



City Council Meeting

August 18, 2026 – Agenda

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

7:00 PM – Call to Order, Roll Call, Flag Salute

Approval of August 18, 2026 Agenda

Consent Agenda:

1) Minutes

- a) City Council Meeting of August 4, 2026
- b) City Council Workstudy of July 28, 2026

2) Payroll

- a) **August 5, 2026 – 79271 through 79276**, in the amount of **\$416,491.78**

3) Checks

- a) **August 18, 2026 – 79268–79270 & 79277–79336**, in the amount of **\$1,297,422.64**

4) AB26-069 - Motion Authorizing Supplement No. 2 with KPFF for NB Way/Mt Si Road Roundabout Project Tom Mohr

Audience Participation: (Please restrict comments to 3 minutes)

Commission & Committee Reports:

- 5) City Council Standing Committees**
 - City Commissions
 - Regional Committees

Introductions:

- 6) AB26-070 - Motion Authorizing Supplement No. 2 with Parametrix for South Fork Ave. Extension & Starfish Roundabout Projects Tom Mohr**
- 7) AB26-071- Resolution Approving the Parks Element Amendments for the 2026 North Bend Comprehensive Plan Update Mike McCarty**

Mayor, Council & Administrator Concerns and Initiatives: (Business and general information presented that may be deliberated upon by the Council. Formal Action may be deferred until a subsequent meeting; immediate action may be taken upon a vote of a majority of all members of the Council.)

Adjournment:



***Please Note:** Members of the public may choose to attend the meeting in person or by teleconference. Members of the public attending the meeting in-person will have an opportunity to provide public comment and if attending the meeting by teleconference may submit written comments via in-person drop off, mail, fax, or e-mail to Clerks@northbendwa.gov. All written comments must be received by 5 p.m. on the day of the scheduled meeting and may not exceed 350 words. If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the City requests notice of the need for accommodation by 5:00 p.m. on the day of the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting the City Clerk's Office in person, by phone (425) 888-1211 or by email: Clerks@northbendwa.gov. No other remote public comment will be permitted.

Those wishing to access the meeting by teleconference will be required to have a registered Zoom account and display your full name to be admitted to the online meeting.

Zoom Meeting Information:

To Sign Up for a Zoom Account: <https://zoom.us/join>

Meeting ID: 409 007 2718

Call In Phone Number: 1-253-215-8782

NORTH BEND CITY COUNCIL MINUTES

August 4, 2026

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

CALL TO ORDER, ROLL CALL:

Mayor Miller called the regular meeting to order at 7:00 p.m.

Councilmembers Present: Elwood, Koellen, McFarland (remote), Rustik, Torguson and Tremolada. Councilmember Joselyn was excused.

Councilmember Tremolada **MOVED**, seconded by Councilmember Rustik to approve the August 4, 2026 City Council meeting agenda as written. The motion **PASSED** 6-0.

CONSENT AGENDA:

Minutes – City Council Meeting of July 21, 2026

Payroll – July 20, 2026 – 79215 through **79218**, in the amount of **\$395,033.72**

Checks – August 4, 2026 – 79219 through **79267**, in the amount of **\$602,859.90**

AB26-063 – Ordinance 1859 Authorizing Franchise Agreement with Comcast

AB26-064 – Ordinance 1860 Authorizing Franchise Agreement with Level 3 Communications

AB26-065 – Motion Authorizing Schedule 51 Lighting Removal Agreement with PSE for North Bend Way/NW 8th Street Roundabout Project

AB26-066 – Motion Authorizing 1st Amendment to FCS Group/Bowman Contract for Non-Residential Impact Fee Update

AB26-067 – Motion Authorizing 2026 Blanket Purchase Orders

Councilmember Koellen **MOVED**, seconded by Councilmember Tremolada to approve the consent agenda as presented. The motion **PASSED** 6-0.

AUDIENCE PARTICIPATION:

Jacqueline Goodbar, North Bend Downtown Foundation, reported on the recent 4th of July parade and Downtown Block Party and noted upcoming events included the August 11th Cleanup event at 4 p.m. at the Train Depot, August 15th through September 15th valley wide Sunflower Festival and September 27th Disc Golf Fundraiser at South Fork Landing.

Sandy Knauft, North Bend resident, related an incident that happened to a disabled family member that was evacuated during the Old Trails Fire in Spokane and suggested the city consider incorporating in its emergency medical plan the communication of specific medical needs of people during an evacuation.

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

AB26-068 – Youth Appointment to Parks Commission

Audio: 9:50

Mayor Miller recommended the reappointment of Eyleen Eusebio to Youth Position No. 5 on the Parks Commission.

Councilmember Elwood **MOVED**, seconded by Councilmember Torguson to approve AB26-068, confirming the reappointment of Eyleen Eusebio to Youth Member Position No. 5 on the Parks Commission, term expiring August 31, 2027. The motion **PASSED** 6-0.

MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:

Councilmember McFarland encouraged community members to attend this weekend's Festival at Mt Si. He shared a few verses from The Youngblood's 1967 song "Get Together" and noted this year Council would be challenged to make decisions that are the best for the community and to be mindful of using the resident's tax dollars as effectively as they can.

Councilmember Elwood thanked Ms. Eusebio for volunteering for another year as the Parks Commission youth member. Additionally, he commented on the degrading air quality due to wildfire smoke and encouraged all to check out the News Section of the city website for tips on how to reduce exposure during the event.

Councilmember Koellen expressed her concern about the fires in Spokane and thanked those that were involved in the timely and coordinated evacuation response. Additionally, she thanked Ms. Knaft for her comments earlier in the meeting.

Councilmember Rustik echoed Councilmember Koellen's comments and noted the King County Wildfire Ready Toolkit was available on the city website and at City Hall.

Councilmember Tremolada echoed fellow Councilmember's concerns about the poor air quality and mentioned the importance of talking with neighbors and family about preparedness and limiting outdoor activities. Additionally, he noted Snoqualmie Valley for Responsible Energy's website has information regarding the upcoming public comment period regarding the proposed Cascadia Ridge Battery Energy Storage System Facility.

City Administrator Emery encouraged all to follow city of North Bend social media for updates on air quality and thanked Ms. Knaft for her comments.

Mayor Miller spoke regarding the following items:

- Election Day & Ballot Drop Box @ North Bend Library
- Chat with Mayor & Chief Hall – August 6th 11 a.m. @ SnoValley Chamber Office

- Festival @ Mt Si – August 7th – 9th
- Human & Community Services Grant Application accepted through September 14th
- Recent wildfires in Spokane

ADJOURNMENT:

Councilmember Elwood **MOVED** to adjourn, seconded by Councilmember Tremolada. The motion **PASSED** 6-0.

The meeting adjourned at 7:31 p.m.

ATTEST:

Mary Miller, Mayor

Susie Oppedal, City Clerk

DRAFT

CITY OF NORTH BEND
CITY COUNCIL WORKSTUDY NOTES
July 28, 2026

City Hall, 920 SE Cedar Falls Way, North Bend, WA

Mayor Pro Tem Tremolada called the meeting to order at 7:00 p.m.

Councilmembers Present: Brenden Elwood, Mark Joselyn, Heather Koellen, Rob McFarland (remote), Christina Rustik, Suzan Torguson and Errol Tremolada.

Staff Present: Mayor Mary Miller, City Administrator Amber Emery, Finance Director Martin Chaw, Public Works Director Tom Mohr, Community & Economic Development Director James Henderson, Administrative Services Director Lisa Escobar, Planning Manager Mike McCarty, Communications Manager Bre Keveren, IT Manager Phillip Davenport, and City Clerk Susie Oppedal.

Guests Present: Kate Leen, Jeff Yee

Parks & Recreation Service Area

Kate Leen of Snoqualmie Valley Aquatics Collaborative provided a presentation on a proposed Parks and Recreation Service Area (PRSA) that would help establish, finance and govern a new aquatics facility serving the upper Snoqualmie Valley. She explained the purpose of a PRSA, examples of other PRSAs in the state, the funding and governance structure, process required to form a PRSA, who runs the entity, formation and funding options and scenarios, pros and cons of a PRSA and decisions and alternatives for consideration.

Council and staff discussed the timeline of the PRSA, interest of other agencies, broadening voter net, tax sensitivity, cost of project, appropriate project size to accommodate growth in valley, bigger population areas of other PRSAs, voter interest and input, and timing with the Regional Fire Authority. Ms. Emery noted next steps include Mayor Miller reaching out to Mayor Mayhew in Snoqualmie and preparing a resolution for Council consideration.

Rezone Request

Principal Planner McCarty reported that Jeff Yee of Yee Capital Partners, LLC had submitted a request for rezone of his property from Low Density Residential (LDR) to High Density Residential. Mr. Yee spoke regarding the constraints on his property related to steep slopes, wetlands and stream critical areas that make developing his property for single-family homes in the current LDR zone financially infeasible. He provided additional information related to the previously expired development agreement for the property, cost for a bridge and box culvert for access, Alm Way improvements, flood zone issues and national trends toward townhomes as an affordability option.

DRAFT

After discussion, it was noted Mr. Yee could formally submit his request as a docket item for consideration with the 2027 Comprehensive Plan amendment cycle.

Single Family Non-Conforming Use

Planning Manager McCarty reported the city recently received a building permit application for an existing single-family home in the Downtown Commercial (DC) zone requesting to increase their home size by approximately 50%. He noted this request wasn't possible under the current regulations because the lot in question was considered a legal non-conforming use in the DC zone and was limited to one-time only enlargement that couldn't exceed 20% of existing gross floor area. He addressed the restrictions this presented to owners of lots subject to legal non-conforming use and noted the code could be amended to allow for an increase of 50% of gross floor area.

Council and staff discussed the limited requests of this nature received per year, one-time allowances, square footage restrictions, adherence to other standards, relationship of improvement to lot size, change to town character and look of neighborhood, and map of area affected, and overall. After discussion, it was noted there was a lack of interest exploring such code amendment at this time.

Downtown Foundation Activation & Revitalization

Community & Economic Development Director Henderson provided a presentation on Downtown Activation and Revitalization. He noted the downtown core was the city's commercial and retail driver with an increase in sales receipts of over 70% in the past 10 years. He reviewed the accomplishments of North Bend Downtown Foundation (NBDF) pertaining to events, beautification, tourism and business promotion and outreach and explained work still to be done included NBDF Main Street designation, revitalization and development of certain downtown properties, economic development and year-round tourism promotion. He requested input on Council priorities, goals, and how to financially support downtown activation and revitalization.

Council and staff discussed outdoor branding, Project Belay, Adventure North Bend website, various types of new events, prioritizing complete streets, event transportation, wayfinding signs for parking, increasing visits to downtown, advertising, three options (#1 – Fund the NBDF, #2 – Establish City Staff Position, #3 – Event Manager Contract) to support activation and revitalization, addition of staff position and job description, Main Street designation and non-profit status, NBDF funding and future functions, marketing, staffing and volunteers for events, and contracting for events.

City Administrator Emery concluded by noting staff would gather more information related to Option #2 – Establish City Staff Position and bring back to Council for review at the August 25, 2026 City Council Workstudy.

Councilmember Joselyn provided positive news regarding two grant applications the City submitted to the Puget Sound Regional Council's (PSRC) Rural Town & Corridors Program

DRAFT

and noted PSRC recently released the “Build Here, Puget Sound!” regional housing data and policy platform.

Adjournment

The Workstudy closed at 9:13 p.m.

ATTEST:

Errol Tremolada, Mayor Pro Tem

Susie Oppedal, City Clerk



City Council Agenda Bill

Agenda Date: August 18, 2026

AB26-069

Subject: AB26-069 - Motion Authorizing Supplement No. 2 with KPFF for NB Way/Mt Si Road Roundabout Project

**Department/
Committee/
Individual:** Tom Mohr, Director

Cost Impact: \$113,477 NTE
Fund Source: Federal RTCC Grant funds and 310 Project Budget
Timeline: Immediate

Attachments: 1. Scope and Fee

Summary Statement:

In January 2024, the City Council approved a contract with KPFF for design services related to the North Bend Way / Mt Si Road Roundabout Project in the amount of \$413,865. KPFF will be done with the design in August of 2026 and also obtained the National Environmental Policy Act (NEPA) approval for this project in May of 2025. Supplement No. 1 to this contract was approved in late 2025 and extended the completion date of the contract to 12/31/2027. The next step with this project is acquiring necessary right-of-way for the proposed roundabout including any necessary temporary construction easements.

As this project has been awarded federal funds in the right-of-way phase, the City shall follow the right-of-way procedures approved by WSDOT Local Programs who act as our certified agency on federally funded projects. These procedures state that qualified consultants shall provide appraisal and acquisition services, thus the need for this supplement with KPFF.

Under this supplement, KPFF and their sub-consultants shall provide appraisals, title review, closing services, all necessary right-of-way documentation per the right-of-way procedures; right-of-way negotiations and closing services, and right-of-way certification services.

Funding for this work will be covered with federal (RTCC) grant funding and local funds set aside in the project budget. Federal funds will cover 86.5% of this supplement amount or \$98,158 and local funds will cover the remaining 13.5% of this supplement amount or \$15,319.

Staff recommend approval of this supplemental No. 2 with KPFF.

Applicable Brand Guidelines:

- Consistent delivery of quality basic services including transportation and traffic management

Committee Review and Recommendation:

The Transportation and Public Works Committee reviewed this item at their July 28, 2026, meeting and recommended approval and placement on the Consent Agenda.

Recommended Action:

Motion to approve AB26-069, authorizing Supplement No. 2 with KPFF for Right-of-Way Services for the North Bend Way / Mt Si Road Roundabout Project, in a form and content acceptable to the City Attorney, in an amount not to exceed \$113,477.

Record of Council Action:		
Meeting Date	Action	Vote
August 18, 2026		



July 27, 2026

Tom Mohr
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

Subject: North Bend Way & Mt. Si Road Roundabout
Federal Aid Project: #STBGUS-9917 (040)
Scope and Fee Proposal for **Supplement 02 – ROW Acquisition Services**

Dear Tom:

During the term of this Professional Services Agreement (AGREEMENT), KPFF shall perform professional services for the City of North Bend (CITY) to complete the scope of work for Amendment 1 of the North Bend Way & Mt. Si Road Roundabout (PROJECT) as defined below:

Scope of Work

TASK 1: PROJECT MANAGEMENT

The CONSULTANT will provide the following services:

- Management coordination with the City and design team during the preparation of ROW plans and documentation.
- Quality review of ROW information and documentation provided by KPFF.

Deliverable(s):

- None.

TASK 2: SURVEY

See attached scope from Furtado.

TASK 5: RIGHT-OF-WAY

See attached scope from RES Group NW.

TASK 16: ROW PLANS

The CONSULTANT will provide the following services:

- Development of ROW Plans the meet WSDOT Lag Manual requirements, and show limits of ROW fee takes and temporary construction easements.

Deliverable(s):

- Draft and Final ROW plans (22x34 pdf)

Fee

The maximum, not-to-exceed fee for this scope of work is **\$113,477**. See Exhibit B (attached) for the fee estimate spreadsheet.

If you have any questions, please do not hesitate to call me at (206) 926-0573.

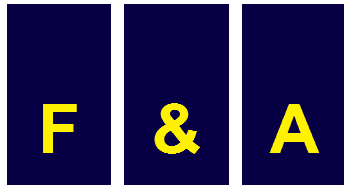
Sincerely,

A handwritten signature in blue ink, appearing to read "Nathan Anderson", with a stylized flourish at the end.

Nathan Anderson, PE
Project Manager

NDA

2400069
Enclosure



Furtado & Associates, Inc.
901 Fifth Avenue, Suite 2710
Seattle, WA 98164
Phone: (425) 466-2162
Fax: (206) 223-8223
Email: jyeager@furtadoassociates.com

July 27, 2026

Nathan Anderson
KPFF Engineers
1601 Fifth Ave, Suite 1600
Seattle, WA 98101

VIA EMAIL

Re: Proposal – Right-of-Way Services for North Bend Way and Mt Si Road Roundabout Project

Dear Nathan Anderson:

Per your request, Furtado & Associates (F&A) is pleased to submit to you our firm's cost proposal for Professional Right-of-Way Services for the North Bend Way and Mt Si Road Roundabout project.

Fee – See Exhibit B

Scope – F&A will provide acquisition exhibit preparation services for the areas as depicted in the limits as shown in attached Figure #1 inside of the red figure drawn. The Services will consist of:

- Prepare initial draft deliverable set of up to three (3) parcel maps and legal descriptions
- Prepare final deliverable set of up to three (3) parcel maps and legal descriptions

Schedule – F&A proposes the following schedule:

- Up to three (3) title reports will be ordered after F&A receives NTP and anticipate four (4) weeks for report delivery.
- Parcel Map and Legal Description draft digital deliverables will be provided four (4) weeks after receipt of title reports.
- The final Parcel Map and Legal Description deliverable will be delivered two (2) weeks after comments from KPFF on the initial draft
- No hard copy deliverable will be completed (digital only).

Deliverable – F&A will provide the following:

- One (1) initial draft deliverable set of Parcel Maps and Legal Descriptions
- One (1) final deliverable set of Parcel Maps and Legal Descriptions will be provided upon client/agency approved finalization

Assumptions:

- KPFF will provide CAD file/s with property acquisition linework.
- Cost includes equipment and materials needed, and any other incidental fees incurred.
- The Parcel map and Legal Descriptions will adhere to the WSDOT ROW Plan Checklist.

Parcel Map and Legal Description Assumptions:

- F&A shall request up to three (3) standard title reports with full supporting documents to support the calculation of available right-of-way and easement locations at the intersection of SE N Bend Way and SE Mount Si Road.
- Title report fees are included in this fee as a reimbursable ODC.
 - Parcel 1523089083
 - Parcel 1523089095
 - Parcel 1523089035

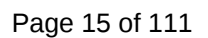
Please contact me at 253.709.5828 if you have any further questions or need additional information. Thanks again for considering us for this opportunity and I look forward to speaking with you soon.

Sincerely

FURTADO & ASSOCIATES, INC.

Joel Yeager – Operations Manager

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Acquisition and Relocation Services
May 1, 2026

SCOPE OF WORK AND COST ESTIMATE:
Kpff – City of North Bend, North Bend Way and Mt Si Road Roundabout

PROJECT OVERVIEW AND SCOPE OF WORK

Kpff is the (PRIME) consultant with RES GROUP NW (RESGNW) serving as a sub-consultant on the project for the City of North Bend. The F North Bend Way and Mt Si Road Roundabout Project requires partial acquisition of 3 properties. The proposed project will include replacing the existing 2-way stop controlled intersection with a new roundabout. All legs and quadrants of the intersection will include pedestrian/bicycle crossings and multi-use non-motorized pathways. It is not anticipated that the acquisition will impact current utilization of the property.

The project is currently funded with Federal Funds in the Right-of-Way Phase. To ensure the City's ability to use blended funds in the future all acquisition activities will follow Federal Highways Administration policies and procedures as well as all applicable federal, state and local laws, including, but not limited to the Uniform Relocation Assistance and Real Property Acquisition Police Act of 1970 and its amendments, 49CFR Part 24, and state Revised Guidelines and by reference the WSDOT Right of Way Manual.

Preliminary Right-of-Way Services

APPRAISALS

Following approval of the right-of-way plan, SOVA Consulting will prepare the two (2) Appraisal Reports and one (1) waiver valuations for the impacted parcels. All valuation will utilize consistent comparable sales and valuation techniques. All appraisals will follow compliance and guidelines covering the WSDOT's appraisal standards as stated in the Right of Way Manual, CHAPTER 4, Appraisal, dated September 2020.

TITLE REVIEW, CLEARING AND CLOSING

RESGNW will review Prime supplied title reports for affected parcel and provide Title Review Memo identifying all potential encumbrances to project team members. RESGNW will assist in clearing the necessary encumbrances prior to closing, if feasible. RESGNW will assist in facilitating in-house closing on low impact parcel or manage closing through escrow should those services become necessary.

Acquisition Services

RIGHT-OF-WAY DOCUMENTATION, NEGOTIATIONS AND CLOSING

RESGNW will assist the City in developing all right-of-way documents/offer letters in accordance with the City's right-of-way procedures manual for acquisition of impacted properties. RESGNW will draft the acquisition documents using City approved forms or QC any forms that are created directly by City staff for pre-acquisition review by the WSDOT LPA coordinator, only if necessary, before any offers are made to property owners.

RESGNW agents will act in good faith at all times and never coerce owners in an attempt to settle the parcels. All negotiations will start with an in-person presentation of all offers when feasible. We will identify property owner issues, concerns and differences early on and document that information in the

individual parcel negotiation diaries. RESGNW will work with City staff throughout the negotiation process with the property owner until settlement is reached on each parcel.

RIGHT-OF-WAY CERTIFICATION

RESGNW will assemble the project's final parcel files and draft the supporting certification memo and property interest's summary. RESGNW will maintain constant contact with the local WSDOT LPA coordinator throughout the project, follow the WSDOT LAG manual and Uniform Act guidelines, and use the prescribed right-of-way documents with as little deviation as possible.

Cost Estimate

Payment to RESGNW for its professional services is not dependent upon outcome, the amount or terms of any agreement reached for the property, or on any contractual arrangement between the City and any third party.

Prime agrees to compensate RESGNW for actual professional services rendered as follows: Our fees for services are calculated based upon the applicable hourly rates for those professionals who perform the work-at-hand. The billing rate is \$161.09 per hour for all tasks performed under this agreement. In addition, necessary travel time and mileage will be billed at the current year's IRS standard mileage reimbursement rate.

Preliminary Right-of-Way Services

SOVA (Appraisal/Wavier Valuation)	3	valuations	=	\$8,500
National Right of Way Review Appraisal	2	reviews @ \$1,750.00	=	\$3,500
Title review, Clearing & Closing	20	hours @ \$161.09	=	\$3,222

Acquisition Services

R/W Acquisitions: 55 hours per parcel X 3	165	hours @ \$161.09	=	\$26,5780
Project Management & Certification	30	hours @ \$161.09	=	\$4,833
ODC:				
Estimated Mileage	500	miles @ \$0.70	=	\$350
Postage	6	packages @ \$10.00	=	\$60

TOTAL ESTIMATED COST:				\$47,045
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Kpff

RES GROUP NW

Fee Proposal Summary:

	Description	KPFF Civil	Furtado	RES Group NW	Total Cost
Task 1	Project Management and Administration	\$ 8,925	\$ -	\$ -	\$ 8,925
1.1	Management and Coordination	\$ 8,925	\$ -	\$ -	\$ 8,924.50
Task 2.5	Survey	\$ -	\$ 44,444	\$ -	\$ 44,444
2.51	Monumentation Survey	\$ -	\$ 12,311	\$ -	\$ 12,311.13
2.52	ROW Plan Checklist and Review	\$ -	\$ 3,983	\$ -	\$ 3,983.29
2.53	Boundary Calculations	\$ -	\$ 4,979	\$ -	\$ 4,979.11
2.54	Survey Control Plan	\$ -	\$ 7,754	\$ -	\$ 7,753.60
2.55	ROW Support - Parcel Maps / Legal Descriptions (3)	\$ -	\$ 10,818	\$ -	\$ 10,818.43
2.56	ROW Support - Parcel Maps / Legal Descriptions(Rev) (1)	\$ -	\$ 1,359	\$ -	\$ 1,358.58
					\$ -
	Reimbursable	\$ -	\$ 3,240	\$ -	\$ 3,240.00
Task 5	Right-of-Way	\$ -	\$ -	\$ 47,045	\$ 47,045
5.1	Title Review, Clearing, & Closing	\$ -	\$ -	\$ 3,222	\$ 3,221.86
5.2	ROW Acquisition for 3 Parcels	\$ -	\$ -	\$ 26,580	\$ 26,580.31
5.3	Project Management & Certification	\$ -	\$ -	\$ 4,833	\$ 4,832.78
	Reimbursable	\$ -	\$ -	\$ 12,410	\$ 12,410.00
Task 16	WSDOT ROW Plans	\$ 13,063	\$ -	\$ -	\$ 13,063
16.1	Draft ROW Plans	\$ 8,868	\$ -	\$ -	\$ 8,868.20
16.2	Final ROW Plans	\$ 4,195	\$ -	\$ -	\$ 4,194.80
Total Amendment Cost		\$ 21,987	\$ 44,444	\$ 47,045	\$ 113,477

City of North Bend
 North Bend Way and Mt. Si Rd Roundabout, Supplement 2
 Consultant: KPFF
 Date: 5/12/2026

TASK	DESCRIPTION		Project Manager	Civil Engineer	CAD	Admin.		Total Hours	
			Nathan Anderson	Jill Shinn	Michael Vu	Samantha Pier			
Task 1	Project Management								\$ 8,925
1.1	Management and Coordination		30	4		8		42	\$ 8,925
Task 16	WSDOT ROW Plans								\$ 13,063
16.1	Draft ROW Plans		6	16	32			54	\$ 8,868
16.2	Final ROW Plans		2	8	16			26	\$ 4,195
Total Hours			38	28	48	8		122	
	Direct		\$85.00	\$65.00	\$50.00	\$45.00			
	151.53% OH		\$128.80	\$98.49	\$75.77	\$68.19			
	30.00% Fee		\$25.50	\$19.50	\$15.00	\$13.50			
			\$239.30	\$182.99	\$140.77	\$126.69			
	All Inclusive Hourly Rate		\$239.30	\$182.99	\$140.77	\$126.69			Sub-Totals
	Sub-Total Burdened Labor Cost		\$ 9,093	\$ 5,124	\$ 6,757	\$ 1,014			\$ 21,987
REIMBURSABLES									
Direct Expenses			Quantity	Unit	Unit Cost				Sub Totals
									\$ -
	Total Reimbursables								\$ -
	Total Firm Cost								\$ 21,987

City of North Bend

North Bend Way and Mt. Si Rd Roundabout, Supplement 2

Consultant: Furtado

Date: 7/27/2026

TASK	DESCRIPTION		Survey Manager III	Civil Engineer III	Engineering Technician V	Sr Field Team Lead	Surveyor II	Total Hours	
			Becker, Jonathan	LaBerge, Anders K	Alimova, Alexandra	Manalo, Alfonso R	Goode, Peter K		
Task 2	Parcel Exhibits and Legal Descriptions								\$ 41,204
2.51	Monumentation Survey				8	44	40	92	\$ 12,311
2.52	ROW Plan Checklist and Review		16					16	\$ 3,983
2.53	Boundary Calculations		20					20	\$ 4,979
2.54	Survey Control Plan		20		20			40	\$ 7,754
2.55	ROW Support - Parcel Maps / Legal Descriptions (3)		12	24	30			66	\$ 10,818
2.56	ROW Support - Parcel Maps / Legal Descriptions(Rev) (1)		2	2	4			8	\$ 1,359
Total Hours			70	26	62	44	40	242	
Direct			\$86.50	\$53.12	\$48.20	\$54.18	\$37.70		
157.81% OH			\$136.51	\$83.83	\$76.06	\$85.50	\$59.49		
30.00% Fee			\$25.95	\$15.94	\$14.46	\$16.25	\$11.31		
			\$248.96	\$152.88	\$138.72	\$155.94	\$108.50		
All Inclusive Hourly Rate			\$248.96	\$152.88	\$138.72	\$155.94	\$108.50		Sub-Totals
Sub-Total Burdened Labor Cost			\$ 17,427	\$ 3,975	\$ 8,601	\$ 6,861	\$ 4,340		\$ 41,204
REIMBURSABLES									
Direct Expenses		Quantity	Unit				Unit Cost	Sub-Totals	Totals
	Survey Vehicle	4	Day				\$ 60.00	\$ 240	\$ 240.00
	Title	3	Ea				\$ 1,000.00	\$ 3,000	\$ 3,000.00
	Travel		LS				\$ -	\$ -	\$ -
	Subcontract		HR				\$ 130.00	\$ -	\$ -
Total Reimbursables									\$ 3,240
Total Firm Cost									\$ 44,444

City of North Bend
North Bend Way and Mt. Si Rd Roundabout, Supplement 2
Consultant: RES Group NW
Date: 5/12/2026

TASK	DESCRIPTION		Senior Agent		Total Hours	
			Kristina Guzman			
Task 5	Right-of-Way					\$ 34,635
5.1	Title Review, Clearing, & Closing		20		20	\$ 3,222
5.2	ROW Acquisition for 3 Parcels		165		165	\$ 26,580
5.3	Project Management & Certification		30		30	\$ 4,833
Total Hours			215		215	
	Direct		\$72.00			
	93.74% OH		\$67.49			
	30.00% Fee		\$21.60			
			\$161.09			
	All Inclusive Hourly Rate		\$161.09			Sub-Totals
	Sub-Total Burdened Labor Cost		\$ 34,635			\$ 34,635
REIMBURSABLES						
Direct Expenses		Quantity	Unit	Unit Cost		Sub Totals
	SOVA (Appraisal/Waiver Valuation)	3	EA	\$ 2,833.33		\$ 8,500.00
	National Right of Way Review Appraisal	2	EA	\$ 1,750.00		\$ 3,500.00
	Mileage	500	MI	\$ 0.70		\$ 350.00
	Postage	6	EA	\$ 10.00		\$ 60.00
	Total Reimbursables					\$ 12,410
	Total Firm Cost					\$ 47,045



City Council Agenda Bill

Agenda Date: August 18, 2026

AB26-070

Subject: AB26-070 - Motion Authorizing Supplement No. 2 with Parametrix for South Fork Ave. Extension & Starfish Roundabout Projects

**Department/
Committee/
Individual:** Tom Mohr, Director

Cost Impact: \$225,938.70 NTE
Fund Source: 310 Project Budget
Timeline: Immediate

Attachments: 1. Scope of Work
2. Fee

Summary Statement:

The South Fork Avenue Extension (Project No. T-021A) and the North Bend Way/NW 8th Street Roundabout (Project No. T-056) otherwise known as the Starfish Roundabout are high-priority transportation capital projects in the City of North Bend's 2027-2032 6-Year Transportation Improvement Plan. Once constructed, these two projects will create a new bypass road connecting Bendigo Blvd (SR-202) at South Fork Avenue to West North Bend Way at the intersection of NW 8th Street with a new roundabout. This bypass shall help in reducing traffic volumes at the intersection of Bendigo Blvd and North Bend Way, which currently has a failing level of service (LOS F) during the peak PM hour and shall also act as a truck route decreasing trucks in the downtown core.

In 2024, City staff secured a Federal Highway Administration (FHWA) grant of \$967,500 for the engineering design phase, with a local match requirement of \$150,997, for a total design budget of \$1,118,497.

Parametrix was chosen to provide design services and their original scope included project management, WSDOT coordination, topographical survey mapping, NEPA/SEPA preparation, limited environmental permitting, cultural resource services, geotechnical services, stormwater analysis/design, civil and traffic services, railroad signal/crossing services, utility coordination, plans specifications and estimate, right of way services and public outreach. Total cost of the original contract was \$1,066,604.73.

Supplement No. 1 was approved per the Mayor's authority and included the following work:

- Additional cultural resources evaluation due to expanded area of impact
- Preparation of shoreline management permit application including impact identification, mitigation, and supporting documents
- Preparation of tree retention plan
- Coordination with KC Conservation Futures for City property land swap

- Revision to surface water management approach to deal with 6-ppd (tire contaminants)
- Revision to ESA documents in regard to 6-ppd (tire contaminants)

Total cost of Supplement No. 1 was \$99,764.09 bringing the design total to \$1,166,368.82. This new design total was covered by \$967,500 in federal funds and \$198,868.82 in local funds. This was an increase of \$47,871.82 in local funds from the original agreement.

Supplement No. 2 includes the following work:

- Preparation of inadvertent discovery and monitoring plans for both the Starfish Roundabout and South Fork Avenue Extension Project
- Additional Environmental Analysis and Permitting because the projects are being bid separately now and because of Department of Ecology feedback on shoreline management permitting.
- Additional PS&E work because the projects are being bid separately and an update to the specifications for the South Fork Avenue Extension Project to the latest version prior to bidding the project in 2027.
- Additional right-of-way services for City property land swap regarding KC Conservation Futures funding used in the past to purchase Tollgate property.

Total cost of Supplement No. 2 is \$225,938.70 bringing the design total to \$1,392,307.52. This new design total will be covered by \$967,500 in federal funds and \$424,807.52 in local funds. This is an increase of \$225,938.70 in local funds from the original contract including Supplement No. 1.

Total estimated construction cost is \$3.6 million for the Starfish Roundabout Project and \$6.0 million for the South Fork Avenue Extension Project. Typical transportation project design costs run between 15-18% of construction costs. 15% for projects with minimal environmental impacts and 18% for smaller projects that lack the economies of scale with fixed overhead costs and larger projects with more environmental requirements. Including the original contract and Supplement No. 1 and Supplement No. 2 the design costs are about 14.5% of the total estimated construction costs.

City staff have done extensive review of the scope and fee submitted and recommend approval of Supplement No. 2.

Applicable Brand Guidelines:

- Consistent delivery of quality basic services including transportation and traffic management

Committee Review and Recommendation:

The Transportation and Public Works Committee reviewed this item at their July 28, 2026 meeting and recommended approval and placement on the Main Agenda for discussion.

Recommended Action:

Motion to approve AB26-070, authorizing Supplement No. 2 to the engineering contract with Parametrix for the South Fork Avenue Extension and Starfish Roundabout Projects, in a form and content acceptable to the City Attorney, in an amount not to exceed \$225,938.70.

Record of Council Action:

Meeting Date

Action

Vote

August 18, 2026

City of North Bend, WA
South Fork Avenue Extension
North Bend Way - NW 8th Street Roundabout Supplement No. 2
TIP Project T-021A

Introduction

The South Fork Avenue Extension project was placed on hold for several months in 2025 while the City reevaluated their implementation strategy. In early 2026 the City gave direction to break the project into two separate packages for permitting and construction with the first project including the roundabout intersection improvement. The second project would complete the South Fork Avenue extension from SR 202 to the new roundabout at North Bend Way. This amendment is for additional services required to prepare the separate permitting and construction documents, extend the total design contract time, and support unanticipated permitting requirements.

The following is the scope of this amendment for each affected original scope task.

Task 100 – Project Management and Coordination

100.10 Monthly Progress Reports and Invoicing

The original contract duration ended February 2026 and was extended by Supplement 1 to August 2026. Work under this task will be extended for seven (7) additional months to an assumed Bid Opening date of March 31, 2027.

Task 500 – Cultural Resources

Inadvertent Discovery Plans and Monitoring Plans

The Cultural Resources evaluation and reporting for the project required preparation of Inadvertent Discovery Plans (to provide guidance to the City's Contractor and City Staff should an artifact be uncovered) and Monitoring Plans (guidance and requirements for observation of excavation work by an archaeologist) for each of the two construction projects (one for the roundabout and one for the roadway extension – 4 plans total).

Task 700 – Environmental Analysis and Permitting

NW 8th Street Buffer Exemption

Consultant revised the site preparation and roadway design at the east end of NW 8th Street to reduce buffer impact and provide zero net loss of buffer to allow the project to achieve the City's exemption for work within critical area buffers.

Critical Areas Report

The Consultant will create stand-alone critical areas reports for each project including revised narrative, figures, and coordination with the City's reviewers to verify that approaches to the impacts and mitigation for work in each project is acceptable.

SEPA Checklist

The Consultant will create separate SEPA checklists and supporting documents for each of the two projects including revised narratives and figures.

Floodplain Cut/Fill Takeoffs

The Consultant will separate out quantities of cut and fill and quantities below the 100-year floodplain for each project for use in SEPA checklist and the City application for Floodplain Development.

Local Permits

Separate permitting documents (applications, text, figures, etc.) will be prepared. The Consultant prepared Floodplain Development and Grading permits. Consultant will update the Shorelines Substantial Development permit to suit the stand-alone Road Extension project, will prepare for and attend a pre-application meeting with the City and with WSDOE. Consultant will prepare a Shorelines Conditional Use Permit application with support documents.

NPDES NOI

Consultant will prepare a separate Notice of Intent application form for submittal to WSDOE for a Construction Stormwater General Permit and will coordinate with the City for the City to arrange public notification required for that permit.

Task 800 – Railroad JUT Crossing Coordination

Railroad Grade Crossing Coordination

Consultant attended several meetings with the NW Railway Museum staff to finalize location and requirements to install a joint utility trench underneath the existing rail. Field measurements were taken to determine clearances to other utilities and verify the crossing location. Plans were modified to show removal and replacing rails and signals and specifications were developed according to the Museum's requirements for this specialized work.

Task 900 – Plans, Specifications, and Estimates

Plans, Specifications, and Estimates

Consultant will prepare separate plan sets and estimates for each construction project. All sheets will be edited to create stand-alone construction requirements. Estimates will also be separated out for each project. A separate bid package will be prepared for the Road Extension project.

Task 1100 – Surface Water Management (SWM) Analyses

CSWPPP

A Construction Surface Water Pollution Prevention Plan will be prepared for the Road Extension project.

Task 1200 – Right of Way (ROW) Acquisition

Tollgate Farm Park Swap

Consultant will prepare two additional appraisals (one for the Tollgate Farm Park parcel and one for the City park swap parcel. Title reports will also be obtained for each.

Legal Descriptions and Exhibits

The Consultant's professional land surveyor will prepare legal descriptions for dedication of City park property to the adjacent land owner (areas on the west side of proposed South Fork Ave right of way).

Task 1400 – Bid Phase Services

1400.10 Bid Support

The Consultant will prepare written responses to bidder requests for information and bid addenda as requested by the City for the Road Extension project. The Consultant will review bidder proposals as requested by the City.

Supplement #2 to Design Services

Task	Subconsultant	Task Description	Fee
900	PH	Prepare Specifications and Coordination for R&UT Crossing	\$ 5,000.00
900	PH	Prepare Separate PSDs for Roundabout and Road Extension	\$ 40,000.00
1200	Terra	Additional Appraisal for Tollgate Farm Park Swap	\$ 18,000.00
		Title Reports	\$ 775.00
		Subconsultants Total:	\$ 83,775.00

Page 1 of 1



City Council Agenda Bill

Agenda Date: August 18, 2026

AB26-071

Subject: **AB26-071-** Resolution Approving the Parks Element Amendments for the 2026 North Bend Comprehensive Plan Update

**Department/
Committee/
Individual:**

Mike McCarty, Planning Manager

Cost Impact: N/A
Fund Source: N/A
Timeline: Immediate for this Resolution.
(Formal adoption by Ordinance together with the remainder of the 2026 Comprehensive Plan amendments anticipated in November or December.)

Attachments:

1. Resolution
2. Exhibit A - Parks Element 2026 Amendments - Final Council Draft
3. PC and Parks Staff Report and Recommendation Combined

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, FCS Group/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 (see 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.

Of note, following Parks Commission and Planning Commission recommendation, staff added “Project Belay” to the Parks Capital Facilities Plan, to provide an opportunity for contributing Park Impact Fee Revenue toward the public portions of this proposed private-public partnership project.

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.

Of note, following CED Committee review, staff added back into the 6-year Parks Capital Facilities Plan a project that was previously deleted from the draft update, “acquiring a park in the southern part of the City,” to leave the option open for acquisition of property utilizing park impact fee revenue, should Council have interest in such a proposal.

Recommended Action:

MOTION to approve AB26-071, a resolution approving the Parks Element Amendments for the 2026 North Bend Comprehensive Plan Update.

Record of Council Action:		
Meeting Date	Action	Vote
August 18, 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 18TH DAY OF AUGUST, 2026.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:

Posted:

Susie Oppedal, City Clerk

CHAPTER 7: PARKS AND OPEN SPACE ELEMENT

A. INTRODUCTION:

- A.1 Overview
- A.2 Purpose of the Parks and Open Space Element
- A.3 Relationship to Comprehensive Plan and Regulatory Role

B. DESCRIPTION OF THE PLANNING AREA:

- B.1 Service Area
- B.2 Population Trends
 - Table 1: Population Projections*
- B.3 Wildlife Habitat
- B.4 Tree Canopy Coverage

C. EXISTING AREAS AND FACILITIES:

- C.1 Overview
- C.2 City of North Bend Areas and Facilities
- C.3 School District Facilities
- C.4 City of Seattle Cedar River Watershed
- C.5 Si View Metropolitan Park District Facilities
- C.6 King County Areas and Facilities
- C.7 Joint Agencies Areas and Facilities
- C.8 Washington State Areas and Facilities
- C.9 Federal Lands
- C.10 Other Regional Areas and Facilities

D. PUBLIC INVOLVEMENT:

- D.1 Introduction
- D.2 ~~2021 Si View Metropolitan Parks District Survey~~ 2022 North Bend Parks Survey
- D.3 ~~2022 North Bend Parks Survey~~ 2024 Si View Metropolitan Parks District Survey
- D.4 ~~2022 Parks Workshop~~ 2025 Shoreline Public Access and Trail Plan Public Engagement and Survey
- D.5 2026 Parks Workshop

E. DEMAND AND NEEDS ASSESSMENT:

- E.1 Park Facilities Needs Assessment
 - Table 3 : Park Facility Inventory
 - Table 4 : Park and Recreation Level of Service Standards
- E.2 Trail System Needs Assessment
- E.3 Wildlife Habitat Needs Assessment
- E.4 Open Space Needs Assessment

F. GOALS AND POLICIES

G. IMPLEMENTATION METHODS

H. 20-YEAR CAPITAL FACILITIES PROGRAM:

- H.1 Overview
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- H.3 Future Ideas, Not Currently Planned

I. 6-YEAR CAPITAL FACILITIES PLAN

MAPS:

- Figure 7.1: Parks, Open Space and Public Facilities Map
- Figure 7.2: Trail Plan Map
- Figure 7.3: Protected Areas Map

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.

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

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 <u>2032</u> (at 80 homes per year)	2044 Forecast
City Population	7,461	7,915 <u>8,590</u>	<u>9,408</u> <u>9,150</u>	12,579 <u>11,495</u>

~~*Washington State Office of Financial Management~~

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.

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

can cause to property has become a significant concern in the valley. Land use and park and recreation planning should be done consistent with the objectives of protecting the needs of this herd while minimizing the potential for human and elk conflicts.

The South Fork and Middle Fork Snoqualmie Rivers provide a special aquatic habitat. In spite of ~~dikes~~-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

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^wab, which historically encompassed what are now the Meadowbrook and Tollgate areas. For thousands of years, the Snoqualmie People have stewarded the baq^wab 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^wab 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.

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.

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.

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, t~~ 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.

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

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

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 (baq^wab) 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.

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 (q^walbc – 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/mbs

C.10 Other Regional Areas and Facilities

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

Campbell Global Timber Lands: Campbell Global owns approximately ~~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~~

~~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/). <https://sqrecreation.com/>

Mount Si Golf Course: ~~The Mount Si Golf Course is~~^{his an} 18-hole golf course ~~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~~^a private ballfields facility at 1422 Bendigo Boulevard N. ~~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.~~

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.~~

~~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

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

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 oOutdoor 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

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) <u>Dahlgren Family Park (1)</u>	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 EJ Roberts Courts are also striped for tennis.</u>
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.

Recreation Center	Si View Community Center	1	Regional use facility.
Soccer/ <u>Lacrosse</u> 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	<u>Courts are also striped for pickleball</u>
<u>Trails – Major shared use (miles)</u>	<u>Snoqualmie Valley Trail (3.6 miles in city limits)</u> <u>Tanner Trail (1.3 miles complete)</u>	<u>7.6 miles</u>	<u>Snoqualmie Valley Trail extends through city limits, but owned and managed by King Co.</u>
<u>Volleyball Court</u>	<u>Dahlgren Family Park</u>	<u>1</u>	

TABLE 4: PARKS AND RECREATION LEVEL OF SERVICE STANDARDS

Facility/Activity	North Bend Standard	2022 <u>2026</u> Current Supply	2022 <u>2026</u> Added Need (7,915 <u>8,553</u>)	2032 <u>29</u> Added Need (9,408 <u>9,150</u>)	2044 Added Need (12,579 <u>11,495</u>)
Baseball/Softball Field	1 per 1,000 <u>1,100</u>	8	0	10 <u>4</u>	42 <u>2</u>
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 <u>1,000</u>	5 <u>10</u>	0	10 <u>4</u>	31 <u>1</u>
<u>Playgrounds (with diversity of types)</u>	<u>1 per 1,000</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>1</u>
Pool (indoor)	1 per 11,000	1	0	0	1 <u>0.25 (with others)</u>
Soccer/ <u>Lacrosse</u> Field	1 per 2,500	4	0	0	1
Tennis Courts*	1 per 2,000	2	1	2	4
<u>Trails (Major shared use)</u>	<u>.8 mile/1,000 residents</u>	<u>7.6 miles</u>	<u>0 miles</u>	<u>0 miles</u>	<u>1.6 miles</u>
Volleyball (sand)	1 per 5,000	0 <u>1</u>	10 <u>4</u>	10 <u>4</u>	21 <u>1</u>

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.

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.

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.

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

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.

- 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.

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.
- 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.
 - 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.

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.
- 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.
 - Encourage private and public organizations to help complete the wildlife corridor between the Protected Areas shown on Exhibit 8-3.
 - 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.

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

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.

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~~ Following 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 aquatics 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 ~~levy~~ levee. The design should include pedestrian access off the ~~levy~~ levee down to the river. Estimate of ~~\$2,000,000~~ 1,400,000 for trail portion (not including ~~levy~~ 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

~~2025 Shoreline Access and Trail Pan.~~ 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 \$100,000 250,000.

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~~

~~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.~~

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 (iyi?du?ad), 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.

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
<u>Pedestrian/Backcountry Trail Construction:</u>								
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
<u>Park Improvements:</u>								
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		
<u>Park and Open Space Land Acquisition:</u>								
Acquire new park in southern part of City	500,0001,800,000	PIF/G/MPD BondPartners	500,000					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

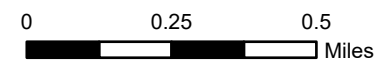
Notes:
*Projects are not listed in any order of priority.
** Cost estimates to be developed through project design/engineering in 2022.
*** Cost estimates to be developed through Site Planning Process in 2022.

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

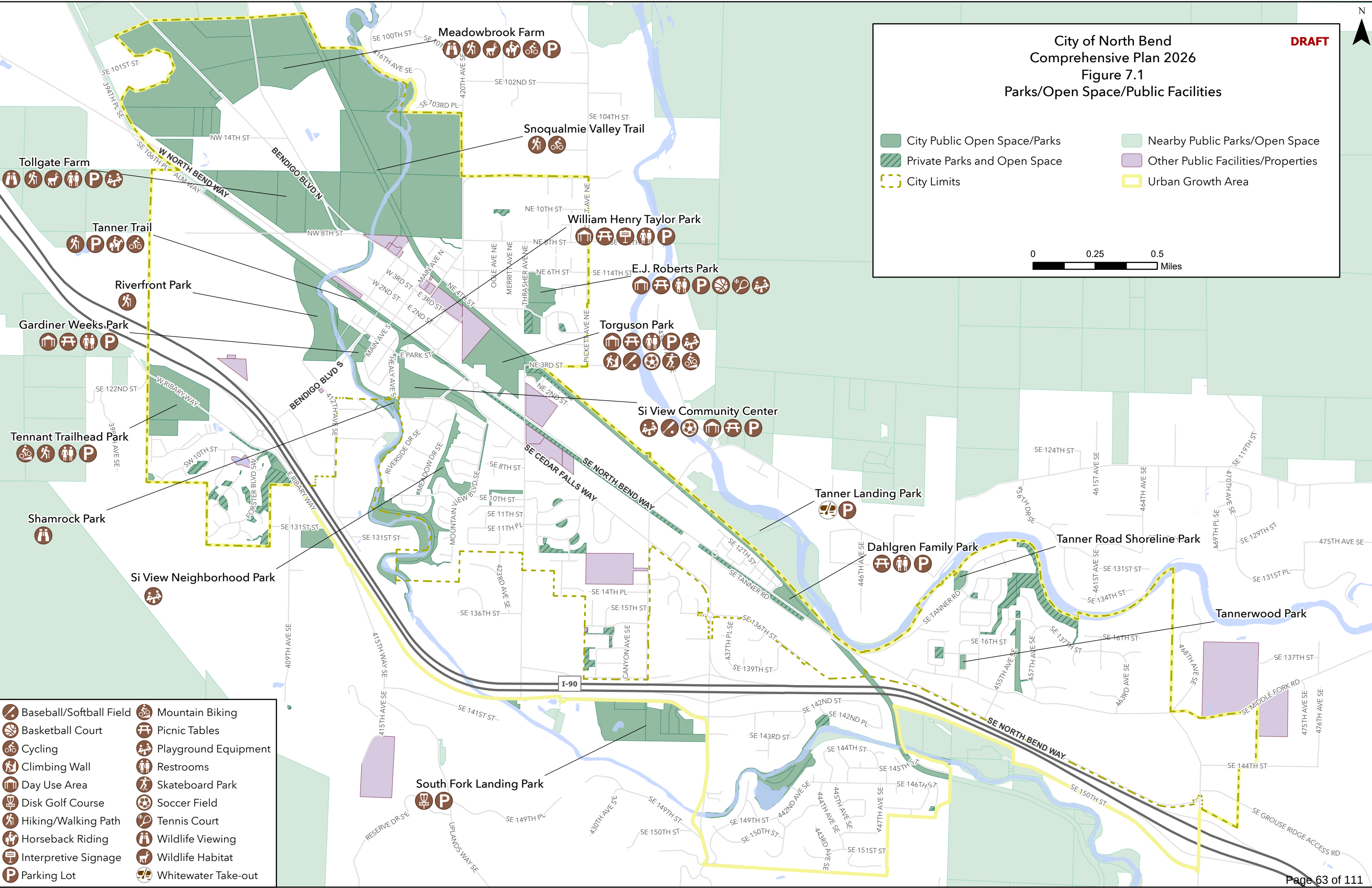
Year	Project
Park Improvements Funded In-Part With Park Impact Fee Revenue	
2024	<u>New park – Dahlgren Family Park</u>
2024	<u>New park – Tennant Trailhead Park</u>
2022	Tollgate Farm Park Farmstead Improvements.
2021	Tanner Trail – Cedar Falls Roundabout to Public Works; Tennis Court Backboard at E.J. 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	<u>Pickleball court at Dahlgren Family Park (funded and constructed by New Home Company as developer mitigation for the River Crest Condominiums)</u>
2021	<u>South Fork Landing Park Acquisition together with the Si View Metropolitan Park District (funded in part with a King County Conservation Futures Grant)</u>
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

City of North Bend
Comprehensive Plan 2026
Figure 7.1
Parks/Open Space/Public Facilities

- City Public Open Space/Parks
- Private Parks and Open Space
- City Limits
- Nearby Public Parks/Open Space
- Other Public Facilities/Properties
- Urban Growth Area



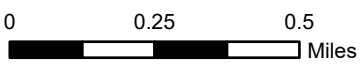
- Baseball/Softball Field
- Basketball Court
- Cycling
- Climbing Wall
- Day Use Area
- Disk Golf Course
- Hiking/Walking Path
- Horseback Riding
- Interpretive Signage
- Parking Lot
- Mountain Biking
- Picnic Tables
- Playground Equipment
- Restrooms
- Skateboard Park
- Soccer Field
- Tennis Court
- Wildlife Viewing
- Wildlife Habitat
- Whitewater Take-out



City of North Bend
Comprehensive Plan 2026
Figure 7.2
Trail and Bicycle Routes

DRAFT

- City Public Open Space/Parks
- Nearby Public Parks/Open Space
- Other Public Facilities/Properties
- City Limits
- Urban Growth Area
- Existing Urban Multi-use Trail
- Proposed Urban Multi-use Trail
- Existing Pedestrian/Backcountry Trail
- Proposed Pedestrian/Backcountry Trail
- Planned Bicycle Routes



City of North Bend
Comprehensive Plan 2026
Figure 7.3
Protected Areas

- | | |
|---|--|
|  Public and Non-Profit Protected Areas |  Private Protected Areas |
|  Public Facilities with Public or Assumed Public Ownership |  Public Facilities with Private Ownership |
|  City Limits |  Urban Growth Area |

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Miles

Community and Economic Development Department Staff Report



Proposal: 2026 Amendments to the Parks Element of the North Bend Comprehensive Plan

Date: For June 17, 2026 Planning Commission / Parks Commission Joint Meeting

Proponent: City of North Bend

Staff Recommendation:

A motion to recommend Council approval of the proposed amendments to the Parks Element of the Comprehensive Plan.

A. PROPOSED AMENDMENTS:

Amendments are proposed to the City of North Bend Parks Element, and have been reviewed by the Parks Commission at its January, March, April and May meetings. Amendments have been prepared to address several items, with key revisions summarized as follows:

1. Dockets received from the Snoqualmie Tribe

In October 2025 as a part of the annual docket process, the Snoqualmie Tribe submitted dockets on multiple elements of the North Bend Comprehensive Plan, including to the Parks Element. Amendments have been prepared to various policies and sections of the Parks Element responsive to Snoqualmie Tribe comments on the Parks Element, and following Parks Commission discussion on these comments at their January and March meetings.

2. Updates to Section D, Public Involvement

Since the time of the last update to the Parks Element in 2022 (as a part of the 2024 Comprehensive Plan update), there has been several public surveys and engagement processes for topics involving park and trail planning, which can inform updates to the Parks Element. That includes the 2024 Si View Parks Survey, public engagement associated with the development and adoption of the 2025 Shoreline Access and Trail Plan, and public engagement to-date for drafting the Bike North Bend Plan (still in development). See pages 12-14 of the draft summarizing this engagement.

3. Updates to Table 4, Park Level of Service Standards

In consideration of public input described in the Public Involvement Section, some minor amendments have been drafted to the Parks Level of Service Standards. See p. 17 of the draft.

4. Updates to Section H, 20-Year Park Capital Facilities Program and Section I, 6-Year Capital Facilities Plan

Projects that have been completed have been removed, additional potential projects have been added and/or modified in consideration of the recommendations of the [Shoreline Access and Trail Plan](#) completed in 2025 and additional public feedback and engagement described above and as discussed by the North Bend Parks Commission. See p. 23-30 of the draft.

5. Impact Fee Rate Study-Related Amendments

The City has contracted with financial consultant Bowman to prepare updated impact fee rate studies for transportation, park, and bicycle and pedestrian impact fees, to ensure that those rates implement and are consistent with the 2024 updates to the Comprehensive Plan and its respective capital facilities plans. Corresponding amendments to the Parks Element have been prepared as necessary to:

- a. Remove existing project overlap between the Parks Capital Facilities Plan, Transportation Capital Facilities Plan (Transportation Element), and Bicycle and Pedestrian Mitigation Fee Report (which established the basis for the Bicycle and Pedestrian Mitigation Fee implemented under NBMC 17.42) such that projects are more clearly attributable primarily to one impact fee rather than multiple. This has been done with proposed edits to the 20-year Parks Capital Facilities Program and Capital Facilities Plan.
- b. Within the Parks Element, develop a Trail Capital Facilities Plan separate from the Parks Capital Facilities Plan for projects principally funded by the Bicycle and Pedestrian Mitigation Fee. This is provided as a new Table 5 on p. 29.
- c. Develop a Major Shared-use Trail level of service standard that will be the basis for the Bicycle and Pedestrian Mitigation Fee. See draft standard in Table 4 on p. 17.
- d. Remove completed projects from the Parks Capital Facilities Plan, so that the estimated cost of those projects is not included in attributable impact fee rates.

6. Urban tree canopy coverage evaluation

RCW 36.70a.070(8) was amended in 2023 through House Bill 1181 to require that Comprehensive Plan Parks Elements include an evaluation of tree canopy coverage within the urban growth area. The City had a tree canopy inventory and assessment prepared in 2023 by Planit Geo, and a summary of this assessment has been provided in a new section B.4 of the Parks Element.

7. Map Updates

Figure 7.1 has been updated to simplify presentation of the map utilizing symbols for park features rather than more extensive text labels, as previously provided. Figure 7.2 has been updated for corrections to the locations of proposed future trail connections, and to simplify presentation of information. Figure 7.3 has been updated to simplify presentation of information.

The draft Parks Element is attached Exhibits A, with proposed amendments shown in redline/track changes format.

B. FINDING AND ANALYSIS:

1. **Public Workshop:** A public workshop was hosted by staff and the Parks Commission on May 28, 2026 providing information to the public concerning the proposed updates to the Parks Element, which is also described in section D of the Parks Element. The powerpoint presentation is available on the City's website at the following link: [Parks Workshop Powerpoint](#).
2. **Public Hearing:** A public hearing is scheduled the June 17, 2026 Planning Commission Meeting. A comment letter was received from the Snoqualmie Tribe and is included in Exhibit B. Additional comments will be added to Exhibit B if received.
3. **Comprehensive Plan and Municipal Code Amendment Process:** Amendments to the North Bend Comprehensive Plan and Municipal code are governed by NBMC 20.08.070 through 20.08.110, evaluated below.

- a. **Impacts of Proposed Amendment**

NBMC 20.08.070 and .080 requires that municipal code amendments be evaluated for their environmental, economic and cultural impacts, as well as impacts to surrounding properties. These impacts are evaluated below.

- i. **Impact upon the City's comprehensive plan and zoning (consistency).** The proposed amendments are consistent with other Elements of the Comprehensive Plan and the North Bend zoning regulations. The amendments are necessary for an update to the Park Impact Fees and Bicycle and Pedestrian Mitigation Fees to ensure appropriate nexus and proportionality of impact fee rates to level of service standards and planned improvements.
 - ii. **Adjacency Impacts.** The proposed amendments are not specific to any particular properties. Impacts will come from park and trail improvement projects which will be evaluated at the time of application.
 - iii. **Efficiency Impacts.** The proposed amendments will not have a significant impact on efficiency of municipal operations. Projects consistent with the Parks Element will be implemented on a staffing-available and funding-available basis (depending largely on awarded grant applications).
 - iv. **Fiscal and Economic Impacts.** The amendments will inform updates to the Park Impact Fees and Bicycle and Pedestrian Mitigation Fees, which impact the cost of new housing. Some adjustments are proposed in the park level of service standards to reduce the long-term need for ballfields from 4 to 2 by 2044, which are typically among the most expensive types of facilities to develop and maintain. Reducing this need may reduce the attendant park impact fees.
 - v. **Environmental Impacts.** Negative environmental impacts are not anticipated from the proposed amendments. Future park and trail capital improvements developed consistent with the Parks Element will be reviewed for environmental impacts as a part of the permitting process for such improvements, when proposed. Several added/revised policies call for

additional consideration of environmental impacts when developing future park and trail improvement projects.

- vi. **Equity Impacts.** Positive equity impacts are anticipated from the proposed amendments. Revised policies address the need to consider impacts on marginalized populations when planning for park and trail improvements.
- vii. **Cultural Impacts.** Positive cultural impacts are anticipated from the proposed amendments. The amendments include specific amendments adding Lushootseed names to several landmarks described within the Element, as well as policy amendments addressing Snoqualmie Tribe comments requesting that cultural impacts be carefully considered in the planning and development of park and trail improvements.

- b. **Alternatives to Proposed Amendment.** No specific alternatives are being considered to the proposed amendments.

4. Consistency with NBMC 20.08.100

Pursuant to NBMC 20.08.100, the City Council shall consider the proposed amendment against the criteria in NBMC 20.08.100 (B). A staff analysis is provided in italics under each criterion below.

1. Is the issue already adequately addressed in the Comprehensive Plan?
The amendments are not currently adequately addressed in the Comprehensive Plan.
2. If the issue is not addressed in the Comprehensive Plan, is there a need for the proposed change?
Yes. As further described in Section A above, the amendments are necessary based on public input, based on state requirements to include analysis of a tree inventory in the Parks Element, and for a planned update to park impact fee rates and bicycle and pedestrian mitigation fee rates, to ensure consistency with level of service standards and proposed park and trail projects on the 6-year capital facilities plan.
3. Is the proposed change the best means for meeting the identified public need?
Yes. The draft amendments are the best means to meet the identified needs.
4. Will the proposed change result in a net benefit to the community
Yes. The draft amendments will result in a net benefit to the community by planning for and implementing future park and trail capital improvements consistent with public interest.

C. SUMMARY FINDINGS

- 1) Pursuant to RCW 36.70A.106, the draft amendments to the Parks Element were forwarded to Commerce - Growth Management Services on April 13, 2026.
- 2) The Parks Commission reviewed, discussed, and provided direction to staff on draft amendments to the Parks Element at their January 21, March 25, April 22, and May 28 meetings.
- 3) The Planning Commission and Parks Commission considered the proposed draft amendments at a joint meeting and public hearing on June 17, 2026.
- 4) Comment received at the hearing are further described in section B2 above and attached as Exhibit B.

- 5) A State Environmental Policy Act Determination will be processed as a part of the broader 2026 Comprehensive Plan Amendments (also anticipated to include amendments to the Capital Facilities Element and Economic Development Element) prior to Council action to approve such amendments.
- 6) The proposed amendments are consistent with the procedures established in NBMC 20.08, *Comprehensive Plan and Development Regulations Amendment Procedures*. The Planning Commission and Parks Commission find that the proposed amendments are consistent with the criteria in NBMC 20.08.100(B) and would result in a net benefit to the community.

D. RECOMMENDATION

Staff Recommendation

The proposal is consistent with the development regulation amendment procedures in NBMC 20.08 and is supported by policies within the Comprehensive Plan. Staff recommends approval of the draft amendments to the Parks Element of the Comprehensive Plan.

Parks Commission Recommendation

Based on the findings above and after consideration of the public comment received at the public hearing, the North Bend Parks Commission recommends **approval** of the proposed amendments to the Parks Element of the Comprehensive Plan. The Parks Commission further recommends 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.

Planning Commission Recommendation

Based on the findings above and after consideration of the public comment received at the public hearing, the North Bend Planning Commission recommends **approval** of the proposed amendments to the Parks Element of the Comprehensive Plan. The Planning Commission further recommends 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.

Exhibits:

Exhibit A: Draft Parks Element Amendments

Exhibit B: Written comment (Snoqualmie Tribe letter for Parks Workshop, Snoqualmie Tribe Letter for Public Hearing)

CHAPTER 7: PARKS AND OPEN SPACE ELEMENT

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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.

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

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

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

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

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

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.

10

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~~

~~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~~ an- 18-hole golf course ~~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~~ a private ballfields facility at 1422 Bendigo Boulevard N. ~~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.~~

~~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

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.

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

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 Early Learning Center School Fields (2)	8	Si View Community Center and Torguson ballfields are also lined out for soccer fields later in season. Two Rivers Early Learning Center 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 Neighborhood Park (1/2 court)	2.5	Si View subdivision-Neighborhood Park 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 (54), Si View Subdivision-Neighborhood Park (1) Si View Park (3) Dahlgren Family Park (1)	105	Si View subdivision-Neighborhood Park court and Si View Park courts are part of multi-purpose striped courts shared with basketball. <u>4 EJ Roberts Courts are also striped for tennis.</u>
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.

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.

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.

Commented [MM10]: Snoqualmie Tribe docket request.

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.

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

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.

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.

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 aquatics 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 levee. The design should include pedestrian access off the levee down to the river. Estimate of \$2,000,000 \$1,400,000 for trail portion (not including 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 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

Commented [MM23]: Relocated into future project ideas section below.

Commented [MM24]: This feature and cost estimate have been incorporated into the WH Taylor Park Project.

Commented [MM25]: 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.

~~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 ~~\$100,000~~ 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 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~~

Commented [MM26]: Project funded and under construction (soon).

Commented [MM27]: Project is now done!

~~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.~~

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 (iyi?duʔad), a location of great

Commented [MM28]: Now planned as a Complete Streets project, funded by Transportation Impact Fees, and in design for construction.

Commented [MM29]: Relocated to Future Project Ideas list.

Commented [MM30]: Updated with estimates completed from Master Plan.

Commented [MM31]: Name in Lushootseed from Snoqualmie Tribe docket request.

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.

Commented [MM32]: Snoqualmie Tribe docket request.

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.

Commented [MM33]: Projects added consistent with the 2025 Shoreline Access and Trail Plan.

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.

Commented [MM34]: Moved out of the 20-year Parks Capital Facilities Plan list consistent with Parks Commission feedback at the March 25 meeting.

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.

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		
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.

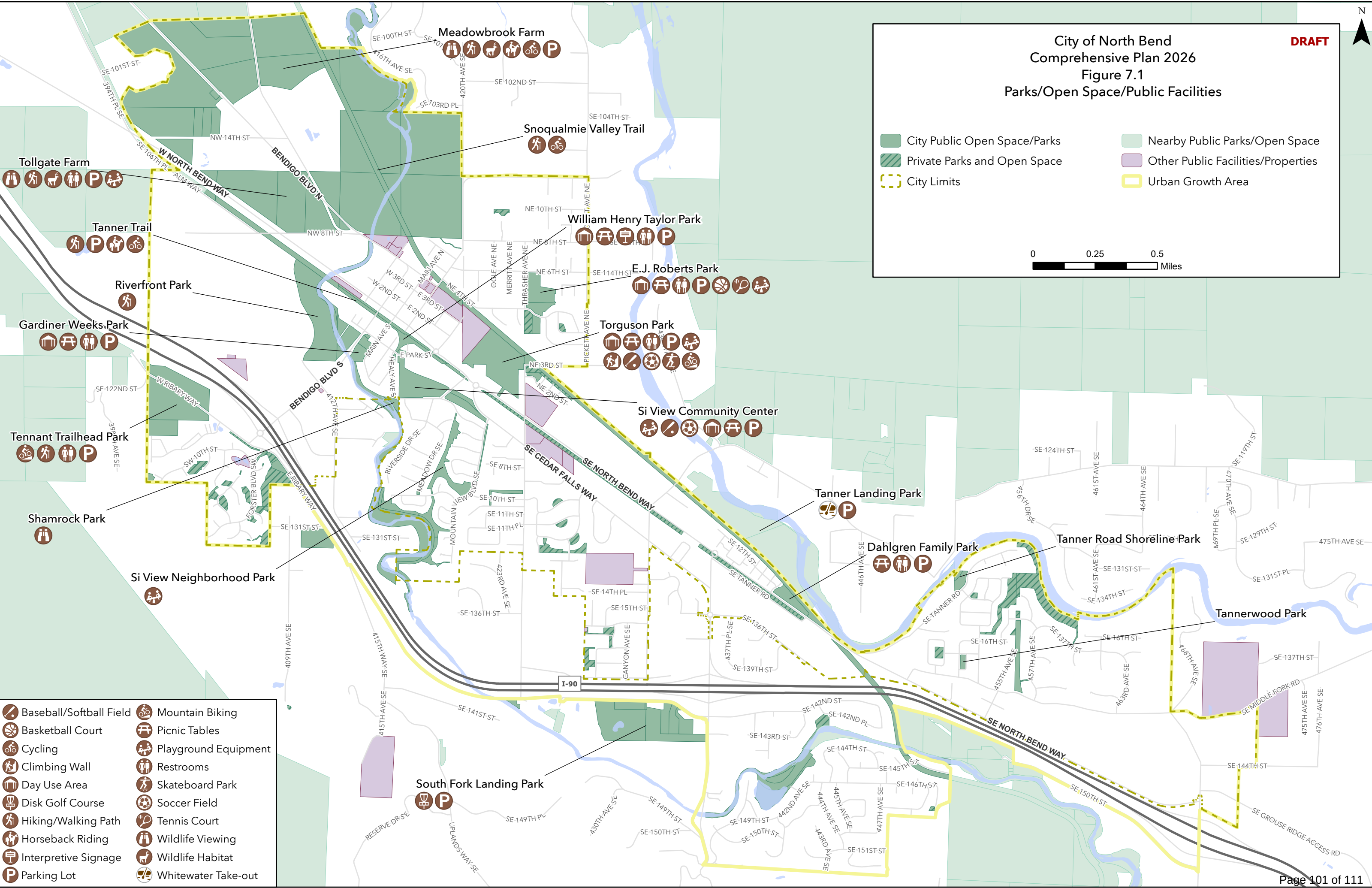
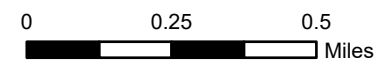
Commented [MM35]: Acreage not needed within 6-year timeframe based on LOS standards.

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

City of North Bend
Comprehensive Plan 2026
Figure 7.1
Parks/Open Space/Public Facilities

- City Public Open Space/Parks
- Private Parks and Open Space
- City Limits
- Nearby Public Parks/Open Space
- Other Public Facilities/Properties
- Urban Growth Area

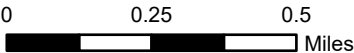


- Baseball/Softball Field
- Basketball Court
- Cycling
- Climbing Wall
- Day Use Area
- Disk Golf Course
- Hiking/Walking Path
- Horseback Riding
- Interpretive Signage
- Parking Lot
- Mountain Biking
- Picnic Tables
- Playground Equipment
- Restrooms
- Skateboard Park
- Soccer Field
- Tennis Court
- Wildlife Viewing
- Wildlife Habitat
- Whitewater Take-out

City of North Bend
Comprehensive Plan 2026
Figure 7.2
Trail and Bicycle Routes

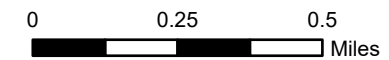
DRAFT

- City Public Open Space/Parks
- Nearby Public Parks/Open Space
- Other Public Facilities/Properties
- City Limits
- Urban Growth Area
- Existing Urban Multi-use Trail
- Proposed Urban Multi-use Trail
- Existing Pedestrian/Backcountry Trail
- Proposed Pedestrian/Backcountry Trail
- Planned Bicycle Routes



City of North Bend
Comprehensive Plan 2026
Figure 7.3
Protected Areas

- | | |
|---|--|
|  Public and Non-Profit Protected Areas |  Private Protected Areas |
|  Public Facilities with Public or Assumed Public Ownership |  Public Facilities with Private Ownership |
|  City Limits |  Urban Growth Area |



From: [Shelby Burgess](#)
To: [Mike McCarty](#)
Cc: [ENR Review](#); [DAHP](#); [Sabegwa de los Angeles](#); [Sarah Ballew](#)
Subject: Re: Revised Parks Workshop Date
Date: Wednesday, May 27, 2026 4:09:29 PM
Attachments: [Outlook-zopqo3yv.png](#)
[Outlook-bw0u1kpg.png](#)

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Hi Mike,

Thank you for sharing the updates, we appreciate the ability to review these and your work to incorporate the Tribe's comments. We are trying to coordinate to attend the parks meeting this Thursday, but it's a pretty busy week for everyone so I'm not sure if we will be able to make it. Would you be able to share the presentation once it's ready?

We noticed that the new draft incorporates several shoreline access and bridge projects into the 20-year Capital Facilities Program and the "Future Ideas, Not Currently Planned" section. We recognize that these projects were developed in response to community interest in enhancing recreation and shoreline access; however, it is important that these efforts are planned and implemented in a manner that protects the health of the river and surrounding environment, with careful attention given to avoiding degradation of critical areas and shoreline functions.

New bridge construction and river access and recreation development can result in riparian clearing and reduced shading, bank erosion, soil compaction, increased stormwater runoff, and loss of habitat connectivity, all of which can further degrade water quality and habitat conditions for fish and wildlife. These concerns are especially important within the South Fork Snoqualmie, which already experiences significant pressure from existing infrastructure and has known water quality impairments. We strongly encourage the City to consider alternatives that utilize or improve existing access and crossings where feasible, rather than constructing additional bridges and developing new access points. The site-specific and cumulative impacts of these types of projects should be carefully considered during planning.

We also encourage the City to integrate habitat restoration and flood management objectives into shoreline planning efforts. Projects that protect or restore floodplain connectivity and flood storage capacity can provide important long-term benefits for habitat function, water quality, climate resilience, and flood hazard reduction, while also supporting more sustainable recreational access over time. We urge the City to take a long-term view of the many benefits associated with floodplain reconnection and restoration, which can enhance both shoreline access and ecological function.

We appreciate the collaboration and look forward to continuing to work with you on these

projects.

Thanks,

Shelby Burgess (she/her)

Environmental Review Analyst

Snoqualmie Tribe

(425) 495-5917

shelby.burgess@snoqualmietribe.us



From: Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>

Sent: Wednesday, May 13, 2026 2:24 PM

To: Shelby Burgess <shelby.burgess@snoqualmietribe.us>

Cc: ENR Review <ENRReview@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>; Sabeqwa de los Angeles <sabeqwa@snoqualmietribe.us>; Sarah Ballew <sarah.ballew@snoqualmietribe.us>

Subject: RE: Revised Parks Workshop Date

Hi Shelby,

I haven't yet prepared the workshop presentation, but here is the current working draft of the Parks Element update, with all revisions shown in redline format. Please note this is a working draft, and I wasn't intending to provide this to the general public until after we hear more input from the public at the workshop. (A more conventional public hearing will follow in June, once the redline draft is also provided for broader public review).

Key focus areas, in addition to responding to Tribe comment, include updates to the population forecast for consistency with other Comp Plan Elements, updates to park and trail inventory information, revisions to the city's park level of service standards based on more recent public input (Si View Parks survey and Shoreline Access and Trail Plan public engagement), and some revisions to proposed capital improvement projects.

I hope you and/or others from the Tribe are able to join us for the workshop.

Thank you,
Mike

Mike McCarty, AICP

Planning Manager

City of North Bend Community and Economic Development Department

920 SE Cedar Falls Way

North Bend, WA 98045

Direct line (425) 888-7649 (preferred contact)

Cell (425) 301-6519



From: Shelby Burgess <shelby.burgess@snoqualmietribe.us>

Sent: Friday, May 8, 2026 10:09 AM

To: Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>

Cc: ENR Review <ENRReview@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>; Sabeqwa de los Angeles <sabeqwa@snoqualmietribe.us>; Sarah Ballew <sarah.ballew@snoqualmietribe.us>

Subject: FW: Revised Parks Workshop Date

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Hi Mike,

I just saw this notice come through about a public planning workshop for the Parks Element of

the Comp Plan. I was wondering if you have an updated draft of the Parks element, summary of proposed amendments, or other slides or materials for the meeting that you would be able to share? We'd like to understand what other changes are being proposed and any projects being added to or prioritized in the capital improvement plan. We appreciate you working with us to incorporate the Tribe's feedback and look forward to seeing the revised chapter. Thank you!

Best,

Shelby Burgess (she/her)

Environmental Review Analyst

Snoqualmie Tribe

(425) 495-5917

shelby.burgess@snoqualmieltribe.us



From: City of North Bend <noreply@civicplus.com>
Sent: Thursday, May 7, 2026 5:09 PM
To: Shelby Burgess <shelby.burgess@snoqualmieltribe.us>
Subject: Revised Parks Workshop Date

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* * * * *

The Parks Workshop has been rescheduled to May 28. Please see the [workshop notice](#). If you have questions regarding this workshop or the revised date, please contact Mike McCarty at (425) 888-7649 or mmccarty@northbendwa.gov.

* * * * *

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June 17th, 2026

City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

via email to: mmccarty@northbendwa.gov

RE: 2026 Parks Element Comments

Dear Mike McCarty,

On behalf of the Snoqualmie Indian Tribe (Tribe), please accept these comments on the City of North Bend's amendments to the Parks Element of the Comprehensive Plan. At the end of this letter, we also respectfully submit comments regarding North Bend's role in managing the Meadowbrook lands/baq^wab Prairie, as well as other remaining open space lands within the City of North Bend's jurisdiction and influence.

The Snoqualmie Tribe is a federally recognized sovereign Indian Tribe and a signatory to the Treaty of Point Elliott of 1855, in which it reserved to itself certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliott, the Tribe specifically reserved to itself, among other things, the right to fish at usual and accustomed areas and the "privilege of hunting and gathering roots and berries on open and unclaimed lands" off-reservation throughout the modern-day state of Washington (Treaty of Point Elliott, art. V, 12 Stat. 928). The Tribe has lived on, tended, and managed this land since time immemorial and the rivers, lakes, and surrounding lands are vitally important both ecologically and culturally.

The Snoqualmie Tribe has been actively involved in the development of the City of North Bend's (City) Comprehensive Plan and the 2025 Critical Areas Ordinance revisions. We appreciate the City's efforts to consult with and incorporate the Tribe's comments into the 2026 Parks Element updates. These revisions reflect a meaningful commitment to partnering with the Tribe to balance recreation with the protection of natural areas and to support stewardship of the Tribe's Ancestral Lands.

The Parks Element incorporates several shoreline access and bridge projects, such as the Shamrock Park Pedestrian Bridge, into both the 6- and 20-year Capital Facilities Program and the "Future Ideas, Not Currently Planned" section. We recognize that these projects were developed in response to community interest in enhancing recreation and shoreline access; however, it is important that future planning and implementation be informed by Best Available Science to protect river health and surrounding ecological functions, with careful attention to avoiding degradation of critical areas and shoreline functions.



New bridge construction and river access and recreation development can result in riparian clearing and reduced shading, bank erosion, soil compaction, increased stormwater runoff, and loss of habitat connectivity, all of which can further degrade water quality and habitat conditions for fish and wildlife. These projects can also contribute to floodplain hardening which artificially constrains the channel and can lead to increased local flood hazard.

These concerns are especially important within the South Fork Snoqualmie, which already experiences significant pressure from existing infrastructure and has known water quality impairments. Both site-specific and cumulative impacts associated with additional access features and crossings should be carefully evaluated during project planning. We strongly encourage the City to prioritize alternatives that utilize, enhance, or improve existing access points and crossings where feasible rather than constructing new bridges or developing additional shoreline access. This approach would better align with Best Available Science and with the intent of City of North Bend, WDFW, and Department of Ecology guidance regarding mitigation sequencing and avoidance of impacts to critical areas.

We also encourage the City to integrate habitat restoration and flood management objectives into shoreline planning efforts. Projects that protect or restore floodplain connectivity and flood storage capacity can provide important long-term benefits for habitat function, water quality, climate resilience, and flood hazard reduction, while also supporting more sustainable recreational access over time. We urge the City to take a long-term view of the many benefits associated with floodplain reconnection and restoration, which can enhance both shoreline access and ecological function.

Lastly, we wish to reiterate the importance of meaningful consultation with the Tribe during project planning. Many of the proposed projects occur in areas of cultural and ecological significance to the Tribe, and early coordination supports more efficient project delivery while helping avoid costly redesign and mitigation measures that may result when potential impacts are not identified and addressed early in the process. The Tribe requests that for future City projects the City engage and inform the Snoqualmie Tribe earlier in project development—prior to completion of 30% design documents—to allow adequate evaluation of potential impacts to cultural and environmental resources and to support collaborative project planning.

Meadowbrook lands/*baqʷab* Prairie and other lands in North Bend

We hope that the City can be more specific regarding ways that the City will work with the Snoqualmie Tribe and use traditional knowledge of these parts of the Snoqualmie homeland to manage culturally and environmentally sensitive areas and places. As examples:



- Efforts to restore some aspects of traditional ecosystems should be taken forward and increased, with current test plots for reintroducing native plants as a starting point. Many people do not realize the extent to which even "natural" landscapes have been impacted by invasive species and land use practices. These efforts should involve more aggressive efforts to remove tenacious invasive species, including consideration of carefully supervised use of burning, followed by loading and planting of native seeds and roots.
- Human presence, including observation areas, trails, and routine pass-through access, can create stress and disturbance for plant and animal communities. Adequately sized non-recreational habitat areas should be identified and preserved to support wildlife. These areas should maintain habitat connectivity and allow wildlife to move between essential resources such as foraging areas, shelter, breeding and rearing habitat, and water sources. Recreational amenities and riverside access should be planned to avoid displacing wildlife or requiring animals to share critical habitat, particularly for water access, with intensive human use such as pedestrians and cyclists. Not all natural areas need to be designed for recreation; maintaining areas with minimal human disturbance is also important to sustaining ecological integrity.
- Care should be taken to respect the spiritual and deep historical significance of the land in this area, especially in proximity of archaeological or spiritually significant places. For example, building new structures adjacent to the Swing Rock (yi?du?ad) may be inappropriate. The Tribe should be actively included in planning any interpretation or activity within these significant places.

We appreciate the City's collaboration and look forward to continuing to work with you on these critical and important projects.

Sincerely,

DocuSigned by:

Michael Ross

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Michael Ross

Deputy Executive Director, Government Affairs and Special Project