

**NORTH BEND PARKS COMMISSION MEETING**  
**March 23, 2022, 6:30pm, Online Meeting**

Microsoft Teams meeting

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Or call in (audio only)**

[+1 323-484-5815,,266853763#](#) United States, Los Angeles

Phone Conference ID: 266 853 763#

**AGENDA:**

1. 6:30 Call to order, opportunity for public comments
2. Announcement – Open Planning Commission positions
3. Returning to In-Person Commission Meetings – expected to start by next meeting (May 25).
4. Minutes of January 26, 2023 Parks Commission meeting
5. Election of Chair and Vice-Chair positions for 2022
6. Draft Request for Proposals for William H. Taylor Park and Riverfront Park Site Planning
  - a. Seeking Parks Commission input on RFP before it is sent out.
7. Scoping for Parks Element of Comprehensive Plan. Items to consider for review/discussion:
  - a. Materials to consider:
    - i. Previous City Parks survey (attached in this packet, together with redline comments for 2022)
    - ii. 2021 Si View Parks Community Interest and Opinion Survey [Microsoft Word - Cover, Content, and Section Pages \(siviewpark.org\)](#)
    - iii. Si View Recreation Program Plan [Si-View-Report.pdf \(siviewpark.org\)](#)
  - b. Parks Element (see attached in this packet with redline comments for 2022). Areas to Amend:
    - i. Population forecast
    - ii. Parks Inventory
    - iii. Levels of Service
    - iv. Amendments or additions to existing policies
    - v. Update to Parks Capital Facilities Plan
8. Schedule for Parks Element Review and Public Outreach:
  - a. March 23 Parks Meeting - Initial Scoping, guidance on survey
  - b. Public survey in April and May.

**Agenda sent to: Parks Commissioners, Mayor, City Administrator, City Clerk, CED Director, Senior Planner, Public Works Parks Lead**

- c. May 25 Parks Commission meeting - Review survey results, initial draft amendments.
  - d. July 27 Parks Commission Meeting – draft amendments and Parks Capital Improvement Plan.
  - e. September 28 Parks Commission meeting – Public Workshop on Draft Amendments and CIP.
  - f. November 15 Parks Commission Meeting – Parks Commission recommendation.
  - g. January 12, 2023 – Joint meeting and Public Hearing with Planning Commission based on Parks Commission recommendation.
  - h. January 26, 2023 – Joint Planning Commission and Parks Commission recommendation
  - i. February 2023 – Council Workstudy on Parks Element Updates
  - j. March 2023 – Resolution for Council adoption when rest of Comp Plan is ready via later Ordinance.
9. Follow-up status on Grant applications for park/trail related improvements:
- a. City Grant applications:
    - i. Meadowbrook Farm Prairie Loop Trail
      - 1. King Co. Parks Capital Grant. Awarded (pending KC Council approval) \$500,000.
      - 2. Applying for WWRP Trails Grant for remainder of costs (approx.. \$400,000)
    - ii. Levy Setback (including trail) – \$800,000 King Co. River Corridors Grant (awaiting reply – looks promising)
  - b. Si View grant applications for improvements in North Bend vicinity (presented by Minna Rudd):
    - i. Tenant Trailhead Park to Snoqualmie Point Park trail – King Co. Parks Capital Grant Awarded, pending KC Council Approval.
    - ii. Snoqualmie Valley Trail to Edgewick Neighborhood trail connection – King Co. Parks Capital Grant Awarded, pending KC Council Approval.
    - iii. Si View Aquatics Center – King Co. Aquatic Facilities Grant Awarded, pending KC Council Approval (4 million).

**Agenda sent to: Parks Commissioners, Mayor, City Administrator, City Clerk, CED Director, Senior Planner, Public Works Parks Lead**

**Minutes of the North Bend Parks Commission Meeting of January 26, 2022**  
**Minutes are draft until approved at the following Parks Commission Meeting**

The meeting, held on online via Microsoft Teams, was called to order at 6:35 p.m.

**Attendance:**

- Parks Commissioners in attendance: Minna Rudd, Luke Duvall, Eric Thompson, Tim Talevich, Kyle Braun, Brian Duncan, Mark Correia.
- Parks Commissioners absent: Deb Landers, Arts Advisory Ex-Officio Member.
- Staff in attendance: Senior Planner Mike McCarty

**Minutes of the October 27, 2021 Parks Commission Meeting**

Commissioner Correia made a motion to approve the minutes as amended. Commissioner Rudd seconded. The motion passed unanimously.

**2021 Annual Report and 2022 Work Program**

Mike McCarty presented to the 2021 Parks Commission Annual Report and 2022 Work Program for Parks Commission review and recommendation for presentation to the City Council.

For the 2021 summary report, Commissioners requested adding notation about Tim Talevich's efforts through the Adopt-a-Park Program removing the invasive holly trees from EJ Roberts Park, and notation about the October 29, 2021 Arbor Day Event.

For the 2022 Work Program, Commissioners discussed the following revisions to what was provided on the draft provided within the Parks Commission packet for this meeting:

1. Recommendation to add to the work program the development of a community parks and trails priorities survey, which would supplement public feedback information received from the 2021 Si View Community Parks Survey. The City parks and trails survey would focus on development of park and trail facilities (while the Si View survey focused more on recreation programming). The survey could be a non-scientific survey put out via various City media resources, as well as community online forums. Commissioner Correia volunteered to put together some draft survey questions for the Parks Commission to consider at a future meeting.
2. Recommendation to provide a Parks Commission review of the projects on the Parks Capital Facilities Plan and recommendation for use of park impact fee revenue for potential project grant applications and/or decision cards for implementation.
3. Staffing a booth at the Block Party and also some of the Farmer's Markets earlier in the season to provide public outreach about the update to the Parks Element of the Comprehensive Plan.
4. Conducting a Parks tour as with last year, to identify needed maintenance items.
5. Conducting a Parks Commissioners retreat, led by the Parks Commissioners themselves, to do visioning and strategic planning on activities that Parks Commissioners could lead for community outreach and engagement, for activities such as volunteer efforts through the Adopt-a-Park Program.

Commissioners also discussed a desire to have further discussions in the coming year on development of an Urban Forestry Plan to address protection and replacement of street trees, public education and interpretation regarding trees. While not a specific work program action item for 2022, Mike noted this

would be something to continue planning toward. Kyle Braun also suggested adding a question to the survey about the value residents place on planting and maintaining street trees.

Motion by Mark Correia, seconded by Tim Talevich, to approve the 2021 Parks Commission report and 2022 Work Program, as amended at tonight's meeting (reflected in the minutes above). The motion was approved unanimously. Chair Minna Rudd will present the Annual Report and 2022 Work Program to the City Council at the February 1, 2022 Council Meeting.

### **Grant Applications**

Mike McCarty reported that the City is still awaiting response to the 2021 King County Parks Capital and Open Space Grant application to fund a portion of the Meadowbrook Prairie Loop Trail, but that announcements are expected at anytime. Mike also reported that the City just submitted application for a King County River Corridors Grant to fund the design work for a future levy setback and levy trail along the South Fork Snoqualmie River between Bendigo Boulevard S. and W. North Bend Way.

Minna Rudd reported that Si View Parks is also awaiting response on the King County Parks Capital and Open Space Grant application for the Tennant Trailhead Park to Snoqualmie Point Park trail and the Edgewick to Snoqualmie Valley Trail connection, and awaiting response on the King County Aquatics Grant for the proposed Si View Aquatics Center in North Bend.

### **Memorial Park Bench Donation**

Mike McCarty presented a proposed memorial park bench donation request for Tollgate Farm Park by Charles Pierce in memory of his mother.

Motion by Kyle Braun, seconded by Eric Thompson, to recommended approval of the bench, which Mr. Pierce is responsible to install, subject to also installing the bench in a concrete base similar to the other bench bases at the park, to facilitate ease of maintenance. The motion was approved unanimously.

### **Request to add Pickleball Striping**

Mike McCarty presented a request from residents Ryan Harris and Angie Peace (123 E. 5<sup>th</sup> Street) to stripe for pickleball courts at EJ Roberts Park, noting that the Parks Commission could consider this for use of their annual \$5,000 small park improvement fund. Mr. Harris and Ms. Peace also inquired about installing a movable pickleball net, but the Commissioners discussed that a movable net may be too susceptible to damage. Commissioners were generally favorable to the proposal, but as the Parks Commission used their small park improvement fund for Tennis Court backstops at the park last year, wanted to see if there were other community requests that may come in this year for other park areas, for geographic equity. Otherwise, they suggested that a collective restriping (including adding pickleball striping and restriping basketball courts) could be done with the funds this year. The Parks Commission will reconsider this later this year.

### **Adjournment**

The meeting was adjourned at 8:04 pm.

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**Minna Rudd, Chair**

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**Mike McCarty, Senior Planner**

*Minutes prepared by Mike McCarty*

**CITIES OF NORTH BEND**  
**REQUEST FOR PROPOSALS (RFP)**

**W.H. TAYLOR PARK AND RIVERFRONT PARK**  
**DESIGN PROJECT**

Date of Request:

**Proposals Due: May 11, 2022, at 4:00 p.m. PDST**

**CALL AND PROJECT DESCRIPTION:**

The City of North Bend, in collaboration with the Si View Metropolitan Park District, desires to have a master plan prepared for two parks, W. H. Taylor Park and Riverfront Park.

W.H. Taylor Park is an existing Park located in the heart of North Bend. The proposal includes renovating W.H. Taylor Park, including considerations for rehabilitating the Train Depot building. The Train Depot is currently used for limited community programming and as a ticket booth and boarding location for a seasonally run train operated by the Northwest Railway Museum.

The proposed improvements will need to compliment the downtown core aesthetically and functionally as well as provide exposure, access, and a welcome reception to the park from all directions. The improvements should specifically increase the connection between the park and the downtown core, improving its visibility, access and usability as a downtown community gathering space. The rehabilitated building and park will need to accommodate multiple programming functions to maximize use and provide the foundation for a sustainable operating model. The project design shall consider future development and documented community needs suitable for this site. The ideal project vision incorporates public/private collaboration, seasonal private and non-profit operations, and community recreation programming all seamlessly operating on this site creating a central gathering area for the community accessible by trail and vehicle.

Riverfront Park is currently undeveloped with extensive tree coverage, limited river access and an unimproved levee trail. The proposed improvements will need to provide a downtown amenity that is a creative use of the space that compliments the location, maintains the predominantly forested character of the site, and incorporates future long-term development of the levee and surrounding publicly owned properties. The park is within the floodplain, with portions also in the floodway, and careful consideration and design will need to be provided for maintaining flood storage capacity.

**PROJECT SCOPE OF WORK:**

The Scope of Work **may** include the following elements for each Park:

1. Existing Conditions/Background
  - Perform a site inventory of existing conditions including existing improvements, utilities, spatial definition, and character.
2. General
  - Project Management
3. Preliminary Design work includes:
  - Minimum of two (2) public meetings
  - One (1) stakeholder meeting
  - W.H Taylor Park:
    - i. Recommendations and at least 3 conceptual site plans for re-designing/rehabilitating the Park, inclusive of:
      1. Park entry and McClellan Street, terminus of Ballarat Avenue, and the downtown core, including pedestrian crossing of railroad tracks into the park

2. Parking orientation and configuration along McClellan Street, including parking options to increase parking.
      3. Site planning within the park including plaza/gathering areas, trails, and landscape improvements
      4. Connection to Si View Park to the South
    - ii. Entrance layout, building and park configuration, landscape improvements, relationship and pedestrian crossing of railroad tracks
    - iii. Recommendations and conceptual building plans for re-designing/re-habilitating Train Depot, inclusive of:
      1. Research feasibility of private, public, and non-profit use
      2. Spatial definition, need, and building configuration
      3. Possible relocation of Train Depot
  - Riverfront Park
    - i. Recommendations and at least 3 conceptual site plans for the Park, inclusive of:
      1. Park entry and relationship of park to Bendigo Blvd and the river frontage
      2. Use of publicly owned property on both sides of the river
      3. Parking area
      4. Site planning within the park including plaza/gathering areas, trails, and landscape improvements
    - ii. Entrance layout, building and park configuration, landscape improvements, relationship with the riverfront
    - iii. Recommendations and conceptual building plans restrooms.
4. Detailed Design
- General – Upon selection of an alternative for implementation, the Consultant will prepare plans, specifications, cost estimates and assist the City in coordination efforts.
  - Final Construction Documents and permitting.
5. Services During Construction which may include:
- Bid period assistance
  - Preparation of addendums
  - Recommendation of award
  - Shop drawings and submittal review
  - Site visits
  - Preparation of change orders
  - Preparation of Record drawings

### **QUALIFICATIONS:**

Required minimum qualifications for firms submitting proposals:

1. Proven experience with similar work.
2. Experience in working with citizens, boards, commissions, city council, special interest groups, and volunteer organizations.
3. Sufficient dedicated and qualified staff to deliver the project in a professional manner.

### **PROPOSAL SUBMITTAL REQUIREMENTS:**

Proposals shall be submitted electronically as described below. (No hard copy proposals will be accepted.) Proposals may be a maximum of 20 pages, excluding appendices.

### **Proposal Format**

## **1. Executive Summary**

An executive summary should include the key elements of the respondent's RFP and an overview of the consultant team. Indicate the address and telephone number of the respondent's office located nearest to North Bend, Washington, and office from which the project will be managed.

## **2. Description of the Firm(s), and Project Team, including**

- Overall description of the firm or team;
- Detailed list and description of similar projects (including contract amount, project coordinator, current status, changes to contract and reasons for such changes, and client contact person);
- Resumes for all project staff members - excluding support staff (*Provide in Appendix*);
- A diagram depicting the relationships between the different firms on the project team (the project manager must be designated); and
- Description of the firm or teams current workloads and the ability of the firm or team to accomplish this project within the defined timeframe.

## **3. Detailed Scope of Services**

- Description of overall approach to the project;
- Detailed response to each element contained in the RFP's Scope of Work;
- Identification and rationale for proposed changes to the RFP's Scope of Work and schedule, if any; and
- List of all work products to be provided by the respondent to the City.

## **4. Detailed Work Schedule**

- Written description and flow chart of overall project work schedule, broken down by task;
- Identification of major milestones; and
- Listing of product delivery dates.

## **5. Project Budget and Cost Breakdowns**

- Total project cost;
- Project cost, broken down by task, firm, billable hours (to be listed by professional staff, support and clerical staff), and other direct & indirect costs (including materials);
- List of hourly rates for each firm by employee type (*Provide in Appendix*); and
- List of rates for all other direct and indirect services. (*Provide in Appendix.*)

## **6. References** (*One page for each reference to be provided in Appendix*)

- Minimum of five references, preferably in Washington State, including telephone number and name of contact person and a brief description of the job referenced; and
- Include client name, address, telephone number, contact person, general project description, and project cost.

## **7. Samples of Work** (*Provide in Appendix.*)

Samples of work similar to that requested in this RFP.

## **8. Evidence of Insurance** (*Provide in Appendix.*)

Evidence of Professional Liability Insurance.

## **9. Optional**

Any other materials to be added to the proposal (optional).

## **General Proposal Information and Requirements**

After review of the proposals, short-listed firms may be invited to interview with the City's interview team. The City reserves the right to reject any or all proposals, and will base its decision on several criteria including cost.

## **Questions for Project Manager**

All questions pertaining to this RFP shall be directed to the project manager, Mike McCarty at [mmccarty@northbendwa.gov](mailto:mmccarty@northbendwa.gov). Questions must be received in writing no later than 5:00 p.m., Pacific Standard Time, April 29, 2022. Questions will be answered via email.

### **Proposal Submission Logistics**

The proposals are **due by May 11, 2022**, by sending an email to Mike McCarty, Senior Planner City of North Bend, Community and Economic Development Department [mmccarty@northbendwa.gov](mailto:mmccarty@northbendwa.gov) or USB drive via mail 920 SE Cedar Falls Way, North Bend, WA 98045 in a sealed envelope and clearly marked "**Park Design Proposal**". The respondent is wholly responsible for ensuring the submittal arrives on time. The City will make no exceptions for submittals that are received late due to a delay in mail or delivery services. Faxed proposals will not be accepted.

Name your RFP Proposals as follows: Your Company Name-ParkDesignRFP" (for example: NorthBendLLC-ParkDesignRFP).

Your email service may have message size limits. Should you have size limitations, send your submittal files through a series of messages.

Upon receipt of your documents, the City will send a confirmation email. Questions about the electronic submittal process can be directed to Mike McCarty at [mmccarty@northbendwa.gov](mailto:mmccarty@northbendwa.gov), or (425) 888-7649.

The City assumes no obligation of any kind for expenses incurred by any firm responding to the RFP. The City's fair labor practices and non-discrimination policies shall apply. The City reserves the right to reject all bids and to accept or reject minor informalities.

### **SELECTION OF THE CONSULTANT:**

Proposals will be evaluated by a committee made up of representatives from the City of North Bend and the District. Proposals will be evaluated on the basis of experience, qualifications, staffing, and cost.

Final selection will be based on the evaluation of proposals unless it is deemed necessary by the Committee to conduct interviews of closely scored Consultants. The Consultant determined best qualified to perform this work will be recommended to the City Council for contract award.

### **SCHEDULE OF ACTIVITIES**

*All times noted are in Pacific Standard Time*

RFP Issued	April 20, 2022
Consultant Questions Due	April 29, 2022
<b>RFP Submittal Due Date</b>	<b>May 11, 2022</b>
Interviews, If needed (approximately)	Week of June 6, 2022
Award Date (approximately)	August 2, 2022

### **LIMITATIONS:**

The City reserves the right to modify or withdraw the RFP at any time without prior notice. The City reserves the right at its sole discretion to reject any and all proposals received without penalty. The City may reject proposals without providing the reason(s) underlying the declination. The City also reserves the right to not issue a contract as a result of this RFP. A failure to award a contract will not result in a cause of action against the City. The RFP does not obligate the City to contract for services described herein.

Proposals may be withdrawn prior to the due date. Proposals shall be valid for a period of 90 days after



the due date.

### **PRE-CONTRACTUAL EXPENSES:**

The City will not be liable for any costs incurred by applicants in the preparation or submittal of a proposal in response to this RFP, in the conduct of an interview presentation, or any other activities related to responding to this RFP.

Inquiries about this request for proposals must be directed in writing via email to Mike McCarty, Senior Planner City of North Bend at [mccarty@northbendwa.gov](mailto:mccarty@northbendwa.gov)

### **Administrative Information:**

The City strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged business enterprises, and small businesses to respond to this RFP, to participate as partners, or to participate in other business activity in response to this RFP.

Respondents shall abide by the Federal EEO requirements.

**The City in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, subtitle A, Office of the Secretary, Part 21, nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.**

Any successful Consultant must be licensed to do business in the State of Washington and the City of North Bend and must have a state Unified Business Identifier (UBI) number. In addition, the successful Consultant must not be debarred, suspended, or otherwise ineligible to contract with the City.

Firms should be aware that the City will only make payments on Work Orders after the work being billed has been completed and will pay reimbursable expenses to the firm only upon receipt of an invoice for the reimbursable expenses. No advance payments will be made to the firm, who must have the capacity to meet all project expenses in advance of payments by the City.

The City retains the right of final approval of any sub-consultant of the selected firm who must inform all sub-consultants of this provision.

All construction drawings, reports, specifications, digital terrain models, and other documents produced under contract to the City must be submitted to the City in both hard copy and a digital format that meets the City's requirements, using Microsoft Office, AutoCAD, or esri products. All documents and products created by the firm and their sub-consultants shall become the exclusive property of the Cities.

### **General Insurance Requirements:**

Prior to undertaking any work under this contract, the Consultant shall procure and maintain continuously for the duration of this Contract or associated Work Orders, at no expense to the City, insurance coverage as specified below, in connection with the performance of the work of this Contract by the Consultant, its agents, representatives, employees and/or subcontractors.

The Consultant's insurance shall be primary with respect to the City, and any other insurance

maintained by the City shall be excess and not contributing insurance with the Consultant's insurance.

Except with respect to the limits of insurance, and any rights or duties specifically assigned to the first named insured, the Consultant's Commercial General Liability and Commercial Automobile Liability insurance coverage shall apply as if each named insured were the only named insured, and separately to each insured against whom claim is made or suit is brought.

Failure of the Consultant to fully comply with the insurance requirements of this Contract will be considered a material breach of contract and, at the option of the City, will be cause for such action as may be available to the City under other provisions of this Contract or otherwise in law, including immediate termination of the Contract.

The following are types and amounts of insurance coverage that must be maintained by the Consultant during the term of this Contract. The City reserves the right to increase or otherwise change insurance requirements in accordance with the scope of work of any Work Order to this Contract. The Consultant must provide acceptable evidence of such coverage prior to beginning work under this Contract or associated Work Orders.

- Commercial General Liability Insurance – A policy of Commercial General Liability insurance including bodily injury, property damage, and products/completed operations, written on an occurrence form, with the following minimum coverage:
  - \$1,000,000 each occurrence
  - \$2,000,000 aggregate

Coverage shall extend to cover the use of all equipment on the site or sites of the work of this Contract.

- Employers Liability or Washington Stop Gap Liability – A policy of Employers Liability or a Washington Stop Gap Liability insurance endorsement with the following minimum coverage:
  - \$1,000,000 each accident.
- Commercial Automobile Liability Insurance – A policy of Commercial Automobile Liability Insurance, including coverage for owned, non-owned, leased or hired vehicles written on an insurance industry standard form (CA 00 01) or equivalent, with the following minimum coverage:
  - \$1,000,000 combined single limit coverage.
- Professional Liability Insurance – A policy of Errors and Omissions Liability Insurance appropriate to the Consultant(s) profession. Coverage should be for a professional error, act, or omission arising out of the Scope of Work, with the following minimum coverage:
  - \$1,000,000 per claim/aggregate

If the Professional Liability Insurance policy is written on a claims-made form, the Consultant warrants continuation of coverage, either through policy renewals or the purchase of an extended reporting period (tail) for a minimum of three (3) years from the date of completion of the work authorized by the Contract. In the event that the Consultant is authorized to engage subcontractors, each subcontractor shall provide evidence of separate Professional Liability coverage equal to the levels specified above, unless such requirement is waived in writing by the City.

- Workers Compensation Policy – As respects Workers Compensation insurance in the State of Washington, the Consultant shall secure its liability for industrial injury to its employees in accordance with the provisions of Title 51 of the Revised Code of Washington (RCW). If the Consultant is qualified as a self-insurer in accordance with Chapter 51.14 RCW, the Consultant shall so certify by a letter signed by a corporate officer, indicating that it is a qualified self-insured, and setting forth the limits of any policy of excess insurance covering its employees, or any similar coverage required.
- Additional Insured Endorsement – The City must be named as an Additional Insured on a primary and non-contributory basis on all Commercial General Liability policies of the Consultant. A policy endorsement (form CG20 IOB or equivalent) must be provided to the City as evidence of additional insured coverage.

The Consultant shall furnish certificates of insurance and policy endorsements as evidence<sup>10</sup> of

compliance with the insurance requirements of the Contract. A person authorized by that insurance company to bind coverage on its behalf must sign such certificates and endorsements.

The Consultant shall include all subcontractors, at any tier, as insured's (except for Professional Liability insurance). Alternatively, the Consultant shall:

- Obtain from each subcontractor not insured under the Consultant's policy or policies of insurance, evidence of insurance meeting all the requirements of this Contract, and
- Maintain such evidence on file for a period of one (1) year after the completion of this Contract and, upon request, submit such evidence to the City for examination, and
- Ensure that the Consultant(s) coverage of subcontractors under the Consultant's policies is not excluded by any policy provision or endorsement.

The Consultant's insurance shall not be reduced or canceled without thirty (30) days prior written notice to the City. The Consultant shall not permit any required insurance coverage to expire during the term of this Contract.

The City reserves the right to require complete, certified copies of all required insurance policies at any time during the term of this Contract, or to waive any of the insurance requirements of this Contract at its sole discretion.

Carrier Review and Approval Authority – Insurance policies, deductibles, self-insured retentions, and insurance carriers will be subject to review and approval by the City. All insurance shall be carried with companies that are financially responsible. Generally, except for Professional Liability Insurance coverage, all carriers of insurance or reinsurers must have and maintain a rating of A VII or better as identified in the A.M. Best Insurance Rating Guide, most recent edition. Insurance carriers or reinsurers who do not have a rating of A VII or better may not be used without written approval of the City.



## **2015 City of North Bend Parks Survey Summary and Results**

### **Executive Summary & Methodology**

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. The survey was administered by an online program, Typeform, and handwritten copies were available at city offices. There were a total of 184 responses.

Of the 184 responses 77% of responded to 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. A large number of participants 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 (included biking and walking trails), splash parks, off leash dog parks, pools, additional passive open space, etc. (For a full list refer to Question 11.a.)

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 listed below.

211 Main Avenue N., P.O. Box 896, North Bend, WA 98045 • Phone 425.888.1211 • Fax 425.831.6200 • <http://northbendwa.gov>

## Survey Questions and Results:

### Question 1: What is your age?

The median age of survey participants is 46 years old with the youngest being 25 and the oldest being 78.

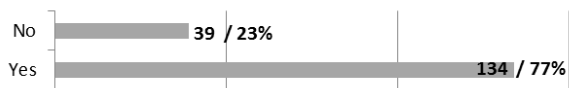
### Question 2: What is your gender?

(172 out of 184 people answered this question)



### Question 3: Are you a North Bend resident? (reside within City limits)

(173 out of 184 people answered this question)



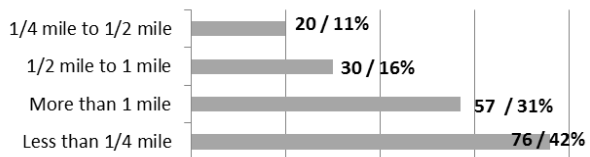
### Question 4: Including yourself, how many people are in your household?

The median household size is 3 with 1 being the smallest household and 7 being the largest.

**Commented [MM2]:** In the interest of keeping the survey short, I don't see the value in including this question again.

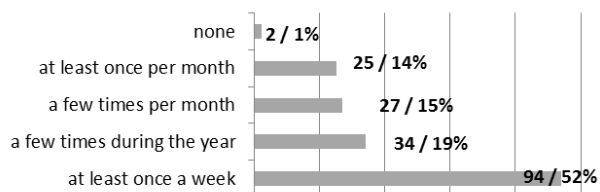
### Question 5: How far do you travel to get to a City park from your home?

(173 out of 184 people answered this question)



**Question 6: Approximately how often did you, or a member of your household, visit a City of North Bend Park in the past 12 months?**

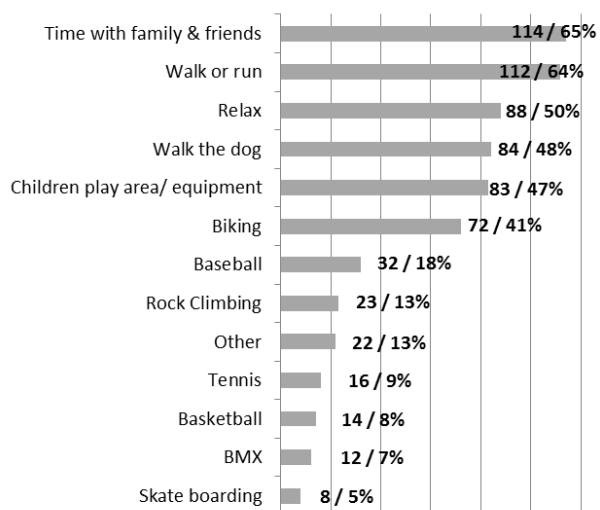
(182 out of 184 people answered this question)



**Commented [MM3]:** In the interest of keeping the survey short, I don't see the value in including this question again.

**Question 7: Why do you visit City Parks? (Circle all that apply)**

(176 out of 184 people answered this question)



**Commented [MM4]:** For 2022 survey, I'd suggest eliminating time with family & friends, as that could be duplicative of "relax" and most of the other activities. I'd also suggest eliminating walk the dog, as that is duplicative of walk or run, and could otherwise skew the results. What other activities are we missing here?

Other activities included disc golf, enjoying the natural beauty, events, exercise, farmers market, festivals, free concerts, football, soccer, geocaching, horseback riding, kiting, leisure, pea patch, photography, pool, swimming, and visiting the museum at Gardiner Weeks Park.

*Note: the farmers market, free concerts, and swimming pool are activities located on Si View Metropolitan Park District land and not on City Parks.*

**Question 8: On a scale of 1 to 10 how would you rate the City of North Bend's open space and parks? (0 is poor, 10 is excellent)**

*(181 out of 184 people answered this question)*

Average rating is a **6.73**.



**Commented [MM5]:** We may wish to clarify that this does not include Si View Park, which is separately owned and operated by Si View MPD.

**Question 9: Please rate the condition of the play equipment or courts. This does not include sports fields)**

*(175 out of 184 people answered this question)*

Average rating is a **6.34**.



**Question 10: Please rate the condition of the sports fields.**

*(125 out of 184 people answered this question)*

Average rating is a **6.27**.



**Question 11: Do you feel North Bend has an adequate supply of the following?**

First, Second, Third

Facility	Yes, North Bend has enough	No, North Bend needs more	Don't know / No opinion
<b>Baseball/Softball Field</b> (184 out of 184 people answered this question)	79 / 43%	36 / 20%	69 / 38%
<b>Soccer Field</b> (180 out of 184 people answered this question)	60 / 33%	51 / 28%	69 / 38%
<b>Tennis Courts</b> (182 out of 184 people answered this question)	43 / 24%	55 / 30%	84 / 46%
<b>Basketball Courts (outdoor)</b> (183 out of 184 people answered this question)	62 / 34%	39 / 21%	82 / 45%
<b>Multiple Recreation Courts (a court that can be used for different net sports, such as volleyball, badminton, and pickle ball)</b> (182 out of 184 people answered this question)	30 / 16%	75 / 41%	77 / 42%
<b>Football field (youth)</b> (184 out of 184 people answered this question)	57 / 31%	29 / 16%	96 / 53%
<b>Neighborhood and Community Parks with children's play equipment</b> (183 out of 184 people answered this question)	88 / 48%	58 / 32%	37 / 20%
<b>Passive Parks and Wildlife Corridors (trails may be located within these areas)</b> (182 out of 184 people answered this question)	57 / 31%	109 / 60%	16 / 9%

**Commented [MM6]:** Trails needs to be separated out from Passive Parks and Wildlife Corridors category. It is its own type of use, and its important to know whether residents feel we have enough of it, separate from passive parks.



**Question 11.a: Please list any additional park facilities you would like to see in North Bend**

Additional walking trails, bike trails, and sidewalks	11111111111111111111
Splash Park	11111111111111111111
Dog Park (off-leash)	111111111111
Pool	11111111
Additional passive open space	11111111
More covered picnic areas	11111111
River Access	11111111
Disc golf	11111111
Improved BMX park / mtn bike park	11111
Adult fitness outdoor equipment	1111
Turf field	1111
Tennis Courts	111
Swings for older children	111
Sports field complex	111
Skateboard facilities	111
Pickelball courts	111
Improved park facilities	11
Specialized courts for indoor activities	11
Lacrosse	11
Volleyball court	11
Pea patch	1
Camping / yurts	1
Snow sledging	1
Equine specific activities	1
Bathrooms open year round	1
Running track	1
Updated play equipment	1
Outdoor movies in the summer	1
Meditation park	1
Bocci Ball	1
Safe children area	1
Accessible parking at Gardiner Weeks Park	1

**Commented [MM7]:** Suggestion for 2022 Survey: List out the top 10 of these facilities to determine what people would like to see more of, and follow-on question could be what is missing from that that people would like to see. Don't include things otherwise provided by Si View (such as pool or programmatic activities)

**Question 12: Please provide any other comments, concerns or suggestions you would like to share regarding the City of North Bend's Parks and Open space**

The largest number of common responses was for better maintenance and care at North Bends 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.

Park Maintenance / Equipment upgrade	11111111111111111111111111111111
Parks are great	11111111111111
More open space	1111111
Plan more parks with future development	111
Upgrade Torguson ballfields	111
More security	111
Attention to upgrade/maintenance of facilities (bathroom etc.)	111
Upgrade ballfields (include lighting)	11
Need a park with wheelchair ramps	11
Large open parks for all activities (i.e., Frisbee, lacrosse)	11
Trails near Twin Falls Middle School	1
Access to fields during evening and weekend hours (without needing reservations)	1
Need soccer goals and basketball hoops	1
Open space /parks near Maloney Grove	1
Don't use pesticides/herbicides near playgrounds	1
Better signage	1
Develop Riverfront Park	1
Gravel trails difficult to bike in	1
Improve trail and road intersections	1
Shade structures at Tollgate	1
More drinking fountains	1
Want to feel more comfortable walking the levees (don't feel safe)	1
North Bend is choking in invasive species	1
Tollgate Farmhouse preservation	1
Too much emphasis on sports and not enough on passive spaces	1
Parks on east side of town	1
Would like to see a park plaza in historic area to facilitate community gatherings	1

# CHAPTER 8: PARKS AND OPEN SPACE ELEMENT

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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.

**Commented [MM1]:** Update this figure to consider additional lands added to public ownership since the last update (Tennant Trailhead Park, Dahlgren Family Park, Nintendo property along river, etc.)

This Element is focused on outdoor park and recreation needs and opportunities. Although the City realizes the need to plan for indoor recreation programs and activities, this Element does not specifically address those needs, and such needs are largely addressed by the Si View Metropolitan Parks District. The Element has a six-year time frame and will need to next be updated 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

**Commented [MM2]:** Update this entire section to address 2020 Census figures and OFM population projections.

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

**Commented [MM3]:** Update to add description of Tennant Trailhead Park, Dahlgren Family Park, Nintendo property acquired by City

**Commented [MM4]:** Update to reflect larger size from recent abutting property acquisitions.

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.

**Commented [MM5]:** Update for 4 acre park now under construction.

**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.

**Commented [MM6]:** Update – no longer "future"

### **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/crwee](http://www.seattle.gov/util/crwee)). 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](http://www.siviewpark.org)

**Commented [MM7]:** Add new description for South Fork Landing Park.

**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 428<sup>th</sup> 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](http://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](http://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](http://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](http://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](http://www.cascadegolfcourse.com)

**Commented [MM8]:** Add description of new private ballfields complex on Boalch Avenue.

**Commented [MM9]:** Update this section. No longer owned by Hancock.

**Commented [MM10]:** Delete – golf course no longer there (see new description for South Fork Landing Park).

**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**

**Commented [MM11]:** Update to reflect 2020 Si View Survey.

**Commented [MM12]:** Update to reflect parks workshop (once held) and associated public process.

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-

**Commented [MM13]:** Update to reflect 2022 City Parks Survey results once available.

**Commented [MM14]:** Update based on most recent outdoor recreation trends data available from RCO.



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 statewide 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.

**Commented [MM15]:** Consider whether to include the private ballfields on Boalch within the inventory, for considering LOS standards for these facilities.

**Commented [MM16]:** Update to add pickleball court added at EJ Roberts Park

**Commented [MM17]:** Update to eliminate Cascade Golf Course. Consider whether we even feel golf courses (typically private recreation) should be considered in inventory and LOS standards.



**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.

**Commented [MM18]:** Update – see related comments in section above.

#### **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, open space includes protected parks, greenway and trail corridors, wildlife habitat, wetland, river, stream, lake and riparian areas and corridors, and publicly-owned farm and forest lands. Sites such as Tollgate Farm and Meadowbrook Farm provide a variety of open space functions, including wildlife habitat, viewshed protection, farmland, forestland, wetland and riparian areas, and parkland.

One of the City's mission statements, consistently ranked as one of residents' highest priorities for North Bend, is to preserve the 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

**Commented [MM19]:** Review all goals and policies. Eliminate policies that are redundant or no longer relevant.

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 Commission, 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**

**Tennant Trailhead Park Development:** This park was acquired in 2017 by the City of North Bend, Si View Metropolitan Park District, and King County to preserve the forested character at the base of Rattlesnake Mountain with bicycle and pedestrian trails, and to provide recreational access from the community onto Rattlesnake Mountain via a new trailhead being developed by King County. The park will include separated bicycle and pedestrian trails, with bicycle trails incorporating minor trail features such as banked corners to take advantage of the topography. In addition to the trails, specific improvements will include a parking lot, restroom, picnic facilities, supplemental landscaping, forest habitat interpretation and signage features, and other associated minor park furnishings. King County is applying for a grant and estimates between \$1.3 and 1.5 million for the parking lot, restroom, kiosk, and picnic facilities, and Si View MPD has estimated \$290,000 for the trails (with volunteer labor also anticipated for much of the trail-building work).

**City Hall Park:** A public park associated with the proposed City Hall and Civic Campus, will provide public trails through retained forested areas connecting the public buildings to the Tanner Trail and Cedar Falls Way. Anticipated facilities include an on-site loop trail around the stormwater pond (landscaped as a natural pond), a veteran's memorial plaza, as well as park and recreational amenities and gathering spaces for public events such as art walks, public meetings, and outdoor concerts, potentially including a mini-amphitheater. Cost estimates for the acquisition and construction of the Tanner Trail frontage to the City Hall and Public Works Property are addressed separately. Estimate \$1,579,000.

**Torguson Park Turf Improvements:** The existing westerly four 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 of \$214,000.

**Torguson Park Plaza Phase 2 Improvements, and remaining irrigation, landscaping and fencing improvements:** This project will consist of completing the central gathering plaza at the center of the park, reconstructing the playground surround, providing additional landscaping and irrigation in areas of the park outside of the ballfields, and reconstructing deteriorated fencing. Estimate \$800,000.

**Torguson Park Bike Park Lighting:** Lighting will be added to the bike park to expand the hours that this area of the park is usable. Estimate \$200,000.

**Torguson Park Entry-Area Acquisition:** The property bordering the western boundary of the primary vehicular entrance to Torguson Park should be acquired for a more visible entry to the park, as well as to provide expanded park entrance features, landscaping and parking. Acquisition \$400,000. 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, and make the skate park more visible from other areas of the park and parking lot. Estimate \$250,000.

**Commented [MM20]:** Provide major update. Many of these projects have been completed and can be removed. Add new proposals based on public input for desired facilities, and level of service standards. Add to cost estimates to account for inflation since 2019.

**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.

**EJ Roberts Park Expansion:** Boundary line adjustment and acquisition of 2.4 acres of property abutting and immediately east of EJ Roberts Park for expansion of the park. Cost of \$250,000.

**EJ Roberts Park Expansion Trail Development:** Construct a passive loop trail through the forest within the EJ Roberts Park expansion area. Includes design and construction of approximate 800-foot long gravel pathway, and associated bridge/boardwalk areas. Estimate \$250,000.

**Si View Neighborhood Park 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 Right-of-Way Acquisition, North Bend Way/Cedar Falls Way Roundabout through frontage of Public Works Property:** 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 the North Bend Way/Cedar Falls Way Roundabout. Phase 2 will acquire property from there to the eastern extent of the frontage of the Public Works facility. 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 of \$714,300 (based on 2/7 of total \$2,500,000 estimate for acquisition cost from Cedar Falls Roundabout to SVT junction, including repayment of ULID assessments on property).

**Tanner Trail Phase 3 Right-of-Way Acquisition, East of Public Works to Snoqualmie Valley Trail Junction:** This phase will complete acquisition of the trail east to its terminus at the junction with the Snoqualmie Valley Trail, providing links to other regional facilities. Portions of this corridor may be acquired, constructed and dedicated to the City as a part of cottage developments, through incentives for this established in the cottage regulations. Estimate of \$1,785,700 (5/7 of total \$2,500,000 estimate for acquisition cost from Cedar Falls Roundabout to SVT junction, including repayment of ULID assessments on property).

**Tanner Trail Construction, North Bend Way/Cedar Falls Way Roundabout to Maloney Grove Ave. SE:** An 8' wide asphalt paved trail will be constructed within the Tanner Trail right-of-way adjacent to North Bend Way, described above. Estimate \$121,000 for ¼ mile.

**Tanner Trail Construction – Maloney Grove Ave. SE east through frontage of Public Works Property:** \$121,000 for ¼ mile.

**Tanner Trail Construction – East of Public Works property to 436<sup>th</sup> Ave. SE, excluding Cottages at North Bend (already constructed):** 8' wide asphalt paved trail within the Tanner Trail right-of-way adjacent to North Bend Way. Estimate \$242,000 for ½ mile.

**Tanner Trail / Snoqualmie Valley Trail Junction Improvements:** The junction of the Snoqualmie Valley Trail, Tanner Trail, and North Bend Way is an important junction for both local and regional trail users and is also an important corridor for elk and other wildlife crossing under I-90 at this location. Improvements would be made to make the Snoqualmie Valley Trail crossing of North Bend Way more visible and safe for pedestrians and motorists. A small parking lot would be built for trail users with formalized trailheads to the Snoqualmie Valley Trail and Tanner Trail. Native landscape improvements would be provided to enhance wildlife cover for the crossing area. The project is anticipated as a joint city/King County project. Additional planning and coordination with King County needs to be done



and a site plan developed with cost estimates before this facility can be formally placed in the capital facilities plan. Estimate \$600,000.

**Bendigo Boulevard S. Multi-Use Trail:** A paved multi-use trail is proposed on the west side of Bendigo Boulevard South between Ribary Way and the South Fork Snoqualmie River to provide a direct bicycle and pedestrian connection from downtown and the levee trails to the proposed Rattlesnake Mountain Trailhead Park on Ribary Way. The trail will be an improved roadway shoulder, separated from the shoulder where space permits, and will include intersection crossing improvements at the I-90 onramp. Cost estimate \$1,730,000.

**Dahlgren Family Park:**

Upon dedication to the City, the 4-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 \$2,000,000.

**Tollgate Farmhouse Restoration:** Purchased as part of the Tollgate Farm, the farmhouse is in need of repair and restoration, for eventual use for small-scale classes and activities. The majority of the exterior rehabilitation has now occurred, but the building interior needs to be reconstructed, including a new kitchen and an ADA-accessible entrance and restroom, new water connection, and a septic system. Exterior site work is described under Tollgate Farmstead Improvements, below. Estimate \$320,000.

**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 area would include a new barn structure for housing activities, an agricultural support station for washing and minor processing of locally grown crops, and new parking area and entry for public access to the farmstead and eastern end of Tollgate Farm Park. The site is also anticipated for a pea-patch garden and/or demonstration garden and a small interpretive apple orchard with elk fencing. Estimate \$1,800,000.

**Tollgate Farm to Downtown Trail/Sidewalk:** 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 \$370,000.

**Tollgate Farm to Snoqualmie Valley Trail Connector:** A gravel trail would be constructed east across Tollgate Farm from the existing pathway under SR-202 to the Snoqualmie Valley Trail, including boardwalks. Estimate \$560,000.

**Tollgate Farm Forest Trail:** A gravel or soft surface trail would be constructed between the Snoqualmie Valley Trail and Ballarat Ave. NE through the forest, linking the northern part of the Silver Creek neighborhood to the Snoqualmie Valley Trail, and providing greater public access and use of this portion of Tollgate Farm. Estimate \$400,000.

**Disc Golf Course:** Facilities for a disc golf course would be constructed at an existing park, possibly along the Dike Road fields (east of Boalch Ave.) at Meadowbrook Farm, or at the Dahlgren Family Park, 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 \$40,000.

**Meadowbrook Farm to 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 \$500,000.

**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 \$750,000.

**Meadowbrook Farm Interpretive Center Commercial Kitchen Building:** A commercial kitchen will enable the Interpretive Center to host a greater number of events and activities, particularly attractive for wedding users and cooking classes, which would increase revenue to the Farm. The commercial kitchen would be within a separate building, adjacent to the Interpretive Center, to enable separate uses to occur at the same time. Estimate \$500,000 (cost estimate presumes use of existing septic system, sewer connection preferred if available).

**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). 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 \$390,000.

**William H. Taylor Park Railroad Depot Improvements:** The Depot should be expanded and remodeled to provide more usable space for meetings, events, and activities, and add space for a vendor. Estimate \$600,000.

**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 \$200,000.

**William H. Taylor Park to Si View Community Park Trail Connection and Crosswalk Improvements:** Paved pathway improvements within Si View Community Park will better connect this park to William H. Taylor Park immediately to the north. A re-located crosswalk is also needed at this location for better pedestrian visibility and safety at this corner on Park Street. Estimate \$543,000.

**Si View Community Park Eastern Expansion:** The property currently owned by WSDOT and the City of North Bend between Si View Community Park and Cedar Falls Way should be acquired and developed as a park. The park should incorporate the existing trail connection to Cedar Falls Way, as well. Estimate - \$600,000 for acquisition, \$1,000,000 for development of trails, lawn and landscaping.

**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 \$1,600,000.

**Riverfront Park Improvements and South Fork Snoqualmie Right Bank Levee Trail and Promenade:** The existing right-bank levee would be improved with landscaping, lighting, signage, picnic tables and benches, paving, and potentially areas of boardwalk, to create a river walk promenade, with improved access down to the shoreline. The adjacent vacant single-family residential parcel on the corner of Park Street and Bendigo would be acquired for a small parking lot and park entry. Additional improvements within Riverfront Park itself (behind the levee) would be minimal in nature to maintain the natural, forested character of the site. An easement is necessary from the adjacent property owner for access across a portion of private property along the levee to continue the river walk all the way to North Bend Way. Estimate \$2,750,000, including developing master plan, acquisition, design and construction.

**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. Estimate \$500,000.

**South Fork Snoqualmie River Pedestrian Bridge:** A bridge over the river will provide direct pedestrian and bicycle connection between the predominantly residential areas on the east side of the river with additional neighborhoods and the large commercial areas west of the river. Location will be either at Shamrock Park off Orchard Drive, or at Si View Neighborhood Park at the end of SE 10<sup>th</sup> Street. Estimate \$1,500,000.

**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 \$450,000.

**Acquire New Park in southern part of City:** A new public neighborhood park of approximately 6 acres is needed in the southern part of the City between Maloney Grove Ave. SE and Stilson Ave. SE, where no public parks currently exist, to serve local neighborhoods. A specific property has yet to be identified. Based on current 2018 land values of \$7 per square foot and 6-acre property, estimate is \$1,829,520.

**Off Leash Dog Park:** Develop an off-leash dog park within the City, either within an existing open space park, or a future park property yet to be determined. Cost estimate not yet determined.

**Park Orientation and Identification Signage:** Install signage on primary trails indicating the trail name and direction and distances to other key recreational destinations and commercial services. Install distance markers on primary loop trails. Estimate \$50,000.

## I: 6-YEAR CAPITAL FACILITIES PLAN

The 6-Year Parks Capital Facilities Plan prioritizes the top projects from the 20-year Parks Capital Facilities Program, based on the needs analyses in this element, public input regarding desired facilities from prior City and Si View Metropolitan Park District park surveys referenced in this element, and anticipated funding sources including the Si View Metropolitan Park District 2018 Bond, should that be passed by voters. 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.

**Commented [MM21]:** Perform major update to remove projects completed and add additional projects from 20 year list (and potential new projects added to that list).

**TABLE 5: 6-YEAR CAPITAL IMPROVEMENT PLAN**

#	Project	Cost Est.	Funding Sources	2019	2020	2021	2022	2023	2024
<b>Trail Construction:</b>									
1	Riverfront Park Improvements and River Trail Promenade	2,750,000	PIF/G/REET						2,750,000
2	Tennant Trailhead Park bicycle and pedestrian trails	290,000	PIF/MPD Bond		290,000				
3	Tanner Trail, Roundabout to Maloney Grove Ave. (1/4 mile, following acquisition)	121,000	PIF/TIF/MPD Bond/TBM			121,000			
4	Tanner Trail, Maloney Grove Ave. through Public Works (1/4 mile following acquisition)	121,000	PIF/TIF/TBM			121,000			
5	Tollgate Farm to Downtown Trail/Sidewalk	370,000	PIF/MPD Bond/TBM					370,000	
6	William H. Taylor Park to Si View Park Trail Connection and Crosswalk Improvements	543,000	PIF/MPD Bond			543,000			
7	Bendigo Boulevard S. Trail Construction	1,730,000	PIF/G/REET/TBM						1,730,000
<b>Park Improvements:</b>									
8	Tennant Trailhead Park Site Improvements (excluding trails)	1,400,000	PIF/KC Grant				1,400,000		
9	Torguson Park Outfield Turf Improvements	214,000	PIF/MPD Bond	214,000					
10	Torguson Park Phase 2 Plaza Improvements, Irrigation, and Fencing	800,000	PIF/MPD Bond		800,000				
11	Torguson Park Bike Park Lighting	200,000	PIF/MPD Bond			200,000			
12	Torguson Park Skate Park Improvements	250,000	PIF/MPD Bond			250,000			
13	Torguson Park Boundary Line Adjustment for Minor Park Expansion	3,000	PIF	3,000					
14	Dahlgren Family Park development (following dedication to City)	2,000,000	PIF, DM (907,360 construction, IF equiv.)				2,000,000		
15	Tollgate Farmstead Improvements	1,800,000	PIF/MPD Bond					1,800,000	
16	Spray Park /play fountain feature (location TBD)	1,600,000	PIF/G/REET						1,600,000
17	Meadowbrook Farm Interpretive Center Outdoor Event Plaza/Garden	60,000	PIF/G/REET/MB Farm Funds						60,000
18	Meadowbrook Farm Interpretive Center Commercial Kitchen Building	500,000	PIF/G/REET/MB Farm Funds						500,000
19	Disc Golf Course in existing park (location TBD)	40,000	PIF/G/REET						40,000
20	William H. Taylor Park - Landscape and Platform improvements	390,000	PIF/G/REET/NWRM/MPD Bond				390,000		
21	William H. Taylor Park Railroad Depot Remodel	600,000	PIF/MPD Bond				600,000		
<b>Park and Open Space Land Acquisition:</b>									
22	Acquire new park in southern part of City	1,830,000	PIF/MPD Bond						1,830,000
23	Tanner Trail R/W Acquisition Phase 2, CF Way through Public Works frontage	714,300	PIF/TIF/MPD Bond/TBM				714,300		
24	EJ Roberts Park Expansion	250,000	PIF/REET	250,000					
<b>Total:</b>				467,000	1,090,000	1,235,000	5,104,300	2,170,000	8,510,000

**Key:**

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

**Notes:**

\*Projects are not listed in any order of priority.

\*\*Impact fees collected in 2019 and 2020 are committed to repayment of prior park projects, including the Torguson Park improvements and acquisition of Tennant Trailhead Park and the EJ Roberts Park expansion.

**TABLE 6: COMPLETED PARK IMPROVEMENTS WITHIN THE LAST 6 YEARS**

Year	Project
Park Improvements Funded In-Part With Park Impact Fee Revenue	
2018	Torguson Park Maintenance Building – expansion of the existing restroom to accommodate maintenance area for park equipment and replace the former maintenance building damaged by the adjacent commercial building explosion in 2014.
2018	Torguson Park Improvements - ballfield and backstop improvements, new restroom/concession building, paved pathways with exercise stations, landscaping, plaza improvements, and site furnishings
2018	Park Entry Signs – new entry signs at City parks, and kiosk sign at Torguson Park
2015	EJ Roberts Park Improvements - new picnic shelter and pedestrian bridge, additional landscaping, and replaced teeter totter and swings
2014	Tollgate Farm Park Phase 1 Improvements – loop trail, parking lot, restroom, playground, cattle fence, landscaping, picnic tables and site furnishings
2011-2013	No projects for these years
Additional Park Improvements Not Funded with Park Impact Fee Revenue	
2016	Torguson Park Picnic Shelter (funded and constructed by John Day Homes as developer mitigation for Ranger Station Cottages)
2016	Sports court resurfacing – EJ Roberts Park and Si View Neighborhood Park (park maintenance funds)
2015	Meadowbrook Farm Trail along SR 202 – Interpretive Center to Camas Meadow (funded by Meadowbrook Farm Preservation Association)
2011-2014	No projects for these years

**Commented [MM22]:** Update with last few years of improvements.