



17 March 2025

STAFF MEMO

SUBJECT: 39192 SE Park St Right of Way (ROW) vacation request

Staff have reviewed the petition for ROW vacation request from NWBF, LLC. This staff report is intended to identify City priorities at and near the proposed property.

The property in question, located at 39194 Park Ave (Parcel 7849200064), is located within the proposed Snoqualmie Rivertrail/Riverwalk. The Snoqualmie Rivertrail, also known as the Riverwalk, is a proposed trail system linking the Snoqualmie Falls and the Snoqualmie Valley Trail (At Reinig Bridge). The Riverwalk Plan involves a combination of private property acquisitions and existing City owned property which would be redeveloped into the trail. The majority of the private property acquisitions, and the primary focus since inception, has been the properties along Park Ave SE between the Meadowbrook Bridge and Downtown Snoqualmie.

As the petition acknowledges this property is part of the City's riverfront property acquisitions associated with the Rivertrail Master Plan. The City uses a variety of grants and local funding agreements to make these acquisitions. As with all other acquisition efforts the City would be required to follow policy and easement requirements associated with the funding organization's requirements (such as conservation easements and purchase price- appraisal rules). This property is adjacent to City owned property, is within what is considered the high priority restoration area, and is along a proposed main portion of future Rivertrail sections. Because of these attributes this property would be ranked high for acquisition efforts and likely higher ranked than originally scored in 2015 at the drafting of the plan.

At this time there are two construction projects planned with the City's Six Year CIP that are implementing the Rivertrail concept. One of these projects is located directly adjacent to the proposed property site. At this time, the project titled 'Rivertrail: Arboretum' will construct a trail and assorted improvements in the existing open space currently owned by the City. The property, including the vacation requested area, would be included in this phase of the Rivertrail if the City has control/ownership.

In addition to the Rivertrail improvements at the site, the City has also implemented floodway overlay zoning. This site is located in both the floodway and the flood plain this zoning restriction applies. This zoning effort is designed to reduce the impacts of floods

which is described in [SMC 15.12.010](#): "...periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.". The intention of these zoning efforts isn't to rarify or increase value of property but to reduce the negative externalities caused by their existing us.

Sincerely,

Dylan Gamble  
CIP Manager