

NORTH BEND PARKS COMMISSION MEETING

September 27, 2023, 6:30pm

North Bend City Hall

920 SE Cedar Falls Way, North Bend, WA

This meeting will be held in-person at City Hall.

A Zoom meeting link is also provided for those that cannot attend in person. Click the link below to join the meeting or dial in via telephone via the number below. You will be required to have a registered Zoom Account and display your full name to be admitted to the online meeting. To sign up for a Zoom account:

<https://zoom.us/join>

Join Zoom Meeting

<https://us02web.zoom.us/j/88685638969?pwd=b3RiR3o0YzZHcElKOHpqU0hzR1VBZz09>

Meeting ID: 886 8563 8969

Passcode: 109160

Via telephone: +1 253 215 8782

AGENDA:

1. Call to order, opportunity for public comments
2. Minutes of August 23, 2023 Parks Commission meeting
3. Parks Commission review and recommendation –Open Space Improvements, Ichijo NB-40 Subdivision
 - a. Presentation of staff report and applicant’s proposal against NBMC 17.25
 - b. Parks Commission discussion and recommendation
4. Draft Public Works 6-Year Capital Improvement Plan
 - a. Parks Commission review and comment sought on park-related items on Draft CIP.
5. Planning for North Bend Arbor Day Recognition, October 7, 2023
 - a. EJ Roberts Park, 1pm.
 - b. Immediately following Oaktober private event celebrating trees and native plants.
 - c. Proclamation by Mayor Rob.
 - d. Planting two Garry Oaks, importance of Garry Oaks in ecology and ethnobotanic history.
6. Follow-up from Parks Commissioners regarding recommendation on naming within Riverfront Park/Natural Area to consider honoring Gardiner Vinnedge.
 - a. Potential for recommending naming a trail or other feature within the park.
 - b. Will require additional inquiry by Commissioners with family before providing recommendation to Council.

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 August 23, 2023

Minutes are draft until approved at the following Parks Commission Meeting

The meeting was called to order at 6:34pm.

Attendance:

- Parks commissioners in attendance – Minna Rudd, Tim Talevich, Brian Duncan and Kaylie McGhee
- Parks commissioners absent – Mark Correira, Eric Thompson, Kyle Braun
- Staff in attendance – Mike McCarty
- Guests – Site Workshop representatives Sarah Canepa and Vinita Sidhu.

Introductions:

Youth Parks Commissioner Kaylie McGhee was introduced and welcomed to the commission.

Approval of Minutes:

Commissioner Rudd made a motion to approve the minutes of the June 28, 2023 meeting as presented. Commissioner Duncan seconded. The motion passed unanimously.

Final draft conceptual plans for William H Taylor Park and Riverfront Park:

Site Workshop staff outlined project background and public process used to develop the concept plans. The public input received helped shape the concept plans to reflect the preferences of area residents, businesses and stakeholders.

Commissioner Talevich made a motion to recommend approval of the concept plans for William H Taylor Park and Riverfront Park with the following comments provided by the Commission.

- Consider changing the name of Riverfront Park to Riverfront Natural area to reflect the passive use of the area.
- Consider investment in renovation of the Train Depot building as the central focus point of William H Taylor Park.
- Consider lighting needs on pedestrian pathways along McClellan Street.
- Consider alternative surfacing options along McClellan Street and Ballarat to enhance visitor experience.
- Consider interpretive signage that shares history of William H Taylor, and tribal connection to Mount Si and surrounding lands.

Kaylie McGhee seconded the motion. The motion passed unanimously.

Garbage/Recycling cans for downtown area:

Parks commissioners reviewed current locations of trash receptacles in the downtown corridor and options for replacement cans that are compatible with the new service provider Recology.

Commissioner Rudd made a motion to recommend to Council, through a Decision Card for the 2024 budget, the purchase and installation of a total of 18 garbage and 18 recycling receptacles, with black cans for trash and blue cans with small round front hole for recycling, based on the specs provided in the equipment quote secured by staff on Aug 7, 2023, including the receptacles, anti-graffiti coating, and custom graphics. In addition to replacements for new trash and recycling receptacles at the locations of the existing 10 cans, the Parks Commission recommends placing additional trash and recycling receptacles on public sidewalks at the following locations:

- Second Street northside, midblock between alley and Main near Arete Coffee and Pearl and Stone Winery.
- North Bend Way southside, midblock between Bendigo and Main near Ice Cream Shop.
- North Bend Way southside at intersection with McClellan near Rio Bravo.
- North Bend Way northside, midblock at alley between Bendigo and Main near Volition Brewery.
- North Bend Way northside, near Trail Youth Coffee and Scott's Dairy Freeze.
- North Bend Way northside at Phoenix Plaza, beside the plaza area and walkway to Torguson Park.
- North Bend Way northside, near the entrance to the QFC shopping center and Ignition Cafe.
- Main Avenue South eastside, between Pressed on Main and the Tanner Trail.

Commissioner Talevich seconded the motion. The motion passed unanimously.

Arbor Day Celebration Update:

Commissioner Talevich inquired about the status of the Arbor Day and associated "Oaktober" festivities planned for October 7th Arbor Day celebration at EJ Roberts Park. Commissioners will reach out to citizen organizer Terry Pottmeyer and discuss follow up items at the September meeting.

Small Park Improvements Budget Update:

Commissioner Duncan inquired about balance remaining of the 2023 small park improvement budget following the completion of EJ Roberts Park court painting. Staff will follow report status at the September meeting.

Dahlgren Park Update:

Commissioner Rudd inquired about plans to announce construction of the Dahlgren Family Park to the community. Staff will follow up on status at the September meeting.

Next Meeting:

Parks commission will meet on Wednesday September 27, 6:30pm at City Hall.

Adjournment:

Commissioner Talevich made a motion to adjourn the meeting. Commissioner Duncan seconded. Motion passed unanimously. Meeting adjourned at 8:22pm.

Minutes prepared by Minna Rudd and Mike McCarty

TO: North Bend Parks Commission
FROM: Mike McCarty, Senior Planner
DATE: Discussed at September 27, 2023 Parks Commission Meeting

SUBJECT: Review of proposed Ichijo NB-40 Subdivision on-site park improvements

BACKGROUND:

Preliminary Plat and conceptual landscape plans have been submitted by Ichijo USA to subdivide their vacant 45.66 acre property located off SE 140th Street into 40 single-family residential lots subject to compliance with all applicable regulations. For reference, the subdivision is located immediately east of the Wood River Subdivision at the easternmost extent of the North Bend City limits.

The plans are available at the following link:

<https://northbendwa.sharepoint.com/:b:/g/ERT3eAfpQdVJneCibVLT3jUBOWUCMVVuuThokRdo-FC-mw?e=z7VeGA>

The proposal as submitted includes the following common space areas, as depicted on the attached site and landscape plan. Only tracts that are shown **underlined and bold** below count toward recreation space requirements per NBMC 17.25. All tracts are privately owned and maintained by the Homeowners Association.

- a) Tract A – 4,612 square foot dual-frontage landscape buffer required per NBMC 17.08.105.
- b) **Tract B** – 23,326 square foot (0.54 acres) open space and storm tract, containing mini-park improvements. (Stormwater is being addressed in underground vault and not in surface features.)
- c) **Tract C** – 0,839 square foot frontage landscape buffer required per NBMC 18.18.100(A) and also containing a picnic table and pathway.
- d) Tract D – 13,011 square feet. Entry landscape buffer required per NBMC 18.100(A). Cannot count toward recreation space requirements, as it does not contain passive or active play area or trails and serves and landscape buffer function.
- e) **Tract E** – 8,809 square foot open space and storm tract, containing a pathway and picnic table. (stormwater features are contained in an underground vault).
- f) **Tract F** – 21,012 square foot Open Space containing trail with public trail easement. The trail will be in the location of an existing trail/old roadway that extends
- g) **Tract G** – 46,144 square foot open space, to be retained as forest.
- h) **Tract H** – Open Space, to be retained as forest, containing public trail with public trail easement.
- i) **Tract I** – 409,881 square foot open space and critical area tract, containing trail with public trail easement.



Photo 1: Proposed trail location in Tract I at the rear of lots in the adjacent Miner's Ridge Subdivision.



Photo 2: Proposed trail location within Tract I down the slope to the lower open space area in Tract H.



Photo 3: Approximate location of proposed trail terminus at Middle Fork Snoqualmie River overlook.

Per North Bend Municipal Code (NBMC) 17.25.090, the North Bend Parks Commission shall review the plan and provide a recommendation to the deciding body. The deciding body for a subdivision preliminary plat application is the Hearing Examiner. The Parks Commission's recommendation will be provided to the Hearing Examiner in reviewing the preliminary plat for approval.

NORTH BEND MUNICIPAL CODE REVIEW:

Residential Recreation and Common Space Standards (NBMC 17.25), and Shoreline Public Access Requirements (NBMC 14.20.320).

NBMC Chapter 17.25, *Residential Recreation and Common Space Standards*, guides the provision of park and recreation land and facilities within new residential developments. NBMC 14.20.320 *Public Access* provides shoreline public access requirements applicable to developments within shoreline regulatory jurisdiction (which this is). The following findings provide review for conformance to these provisions as applicable to the proposed development.

- 1) Per NBMC 17.25.030(B)(1), at least 5% of the total net area of a subdivision (that area outside of critical areas and their buffers and rights-of-way) must be provided for active park space, passive park space and/or trails, in the form of actual parks, a fee-in-lieu, or a combination of both. As shown on Sheet P1.01, the subdivision has a net area of 1,384,961 square feet (31.79 acres) and therefore requires a minimum of 669,248 square feet (1.48 acres) to meet the 5% requirement. The development significantly exceeds the minimum requirement with Tracts B, C, E, F, G, H, and I.
- 2) Within the 5% net area required for parks, NBMC 17.25.030(B)(1) also states that Critical areas and their buffers shall not be included in the required calculations, unless utilized in conjunction with a trail system pursuant to NBMC Title 14, Environmental Protection, and as approved by the Director. The applicant is proposing to construct a trail along the alignment of an old road bed that travels north toward the shoreline through critical area buffers. Consistent with the City's shoreline regulations in NBMC 14.20.320, the trail will be provided with a public access easement, and this area may therefore count toward recreation space requirements.
- 3) NBMC 17.25.030(B)(2) provides that an applicant may choose to satisfy all or any portion of the required recreation and common open space requirements on site, and that any such park in excess of 2.5 acres in size shall be dedicated and conveyed to the City of North Bend. The applicant is satisfying all required recreation and common space requirements on site. No park area exceeds 2.5 acres, and the park and open space areas will remain privately owned and maintained by the homeowners association.
- 4) NBMC 17.25.030(B)(4) requires that recreation space not include at-grade stormwater features except as necessary to account for stormwater generated within the recreation space itself. While Tracts B and E contain stormwater vaults, these vaults are underground, preserving at-grade space for

recreational amenities and landscaping. However, Tract B contains an access roadway for service of the stormwater vault that extends into a significant amount of the park area and does not correlate with the design of the park features, seemingly out of place within the park. A recommendation is provided below to redesign the driveway and park features to better work together.

- 5) NBMC 17.25.030(C)(2) provides that a single-family residential subdivision containing between 25 and 80 residential units shall provide and construct a minimum of one on-site mini park at least 0.25 acres in size, to be owned and maintained by the applicable homeowners association, with any remaining required residential recreation space satisfied by payment in the form of a fee in lieu as set forth in NBMC 17.25.080. The applicant has met the mini-park requirement with Tract B, which contains over 0.25 acres. The applicant has provided all remaining open space requirements on-site and therefore no fee in lieu is required.
- 6) NBMC 17.25.060 provides requirements for minimum park features, play equipment and infrastructure. It requires that mini parks contain active and passive recreational facilities such as children's play equipment, picnic areas and/or tables, benches, and or pea patch garden plots, and be located adjacent to and highly visible from a public right-of-way. Of note, "Children's Play Equipment" as defined under 17.25.020 may also include natural elements such as rocks, logs, or stumps safely installed, anchored and arranged in such a manner as to create a play space for enjoyment by children.
The applicant has shown conceptual mini park improvements within Tract B meeting these criteria. Conceptual mini park improvements include paved pathways, climbing boulders, an arbor swing, a native plants learning garden with magnifying stations and reflective garden spheres, a sand play area, a wooden bridge over a simulated dry stream bed landscape feature, a hollowed-tree play structure, picnic tables and benches, garbage and recycling bins, and open lawn space. See the detailed plan for this tract on Sheet L2.04, and specs on L2.32.
- 7) NBMC 17.25.065 provides trail provisions applicable to residential developments. The applicant is providing a trail down the slope within Tracts H and I to a view of the Middle Fork Snoqualmie River at the top of the slope above the river. The proposed trail is not within a trail location shown on the City's Future Trails Map within the Parks Element of the Comprehensive Plan, and is therefore not subject to the dimensional and construction requirements per this section. However, under the City's shoreline regulations in NBMC 14.20.320, shoreline public access is required, and the trail has been provided accordingly.
- 8) NBMC 14.20.320 requires public access to shorelines with development proposals, which may be in the form of either visual access or physical access. Due to the steep slopes adjacent to the river at this location, the applicant is not providing a trail to the actual river's edge, but to the top of the steep slope where views of the river are available.
- 9) The trail will need to be designed consistent with Critical Area trail construction standards in NBMC 14.06.030(C), limited to 5' wide and of soft surfacing within critical area buffers. ADA access along

this trail is infeasible due to natural topography and slopes too steep to reasonably accommodate ADA provisions.

- 10) NBMC 14.20.320(D) provides that public access shall be located and designed to respect private property rights. The beginning of trail to the river overlook, as proposed on the site plan (see Sheets P3-03 and P3-04), travels immediately beside the rear of lots 22 and 23 within the adjacent Tannerwood Subdivision (3782 and 3794 SE 16th Street respectively). See photo 1 above showing this area. To provide additional privacy for these two existing homes from people using the trail, the trail should be relocated further north, and some native evergreens planted between the trail and the rear of these lots. A recommendation has been provided below addressing this.

Staff recommendations:

The following staff recommendations are provided to the Parks Commission for consideration with their recommendation to the Hearing Examiner

1. Backyard privacy: To respect privacy of adjacent existing residences consistent with NBMC 14.20.320(D), within Tracts F and I, shift the trail and public trail easement further to the north away from the immediate backyard boundaries of 3782 and 3794 SE 16th Street within the adjacent Tannerwood Subdivision, and plant a 10-foot buffer of additional native evergreens in the existing open area behind these lots to provide additional screening and privacy. There is an alternative existing trail just to the north of the proposed trail at this location that could be improved for the future trail corridor to get down the trail/old roadbed switchback at the slope.
2. Trailhead signage: To notify the public of the public access available along the trail to the river overlook, the applicant shall install signage at the trailhead in Tract F indicating that the trail is open to the public via an easement. Consistent with NBMC 14.20.320(K), the applicant (and subsequent homeowners association) is responsible for installing and maintaining the sign(s).
3. End of trail: To promote public safety and awareness of private property, at the terminus of the trail and public trail easement near the steep slope down to the shoreline, provide a bench and trail terminus, with a split-rail fence, and a sign that indicates "End of public trail easement, private property beyond this point." Consistent with NBMC 14.20.320(K), the applicant (and subsequent homeowners association) is responsible for installing and maintaining the signs(s).
4. Mini-Park features: Per sheet L2.31, specs and amenities for the mini park are noted as "conceptual and subject to change in the final design". Final design shall be reviewed for approval together with the final landscape plans against the criteria for mini parks in NBMC 17.25, and shall not contain substantially less than that provided with the concepts shown herein.
5. Incorporate Tract B access road: Redesign the vault access road as a feature within the Tract B mini-park rather than in a manner that ignores/ is in contrast to the other park features. Currently it doesn't relate to the other trail, play, or landscape features within the mini park, and seems intrusive rather than a part of the park design.
6. Tract B additional entry pathway: Provide a pathway entry to the mini-park from the intersection pedestrian apron. This will be a natural point of entry, and the native vegetation there will become trampled without a pathway focusing walkers.

7. Additional tree retention in Tracts C and D Entry Areas: As required per NBMC 18.18100(A)(1)(g), all viable existing trees shall be retained within the entry area tracts. Revise the clearing limits and landscape plan to retain additional trees that do not have root protection zones extending into constructed features. (The clearing limits can be adjusted more carefully with tree protection fencing provided accordingly).
8. Tract D more trees: Tract D contains insufficient trees per the Type 2 landscape standards in NBMC 18.18.080(B). Plant additional trees consistent with this standard.
9. Provide a more natural, curvilinear pattern to the grass/shrubs transition between Tract B and Tract D, not a straight line. Grass may extend into the northern portion of Tract D for such purpose.

PARKS COMMISSION recommendation:

The Parks Commission recommends approval of the park plans for the Ichijo NB-40 Subdivision, subject to the following revisions, recommended for consideration by the Hearing Examiner:

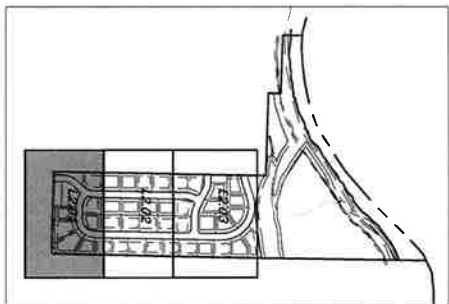
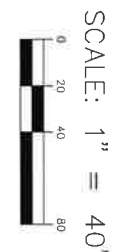
TO BE ADDED BASED ON PARKS COMMISSION REVIEW.

Parks Commission Chair

Date

Mike McCarty, Principal Planner

Date



SCALE: 1" = 40'

LEGEND

- LANDSCAPE DESIGNAL THOUGHTS FOR THE REMOVAL OF EXISTING NATURAL SPECIES FROM THE SITE INCLUDE THE FOLLOWING:
- HAWAIIAN MONARCH BUTTERFLY, SCOTCH BROOM, AND THOSE SPECIES IDENTIFIED UNDER NHC# 18-10-07501.
- TREES SHALL BE PLANTED A MINIMUM OF 5 FEET FROM UTILITIES, WALLS AND HARDSCAPE.
- ROOT BARBERS SHALL BE INSTALLED FOR CLEARANCES OF 8 FEET OR LESS BETWEEN TREES AND UTILITIES.
- WALKS AND HARDSCAPE.
- EXISTING RETAINED TREES SHALL NOT BE DISTURBED DURING CONSTRUCTION.

STREET TREE COUNT, SPACING, AND LOCATION ARE PRELIMINARY IN NATURE EXACT DOING. SPACING

WILL BE ADJUSTED TO CHANGE DURING FINAL DESIGN WITH FURTHER DETAILS ON ACCESS

| NO | REVISIONS | DATE |
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| 1 | REVISED PER CITY COMMENTS | 5/26/23 |
| 2 | REVISED PER CITY COMPLETENESS COMMENTS | 6/27/23 |
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PRELIMINARY LANDSCAPE PLAN
NB40

ICHIJO USA CO., LTD
1406 140TH PL NE, SUITE 104
BELLEUE, WA 98007

| | | | | |
|--------------------------------|-----------------------|-----------------|----------|---|
| PROJECT NUMBER 17209 | SHEET 12.01 | OF 61 | DATE | SEE STAMP DATE |
| | | | DESIGNED | DANNY VILLAGRANA |
| | | | DRAWN | DANNY VILLAGRANA |
| | | | APPROVED | LINDSEY B. SOLORIO, P.L.A. |
| | | | | GINA R. BROOKS, P.E. PROJECT MANAGER |



SCALE: 1" = 20'



MINI PARK REQUIRED SQ. FT. 10,590 SQ. FT. TO 21,780 SQ. FT. (0.25 TO 0.5 ACRES)

ALL PARK REQUIRED AMENITIES

PROVIDED MINI PARK SQ. FT.

PROVIDED MINI PARK AMENITIES

10.890 SQ. FT. TO 12.130 SQ. FT. (0.25 TO 0.5 ACRES)
CHILDREN'S PLAY EQUIPMENT
FENCING
PICNIC AREA AND/OR TABLES
BENCHES
SPECIALIZED COMMUNITY GARDEN
ORANGE AND REDUCING RINKS
BENCHES
ADA COMPLIANCE
11.417 OF 0.26 ACRES SURFUS. OPEN SPACE IN PARK
SEE SHEED AREA IN PLAN
CHILDREN'S PLAY AREA AND EQUIPMENT
BENCHES AND A DIRT SEATING AREA
COMMUNITY WASTE PLANTING GARDEN
3. GARBAGE AND RECYCLING BINS
4. GARBAGE AND RECYCLING BINS
5. GARBAGE AND RECYCLING BINS AND TIDABLE USE SPACES

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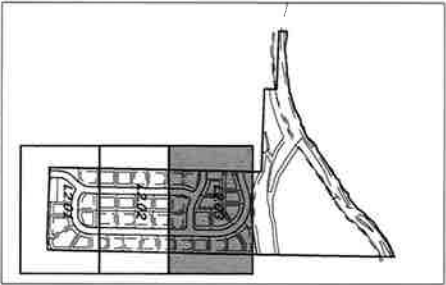
**OPEN SPACE ENLARGEMENT
NB40**

ICHIJO USA CO., LTD
1406 140TH PL NE, SUITE 104
BELLEVUE, WA 98007

DATE *SEE STAMP DATE*
DESIGNED *DANNY VILLAGRANA*
DRAWN *DANNY VILLAGRANA*
APPROVED *LINDSEY B. SOLORIO, P.L.A.*
GINA R. BROOKS, P.E.
PROJECT MANAGER

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| L2.04 | 61 |
| PROJECT NUMBER | |
| 17209 | |

NE 1/4 AND THE SE 1/4 OF SEC. 13, TWP. 23 N., RGE. 8 E., W.M.



KEYMAP

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| DATE | SEE STAMP DATE |
| DESIGNED | DANNY VILLAGRANA |
| DRAWN | DANNY VILLAGRANA |
| APPROVED | LINDSEY B. SOLORIO, P.L.A. |
| | GINA R. BROOKS, P.E. |
| | PROJECT MANAGER |

PRELIMINARY LANDSCAPE PLAN
NB40
ICHIJO USA CO., LTD
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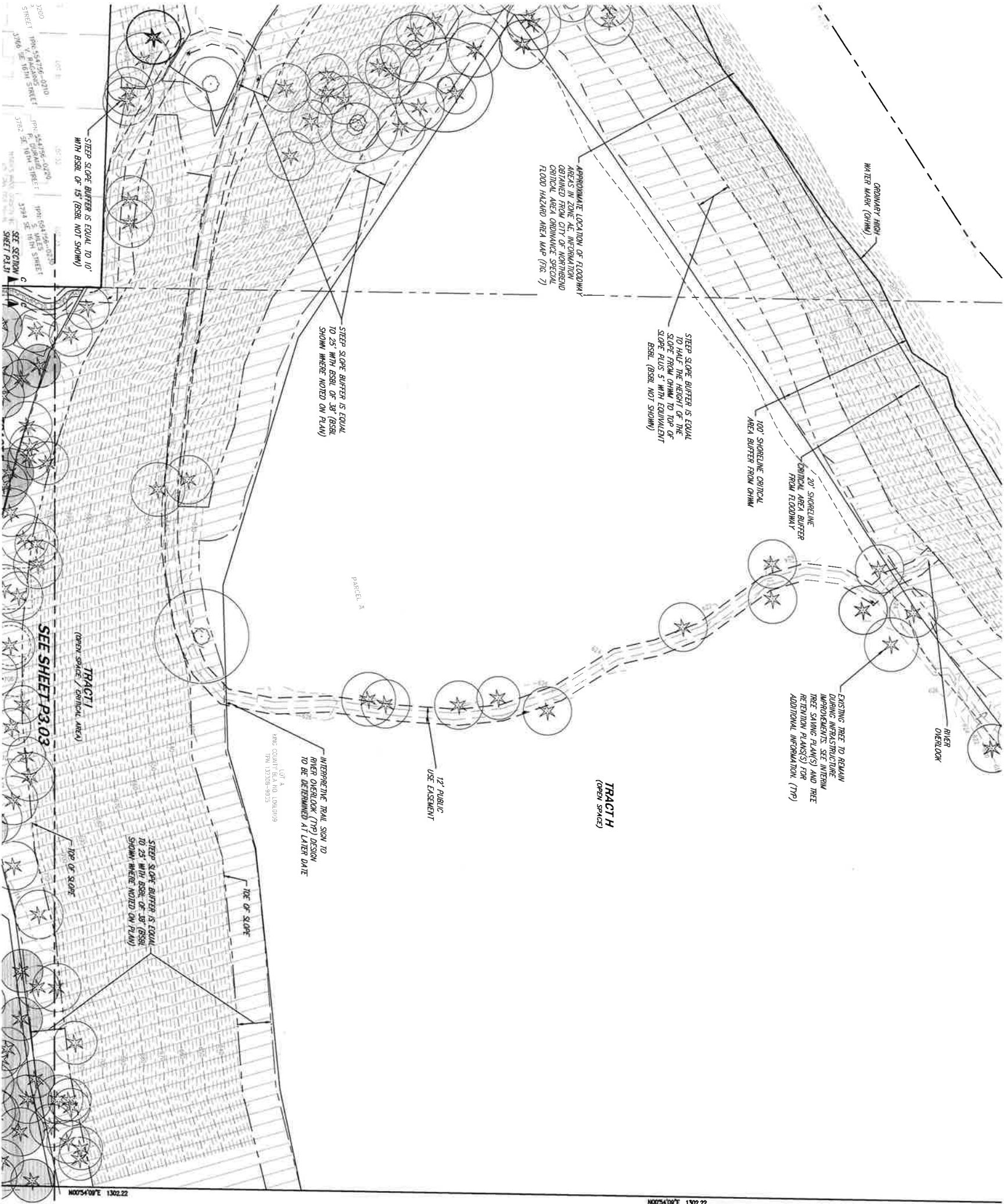


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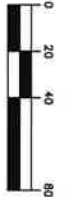
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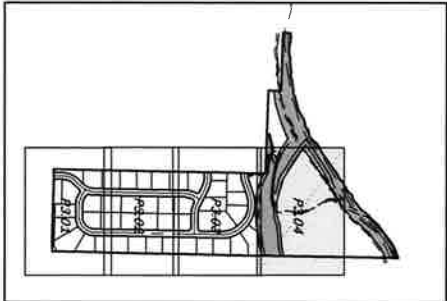
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SCALE: 1" = 40'



KEYMAP



VERTICAL DATUM

NAVD 88, GRS DERIVED

ORIGINATING BENCHMARK

TBM-A
HW COR SEC 23
4 1/4" CONC MON W/ PUNCH IN A CASE DOWN 1.0 @ INTX OF NE 145TH ST &
WOODVILLE-REDMOND ROAD.
ELEV. = 62.80'

TBM-B
3" DIA PILE FILED WITH CONC WITH PIN 1.2' BELOW GRADE IN CASE AT CL PT OF
WOODVILLE-REDMOND ROAD AND 220.6' WNW OF INTX WITH NE 144TH ST.
ELEV. = 70.98'

PROJECT BENCHMARKS

TBM-C
ROUND SCHEDULE 7" IN SW CORNER CONC SLAB AT 3.6' N OF NORTH EDGE ASPHALT
DRIVEWAY AND 4.5' HW OF CB-S103.
ELEV. = 49.89'

TBM-D
1/2" REBAR AND CONTROL CAP SET 0.4' SOUTH OF SOUTH EDGE ASPHALT ROAD AT NE
145TH ST, 14.5' NE OF RETRAID POLE AND 42.2' SE OF CB-8013.
ELEV. = 36.50'

HORIZONTAL DATUM

DATUM-NAVD 83(2011)

BASIS OF BEARINGS

DATUM-NAVD 83(2011)
NAVD 83(2011) BETWEEN THE MONUMENT FOUND IN PLACE AT THE SOUTHEAST CORNER OF
SECTION 13-23-B AND THE MONUMENT FOUND AT THE INTERSECTION OF SE 16TH
STREET AND THE PLAT OF MINER'S RIDGE DIVISION 2. (REF. 1)

6/27/2023 2:46 PM
P:\17209\17209-0135-0
SCALE: 1" = 40'

PRELIMINARY ROAD AND GRADING PLAN
NB40
ICHIJO USA CO., LTD
1406 140TH PL NE, SUITE 104
BELLEVUE, WA 98007



















CORE DESIGN
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| DATE | SEE STAMP DATE |
| DESIGNED | GINA R. BROOKS, P.E. |
| DRAWN | DAVID S. VAUGHN |
| APPROVED | GINA R. BROOKS, P.E. |
| | GINA R. BROOKS, P.E. PROJECT MANAGER |
| SHEET | OF |
| P3.04 | 61 |
| PROJECT NUMBER | 17209 |

PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|---|-----------|-------------------------------|--|--|--|
|  | 15 | ACER CIRCINATUM | WEE MAPLE | 8" HT. MIN. | AS SHOWN |
|  | 13 | MAKNOGLA KOBUS | KOBUS MAKNOGLA | 8" HT. MIN. | AS SHOWN |
|  | 12 | MAUIS FLASCA | PACIFIC CHABAPPLE | 8" HT. MIN. | AS SHOWN |
| REPLACEMENT TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|  | 9 | PICEA SITCHENSIS | SITKA SPRUCE | 8" HT. MIN. | 15' O.C. |
|  | 9 | PSUEDOTSUGA MENZIESII | DOUGLAS FIR | 8" HT. MIN. | 15' O.C. |
|  | 9 | PLATANUS RUPESMANS | CASCARA | 2" CAL. MIN. | 20' O.C. |
|  | 18 | THUJA PLICATA 'FASTIGIATA' | PASTIFIGATE WESTERN RED CEDAR | 8" HT. MIN. | 15' O.C. |
| STREET TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|  | 10 | ACER SACHALINUM AMORHICIFOLY | AMORHICIFOLY SUGAR MAPLE | 2" CAL. MIN. | 30' O.C. |
|  | 20 | ACER X FRIEDMANII MANITO | MANITO FRIEDMAN MAPLE | 2" CAL. MIN. | 40' O.C. |
|  | 75 | PARROTIA PERSICA | PERSIAN PARROTIA | 2" CAL. MIN. | 30' O.C. |
|  | 54 | STYRAX LYONICUS 'SNOWCONE' | SNOWCONE STYRAX | 2" CAL. MIN. | 30' O.C. |
|  | 73 | TILIA CORDATA 'HILKKA' | SHANAHAN SPURGE LITTLE LEAF LINDEN | 2" CAL. MIN. | 30' O.C. |
| SHRUB AREAS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|  | 6,424 SF | EVERGREEN SPRENG | OREGON GRAPE | 2" GAL. MIN. | 2'-4" O.C. |
|  | 1,198 SF | GENERAL LANDSCAPING | OREGON GRAPE DAVID DOUGLASS BARBERRY BLUE OAT GRASS BOX LEAF HEDGEHEDGE WESTERN SWORD FERN FRENCH HYDRANGEA | 2" GAL. MIN. 2" GAL. MIN. 1" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. | 2'-4" O.C. 2'-4" O.C. 18' O.C. 2'-4" O.C. 2'-4" O.C. 2'-4" O.C. |
|  | 15,677 SF | NATIVE PLANTING | OREGON GRAPE EVERGREEN HICKLEBERRY SNOWBERRY RHODODENDRON RHODODENDRON SSP. WESTERN SWORD FERN RED FLOWERING CURRANT | 2" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. | 2'-4" O.C. 2'-4" O.C. 2'-4" O.C. 2'-4" O.C. 2'-4" O.C. 2'-4" O.C. |
|  | 23,092 SF | TYPE 2 VISUAL SEPARATION | MAHONIA AQUIFOLIUM VACONILUM OVATUM SYMPHICARPOS ALBIS RHODODENDRON SSP. POLYSTICHUM MANITUM RIBES SAMOLIFOLIUM | 2" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. 2" GAL. MIN. | 2'-4" O.C. 2'-4" O.C. 2'-4" O.C. 2'-4" O.C. 2'-4" O.C. 2'-4" O.C. |
|  | 751 | ARCUTICARYNUS VIMINALIS | KIRINKIRINICK | 1" GAL. | 18' O.C. |
|  | 233.07 SF | LAWN | HYDROSEED | | |

* PLANT SELECTIONS ARE CONCEPTUAL. IN NATURE, FURTHER SPECIFICATION ON DETAIL, DIVERSITY AND LOCATIONS WILL BE PROVIDED DURING FINAL DESIGN.

GENERAL LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HEVYINSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO PREVENT DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND OWNERS REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES, VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OF PLANT BROTHERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL ASSOCIATION JUNE 2001.
- THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNER'S FINAL ACCEPTANCE IS RECEIVED.
- THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCES, STRUCTURES, ETC., DURING CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING PLANTING BEDS AND LAWN AREAS TO FINISHED GRADE USING APPROVED TOPSOIL. TOPSOIL DEPTH SHALL BE A MINIMUM OF 12" IN PLANTING BEDS AND 6" IN SODDED LAWN AREAS. TOPSOIL SHALL BE PACIFIC TOPSOIL LIME. TOPSOIL MAY OR SHALL HAVE A PH RANGE OF 5.0 TO 6.5. TOPSOIL SHALL BE HOTTLED A MINIMUM OF 12" INTO EXISTING SOIL.
- THE LANDSCAPE CONTRACTOR SHALL HAVE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FINAL SMOOTH SURFACE FREE OF FORTS OR MOUNDS.
- THE LANDSCAPE CONTRACTOR SHALL USE FINISHED GRADES FOR ALL EDGES OF LANDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOIL INSTALLATION. GRASSES SHALL BE SET 3" BELOW ADJACENT LANDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 7" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
- MULCH SHALL BE 100% NATURAL FIBER OR HEMLOCK, FINE GRAIN, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAND/SLIT & SCRAP LUMBER FIBER. FINISH UNDERGROUND MATERIAL OR ANY OTHER COMPOUND DETERMINED TO PLANT GROWTH.
- FERTILIZER SHALL BE A COMPLETE BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LABS RECOMMENDATIONS.
- WORK WEAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. HAVE BEDS NEATLY TO FREQUENTLY AS REQUIRED. ALL PLANTING BEDS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
- IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
- SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 15% MOISTURE) SHALL BE LOOSED TO A DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS. UNLESS OTHERWISE NOTED, THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
- LANDSCAPE SOIL SCIENCE: ALL SOILS REMOVED FOR LANDSCAPE BEDS, LAWNS AND PLANTING STRIPS FOR THE SITE SHALL BE RETAINED AND STOCKPILLED FROM EXISTING SITE. EXISTING SOILS WHERE SUITABLE FOR REUSE, HARVESTED FROM THE A AND B HORIZONS AND SHALL MEET THE CLOSURE BELOW. SCREENING/SIFTING IS NOT REQUIRED BECAUSE THIS PROCESS DESTROYS SOIL STRUCTURE AND TEXTURE. SPECIFICALLY FEEDS OR OF SITE SHALL BE PROVIDED.
- a. SOIL SHALL NOT CONTAIN MORE THAN 25 PERCENT GRAVEL OR GRAIN ROCK.
- b. SOIL VOLUME SHALL NOT BE COMPRISED OF MORE THAN 25 PERCENT OF ROOTS, CHIPS OR WOODY MATERIAL. NO CHEMICALS, CONSTRUCTION MATERIALS OR FOREIGN MATERIALS SHALL BE ALLOWED IN THE FINAL SOIL.
- c. ROCK AND WOODY MATERIALS LARGER THAN TWO INCHES DIAMETER EXPOSED AT THE SURFACE AFTER PLACEMENT SHALL BE RAKED OUT OF THE LANDSCAPE AND PLANTING BEDS.
- d. SOILS SHALL BE TESTED IN A SOIL LAB AND ANALYZED FOR ACCEPTABLE RANGES OF SOIL PARTICLES, NUTRIENTS, ORGANIC MATTER, SALTS AND PH. SOIL ANALYSIS SHALL BE CONDUCTED FOR AMENDMENTS FOR SOIL TO BE ACCEPTABLE. SOILS SHALL BE ALTERED AS NECESSARY TO MEET THESE REQUIREMENTS. THE FINAL ANALYSIS AND
- e. SOILS SHALL BE PROTECTED FROM COMPACTION AND HEAVY MOISTURE WHILE BEING STOCKED AND SHOULD NOT BE MOVED OR PLACED IN THE LANDSCAPE AREAS WHILE STOCKED.
- f. SOILS LOCATED IN PLANTING BEDS SHALL ADHERE TO THE REQUIREMENTS OUTLINED IN NENAC 18.19.075.
22. DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINAGE AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE CHANGES. PLANS MUST TO CORRECTED LANDSCAPE WORK. THE CONTRACTOR'S RESPONSIBILITY FOR DRAINAGE FROM EXISTING OR DISADVANTAGEOUS DRAINAGE AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
23. OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL BE COMPLETED WITHIN 24 HOURS. PLANT MATERIAL THAT IS NOT PLANTED WITHIN 24 HOURS SHALL BE RETURNED TO THE OWNER. PLANT MATERIAL CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL. SHALL BE REJECTED, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
24. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. AND WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
25. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
26. ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.
27. ALL SODS STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL TECHNIQUE.

DATE
DESIGNED
DRAWN
APPROVED


SEE STAMP DATE
DANNY VILLAGRANA
DANNY VILLAGRANA
LINDSEY B. SOLORIO, P.L.A.

SHEET
OF

12.05
61


PROJECT NUMBER
17209

PRELIMINARY LANDSCAPE PLAN
NB40
ICHIJO USA CO., LTD
1406 140TH PL NE, SUITE 104
BELLEVUE, WA 98007



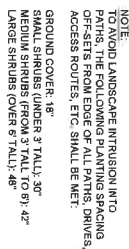
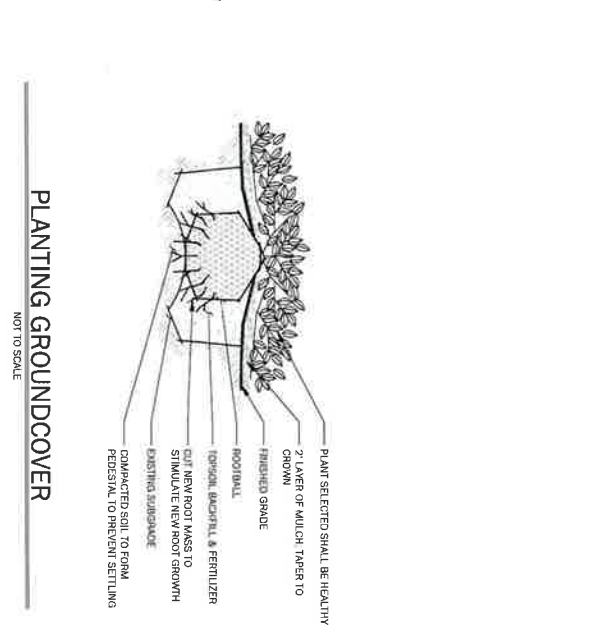
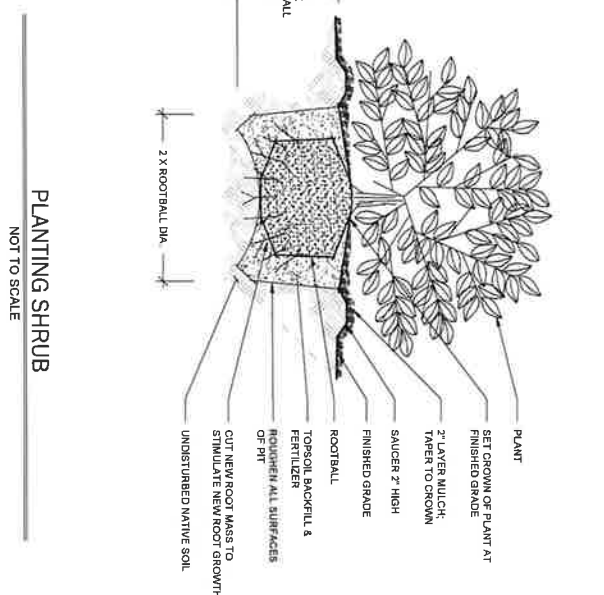
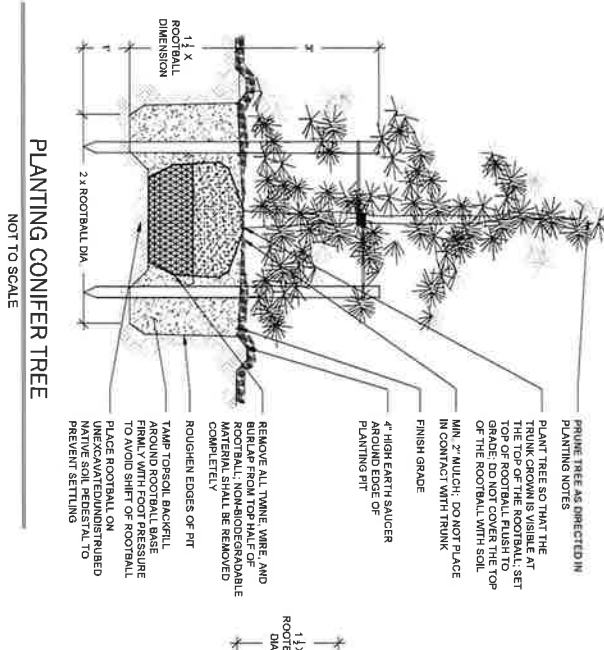
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



| NO. | REVISIONS | DATE |
|-----|--|---------|
| 1 | REVISED PER CITY COMMENTS | 5/26/24 |
| 2 | REVISED PER CITY COMPLETENESS COMMENTS | 6/27/24 |
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14



NOT TO SCALE



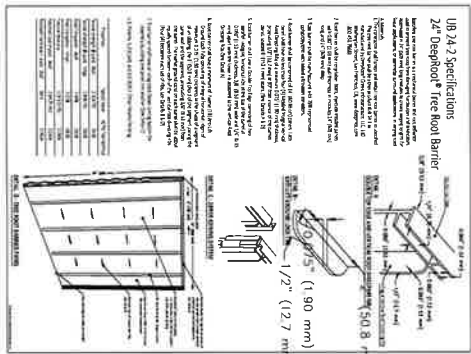
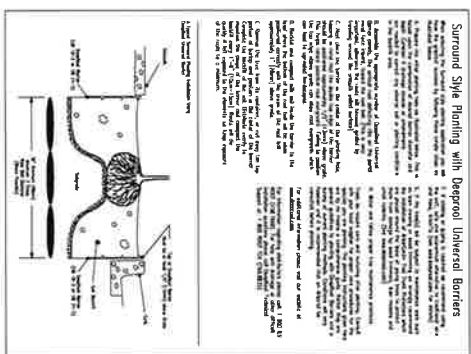
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SOURCE: WISHBONE

NOT TO SCALE



NOT TO SCALE

SOURCE: DEEPROOT



SOURCE: WISHBONE

NOI 10 SCALE

| NO. | REVISIONS | DATE |
|-----|--|---------|
| 1 | REVISED PER CITY COMMENTS | 5/26/23 |
| 2 | REVISED PER CITY COMPLETENESS COMMENTS | 6/27/23 |
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|--------------------------------|-----------------------|-----------------|---|----------------------------|
| PROJECT NUMBER 17209 | SHEET 12.31 | OF 61 | DATE | SEE STAMP DATE |
| | | | DESIGNED | DANNY VILLAGRANA |
| | | | DRAWN | DANNY VILLAGRANA |
| | | | APPROVED | LINDSEY B. SOLORIO, P.L.A. |
| | | | GINA R. BROOKS, P.E. PROJECT MANAGER | |

PRELIMINARY LANDSCAPE DETAILS
NB40

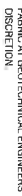
ICHIJO USA CO., LTD
1406 140TH PL NE, SUITE 104
BELLEVUE, WA 98007



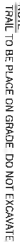
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877





NOT TO SCALE



NOT TO SCALE

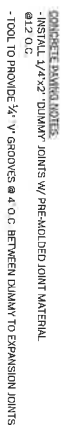


6218

SOURCE: MILLYGOAT



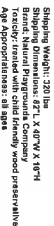
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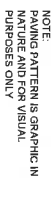
ethan@naturalplaygrounds.com

NF- κ B

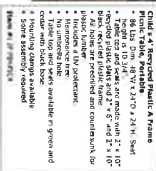
As a follow-up to the experimental work of Dwyer, Dwyer and Dwyer (1990) and Dwyer and Dwyer (1991), the authors conducted a series of experiments to determine the effects of the number of trials on the accuracy of the estimates. The results of the experiments are presented in Table 1. The results of the experiments are presented in Table 1. The results of the experiments are presented in Table 1.



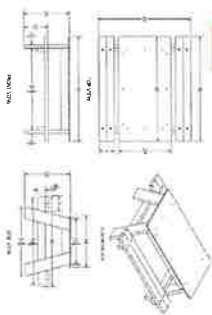
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NOT TO SCALE



Cedar



SOURCE: N.O.F., INC.



NOT TO SCALE



SOURCE: TRASH CANS WAREHOUSE



1406 140TH PL NE, SUITE 104
BELLEVUE, WA 98007



| NO | REVISIONS | DATE |
|----|--|---------|
| 1 | REVISED PER CITY COMMENTS | 5/26/23 |
| 2 | REVISED PER CITY COMPLETENESS COMMENTS | 6/27/23 |
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|-------------------------|----------------------------|---|----------------------------|
| PROJECT NUMBER 17209 | SHEET 12.32 OF 61 | DATE | SEE STAMP DATE |
| | | DESIGNED | DANNY VILLAGRANA |
| | | DRAWN | DANNY VILLAGRANA |
| | | APPROVED | LINDSEY B. SOLORIO, P.L.A. |
| | | GINA R. BROOKS, P.E. PROJECT MANAGER | |

City of North Bend: 2024 - 2029 Capital Improvement Projects

| Proj. # | Project Name | Estimated Costs for 2024-2029 | | | | | | | Funding Breakdown | | | |
|---|--|-------------------------------|---------------|--------------|--------------|--------------|--------------|---------------|-------------------|--------------|-------------|---------------|
| | | | | | | | | | | | | |
| Transportation Capital Projects | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Cost | Federal | State | KC or Other | Local |
| T-045 | Roundabout at SR-202 and Mt Si Blvd. | \$ 1,380,610 | \$ 7,266,595 | | | | \$ - | \$ 8,647,205 | \$ 7,479,832 | \$ - | \$ - | \$ 1,167,373 |
| T-044 | WWTP Frontage Improvements | \$ 467,597 | \$ 1,332,403 | | | | | \$ 1,800,000 | \$ 1,557,000 | | | \$ 243,000 |
| T-020 | Roundabout at NBW / Mt Si Road | | \$ 600,000 | \$ 2,400,000 | | | | \$ 3,000,000 | \$ 2,595,000 | | | \$ 405,000 |
| T-046 | McClellan Alley Improvements with Sidewalk | | \$ 600,000 | \$ 2,400,000 | | | | \$ 3,000,000 | | \$ 2,400,000 | | \$ 600,000 |
| T-056 | Roundabout at NBW / NW 8th Street (Starfish Roundabout) | | | \$ 1,200,000 | \$ 3,800,000 | | | \$ 5,000,000 | | \$ 4,000,000 | | \$ 1,000,000 |
| T-021A | South Fork Ave Extension - Road only (Nintendo Bypass) | | | | \$ 1,200,000 | \$ 5,000,000 | \$ - | \$ 6,200,000 | \$ 5,363,000 | | \$ - | \$ 837,000 |
| T-049 | NW 8th Street Widening and 1 Sidewalk between NBW and Bendigo (includes new Ribary Creek bridge) | \$ - | \$ - | | | \$ 400,000 | \$ 1,800,000 | \$ 2,200,000 | \$ 1,903,000 | \$ - | \$ - | \$ 297,000 |
| T-038 | Downtown Parking Garage | | | | | \$ 400,000 | \$ 2,800,000 | \$ 3,200,000 | | | | \$ 3,200,000 |
| T-032 | Orchard Drive Sidewalk between Meadow Drive and Riverside Drive (across from Si View HQ) | \$ 70,000 | \$ 500,000 | | | | | \$ 570,000 | | | | \$ 570,000 |
| T-034 | Park Street Corridor Re-Channelization (add center turn lane and relocate 1 sidewalk) (possibly acquire ROW and relocate sidewalk) | \$ - | \$ - | | \$ 400,000 | \$ 3,000,000 | | \$ 3,400,000 | \$ - | \$ 2,720,000 | \$ - | \$ 680,000 |
| T-047 | NBW Re-Channelization between SVT and Tanner Road | \$ 275,000 | | | | | | \$ 275,000 | | | | \$ 275,000 |
| T-061 | Tanner Trail Phases 2 and 3 Construction | \$ 1,800,000 | | | | | | \$ 1,800,000 | \$ 1,557,000 | | | \$ 243,000 |
| T-053 | CFW South Side Sidewalk (Mt Teneriffe Dr to Mountain View Blvd) | \$ 675,000 | | | | | | \$ 675,000 | | | | \$ 675,000 |
| T-057 | SE 140th Street Sidewalk on North Side (NBW to Tanner Falls Frontage) | \$ 300,000 | | | | | \$ - | \$ 300,000 | | \$ - | \$ - | \$ 300,000 |
| T-027 | Bendigo Blvd. Traffic Reconfiguration (3rd Street to NBW) | | \$ - | \$ - | \$ - | \$ - | \$ 300,000 | \$ 300,000 | \$ - | \$ - | \$ - | \$ 300,000 |
| T-048 | Mid-Block Crosswalks for Snoqualmie Valley Trail across Mt. Si Road and Ballarat Avenue | | \$ 140,000 | \$ - | \$ - | \$ - | \$ - | \$ 140,000 | \$ - | \$ - | \$ - | \$ 140,000 |
| T-0xx | 3 Railroad Crossings at NBW, NW 8th Street, and SR-202, plus RR tracks relocation between SR-202 and Main Ave | | \$ 2,700,000 | | | | | \$ 2,700,000 | \$ 2,700,000 | | | \$ - |
| | | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | TOTALS | \$ 4,968,207 | \$ 13,138,998 | \$ 6,000,000 | \$ 5,400,000 | \$ 8,800,000 | \$ 4,900,000 | \$ 43,207,205 | \$ 23,154,832 | \$ 9,120,000 | \$ - | \$ 10,932,373 |
| | | | | | | | | | | | | |
| Transportation Annual Maintenance/Replacement | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Cost | Federal | State | KC or Other | Local |
| NA | Sidewalk Trip Hazard Elimination | \$ 150,000 | \$ 150,000 | \$ 150,000 | \$ 150,000 | \$ 150,000 | \$ 150,000 | \$ 900,000 | \$ - | \$ - | \$ - | \$ 900,000 |
| NA | Sidewalk Gap Projects | \$ 200,000 | \$ 200,000 | \$ 200,000 | \$ 200,000 | \$ 200,000 | \$ 200,000 | \$ 1,200,000 | | | | \$ 1,200,000 |
| NA | Pavement Overlay Program | \$ 475,000 | \$ 475,000 | \$ 475,000 | \$ 475,000 | \$ 475,000 | \$ 475,000 | \$ 2,850,000 | \$ - | \$ - | \$ - | \$ 2,850,000 |
| NA | Chip Seal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| NA | Crack Seal | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 180,000 | \$ - | \$ - | \$ - | \$ 180,000 |
| NA | Alley Reconstruct and Paving | \$ 69,000 | \$ 69,000 | \$ 69,000 | \$ 69,000 | \$ 69,000 | \$ 69,000 | \$ 414,000 | \$ - | \$ - | \$ - | \$ 414,000 |
| | | | | | | | | | | | | |
| | TOTALS | \$ 924,000 | \$ 924,000 | \$ 924,000 | \$ 924,000 | \$ 924,000 | \$ 924,000 | \$ 5,544,000 | \$ - | \$ - | \$ - | \$ 5,544,000 |
| | | | | | | | | | | | | |
| Water Capital Projects | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Cost | Federal | State | KC or Other | Local |
| U-025 | AC Watermain Replacement and Extension at Pickett Ave (D-13) | \$ 350,000 | | | | | | \$ 350,000 | \$ - | \$ - | \$ - | \$ 350,000 |
| U-044 | Sallal Boxley Creek Interie for Mitigation (MT-4) | \$ 312,000 | | | | | | \$ 312,000 | | \$ 312,000 | | \$ - |
| U-00x | Water Meter Replacement Program (MS-1) | \$ 150,000 | \$ 150,000 | \$ 150,000 | | | | \$ 450,000 | | | | \$ 450,000 |
| U-045 | National Guard Readiness Center Watermain Extension, Booster Station, and Reservoir | \$ 600,000 | \$ 13,000,000 | | | | | \$ 13,600,000 | | \$ 7,000,000 | | \$ 6,600,000 |
| U-0xx | AC Watermain Replacement at Ogle Ave, Merritt Ave, Thrasher Ave, and NE 6th St | | \$ 200,000 | \$ 800,000 | | | | \$ 1,000,000 | | | | \$ 1,000,000 |
| U-029 | Cascade Golf Course Well Improvements and Domestic Extension (MT-1) | | | \$ - | \$ - | \$ 200,000 | \$ 1,200,000 | \$ 1,400,000 | | | | \$ 1,400,000 |
| U-042 | Centennial Well Variable Frequency Drive (SO-1) | \$ - | | \$ 85,000 | \$ - | \$ - | \$ - | \$ 85,000 | | | | \$ 85,000 |
| U-043 | Centennial Well Pump Replacement (SO-2) | \$ - | \$ - | \$ - | \$ 229,000 | \$ - | \$ - | \$ 229,000 | | | | \$ 229,000 |
| U-026 | Mt Si Springs Air Gap Study and Construction (SO-3/4) | | \$ 30,000 | \$ 500,000 | \$ - | \$ - | \$ - | \$ 530,000 | | | | \$ 530,000 |
| U-041 | AC Watermain Replacmeent under Middle Fork Snoqualmie River (D-18) | \$ - | \$ - | | \$ - | \$ 150,000 | \$ 500,000 | \$ 650,000 | | | | \$ 650,000 |
| U-030 | NB / Snoqualmie Intertie | \$ - | \$ - | \$ 200,000 | \$ 1,200,000 | \$ - | \$ - | \$ 1,400,000 | | | | \$ 1,400,000 |
| U-040 | AC Watermain Replacement under South Fork Snoqualmie River (D-19) | \$ - | \$ - | \$ - | \$ 150,000 | \$ 500,000 | | \$ 650,000 | | | | \$ 650,000 |
| U-039 | AC Watermain Replacement at 428th Ave SE and SE 92nd St (D-21) | \$ - | \$ - | \$ 400,000 | \$ 1,600,000 | | | \$ 2,000,000 | | | | \$ 2,000,000 |
| | | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|---------------------------------------|--|--------|--------------|---------------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|---------------|---------------|
| | | TOTALS | \$ 1,412,000 | \$ 13,380,000 | \$ 2,135,000 | \$ 3,179,000 | \$ 850,000 | \$ 1,700,000 | \$ 22,656,000 | \$ - | \$ 7,312,000 | \$ - | \$ 15,344,000 |
| | | | | | | | | | | | | | |
| Sanitary Sewer Capital Projects | | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Cost | Federal | State | KC or Other | Local |
| U-034 | South Fork Lift Station Upgrade SCADA & Controls | | \$ 21,000 | \$ - | \$ - | | \$ - | | \$ 21,000 | \$ - | \$ - | \$ - | \$ 21,000 |
| U-035 | South Fork Lift Station Upgrade Pumps, Dry Well & Odor Control | | \$ - | \$ - | \$ - | \$ - | \$ 700,000 | | \$ 700,000 | \$ - | \$ - | \$ - | \$ 700,000 |
| U-036 | South Fork (under SR-202 bridge) Forcemain Replacement | | | | | | | \$ 300,000 | \$ 300,000 | | | | \$ 300,000 |
| U-027 | Snoqualm Lift Station SCADA System Integration | | \$ 42,000 | \$ - | \$ - | | \$ - | \$ - | \$ 42,000 | \$ - | \$ - | \$ - | \$ 42,000 |
| U-020 | WWTP HPI Phase 2 (most of construction was completed pre 2024) | | \$ 2,000,000 | | | | | | \$ 2,000,000 | | | | \$ 2,000,000 |
| U-0xx | WWTP HPI Phase 3 (frontage improvements) | | | | \$ 800,000 | | | | \$ 800,000 | | | | \$ 800,000 |
| ULID-#7 | Meadowbrook Sewer ULID (all City costs are reimbursable, but City pays ~\$9 million cost up front) | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | TOTALS: | | \$ 2,063,000 | \$ - | \$ 800,000 | \$ - | \$ 700,000 | \$ 300,000 | \$ 3,863,000 | \$ - | \$ - | \$ - | \$ 3,863,000 |
| | | | | | | | | | | | | | |
| Storm Drainage/Flood Capital Projects | | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Cost | Federal | State | KC or Other | Local |
| S-001 | Ribary Creek Flood Mitigation at Bendigo Blvd. | | | | | \$ 200,000 | \$ 800,000 | | \$ 1,000,000 | | | \$ 1,000,000 | \$ - |
| S-011 | South Fork Levee Setback (also coded as T-021B as it is related to T-021A) | | \$ 750,000 | \$ 520,000 | \$ 8,400,000 | | | | \$ 9,670,000 | | | \$ 8,400,000 | \$ 1,270,000 |
| S-006 | NW 8th Street Gardiner Creek Box Culvert (Project #12.4 in G&O report) | | | \$ 100,000 | \$ 400,000 | | | | \$ 500,000 | | | | \$ 500,000 |
| S-023 | NBW Runoff into Mt. Si Motel (could be combined with roundabout project) | | | | | \$ 150,000 | \$ 500,000 | | \$ 650,000 | | | | \$ 650,000 |
| S-013 | 6th Street (Ballarat to Pierce Lane) SD Collection and Conveyance | | | | | | \$ 100,000 | \$ 300,000 | \$ 400,000 | | | | \$ 400,000 |
| S-014 | Pearce Lane SD Collection and Conveyance | | | | | | \$ 100,000 | \$ 300,000 | \$ 400,000 | | | | \$ 400,000 |
| S-015 | Main Ave (6th St to 5th St) SD Collection and Conveyance | | | | | | \$ 100,000 | \$ 300,000 | \$ 400,000 | | | | \$ 400,000 |
| S-016 | 5th Street (Ballarat to Main Ave) SD Collection and Conveyance | | | | | | \$ 100,000 | \$ 300,000 | \$ 400,000 | | | | \$ 400,000 |
| S-003 | Middle Fork Flood Mitigation (many of the projects located in Silver Creek are listed below) | | | | | | | | \$ - | | | | \$ - |
| | Swale from East 4th Street to Pond #1 (Project #1.5 in G&O report) | | \$ - | \$ - | \$ 450,000 | \$ - | \$ - | \$ - | \$ 450,000 | \$ - | \$ 225,000 | \$ - | \$ 225,000 |
| | NE 6th Street Culverts (Project #6.1 in G&O report) | | \$ - | \$ 275,503 | \$ - | \$ - | \$ - | \$ - | \$ 275,503 | \$ - | \$ - | \$ 275,503 | \$ - |
| | Thrasher Ave Culvert (Project #6.2 in G&O report) | | \$ - | \$ 290,964 | \$ - | \$ - | \$ - | \$ - | \$ 290,964 | \$ - | \$ - | \$ 290,964 | \$ - |
| | Merritt Ave NE Culvert (Project #6.3 in G&O report) | | \$ - | \$ 243,220 | \$ - | \$ - | \$ - | \$ - | \$ 243,220 | \$ - | \$ - | \$ 243,220 | \$ - |
| | Orchard Ave NE Culvert (Project #6.4 in G&O report) | | \$ - | \$ 236,136 | \$ - | \$ - | \$ - | \$ - | \$ 236,136 | \$ - | \$ - | \$ 236,136 | \$ - |
| | Snoqualmie Valley Trail Culverts (Project #6.6 in G&O report) | | \$ - | \$ - | \$ - | \$ 278,023 | \$ - | \$ - | \$ 278,023 | \$ - | \$ - | \$ - | \$ 278,023 |
| | Merritt Place NE Driveway Culvert (Project #6.7 in G&O report) | | \$ - | \$ - | \$ - | \$ 203,884 | \$ - | \$ - | \$ 203,884 | \$ - | \$ - | \$ - | \$ 203,884 |
| | NE 4th Street Culverts (Project #6.8 in G&O report) | | \$ - | \$ - | \$ - | \$ 372,124 | \$ - | \$ - | \$ 372,124 | \$ - | \$ - | \$ - | \$ 372,124 |
| | Ogle Ave NE Upsream Driveway Culvert (Project #6.9 in G&O report) | | \$ - | \$ 204,867 | \$ - | \$ - | \$ - | \$ - | \$ 204,867 | \$ - | \$ - | \$ 204,867 | \$ - |
| | Ogle Ave NE Culvert (Project #6.10 in G&O report) | | \$ - | \$ 321,142 | \$ - | \$ - | \$ - | \$ - | \$ 321,142 | \$ - | \$ - | \$ 321,142 | \$ - |
| | East 2nd Street - Janet Avenue to Ballarat (Project #1.2 in G&O report) | | \$ - | \$ - | \$ - | \$ - | \$ 354,738 | \$ - | \$ 354,738 | \$ - | \$ - | \$ - | \$ 354,738 |
| | Main Ave South (Project #3.1 in G&O report) | | \$ - | | | | | \$ 543,731 | \$ 543,731 | \$ - | \$ - | \$ - | \$ 543,731 |
| | Ballarat Ave North Culverts (Project #5.2 in G&O report) | | \$ - | | | | | \$ 296,202 | \$ 296,202 | \$ - | \$ - | \$ - | \$ 296,202 |
| | Si View Outfall Access (Project #8.1 in G&O report) | | \$ - | | | | \$ 71,958 | \$ - | \$ 71,958 | \$ - | \$ - | \$ - | \$ 71,958 |
| | Gardiner Creek Culvert at Bendigo Blvd North (Project #12.5 in G&O report) | | \$ - | | | | | \$ 554,993 | \$ 554,993 | \$ - | \$ - | \$ - | \$ 554,993 |
| | BNRR - Orchard Drive Outfall (Project #2.1 in G&O report) | | \$ - | | | | | \$ 4,087,423 | \$ 4,087,423 | \$ - | \$ - | \$ - | \$ 4,087,423 |
| | | | | | | | | | | | | | |
| | TOTALS: | | \$ 750,000 | \$ 2,191,832 | \$ 9,250,000 | \$ 1,204,031 | \$ 2,126,696 | \$ 6,682,349 | \$ 22,204,908 | \$ - | \$ 225,000 | \$ 10,971,832 | \$ 11,008,076 |
| | | | | | | | | | | | | | |
| Parks & Trails Capital Projects | | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Cost | Federal | State | KC or Other | Local |
| | Tennant Trailhead Park (Si View Metro Parks District is managing design and construction. Total project cost is close to \$2 million. City is providing \$350k in PIF) | | \$ 350,000 | | | | | | \$ 350,000 | | | | \$ 350,000 |
| | Dahlgren Family Park (State DNR is managing design and construction, with City providing \$1.3 million in PIF) | | \$ 1,300,000 | | | | | | \$ 1,300,000 | | | | \$ 1,300,000 |
| P-011 | Trail Extension from Downtown to Tollgate Farm Park (Si View Parks District will provide City with \$250k) | | \$ 250,000 | | | | | | \$ 250,000 | | | \$ 250,000 | |
| P-017 | William Taylor Park Improvements | | \$ 300,000 | \$ 200,000 | \$ 2,600,000 | | | \$ - | \$ 3,100,000 | \$ 2,300,000 | \$ - | \$ - | \$ 800,000 |
| P-016 | Riverfront Park Trail Improvements (including pedestrian Hawk Signal across SR-202) | | | | \$ 200,000 | \$ 500,000 | | | \$ 700,000 | | \$ 400,000 | | \$ 300,000 |
| P-015 | New Si View Playground Equipment Upgrades | | \$ 150,000 | \$ 150,000 | | | | | \$ 300,000 | | | \$ 300,000 | \$ - |
| P-019 | Trail Extension from Tollgate Farm Park to West City Limits | | | | | \$ 400,000 | \$ 2,000,000 | | \$ 2,400,000 | | | \$ 2,400,000 | \$ - |
| | Pickleball Courts in an existing park or parks | | | \$ 70,000 | | | | | \$ 70,000 | | | | \$ 70,000 |
| | Off Leash Dog Park in an existing park | | | | \$ 40,000 | | | | \$ 40,000 | | | | \$ 40,000 |
| | Trail on South Fork Left Bank Setback Levy with river access (does not include leve costs) | | | | | | \$ 2,000,000 | | \$ 2,000,000 | | | \$ 1,800,000 | \$ 200,000 |

| | | | | | | | | | | | | |
|------------|---|-------------|-----------|-------------|-------------|-------------|-------------|--------------|-------------|-----------|-------------|-------------|
| | Multi-modal Trail parrallel with Bendigo from Outlet Mall to Tennant Trailhead Park | | | | | | \$1,730,000 | \$1,730,000 | | | \$1,500,000 | \$230,000 |
| | Trail called Baqwab Prairie Loop at Meadowbrook Farm | \$1,000,000 | | | | | | \$1,000,000 | | | \$1,000,000 | \$- |
| | Spray Park / Play Fountain feature (location TBD) | | | | | \$1,600,000 | | \$1,600,000 | | | | \$1,600,000 |
| | Acquire land and build new park in south portion of city | | | | | | \$1,800,000 | \$1,800,000 | | | | \$1,800,000 |
| | Trail and Bridge (over Silver Creek) through Tollgate Farm Forest | | | | | | \$800,000 | \$800,000 | | | \$700,000 | \$100,000 |
| | Future Playground Replacements | | \$- | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$400,000 | \$- | \$- | \$- | \$400,000 |
| | Park Parking Lot Pavement Seal Coat / Repair | \$25,000 | \$- | \$25,000 | \$- | \$25,000 | \$- | \$75,000 | \$- | \$- | \$- | \$75,000 |
| | Park Signage Replacement | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$15,000 | \$- | \$- | \$- | \$15,000 |
| | | | | | | | | | | | | |
| | TOTALS: | \$3,377,500 | \$422,500 | \$2,967,500 | \$1,002,500 | \$5,727,500 | \$4,432,500 | \$17,930,000 | \$2,300,000 | \$400,000 | \$7,950,000 | \$7,280,000 |
| | | | | | | | | | | | | |
| Facilities | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Cost | Federal | State | KC or Other | Local |
| C-013 | City Hall Parking Lot Electrical Charging Stations | \$50,000 | | \$- | \$- | \$- | \$- | \$50,000 | \$- | \$- | \$50,000 | \$- |
| C-0xx | Facilities Maintenance Program | \$100,000 | \$110,000 | \$120,000 | \$130,000 | \$140,000 | \$150,000 | \$750,000 | | | | \$750,000 |
| C-0xx | Public Works Admin. Building Generator and Electrical Upgrades | \$150,000 | | | | | | \$150,000 | | | \$150,000 | \$- |
| C-0xx | Replace HVAC System at PW M&O Building and EOC | | | | | | \$40,000 | \$40,000 | | | | \$40,000 |
| C-0xx | Re-Build of Former CED Annex Building? | | | | | | \$1,500,000 | \$1,500,000 | | | \$1,350,000 | \$150,000 |
| | | | | | | | | | | | | |
| | TOTALS: | \$300,000 | \$110,000 | \$120,000 | \$130,000 | \$140,000 | \$1,690,000 | \$2,490,000 | \$- | \$- | \$1,550,000 | \$940,000 |

| | | | | | | | | | | | | |
|--------|--|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|
| Totals | | \$13,794,707 | \$30,167,330 | \$22,196,500 | \$11,839,531 | \$19,268,196 | \$20,628,849 | \$117,895,113 | \$25,454,832 | \$17,057,000 | \$20,471,832 | \$54,911,449 |
|--------|--|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|