington State Areas and Facilities

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

Mount Si Natural Resources Conservation Area: This 20,753-acre conservation area owned by the Department of Natural Resources, showcases the 4,167 foot Mount Si. The extremely popular Mount Si trail is 4 miles long and has an elevation gain of 3,500 feet. The trailhead, located about three miles from downtown North Bend off Mount Si Road, includes a picnic area, vault toilets, a handicapped accessible loop trail and a large parking area. The 2.5-mile Little Si trail, also off the Mt. Si Road, leads to the summit of Little Si (elevation gain of 1,250 feet). Future plans call for the development of a number of new trailheads and trails. Mountain bikes and equestrian uses are permitted on specified roads and trails. The Mount Si NRCA provides a sizable area of wildlife habitat. It is well known for its herd of

mountain goats, which at times can be seen from roads at the base of the Mountain. The cliff faces of Mount Si are habitat for the threatened peregrine falcon and at least one nesting pair uses the area.

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

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

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

C.9 Federal Lands

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

C.10 Other Regional Areas and Facilities

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

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

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

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

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

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

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

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

D. PUBLIC INVOLVEMENT

D.1 Introduction

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

D.2 2012 Si View Metropolitan Parks District Survey

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

Of the 2000 surveys mailed to households within the service area, 403 were returned, providing a 95% level of confidence with a precision of at least +/- 4.9%. Because the MPD encompasses North Bend, the survey should be considered valid for determining park and recreation interests of residents of North Bend as well as the larger MPD service area.

Results indicated a strong preference of respondents for additional open space and trails, and a broader preference for more opportunities for passive forms of recreation over active forms of recreation. Primary results of the survey applicable to the City of North Bend's update to its Parks Element include the following:

- The top 5 (highest preference) outdoor park and recreational facilities identified as a need by respondents was walking and biking trails (77%) followed by natural areas/wildlife habitats (70%), large community parks (66%), outdoor fair/festival space (62%), and picnic shelters (59%).
- The bottom 5 (lowest preference) included baseball fields (18%), softball fields (14%), football fields (10%), pickle ball courts (9%), and lacrosse fields (5%).
- Additional questions identifying how well park and recreational facilities meet the needs of households and park and recreational facilities that are most important to households reflected the same general trends identified in the findings above.

D.3 2015 Parks Workshop

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

D.4 2015 North Bend Parks Survey

The City of North Bend conducted a community survey in June and July of 2015 to obtain feedback on resident satisfaction with existing park facilities and need for additional facilities. A total of 184 survey responses were received, with 77% of respondents living within City limits. The survey results indicated that the City's parks are frequently used, with 52% of respondents visiting a City park at least once a week. The majority of respondents indicated that they primarily use parks for passive recreational activities (top 4 activities included 65% for time with family and friends, 64% for walking/running, 50% for relaxing, and 48% for walking the dog.)

For assessing park facility needs within the community and determining the adequacy of the existing parks levels of service, questions were asked regarding whether respondents felt there were enough of particular facilities, or needed additional. The majority of respondents felt there are currently enough softball fields, soccer fields and football fields, and neighborhood and community parks with children's play equipment. The majority however, expressed that North Bend needs more tennis courts and multiple recreation courts. The most significant desire expressed by survey participants was for more passive parks and wildlife corridors (which lands may include trails), with 60% of respondents stating that North Bend needs more of these areas.

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

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

E. DEMAND and NEEDS ASSESSMENT

E.1 Introduction

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

E.2 Outdoor Recreation Trends

The Washington Recreation and Conservation Office keeps track of park and recreation trends over time. It's most recent analysis consists of the 2012 Washington State Comprehensive Outdoor Recreation Plan, prepared following the collection and analysis of significant data about recreational participation, expectations and needs from participants across the state. Key findings of the 2012 plan include that Washington residents participate most often in activities that are low-

cost, less strenuous, and close to their homes. These activities include walking, hiking, jogging, nature activities and picnicking. It likewise found that residents are less likely to participate in activities that are more specialized, require more equipment, or that require extensive travel. A state-wide survey conducted for the plan, in comparison with earlier surveys conducted in 2002 and 2006, indicated increases in outdoor-related activities (such as firearms, fishing, horseback riding, and hiking) and relative declines in participation in team-based activities (such as soccer, baseball, basketball and football). The top three ranked activities from the 2012 state-wide survey were (1) picnicking, barbequing, and cooking out, followed by (2) walking, and (3) wildlife viewing and photographing.

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

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

E.3 Parks and Recreation Needs Assessment

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

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

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

In addition, according to the Snoqualmie Valley Youth Soccer Association and Snoqualmie Valley Little League, recent years have seen a significant shift in youth participation from standard soccer and baseball teams to participation on select sports teams. Select sports have a longer playing season and practice throughout much of the year, which creates additional need for field availability. This increases the demands for fields and the problems for scheduling, as the seasons for these select sports also now overlap considerably. The increased demand resulting from greater select sports team use suggests the need for additional facilities, but also suggests a greater responsibility by the sports leagues in funding the construction of such facilities. If more fields were available, a larger number of young people and adults would likely become involved in team sports in North Bend. More fields would allow more teams to play at the same

time, allow longer playing seasons, and reduce the need for teams, especially adults, to travel to facilities outside of North Bend.

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

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

FACILITY TYPE	PARK OR AREA WITH FACILITY	TOTAL NUMBER	NOTES
Playground	E.J. Roberts; Si View Comm. Center (2); Si View Neighborhood Pk (2); Torguson Park	6	No service standards exist for playgrounds.
Baseball/Softball Fields	Torguson (6); Si View Community Center (1); Two Rivers School Fields (2)	9	Si View Community Center and Torguson ballfields are also lined out for soccer fields later in season. Two Rivers fields counted because they are open and unfenced, not associated with school grounds.
Soccer Fields	Si View Community Center (1); Torguson (1)	2	Si View C.C. field is for 14+ years; Torguson ballfields are also lined out for soccer fields later in season.
Football Fields	Si View Community Center (1)	1	Si View C.C. field sometimes used for football.
Outdoor Basketball Courts	Si View Community Center; E.J. Roberts; Si View Subdivision Park (1/2 court)	2.5	Si View subdivision court is part of multi-purpose court.
Tennis Courts	E.J. Roberts (2);	2	
Multi-purpose Recreational Court (adjustable net for volleyball/pickleball)		0	
Recreation Center	Si View Community Center	1	Regional use facility.
Golf Courses	Mt. Si (18-hole); Cascade (9-hole)	2	Both courses are open to the public, and are regional use facilities (Mt. Si course included as it is directly adjacent to City limits and is a regional use facility).
Pool - Indoor	Si View Comm Center (15,000 sq. feet)	1	Regional use facility.
Neighborhood and Community Parks	E.J. Roberts (4.9 ac); Torguson (17.3 ac); Gardner Weeks (3.3 ac); Si View Community Center (10.7 ac); Si View Neighborhood Park (13.2 ac), Tannerwood Park (0.8 ac). (Tollgate Farm Park classified below)	6 parks, 50.2 ac total	There are 5 existing, developed parks that are over 3 acres in size
Passive Parks and Wildlife Corridors (including trails within these areas)	Meadowbrook Farm (204 ac); Tollgate Farm (215 ac); Riverfront Park (26.8 ac); Si View Levee Trail (4.4 ac); Snoqualmie Valley Trail (49 ac); Tanner Landing Park (40 ac, outside UGA, but immediately adjacent and therefore included)	4 parks, 539 ac. total	Meadowbrook has 255 more acres in Snoq. City limits. Tollgate has 165 more acres outside UGA. Other popular regional parks include Mt Si, Ollalie, Rattlesnake Lake, 3 Forks Park, & others near North Bend.

TABLE 4: PARKS AND RECREATION LEVEL OF SERVICE STANDARDS

Facility/Activity	North Bend Standard	2015 Current Supply	2014 Need (6,578)	2021 Need (9,601)	2035 Need (14,401)
Baseball/Softball Field	1 per 1,000	9	0		5
Soccer Field	1 per 2,000	2	1	2	5
Tennis Courts	1 per 2,000	2	1	2	5
Basketball Court (outdoor)	1 per 2,500	2.5	0	2	3
Multiple Recreation Court (adjustable net for volleyball/pickleball)	1 per 4,000	0	1	2	3
Golf (9-hole)	1 per 25,000	1	0	0	0
Golf (18-hole)	1 per 35,000	1	0	0	0
Pool (indoor)	1 per 11,000	1	0	0	0
Football Field (youth)	1 per 5,000	1	0	0	2
Neighborhood and Community Parks with childrens play equipment	1 Park (3+ ac) /1,500 plus 4 ac land/1,000;	5 parks and 50 acres	0	1 park and 0 acres	4 parks and 7 acres
Passive Parks and Wildlife Corridors (trails may be located in these areas)	40 acres per 1,000	539 acres (b)	0	0	37 acres

(a) Neighborhood and Community park standards combined; (b) Tollgate and Meadowbrook Farms have additional acreage outside the Urban Growth Boundary.

E.4 Trails System Needs Assessment

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

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

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

on property that has already been developed. The City should actively pursue bridging "missing links" of the trail system wherever possible.

E.5 Wildlife Habitat Needs Assessment

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

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

E.6 Open Space Needs Assessment

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

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

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

F. GOALS AND POLICIES

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

Policies:

1.1 Integrate a balance of passive and active park and wildlife habitat areas throughout the City designed to serve the needs of all segments of the population.

1.2 Incorporate elements of open space, parks and street trees into all City-sponsored projects in order

to help create visual unity for the downtown and its neighborhoods.

1.3 Ensure that organized open space is a part of all residential project designs.

1.4 Ensure the historic, ecological, social, agricultural and recreational values of Tollgate Farm and Meadowbrook Farm are appropriately protected and enhanced through the implementation of the plans developed for those Parks.

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

Policies:

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

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

Policies:

3.1 Require that all new development projects contribute to public open space improvements either on- or off-site as identified in the adopted Parks Element.

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

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

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

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

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

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

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

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

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

Policies:

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

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

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

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

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

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

Policies:

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

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

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

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

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

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

Policies:

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

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

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

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

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

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

Policies:

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

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

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

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

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

G. IMPLEMENTATION METHODS

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

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

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

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

H: 20-YEAR CAPITAL FACILITIES PROGRAM

H.1 Overview

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

H.2 Project Descriptions

Park Signage Improvements: New entry signs will be constructed at the City's parks to replace existing deteriorated signs, of a common design to provide consistent, recognizable and attractive messaging to park users. Additionally, orientation signs will be provided within larger parks to identify key park features. Estimate $20,000.

Downtown Civic Plaza: A public plaza, associated with the proposed City Hall and Civic Center in the downtown core, will provide space for public events such as art walks, farmer's markets, and outdoor concerts. Estimate $500,000.

Torguson Park Landscaping w/ Picnic Tables: To compliment the recreational fields, supplemental landscaping will be provided to enhance/beautify the park. Areas to be landscaped include around the soccer field, the tot-lot area, the

climbing structure area, in and around the parking lot, and along the Snoqualmie Valley Trail. In areas of lawn or along trails, picnic tables will be provided. Estimate $35,000.

Torguson Park Backstops and Training Area: The backstops and fencing for the 5 most westerly ball fields needs to be replaced and larger canopies placed over the home plate. Training areas would also be added around the baseball fields consisting of batting and pitching cages of a more permanent nature, including fencing and netting. Estimate $114,260.

Torguson Park New Restroom and Concession Building: A new restroom and concession building should be built within the center of the four western quad fields to enable easier restroom access for ballfield users. Estimate $233,500.

Torguson Park Trails: A multi-purpose loop trail is to be constructed through the park, providing connection to the Snoqualmie Valley Trail and the various entrances to the park, consistent with the layout established in the 2010 Torguson Park Master Plan. The trail is to be constructed of asphalt to allow the use of bicycles, strollers, wheelchairs, etc. Estimate $113,000.

Torguson Park Plaza and Sidewalk Improvements: At the northern end of the parking lot, a concrete or brick paver plaza area should be provided, with concrete sidewalks connecting to the restroom building, parking lot, tot lot and the proposed picnic shelter, consistent with the conceptual design in the 2010 Torguson Park Master Plan. Estimate $60,000.

Torguson Park Turf Improvements: The existing westerly five fields are to be refurbished and upgraded to a sand base to eliminate trip hazards and uneven surfaces through stripping, re-grading, re-seeding, etc. and the fields installed with irrigation and drainage systems. Estimate $2,120,450.

Torguson Park Southwest Entry and BMX Park Improvements: The southwest pedestrian entrance to Torguson Park should be improved to coordinate with the adjacent private development, including landscaping and pathway improvements, and reconfigured and improved BMX park. The BMX park should be improved with viewing/seating areas, more durable and stable ramp supports, improved drainage, and water and power connections for maintenance and repair of the track. A small lockable tool shed should be provided for BMX park volunteers. The BMX park should be expanded to the east to provide a junior course separate from a more advanced course. Cost estimate $50,000. Volunteer labor is anticipated for much of the BMX project work.

Torguson Park Entry-Area Acquisition: The property bordering the western boundary of the primary vehicular entrance to Torguson Park should be acquired for a more visible entry to the park, as well as to provide expanded park entrance features, landscaping and parking. Acquisition $300,000. Development cost estimate not yet determined.

Torguson Park Skate Park Improvements: The existing skate park is a popular and heavily used facility, and should be expanded or improved with additional features and facilities to accommodate increased usage from new growth. Cost estimate not yet determined.

Torguson Park Maintenance Building: A new maintenance building is needed to replace the maintenance building destroyed by the 2014 explosion of the adjacent commercial building on North Bend Way, and to provide much needed space for park maintenance equipment and supplies. Estimate $100,000.

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

E.J. Roberts Park Bridge: A new pedestrian bridge is needed to replace the existing bridge, which has deteriorated beyond the ability to provide repairs. Estimate $75,000.

E.J. Roberts Park Picnic Shelter: A picnic shelter is needed for this popular park for group picnic events. Estimate $35,000.

EJ Roberts Park Playground Replacement: New playground equipment should be installed at EJ Roberts Park to replace the old and deteriorated play equipment currently at the park. Estimate $60,000.

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

Tanner Trail Phase 2 and 3 Right-of-Way Acquisition: Tanner Trail, Phase 1 was constructed in 2002 and begins at Bendigo Blvd, proceeds along the abandoned BN Railroad right-of way, and terminates at Orchard Street. Additional BNRR right-of-way is available out to 436th Avenue SE for further extension of the trail system and interconnection with the Snoqualmie Valley Trail. This will complete the preservation of the proposed trail system through the southerly portion of the city with links to regional facilities. This system will also provide for the pedestrian needs along the south side of North Bend Way in lieu of requiring a sidewalk next to or close to the street on that side. Estimate $4,150,000 (majority of funding anticipated through grants).

Tanner Trail Construction: A paved or gravel trail will be constructed within the Tanner Trail right-of-way adjacent to North Bend Way, described above. Estimate $400,000 (based on gravel).

Tanner Trail / Snoqualmie Valley Trail Junction Improvements: The junction of the Snoqualmie Valley Trail, Tanner Trail, and North Bend Way is an important junction for both local and regional trail users and is also an important corridor for elk and other wildlife crossing under I-90 at this location. Improvements would be made to make the Snoqualmie Valley Trail crossing of North Bend Way more visible and safe for pedestrians and motorists. A small parking lot would be built for trail users with formalized trailheads to the Snoqualmie Valley Trail and Tanner Trail. Native landscape improvements would be provided to enhance wildlife cover for the crossing area. The project is anticipated as a joint city/King County project. Additional planning and coordination with King County needs to be done and a site plan developed with cost estimates before this facility can be formally placed in the capital facilities plan. Cost estimate not yet determined.

Dahlgren Family Park:
Upon dedication to the City, the 2.5-acre park to be dedicated through the Tanner Landing Master Plan Overlay District Regulations in NBMC 18.10.025 should be developed with park and picnic facilities. Park facilities should be designed consistent with that provided by King County in the adjacent Tanner Landing Park such that the two adjacent parks work as one cohesive whole. Estimate $1,000,000.

Tollgate Farmhouse Restoration: Purchased as part of the Tollgate Farm, the farmhouse is in need of repair and restoration. In 2003, a restoration plan was developed by Tonkin Hoyne Architects. The first item to be addressed was the sealing of a large hole in the roof and subsequent re-roofing of the entire structure. This prevented water from entering through the top of the house. However, additional exterior improvements are needed to keep the structure sound. These include reconstructing the foundation, repairing the outside, painting the exterior, and installing windows and secure doors. Further phases include interior reconstruction and exterior entry improvements. Estimate $250,000.

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

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

Tollgate Farmstead Improvements: The Tollgate Farm Master Plan anticipates the area around the Tollgate Farmhouse as an interpretive and multi-use farmstead area that can be used as a venue for activities and events such as the North Bend Farmers Market, weddings and other small-scale outdoor gatherings. The site is also anticipated for a pea-patch garden and/or demonstration garden and a small interpretive apple orchard. Additional facility planning and a site plan with cost estimates needs to be developed before this can be formally added to the 6-year Capital Facilities Plan.

Tollgate Farm to Downtown Trail: From the west end of the West North Bend Way bridge over the South Fork Snoqualmie River, along West North Bend Way, and then to the driveway entrance to the parking lot, with an intermediate connection to the on-site trail, a sidewalk would be extended for pedestrian access from downtown to the farm/athletic fields. Work would include approximately 3,300 linear feet of curb, gutter, landscape strip, street trees, and 8-foot wide concrete sidewalk for the entire length of the improvement. Estimate $350,000.

Meadowbrook Farm Trail, Phase 2 Snoqualmie Valley Trail Connector: A trail would be constructed east across Meadowbrook Farm from the Meadowbrook Farm Interpretive Center building and Boalch Avenue Trail to the Snoqualmie Valley Trail. The trail would provide connectivity of the interpretive center to the heavily used Snoqualmie Trail, and would allow fieldtrips and groups at the Interpretive Center access to the trail to the big cedar, located east of the Snoqualmie Valley Trail. Estimate $210,000.

Meadowbrook Farm to Tollgate Farm Connector Trail: A trail would be constructed from the Interpretive Center west across SR-202 connecting through the forest preserve area of Meadowbrook Farm west to North Bend Way, then south within the right-of-way of North Bend Way to connect to the trail system within Tollgate Farm Park. Estimate $150,000.

Meadowbrook Farm Disc Golf Course: Facilities for a disc golf course would be constructed along the Dike Road fields (east of Boalch Ave.) at Meadowbrook Farm, consisting of 18 anchored removable poles with disc golf chain target/baskets, and minor signage identifying the course. Regular mowing needs for the course would need to be arranged prior to installation. Estimate $20,000.

Meadowbrook Farm Interpretive Center Commercial Kitchen Addition: A commercial kitchen will enable the Interpretive Center building to host a greater number of events and activities, particularly attractive for wedding users and cooking classes, which would increase revenue to the Farm. Estimate $200,000.

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

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

Meadowbrook Farm Elk Viewing Area and Swing Rock Interpretive Site: The site of the original Meadowbrook Barn, adjacent to the Swing Rock west of SR-202 and just south of the city limit line between North Bend and

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

William H. Taylor Park Improvements: A new platform/track crossing and park entry would be constructed at the terminus of Ballarat Avenue, in association with the proposed right-of-way improvements at that location, creating a more visible and direct access to the depot from Ballarat and McClellan, and improving pedestrian access and safety. In association with the new crossing, the platform plaza area would be extended from the depot to the new crossing, and the landscaping in this area (west of the depot) would be reconfigured to improve visibility and create a terminal viewpoint into the park from Ballarat Avenue (providing a better connection to the downtown). The proposal would include a veteran's memorial flagpole in association with the landscape improvements. Improvements to the park would also be made at Park Street to improve pedestrian access and safety and better link the park with Si View Park to the south. Estimate $100,000.

William H. Taylor Park Railroad Enclosure: A covered outdoor enclosure may be constructed, immediately east of the terminus of the existing tracks and within the railroad corridor, to house a locomotive or other railroad artifact, similar to the log pavilion in Snoqualmie. The Northwest Railway Museum would secure the funding for the design and installation, and be responsible to maintain the railroad-related enclosure. The design shall be approved by the City. The City and the Northwest Railway Museum would partner on funding the platform and outdoor enclosure improvements, and would enter into an ILA agreeable to both parties for the outdoor enclosure. Estimate $100,000.

William H. Taylor Park to Si View Community Park Trail Connection: A property immediately north of the Si View Community Park that is currently owned by King County Roads Division should be acquired and a trail constructed to connect this park with William H. Taylor Park to the north. Estimate $130,000 property acquisition and $34,000 development.

Si View Community Park Eastern Expansion: The property currently owned by WSDOT and King County between Si View Community Park and Cedar Falls Way should be acquired and developed as a park. The park should include a trail connection to Cedar Falls Way, as well. Estimate - $300,000 for acquisition, $700,000 for development of trails, lawn and landscaping.

Playground Surfacing Improvements: A pour-in-place soft surface base should be installed under the playground at Tollgate Farm Park and at the two existing playgrounds at Si View Community Park. This surfacing creates less mess and requires less maintenance than chips. Estimate $133,000.

Spray Park Feature: A spray park feature should be installed at a park for summer water play. The feature could be a simple conventional spray park, or an accessible water fountain where people can get wet. The specific park has yet to be determined, but could be located at the Si View Community Park or a future park acquisition such as the Dahlgren Family Park or Si View Community Park Eastern Expansion. The cost would be shared with the Si View Metropolitan Park District. Estimate $750,000.

North Bend Roundabouts Re-landscaping: Additional landscaping and boulders would be added to supplement the existing landscaping within the roundabouts. Landscaping should be of a naturalistic design consisting principally of native species and species consistent with mountain habitats, reflective of North Bend's mountain-culture atmosphere. Estimate $5,000, presumes volunteer labor.

Riverfront Park Improvements and South Fork Snoqualmie Right Bank Levee Trail: Improvements to Riverfront Park would be minimal in nature to maintain the natural, forested character of the site. Small clearings could be made to provide spaces for picnic tables. In addition, improvements would be provided to formalize the trail along the levee between Bendigo Boulevard and W. North Bend Way, including graveling, bollards, signage, and benches. An easement is necessary from the adjacent property owner for access across a portion of private property along the levee. Estimate $150,000.

South Fork Snoqualmie Left Bank Levee Trail: The existing informal levee trail between Bendigo Boulevard and W. North Bend Way would be improved with a gravel surface. In addition, approximately 500 feet of new trail would be constructed around the private property on the southern end of the route. Estimate $75,000.

Tanner Road Shoreline Park Restroom: Upon dedication of this park to the City, a small, basic restroom should be constructed at this park to provide facilities for whitewater users that frequent this access location. Estimate $100,000.

I: 6-YEAR CAPITAL FACILITIES PLAN

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

TABLE 5: 6-YEAR CAPITAL FACILITES PLAN

#	Project Name	Cost Est.	Funding Sources	2016	2017	2018	2019	2020	2021
	Trail Construction:								
1	Meadowbrook Trail Phase II (Int.Ctr. to SVT)	210,000	TL/G/IF/REET/MFPA/MPD		210,000				
2	Meadowbrook Farm to Tollgate Farm Trail	150,000	IF/G/REET/MFPA						150,000
3	Riverfront Park Improvements and South Fork Snoqualmie Right Bank Levee Trail	150,000	IF/G/REET					150,000	
	Park Improvements:								
4	Roundabout Relandscaping	5,000	IF	5,000					
5	Park Signage Improvements	20,000	IF	20,000					
6	Torguson Park Improvements (Loop Trail, Plaza, Exercise Stations, Landscaping)	254,700	IF/G/REET	254,700					
7	Torguson Park Backstops and Training Areas	114,260	IF/SO	114,260					
8	Torguson Park New Restroom/Concession Building	233,500	IF/REET	233,500					
9	Torguson Park SW Entry and BMX Course Expansion and Improvements	50,000	IF/REET		50,000				
10	Torguson Park Boundary Line Adjustment for Minor Park Expansion	3,000	IF	3,000					
11	Spray Park /play fountain feature (location TBD)	750,000	G/IF/REET					750,000	
12	18-Basket Disc Golf Course at Meadowbrook Farm	20,000	IF/REET			10,000			
13	William H. Taylor Park - Landscape, Memorial and Platform improvements	100,000	IF/G/REET/NWRM		100,000				
14	William H. Taylor to Si View Community Park Trail Connection (land costs below)	34,000	IF/G/REET/MPD		34,000				
15	Playground Surfacing - Tollgate Farm Park and Si View Community Park	133,000	IF/REET/MPD	133,000					
16	EJ Roberts Park Picnic Shelter	35,000	IF/G/REET	35,000					
17	EJ Roberts Park New Pedestrian Bridge	75,000	IF	75,000					
18	EJ Roberts New Playground Equipment	60,000	IF/REET				60,000		
19	Tollgate Farmhouse Restoration (60,000 out of total anticipated $250,000 remaining)	60,000	G/IF				30,000		30,000
20	Restroom at Tanner Road Shoreline Park	100,000				100,000			
	Park and Open Space Land Acquisition:								
21	Tanner Trail R/W Acquisition, CF Way to Sno Valley Trail (half of total cost of project - rest anticipated from Transportation Impact Fees and Grants	2,075,000	G(RCO/CFT)						2,075,000
22	Torguson Park Entry Property Acquisition	300,000	IF/REET				300,000		
23	Land for William H. Taylor Park to Si View Community Park Trail	130,000			130,000				
24	Downtown Civic Plaza Acquisition, Design, and Construction	500,000	IF/G/Bond/REET					500,000	

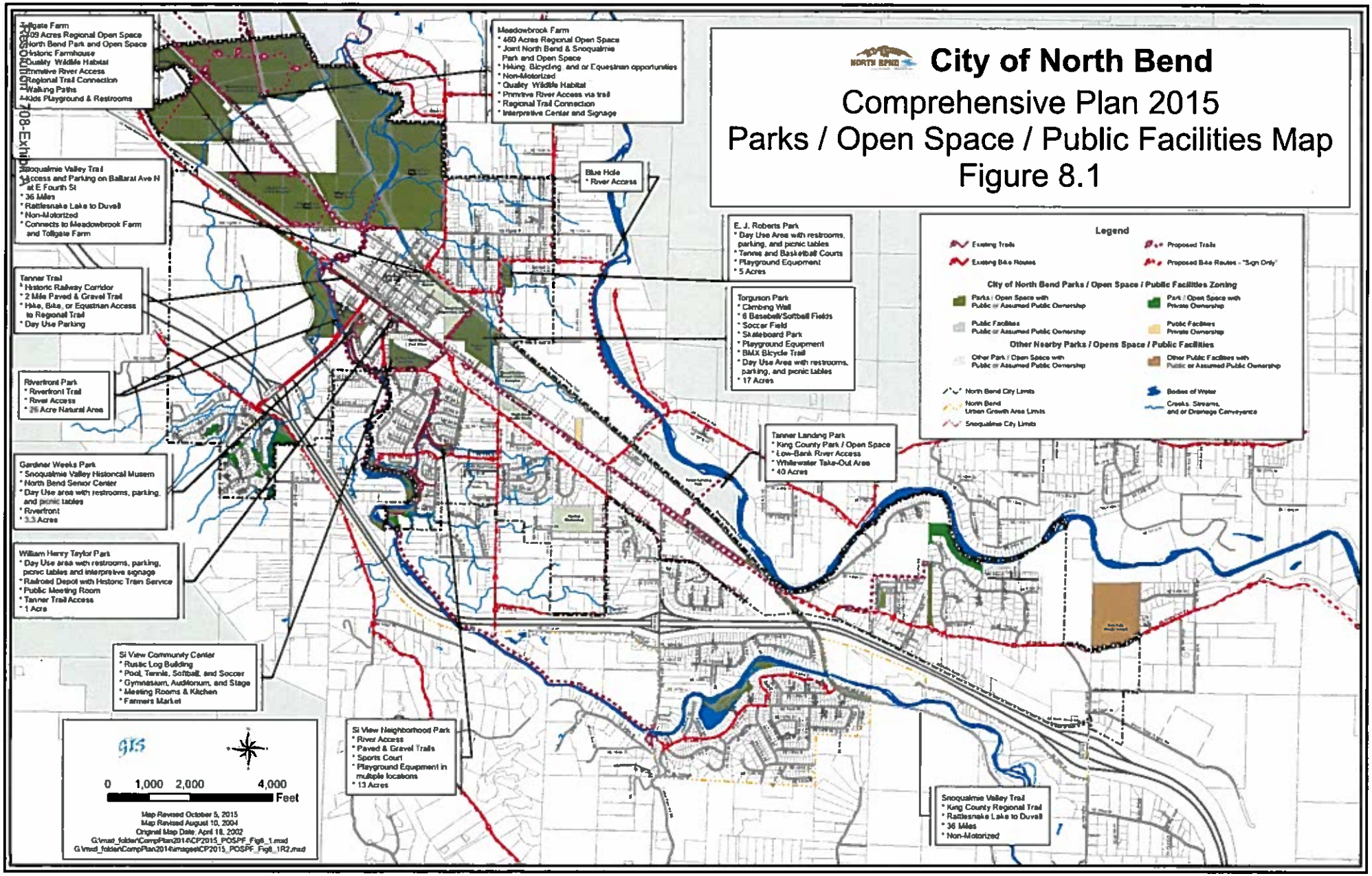
TOTAL project costs:	5,562,460		873,460	524,000	110,000	390,000	1,400,000	2,255,000
Anticipated Park Impact Fee Revenue, 2016-2021*	3,059,793		1,239,818	916,538	579,117	162,160	81,080	81,080
Anticipated Grant Revenue**	442,341		169,345	137,481	86,868	24,324	12,162	12,162
Anticipated Si View MPD Revenue***	325,000		75,000	50,000	50,000	50,000	50,000	50,000
Total Project Revenue:	3,827,134		1,484,163	1,104,019	715,985	236,484	143,242	143,242
Balance	-1,735,326		610,703	580,019	605,985	-153,516	-1,256,758	-2,111,758

Key	Grant Key	
IF - Impact Fees	ALEA	RCO-Aquatic Lands Enhancement Account
TL - City Share of King County Trails and Open Space Levy	YAF	RCO-Youth Athletic Facilities
MPD - Si View Metropolitan Parks District Funds	LWCF	RCO-Land and Water Conservation Fund
SO - Sports Organizations	SRTS	WDOT-Safe Routes to Schools
G - Grant	USP	TIB-Urban Sidewalk Program
DM - Development Mitigation Contribution	NWRM	Northwest Railway Museum secured funds
REET - Real Estate Excise Tax	MFPA	Meadowbrook Farm Preservation Association secured fund

* Park Impact Fee Revenue determined based on 2016-2021 anticipated residential building permits. 2016 figure includes carryover balance from 2015.

** Anticipated Grant Revenue - 2016 - Based on LWCF Grant and 2009-2013 KC Trail and Open Space Levy Proceeds. 2017-2021 - Based on assumption of additional 15% above Park Impact Fee Revenue.

*** Constitutes funding identified on Si View MPD CIP list for projects that are City Projects, as well as a portion of community collaboration funds.


City of North Bend
Comprehensive Plan 2015
Parks / Open Space / Public Facilities Map
Figure 8.1
Tollgate Farm
* 109 Acres Regional Open Space
* North Bend Park and Open Space
* Historic Farmhouse
* Quality Wildlife Habitat
* Primitive River Access
* Regional Trail Connection
* Walking Paths
* Kids Playground & Restrooms
Meadowbrook Farm
* 460 Acres Regional Open Space
* Joint North Bend & Snoqualmie Park and Open Space
* Hiking, Bicycling, and or Equestrian opportunities
* Non-Motorized
* Quality Wildlife Habitat
* Primitive River Access via trail
* Regional Trail Connection
* Interpretive Center and Signage
Snoqualmie Valley Trail
* Access and Parking on Ballarat Ave N at E Fourth St
* 36 Miles
* Rattlesnake Lake to Duvall
* Non-Motorized
* Connects to Meadowbrook Farm and Tollgate Farm
Blue Hole
* River Access
E. J. Roberts Park
* Day Use Area with restrooms, parking, and picnic tables
* Tennis and Basketball Courts
* Playground Equipment
* 5 Acres
Tanner Trail
* Historic Railway Corridor
* 2 Mile Paved & Gravel Trail
* Hike, Bike, or Equestrian Access to Regional Trail
* Day Use Parking
Torguson Park
* Climbing Wall
* 6 Baseball/Softball Fields
* Soccer Field
* Skateboard Park
* Playground Equipment
* BMX Bicycle Trail
* Day Use Area with restrooms, parking, and picnic tables
* 17 Acres
Riverfront Park
* Riverfront Trail
* River Access
* 26 Acre Natural Area
Tanner Landing Park
* King County Park / Open Space
* Low-Bank River Access
* Whitewater Take-Out Area
* 40 Acres
Gardner Weeks Park
* Snoqualmie Valley Historical Museum
* North Bend Senior Center
* Day Use area with restrooms, parking, and picnic tables
* Riverfront
* 3.3 Acres
William Henry Taylor Park
* Day Use area with restrooms, parking, picnic tables and interpretive signage
* Railroad Depot with Historic Train Service
* Public Meeting Room
* Tanner Trail Access
* 1 Acre
Si View Community Center
* Rustic Log Building
* Pool, Tennis, Softball, and Soccer
* Gymnasium, Auditorium, and Stage
* Meeting Rooms & Kitchen
* Farmers Market
Si View Neighborhood Park
* River Access
* Paved & Gravel Trails
* Sports Court
* Playground Equipment in multiple locations
* 13 Acres
Snoqualmie Valley Trail
* King County Regional Trail
* Rattlesnake Lake to Duvall
* 36 Miles
* Non-Motorized
Legend
Existing Trails
Proposed Trails
Existing Bike Routes
Proposed Bike Routes - "Sign Only"
City of North Bend Parks / Open Space / Public Facilities Zoning
Parks / Open Space with Public or Assumed Public Ownership
Park / Open Space with Private Ownership
Public Facilities Public or Assumed Public Ownership
Public Facilities Private Ownership
Other Nearby Parks / Opens Space / Public Facilities
Other Park / Open Space with Public or Assumed Public Ownership
Other Public Facilities with Public or Assumed Public Ownership
North Bend City Limits
Bodies of Water
North Bend Urban Growth Area Limits
Creeks, Streams, and or Drainage Conveyance
Snoqualmie City Limits
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Map Revised October 5, 2015
Map Revised August 10, 2004
Original Map Date: April 18, 2002
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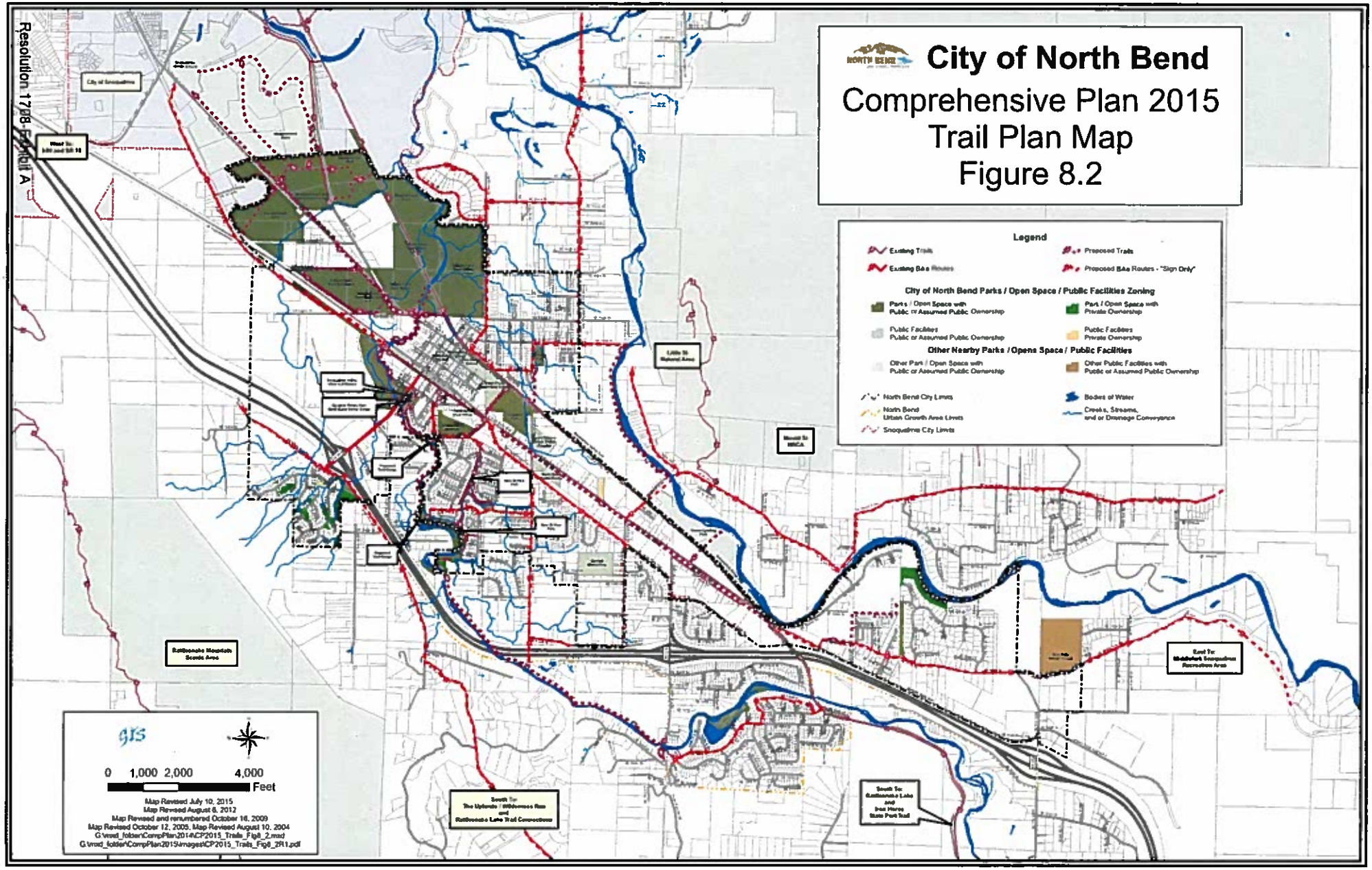
City of North Bend
Comprehensive Plan 2015
Trail Plan Map
Figure 8.2
Legend
Existing Trails
Proposed Trails
Existing Bike Routes
Proposed Bike Routes - "Sign Only"
City of North Bend Parks / Open Space / Public Facilities Zoning
Parks / Open Space with Public or Assumed Public Ownership
Parks / Open Space with Private Ownership
Public Facilities Public or Assumed Public Ownership
Public Facilities Private Ownership
Other Nearby Parks / Opens Space / Public Facilities
Other Park / Open Space with Public or Assumed Public Ownership
Other Public Facilities with Public or Assumed Public Ownership
North Bend City Limits
North Bend Urban Growth Area Limits
Snoqualmie City Limits
Bodies of Water
Creeks, Streams, and or Drainage Conveyance
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Map Revised July 10, 2015
Map Revised August 6, 2012
Map Revised and renumbered October 16, 2009
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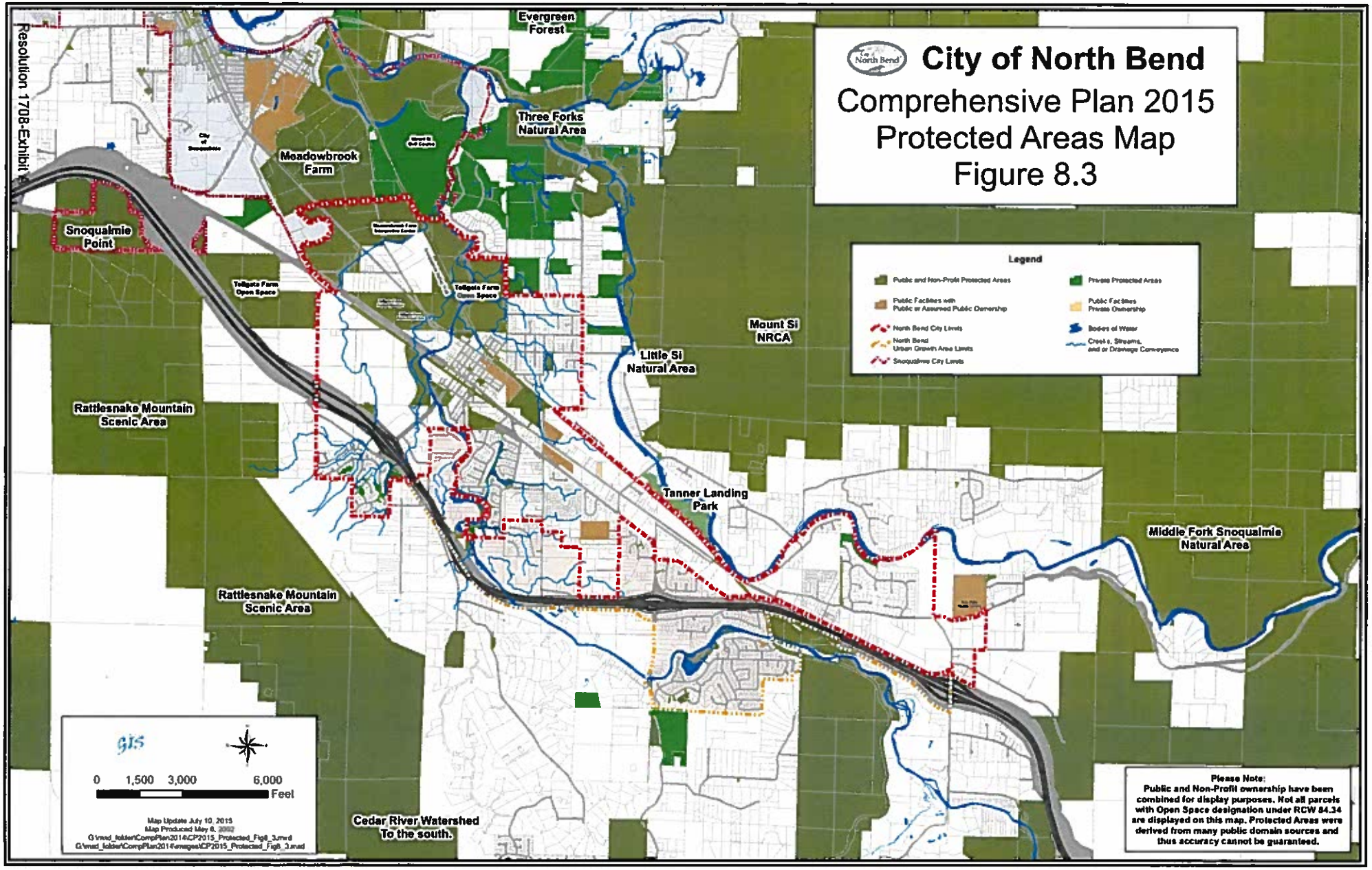
City of North Bend
Comprehensive Plan 2015
Protected Areas Map
Figure 8.3
Legend
Public and Non-Profit Protected Areas
Private Protected Areas
Public Facilities with Public or Assumed Public Ownership
Public Facilities Private Ownership
North Bend City Limits
Bodies of Water
North Bend Urban Growth Area Limits
Creeks, Streams, and or Drainage Conveyance
Snoqualmie City Limits
Evergreen Forest
Three Forks Natural Area
Meadowbrook Farm
Snoqualmie Point
Tollgate Farm Open Space
Mount Si NRCA
Little Si Natural Area
Rattlesnake Mountain Scenic Area
Tanner Landing Park
Middle Fork Snoqualmie Natural Area
Rattlesnake Mountain Scenic Area
Cedar River Watershed To the south.
GIS
0 1,500 3,000 6,000 Feet
Map Update July 10, 2015
Map Produced May 8, 2002
Please Note:
Public and Non-Profit ownership have been combined for display purposes. Not all parcels with Open Space designation under RCW 84.34 are displayed on this map. Protected Areas were derived from many public domain sources and thus accuracy cannot be guaranteed.

City Council Agenda Bill

SUBJECT:	Agenda Date: December 8, 2015 AB15-138	
A Resolution Authorizing Adoption of Proposed Amendments to the 2015 Comprehensive Plan Pertaining to the Parks Element	Department/Committee/Individual	
	Mayor Ken Hearing	
	City Administrator – Londi Lindell	
	City Attorney - Mike Kenyon	
	City Clerk – Susie Oppedal	
	CED Senior Planner – Mike McCarty	X
	Finance – Dawn Masko	
Cost Impact: N/A	Public Works – Mark Rigos	
Fund Source: N/A		
Timeline: Immediate		

Attachments: Resolution, Parks Element

SUMMARY STATEMENT:

Attached is the Planning Commission's Recommendation on the Parks Element of the Comprehensive Plan updated as required per the Comprehensive Plan periodic update under RCW 36.70A.

The element has been updated to correct outdated information, describe more recent public input on park and recreation needs within the community, and update the 6-year Parks Capital Facilities Element based on that public input. The element has also been simplified, eliminating redundant or extraneous information.

The Parks Commission reviewed the Parks Element and provided significant amendments during their meetings throughout 2015, which included a Public Workshop on June 24. The Parks Commission provided a recommendation of approval on September 23, 2015.

The Planning Commission reviewed the Parks Commission's recommendation on the Parks Element on September 24 and October 22, 2015, and provided a recommendation of approval following a public hearing on October 22, 2015.

COMMITTEE REVIEW AND RECOMMENDATION: The CED Committee reviewed the proposed amendments at their November 18, 2015 meeting and recommended approval, subject to minor edits which have been incorporated into the document.

RECOMMENDED ACTION: **MOTION to approve AB15-138, a resolution authorizing adoption of proposed amendments to the 2015 Comprehensive Plan pertaining to the Parks Element.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
December 8, 2015	Passed Resolution 1708	5-0