

South Fork Landing Master Plan

Final Summary Report
February 27, 2020

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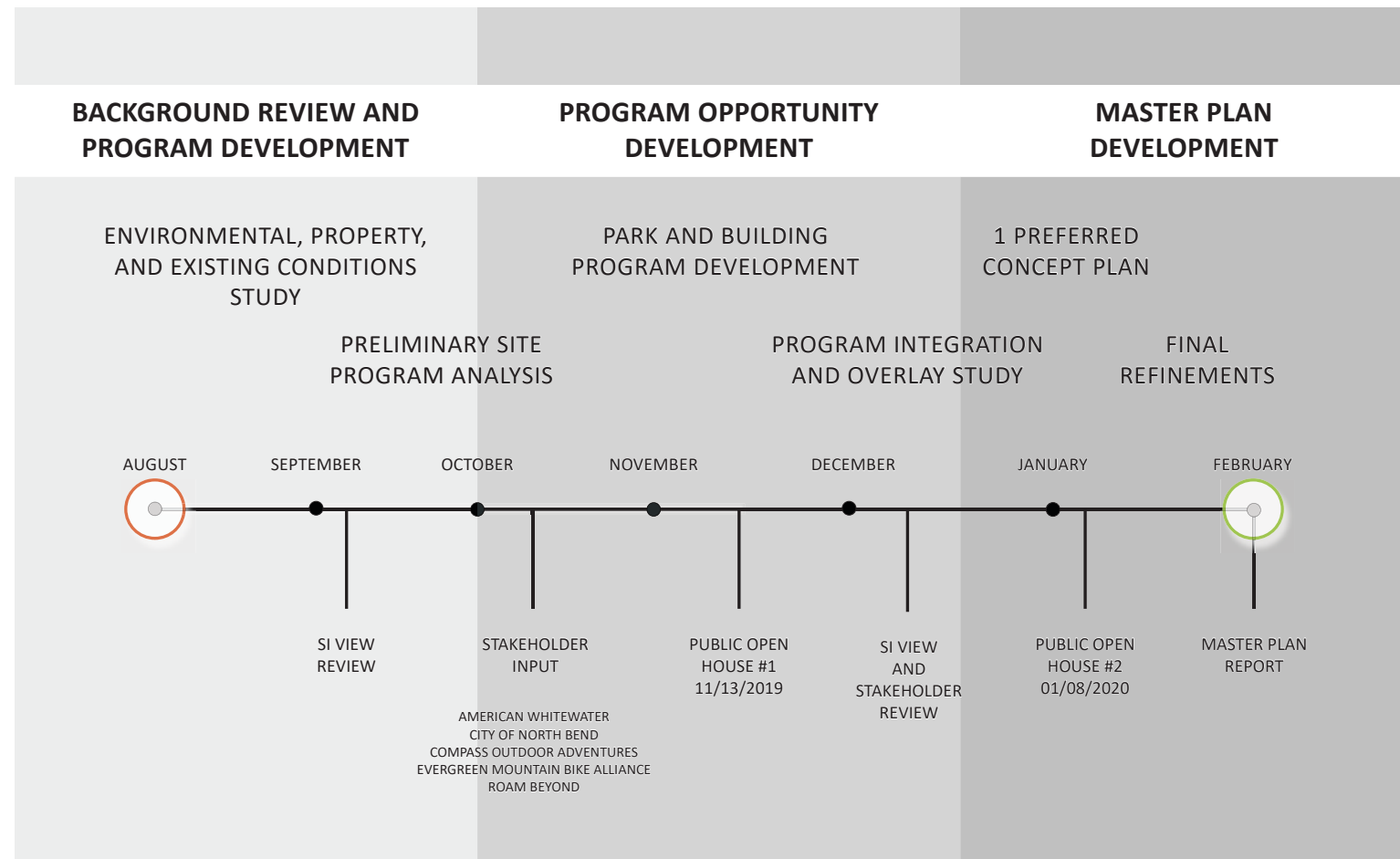
Berger Partnership

Design Team Consultants:

Hoshide Wanzer Architects
 KPFF Consulting Engineers
 The Watershed Company



Project Timeline



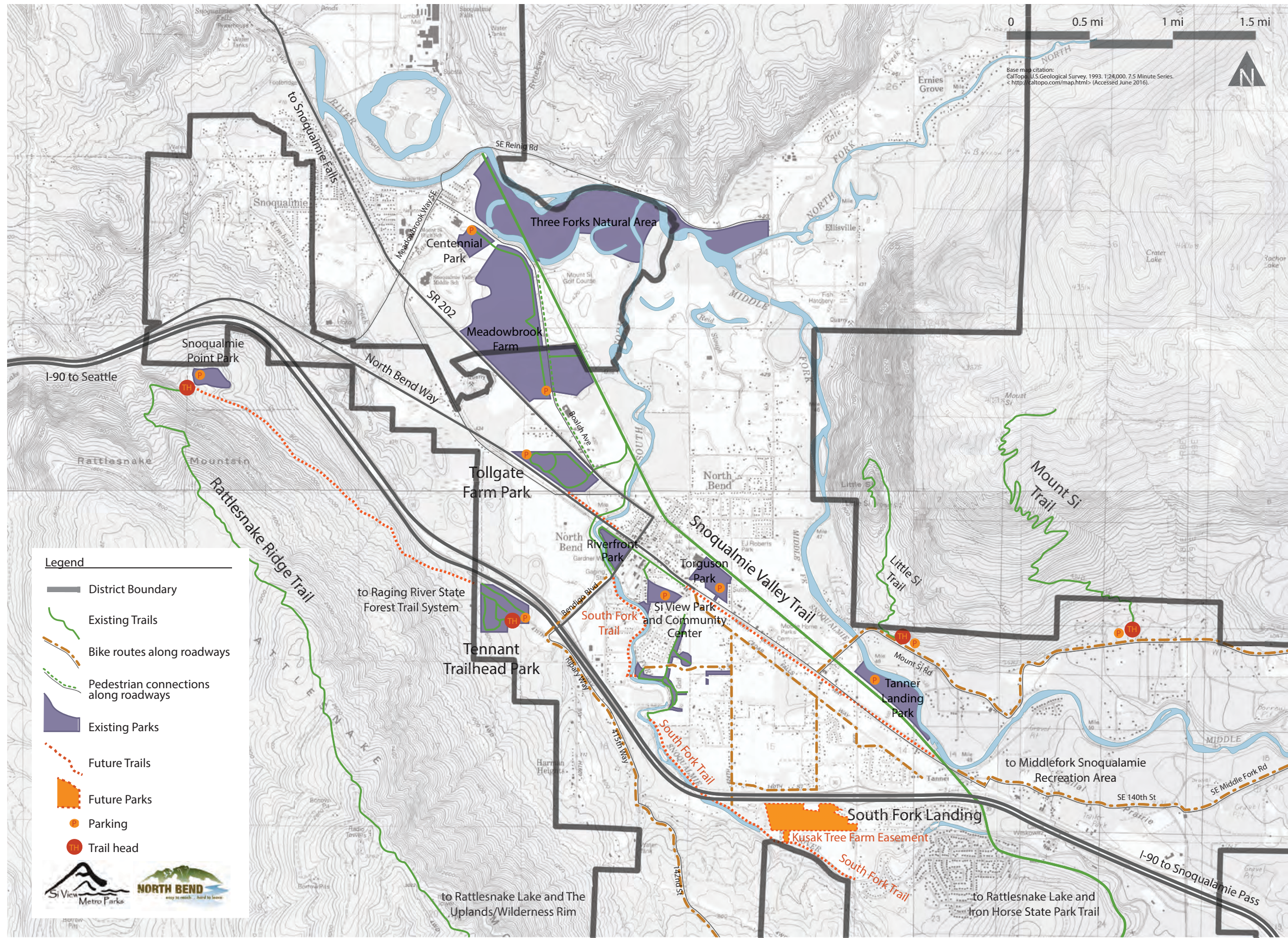
Executive Summary:

The mission of Si View Metropolitan Park District is to work in partnership with the community to enhance the quality of life through facilitation of recreation programs and parks in Snoqualmie Valley. The South Fork Landing acquisition and master planning effort was guided by the district’s comprehensive plan 2017 update, which identified acquisition of parkland for passive recreation in underserved areas, and development of walking and biking trails that link parks and green spaces as two of the top priorities. This project is consistent with the goals and policies of the comprehensive plan including Park Planning & Design, Trail Network, Recreation Facilities, Recreation Programs, Events, and Community Engagement.

Project Introduction and History:

South Fork Landing represents a unique opportunity to expand the recreational services within the southern half of the Si View Metropolitan Park District. Through a strategic partnership with the City of North Bend, the former Cascade Golf Course was acquired in two phases. A 28-acre parcel was purchased in late 2018. Subsequently, in late 2019 the district purchased three adjacent lots totaling 8 acres to complete the full 36-acre acquisition. Funding sources for the purchase included the 2018 district Capital Bond proceeds and grant funding from the Conservation Futures program. Terms associated with the purchase include a lasting commitment that these lands remain public and are for recreational access and benefit.

Conveniently located south of Interstate 90 at the intersection of 436th Ave SE and SE 142nd Street, and in unincorporated King County, the new community park is strategically positioned to not only fill a gap but also provide connections to a growing network of park facilities. In addition, the site is poised to provide access to the South Fork of the Snoqualmie River through an easement of the adjacent southern parcel. This will not only provide a regional trail connection along the top of the levee to North Bend, it will also allow access to the water for white water kayaking and stand-up paddle boarding seasonally. Future trail connections beyond the site will allow the ability to access an ever growing network of shared-use trails that are popular in the valley. This was seen as an asset in looking at opportunities to host retreats at the site. Strategic partnerships with groups like the Evergreen Mountain Bike Alliance and American Whitewater were explored to determine what facilities could benefit both the district as well as the community.



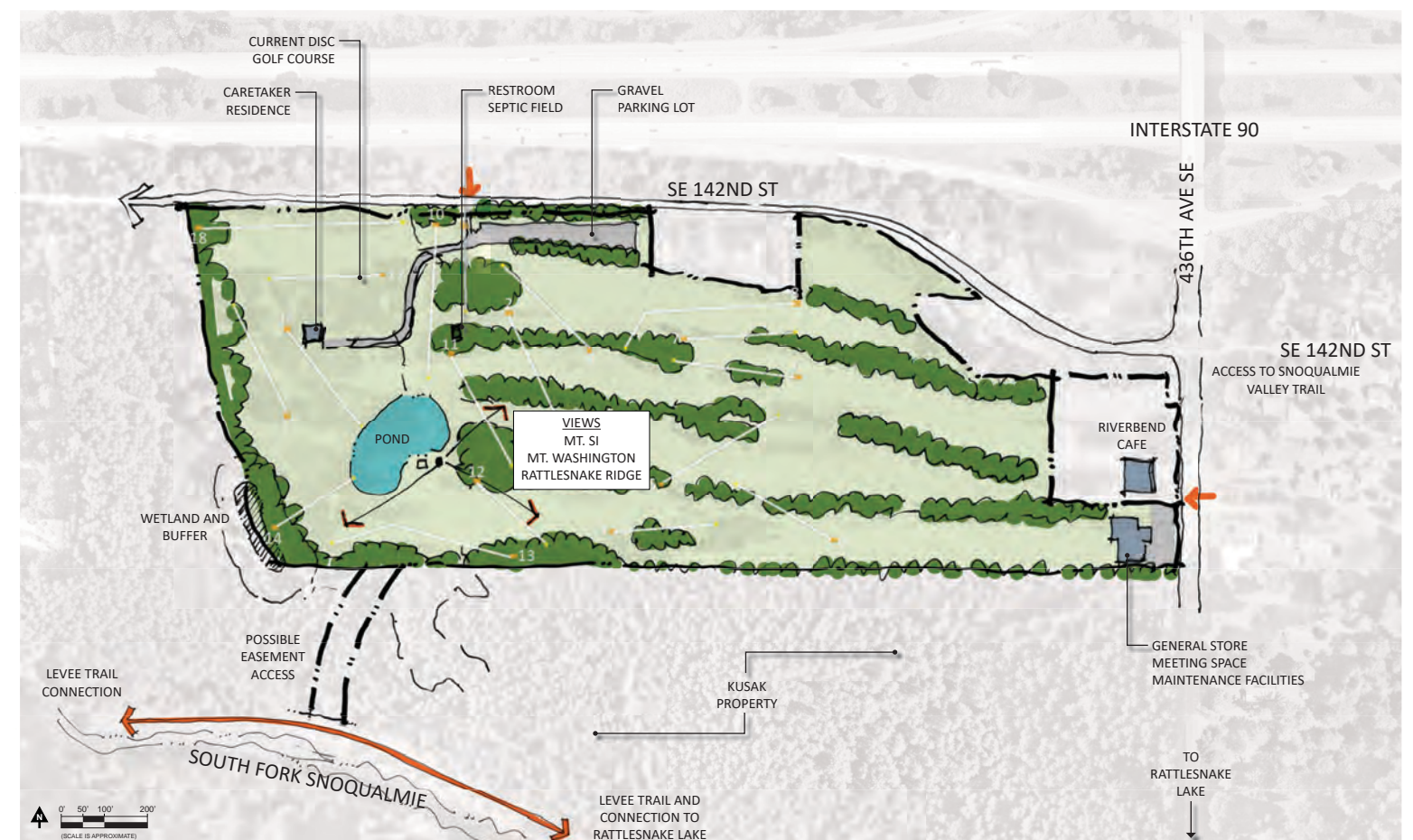


King County GIS database was studied for environmentally critical hazards, and combined with a detailed reconnaissance walk with The Watershed Company (environmental consultants). It was revealed the vast majority of the site is unencumbered from wetlands, steep slopes, liquefaction, floodplain or floodway requirements. This greatly increased the park program considerations for the site. The one exception is the western 9 acres of the site, where the grades gently dip down into the floodplain and floodway. There is also one wetland along the southwestern property boundary. A condition of the sale of the property required this area to be set aside as a conservation area due to Conservation Futures Tax program restrictions. This was a consideration for planning purposes, and elements such as trails or camping were considered here since they are allowable uses within CFT conservation areas.

Hoshide Wanzer Architects completed an assessment of the existing buildings that informed how these structures could be adapted for park use. It was determined many of the existing structures do not meet the needs of the park, with the exception of the General Store and the maintenance shed just south of the store. It is possible this shed could be moved to the new maintenance area in future phases. See Appendix A for the full report.

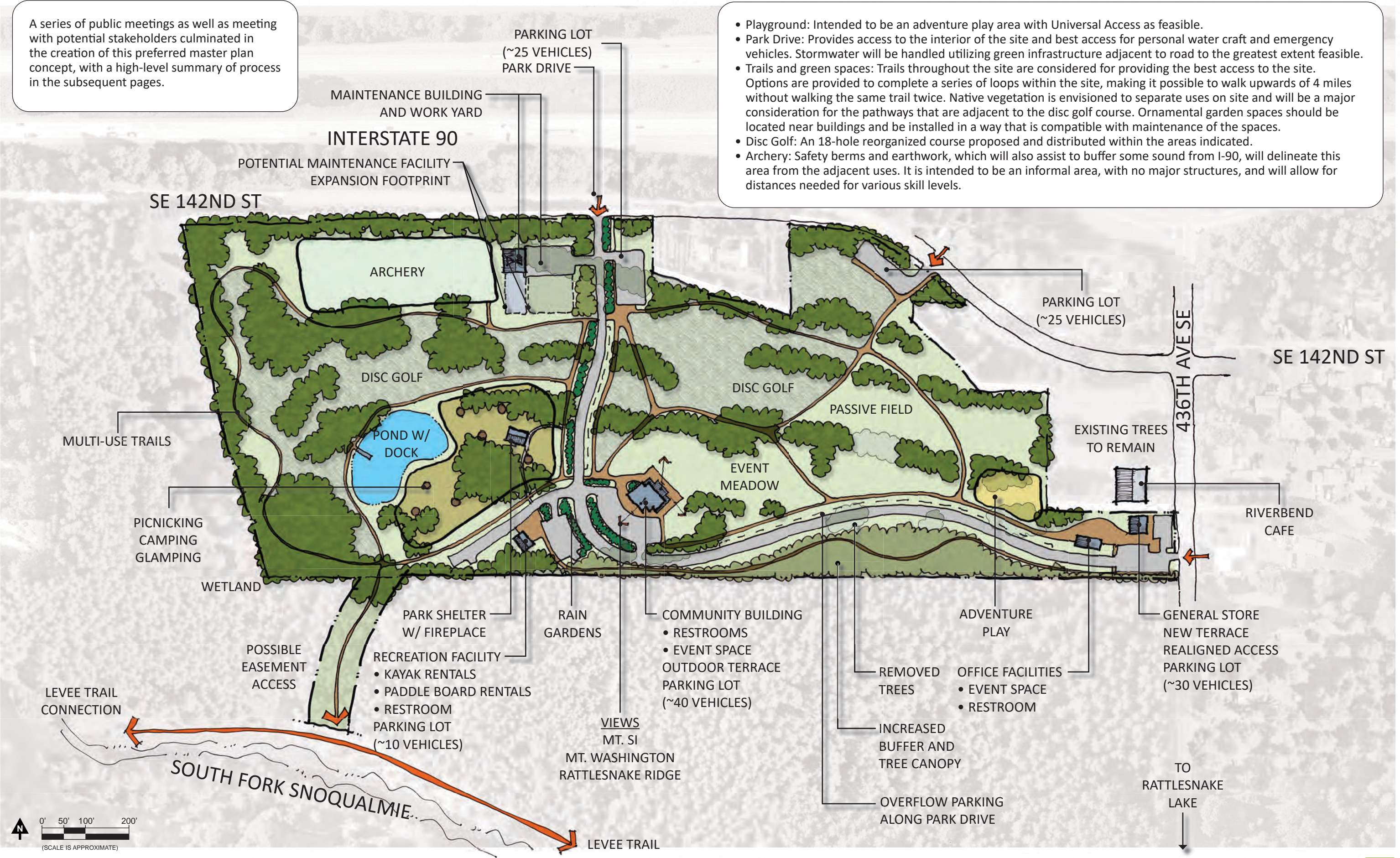
An important cornerstone for the local community is the existing General Store that was included in the purchase of the land. The store not only provides a benefit to the local neighborhoods, but is also the last stop on the way to the popular Rattlesnake Lake Recreation Area as well as the Palouse to Cascades Trail, south of the site. Realizing the value of this important asset to the community, Si View Metropolitan Parks has partnered with a local concessionaire to continue operating the store. The adjacent Riverbend Cafe was not included in the sale of the former golf course property, and will continue to operate under the existing ownership. Planning for the park considered organization of the parking lots to help manage conflicts between park and cafe users.

The site itself provides sweeping views of surrounding Cascade mountains, with a mix of forested and open lawn areas suitable for passive recreation activities. Large mature trees line areas formerly used as golf fairways providing shade and separation in the landscape. The forested areas also provide habitat for wildlife, including elk.



A series of public meetings as well as meeting with potential stakeholders culminated in the creation of this preferred master plan concept, with a high-level summary of process in the subsequent pages.

- Playground: Intended to be an adventure play area with Universal Access as feasible.
- Park Drive: Provides access to the interior of the site and best access for personal water craft and emergency vehicles. Stormwater will be handled utilizing green infrastructure adjacent to road to the greatest extent feasible.
- Trails and green spaces: Trails throughout the site are considered for providing the best access to the site. Options are provided to complete a series of loops within the site, making it possible to walk upwards of 4 miles without walking the same trail twice. Native vegetation is envisioned to separate uses on site and will be a major consideration for the pathways that are adjacent to the disc golf course. Ornamental garden spaces should be located near buildings and be installed in a way that is compatible with maintenance of the spaces.
- Disc Golf: An 18-hole reorganized course proposed and distributed within the areas indicated.
- Archery: Safety berms and earthwork, which will also assist to buffer some sound from I-90, will delineate this area from the adjacent uses. It is intended to be an informal area, with no major structures, and will allow for distances needed for various skill levels.





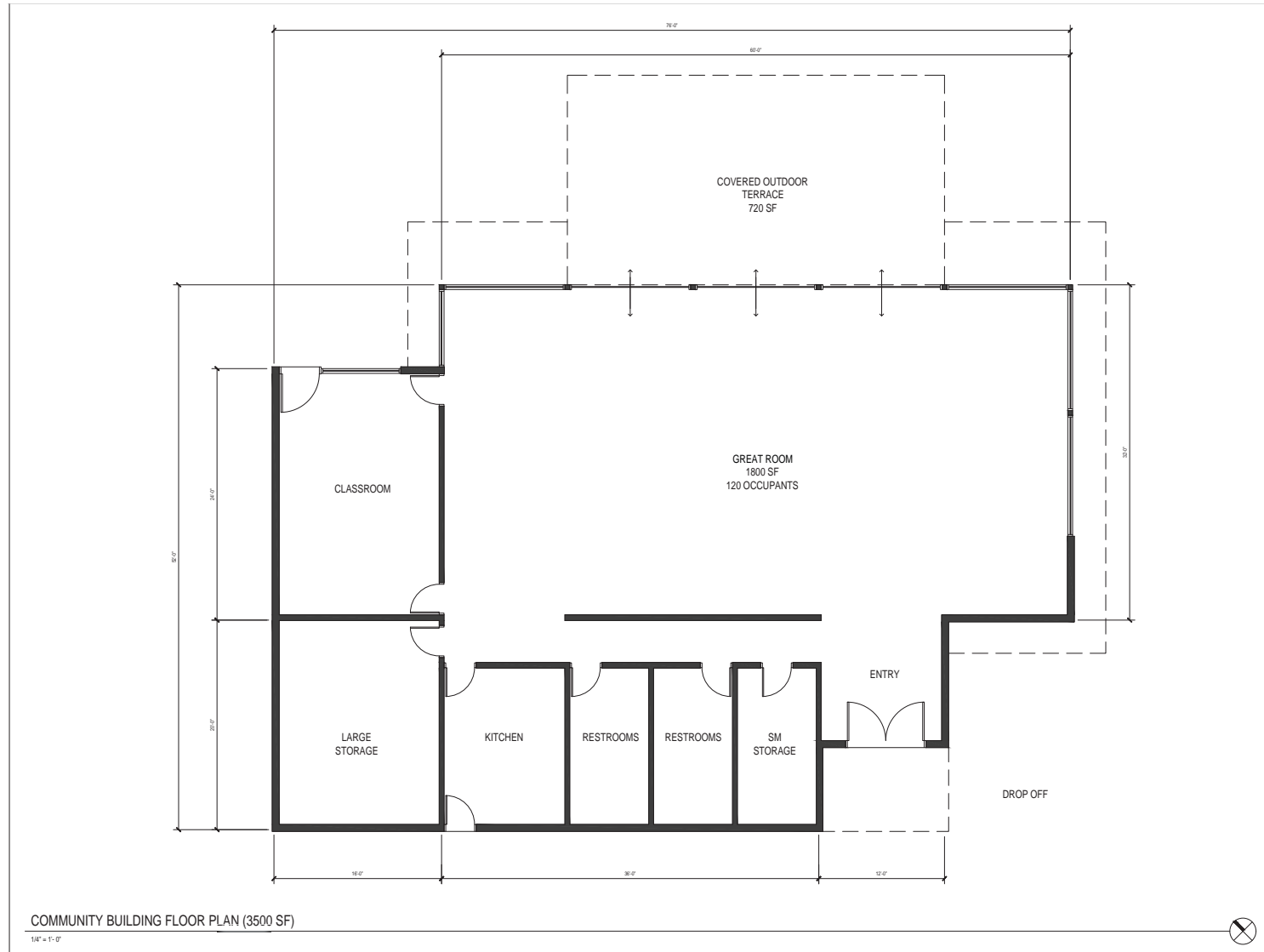
ILLUMINATION



PERFORMANCE



COVERED AREAS



CONCEPTUAL SKETCH VIEW TOWARD MT. SI



POND DOCK



ARCHERY AND CROSSBOW



DISC GOLF



UNSTRUCTURED PLAY



RIVER PADDLE BOARD



RIVER KAYAK



ADVENTURE PLAY



PICNIC/CAMPING WITH AMENITIES

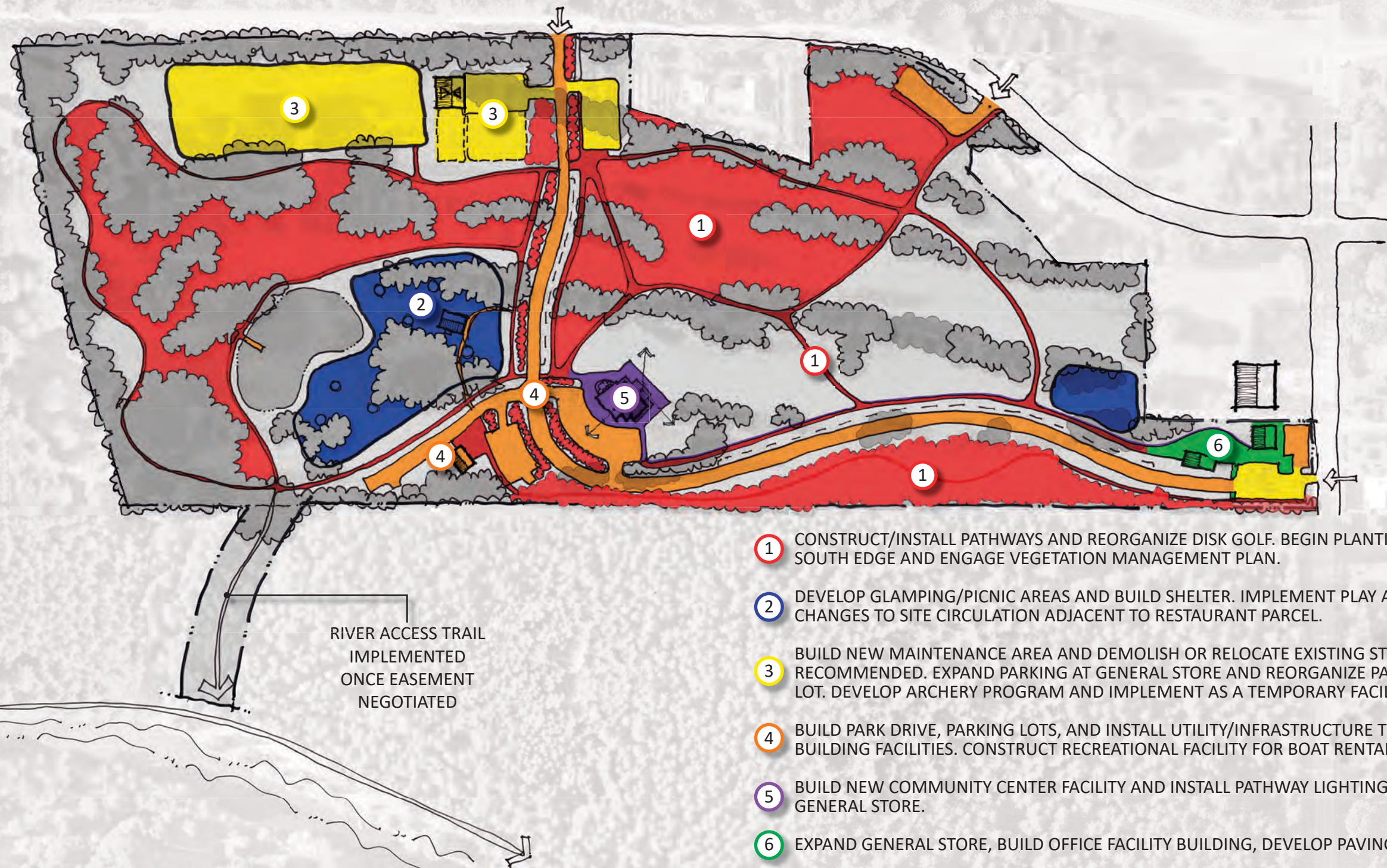


MOVIES IN THE PARK



Currently, there is limited budget allocated to implement the master plan. The purpose of completing this planning effort was to identify park programming opportunities, identify an estimated cost, and then determine how the park could be funded through either capital bonds, local grants, or partnerships. The completion of this plan allows eligibility to apply for multiple State of Washington Recreation and Conservation (RCO) grants. Other grant sources may also be available, such as King County Parks Levy Open Space grant. Generally, it is understood this plan will be implemented over a period of time that could range from 2 to 10 years. Therefore, the project has been broken out into distinct phases to help for future planning as funding becomes available.

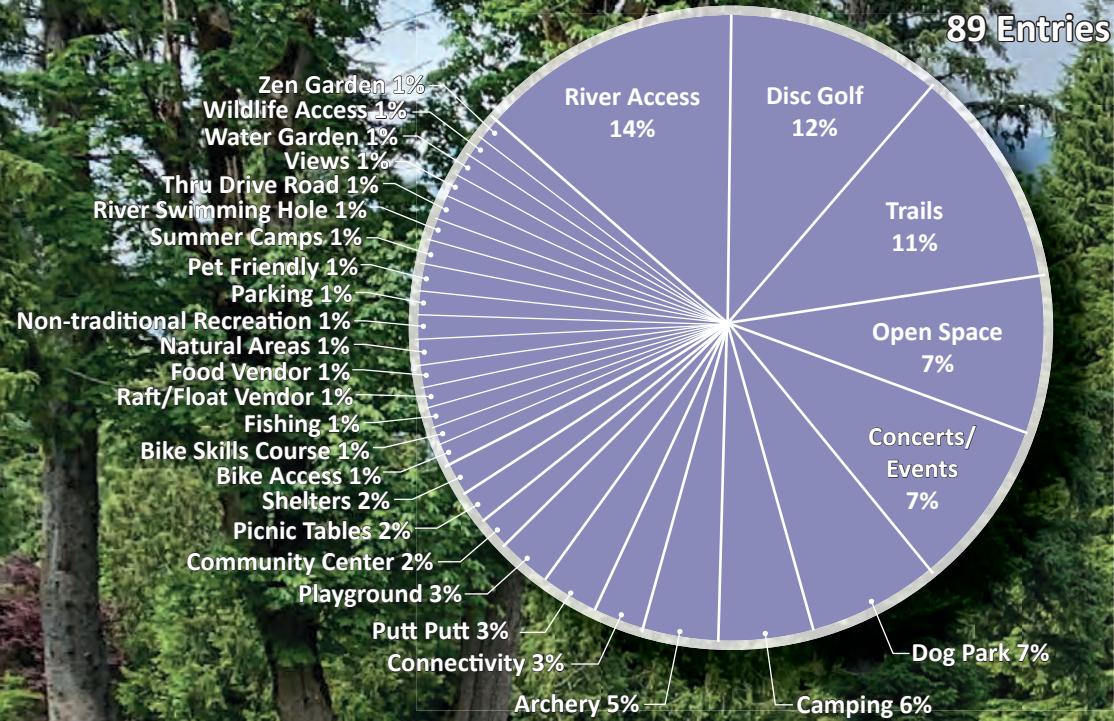
The phases indicated on the plan are generally arranged from low-cost and relatively simple execution, to large-scale infrastructure improvements, and finally the construction of a new community building. The first phase may be able to be implemented through current funding to construct or improve existing trails within the property and formally organize disc golf into its final location. This will allow other areas of the park to be available for passive recreation until other improvements are completed. The phasing also considered how to minimize impacts to the site so the park can remain open for use as much as feasibly possible.



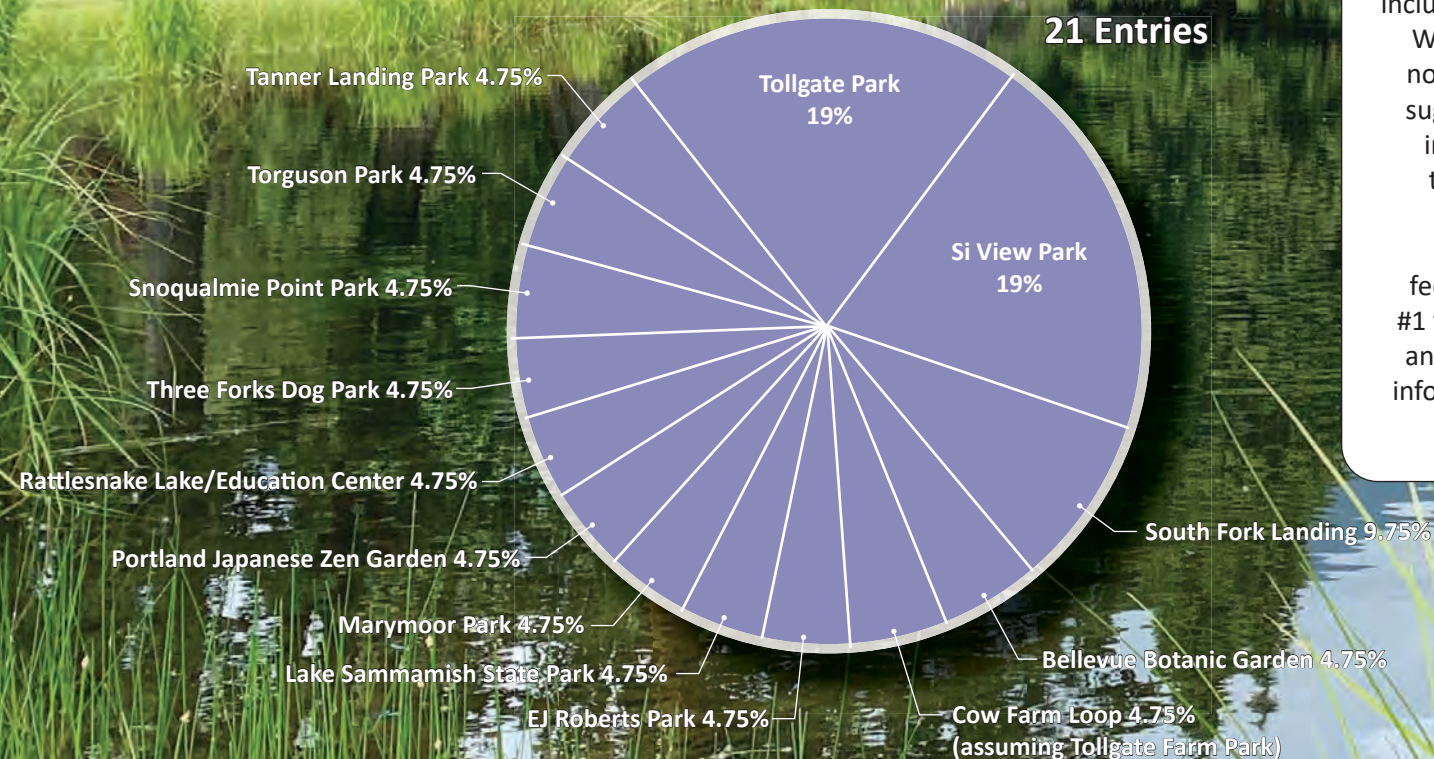
- ① CONSTRUCT/INSTALL PATHWAYS AND REORGANIZE DISK GOLF. BEGIN PLANTING BUFFER ALONG SOUTH EDGE AND ENGAGE VEGETATION MANAGEMENT PLAN.
- ② DEVELOP GLAMPING/PICNIC AREAS AND BUILD SHELTER. IMPLEMENT PLAY AREA AND MAKE A FEW CHANGES TO SITE CIRCULATION ADJACENT TO RESTAURANT PARCEL.
- ③ BUILD NEW MAINTENANCE AREA AND DEMOLISH OR RELOCATE EXISTING STRUCTURES AS RECOMMENDED. EXPAND PARKING AT GENERAL STORE AND REORGANIZE PARKING AT NORTHWEST LOT. DEVELOP ARCHERY PROGRAM AND IMPLEMENT AS A TEMPORARY FACILITY.
- ④ BUILD PARK DRIVE, PARKING LOTS, AND INSTALL UTILITY/INFRASTRUCTURE TO SUPPORT NEW BUILDING FACILITIES. CONSTRUCT RECREATIONAL FACILITY FOR BOAT RENTALS.
- ⑤ BUILD NEW COMMUNITY CENTER FACILITY AND INSTALL PATHWAY LIGHTING CONNECTING TO GENERAL STORE.
- ⑥ EXPAND GENERAL STORE, BUILD OFFICE FACILITY BUILDING, DEVELOP PAVING TERRACE.



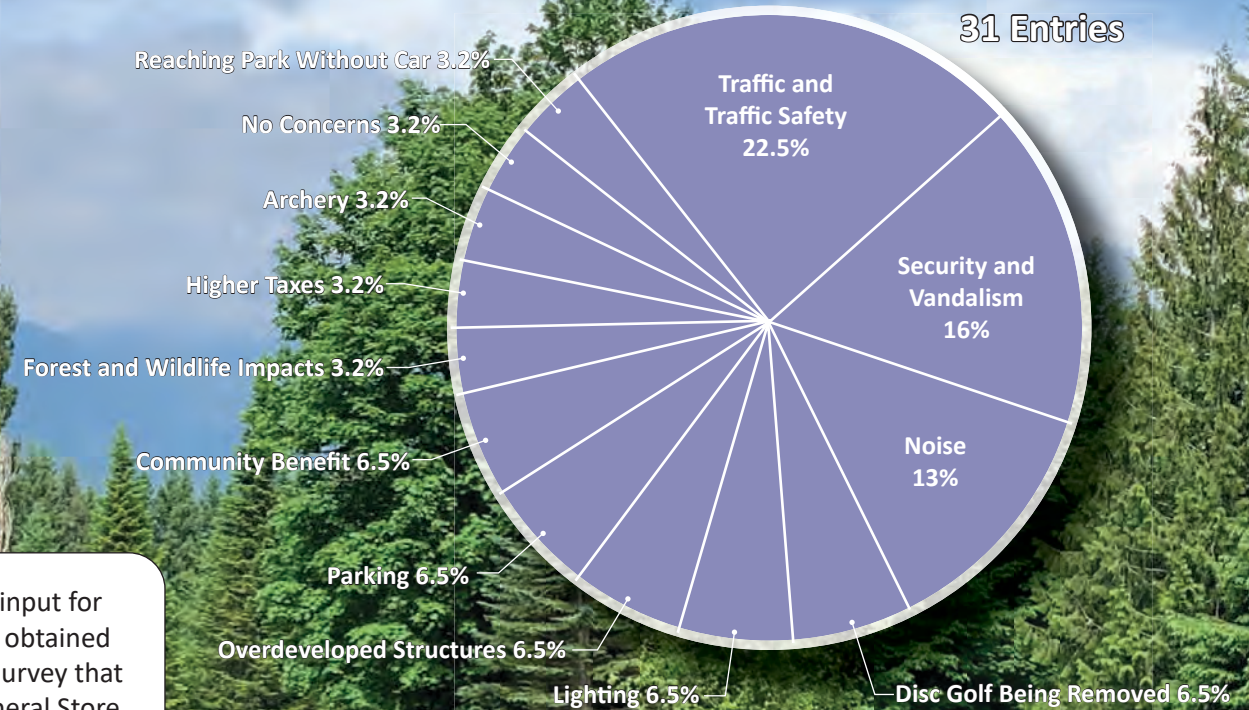
Q1. What types of park features and activities would you most like to see at this future park?



Q2. Is there a park you particularly like to visit or use?



Q3. If you are a neighbor, what are your biggest concerns?



Q4. How far do you live from the site?



Additionally, public input for the master plan was obtained through an informal survey that was posted in the General Store. The sheet allowed patrons to write down elements that they would like to see in their new park. Some surprising results included archery, among others. While this informal input is not included in the analysis, suggested program element inclusion was considered throughout the process.

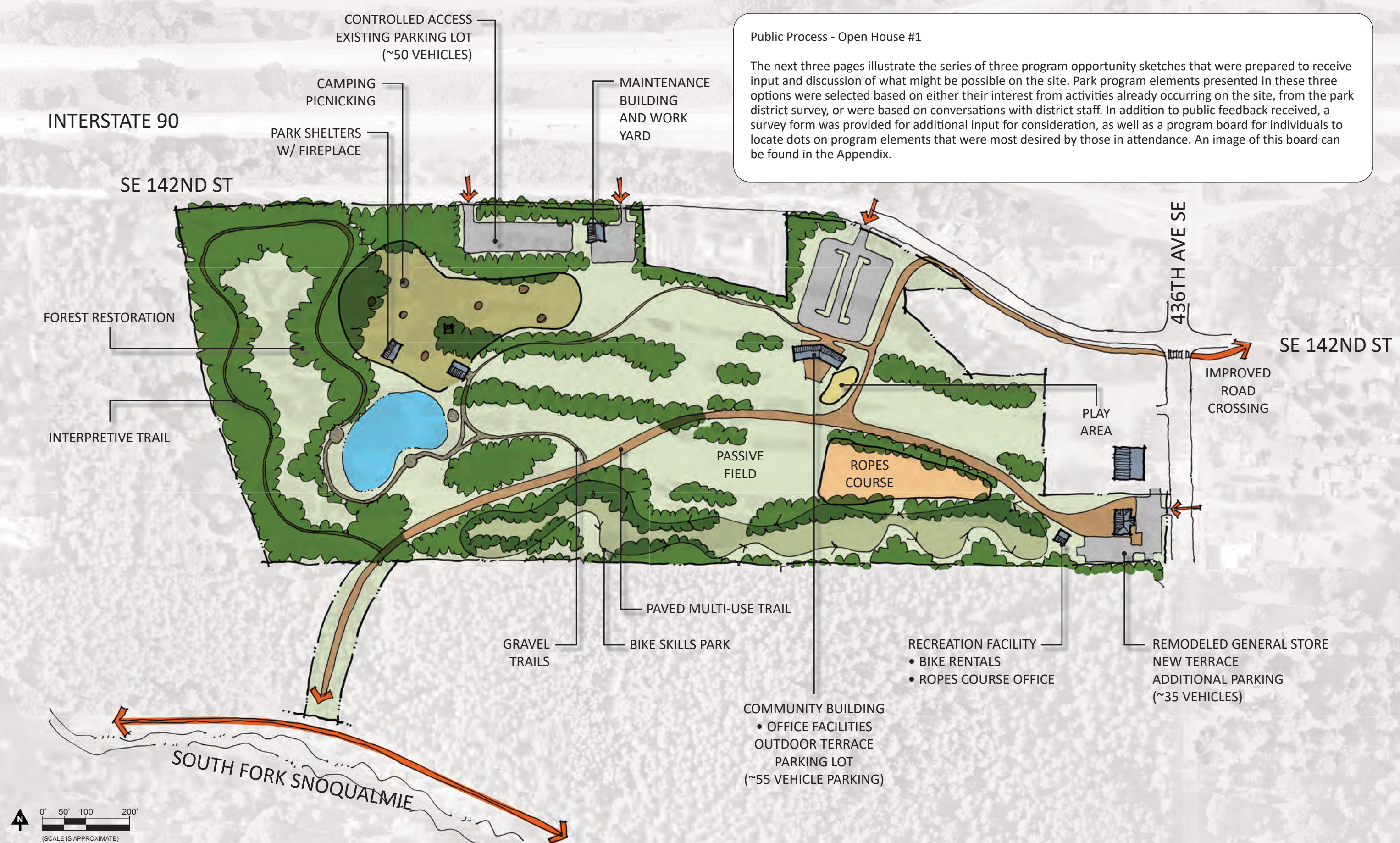
The anonymous survey feedback from Open House #1 that informed this analysis and summary, as well as the informal input can be found in the Appendix.

24 survey responses entered



Public Process - Open House #1

The next three pages illustrate the series of three program opportunity sketches that were prepared to receive input and discussion of what might be possible on the site. Park program elements presented in these three options were selected based on either their interest from activities already occurring on the site, from the park district survey, or were based on conversations with district staff. In addition to public feedback received, a survey form was provided for additional input for consideration, as well as a program board for individuals to locate dots on program elements that were most desired by those in attendance. An image of this board can be found in the Appendix.







INTERSTATE 90

PARKING LOT (~25 VEHICLES)

PARK DRIVE

MAINTENANCE BUILDING AND WORK YARD

SE 142ND ST

PARKING LOT (~25 VEHICLES)

ARCHERY

DISC GOLF

DISC GOLF

PASSIVE FIELD

POND W/ DOCK

EVENT MEADOW

MULTI-USE TRAILS

436TH AVE SE

SE 142ND ST

IMPROVED ROAD CROSSING

CAMPING PICNICKING

COMMUNITY BUILDING
• RESTROOMS
• EVENT SPACE
OUTDOOR TERRACE
PARKING LOT (~40 VEHICLES)

ADVENTURE PLAY

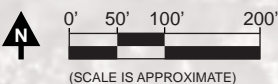
OFFICE FACILITIES
• EVENT SPACE
• RESTROOM

GENERAL STORE
NEW TERRACE
REALIGNED ACCESS
PARKING LOT (~30 VEHICLES)

RECREATION FACILITY
• KAYAK RENTALS
• PADDLE BOARD RENTALS
PARKING LOT (~10 VEHICLES)

VIEWS
MT. SI
MT. WASHINGTON
RATTLESNAKE RIDGE

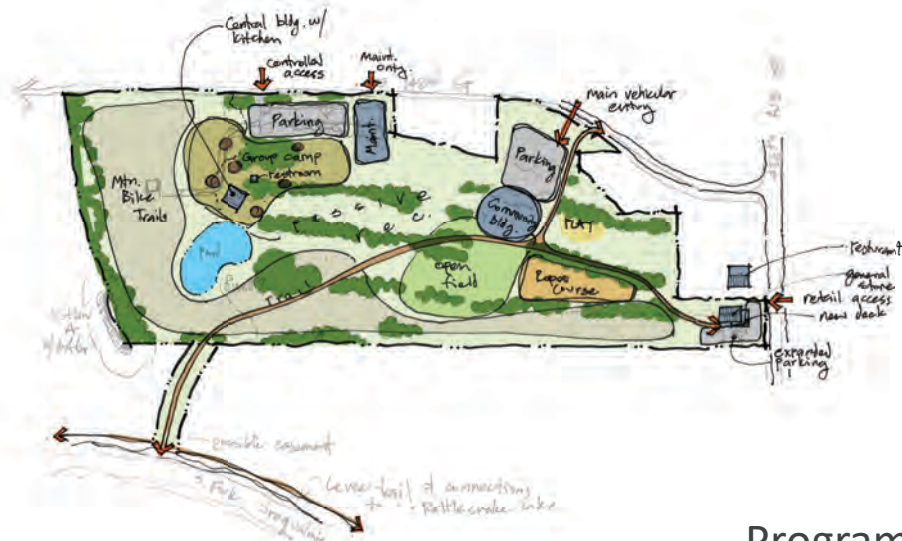
SOUTH FORK SNOQUALMIE



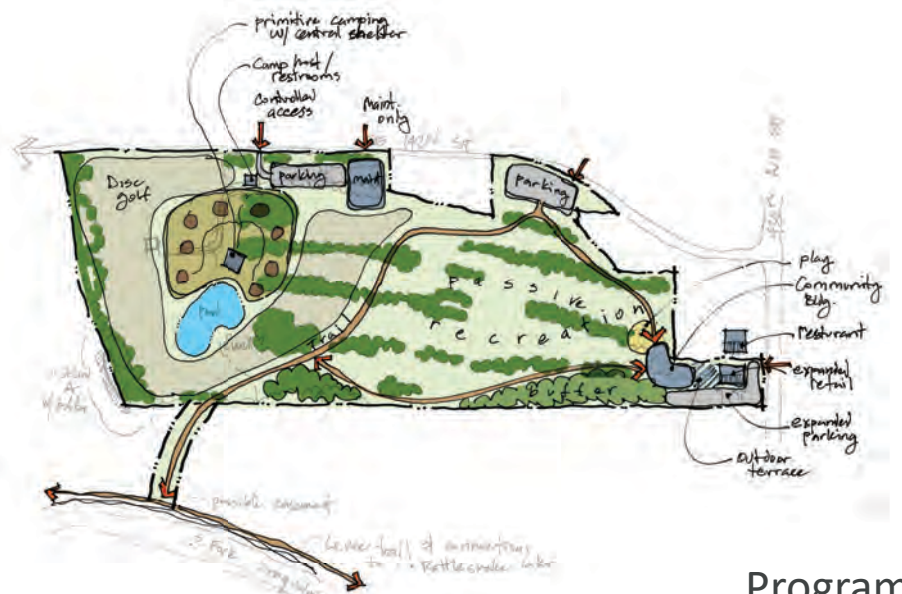


Potential stakeholders in attendance:

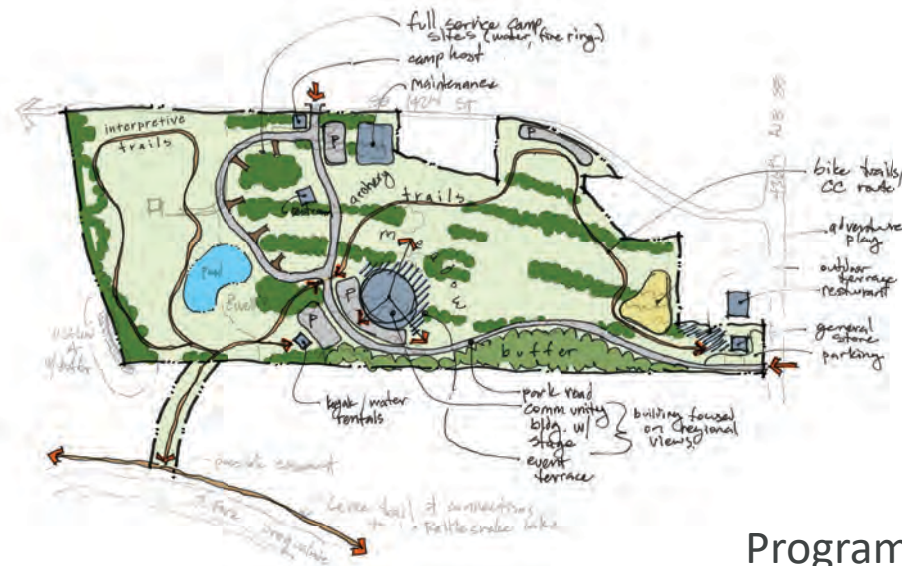
- American Whitewater
- City of North Bend
- Compass Outdoor Adventures
- Evergreen Mountain Bike Alliance
- Roam Beyond



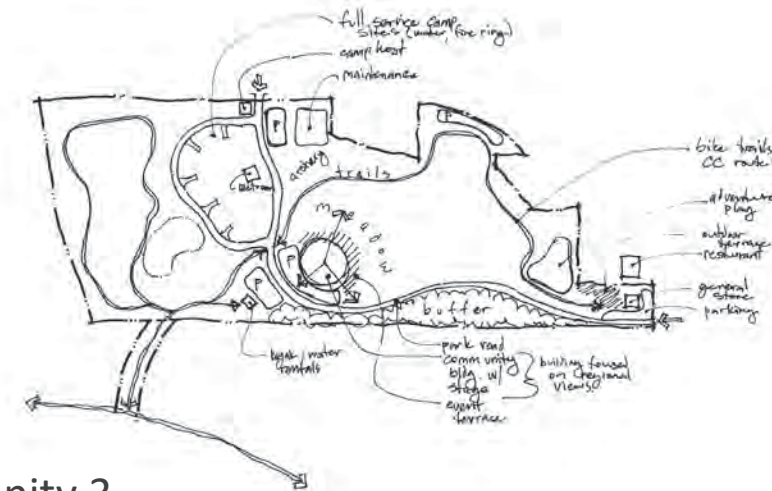
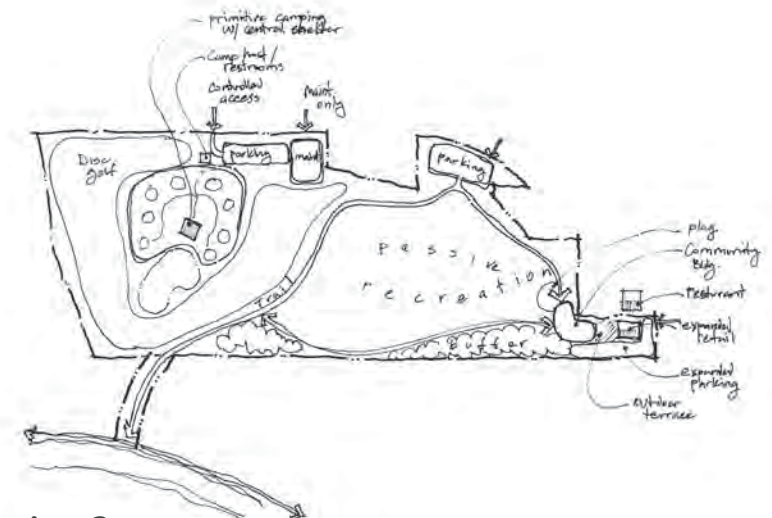
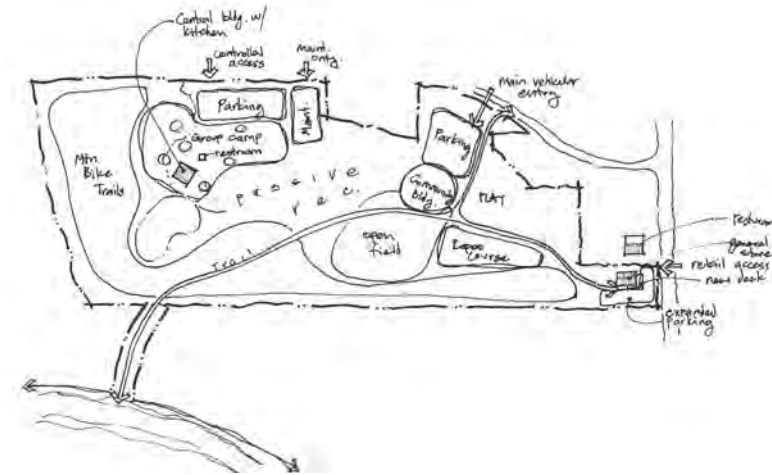
Program Opportunity 1



Program Opportunity 2



Program Opportunity 3



Leading up to the master plan public process, Si View Parks vetted new park programming and partnership ventures that would provide valuable insight. These elements included the following:

- Disc golf course (18 holes): Being a former golf course, disc golf seemed a logical fit given the linear layout of the former fairways. Large mature trees, the irrigation pond, and sweeping regional mountain views provide a spectacular backdrop for the course. We would learn through the planning process strong support to make this a permanent amenity within the park.
- Glamping: In the summer of 2019, a concessionaire provided three trailers for rent on site. The trailers were setup around the irrigation pond, complete with outdoor seating areas and a fire pit. There was some success, and many lessons learned. It was identified that disc golf activities are not compatible with glamping. Future planning considered how to separate these user groups.
- Summer camp programming: The former Pro Shop building served as a home base for a highly popular summer camp in 2019. The site's open layout provides lots of options for imaginative play, team games and outdoor projects, as well as easy access to I-90 for field trips.
- Music event: The site was used to host DoggieStock, a music festival benefiting Valley Animal Partners, a non-profit in the Snoqualmie Valley. Hundreds of visitors and their pets attended events throughout the site. The site lent itself well to providing overflow parking on the field, and was a success. Planning for the park allows the flexibility to host large gatherings, celebrations of community events.
- High school cross country: The site lends itself well to a 3.1-mile (5 km) loop course that allows convenient spectator viewing in the center of the site. The new plan allows trails that accommodate a 3.1-mile course.



APPENDICES:

- APPENDIX A: Architectural. Hoshide Wanzer Architects.
Existing Structures Assessment (August 2019)
Facilities Program (October 2019)
Expanded Maintenance Facility Program (December 2019)

- APPENDIX B: Civil Engineering. KPFF Consulting Engineers.
Site/Civil Schematic Design Technical Memo (January 2020)

- APPENDIX C: Environmental. The Watershed Company.
Technical Memo: Existing Conditions & Environmental Permit Planning Summary (August 2019)
Permitting Matrix (August 2019)

- APPENDIX D: Public Feedback.
Open House #1 Survey, Online Feedback, Open House Program Dot Exercise (November 2019)
General Store Informal Program Input (Summer 2019)

- APPENDIX E: ROM Phase Probable Cost of Construction (February 2020).

