CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME: North Bend - Partnering for a Park
Connecting People to Public Space

Applicant Jurisdiction(s): City of North Bend

Open Space System: Rattlesnake Mountain Scenic Area and Raging River State Forest
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 3 parcels, 31.86 acres  CFT Application Amount: $1,000,000
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)  (Dollar amount of CFT grant requested)

Type of Acquisition(s): * Fee Title  □ Conservation Easement  □ Other:

CONTACT INFORMATION
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Date: March 8, 2016

PROJECT SUMMARY:
(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)

North Bend’s - Partnering for a Park project reflects a multi-agency partnership between the City of North Bend, Si View Metropolitan Park District, and King County, to provide needed regional recreational access from North Bend to over 100,000 acres of public land, a low impact community park in a beautiful, mature forested setting with pedestrian and mountain bike trails, educational recreation (such as canopy access) and help preserve the beauty and integrity of the forested hillsides of the Mountains to Sound Greenway corridor. The proposal consists of three parcels, totaling 31.86 acres within the Snoqualmie-Skykomish Watershed, which is directly adjacent to more than 100,000 acres of public land on Rattlesnake Mountain and beyond. The parcels are owned by one willing seller, but are at threat of sale for residential development. The site is currently undeveloped and contains mature second-growth mixed deciduous and conifer forest as well as wetlands and streams. The site is in the viewshed of the Mountains to Sound Greenway National Scenic Byway, and is bordered to the north by Interstate 90, to the southeast by a multifamily development, and to the west by rural single family homes.

The proposed park is identified for a regional trailhead serving the North Bend community, as well as the broader region accessing off I-90, Exit 31, as well as a low impact community park. The site would be integrated with recently purchased King County lands to serve as a trailhead and trail connection to Rattlesnake Mountain passive recreation in the Rattlesnake Mountain area and the Raging River State Forest. Acquisition of this parcel will ensure contiguous public ownership connecting the community of North Bend with Rattlesnake Mountain, foster direct bicycle and pedestrian access for North Bend residents to a major recreation area, provide a regional trailhead for the future connector trail that will connect the City of North Bend to 30,000 acres of public land with extensive trail systems, and preserve a wildlife habitat and corridor.
1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please mark those criteria that apply and thoroughly, yet succinctly, describe in the space below how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

**A. Wildlife habitat or rare plant reserve**
**B. Salmon habitat and aquatic resources**
**C. Scenic resources**
**D. Community separator**

**E. Historic/cultural resources**
**F. Urban passive-use natural area/greenbelt**
**G. Park/open space or natural corridor addition**
**H. Passive recreation opportunity/unmet needs**

**Wildlife habitat or rare plant reserve:** The forested parcels connect to an extensive preserved forest at Rattlesnake Mountain and provide a high-functioning wildlife habitat system and corridor. It supports a mixed forest with deciduous and conifer trees and minimal invasive species, as well as emergent wetlands and streams. The mature and healthy ecosystem is used by a variety of wildlife including owls, pileated woodpecker, peregrine falcon, osprey, black bear, fox, coyote and a variety of other mammals, birds, insects and amphibians. In addition, the site is within a management buffer area for northern spotted owl and is a regular concentration area for elk.

**Salmon habitat or aquatic resources:** The project site contains streams that connect into the Snoqualmie River, which supports Steelhead, Chinook, Coho, Chum, and Pink Salmon (below Snoqualmie Falls), as well as rainbow and cutthroat trout populations throughout the system. Preserving forested headwaters and uplands in the stream basin contributes to the health of the downstream watershed.

**Scenic resources:** The property offers scenic views of iconic Mt. Si and will preserve the viewshed for the Mountains to Sound Greenway National Scenic Byway (Scenic Byway). This acquisition will permanently protect the scenic character of the Scenic Byway (the first interstate highway in the nation to receive this prestigious federal designation). If the property were to be developed on this site, it would negatively impact the scenic character of the community, the Scenic Byway, nearby recreation areas, and the future Mountains to Sound Greenway National Heritage Area. In addition, low impact trails will provide access to the scenic resources afforded by the mature forest and a viewing opportunity of the wetlands and streams that are likely home to salamanders, blue heron, among others.

**Community separator:** The undeveloped site is situated on the edge of North Bend’s city limits, and serves as a separator between incorporated North Bend and unincorporated King County. To the east of the site is a multifamily home development, and to the west are single family homes and public land. The site serves as a distinct buffer between the adjacent uses. In addition the property is part of a greenbelt along L-90 and connects to over 100,000 acres of public land (Rattlesnake Mountain Scenic Area, Raging River, Tiger Mountain State Forest, West Tiger Mountain NRCA, Echo Glen and Mitchell Hill Blocks, and Cedar River Watershed).

**Urban passive-use natural area/greenbelt:** The property is located in incorporated North Bend and provides a critical connection to existing and proposed passive recreation in Rattlesnake Mountain Scenic Area and Raging River (totaling 11,203 acres) and beyond to the passive recreation lands Tiger Mountain State Forest, West Tiger Mountain NRCA, Echo Glen Blocks and Mitchell Hill Blocks (an additional 15,963 acres bringing the total to 27,166 acres).

**Park/open space or natural corridor addition:** In addition to the amenities the park will offer onsite, the proposed park will also provide a trailhead and amenities for a proposed trail on recently acquired King County Parks land. The proposed trail will connect North Bend to the Rattlesnake Mountain Scenic Area and Snoqualmie Point Park. The trail and trailhead will serve a variety of users including mountain bikers, hikers, and walkers.

**Passive recreation opportunity/unmet needs:** This park would provide a new trailhead and connection for the community of North Bend for hiking and biking to adjacent existing and proposed public trails, as well as on-site hiking and mountain biking trails. The other access points to Rattlesnake Mountain are several miles away. The City of North Bend’s Comprehensive Plan, Parks Element, calls out the need for additional parks and open spaces, and hiking and biking trails. Citizens repeatedly call out these types of park facilities as a number one priority (City of North Bend Comprehensive Plan, Adopted December 8, 2016). Any development for mountain bike use will be limited to that appropriate to the natural conditions and environmental features of the site, and within the context of Conservation Futures Funding site use restrictions.
2. ADDITIONAL FACTORS
For the proposed acquisition parcel(s), please mark all criteria that apply and thoroughly, yet succinctly, describe in the space below how the proposed acquisition satisfies each marked criteria.

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - Describe any public or private partnerships that will enhance this project
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Credits (TDC) participation

Educational/interpretive opportunity: The site is ecologically diverse, containing; wetlands, streams, and mature forest hosting a variety of wildlife and organisms. This ecological diversity offers ample opportunities to provide environmental education designed to educate users about the ecosystem and forest. Educational opportunities could include canopy tours and signs along low impact trails could guide users through the site in an educational manner.

Threat of loss of open space resources: Two of the parcels are zoned Low Density Residential (LDR) (4 DU/acre) and the third parcel, closest to I-90 is zoned High Density Residential (HDR). The parcels had a development application submitted in 2012 for up to 55 single family homes on the LDR parcels and up to 45 townhomes on the HDR parcel. The plat was not finalized and the owners have decided to sell. The three parcels are currently being marketed and have received offers above the asking prices and it is highly likely that if the property is not purchased for public use it will be cleared and developed in the near future.

Ownership complexity/willing seller(s)/ownership interest: The Park, to be purchased, in fee simple, would be jointly owned by Si View MPD and North Bend, and managed by Si View MPD. King County would own an easement over the parking lot and trailhead used to access the adjacent trails connecting to Rattlesnake, Raging River and further beyond. The Trust for Public Land is working with the landowners to secure options, and the offer will be based on appraisals completed after the project has additional grant funds dedicated to the project.

Partnerships: The Trust for Public Land, a lead partner, is negotiation the transaction activities, including landowner negotiations, appraisals, and other due diligence. The acquisition, development and maintenance of the proposed park will happen through a number of solid partnerships. The City of North Bend, King County Parks, and Si View Metropolitan Park District have all committed to funds in hand or to acquiring funds through grants. The Mountains to Sound Greenway Trust and the Evergreen MBA (Mountain Bike Alliance) are strong advocates for this project. The development and maintenance of the park will happen through a partnership with the later three agencies, as well as the non-profit Evergreen MBA, and other non-profit or professionals as necessary. Evergreen MBA has committed to engaging volunteers to provide the annual maintenance needed and reduce the long term cost to the city.

Adopted Plan: The local community of North Bend has expressed their desire for additional open space, trails, and passive recreation opportunities. In 2012, Si View MPD hired a consultant to conduct a Community Interest and Opinion Survey to help establish priorities for future development of parks and recreation facilities, programs and services within the community. Results indicated a strong preference of respondents for additional open space and trails, and passive recreation. The top 5 outdoor park and recreational facilities identified as a need by respondents were walking and biking trails (77%), followed by natural areas and wildlife habitat (North Bend Comp. Plan, Parks Element, P 11, adopted December 8, 2016). This message was delivered again in 2015 when the City of North Bend conducted a community survey which asked respondents to prioritize addition facilities they would like to see in North Bend. The largest number of common responses called out addition biking and walking trails (North Bend Comp. Plan, Parks Element, P 12, adopted December 8, 2016). North Bend has exceptional recreation opportunities surrounding the community, but few trail connections tie these surrounding opportunities into town. Public input consistently request additional trail opportunities, particularly for walking, biking, and open space / passive recreation. The proposed park will provide trail opportunities to link North Bend directly to an extensive passive recreation trail system.

This project and the community of North Bend are in the heart of the Mountains to Sound Greenway, the 1.5 million-acre landscape of forests, wildlife habitat, open spaces, and thriving communities surrounding Interstate 90 between Puget Sound and Central Washington. This project aligns with the Greenway vision of thoughtfully connecting public forest and park lands, maintaining healthy watersheds, protecting wildlife habitat, and creating a comprehensive recreation infrastructure, all key elements of the high quality of life we enjoy in the region.
3. STEWARDSHIP AND MAINTENANCE

How will the property be st stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?

The proposed park will be developed in collaboration with Si View Metropolitan Park District, the City of North Bend, King County, Evergreen Mountain Bike Alliance, and other local community stakeholders or professionals as necessary. Providing park space maintenance at a level of service consistent with industry best practices will be Si View Metropolitan Park District’s responsibility. It is anticipated that any development that requires maintenance expertise outside the knowledge of Si View will be maintained in collaboration with skilled and knowledgeable professionals. The maintenance requirements would be funded by the Si View Metropolitan Park District’s General Fund.

The proposed park lends itself to volunteer stewardship opportunities. Stewardship and long term park maintenance will be secured via partnerships with local outdoor recreation organizations, including the Evergreen Mountain Bike Alliance (Evergreen MBA). Evergreen MBA can provide both sustainable park design and construction services, as well as annual maintenance assistance, using a mix of volunteer labor and grant funds.

Evergreen MBA has expressed strong interest in the Partnering for a Park project as a potential site for mountain bike trails due to its proximity to the City of North Bend and the potential to link to other nearby mountain bike parks. The park’s location and Evergreen MBA’s strong membership numbers in and near North Bend offers opportunity to engage Evergreen’s existing volunteer network and local riders in both stewardship and maintenance needs.

In 2015, Evergreen delivered more than 15,000 hours of volunteer labor to the Washington State communities. Parks of this size often require at least 2,000 hours of volunteer labor per year. Evergreen is confident that it can engage its member and rider community to deliver the volunteer hours needed to assist the City of North Bend with its annual maintenance needs and reduce the cost of long term maintenance to the City. In addition, Evergreen MBA is available to help maintain the park through maintenance agreements with the City and/or other local jurisdictions and partners, and offers attractive non-profit rates in its long term maintenance contracts for bike parks in across Washington State.

Evergreen will augment its volunteer contributions and low-cost maintenance agreements with grant writing effort to deliver matching grants to the City of North Bend, using a mix of Federal, State, and local family foundation resources to assist the City of North Bend, and reduce long term park maintenance expenses. Evergreen MBA has a successful track record in collaborating with other local communities on other similar bike parks to deliver low-cost maintenance agreement to local cities and counties. Matching grants will come from local outdoor recreation company grants such as REI, family foundations, as well as State and County recreational grants such as the Washington Wildlife and Recreation Fund, NOVA, and/or King County’s Capital Projects or Youth Sports Facilities Grants. Evergreen is committed to assisting the City of North Bend in pursuing these grants to support both construction and future maintenance cost, upon property acquisition, and is confident that it can build on its successful track record in delivering matching grants and volunteer contributions.

Lastly, Evergreen MBA utilizes sustainable trail building techniques to ensure long term site environmental integrity and stewardship. Best management practices are used to locate trail, including creating the least impact to wildlife habitat and using sufficient wetland buffers and structures to reduce impact, and are designed with a line of sight perspective to reduce visual impact to other site user groups in order to facilitate a unique experience for each individual outdoor activity.

Evergreen’s trails are known worldwide for their quality, fun-factor, and long term environmental integrity. Site and trail drainage will be considered for four-season riding, and a rider ethic and signage plan would be designed to instill park stewardship for years to come.
4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNTa  
CFT: $1,000,000

2) TOTAL PEL APPLICATION AMOUNTb  
PEL:

*a Allowable CFT acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

*b King County projects only, if applicable.

Estimation of property value:  
Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).

The seller is asking for $2,000,000 for the property. The Trust for Public Land is working with the landowners to secure options, and the offer will be based on appraisals completed after the project has additional grant funds dedicated to the project.

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$0</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$30,600 (Excise $25,600 and Escrow $5,000)</td>
</tr>
<tr>
<td>Relocation</td>
<td>$0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$0</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$5,500 (20 hrs of CED Director at $157/hr and 20 hrs of Associate Planner at $118/hr)</td>
</tr>
<tr>
<td>Total Project Costs (CFT and other funds)</td>
<td>$2,036,100</td>
</tr>
</tbody>
</table>

MATCHING FUNDS: Existing Sources  
(CFT can only provide a maximum of 50% of anticipated project costs)

<table>
<thead>
<tr>
<th></th>
<th>DATE (Expended or Committed)</th>
<th>DOLLAR AMOUNT (Expended or Committed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Si View Metropolitan Park District</td>
<td>February 2015</td>
<td>$250,000</td>
</tr>
<tr>
<td>City of North Bend</td>
<td>February 2015</td>
<td>$250,000</td>
</tr>
</tbody>
</table>

Total CFT Funds Previously Received  
This Project

Total Matching Funds and Past CFT Funds  
Currently Identified

Unidentified Remaining Match Need

$500,000

Unidentified remaining match need: What funds are anticipated and what is the time frame?  
Please briefly discuss how the unidentified remaining match need above will be met.

The remaining $500,000 match will be secured through grants:
- King County is requesting $250,000 through the Parks Levy Funding; and
- The City of North Bend will be requesting $286,100 through WWRP Recreation grants.
### 5. IN–KIND CONTRIBUTIONS FROM PARTNERSHIPS

<table>
<thead>
<tr>
<th>Brief Activity Description</th>
<th>Dollar Value of In-kind Contribution</th>
<th>Status (Completed or Proposed)</th>
<th>Activity Date Range (Completion Date or Proposed Completion Date)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evergreen Mountain Bike Alliance will augment its volunteer contributions to engage its members and riders to contribute 2,000 hours of volunteer labor per year which is typical for parks of this size.</td>
<td>2,000 volunteer hours annually</td>
<td>Proposed</td>
<td>Ongoing maintenance to be completed annually.</td>
</tr>
</tbody>
</table>

| TOTAL                                                                 | 2,000 volunteer hrs annually         |                                |                                                               |

### 6. ATTACHED MAPS (Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo)

8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

**Site Map that shows the following:**
- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) parks or open spaces labeled and shown in dark green or distinct shading.

**Location Map that shows the following:**
- Other permanently protected open spaces (private, non-profit, institutional, etc.) shown in light green or distinct shading;
- Major water courses such as creeks, rivers, lakes or wetlands;
- Major roads, arterial roads or regional trails.
- **Map scale:** This map should show approximately a ten-mile radius around the proposed acquisition(s).
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Map features are approximate and are only intended to provide an indication of focus features.
March, 2016
Site Photos