RESOLUTION 1704

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

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

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

WHEREAS, on April 15, 2014 the City Council directed staff and the 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 Planning Commission has implemented the scope of work as directed by Resolution No. 1647 and formulated amendments as 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 Planning Commission provided review of the Economic Development Element at their July 9, 2015, and August 27, 2015 meetings; and

WHEREAS, the Planning Commission held a public hearing on the Economic Development Element on July 9, 2015, and recommended approval of the Element on August 27, 2015 meeting; and

WHEREAS, the proposed amendments were submitted to the Washington State Department of Commerce for review on July 2, 2015 and on August 5, 2015, with the Department of Commerce confirming they had no comments; and

WHEREAS, a SEPA Determination of Non-Significance will be issued for this element

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and all other amendments to the Comprehensive Plan prior to approval of the Ordinance adopting the 2015 Comprehensive Plan amendments;

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 approval of the amendments to the North Bend Comprehensive Plan Economic Development Element hereto attached 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 17TH DAY OF NOVEMBER, 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: November 17, 2015
Posted: November 18, 2015

EXHIBIT A

CHAPTER 9: ECONOMIC DEVELOPMENT ELEMENT

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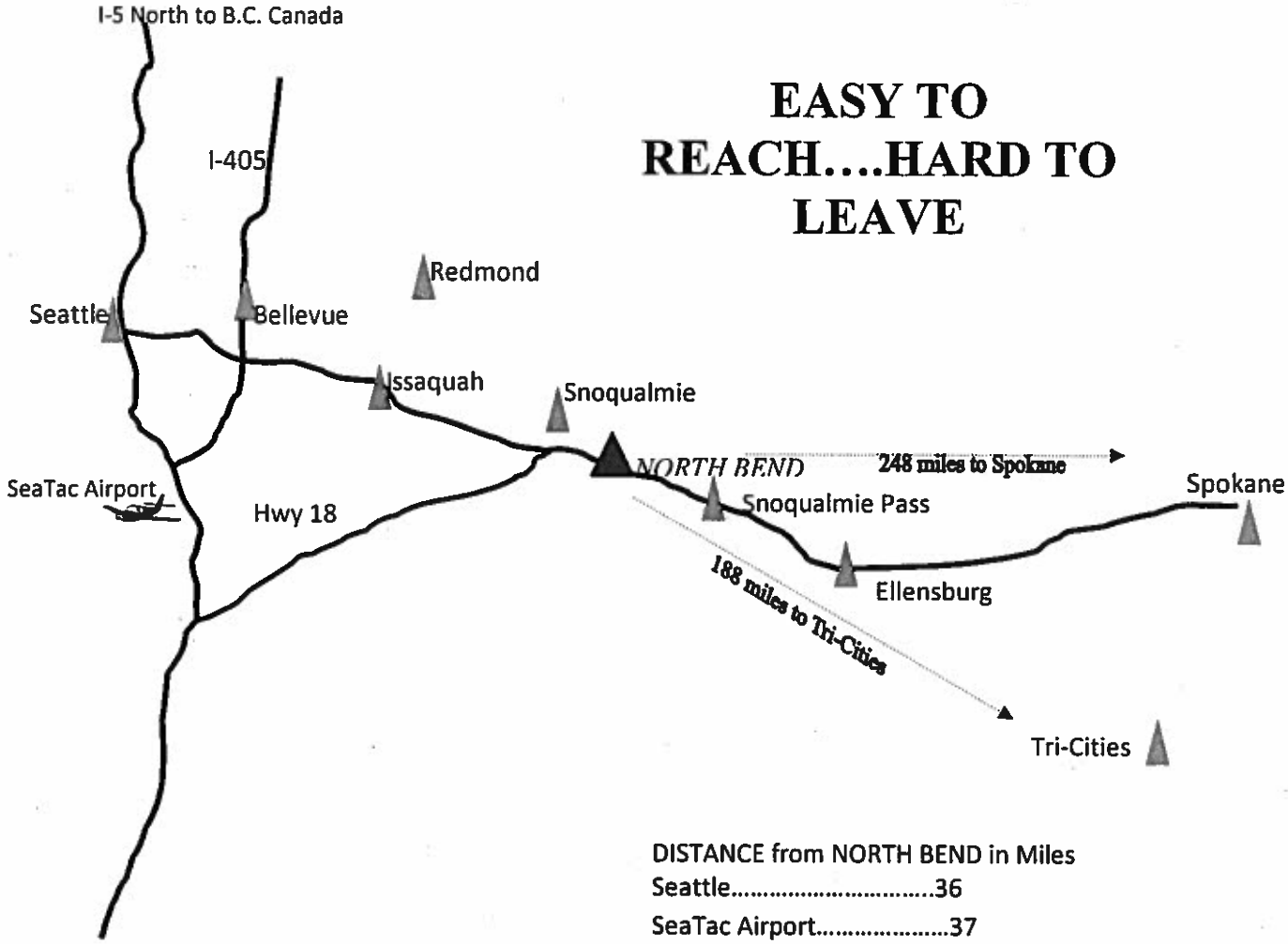

EASY TO REACH….HARD TO LEAVE

DISTANCE from NORTH BEND in Miles

Seattle.....36
SeaTac Airport.....37
Spokane.....248
Snoqualmie.....4
Snoqualmie Pass.....24
Bellevue.....24
Issaquah.....13
Redmond.....28
Ellensburg.....77
Tri-Cities.....188
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NOTE: MAP NOT-TO-SCALE

A. INTRODUCTION AND PURPOSE

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

In 1996, the City Council established an Economic Development Commission (EDC) to coordinate and advise the City about development opportunities and economic growth strategies. Policies and efforts recommended by the EDC, and adopted by the City Council, have made significant improvements in North Bend and it's Downtown. An example of this is the public incentive programs that have been created for private investment in the Landmark Historic Commercial District.

Therefore, the purpose of the Economic Development Element is to establish the goals and policies decision-makers will utilize in order make important decisions regarding economic growth, vitality and quality of life for North Bend.

B. ECONOMIC TRANSITION AND LOCAL ECONOMY

In the distant past, the economy of North Bend was reliant upon its abundant natural resources of timber, where the harvested logs were converted into lumber by a variety of small, private mills. The harvested timber primarily was on its way to the large Weyerhaeuser Mill in Snoqualmie. Mill workers, woodsmen, foresters and a large compliment of mill staff, making a good wage, lived in North Bend and the outlying areas. This robust timber industry, which was at its highpoint in the 1950's and 1960's, has since slowed significantly and is now predominately limited to timber harvest and forest management in Eastern King County.

More recently, North Bend's natural resource based economy has transformed into a retail and outdoor recreation tourism oriented economy. Accessibility to Interstate 90, close proximity to the greater Puget Sound Region, livable neighborhoods, preeminent public schools and world class recreational options continue to bring people to recreate and live in North Bend.

In addition, because North Bend is strategically located at the western base of the Cascade Mountains on Interstate 90, it will remain a desirable location for regional and transcontinental overland freight heading into and out of the deep water Ports of Tacoma and Seattle. The City of North Bend is feeling the adverse impacts of this industry.

The economic center, which was once the Historic Town of North Bend, has grown to include the Premium Outlet shopping center and freeway oriented retail located at Exit 31 and 34 of Interstate 90.

C. NORTH BEND BRAND, VISION AND ECONOMIC DEVELOPMENT

The City of North Bend asserts that economic development will be achieved through the sustained, concerted actions of community organizations, policy makers, investors, businesses and citizens that promote and grow the standard of living and economic health of the City based on a common vision. The result of this effort will be business growth, job creation, business retention and recruitment, tourism development and generally increased economic opportunity for all.

In 2009, the City engaged citizen volunteers in a process to establish a branding and tagline to establish a tourism identity and serve as a guideline for city marketing decisions.

C.1 Brand Statement:

We are the small town that is creating the premiere outdoor adventure destination in the Puget Sound region.

C.2 Brand Tagline:

Easy to reach…Hard to leave.

D. COMMERICAL, EMPLOYMENT AND INDUSTRIAL DISTRICTS

D.1 Downtown Commercial and Historic District

Downtown offers a desirable opportunity to live, work and recreate all within walking distance. Downtown North Bend will continue to be the community's heart and core as it progresses into a mature civic center and historic commercial center. Downtown and its compact style of development provide fantastic opportunities for residents and visitors to gather, interact and conduct commerce in a small town atmosphere.

The DC zone includes a mix of residential and commercial uses occupying many small, older homes in addition to the Commercial Historic District. Nineteen properties contribute to the Historic Commercial District located in the 2-plus-block central area of Downtown North Bend. Many businesses have performed renovations, and received incentives and grant monies for some of the improvements made to the building and/or local façade design. These incentives continue to be available as a way to encourage further revitalization.

In recent years, a number of residential structures have converted to commercial use; however a healthy mix of both uses currently exists within the Downtown zoning district.

D.2 South Fork Interchange

The South Fork Interchange area is located at Exit 31. The South Fork Interchange area is a key retail anchor for the City, with the presence of the North Bend Premium Outlet Mall and the freeway oriented services. It also functions as a vital gateway to Downtown North Bend via Bendigo Boulevard and the South Fork of the Snoqualmie River. Bendigo Boulevard is a Heritage

Corridor adopted in 1999. The Heritage Corridor Plan and the Downtown Master Plan together establish an attractive streetscape and "graduated gateway" concept for this corridor. These plans promote a visual and physical connection between the downtown commercial district, the river and businesses near the freeway. These enhancements to the area will help provide a transition from the highway scale of the interchange development to the pedestrian scale of downtown.

The employment and services in the area east of Bendigo Boulevard are focused on convenience food, retail, groceries, and automotive uses. The 100,000 square foot regional commercial shopping plaza located at this interchange provides services for the community, upper Snoqualmie Valley, and passing travelers on Interstate 90.

On the west side of Bendigo Boulevard lies the North Bend Premium Outlet Mall and the Nintendo 225,000 square foot warehouse and distribution facility. Nintendo employs approximately 360 full and part time employees. The Outlet Mall gross leasable area totals 223,383 square feet and, in 2014, employed approximately 142 full and 240 part-time employees.

Adjoining the current Nintendo site is approximately 110 acres of vacant, buildable land now zoned as Employment Park 1. Much of this land is located in the 100 year FEMA floodplain. Its location adjacent to Exit 31 and the downtown makes this area ideal for development of employment generating uses.

D.3 East North Bend and Tanner Employment Opportunity Area

The East North Bend and Tanner Interchange area is located southeast off I90 Exit 34 at the east end of the City.

This area of town currently contains a large truck stop and restaurant facilities as well as numerous services (gas stations, motel, etc.) that support this use. In addition, Genie Industries, an American company owned by Terex, who manufactures work lifts and platforms used in construction, maintenance, warehouse stocking, and equipment installation is also located in this area of town. Additional employment park style development opportunities are plentiful in this area due to the amount of vacant and underdeveloped parcels in the East North Bend Tanner Area.

The eastern portion of North Bend is enhanced by the Middle Fork Natural Area and its natural beauty and abundant recreational opportunities. The Middle Fork Natural Area is located along the Middle Fork of the Snoqualmie River and is easily accessed via North Bend at Exit 34. It contains primarily forested lands along the Middle Fork and its tributary streams, providing important habitat for terrestrial and aquatic wildlife. The Middle Fork Natural Areas offer a tremendous amount of outdoor recreational opportunities for the greater Puget Sound region and Washington State.

The City's vision for this area is to grow the neighborhood scale commercial uses (i.e. retail, restaurant, hotel etc.), designed to serve nearby residents, and attract tourists and visitors of the Middle Fork and nearby natural recreation areas. To achieve this vision, the City plans to work with State and regional players to relocate the Truck Stop to a more appropriate location within King County.

E. PROMOTING AND ACCOMODATING TOURISM

The City of North Bend is situated in close proximity to hundreds of thousands of acres of publicly owned lands offering an immense amount of outdoor recreational opportunity for the entire Puget Sound region and Washington State. Mount Si Trail, Middle Fork Natural Area, Rattlesnake Lake/Ledge and Snoqualmie Falls, are four of the most visited recreational opportunities in the State and are all located within five miles of downtown North Bend. The potential of economic growth in tourism related businesses is tremendous. The City should develop a Tourism Growth Plan to ensure the City captures the economic opportunities these natural assets provide in the form of visitors.

F. GOALS AND POLICIES

The goals and policies of this Element reflect the work conducted by previous Economic Development Commissions during the city-sponsored Economic Summit, and the current Economic Development Commission, which spearheaded the Marketing and Branding effort. The North Bend Planning Commission provided extensive contributions through a very in-depth amendment process in 2015.

F.1 ECONOMIC DEVELOPMENT GOALS

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

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

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

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

F.2 GOALS AND POLICIES

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

Policies:

ED - 1.1 Develop an architectural design plan for the downtown commercial core consistent with the City's Downtown Master Plan and Design Standards.

ED – 1.2 Prepare a Downtown streetscape plan, which provides for community gathering spaces, connected sidewalks and trails, healthy and attractive landscaping and pedestrian amenities that promote human interaction and activity.

ED – 1.3 Encourage a diverse mix of commercial and residential uses within the Downtown Core to strengthen pedestrian interaction and activity.

ED – 1.4 Encourage multi-use projects that incorporate street level retail with office and residential above.

ED - 1.5 Market the area's extensive natural amenities, public lands, and open spaces to develop strategies that encourage tourism and promote viability of the downtown to the tourist.

ED - 1.6 Work with the existing power utilities to eliminate overhead power lines in the downtown commercial area.

ED - 1.7 Encourage a bike friendly environment throughout the City to support a multi-model transportation network.

ED – 1.8 Continue to encourage the revitalization of the Commercial Historic District through promotion of existing incentives including Special Evaluation Tax, Historic Rehabilitation Credits, Public Benefit Rating System, Façade Assistance Grants, special low-interest loans and historic preservation grant opportunities.

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

Policies:

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

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

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

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

Policies:

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

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

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

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

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

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

Policies:

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

ED – 4.2 Promote commercial development at I90 Exits 31 and 34 which will provide services to local residents, attract visitors, and provide tourism related services to recreational users.

ED – 4.3 Promote growth of industrial, manufacturing, and tourism activities that provide jobs which pay livable wages.

ED – 4.4 Create incentives in the zoning code for projects that produce a higher number of living wage jobs.

NORTH BEND
easy to reach. . .hard to leave

City Council Agenda Bill

SUBJECT:	Agenda Date: November 17, 2015 AB15-123	
A Resolution Authorizing Adoption of Proposed Amendments to the 2015 Comprehensive Plan Pertaining to the Economic Development Element	Department/Committee/Individual	
	Mayor Ken Hearing	
	City Administrator – Londi Lindell	
	City Attorney - Mike Kenyon	
	City Clerk – Susie Oppedal	
	CED Senior Planner –	
	Finance – Dawn Masko	
Cost Impact: N/A	Public Works – Mark Rigos	
Fund Source: N/A	CED Director – Gina Estep	X
Timeline: Immediate		

Attachments: Resolution, Exhibit A - Economic Development Element, Exhibit B - Redline Version of Economic Development Element

SUMMARY STATEMENT:

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

In an effort to create a user friendly Element, the revised Element has been significantly simplified with only four clear and specific Economic Development goals.

Both the North Bend Economic Development Commission (EDC) and the Planning Commission collectively provided significant input on this Element. The Economic Development Commission reviewed the Element during the spring of 2015 and forwarded it to the Planning Commission in June 2015. The Planning Commission began their work in July by holding a public hearing on July 9, 2015 and continued their deliberations on August 27, 2015. The CED Council Committee reviewed the Planning Commission's recommendation on September 9, 2015.

Exhibit B attached to this agenda bill represents the Planning Commission's recommendation (which includes the work done by the EDC), along with the redline text edits recommended by the CED Council Committee on September 9, 2015. Exhibit A is a clean version of the Element.

COMMITTEE REVIEW AND RECOMMENDATION: The CED Committee reviewed the proposed amendments at their September 9, 2015 meeting and recommended approval, subject to redline edits depicted in Exhibit B, which have been incorporated into Exhibit A.

RECOMMENDED ACTION: **MOTION to approve AB15-123, a resolution authorizing adoption of proposed amendments to the 2015 Comprehensive Plan pertaining to the Economic Development Element.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
November 17, 2015	Passed Resolution 1704	6-0