



Community and Economic Development Committee

Councilmember Suzan Torguson, Chair

Councilmember Mark Joselyn

Councilmember Brenden Elwood

July 21, 2026 — 4:00 PM

City Hall Adjournment Room

920 SE Cedar Falls Way, North Bend, Washington

Agenda

Items:		Time	Staff
1)	North Bend Bar and Grill Plaza Discussion	10m	CM Torguson
2)	Planning Commission and Parks Commission Recommendation on Parks Element of the Comprehensive Plan		
	Description: Follow up from Parks Commission and Planning Commission recommendations and minor edits made to the draft following CED Committee's review of this item at the June 16 CED Committee meeting.	15m	Caitlin
	Recommendation: Item is currently scheduled for the August 4, 2026, council agenda for consideration.		
	a) Agenda Bill		
	b) Resolution		
	c) Draft 2026 Parks Element Amendments		
3)	CED June 2026 Activity Report		
	Description: Review of the project and activity report for June 2026.	5m	Jamie
	Recommendation: Discussion only.		



City Council Agenda Bill

SUBJECT:		Agenda Date: August 4, 2026		AB26-xxx	
A Resolution Approving the Parks Element Amendments for the 2026 Comprehensive Plan Update		Department/Committee/Individual			
		Mayor Mary Miller			
		City Administrator – Amber Emery			
		City Attorney – Kendra Rosenberg			
		City Clerk – Susie Oppedal			
		Administrative Services – Lisa Escobar			
		Comm. & Economic Development – James Henderson			
		Finance – Martin Chaw			
Cost Impact: N/A		Public Works – Tom Mohr			
Fund Source: N/A		CED Planning Manager – Mike McCarty		X	
Timeline: Immediate					
Attachments: Draft Amendments, Planning Commission and Parks Commission report and recommendation					
SUMMARY STATEMENT:					
Amendments are proposed to the Parks Element of the City of North Bend (“City”) Comprehensive Plan. The proposed Parks Element Amendments (“Amendments”) are intended to address dockets received from the Snoqualmie Tribe, revisions based on relevant public input received since the time of the last update to the Parks Element, and revisions in consideration of a planned Park Impact Fee Rate Study being prepared by the City’s consultant, Bowman. Key revisions include amendments to the parks level of service standards, including adding a new multi-use trail standard, revisions to policy language, revisions to the projects on the parks capital facilities plan, and updates to maps for simpler and clearer presentation. The proposed Amendments are more fully described in the Staff Report to the Parks Commission and Planning Commission, attached. The Parks Commission hosted a public workshop on the proposed Parks Element Amendments on May 28, 2026, and the Parks Commission and Planning Commission jointly held a public hearing on June 17, 2026. Written comments were received from the Snoqualmie Tribe, which are included with the Staff Report. The Parks Commission recommended that the City Council approve the proposed Amendments and recommended that the City Council direct staff to develop an entirely new Parks, Recreation and Open Space Plan (rather than amending the existing Parks Element) when the Parks Element is next considered for its full scheduled update. The Planning Commission also recommended that the City Council approve the proposed Amendments and recommended that the City Council prioritize a review and re-evaluation of the level of service standard for a pool ahead of the Parks Element’s next full scheduled update, with the specific timeline for such review and re-evaluation left to City Council’s discretion, given competing priorities. Staff recommends approval of the draft Amendments. If approved, staff will include the Parks Element Amendments in a later ordinance presented to the City Council adopting all 2026 Comprehensive Plan Amendments.					
APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services; Commitment to invest in the City and foster community engagement and pride; Variety of recreation opportunities.					
COMMITTEE REVIEW AND RECOMMENDATION: The Community and Economic Development (CED) Committee reviewed this item at its June 16 and July 21, 2026 meetings and recommended placement on the main agenda for approval(TBD).....					

City Council Agenda Bill

RECOMMENDED ACTION: MOTION to approve AB26-xxx, a Resolution of the City of North Bend, Washington, Approving the Parks Element Amendments for the 2026 North Bend Comprehensive Plan Update.		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
August 4, 2026		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, APPROVING THE PARKS ELEMENT AMENDMENTS FOR THE 2026 NORTH BEND COMPREHENSIVE PLAN UPDATE AND DIRECTING THAT THE PARKS ELEMENT AMENDMENTS BE INCLUDED IN AN ORDINANCE ADOPTING ALL 2026 COMPREHENSIVE PLAN AMENDMENTS

WHEREAS, the City of North Bend (“City”) is required to prepare a Comprehensive Plan (“Comprehensive Plan” or “Plan”) under the Growth Management Act (“GMA”) and is required by RCW 36.70A.040 to implement the Plan with consistent development regulations; and

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

WHEREAS, the City has prepared proposed amendments to the Parks and Open Space Element of the Comprehensive Plan (“Parks Element Amendments”); and

WHEREAS, a public hearing on the City’s proposed Parks Element Amendments was held before a joint meeting of the Parks Commission and Planning Commission on June 17, 2026; and

WHEREAS, the Parks Commission and Planning Commission each recommended approval of the proposed Parks Element Amendments at their June 17, 2026 joint meeting; and

WHEREAS, the Parks Commission recommended that the City Council, in addition to approving the Parks Element Amendments, direct development of an entirely new Parks, Recreation and Open Space Plan (rather than amending the existing Parks Element) when the Parks Element is next considered for its full scheduled update; and

WHEREAS, the Planning Commission recommended that the City Council, in addition to approving the Parks Element Amendments, prioritize a review and re-evaluation of the level of service standard for a pool ahead of the Parks Element’s next full scheduled update, with the specific timeline for such review and re-evaluation left to the City Council’s discretion, given competing priorities; and

WHEREAS, in accordance with WAC 365-196-630, a *Notification of Intention to Adopt Comprehensive Plan Amendments* was sent to the State of Washington Department of Commerce and to other state agencies on April 13, 2026, for a required 60-day review period; and

WHEREAS, environmental review of the Parks Element Amendments will occur in conjunction with the environmental review and State Environmental Policy Act determination for the 2026 Comprehensive Plan update in its entirety and will be scheduled accordingly; and

WHEREAS, the public process for the proposed Parks Element Amendments provided for early and continuous public participation opportunities including posting the draft amendments on the City's website for public review, a public workshop before the Parks Commission, and a public hearing before a joint meeting of the Parks Commission and the Planning Commission; and

WHEREAS, the proposed Parks Element Amendments have been prepared in compliance with applicable City policy and State laws;

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

Section 1. The City Council approves the proposed Parks Element Amendments, attached hereto as Exhibit A.

Section 2. The City Council hereby directs that the Parks Element Amendments, substantially as adopted, be included as part of a future ordinance in which all of the 2026 Comprehensive Plan amendments will be adopted collectively.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 4th DAY OF AUGUST, 2026.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenburg, City Attorney

ATTEST/AUTHENTICATED:

Effective:

Posted:

Susie Oppedal, City Clerk

CHAPTER 7: PARKS AND OPEN SPACE ELEMENT

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D. PUBLIC INVOLVEMENT:

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- D.2 ~~2021 Si View Metropolitan Parks District Survey~~2022 North Bend Parks Survey
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E. DEMAND AND NEEDS ASSESSMENT:

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- E.2 Trail System Needs Assessment
- E.3 Wildlife Habitat Needs Assessment
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I. 6-YEAR CAPITAL FACILITIES PLAN

MAPS:

- Figure 8.1: Parks, Open Space and Public Facilities Map
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- Figure 8.4: Key On-Street Bicycle Routes

CHAPTER 7: 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 certification by the State Recreation and Conservation Office of the previous version of the plan in 2015 and recertification in 2021 and 2025. 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 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 Mount 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 small town 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 small town 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.

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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 by ~~October 2025~~December 2030 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-20 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.

A.4 Additional Park and Trail Planning Efforts

In addition to the Parks Element of the Comprehensive Plan, the City has engaged in planning for park and trail improvements through additional topic-specific functional plans which influence and relate to the Parks Element. These include:

1. **Complete Streets Corridor Plan.** Adopted in 2024, the Complete Streets Corridor Plan will guide the implementation of street frontage capital improvements along North Bend Way all the way through the city, with a goal of improving pedestrian and bicycle accessibility and safety.
2. **Shoreline Access and Trail Plan.** Adopted in 2025, the Shoreline Access and Trail Plan will guide the planning and implementation of public access and trail projects along the shorelines of the South Fork and Middle Fork Snoqualmie Rivers within North Bend.
3. **Bike North Bend Plan.** In development as of 2026, the Bike North Bend Plan will guide the planning and implementation of bicycle capital improvements and programmatic measures to encourage additional bicycling by North Bend residents for both recreation and transportation purposes.

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 any additional annexations from its Urban Growth Area (UGA). 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

Chapter 7 – Parks and Open Space Element (~~Res. 2072, Exhibit A~~)
North Bend Comprehensive Plan 2024 – Updated 2026 (Ord.~~4824~~)

North Bend’s population has grown significantly over the last several decades and is expected to continue to do so. Based on the development of the remaining vacant and re-developable land within the City and its UGA and applied growth assumptions prepared by the City, the Growth Management Planning Council has adopted residential growth targets for the City of North Bend of an additional 1,748 additional homes by 2044 (about 80 homes each year), which the City will need to zone land to enable the market to accommodate. ~~Factoring an average of 2.75 persons per household in North Bend (King Co. 2022 household size assumption for cities and towns regional geography) and with a vacancy rate deduction of 3%, this translates to an additional 4,664 people added to North Bend’s 2022 population of 7,915 (2022 WA OFM), totaling 12,579 people in 2044. Consistent with the population projections further described in the Land Use Element, the City’s population by 2044 will be approximately 11,495.~~

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 2029), the plan presumes growth at 80 homes per year, consistent with the average annual growth of the City’s 2044 ~~PSRC~~ growth target.

TABLE 1 -POPULATION PROJECTIONS

	2020 US Census, City Limits	2022-2025 OFM* Estimate, City Limits	Forecast 2029 2032 (at 80 homes per year)	2044 Forecast
City Population	7,461	7,915 5,590	9,408 9,150	12,579 11,495

*Washington State Office of Financial Management

Commented [MM1]: 2044 forecast updated for consistency with Land Use Element forecast.

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~~Native Americans, including the Snoqualmie Tribe, who have lived and tended to the valley since time immemorial, described much of the floodplain as “prairie.” ~~The Snoqualmie River floodplain was and continues to be highly significant to the tribe, and to the function of the Snoqualmie River.~~ 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.

Commented [MM2]: Snoqualmie Tribe docket request.

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

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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-levees~~ 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.

B.4 Tree Canopy Coverage

Consistent with RW 36.70A.070(8), a Comprehensive Plan Parks Element needs to provide an evaluation of tree canopy coverage within the urban growth area. In 2023, the City of North Bend participated in a tree canopy study conducted by a consultant in conjunction with other nearby jurisdictions and the King Conservation District. The study provided an assessment of existing urban tree canopy coverage, possible planting areas, and areas unsuitable for additional planting. The study found that the City has an existing overall tree canopy cover of 39%, with approximately 30% of land area suitable for additional tree planting. Maintaining the City's tree canopy coverage over time will help the City to preserve the values that urban forests provide, including carbon sequestration, stormwater uptake, wildlife habitat, temperature moderation, and beautification. This can take place by way of tree preservation requirements for new development, protecting trees within critical areas and their buffers, planting additional trees on public lands, and promoting tree retention and planting on private land. The City's parks and open space lands provide an excellent location for planting additional trees to increase the City's tree canopy coverage, with exceptions such as Meadowbrook Farm where the goal is to maintain the open historic prairie landscape. The full Tree Canopy Study is available on the City's website. The City has established policies concerning protecting and enhancing the City's urban forest canopy in Section N, *Urban Forestry*, of the Energy and Sustainability Element.

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 Urban Growth Area. Several areas and facilities listed below are located outside of the City's Urban Growth Area and planning authority but are included for reference as regional resources of benefit to North Bend residents. The City will work where possible to collaborate with the agencies that own and manage these lands and facilities to ensure connectivity of trails and mutually-beneficial park, open space and habitat resource planning.

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 8.9-acre neighborhood park. Improvements include playground areas, two tennis courts, a practice basketball court, a multi-use sports court (volleyball and pickleball), picnic shelter, restrooms, paved pathways, landscaping, and paved parking for ten vehicles. Additional areas include undeveloped forested area and wetlands. 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

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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 open space property located in the cities of North Bend and Snoqualmie that commands sweeping views of Mount Si and the Cascade Mountain Range. Meadowbrook Farm ~~is a~~ part of lies within the original Snoqualmie Prairie, known in Lushootseed as baq'ab, which historically encompassed what are now the Meadowbrook and Tollgate areas. For thousands of years, the Snoqualmie People have stewarded the baq'ab prairie through practices such as cultural burning and, sustaining native plant communities and wildlife habitat. Today, the Meadowbrook and Tollgate landscapes remain ecologically, culturally, and historically connected, and the prairie continues to hold deep cultural significance for the Snoqualmie People referred to as baq'ab in Lushootseed, which was maintained for thousands of years by the Snoqualmie people, and remains of high cultural importance to the Snoqualmie Tribe today. 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 Si View Metropolitan Park District.

Commented [MM3]: Revisions requested by Snoqualmie Tribe via 3/18/26 email from Shelly Burgess.

A Master Plan for Meadowbrook Farm was adopted in 1999 and updated in 2013. The Master Plan should be updated again in the near future in coordination with the member organizations of the Meadowbrook Farm Advisory Board to consider use, habitat restoration, and overall management priorities for the property and to reflect the updated Interlocal Agreement concerning management and operation of Meadowbrook Farm.

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. Several habitat restoration projects have been coordinated by the two cities and the Snoqualmie Tribe to remove invasive species, restore degraded wetland and stream habitat, and re-establish native species within field areas more consistent with the historic prairie conditions managed for thousands of years by Native Americans.

Commented [MM4]: Addressing Snoqualmie Tribe docket request.

Riverfront Park: This 26.8-acre undeveloped property has approximately 1,000 feet of frontage on both sides of the South Fork of the Snoqualmie River between Bendigo Boulevard and W. North Bend Way, including 4 acres on the right bank and 22.8 acres on the left bank. The park includes informal trails along the levees and access to the shoreline for fishing and swimming. The northern portion of the levee on the right bank, and the southernmost portion of the levee on the left bank remain private property. This undeveloped and protected river riparian corridor is important for all kinds of wildlife, particularly birds, and helps to maintain habitat and water quality critical to fish in the upper basin. The City, together with the Mountains to Sound Greenway Trust, has worked hard over the last few years to clear this forested area of invasive English ivy and English holly, improving the health of the forest for diversity and wildlife habitat.

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

Tanner Road Shoreline Park: This 2.2 acre forested park provides public access to a small segment of the Middle Fork Snoqualmie River via a trail accessed off SE Tanner Road. The park is intended to remain largely undeveloped.

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.

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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~~Bendigo Boulevard to just east of the Public Works facility~~Main Avenue North~~. The remainder of the trail ~~surface is gravel~~corridor is incomplete.

Tennant Trailhead Park: ~~Currently undeveloped,~~ This 32-acre forested ~~park includes property will be developed with~~ mountain bike and hiking trails, a parking lot, and a trailhead connecting the park to the broader trails on Rattlesnake Mountain, linking to Snoqualmie Point Park and further destinations.

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. Like Meadowbrook Farm, this site holds cultural significance to the Snoqualmie Tribe. It was a part of the larger village complex associated with the original Snoqualmie Prairie (baq^{wab}).

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 Mount Si and the Cascade Mountains and is considered a local and regional icon. The park contains restrooms, a playground, picnic tables, multi-use sports fields including two cricket pitches, and a loop trail surrounding 24-acres of grazing pasture, as well as Farmstead improvements including the restored Tollgate farmhouse, a new barn in the same general location as the original barn on the property, and an agricultural incubation farming area.

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. 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 Campbell Global 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.

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Torguson Park: This 17.3-acre facility is located adjacent to the North Bend Elementary School. The Park consists of five ball fields with bleachers and concession stand, a soccer field, restrooms, a skateboard park, picnic facilities, bike racks, a lighted BMX dirt bike pump track, a 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 which is managed by the Si View Metropolitan Park District through an interlocal agreement with the City.

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 runs east-west through the park.

Dahlgren Family Park: The Dahlgren Family Park (~~currently under construction as of the time of the preparation of this update~~) contains 4 acres and ~~will contain~~ includes parking and access to King County's Tanner Landing Park, in addition to serving as a neighborhood park. The park ~~will contain~~ contains restrooms, a picnic shelter, play equipment, a sand volleyball court, a pickleball court, and a loop trail.

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 the ~~former campus of Two Rivers Alternative High School~~ School District's Early Learning Center are within the North Bend city limits (~~currently vacant~~). 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 ~~former Two Rivers School site~~ Early Learning Center 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 the ~~former Two Rivers School~~ Early Learning Center. 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/erwee~~). 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 Palouse to Cascades 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

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equipment, outdoor restrooms, and picnic tables. A historic log building houses a 15,000 square-foot indoor swimming pool, gymnasium/basketball court, and classrooms. Services offered in this facility include swimming lessons, lifeguard training, recreation classes, and a summer day camp program. Si View Community Center serves residents of the entire Snoqualmie Valley and is also the site of the North Bend Farmers Market. www.siviewpark.org

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

South Fork Landing Park: Jointly owned by the City of North Bend and Si View Metropolitan Park District, this 36-acre park, a former 9-hole golf course, presently contains a popular disc golf course. It is located outside of City limits but serves residents of both North Bend and the Si View MPD. The Si View MPD has prepared a master plan for future additional development of the park, anticipated to contain disc golf, a community building, trails and picnic facilities, play equipment, and other recreational amenities.

Riders Park: Riders Park is a 6-acre property donated to the Si View Metropolitan Park District by the Snoqualmie Valley Riding Club in 2024. The site currently features a community building and an informal open field. A site master plan, underway in 2026, will guide future development with community priorities such as play, exercise, and sports in mind. The park's unique hillside offers opportunities for trails and nature-based play. Located just outside the city limits on East Ribary Way near I-90 exit 31, Riders Park is positioned to become a vibrant community destination.

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, although the levy connecting the parking lot with the Blue Hole is privately owned and no public access easement has yet been obtained by King County across the private property.

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~~ have developed multiple 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~~ the Snoqualmie Valley School District Early Learning Center (trail parking available on the weekends), North Bend Elementary School, and the North Bend Library. The Snoqualmie Valley Trail connects to multiple trails including the City's Tanner Trail, trails in the City of Snoqualmie, the Palouse to Cascades Trail at Rattlesnake Lake, and 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

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Campbell Global 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. Three Forks Natural Area was a part of the original larger village complex associated with the Snoqualmie Prairie (baqʷab) and holds cultural significance to the Snoqualmie Tribe. It served as a gathering area for hop pickers and harvesters, many of whom were Snoqualmie people, and oftentimes, this was the only area in which the Snoqualmie people could visit with their relatives. Parking for river access is provided at the intersection of Reinig Road and 428th Ave. SE.

Tanner Landing: The Tanner Landing property is a 40 acre passive recreation site owned by King County 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.

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

Palouse to Cascades 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 Palouse to Cascades Trail also connects with the Pacific Crest Trail, running between the Canadian and Mexican borders, near Snoqualmie Pass.

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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 main 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. An additional parking lot about 0.5 miles further east provides parking for the Mount Teneriffe trail and other local trails. The 2.5-mile Little Si trail, also off the Mount Si Road, leads to the summit of Little Si (elevation gain of 1,250 feet). 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. Mount Si (qʷalbc – mt si) plays a prominent role in the Snoqualmie Tribe's creation story, and this area is one of the most culturally significant for the Snoqualmie People.

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 non-motorized 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 Palouse to Cascades 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/mbfs

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

Campbell Global Timber Lands: Campbell Global owns approximately ~~86,000~~[86,000](#)~~69,000~~ 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~~

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~~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 [Campbell Global](#). <https://sqrecreation.com/>

Mount Si Golf Course: ~~The Mount Si Golf Course is~~ The Mount Si Golf Course is an 18-hole golf course ~~that~~ that 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

Sirius Sports Complex: ~~The Sirius Sports Complex is~~ The Sirius Sports Complex is a private ballfields facility at 1422 Bendigo Boulevard N. ~~that~~ that contains 4 baseball fields overlapping with 2 soccer/lacrosse fields, primarily serving regional select youth leagues and adult leagues. <https://siriusportscomplex.com/>

Snoqualmie Falls: ~~Snoqualmie Falls is reported to be the second largest tourist destination in the state (Snoqualmie Valley Visitor's Guide, 2000) drawing 1.2 million visitors a year. Snoqualmie Falls itself has a 268-foot drop high waterfall, which is 100 feet higher than Niagara Falls is the place of creation for the Snoqualmie People. This area is recognized as sacred by tribes throughout the region. Snoqualmie Falls and its surrounding lands have been a central place for meeting and gathering of people for time immemorial. Puget Sound Energy manages a park open to the public adjacent to Snoqualmie Falls in association with their hydropower operations, including. There is a trail to the base of the Falls that is open to the public. The Snoqualmie Tribe has worked to acquire several properties surrounding Snoqualmie Falls over the last decade for the protection of this Traditional Cultural Property.~~

Commented [MM5]: Addressing Snoqualmie Tribe docket request.

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 river levees and selected riparian parcels along the South Fork and Middle Fork of the Snoqualmie River.

The left bank of the Middle Fork is leveed intermittently from the “Blue Hole” (see King County areas and facilities) upstream to Mount Si Road. The South Fork of the Snoqualmie River is leveed 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~~ levees are privately owned.

Along some reaches of the river, the public makes informal use of the levees. In other areas, landowners prohibit access across the ~~dikes~~ levees. Levees 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 2021 Si View Metropolitan Parks District Survey

~~In 2021, 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.~~

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~~Of the 2000 surveys mailed to households within the service area, 405 were returned, providing a 95% level of confidence with a precision of at least +/- 4.7%. 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.~~

~~While much of the survey was directed at recreation programming rather than developing specific outdoor facilities, 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 recreation related potential programming spaces households would use if they were available included nature trails (55%), paved trails (39%), canoe/kayak access (38%), mountain bike park/trails (36%), and dog parks (35%).~~
- ~~• The bottom 5 (lowest preference) outdoor recreation related facilities included outdoor pickleball courts (19%), outdoor multi-use fields (19%), disc golf (17%), outdoor basketball courts (11%), and outdoor sand volleyball (9%).~~
- ~~• Of note, several additional programming spaces were evaluated and ranked, but are not considered here as they do not relate to outdoor recreation facilities that the City of North Bend would develop (such as performing arts facilities, craft and gallery spaces, eSports/gaming space/venue, etc.)~~

D.23 2022 North Bend Parks Survey

The City of North Bend conducted a community survey in September of 2022 to obtain feedback on resident satisfaction with existing park facilities and need for additional facilities. A total of 537 survey responses were received, with approximately 80% of respondents living within City limits. For assessing park facility needs within the community and determining the adequacy of the existing park levels of service, questions were asked regarding whether respondents felt there were enough of particular facilities, or a needed additional for more. Broadly, respondents preferred the acquisition and development of lands and facilities for more passive forms of recreation that focus on walking, biking, and enjoyment of nature over the development of additional sports facilities, with a notable strong community desire for more river/water access areas.

Key findings from the survey include the following:

- The primary cited reason for not visiting a park more often was insufficient pedestrian or bicycle facilities to the park/safe route from home, indicating the need to focus additional attention on key sidewalk and pathway improvements between neighborhoods and parks, followed by distance of parks from people's homes.
- The top 5 primary types of facilities respondents felt the City needs more of included river/water access (66%), walking and biking trails (47%), covered picnic shelters (47%), pickleball courts (47%), and passive/natural open space areas (46%).
- The top 5 priorities for applying funding for acquisition/development of additional facilities included river/water access (76%), paved multi-use trails (54%), gravel/soft-surface natural trails (53%), passive/natural open space areas (46%), and off-leash dog parks (35%).
- Of facilities not currently available within North Bend, the top 5 that respondents desired to see developed included developed river access (73%), outdoor spray/splash park (55%), off-leash dog park (42%), public artificial turf facilities (23%), and pea-patch gardens (22%).
- The top trail facilities that respondents wished to see constructed was multi-use trails along the South Fork Snoqualmie River levees (46%), followed by completion of the Tanner Trail (44%), and the Bendigo Boulevard multi-use trail between Downtown and Tennant Trailhead Park (38%).
- The most-cited need for facilities in the informal (not project specific) comments received were for pickleball courts, a splash park, and off-leash dog park. Many comments also expressed a desire for more natural areas rather than formal developed parks with play equipment.

The full results of the survey are available on file at City Hall.

D.3 2024 Si View Metropolitan Parks District Survey

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In 2024, 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.

428 surveys were completed by households within the Si View MPD service area, providing a 95% level of confidence with a precision of at least +/- 4.6%. 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.

Survey 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 applicable to the City of North Bend’s update to its Parks Element include the following, based on the Priority Investment Ranking metric used in the survey:

- The top priorities for investment in recreation facilities relating to the City’s park level of service standards, included: indoor pool (200), natural areas (122), paved soft surface and nature trails (104), neighborhood parks (71), pickleball courts (69), and large community parks (67).
- Additional top priorities for facilities not directly related to level of service standards but which the City may wish to develop within its parks include splash pads/interactive water play features (97), community gardens (79), and off-leash dog parks (69).
- The bottom (lowest preference) outdoor recreation related facilities included playground areas (45), rectangular sports fields (41) outdoor basketball courts (39), disc golf courses (24), and diamond sports facilities (24).
- Of note, several additional facility types were evaluated and ranked, but are not considered here as they do not relate to outdoor recreation facilities that the City of North Bend would develop (such as an indoor fitness spaces and courts, teen indoor activity areas, art galleries, performing arts facilities, eSports/gaming space/venues, etc.)

D.4 2025 Shoreline Public Access and Trail Plan Public Engagement and Survey

As a part of the development of the 2025 Shoreline Public Access and Trail Plan, two public workshops were hosted, and a survey was conducted generating 221 responses concerning interests and concerns regarding public shoreline access. While non-scientific, the survey responses indicated a very strong desire for improving public access to and along shorelines and greater trail connectivity along shorelines, while also expressing concerns about impacts to adjacent private property owners from such access. Survey responses indicated highest priority for shoreline wading and swimming access, followed by walking and boating. Projects have been added to the Parks Capital Facilities Plan consistent with the recommendations of the Shoreline Access and Trail Plan.

D.5 2025 Bike North Bend Public Engagement and Survey

The City is drafting a plan to guide bicycling capital improvements and programming within North Bend, entitled the Bike North Bend Plan. While this plan is still in development as of the time of this Parks Element update, the public engagement conducted in support of this plan can inform updates to the Parks Element. A survey was conducted in the summer of 2025 generating 261 responses. While non-scientific, survey results indicated a strong preference for off-street separated bike paths over on-street bike lanes, and the need to complete missing linkages to the bike network within North Bend, particularly in the downtown area and on the east side of town. Survey information was supplemented by engagement with the Case of the Mondays, a local bike advocacy group, and with joint meetings of the Parks Commission and Economic Development Commission. The public engagement conducted for the development of the Bike North Bend Plan supports the development of a separate shared-use trail level of service standard within this plan and reinforces support for several bike related projects on the Parks Capital Facilities Plan.

D.46 2022-2026 Parks Workshop

Commented [MM6]: New section addressing the Shoreline Public Access Plan public engagement and recommendations.

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The Parks Commission held a Parks Workshop on ~~November 30, 2022~~ May 27, 2026. 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 2022 City Parks Survey results~~ the recent public engagement from 2024 and 2025 referenced above, and how those results informed draft amendments to the City's Parks Element incorporated herein. General feedback at the workshop was positive and affirmed the proposed revisions to the Parks Element and the projects on the Parks Capital Facilities Plan. ~~Staff and the Parks Commission also provided display boards of planned Park and Trail improvement projects 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.~~

E. DEMAND and NEEDS ASSESSMENT

E.1 Parks Facilities Needs Assessment

In the past, both the National Recreation and Park Association (NRPA) and the Recreation and Conservation Funding Board 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 2021 Si View Metropolitan Park District survey results and 2022 City Park Survey results. The paragraphs below add context pertinent to particular standards.

A category called "Passive Parks and Wildlife Corridors" was created in 2005 to address the high priority North Bend residents place on maintaining the natural and small town 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, where appropriate, linked to the City and regional trail system. Not all of these facilities will be accommodated together within Passive Parks and Wildlife Corridor areas, as some of the activities may be incompatible with wildlife habitat needs. Careful planning will need to occur for each area in consideration of the context, habitat needs, and constraints of the particular site.

A pool level of service standard has been included since 2002, and while the Si View Pool exists within North Bend technically meeting the current standard, the Si View Pool is both structurally and functionally deficient, being nearly 90 years old, and at only 2,500 square feet, undersized for the community it serves, which extends beyond just North Bend. A new pool is needed, consistent with strong demand reflected in the 2024 Si View Parks Survey. As a regional facility, the City of North Bend will not address construction of a new pool on its own, but may participate in a multi-agency project with other partners such as the Si View Metropolitan Park District and/or others.

While outdoor youth field sports continue to be very popular in the North Bend community, demographic trends identified as a part of the 2024 Si View Parks Survey indicate a relative decrease in demand as the population continues to age. 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 continued significant shift in youth participation from standard soccer and baseball teams to

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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, which has recently occurred with the development of the Sirius Sports facility on Bendigo Boulevard N. That facility is not counted in the North Bend inventory or toward level of service standards ~~however~~, as it is a private rental facility that draws largely from select leagues across the region, and is not open to the general public for casual use, but does help address local demand.

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
Baseball/Softball Fields	Torguson (5); Si View Community Center (1); Two Rivers <u>Early Learning Center</u> School Fields (2)	8	Si View Community Center and Torguson ballfields are also lined out for soccer fields later in season. Two Rivers <u>Early Learning Center</u> fields counted because they are open and unfenced, not associated with school grounds.
Basketball Courts (outdoor)	Si View Community Center; E.J. Roberts; Si View Subdivision <u>Neighborhood Park</u> (1/2 court)	2.5	Si View subdivision <u>Neighborhood Park</u> court is part of multi-purpose court.
Football Fields	Si View Community Center (1)	1	Si View C.C. field sometimes used for football.
Golf Courses	Mount. Si (18-hole)	1	This course is included as it is open to the public, directly adjacent to City limits and is a regional use facility. Golf is not considered in Level of Service Standards, as it is typically a private facility, and beyond the capacity of the City of North Bend.
Parks – Neighborhood and Community Parks	E.J. Roberts (8.9 ac); Torguson (17.3 ac); Gardner Weeks (3.3 ac); Si View Community Center (10.7 ac); Si View Neighborhood Park (13.2 ac); Dahlgren Park (4 ac); South Fork Landing Park (36 ac); Tannerwood Park (0.8 ac). (Tollgate Farm Park classified below)	8 parks, 94.2 ac total	There are 7 existing, developed parks that are over 3 acres in size
Parks – Passive Parks and Wildlife Corridors (includes 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), Tennant Trailhead Park (32 ac).	5 parks, 571 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.
Pickleball Court	E.J. Roberts (5 4), Si View Subdivision <u>Neighborhood Park</u> (1) Si View Park (3) Dahlgren Family Park (1)	10 5	Si View subdivision <u>Neighborhood Park</u> court and Si View Park courts are part of multi-purpose striped courts shared with basketball. <u>4</u> EJ Roberts Courts are also striped for tennis.
Playground	E.J. Roberts; Si View Comm. Center (2); Si View Neighborhood Park (4); Torguson Park; Tollgate Farm Park; Dahlgren Park	10	No service standards exist for playgrounds. Only addresses playgrounds in public parks, not private (homeowner-association) parks.
Pool —Indoor	Si View Comm Center (15,000 sq. feet)	1	Regional use facility.

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Recreation Center	Si View Community Center	1	Regional use facility.
Soccer/Lacrosse Fields	Si View Community Center (1); Torguson (1) Tollgate Farm Park (2)	4	Si View C.C. field is for 14+ years;
Tennis Courts	E.J. Roberts (2)	2	Courts are also striped for pickleball
Trails – Major shared use (miles)	Snoqualmie Valley Trail (3.6 miles in city limits) Tanner Trail (1.3 miles complete)	7.6 miles	Snoqualmie Valley Trail extends through city limits, but owned and managed by King Co.
Volleyball Court	Dahlgren Family Park	1	

TABLE 4: PARKS AND RECREATION LEVEL OF SERVICE STANDARDS

Facility/Activity	North Bend Standard	2022-2026 Current Supply	2022-2026 Added Need (7,945,553)	2032-29 Added Need (9,408,150)	2044 Added Need (12,579,149)
Baseball/Softball Field	1 per 4,000 1,100	8	0	40	42
Basketball Court (outdoor) *	1 per 2,500	2.5	1	1	2.5
Football Field (youth)	1 per 5,000	1	0	0	1
Parks - Neighborhood and Community Parks with children's play equipment	1 Park (3+ ac) /1,500 plus 4 ac land/1,000;	7 parks and 94 acres	0	0	1 park and 0 acres
Parks - Passive Parks and Wildlife Corridors (trails may be located in these areas)	40 acres per 1,000	571 acres (b)	0	0	0 acres
Pickleball Courts *	1 per 1,500 1,000	510	0	40	21
Playgrounds (with diversity of types)	1 per 1,000	10	0	0	1
Pool (indoor)	1 per 11,000	1	0	0	1-0.25 (with others)
Soccer/Lacrosse Field	1 per 2,500	4	0	0	1
Tennis Courts*	1 per 2,000	2	1	2	4
Trails (Major shared use)	.8 mile/1,000 residents	7.6 miles	0 miles	0 miles	1.6 miles
Volleyball (sand)	1 per 5,000	01	40	40	21

Notes:

- (a) Major Shared-Use Trails constitute major trails available for both bikes and pedestrians which can be used for transportation purposes, rather than purely recreation, and are generally a minimum of 8' in width. Smaller pedestrian-only trails within parks and open space areas do not count toward this standard.
- (b) Neighborhood and Community park standards combined.
- (bc) Tollgate and Meadowbrook Farms have additional acreage outside the Urban Growth Boundary.
- (ed) Only public facilities are counted toward level of service standards, although private facilities help address demand which is considered in setting level of service standards.
- (de) Need for facility is only triggered when threshold has actually passed based on the LOS standard (not rounded up).
- *(ef) Basketball, pickleball, and tennis courts may overlap with other striped court facilities.
- (g) Pool level of service standard is specific to just City population needs, however, a pool is expected to serve a broader regional area. See additional analysis in section E.1 above.

Commented [MM7]: LOS Standard for baseball/softball reduced from 1 per 1,000 to 1 per 1,100 considering changing demographics and reduced demand from Si View survey info, and some demand met by private facilities (Sirius sports facility).

Commented [MM8]: Because the Si View Parks 2024 survey indicated strong public support and need for pickleball courts and relative ease of locating these within parks, I have recommended increasing the LOS standard for this to 1/1000 residents, resulting in need for 1 additional court by 2044.

Commented [MM9]: Added playground level of service separated from Neighborhood Parks consistent with Parks Commission recommendation at 4/22/26 Parks Commission meeting. LOS for playgrounds based on maintaining current ratio moving forward, based on 2026 conditions. Of note, low priority for this type of facility indicated in the Si View 2024 Parks Survey.

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E.2 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, 2016, and 2021 Si View MPD Surveys and the 2022 City Parks survey. As a result of these findings, a number of trail projects have been placed on the 6-year ~~Parks Trail System~~ Capital Facilities Plan. A primary funding mechanism for major multi-use trails is the Bicycle and Pedestrian Mitigation Fee implemented through North Bend Municipal Code Chapter 17.42, which funds trails, bike lanes, shared-use trail bridges, and associated pedestrian and bicycle infrastructure that can serve as transportation as opposed to purely recreational purposes. 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~~levees, 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.

The City has also adopted 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, and appropriate and responsible.

Commented [MM10]: Snoqualmie Tribe docket request.

E.3 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. Within North Bend, the City will work to protect, and where possible, restore and enhance riparian areas 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.

In addition to riparian areas, key terrestrial links are important for wildlife habitat connectivity.

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.4 Open Space Needs Assessment

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.

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One of the City's mission statements, consistently ranked as one of residents' highest priorities for North Bend, is to preserve the natural and small-town 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 natural and small-town character and uniqueness.

The City should work to acquire additional key open space properties, particularly along shorelines, for protection of wildlife habitat, flood reduction, and open space preservation, consistent with the Environment Element and Shoreline Element of the North Bend Comprehensive Plan, [the North Bend Shoreline Public Access and Trail Plan](#), King County's Middle Fork and South Fork Capital Investment Strategies, and the principles of the Snoqualmie Tribe's Upper Snoqualmie Resilient River Corridor Management Plan.

To reach its open space protection goals, North Bend should also 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, while also preserving and enhancing [cultural and environmental resources, including critical habitat for fish and wildlife](#).

Policies:

- 1.1 Integrate a balance of passive and active park and wildlife habitat areas throughout the City designed to serve the needs of all segments of the population.
- 1.2 Incorporate elements of open space, parks and street trees into all City-sponsored projects in order to help create visual unity for the downtown and its neighborhoods.
- 1.3 Ensure that organized open space is a part of all residential project designs.
- 1.4 Ensure the historic, ecological, social, agricultural and recreational values of Tollgate Farm and Meadowbrook Farm are appropriately protected and enhanced through the implementation of the plans developed for those Parks.

[1.5 Through collaboration with tribes and conservation groups, ensure management and planning reflects the responsibility to care for land and waters, recognizing their cultural, ecological, and spiritual significance and the reciprocal relationship between people and the natural environment.](#)

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

Policies:

2.1 [Work to acquire key open space properties along shorelines for the protection of wildlife habitat, flood reduction, open space preservation, and responsible recreation opportunities, to increase resiliency of the river, its floodplains, and the community that relies on these resources.](#)

2.2 Where [property acquisition is not possible, and where](#) appropriate in consideration of public safety, cultural resources, critical areas, and fish and wildlife habitat needs and constraints, acquire or obtain access rights, dedications, and

Commented [MM12]: Addressing Snoqualmie Tribe comment received via email 3/2/2026.

Commented [MM13]: Snoqualmie Tribe docket request. Amended consistent with Parks Commission recommendation at 4/22 Parks Meeting.

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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 ~~and trail~~ 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 regularly with the Si View Metropolitan Parks District, City of Snoqualmie, King County Parks , Snoqualmie Tribe, and Mountains to Sound Greenway Trust 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.

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- 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.

3.7 Document, manage, and mitigate impacts of unsanctioned or illegally constructed trails on public properties within the City to protect public safety and fish and wildlife habitat resources.

Goal 4: Develop quality recreational opportunities that meet the needs of a diverse population *while protecting natural and cultural resources.*

Policies:

- 4.1 Provide children's play facilities and other recreational amenities in conjunction with residential development or sports field development.
- 4.2 Perform periodic recreational opportunity and facility assessments by the Parks Commission to determine success and deficiencies and report back to the City Council.
- 4.3 Focus on addressing the priority recreational needs of North Bend residents, as based on public input.
- 4.4 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.
- 4.5 Consider public safety in the design and operation of parks and trails, including factors of visibility, sight-lines, emergency access needs, and applying principals of Crime Prevention through Environmental Design (CPTED).
- 4.6 Minimize water use and irrigation in the design of North Bend park, trail, and open space facilities.

Goal 5: Encourage public participation and implement meaningful Tribal consultation practices 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 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.
- 5.3 Seek local service organizations and clubs to sponsor, assist, develop and maintain the City's park facilities through an adopt-a-park program.
- 5.4 Consult with the Snoqualmie Tribe to promote cooperative planning and to achieve mutual goals concerning park and open space resources.

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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 and the Snoqualmie Tribe in order to promote historic and cultural preservation and interpretation within the City.
- a. Develop an interpretive kiosk or signs for key sites, including South Fork area, old Tanner Mill site, Tollgate Farm, Meadowbrook 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 a City park or other City property 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 and promote interpretation of significant cultural and historic sites ~~and critical cultural resources, including culturally modified trees,~~ and acknowledge the importance of Tribal history as an important part of the Snoqualmie Valley's history. Consult with the Tribe on any interpretive signage or messaging relating to Tribal history or culture.
- 6.3 Promote a mutually supportive relationship between historic and cultural preservation and economic development ~~as appropriate that considers and minimizes impacts on marginalized populations and cultural resources.~~
- 6.4 ~~Incorporate the preservation of Preserve~~ 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.

Commented [MM14]: Snoqualmie Tribe docket request.

Commented [MM15]: Snoqualmie Tribe docket request.

Commented [MM16]: Snoqualmie Tribe docket request.

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, county and Snoqualmie Tribe, to create a network of wildlife corridors which link habitat areas together to encourage the natural movement of ~~native~~ 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.
 - c. Plan and implement habitat enhancement projects with native trees and shrubs within fish and wildlife habitat areas.
- 7.2 Encourage community involvement and education in the creation, enhancement, management, interpretation and enjoyment of wildlife habitat areas.
- ~~7.3 Pursue projects that provide the public opportunities to directly engage in the protection, enhancement, and restoration of wildlife habitat areas through invasive species eradication, tree planting efforts and other habitat restoration projects.~~
- ~~7.4~~ Encourage access to sites of wildlife interest when not in conflict with wildlife protection goals.

Commented [MM17]: Snoqualmie Tribe docket request.

Commented [MM18]: Addressing Snoqualmie Tribe docket request, originally specific to policy 7.2 above.

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), working with other government partners for acquisition and management of open space lands, including Si View Metropolitan Park District and the Snoqualmie Tribe as well as 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 from the 20-Year Planned Project Descriptions, including anticipated revenue sources, follows in section I. Section H.3 includes additional longer-term project ideas that necessitate further planning and consideration before they can be considered for the 6-year Capital Facilities Plan, and are likely further out than the 20-year planning horizon.

H.2 20-Year Planned Project Descriptions

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

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serve local neighborhoods. A specific property has yet to be identified. Ideally, the property would include riverfront access to the South Fork Snoqualmie River (such properties are currently within the Urban Growth Area outside City limits). Based on current 2022 land values of \$300,000 per acre in North Bend and 6-acre property, estimate is \$1,800,000.

Bendigo Boulevard S. Multi-Use Trail: A 10-foot wide 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 separated from the shoulder meandering through retained trees where space permits, and will include intersection crossing improvements at the I-90 onramp and offramp. Cost estimate \$1,730,000.

Downtown Bicycle Signage and Visibility Improvements: The project will provide bicycle sharrows signage and pavement markings on North Bend Way and Ballarat Avenue in the downtown, as well as a more distinctly marked primary sharrow route along Main Street connecting the Snoqualmie Valley Trail to North Bend Way, with associated wayfinding signage. Estimate of \$20,000.

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

Meadowbrook Farm baq"ab Prairie Loop Trail: An 8-foot wide paved pedestrian trail (with crushed stone and boardwalks within critical areas) will complete a loop with the existing Boalch Trail, connecting from the Interpretive Center north along SR-202 and through the Camas Meadow to Centennial Fields Park, with a spur trail connecting to Snoqualmie Middle School. The project would be a joint project with the City of Snoqualmie, and would include habitat enhancement and interpretive and wildlife safety signage. Estimate \$1,200,000.

~~**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 \$1,000,000.~~

~~**Meadowbrook Farm Interpretive Center Plaza/Garden:** Improvements to the grounds immediately adjacent to the Interpretive Center would enable events to better utilize the space. Improvements would include a plaza area with associated native landscaping. Estimate \$60,000.~~

~~**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 a reconstructed 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.~~

~~**New Pickleball Courts and Striping:** Stripe the existing tennis courts at E.J. Roberts Park for pickleball use. Construct additional 3 pickleball courts at an existing City park such as Si View Neighborhood Park, Dahlgren Park, or other. Estimate of \$5,000 for re-striping tennis courts, and \$70,000 for concrete pad with three striped courts.~~

Commented [MM19]: Relocated to future project ideas list. This project may not be realistic, with critical areas present, which would make trail construction complex and expensive. May not bring much additional public benefit relative to cost.

Commented [MM20]: Relocated to future project ideas list.

Commented [MM21]: Relocated to future project ideas list.

Commented [MM22]: Relocated to future project ideas list.

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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 of \$40,000 based on 500 lineal feet of 5-foot black commercial-grade chain link fencing, gates and minor associated furnishings.

Park Orientation and Identification and Trail Wayfinding 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.

Project Belay: Establish a world-class outdoor adventure and community center for education, training and community events to provide a growing mountain community with a gathering and launch point for adventure in the central cascades. Provide infrastructure support (water, sewer, stormwater) for the project. Estimate \$75,000 for public portion of project attributable to Park Impact Fees.

Riverfront Park Improvements and South Fork Snoqualmie Right Bank Levee Trail River Access Improvements and Promenade: A master planning process to develop a recommended site plan and improvements for this park is being prepared under a 2022 contract with a landscape architectural consultant, to follow from the 2023 Master Plan for Riverfront Park and recommendations of the 2025 Shoreline Access Plan, project elements would consist of trail and sidewalk improvements that improve public access to the park and river near the Bendigo Boulevard S. Bridge, connection to the downtown, and minor park furnishings including picnic tables and benches improvements, while maintaining the predominantly forested character and floodplain storage capacity of the site. Cost estimates for specific site improvements will be determined through that process. 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. Cost estimates from the Master Plan total \$734,000 for park and associated Bendigo Boulevard right-of-way sidewalk and crossing improvements.

Si View Neighborhood Park New Play Equipment: 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 \$150,000/500,000.

Si View Community Park Eastern Expansion: The property currently owned by Si View and the City of North Bend between Si View Community Park and Cedar Falls Way should be developed as a park and could be the location for a future aquatic center. The park should incorporate the existing trail connection to Cedar Falls Way, as well. Estimate \$1,000,000 for development of trails, lawn and landscaping, not including aquatic center improvements.

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, Dahlgren Family Park, William H. Taylor Park, or Si View Community Park Eastern Expansion. The cost could be shared with the Si View Metropolitan Park District if included in the aquatic center bond. Estimate \$1,600,000.

South Fork Snoqualmie Left Bank Levee Trail: Design work will occur in 2023/2027, funded by a King County Rivers Grant, to set back the left bank between Bendigo Boulevard S. and W. North Bend Way. The design will incorporate a 12-foot wide multi-use asphalt pedestrian trail atop the ~~lewy levee~~. The design should include pedestrian access off the ~~lewy levee~~ down to the river. Estimate of \$2,000,000/1,400,000 for trail portion (not including ~~lewy levee~~ setback) and river access improvements.

South Fork Snoqualmie River Pedestrian Bridge and Shoreline Access Improvements at Shamrock Park or 10th Street: 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. The project would also improve access to the shoreline at Shamrock Park, consistent with recommendations of the

Commented [MM23]: Note - This project was added following Planning Commission and Parks Commission review and recommendation at the request of staff.

Commented [MM24]: Relocated into future project ideas section below.

Commented [MM25]: This feature and cost estimate have been incorporated into the WH Taylor Park Project.

Commented [MM26]: The 10th Street possible crossing location is less feasible as it would require additional easements or acquisitions, and doesn't connect areas with the same level of density/activity as the Shamrock Park location.

25

CED Committee review July 21, 2026

~~2025 Shoreline Access and Trail Plan.~~ Location will be ~~either at Shamrock Park off Orchard Drive, or at Si View Neighborhood Park at the end of SE 10th Street.~~ Estimate ~~\$1,500,000~~ \$2,000,000.

~~South Fork Snoqualmie River Pedestrian Bridge at Bendigo Boulevard N.: A bridge over the river and Ribary Creek will provide pedestrian and bicycle connection (and sewer utilities) between downtown and Tollgate Farm Park, with a paved spur trail connecting to the Snoqualmie Valley Trail. Design work funded by a 2022 PSRC Small Cities Grant. Estimate \$3,900,000 for construction.~~

Tanner Trail Construction – East of Public Works property to Snoqualmie Valley Trail, excluding Cottages at North Bend (already constructed): 10-foot wide asphalt paved trail within the Tanner Trail right-of-way adjacent to North Bend Way. Estimate ~~\$1,320,000~~ \$1,354,000.

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 \$1,000,000.

~~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. The Si View MPD will coordinate construction of the park, with additional funding provided from King County.~~

Tollgate Farm Forest Trail: A gravel or soft surface trail and bridge over Silver Creek 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 \$800,000.

Tollgate Farm Picnic Shelter: A large picnic shelter near to the restroom and playground would enable greater group-use of Tollgate Farm Park for events and picnics. Estimate for a 6 table shelter ~~\$400,000~~ \$250,000.

Tollgate Farm Phase 2 Improvements - Parking and Landscaping: Per the Tollgate Master Plan, the parking lot would be expanded to support the athletic fields and additional public use and events at the park. 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~~

Commented [MM27]: Project funded and under construction (soon).

Commented [MM28]: Project is now done!

CED Committee review July 21, 2026

~~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 Farm to Downtown Multi-use Trail:** From the west end of the West North Bend Way bridge over the South Fork Snoqualmie River, along West North Bend Way to the pedestrian entrance to Tollgate Farm Park at 8th Street, a multi-use trail would be extended for pedestrian access from downtown to the farm/athletic fields. Work would include approximately 1,600 linear feet of roadway reconstruction (within the existing paved roadway) to provide a 10-foot pathway, 10-foot planted bioswale landscape strip, shoulder, roadway restriping, and landscaping. Estimate \$400,000.~~

Torguson Park Plaza and Playground 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, adding playground equipment, providing additional landscaping and irrigation in areas of the park outside of the ballfields, and reconstructing deteriorated fencing. Estimate \$1,100,000.

~~**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 \$461,000. Development cost estimate not yet determined.~~

William H. Taylor Park Improvements: The 2023 William H. Taylor Park Master Plan proposes plaza, pathway, landscaping, irrigation, and furnishing improvements, including an interactive spray fountain incorporating water-conservation measures, added plaza areas within the park and on Ballarat Ave. N, and added parking along Ballarat Avenue S (off Park Street). The cost estimate for park improvements (not including associated right-of-way improvements to McClellan Avenue, railroad track realignment, or depot renovation) totals \$3,188,000. A master planning process to develop a recommended site plan and improvements for this park is being prepared under a 2022 contract with a landscape architectural consultant, to improve connection of the park to the downtown, improve the railroad crossing, provide a vibrant community gathering space, and increase parking efficiency along McClellan Street adjacent to the park. Cost estimates for specific site improvements will be determined through that process.

Commented [MM29]: Now planned as a Complete Streets project, funded by Transportation Impact Fees, and in design for construction.

Commented [MM30]: Relocated to Future Project Ideas list.

Commented [MM31]: Updated with estimates completed from Master Plan.

H.3 Future Ideas, Not Currently Planned

This section includes additional longer-term project ideas that necessitate further planning and consideration before they can be considered for the 6-year Capital Facilities Plan, and are likely further out than the 20-year planning horizon. Project cost estimates are not yet determined.

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

Left Bank South Fork Snoqualmie River Levee Trail and Bridge at SE 10th Street: The project would be a joint project with the Si View Metropolitan Park District upon annexation of this area into the city and upon acquiring property and/or easements along the levee. The project would construct a bridge over the South Fork Snoqualmie River at Si View Neighborhood Park near SE 10th Street, and a trail along the left bank levee from the bridge downstream to Bendigo Boulevard.

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.

Meadowbrook Farm Interpretive Center Plaza/Garden: Improvements to the grounds immediately adjacent to the Interpretive Center would enable events to better utilize the space. Improvements would include a plaza area with associated native landscaping.

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 (ἰῃῃῃῃῃῃ), 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 a reconstructed cattle underpass, interpretive signage, trash management, 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.

Middle Fork Snoqualmie River Access at Tanner Road: Consistent with the 2025 Shoreline Access and Trail Plan, the existing right-of-way access to the Middle Fork Snoqualmie River on Tanner Road would be improved to provide easier rafting/kayaking drop in and take out access at this location, together with a restroom facility.

Si View Community Park Eastern Expansion: The vacant portion of the Si View MPD property west of the Si View Administration Building and east of Si View Community Park should be developed as a park and could be the location for a future aquatic center. North Bend could partner with Si View on construction of the park, with features addressing City park level of service needs.

South Fork Snoqualmie River Access at Snoqualmie Valley Trail: Consistent with the 2025 Shoreline Access and Trail Plan, minor picnic area improvements would be constructed along a bench of the right bank levee where it intersects with the Snoqualmie Valley Trail, and could include a restroom serving trail users, minor shoreline access improvements, and shoreline vegetation restoration.

South Fork Snoqualmie River Walk-in Picnic Area Acquisition: Consistent with the 2025 Shoreline Access and Trail Plan, a 1-acre parcel waterward of the Right Bank South Fork Snoqualmie River levee at the sharp bend in the river could be acquired and improved with minor picnic facilities to allow public access to this currently informally used but private property. Property is currently outside city limits.

Torguson Park Entry-Area Acquisition: The property bordering the western boundary of the primary vehicular entrance to Torguson Park could be acquired for a more visible entry to the park, as well as to provide expanded park entrance features, landscaping and parking.

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. 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 [MM32]: Name in Lushootseed from Snoqualmie Tribe docket request.

Commented [MM33]: Snoqualmie Tribe docket request.

Commented [MM34]: Projects added consistent with the 2025 Shoreline Access and Trail Plan.

Commented [MM35]: Moved out of the 20-year Parks Capital Facilities Plan list consistent with Parks Commission feedback at the March 25 meeting.

CED Committee review July 21, 2026

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TABLE 5: 6-YEAR MAJOR MULTI USE TRAIL CAPITAL IMPROVEMENT PLAN

Project	Cost Est. (2026 dollars)	Funding Sources	2027	2028	2029	2030	2031	2032
Bicycle Signage and Visibility Improvements in the Downtown	\$20,000	TBM	30,000					
Tanner Trail Construction, Public Works to Snoqualmie Valley Trail	1,354,000	TBM/G		1,354,000				
Shared-Use Trail Bridge Across South Fork Snoqualmie River at Shamrock Park	2,000,000	TBM/G/MPD			2,000,000			
S. Fork Left Bank Setback Levee Trail with river access (not including levee cost)	1,400,000	TBM/G/REET				1,400,000		
Bendigo Boulevard S. Shared-Use Trail to Tennant Trailhead Park	1,730,000	TBM/G/DM					1,730,000	

TABLE 56: 6-YEAR PARKS CAPITAL IMPROVEMENT PLAN

Project	Cost Est. (2026 dollars)	Funding Sources	20242027	20252028	20262029	20272030	20282031	20293032
Pedestrian/Backcountry Trail Construction:								
baq'ab Prairie Loop Trail at Meadowbrook Farm	1,200,000	PIF/G/REET/Snoqualmie	1,200,000	1,200,000				
Tennant Trailhead Park bicycle and pedestrian trails	290,000	PIF/MPD-Bond/KC-Funds	1,300,000					
Tollgate Farm to Downtown Multi-Use Trail	400,000	PIF/MPD-Bond/TBM	400,000					
Bendigo Boulevard S. Multi-use Trail to Tennant Trailhead Park	1,730,000	TIF/PIF/G/TBM/DM		1,730,000				
Tanner Trail Construction, Public Works to Snoqualmie Valley Trail	1,320,000	TIF/PIF/G/TBM/DM			1,320,000			
S. Fork Left Bank Setback Levy Trail with river access (not including levy cost)	TBD**	PIF/G/REET/TBM				2,000,000		
Tollgate Farm Forest Trail and Bridge over Silver Creek		PIF/G/REET						800,000
Park Improvements:								
Tennant Trailhead Park Site Improvements (excluding trails)	1,400,000	PIF/KC-Grant	1,400,000					
Park and Trail Wayfinding Signage	\$50,000	PIF		50,000				
New Pickleball courts in Neighborhood Parks	70,000	PIF/REET		70,000				
Off-leash dog park within existing City Park (likely Dahlgren Family Park)	40,000	PIF/REET		40,000				
Torguson Park Phase 2 Plaza and Playground Improvements, Irrigation, and Fencing	1,100,000	PIF/MPD Bond			1,100,000			
Si View Neighborhood Park New Play Equipment	\$150,000\$500,000	PIF				\$150,000\$500,000		
Si View Community Park Eastern Expansion park improvements (not including aquatic center)		Si View Bond/PIF				1,000,000		
Spray Park /play fountain feature (location TBD)	1,600,000	PIF/G/REET	-				1,600,000	
William H. Taylor Park Improvements including spray fountain feature	TBD***3,188,000	PIF/G/REET/NWRM/MPD Bond			TBD***3,188,000			
Riverfront Park and South Fork Snoqualmie River Access Improvements	TBD***734,000	PIF/G/REET				TBD***734,000		
Project Belay Community Facility and Associated Infrastructure Improvements (public portion of project attributable to Park Impact Fees)	\$75,000	PIF/REET				\$75,000		
Park and Open Space Land Acquisition:								
Acquire new park in southern part of City	1,800,000	PIF/G/MPD-Bond	-					1,800,000

Key:
PIF – Park Impact Fees
TIF – Transportation Impact Fees
TBM – Trail and Bicycle Facility Mitigation Fees
MPD Bond– Si View Metropolitan Parks District Contribution -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.
** Cost estimates to be developed through project design/engineering in 2023.
*** Cost estimates to be developed through Site Planning Process in 2023.

Commented [MM36]: Acreage not needed within 6-year timeframe based on LOS standards.

TABLE 67: COMPLETED PARK IMPROVEMENTS WITHIN THE LAST 10-15 YEARS

Year	Project
Park Improvements	Funded In-Part With Park Impact Fee Revenue
2024	New park – Dahlgren Family Park
2024	New park – Tennant Trailhead Park
2022	Tollgate Farm Park Farmstead Improvements.
2021	Tanner Trail – Cedar Falls Roundabout to Public Works; Tennis Court Backboard at E.J. Roberts Park; Torguson Park Skate Park; Tollgate Farmhouse Restoration;
2020	No projects completed in 2020.
2019	Meadowbrook Farm to Snoqualmie Valley Trail Connector Trail; Tollgate Farm to Snoqualmie Valley Connector Trail; Torguson Park Bike Park Lighting
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	E.J. 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
2025	Pickleball court at Dahlgren Family Park (funded and constructed by New Home Company as developer mitigation for the River Crest Condominiums)
2021	South Fork Landing Park Acquisition together with the Si View Metropolitan Park District (funded in part with a King County Conservation Futures Grant)
2016	Torguson Park Picnic Shelter (funded and constructed by John Day Homes as developer mitigation for Ranger Station Cottages)
2016	Sports court resurfacing – E.J. 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



DATE: July 14, 2026

TO: CED Committee; City Council

FROM: James Henderson, Community and Economic Development Director

SUBJECT: Community and Economic Development Activity for June 2026

Activity Update:

- Interactive Development [Map](#): The map was updated in June 2026, and next update will be included in the October Activity report.

Economic Development Update:

1. Economic Development Commission: The North Bend Economic Development Commission had their regularly scheduled meeting on June 25th. The commission hosted “What’s Brewing in North Bend” on June 10 with featured speakers Mike Kunz from the Line and Meghan Schumacher from Arete Coffee. The July commission meeting has been cancelled. The next commission meeting is scheduled for August 27th.
2. Projects:
 - Cascade Gateway (Project 34): Staff met with WSDOT and their consultant on June 26 to review and discuss the scope of work for the feasibility study. The City of North Bend, working with Pettigrew Consulting, secured \$200,000 for WSDOT to conduct a feasibility study to establish a truck travel center on a 100-acre property outside the urban growth area at exit 34. The study will be led by WSDOT with expected start date in July 2026. The study must be presented to the state legislature by June 30, 2027. In addition, staff also submitted a docket to King County for King County Comprehensive Plan and zoning amendments in support of the WSDOT study and as necessary for future consideration of expansion of the UGA.
 - Project Belay: A public-private partnership with the Mountaineers, Seattle Mountain Rescue, and Vertical World to bring a world-class climbing gym and community center to North Bend. The partners have been meeting with potential retailers who could complement and support the climbing gym and community center. A survey to ascertain community support for the project will be promoted at the city’s Block Party booth and remain open from July 18 to 25, 2026. A legislative strategy session has been scheduled with Pettigrew Consulting for July 31 to identify potential state funding for the project.
 - Creative Economy: North Bend and Snoqualmie city staff are partnering to develop a creative economy action plan to highlight and support the creative sector in both cities economies. Plan development will begin in August and conclude in November. The plan is supported by a Port of Seattle Economic Partnership grant.
 - Adventure North Bend: The Adventure North Bend website was completed in June. This website is both an economic development and tourism website that provides information about why to locate your business to North Bend, recreation opportunities, and how to plan your visit. Here is the [link](#). Additional changes to the website will be made to create three new webpages for Project Belay, Cascade Gateway, and available light manufacturing sites.

3. Business Attraction

- Lead Generation: Melinda Goforth met with brokers and property owners for the major industrial sites in North Bend—Alpental Logistics, Panattoni, and Genie site—to discuss bringing businesses to those sites. In addition, Melinda contacted businesses in aerospace and outdoor and medical device manufacturing. She will also attend the Pacific Northwest Aerospace Alliance Aerospace Excellence Showcase on July 9 to curate aerospace business leads. She and James Henderson will also attend the Space Northwest Symposium on September 29.

4. Other:

- Washington State Economic Development Strategy: The 2025-2026 State Legislature funded a state-wide economic development strategy. North Bend Economic Development staff took part in a regional study group in June to help develop the strategy.

Planning Update:

1. Public Outreach: Planning staff hosted a booth at the Youth Outdoor Jamboree at Meadowbrook Farm on June 24. The booth included kids activities, displays about planned park, trail, and road improvement projects, and offered opportunities for public question and answer with staff regarding City planning and development topics.
2. Parks Commission: The Parks Commission hosted a joint meeting and hearing with the Planning Commission on June 17th for the review of the Parks Element update. The Parks Commission provided a recommendation of approval, with an additional recommendation that the City Council direct staff to prepare an entirely new Parks, Recreation and Open Space plan with the next required Comprehensive Plan periodic update, rather than continue to edit the existing plan.
3. Planning Commission: The Planning Commission had a meeting on June 3rd to discuss draft Unit Lot Subdivision and Lot Splitting regulations and recommended approval of the draft regulations at the July 1st public hearing. The Planning Commission also hosted a joint meeting and hearing on June 17 with the Parks Commission concerning the Parks Element update. The Planning Commission provided a recommendation of approval and provided an additional recommendation that the City Council re-evaluate the level of service standard for pools prior to the next update to the Parks Element, to better consider local needs and priorities for such a facility in partnership with other agencies.
4. Bicycle Mobility Plan: Work on the Bike North Bend plan has been postponed addressing more high-priority tasks and issues.
5. Sign Code Amendments: Work on the sign regulations has been postponed addressing more high-priority issues including state mandated code amendments with specific deadlines for adoption and are expected to resume in the fall.
6. Battery Energy Storage System (BESS) Moratorium: On May 19th, following a public hearing, the City Council approved a twelve-month moratorium on Battery Energy Storage System Facilities, enabling time for staff and the Planning Commission to research the pros and cons of such facilities, determine whether they are appropriate within the City of North Bend, and if so, to develop regulations addressing such facilities. Staff will now develop a work plan for the year ahead addressing this topic, with work anticipated to commence in the fall.
7. Meadowbrook Farm:
 - Prairie Loop Trail Design Project: The project is currently on-hold awaiting a meeting with the Snoqualmie Tribe and Corps of Engineers to determine the scope and level of cultural resources consultation that may be required under Section 106 of the National Historic Preservation Act. The meeting is scheduled for July 7. The consultation process would need to be done within the context of remaining grant funds and timeframe (before the end of November).

- Interlocal Agreement Update: Snoqualmie Tribe wishes to engage conversations with North Bend and Snoqualmie on expanding the Interlocal Agreement governing Meadowbrook Farm to include the Tribe as a governing party together with the cities. Conversations are expected to commence with staff from the three agencies in July, once the Prairie Loop Trail Design Section 106 consultation scope has been determined.

8. Noteworthy pre-applications and development project milestones in June:

- South Fork Ave. Annexation: Council approved a resolution authorizing the Notice of Intent to Commence Annexation Proceedings at the May 19 Council meeting and a contract with consultant Otak to process that annexation. Otak staff are currently preparing the annexation petition form and associated materials and research, and the applicant will be responsible for gathering required petition signatures, after which the annexation will come to Council for action.
- Pre-Applications:
 - Prospective quick service restaurant to take over lease for recently vacated building in the downtown.
 - Davis ADU proposal at 225 Taylor Ave. SE
- City Projects:
 - SR-202 Shared Use Trail and Utility Bridge: The Department of Ecology issued an approval with conditions for the project on June 11, 2026. Construction is anticipated to begin the week of July 6th. CED is releasing an early Clear and Grade Permit while the Public Works Department addresses final comments on the Clear and Grade Permit.
 - Starfish Roundabout at 8th Street and W. North Bend Way: The land use decision for the project is underway and issuance of the project will correspond with issuance of the Clear and Grading permit in July.
 - South Fork Extension: Staff held a pre-application meeting with the Department of Ecology and associated consultants for preliminary discussions and feedback on the project on June 23rd. A summary of the discussion was put together by staff and consultants and sent to the project team and the Department of Ecology. CED anticipates the need to process both a Shoreline Variance and Shoreline CUP.
- Development Review:
 - Wyndham Hotel: Applicant resubmitted civil plans addressing the city's April 27 comments. Staff are still awaiting submittal of an updated binding site plan, building design plans, and arborist plans addressing the April 27 comments and anticipate permit approval at the next submittal round.
 - Food Bank: Staff are working with the food bank for final items necessary prior to issuing the permit and scheduling a pre-con meeting. The applicant resubmitted for 3rd round review on June 23rd, 2026.
 - Mountainview Townhomes: Waiting on applicant resubmittal for 2nd round review.
 - Opstad Elementary: Parking Lot engineering plans are approved, pre-construction meeting complete and Notice to Proceed given. Project underway.
 - Seacon 140th: Plans are approved for the new storage tenant. Awaiting items from the applicant prior to pre-construction meeting and Notice to Proceed.
 - Mt Si Industrial: Building A, B and C are in review, associated stormwater vaults and walls are ready for issuance, and Round 6 Engineering review is underway.

- Middle Fork Binding Site Plan: Re-submittal received from applicant, review is underway.
- Royce Boundary Line Adjustment and Residential Project: Engineering approved for a 3-lot single-family residential development.
- Cascade Canyon Subdivision: Final landscape maintenance bond released following corrections, closing out this project.

9. Training/Workshops:

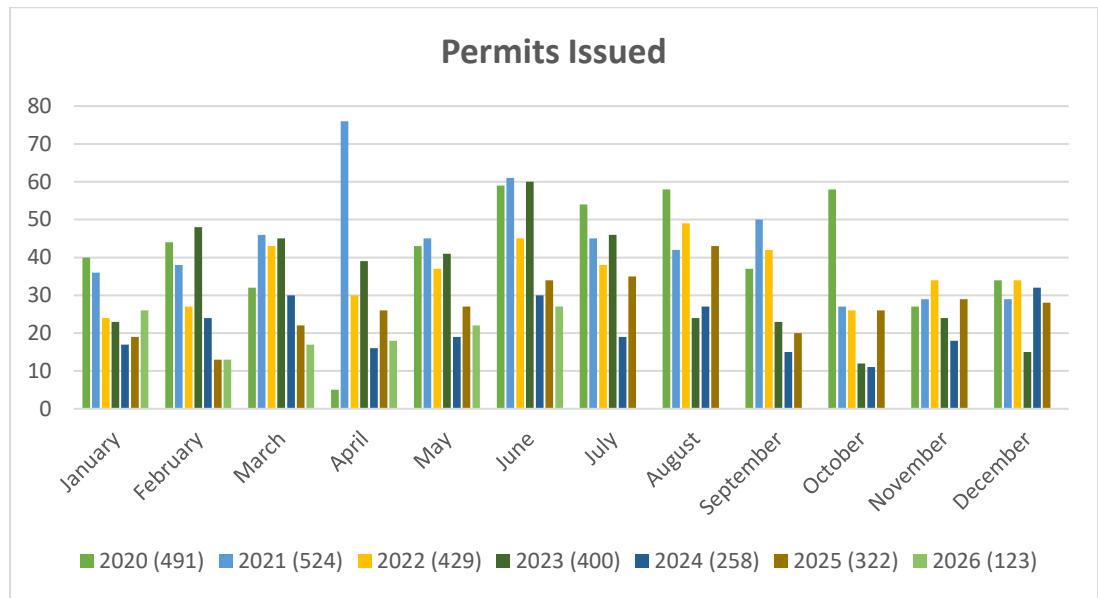
- Ongoing Civic Plus training for council, committee, and commission agendas.
- Staff participated in NeoGov training for the new leave request system.
- Ongoing training sessions for CloudPermit for implementation of the new permitting system and are currently developing Planning-related permitting submittal and review modules within the platform.

Building Permit Activity:

1. CloudPermit transition for building and planning permits continues. CED anticipates being live with planning and building submittals before the end of summer. The Finance Department has requested that the go-live date be postponed until all permits types are set up and ready to go-live to reduce any confusion or inconsistencies as a result of operating two permitting systems and two payment systems simultaneously. CED is currently beginning work on Fire Permits and Public Works will be coordinating Public Works Permits.
2. The Single-Family Home Subdivision Development market has shown no significant increase; aside from the pending Ichijo 40-unit subdivision (which has preliminary plat approval but not yet final plat authorizing home construction).
 - The Harrison Court Development (Tree Farm), all 58 single-family home permits have been issued. Thirty-nine homes to date have final occupancy permits. The development is 67% complete.

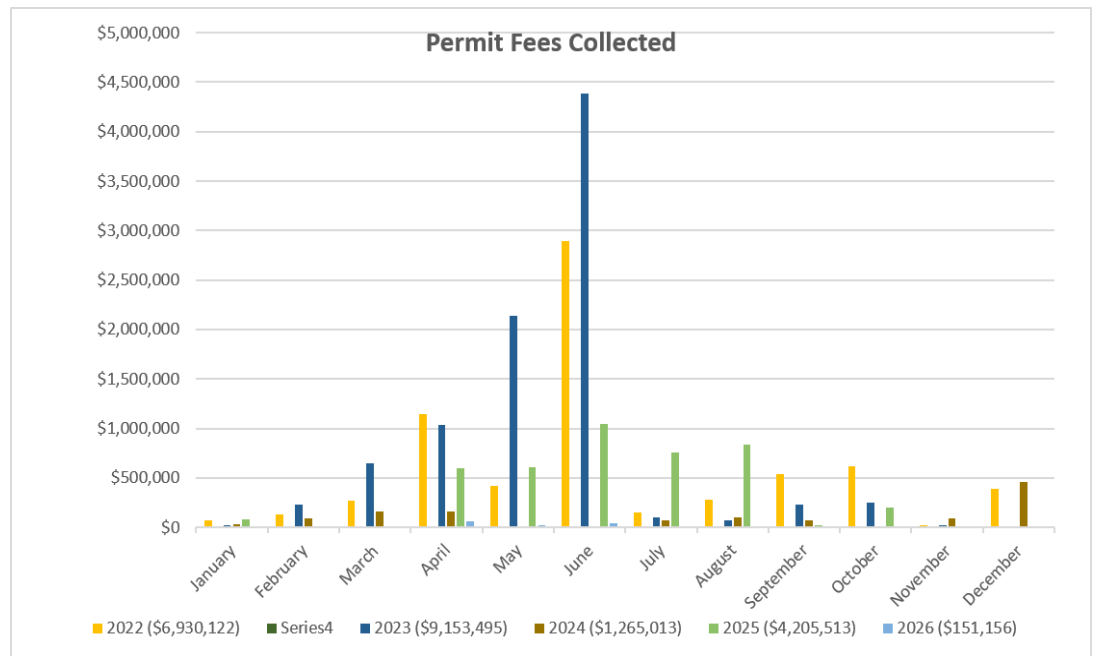
Total Permits	Single Family Home Permits Finaled	Multi Family Permits Finaled
• Issued:27 Building – 6 Fire • Valuation of Improvement: \$3,802,174.84 • Fees Collected: \$36,948.39	• Harrison Court #12 • Harrison Court #16	• None

Annual Permit Information:



Total Permits Issued for 2026: 123

- January: 26
- February: 13
- March: 17
- April: 18
- May: 22
- June: 27



Total Fees Collected for 2026: \$151,155

- January: \$11,284
- February: \$8,581
- March: \$13,098
- April: \$64,323
- May: \$16,920
- June: \$36,948

Residential & Commercial Development

Housing Stock Tally Sheet - Single & Multi-Family				
Plat Name	Builder	Total Units	Still Available	% Complete
Harrison Court / Tree Farm (Single Family)	DR Horton	58	19	67%
Mori Estates (Single Family)	Ichijo	40	40	0%
Mountain View Townhomes (Multi-Family)	Pulte Homes	56	56	0%
Malony Grove Estates	John Day Homes	4	4	0%
Total		158	119	25%

Commercial Development Stock Tally Sheet			
Site Name	Builder	Total SF	Final Occupancy
140th St Warehouse Self Storage	Seacon	112,312	TBD
Alpental Logistics	Vector Development	115,575	12/12/2024
Rainier Asphalt	Seacon	9894	5/29/2025
Mt SI Industrial	Panittoni	111,767	TBD
		120,944	TBD
		109,319	TBD
Total		579,811	

Business License Activity:

New Business Licenses	Home Occupation Licenses
	• SHANE PROPERTIES, LLC • TINY WONDERS • DOIRON, KATHLEEN ELIZABETH • 404-SECURITY • FINLEY COMMUNICATIONS, LLC • ROBERTS RESIDENTIAL CONSTRUCTION • MERRINES LLC • CASCADE CONSTRUCTION AND REPAIR LLC • DIRT WORK ENTERPRISE LLC • PLIABILITY HEALTH COACHING, LLC • PR FROST CONSTRUCTION LLC • RUTH RYAN JEWELRY • SNOVALLEY SPARK • FATHERS AGAINST HUMAN TRAFFICKING AND ONLINE EXPLOITATION • MIGHTY YAK LABS, LLC

Upcoming North Bend Community Events (May/June 2026):

- **July 18:** [Block Party](#) (North Bend Downtown Foundation)
- **July 19:** [North Bend Early Ford Club Car Show](#) (The Early Ford V-8 Club)
- **July 19:** [Opt Outside 5K](#) (Blake Pottle Foundation)