



Snohomish County Mountain Bike Feasibility Study

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Snohomish County Mountain Bike Feasibility Study

Introduction Tech Memo

September 15, 2024

Project Overview

The J.A. Brennan team is focused on delivering professional services to develop and finalize a comprehensive 2023-2024 Feasibility Study for the Snohomish County Mountain Bike Park Selection Process.

The planning process involved meetings with stakeholder user groups and county officials, site reconnaissance using GIS analysis and in-person visits to assess existing environmental features, topography, drainage, access, parking, and potential trailheads. A selection criteria system was created to narrow down potential sites. A preliminary and final feasibility study was conducted, which identified three potential locations for the mountain bike park and included concept-level designs for those sites. These three sites were then narrowed down to two recommended locations.

Background

In 2022, Snohomish County Parks and Recreation (Parks) completed the preferred plan for Lord Hill Regional Park. The county collaborated with large stakeholder groups with representatives from the hiking, biking, equestrian, native plant, wildlife protection, geocaching, and orienteering communities to develop the Preferred Plan. As part of the public input process, stakeholder groups identified the need for dedicated mountain bike park(s) throughout the county.

Acknowledgments

Snohomish County Conservation and Natural Resources Parks and Recreation

Consultation and Advisement by DNR

J.A. Brennan Associates – Landscape Architects and Planners, project management and team leader

Stakeholders:

Jordan LaCroix (Volunteer)
Jon Petursson (Volunteer)
John Tucker (Volunteer)
Lacey Jeroue (Volunteer)
Aaron Edwards (Evergreen MTB Alliance)
Brandon Lester (Evergreen MTB Alliance)
David Fleischhauer (Evergreen MTB Alliance)

Kevin D. Cronk (Park Advisory Board Member)
Ashley McDonald (Bigfoot BMX)
Zachary Fuchs (Snohomish County Ranger)
Rich Patton (Snohomish County Ranger)
Justin Craven (Mtn Bike Team Coach)
Lisa Miller (Founder WA Student Cycling)

Public and Stakeholder Process

In coordination with Parks staff, the JAB team engaged stakeholders and the public in the planning process, including public meetings and stakeholder workshops. The meetings were intended to be interactive, with visual presentation tools provided at each public and stakeholder event. They were well attended, and extensive input was collected regarding the quality of the sites and the preliminary design layout for the nine sites under consideration. A core group of stakeholders participated in site visits, offering valuable insights for each location. This process led to a focus on the two finalist sites.

Project Goals

- Facilitate selection for a **dedicated mountain biking park**
 - Provide mainly mountain bike-only trails with some multi-use trails
- Select three sites and recommend two sites for further development
- Vary the park size to facilitate a range of experiences
- Create a diversity of recreational experiences
- Create a place to train as a rider

See the Appendix for public meeting notes and stakeholder workshop notes.

Stakeholder Workshops

Workshop #1 – Review project goals, potential properties, and their attributes, narrow to 8 sites and establish site selection criteria

Workshop #2 Charrette – Review 8 sites and discuss screening. The group evaluated each site against the established site selection criteria during the meeting.

Workshop #3 – Review Draft concept design of 3 sites and discuss enhancements to the designs

Community Outreach Meetings

Meeting # 1 – Solicit general community input and desires for the trail system and discuss project goals, explore potential sites, and discuss draft site selection criteria

Meeting # 2 – Review 8 preferred sites (from Charrette #2) and discuss attributes of the sites based on site selection criteria. A preliminary site ranking was also reviewed.

Meeting # 3 – Review of 3 final sites for feasibility study and alternative concepts for trail layout for two sites.

Snohomish County Mountain Bike Feasibility Study

09-15-2024

Site Analysis Tech Memo

This memo documents the site conditions for potential alternative locations for a mountain bike trail riding area. The project aims to assess up to eight sites using established design criteria. Please refer to the Site Selection Criteria Memo for further details regarding the selection criteria. Initial sites are selected by creating an inventory of potential land appropriate for a state-of-the-art mountain bike riding area or park. The inventory mapping was analyzed using sources such as the Snohomish County Park, Recreation and Open Space Plan (PROS), The Snohomish County Comprehensive Plan, the Snohomish County Conservation Futures map, and county GIS ownership maps to focus on public-owned land. The focus was on public land that could readily be used for the mountain bike trail system, including County, State DNR, and federal land. Some DNR-managed land was conveyed to the state for management. Snohomish County can go through a re-conveyance process to re-claim the management rights to properties with underlying Snohomish County ownership.

The evaluation of each site is based on available mapping and high-level reconnaissance site tours of each location. While the level of site inventory for the purpose of site selection is reasonable, additional site inventory and analysis will be required to confirm the feasibility and advance the designs. Wetland and stream delineations, soil evaluations, water supply and septic system considerations will need to be completed in future design steps.

Each site is evaluated according to the site selection criteria, allowing for thoughtful evaluation of its pros and cons later.

Existing Park and Recreation Facility Map

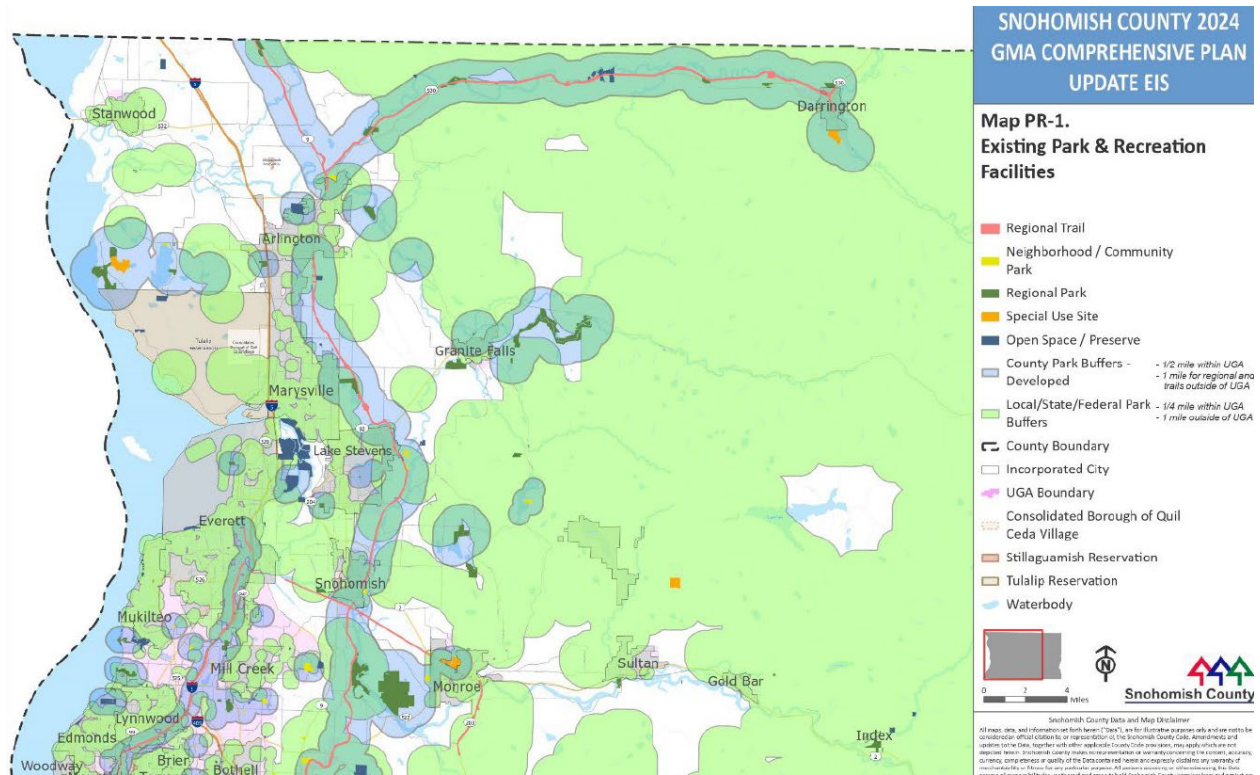


Figure 1: Screenshot from the draft 2024 update of Snohomish County Comprehensive Plan dated 9-7-23

Map PR-2. Existing Snohomish County Regional Trails Overview

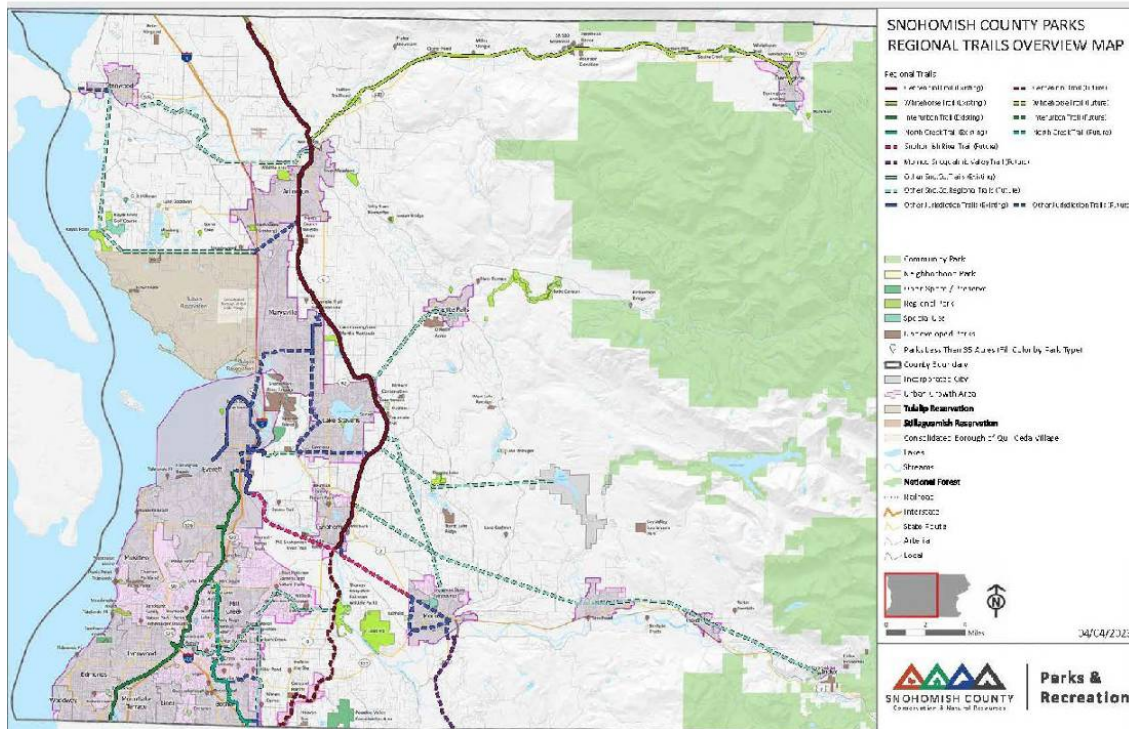


Figure 2: Screenshot from the draft 2024 update of Snohomish County Comprehensive Plan dated 9-7-23 showing future planned regional trails, including one going by Flowing Lake Park on its way

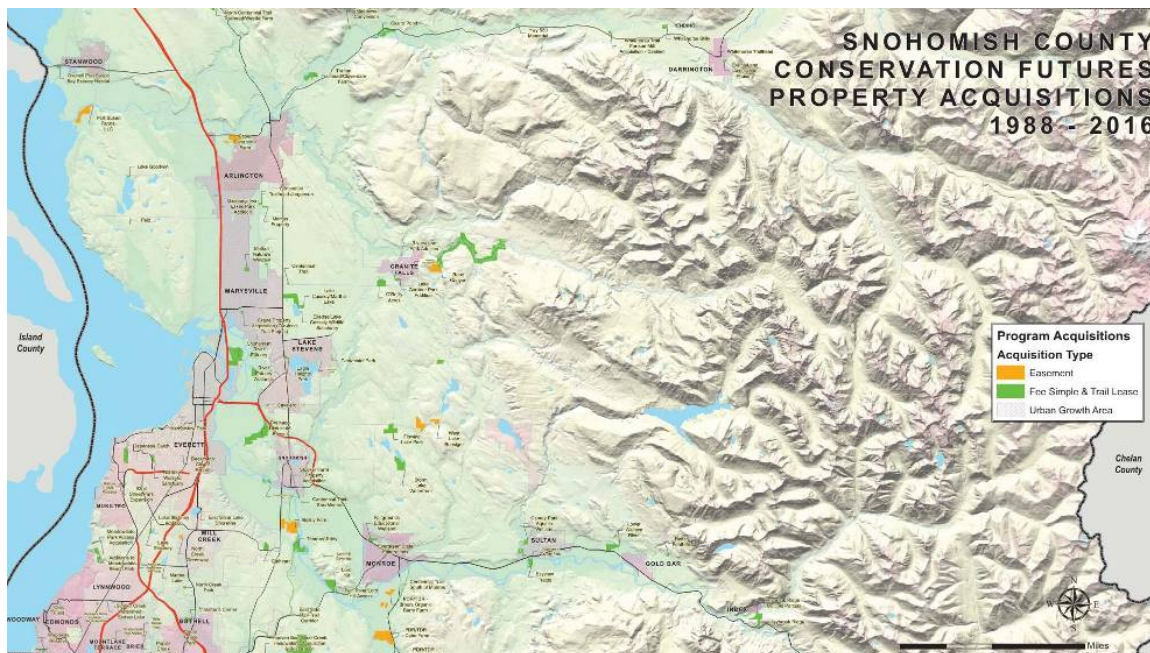


Figure 3: Snohomish County Conservation futures property acquisitions 1988-2016

Carousel Ranch Park

Overview:

Park Acres: 71.22 acres

This site is gently sloped to the west. Most of it is open, but some beautiful, widely spaced trees are found, especially in the northeast corner. There are several wetlands, a stream, and a pond, but ample space remains to develop parking and trails. The soil on the site is well suited for trail and parking lot development, except for the wetland soils.



Site Size/Total Usable Area:

The site is 71.22 Acres, with approximately 54 acres available for trailhead and trail development after wetland areas are excluded. It offers ample land for trail development. The size would be similar to Swan Creek Park's (in Tacoma, Washington) 50-acre mountain bike area.

- Park Acres **not** in wetlands and wetland buffers: ~19.28 acres
- Park Acres **not** in wetlands: 54.54 acres
- Park Acres of wetlands and wetland buffers: ~51.94 acres
- Park Acres of wetlands: 16.83 acres

Vehicular Access:

The site is accessible from Highway 9 and 73rd Drive NE. Access from Highway 9 should be explored for any required highway or frontage improvements. It can likely be used without extensive improvements, but traffic is high on this portion of the state highway. Access from 73rd is through a single-family neighborhood. As an option, this may serve as emergency vehicle access. A bridge or culvert would be required to cross the creek.

Trail Head Topography:

The site's gentle slopes, free of critical areas, offer excellent trailhead development. Parking for the future Centennial Trail may likely be integrated into the site.

Trail Topography:

The slopes are generally gentle, limiting the trail system's challenges. The site may be better for an introductory and training site; however, some steeper slopes are found in the northeast corner.

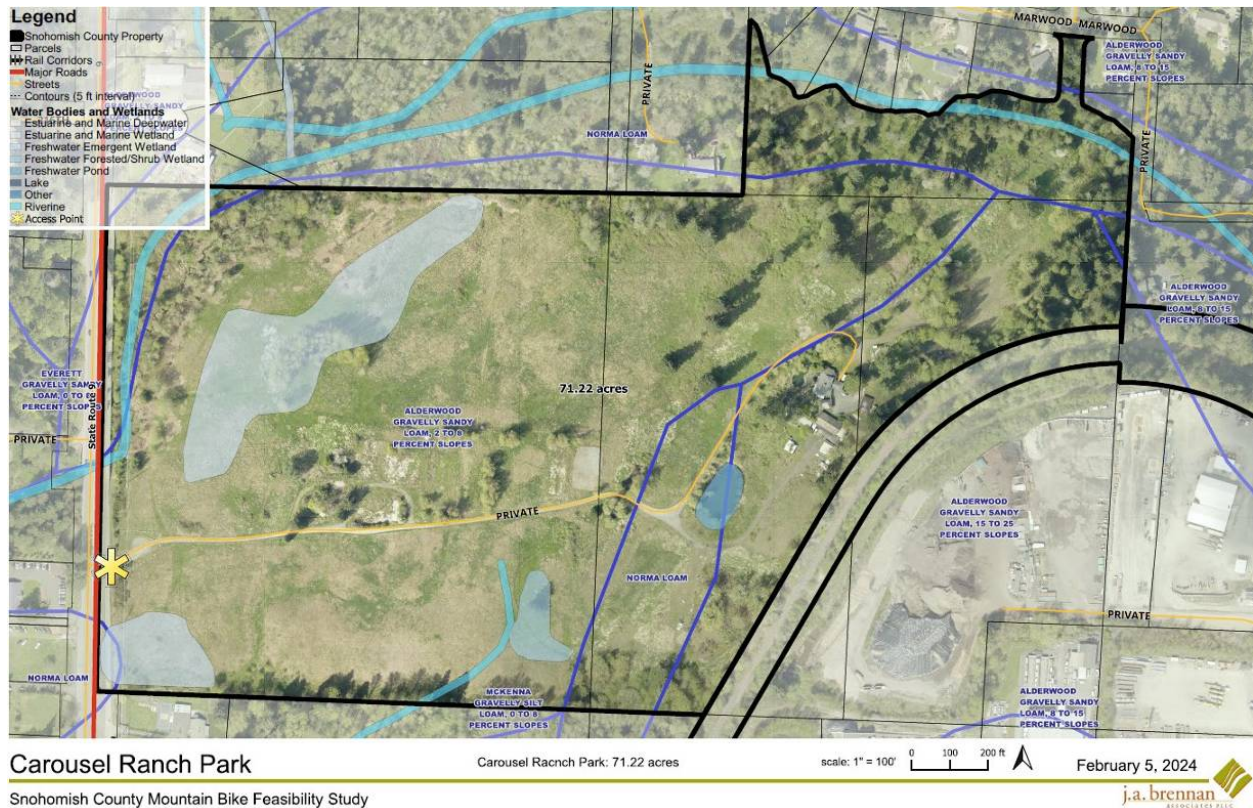


Figure 4: Carousel Ranch Park Mountain Bike Feasibility Study

Diversity of Landscape Character:

This site's diversity is fair. Much of it is open with grasslands and shrub-scrub. Widely spaced trees are also found on the site. A stream on the site's northern portion and scattered wetlands throughout the site offer points of interest and the possibility of wildlife viewing.

Existing Soil Conditions:

The site's soil is excellent if wetlands are avoided. Alderwood Gravelly Sandy Loam soils can be developed for trails, trailhead parking, etc. Norma wetland soils should be avoided when possible.

Views:

The views are fair. Territorial views with many green areas are available west of the site.

Links with Other Trails:

The site is adjacent to the future Centennial Trail, a rail-to-trail opportunity. The 228th Street SE bike lane is across Highway 9 to the south. Brightwater Park is adjacent to the southern boundary. Parks is planning a parking lot for the Centennial Trail at this site.

Proximity to Urban Centers:

The proximity is excellent for easy access. The site is within a developed area that is increasing in density. Woodinville and Maltby are nearby, and a large population nearby that can use the site.

Unique Features:

The site has a stream, pond, and wetlands that provide natural amenities. A residence is also on the site, which could be utilized as an amenity; however, adaptation is often cost-prohibitive.

Compatibility with Other Uses on Site:

The site is an undeveloped park and a potential future trailhead for the Centennial Trail, making it very compatible with mountain biking.

Other Complimentary Uses on Site:

Roads have been developed on-site. A residence is on the eastern portion of the site.

Surrounding Landowners Impact/Land Use:

The impacts are minimal. Brightwater Park is to the South, the future Centennial Trail to the East, Highway 9 to the west, and single-family residential to the north, separated by a stream corridor. Using the site for a mountain bike park would have minimal impact.

Existing Trails:

Few existing trails have been developed on site.

Cultural:

No known cultural resources have been identified on the site. The Snohomish County cultural resource specialist should confirm.

Easements and Codes that Limit Development:

There are no conservation easements on the site. For the impacts of critical area codes, see the critical area section. Does the code require any street frontage improvements?

Potential to Expand Trails on Adjacent Property:

The trails could potentially be expanded to Brightwater Park. King County manages the trails, which seem more focused on educational nature trails. They could also be available for mountain bike use, which can be explored with King County moving forward.

Availability of Funding Associated with the Property:

Snohomish County has +/- \$12 million available for trailhead and trail development. Some design work has been completed for the site to develop active recreation.

Critical Areas

The site has a variety of wetlands. A full wetland delineation has been developed for the site, which summarizes wetland boundaries and associated buffers (see Appendix). A small creek also bounds the north edge of the property.

Cedar Ponds Lake (DNR)

Overview:

Park Acres: 5,300+ acres

This DNR-managed land has an area of approximately 5300 acres; the location features mostly flat to gently rolling terrain with minimal elevation gain. Most of the site is forested with traditional northwest conifer forest stands and a patchwork of logged regions. Youngs Creek runs through the property, and several minor wetlands, streams and a series of ponds are scattered throughout, but ample space remains to develop parking and trails. The soil on the site is well suited for trail and parking lot development, except for the wetland soils.

Site Size/Total Usable Area:

The site is +/- 5300 acres with ample trailhead and development opportunities. DNR access roads provide good access to the property.

Vehicular Access:

This site has potential for up to two access points: one within Snohomish County at 299th Street and another along Cherry Valley Truck Trail Road. A third potential access point, along Cherry Valley Truck Trail Road, is south of the property in King County.

Trail Head Topography:

The site offers excellent topography for trailhead parking lot development near the access points.

Trail Topography:

Decent trail topography is offered with varied levels of grade change. However, the vertical elevation change is limited to one region, where elevation gain is decent, ranging from 600' – 800'. The property contains several high bluff areas surrounded by deeper valley segments, which could benefit a wide range of users with different experience levels.



Cherry Creek Falls trail access and a series of existing trails; linkages could be created to connect this trail network.

Proximity to Urban Centers:

Within Snohomish County, the City of Sultan is about a 4-mile drive from the northernmost access point.

Unique Features:

Young's Creek offers views of small waterfalls with excellent potential for nature and wildlife viewing. While off the property, Cedar Pond Lake can be seen from certain locations.

Compatibility with Other Uses on Site:

It is very compatible with mountain bike use.

Other Complimentary Uses on Site:

Existing logging roads have been developed on the site. The DNR logging road connects several residences on Cedar Ponds Lake and adjacent properties. The site offers potential for hiking and camping. Existing trails to the south could be connected to.

Surrounding Landowners Impact/Land Use:

Alderleaf Wilderness College is very close to the site.

Existing Trails:

Existing DNR logging roads exist. As noted above, the property is within the Marckworth State Forest, which has existing trails, including the Cherry Creek Falls Trail. Most developed trails are to the south.

Cultural:

No known cultural resources on site. The Snohomish County cultural resource specialist should confirm.

Easements and Codes that Limit Development:

The property is DNR land.

Potential to Expand Trails on Adjacent Property:

This parcel is part of the Marckworth State Forest, which has developed trails to the south, including the Cherry Creek Falls trail, which could expand and connect King County.

Availability of Funding Associated with the Property:

None currently.

Critical Areas:

The site has a variety of wetlands. A full wetland reconnaissance has not been prepared for it, but wetlands and small ponds are distributed throughout it and may be connected to Young's Creek.

Ownership:

All parcels are owned by either the Washington Department of Natural Resources or Washington State Parks & Recreation.

Flowing Lake Park

Overview:

Park Acres: +/- 273.64 acres

This site has moderate terrain and comprises undulating landforms with an elevation change ranging from 90 – 160 feet. Most of the site is wooded; the existing park day use area fronts Flowing Lake and has a playground, picnic area, boat launch and connected campground area. The site has a dense forest in the undeveloped forested area, and beautiful widely spaced trees are found on the northeast corner of the site where the golf course formerly existed. The golf course has gently sloping terrain with pockets of steeper slope landforms. There are several wetlands, a stream, and a few open water ponds on the old golf course, but ample space remains to develop parking and trails. The soil on the site is well suited for trail and parking lot development except for the wetland soils.



The golf course's existing buildings include the old clubhouse, which has been converted into a residence, and an existing homestead and barn structure.

A conservation easement is overlaid on this site.

Site Size/Total Usable Area:

The existing park space +/- 273.64 Acres.

Vehicular Access:

This site has potential for up to two access points. The existing access to the operating park and campground is off 48th Street SE and 171st Ave SE. The site is accessible from Storm Lake Road and Weber Road to the southeast. This access is into the undeveloped portion of the former golf course site. It can likely be used without extensive improvements, but traffic is through a single-family neighborhood on Weber Road. Access directly off Storm Lake Road into the undeveloped portion of the 199-acre existing park could be considered. In addition, access from a private drive off Dubuque Road could be explored. As an option, this may serve as an emergency vehicle access.

Trail Head Topography:

Gentle slopes at the site's entry sequence offer excellent trailhead development. At the existing arrival, artificial ponds developed as part of the former golf course are present that will likely be viewed as open-water ponds with fringe wetlands. There appears to be ample parking outside of any critical area encumbrances. Parking for the future Centennial Trail may likely be integrated into the site.



Trail Topography:

The slopes within the golf course area are generally gentle, with shorter runs of steep terrain that will limit the challenges for the trail system. The site may be better for an introductory and training site; the steeper slope area of the golf course could offer some opportunities for shorter flow ride experiences.

The 199-acre portion offers a little more variable terrain.

Diversity of Landscape Character:

This site's diversity is fair. The golf course region south of the site is open with grasslands and shrub-scrub. Manufactured water ponds and minor perennial streams in the golf course area offer points of interest. Trees on the golf course site are widely spaced.

The larger 199-acre parcel primarily consists of a traditional Pacific Northwest Forest stand with an understory of sword fern and pockets of wetland. Streams on the east portion of the site and scattered wetlands offer points of interest and the possibility for wildlife viewing.

The north edge, where the existing day-use park and campground are located, offers a beach, access and views of Flowing Lake and large second-growth trees.

Existing Soil Conditions:

If wetlands are avoided, most of the site's soil is excellent. NRCS soil data maps show that the site generally comprises Tokul gravelly medial loam. Soils can be developed for trails, trailhead parking, etc. Norma wetland soils should be avoided when possible.

Compatibility with Other Uses on Site:

It is very compatible with mountain bike use. The site has existing park amenities with camping and a day use area. A large acreage of the site is undeveloped forest.

Other Complimentary Uses on Site:

Roads have been developed on the site. A residence is on the eastern portion of the site. The existing Flowing Lake County Park has trails, a campground, and a day-use area with a boat launch.

Surrounding Landowners Impact/Land Use:

Impacts are minimal, 171st Ave SE to the west, and single-family residential to the north, separated by a stream corridor. Using the site for a mountain bike park would have minimal impact. The site is with R-5 Rural 5 Acre Residential zoning.

Existing Trails:

Few existing trails have been developed on site. The only existing trails are part of the day use and campground area.

Cultural:

No known cultural resources are on site. The Snohomish County cultural resource specialist should confirm.

Easements and Codes that Limit Development:

The site has a conservation easement. For impacts of critical area codes, see the critical area section.

Potential to Expand Trails on Adjacent Property:

Limited trail expansion opportunities exist outside the Snohomish County property's 274 acres.

The Snohomish County Comp Plan indicates a future regional county trail connection from the Centennial trail to Flowing Lake.



Figure 7: Future Planned Trail Connection from Centennial trail to Flowing Lake from the Snohomish County Regional Trails Plan

Availability of Funding Associated with the Property:

None currently.

Critical Areas:

Wetlands, lake shore and streams on site associated buffers must be verified.

Ownership:

Snohomish County owns all parcels.

Kings Lake (DNR)

Overview:

DNR Property Acres: +/- 1460 acres

This site has steep terrain to the west with a vertical change of +/- 630'. The site is comprised of undulating landforms that are wooded, with the presence of some wetlands and minor creeks. The site has a dense forest in the undeveloped forested area, with active logging and logged regions throughout. Ample space remains to develop parking and trails. The soil on the site is well suited for trail and parking lot development except for the wetland soils. Given the steep terrain and periodic wetlands, parking is best developed off the existing logging road, though some smaller, more flat areas do exist towards the higher elevations.



Site Size/Total Usable Area:

Total +/- 1460 acres

Vehicular Access:

There are two potential access points, one from the south and one from the west. The western access point goes through the adjacent neighborhood along 209th Street, while the south access point is along Lake Fontal Road.

Trail Head Topography:

Relatively gentle slopes at the site's entry sequence offer excellent trailhead development. Grading for adequate parking would be required.



Trail Topography:

The site offers varied topography that could lend itself to multiple trail types. Open cuts through the forest run adjacent to large power lines, providing more open terrain with gentler slopes. Densely wooded areas offer the opportunity for steeper trail systems with cutbacks and more challenging trail runs. The East/Northeast portion of the site is steep and slopes in the same direction, with limited change in the descent terrain; this would result in a fun descent, but a harder return climb up or a longer ascent loop.

Diversity of Landscape Character:

Most of the proposed site is DNR logging property. As much of the property has been logged, the landscape lacks overall diversity. However, pockets of densely wooded areas could provide more challenging riding opportunities and wildlife viewing.

Existing Soil Conditions:

If wetlands are avoided, most of the site's soil is excellent. Generally, the site comprises Tokul-Ogarty-Rock outcrop, Elwell-Olomount Rock outcrop complex, and Tokul gravelly medial loam, based on NRCS soil data maps. Soils can be developed for trails, trailhead parking, etc. Norma wetland soils and Mukilteo muck should be avoided when possible.

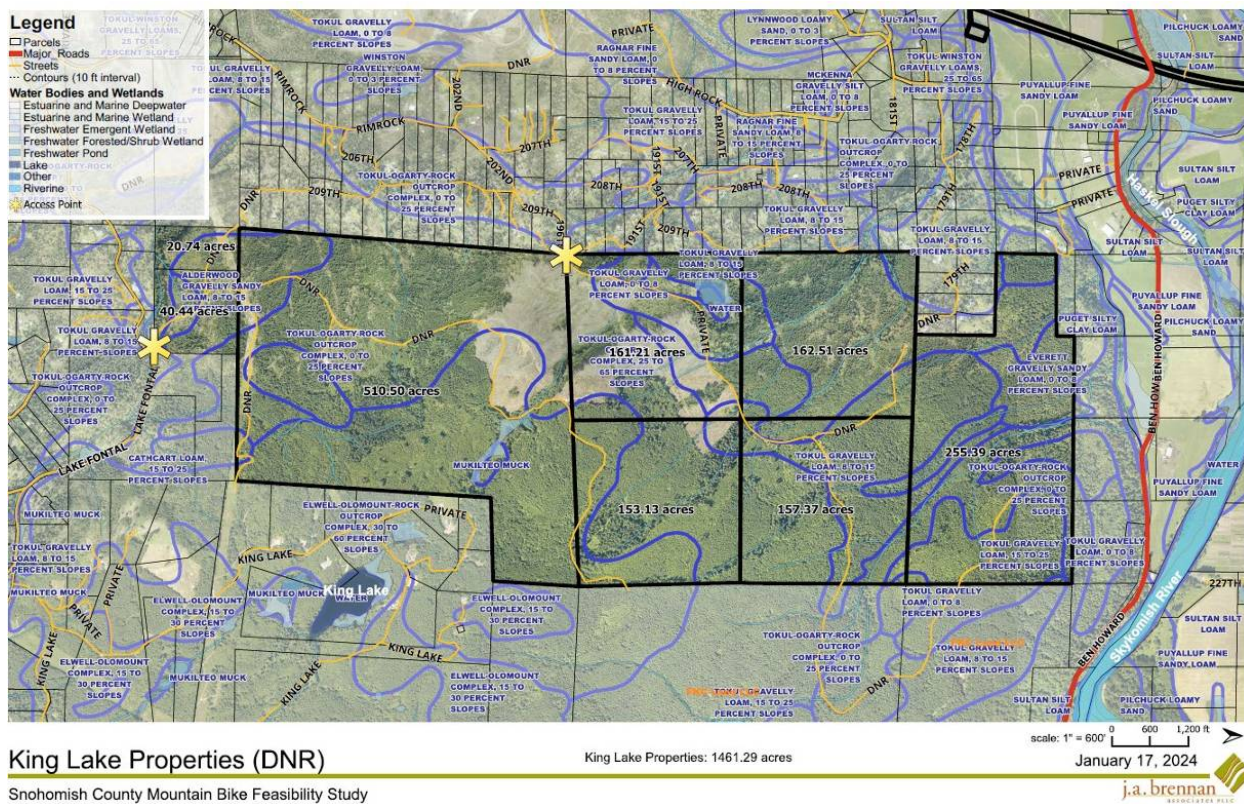


Figure 8: King Lake Properties Mountain Bike Feasibility Study

Views:

Excellent, open view from upper trailhead locations, distant views to the City of Seattle skyline and the city Monroe and foothills at the westerly high point. Logging has left much of the area open and exposed.

Links with Other Trails:

No trail connections are currently available.

Proximity to Urban Centers:

Duvall is approximately a 12-minute drive, and Monroe, the larger population center, is approximately 15 minutes away.



Unique Features:

The site offers unique views from the higher elevations.

Compatibility with Other Uses on Site:

The site offers the potential for other compatible uses.

Other Complimentary Uses on Site:

Wood parcels offer potential hiking and wildlife viewing opportunities.

Surrounding Landowners Impact/Land Use:

The DNR holds all land within the 1460 acres, while all adjacent land surrounding the parcel is privately held.

Existing Trails:

There are existing DNR logging roads on site.

Cultural:

No known cultural resources are on site. The Snohomish County cultural resource specialist should confirm.

Easements and Codes that Limit Development:

There is no known limitation. The property is DNR and DNR approval would be required.

Potential to Expand Trails on Adjacent Property:

The DNR property contains extensive logging roads, offering good potential for trail development. However, no opportunity for expansion off-site is known.

Acquisition of private land would be required for the development of trails to adjacent sites.

Availability of Funding Associated with the Property:

None currently.

Critical Areas:

A series of non-fish-bearing streams drain into Riley Slough and ultimately connect to the Skykomish River. Minor wetlands with hydric soils exist on the site, and some areas of the site lie within steeper-sloped areas and are defined as landslide hazard areas.

Ownership:

The Washington State Department of Natural Resources owns all parcels.

Lake Roesiger Park (Part DNR)

Overview:

DNR Land Acres: +/- 1,052.6 acres (4 adjacent parcels)

This existing Snohomish County Park is approximately 40 acres. It has moderate terrain and is comprised of undulating landforms with an elevation change of up to 250 feet. Most of the site is wooded. The existing park day use area fronts Lake Roesiger and has a playground, picnic area, boat launch and connected group campground area. The site has a dense forest in the undeveloped forested area.



The DNR portion of the site offers great views towards Mt Pilchuk and a variety of terrain. The forest canopy is interrupted by logged areas, and the topography offers great opportunities for downhill mountain bike terrain.



Site Size/Total Usable Area:

Park Acres: 38.89 acres

DNR Land Acres: +/- 1,052.6 acres (4 adjacent parcels)

Vehicular Access:

There are three potential points of access. One is on Lake Roesiger Drive, at the property's northern end. Two entrances are on the south and southeast along Monroe Camp Road. A fourth access could be considered off Wood's Creek Road at the southern edge.

Trailhead Topography:

The trailhead topo on the existing park side is reasonable. The parking area for the group campsites would need to be refined to accommodate additional parking. On the DNR portion of the site, there is ample low-gradient space to create a trailhead with parking.

Trail Topography:

The slopes combine gentle with steep terrain, offering a challenging trail system. Given the site's varied terrain, user experience could range from beginner to expert.

Diversity of Landscape Character:

The existing park offers views of the lake and a densely wooded Douglas fir stand. The understory comprises vine maple and sword fern, creating a rich Pacific Northwest Forest experience. The DNR portion of the site has significant logged areas but offers open views of Mt. Pilchuck. Overall, the DNR portion of the site lacks diversity of landscape, as much of the property has been logged. There are pockets of densely wooded areas, which could provide more challenging riding opportunities and wildlife viewing.

Existing Soil Conditions:

Soils found in Lake Roesiger Park are excellent if wetlands are avoided. Soils found are Tokul Gravelly Loam, 15-25% slopes; Tokul Gravelly Loam, 8-15% slopes; Pastik Silt Loam, 0-8% slopes. Tokul soils can be developed for trails and trailhead parking.

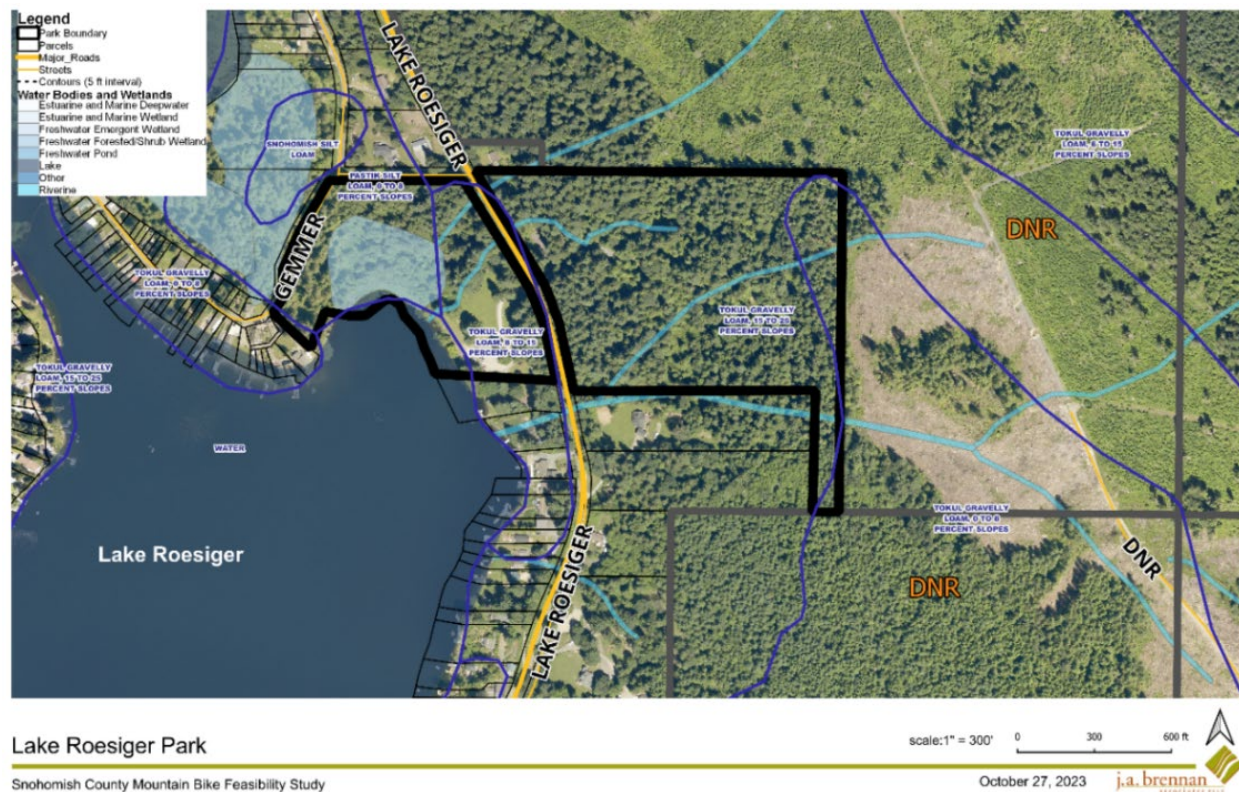
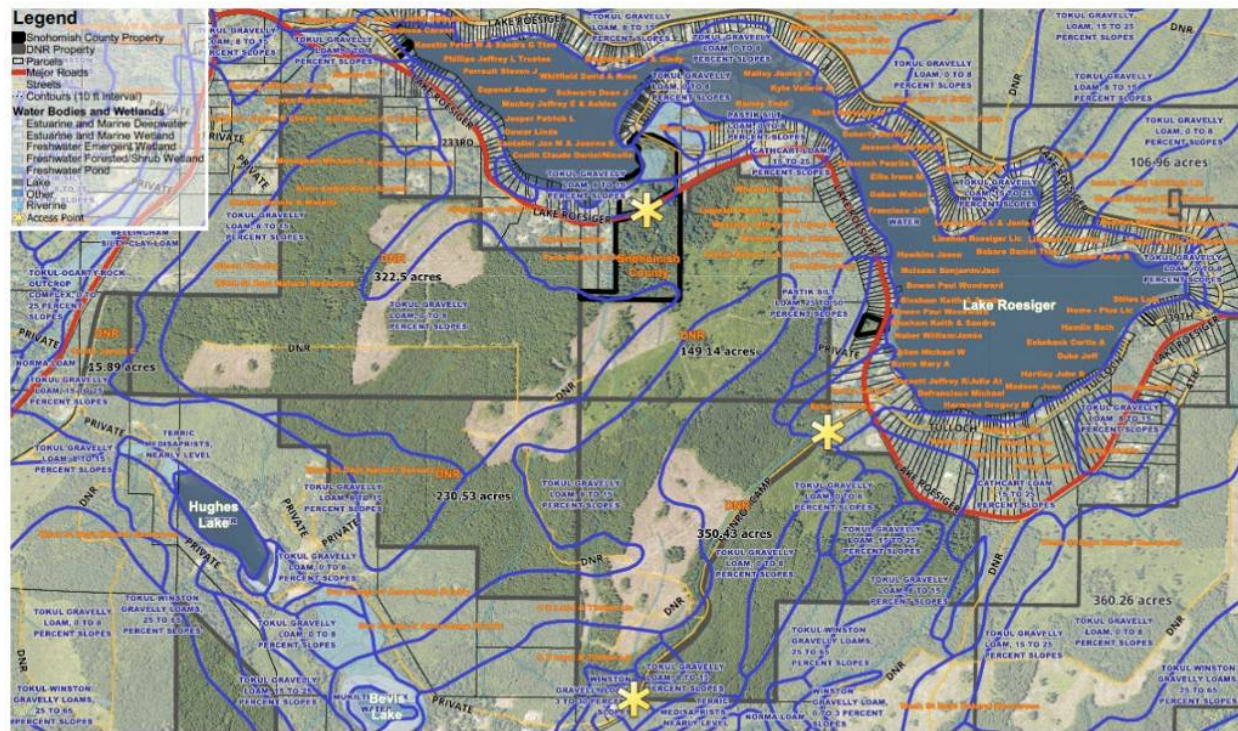


Figure 9: Lake Roesiger Park Mountain Bike Feasibility Study



Lake Roesiger Park
Lake Roesiger Park: 38.89 acres
scale: 1" = 500'
February 5, 2024
j.a. brennan
associates PLLC

Figure 10: Lake Roesiger Park Mountain Bike Feasibility Study Access Points

Views:

The existing park offers views of Lake Roesiger, and the DNR side of the site has wonderful views of Mt. Pilchuck.

Links with Other Trails:

Connections to the adjacent Camp Pigott on the southeast edge could be considered, as could collaboration with the scouting group. Tom Hartzell has reached out to inquire about the opportunity.

Larger regional trail connections do not immediately exist nearby. Per the Comp Plan a proposed future regional trail connection is being considered to the South of Lake Roesiger.



Proximity to Urban Centers:

Approximately 10 miles to the City of Granite Falls. Approximately 12 miles to Monroe.

Unique Features:

An existing campsite and covered picnic shelter adjacent to Lake Roesiger would allow swimming, picnicking, and viewing wildlife.

Compatibility with Other Uses on Site:

The Existing Snohomish County Park, with its vehicular parking for day use and camping area on site, is very compatible with mountain biking.

Other Complimentary Uses on Site:

The site has existing campgrounds, day-use areas and trails.

Surrounding Landowners Impact/Land Use:

Impacts are minimal. The surrounding land use is rural single-family housing and DNR forestry land.

Existing Trails:

The existing park on the site has a small trail network.

Cultural:

No known cultural resources are on site. The Snohomish County cultural resource specialist should confirm.

Easements and Codes that Limit Development:

A portion of the site is DNR-operated and would require a reconveyance.

Potential to Expand Trails on Adjacent Property:

Adjacent properties, like the Pigott Boy Scout Camp, could be considered for acquisition or collaboration with adjacent property owners.

Availability of Funding Associated with the Property:

NA

Critical Areas:

Lake Roesiger has a shoreline component, with small existing wetlands distributed throughout the site. Perennial and ephemeral creeks run through the sites of both the Parks and the DNR portion.

Ownership

The 39-acre parcel is Snohomish County Parks land. The 1000 acres are DNR-owned and managed. DNR approval would be required to use the larger property (typical).

O'Reilly Acres Park

Overview:

Park Acres: 238.4 acres

The entire property is Snohomish County-owned.

With an acreage of +/- 238 acres, the site offers flat, rolling, and steep terrain with decent elevation gain. The site is forested with traditional northwest conifer and deciduous forest stand. Pilchuck River edges the property's northern and western perimeter; the site's northwest region lies on the floodway and floodplain to the river. Access to the site is primarily from the northwest,



with a bridge that crosses the Pilchuck River. Minor wetlands, streams and a series of small ponds are scattered throughout the property, but ample space remains to develop parking and trails. The soil on the site is well suited for trail and parking lot development except for the wetland soils.

In the central part of the site, a series of interesting rock bluffs and landforms run north to south, creating opportunities for elevated perches and overlooks.

This site is only a 10-minute drive from Granite Falls, which offers several amenities.

Site Size/Total Usable Area:

The site offers extensive trail opportunities as well as potential for campground development.

Vehicular Access:

The primary access from the northwest is from SR 92 and Crooked Mile Road to Pilchuck Tree Farm Road, which crosses the Pilchuck River with a bridge. The bridge is in failing condition. There is potential for secondary access to the south, along the Pilchuck Tree Farm Road, but this route must enter through a controlled private entry gate.

Trail Head Topography:

There are excellent opportunities for trailhead development associated with the main road access. Entry to the site is very accessible, with a well-maintained road. A large open area near the northwest entrance lies within the river's floodway and flood plain. Dispersed parking zones are possible along the road network with ample flatter topography. Parking and day-use areas are possible within the 100-year floodplain zone to the Pilchuck River. A preliminary County Flood Hazard Code review indicates paved surfaces are permissible. At the time of development, verify expectations.

Trail Topography:

The topography of the O'Reilly site lends itself to a diverse range of mountain bike trails. With steeper terrain and areas of gently sloping zones, it has the potential to meet a variety of user experiences, from beginner to expert.

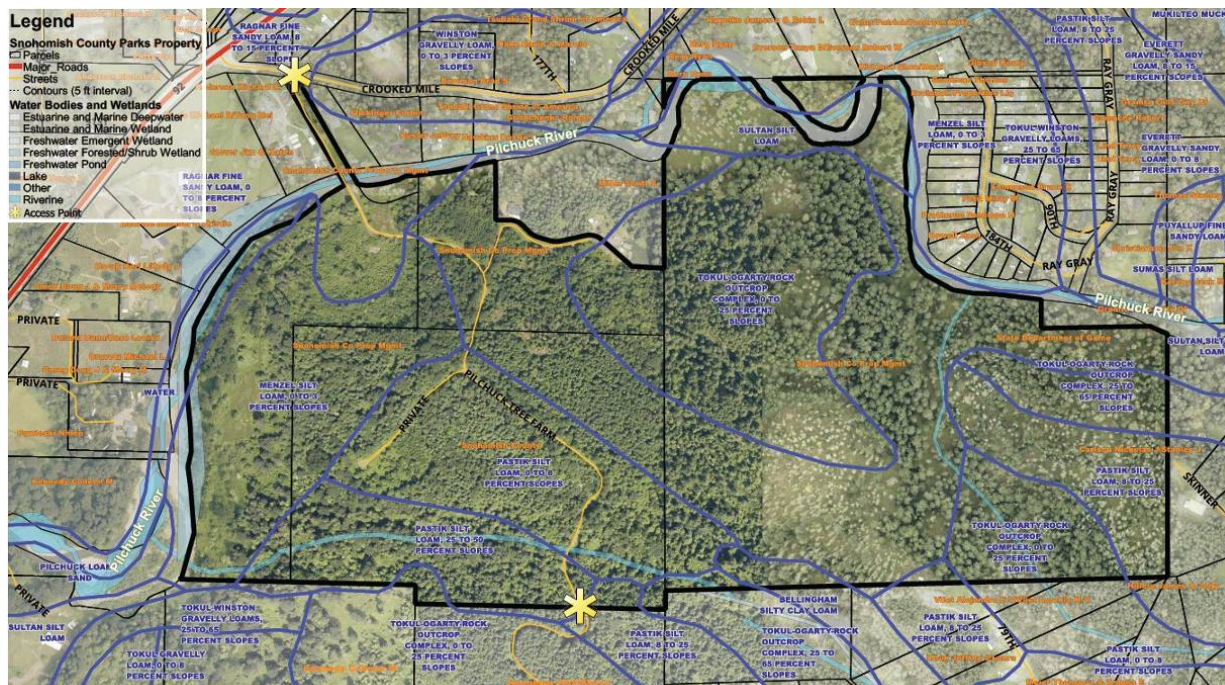
Diversity of Landscape Character:

Excellent diversity of landscape character. The Pilchuck River surrounds a large property segment, adding natural value and potential for wildlife viewing. Rock outcrops and a beautiful forest also add to the mix.



Existing Soil Conditions:

The site's soil is moderate. Some areas are rocky and may be slow draining. Unsurfaced areas may get muddy in the rainy season. Most of the site's soil is excellent if wetlands are avoided. Based on NRCS soil data maps, the site comprises the Tokul-Ogarty rock outcrop complex, Pastik silt loam, Menzel silt loam, and Sultan silt loam. Tokul soils can be developed for trails and trailhead parking.



O'Reilly Acres Park

Snohomish County Mountain Bike Feasibility Study

O'Reilly Acres Park: 238.4 acres

February 5, 2024

Figure 11: O'Reilly Acres Park Mountain Bike Feasibility Study

Views:

The site offers a variety of views. The existing meadow on the westerly lowland region near the Pilchuk River offers views of the river. The central ridge line offers distant views from atop the central high point. Many open, expansive meadow areas could be transitional zones to adjacent trails—many areas of dense woodland slope to riverine areas for wildlife viewing.

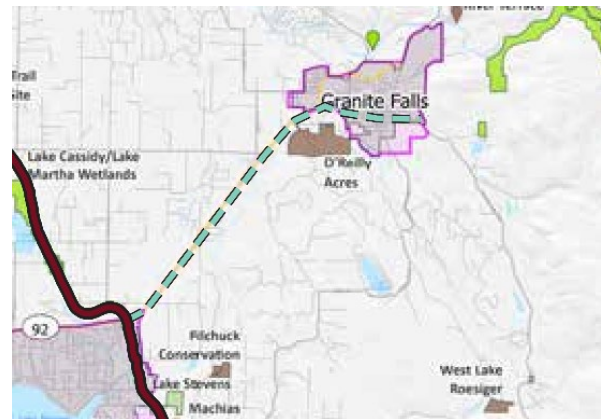


Links with Other Trails:

Per the 2024 Snohomish County Comp Plan, Regional Trail connections, a potential future trail connection to the NW along SR 92 is being planned.

Proximity to Urban Centers:

The site is a 5-minute drive to Granite Falls, close to growth areas within the county, such as Lake Stevens and Marysville.



Unique Features:

Pilchuck River runs along the north/northwestern boundary of the property—open meadow areas. A mature forest with several large conifers exists on the site.

Rock croppings exist on-site that offer territorial views and create unique landforms.

Compatibility with Other Uses on Site:

Currently, the site has limited use. Minor trails have been cut into the site in certain locations. There is evidence of mountain bike use. The site has great potential for developing campgrounds and day-use opportunities.

Other Complimentary Uses on Site:

The existing road network and many level areas could allow for trailhead development and trail network expansion. There is potential for campground development adjacent to the Pilchuck River or in the upper region with a large area of flat terrain that is also compatible with campground development.

Surrounding Landowners Impact/Land Use:

The property's entrance currently passes through private property. An existing housing development is along its south/southeastern edge.

Existing Trails:

Minimal existing trails have been developed.

Cultural:

No known cultural resources are on site. The Snohomish County cultural resource specialist should confirm.

Easements and Codes that Limit Development:

Conservation easement on a portion of the site. Verify the extent with Snohomish County.

Potential to Expand Trails on Adjacent Property:

There is potential to connect, but it would likely need coordination with private landowners.

Availability of Funding Associated with the Property:

Not currently.

Critical Areas:

The property includes a floodway and floodplain to the Pilchuck River, some existing wetlands, year-round wetlands, and ephemeral creeks.

A portion of the site adjacent to the Pilchuck River is in the floodway and special flood hazard area (100-year flood plain). Snohomish County code for development in the floodway is limited to parks, recreational activities, and roadways per 30.65.220. Structures must be out of the floodway and one foot above the verified base flood elevation. Verify with the county planning department as implementation develops.

Tokul Ogarty rock outcrop complex 25 to 65 percent slopes- on part of the property.

Ownership

Snohomish County owns the property.

Three Lakes Hill (DNR)

Overview:

The property is Snohomish County-owned with a DNR overlay and would require a reconveyance to facilitate a mountain bike facility. It is actively being logged and has communications equipment at the highest point. A private property within the site apparently has a utility access easement (confirm).

With an acreage of +/- 2,152 acres, the site offers flat to steep terrain with significant elevation gain. The site is forested with traditional



northwest conifer and deciduous forest stand. Access to the site is primarily from the northeast off Woods Creek Road and northwest with a bridge that crosses Woods Creek. Minor wetlands, streams (including the West Fork of Woods Creek) and a series of small ponds are scattered throughout the property, but ample space remains to develop parking and trails. The soil on the site is well suited for trail and parking lot development except for the wetland soils.

Site Size/Total Usable Area:

+/- 2,152 acres

Vehicular Access:

The primary access from the northeast is off Woods Creek Road, which is DNR access for logging. The access is gated but allows for day use with a Discovery Pass. There is no defined parking area at this access. The secondary access is southwest of Mero Road and 89th Street SE, which is DNR access for logging. The access is gated but allows for day use with a Discovery Pass. There is a small defined parking area for up to five cars as part of the street end of 89th Street SE.

Trail Head Topography:

Both access points provide an opportunity for trailhead development; both would likely need the trailheads located further into the site as existing conditions present challenges for trailheads adjacent to the access road. The northeast location has more appropriate terrain, but a DNR quarry is at the entry point off Woods Creek Road. It is understood that DNR would prefer to keep the quarry operating for road maintenance. A trailhead at the southeast location would likely need to move further into the site as a wetland and a small tributary are near the existing DNR gate.

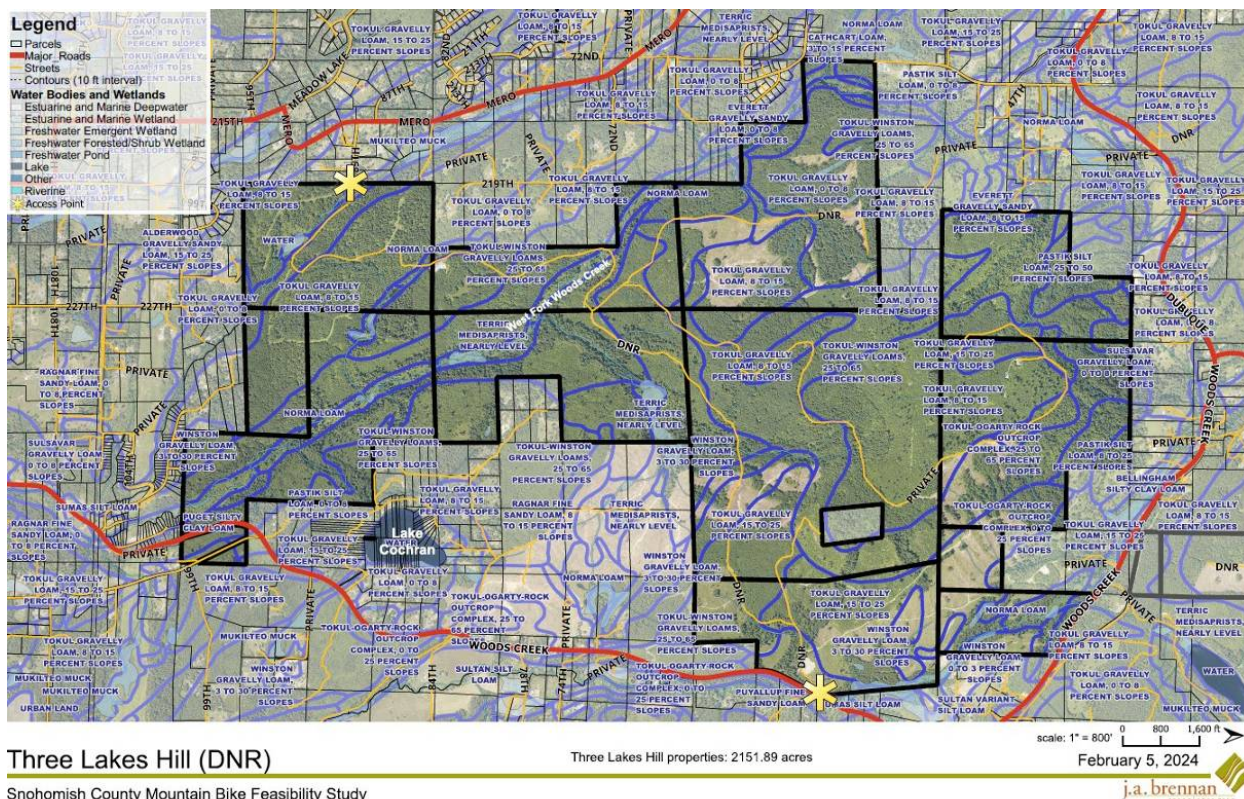


Figure 12: Three Lake Hill Mountain Bike Feasibility Study

Trail Topography:

The Three Lakes site's topography lends itself to a diverse range of Mountain bike trail types. With steeper terrain and areas of gently sloping zones, it has the potential to accommodate a variety of user experiences, from beginner to expert.

Diversity of Landscape Character:

Excellent diversity of landscape character. The varied terrain of the site offers interesting landforms and views, and tree cover ranges from second-growth conifer stands to young deciduous and logged regions. The West Fork of Woods Creek runs through the middle portion of the site, creating a zone of wetland and riparian habitat associated with the creek that surrounds a large segment of the property, adding natural value and the potential for wildlife viewing.



Existing Soil Conditions:

The site's soil is excellent if wetlands are avoided. Tokul Gravelly Loam soils and Winston Gravelly Loam soils can be developed for trails, trailhead parking, Etc. Norma and Terric Medisaprists wetland soils should be avoided when possible.

Views:

The site offers a variety of views. Cleared areas have territorial distant views. The northeastern portion of the site offers views towards Mt. Pilchuk.

Links with Other Trails:

Per the 2024 Snohomish County Comp Plan, there is a potential future trail connection to the north end south of the site.

Proximity to Urban Centers:

The Three Lakes site is a 20-minute drive south of Monroe and north of Granite Falls. Sultan is approximately 30 minutes to the east, and Lake Stevens is approximately 20 minutes west. This site is ideal for several small towns and this growth area within the County.

**Unique Features:**

The West Fork of Woods Creek runs through the center of the site, creating a diverse range of wetland habitats with the potential for water touch points and unique creek crossings.

Compatibility with Other Uses on Site:

The DNR actively logs the property, including two quarries and communication facilities. However, the property must be reconveyed back to the county for extensive trail and campground development.

Other Complimentary Uses on Site:

Access to Wood's creek for fishing and water touch points.

Surrounding Landowners Impact/Land Use:

Impacts are minimal. The surrounding land use is rural single-family housing and natural resource forestry land.

Existing Trails:

Existing logging roads provide great access and can serve as primary trail connectors throughout the site. Minor trails have been cut into the site in certain locations. There is evidence of mountain bike,

equestrian, and hiker use. A portion of the site has great potential for campground and day-use opportunities.

Existing user trails exist on site created by individual trail riders and motorized bikes.

Cultural:

No known cultural resources are on site. The Snohomish County cultural resource specialist should confirm.

Easements and Codes that Limit Development:

DNR land, a reconveyance of the property back to the county will be necessary for extensive trail development.

Potential to Expand Trails on Adjacent Property:

There is potential for connections to the northeast with the Camp Pigott children's camp and Lake Roesiger.

Availability of Funding Associated with the Property:

None currently.

Critical Areas:

Critical areas exist on-site, including The West Fork of Wood's Creek to the north and Roesiger Creek to the north. Seasonal and ephemeral streams are distributed through the topography. Wetlands are primarily associated with the existing creeks.

Steep slopes exist on site.

<https://gismaps.snoco.org/Html5Viewer/Index.html?viewer=pdsmapportal>

Ownership:

DNR land with reconveyance to the County.

Upper Pilchuck River Site (DNR)

Overview:

The property is DNR-owned.

With an acreage of +/- 7,300 acres, the site offers flat to steep terrain with significant elevation gain. The site is forested with traditional NW conifer and deciduous forest stand. Access to the site is primarily from Menzel Lake Road on the NW edge of the land. Access follows the Pilchuck River. A few minor wetlands, streams and a series of small ponds are scattered throughout the property, but ample space remains to develop parking and trails. The soil on the site is well suited for trail and parking lot development except for the wetland soils.



Site Size/Total Usable Area:

7,300 Acres +/-

Vehicular Access:

The site offers good access off Menzel Lake Road to the west of the site.

Trail Head Topography:

Both access points provide an opportunity for trailhead development.

Trail Topography:

Good trail topography. Given the site's sloping character, there is potential for a variety of trail lines ranging from relatively flat to very steep. Existing logging roads have already created a variety of cutbacks and open pathways, which can offer a large variety of tracks for varied user experience groups.



Diversity of Landscape Character:

The property is primarily dense woodland. Several trails and extensive logging roads already exist throughout the property, creating a varied landscape. Most of the property slopes towards the Pilchuck

River. The Pilchuck River and Worthy Creek cut through the site, adding exciting water views, potential touch points and wildlife viewing areas.

Existing Soil Conditions:

The site's soil is excellent if wetlands are avoided. Based on NRCS soil data maps, the site is generally comprised of Elwell-Olomount complex soils and Tokul soils. Tokul soils can be developed for trails and trailhead parking.

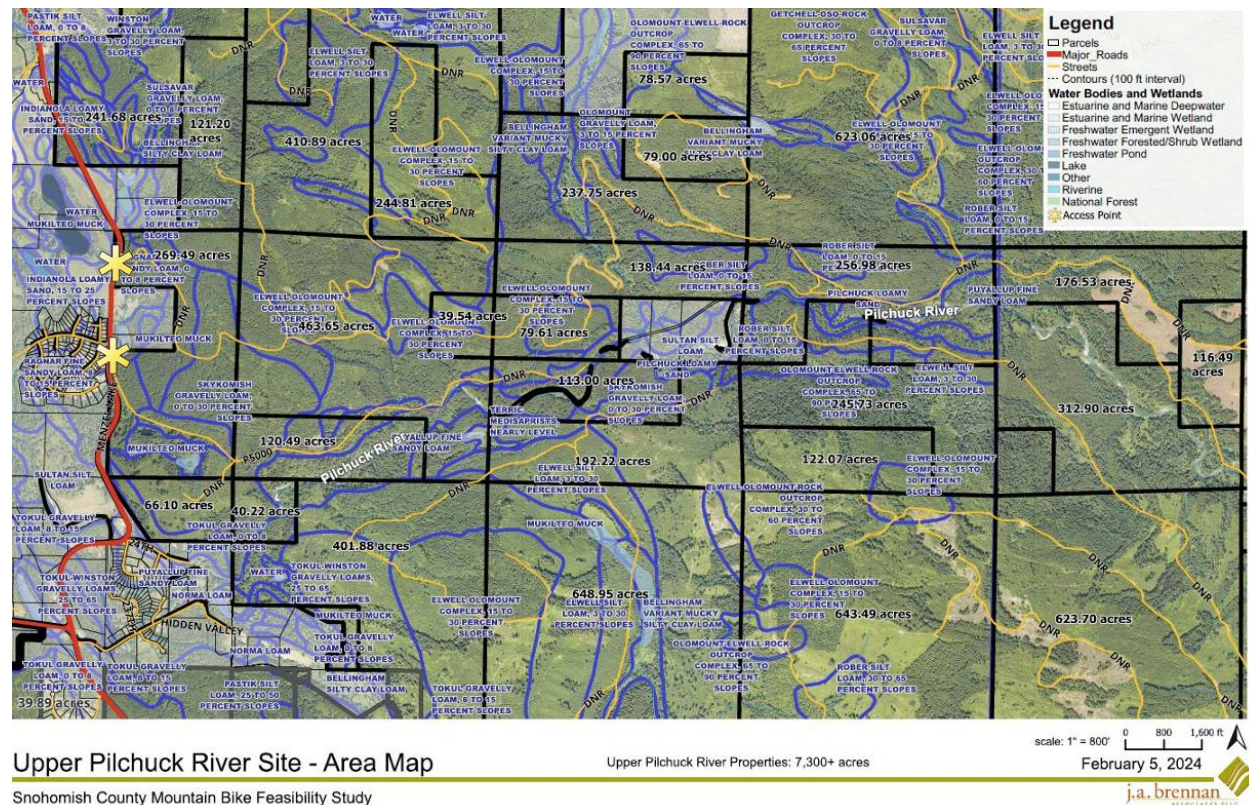


Figure 13: Upper Pilchuck River Site Area Map

Views:

Territorial views

Links with Other Trails:

Potential for trail connections exist

Proximity to Urban Centers:

The town of Granite Falls is approximately a 10-minute drive.

Unique Features:

Pilchuck River cuts through the property as well as Worthy Creek.

Compatibility with Other Uses on Site:

Existing user trails exist on site.

Other Complimentary Uses on Site:

Access to Pilchuck River for fishing and water touch points. Hiking and mountain biking are actively occurring on logging roads and unmarked trails.

Surrounding Landowners Impact/Land Use:

The DNR holds a majority of the surrounding parcels.

Existing Trails:

Existing logging roads have been utilized as an informal trail network. Existing trails have been developed on-site.

Cultural:

There are no known cultural areas on site. The Snohomish County cultural resource specialist should confirm.

Easements and Codes that Limit Development:

DNR land.

Potential to Expand Trails on Adjacent Property:

Yes

Availability of Funding Associated with the Property:

NA

Critical Areas:

Areas adjacent to the Pilchuck River will be deemed critical and may require mitigation for work there.

Ownership:

The DNR owns the property.

West Lake Roesiger Park

Overview:

Park Acres: 38.89 acres

DNR Land Acres: +/- 699.49 acres (3 adjacent parcels)

West Lake Roesiger Park is a 40-acre county-owned parcel of partially undeveloped land. The site was acquired from a private development group that had started implementing a single-family housing development. Roadway infrastructure has been built with stormwater utilities and power. The development seized and Snohomish County took acquisition of the site.



The property is a partially forested stand of primarily native deciduous tree cover with wetlands and open-water ponds. The terrain is gently sloping, with a minimal elevation gain of +/-50 on the County property.

The DNR property is approximately 700 acres with decent terrain. The forest cover is partially logged. The elevation gain is +/- 200 feet.

Site Size/Total Usable Area:

Park Acres: 38.89 acres

DNR Land Acres: +/- 699.49 acres (3 adjacent parcels)

Vehicular Access:

The site is accessible from Carpenter Road via a private Road that bisects the property. This paved road could be utilized as ingress/egress. Due to its adjacency to existing neighborhoods and two-way traffic lanes, the site is assumed to have low overall traffic. However, improvements to access and parking may need to be considered, as there are currently no turning lanes adjacent to the entrance.

Trail Head Topography:

Easy access to a variety of potential trailhead locations via an existing road network.

Trail Topography:

There is moderate trail diversity potential. Densely wooded areas with varied slope conditions could lead to an interesting and varied network of trails catering to various skill levels. The site is rather gentle

for expert trail development. Vegetation is dense in many segments, leading to more effort to develop the trail network.

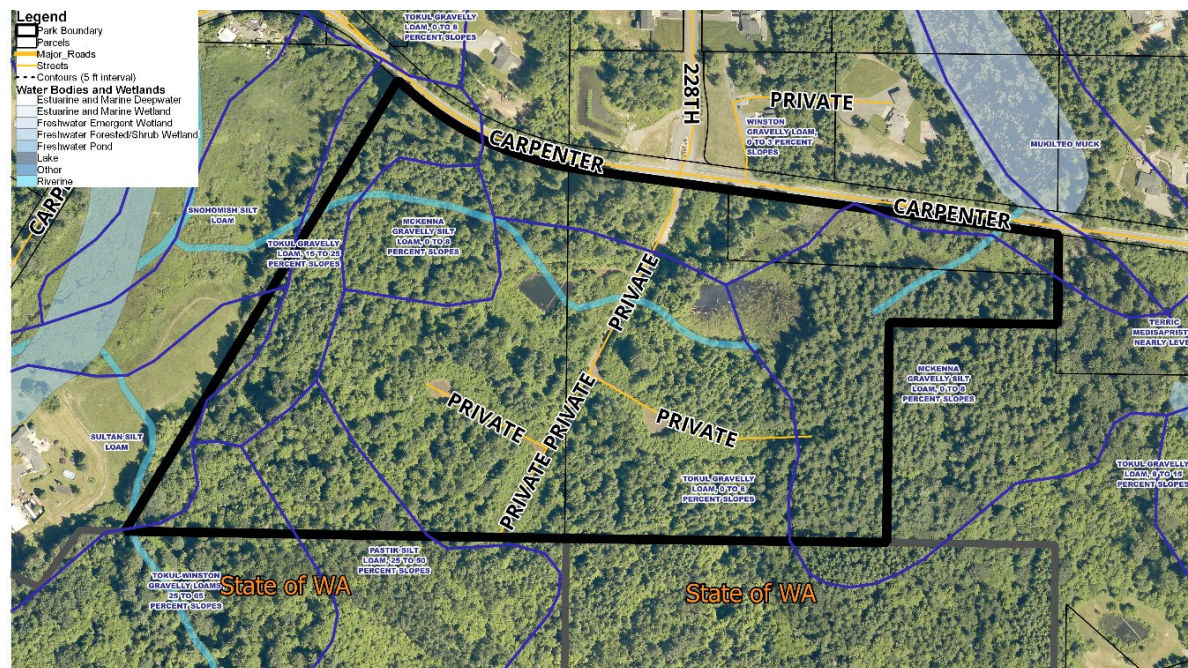
Diversity of Landscape Character:

There is a good overall diversity of landscape, from dense woodland vegetation to open cuts. Existing wetland areas and creeks provide interesting viewing opportunities but might offer challenges to trail connections. Large open-water ponds exist and are associated with the existing wetlands on the Snohomish County property.



Existing Soil Conditions:

The site's soil is excellent if wetlands are avoided. Soils found in West Lake Roesiger Park are Tokul Gravelly Loam, 0-8% slopes; McKenna Gravelly Silt Loam, 0-8% slopes; Tokul Gravelly Loam, 15-25% slopes; Pastik Silt Loam, 25-50% slopes; Winston Gravelly Loam, 0-3% slopes.



West Lake Roesiger Park (Conservation Futures)

Snohomish County Mountain Bike Feasibility Study

scale: 1" = 200' 0 200 400 ft
October 27, 2023 j.a. brennan
ASSOCIATES PLLC

Figure 14: West Lake Roesiger Park (Conservation Futures)

Views:

Limited viewshed opportunities exist at the site.

Links with Other Trails:

No significant opportunities for trail connections.

Proximity to Urban Centers:

The area is generally more remote and further away from urban areas. The site sits about 20 minutes from the urban area of Lake Stevens, Granite Falls and Monroe.

Unique Features:

A bucolic, rural location with a forested wet meadow on the Snohomish County-owned property. The existing road infrastructure enables trailhead development with parking for future day-use access. The extensive road development detracts from the natural character of the site. The site could serve as access to the broader DNR land for expansion opportunities. Two large wetland areas and a stream that runs through the site could allow for wildlife viewing.

Compatibility with Other Uses on Site:

The Snohomish County parcel is limited in its compatibility with mountain bike trails. The critical areas and scale of the site make it challenging for development. If the broader DNR land were available, the site could be developed as a trailhead. The site looks destined for a neighborhood development but is now abandoned, allowing for good potential future trailhead development.

Other Complimentary Uses on Site:

Roads have been developed on-site. An existing neighborhood across the street could incentivize local usage and potential for additional activation, such as a park or natural area. However, the roads may detract from the trail quality.

Surrounding Landowners Impact/Land Use:

The impacts are minimal. A large single-family residential area is to the north of the property but separated by Carpenter Road, which is currently one lane in each direction without a dedicated turning lane. As such, access to the park might offer challenges or complaints from surrounding property owners. Overall, using the site for a mountain bike park would have minimal impact.

Existing Trails:

Few existing trails have been developed on site.

Cultural:

No known cultural resources are on site. The Snohomish County cultural resource specialist should confirm.

Easements and Codes that Limit Development:

Critical areas will be challenging on the Snohomish County portion of the site.

Potential to Expand Trails on Adjacent Property:

DNR/ Washington State owns the two parcels south of the location. These areas could be expanded in the future.

Availability of Funding Associated with the Property:

NA

Critical Areas:

An existing stream runs through the center of the property, which has two existing wetland areas. Trail development may require setbacks.

Ownership:

Snohomish County owns the smaller parcel, while the larger parcel to the south is DNR-owned

Snohomish County Mountain Bike Feasibility Study

Summary Site Selection Criteria Memo

February 27, 2024

“A park for 95% Mountain Bike Trails” – Tom

Selection Criteria Description

The feasibility study uses site selection criteria developed to evaluate eight sites and select the best three for further exploration and concept development.

Weighing Components

During the stakeholder involvement process, it was determined that the rider experience at the mountain bike area would be prioritized. The three criteria that were given weight are rider experience, scenic views, and Snohomish County ownership, as they are crucial for the upcoming project implementation.

Selected Sites to Advance

Based on the established criteria, the selection process has conclusively identified three sites that are most suitable for advancing beyond the feasibility documentation process. Through extensive consultations with staff, stakeholders, and the broader community, the following three sites have been unequivocally pinpointed:

1. Carousel Ranch Park
2. O'Reilly Acres County Park
3. Three Lakes Hill

The three sites scored highly in various criteria, and the ongoing discussion revealed the value these three sites offer to the community. Two of the sites are already owned by the County. One of the sites has available funding and will soon implement components of ideas expressed through this process.

Snohomish County Mountain Bike Feasibility Study

Site Selection Criteria Memo

February 27, 2024

"A Park for 95% Mountain Bike Trails" - Tom

Selection Criteria Description

The feasibility study uses site selection criteria developed to evaluate eight sites and select the best three for further exploration and concept development.

Weighing Components

During the stakeholder involvement process, it was determined that the rider experience at the mountain bike area would be a priority. The three criteria that given weight are rider experience, scenic views, and Snohomish County ownership, as they are crucial for the upcoming project implementation.

Site Size /Total Usable Area

Is the site big enough to meet project goals? What is the amount of the site usable for mountain biking, excluding existing site amenities, cultural sites, and protected areas?

If a site is at least fifty usable acres, it scores three points; large sites over 1,000 acres score five points.

1	2	3	4	5
1%-20%	21%-40%	41%-60%	61%-80%	81%-100%

Vehicular Access

Can cars access the proposed site currently?

1	2	3	4	5
No current access or poorly maintained dirty road access to the site	Narrow, hard to navigate road access to site	Easily accessed, gravel road access to the site	Paved, easily navigated, local road access to the site	Major thoroughfare access to the site. Easy to get to from urban centers

Trail Head Topography

Is there easy access to roads and potential parking facilities?

Favorable topography will result in lower development costs.

Parking Lot Potential:

1	2	3	4	5
Potential parking lot area would need either an access road built or significant grading	The area near the road would require extensive grading, or the area further away from the road would require a road.	The flat area near the access road could be used for a parking lot with minimal disturbance/grading.	The existing parking lot would need expansion or renovation.	An existing parking lot that could be used as is for mountain biking.

Rider Experience/Trail Topography (Site Topography)

Is there enough variety to make the course challenging for varied user groups? Trails are more expensive to construct on steeper slopes. Steep slopes can increase the fun and challenge of trails. Trail gradient is a factor of trail system design – see program discussion. Sites that are too flat may not have enough challenges.

1	2	3	4	5
Really steep or flat topography that would make for a poor quality or monotonous trail experience				Varied topography creates a more interesting and diverse riding experience.

Critical Areas

Environmental concerns, wetlands, streams, steep slopes, critical habitat, soil contamination, flood zone

1	2	3	4	5
The site is difficult to develop due to critical areas—extensive mitigation & permitting required.	Large amounts of critical areas limit trail and trailhead development. Modest mitigation and permitting are required.	A moderate amount of critical areas limit trail and trailhead development.	A moderate amount of critical areas do not limit trail and trailhead development. Critical areas can be avoided.	Small amounts of critical areas do not limit trail & trailhead development. Critical areas can be avoided.

Diversity of Landscape Character

1	2	3	4	5
All similar landscapes result in homogenous & less interesting riding area.				The diverse landscape creates a rich riding experience.

- Analyzed using the most recent aerial photograph available for each site.

Existing Soil Conditions

1	2	3	4	5
Poorly draining and unstable soil severely impact the ability to construct trails and trailhead facilities. Large gravel and cobble soils result in poor riding conditions.				Well-draining soils, no drainage issues. Smooth and stable soil conditions create excellent trail surfaces.

Views

The site should have an interesting view shed and points of interest.

1	2	3	4	5
The site has no views, no points of interest	The site has no views but has a point of interest		The site has a spectacular viewpoint, one point of interest	The site has spectacular views from multiple points and a couple points of interest

Links with Other Trails and Parks

Can the site create a link to existing trails for a greater trail network?

1	2	3	4	5
No surrounding trails to tie into	An adjacent site could be linked to an additional project	Adjacent bike lane		Opportunity to link with adjacent trails

Proximity to Urban Centers

Is the population density large enough to justify the site's development? Will people use the site? Is it too far away for casual use?

1	2	3	4	5
Urban centers are far away (over an hour's drive)				Within an urban center

Unique Features

Views, stream crossing points, lakes, ponds, marshes, large rock outcroppings, archaeological site, big cool trees

1	2	3	4	5
It has one or two smaller unique features	It has 5+ smaller unique features	It has several (3) substantial unique features	Has 5+ substantial unique features.	It has multiple small and substantial unique features.

Compatibility with Other Uses on Site

Is logging planned on-site? Is it a hunting area? Are the trails compatible with other uses?

1	2	3	4	5
Not compatible				Very compatible

Other Complimentary Uses on Site

What complimentary amenities are on-site or adjacent to the site?

1	2	3	4	5
No existing parking restrooms, campsites				Existing parking, restrooms, campsites, and other amenities compatible with mountain biking trails

Surrounding Landowners' Impacts/Land Use

Are neighbors willing to share the space? NIMBY?

1	2	3	4	5
Extensive conflict				Surrounding land use and neighbors are amenable to mountain bike trails.

Proximity to Transit

How easily can site users get to the trails?

1	2	3	4	5
No Transit stop				Transit stops near the site.

Existing Trails

Are there existing trails on site that could be repurposed for mountain biking?

1	2	3	4	5
No existing trails	A few poorly maintained/built trails that could be used	Existing trails that would be shared use		Existing trails that are in good condition that could be repurposed for mt biking

Cultural

Are there any cultural areas on the site that must be protected/respected?

1	2	3	4	5
Mountain biking trails or trailhead amenities will severely impact cultural sites.				Mountain biking trails or trailhead amenities will not impact cultural sites.

Easements and codes that limit development

Are there any conservation or other easements that would limit the potential to develop a trailhead and trails?

1	2	3	4	5
Yes				No

Potential to Expand Trails and Trailheads on Adjacent Land

Is there adjacent land available for use?

1	2	3	4	5
No		Yes, but the landowner has not fully committed.	Yes, but the landowner has not committed fully but indicates a willingness.	Yes, and the landowner is a willing partner.

Availability of Funding Associated with Property

Does the county have budget identified or allocated to the site already?

1	2	3	4	5
None	Small potential	Modest amount	Over 100k	Over 200k

Maintenance

Is there a long access road to maintain, complicated gate requirements, challenging culverts, or patterns of misuse in remote areas?

1	2	3	4	5
High		Modest		Low

The site is owned or controlled by Snohomish County (possible Fatal Flaw)

Property is owned by Snohomish County – ease of facilitating park development.

1	2	3	4	5
No				Yes

Snohomish County Mountain Bike Feasibility Study

Snohomish County

Site Ranking Matrix

Date: 3/6/2024



		Site																	
		Carousel Ranch Park		Cedar Ponds Lake		Flowing Lake Park		King Lake		Lake Roesiger Park		O'Reilly Acres Park		Three Lakes Hill		Upper Pilchuck River		West Lake Roesiger	
		71.22 acres		5,300+ acres, assume use of DNR land		273.64 acres		1461.29 acres, assume use of DNR land		38.39 acres & 1,050+ acres DNR - Assumes use of DNR land		238.4 acres		2,151.89 acres, assume use of DNR land		7,300+ acres, assume use of DNR land		43.41 acres & 2,000+ acres DNR Assumes use of DNR land	
Criteria	Weight	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score
Site Size/Total Usable Area	1.00	3	3	5	5	2	2	5	5	5	5	3	3	5	5	5	5	4	4
Vehicular Access	1.00	5	5	5	5	5	5	3	3	5	5	5	5	5	5	5	5	5	5
Trail Head Topography	1.00	5	5	5	5	5	5	3	3	4	4	5	5	5	5	5	5	5	5
Rider Experience / Trail Topography	4.00	3	12	4	16	2	8	5	20	5	20	5	20	5	20	5	20	2	8
Critical Areas	1.00	2	2	5	5	3	3	4	4	4	4	5	5	5	5	5	5	4	4
Diversity of Landscape Character	2.00	2	4	5	10	3	6	5	10	5	10	5	10	5	10	5	10	3	6
Existing Soil Conditions	1.00	5	5	5	5	4	4	5	5	5	5	5	5	5	5	5	5	5	5
Views	1.00	3	3	3	3	3	3	5	5	5	5	4	4	5	5	5	5	2	2
Links with Other Trails	1.00	5	5	5	5	1	1	5	5	3	3	1	1	2	2	4	4	1	1
Proximity to Urban Center	1.00	5	5	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Unique Features	1.00	2	2	5	5	3	3	3	3	4	4	5	5	4	4	4	4	2	2
Compatibility with Other Uses on the Site	1.00	5	5	4	4	3	3	4	4	4	4	5	5	3	3	3	3	2	2
Other Complimentary Usages on Site	1.00	4	4	3	3	5	5	2	2	5	5	2	2	2	2	2	2	3	3
Surrounding Landowners Impacts/Land use	1.00	4	4	5	5	3	3	4	4	4	4	5	5	5	5	5	5	3	3
Proximity to Transit	1.00	5	5	1	1	1	1	1	1	1	1	3	3	1	1	1	1	1	1
Existing Trails	1.00	1	1	1	1	1	1	1	1	1	1	2	2	3	3	5	5	1	1
Cultural	1.00	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Easements and Codes that Limit Development	1.00	5	5	5	5	2	2	5	5	5	5	4	4	5	5	5	5	2	2
Potential to Expand Trails and Trailheads on Adjacent Land	1.00	1	1	5	5	1	1	3	3	3	3	1	1	3	3	5	5	3	3
Availability of Funding Associated with Property	1.00	5	5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Maintenance	1.00	5	5	4	4	4	4	3	3	4	4	3	3	4	4	4	4	4	4
Site is owned or controlled by Snohomish County	4.00	5	20	1	4	5	20	1	4	3	12	5	20	1	4	1	4	2	8
Total			108		99		87		94		108		114		100		106		74

- 2
- Recommend to not advance at this time
- Snohomish county owned - use to be verified - feasible for skills/flow ride and pump track park
- DNR reconveyance and DNR colloboration required - recommend advancing two (Snohomish county underlying ownership)
- Snohomish county ownership - recommend advancing
- 1
- 3

Memo | Snohomish County Mountain Bike Feasibility Study

September 15, 2024

Concept Design Tech Memo

In conducting this feasibility study, nine potential sites were carefully evaluated and screened using comprehensive design criteria developed with valuable input from staff, stakeholders, and the public. As a result, the decision-makers at Snohomish County Parks and Recreation (Parks) identified three semifinalist sites for further development for mountain bike use. These sites include Carousel Ranch off Highway 9, O'Reilly Acres County Park near Granite Falls on the Pilchuck River, and Three Lakes Hill south of Lake Roesiger near the City of Monroe.

The decision has been made to develop Carousel Ranch as a multi-use park catering to mountain biking and BMX. The **O'Reilly** and **Three Lakes Hill** sites were selected to advance as finalists for full development as state-of-the-art regional mountain bike parks. While other associated uses will be included within the park, mountain biking will be the primary focus of the design.

Project Goals

- Facilitate selection for a **dedicated mountain biking park**
 - Provide mainly mountain bike-only trails with some multi-use trails
- Select three sites and recommend two sites for further development
- Vary the park size to facilitate a range of experiences
- Create a diversity of recreational experiences
- Create a place to train as a rider

Mountain Bike Park – Programming

This study evaluated sites that would serve both a free-ride flow park (smaller scale facility) and a larger cross-country trail system.

Park 1 – Free Ride Flow Park

Park 2 – Large Scale regional park

Trailhead Amenities & Facilities

- Site signage
- Roadway frontage improvements (as required)
- Security gate for controlled access
- Parking lot(s) for up to 150–300 cars (verify per site)
- Kiosks with wayfinding signage
- Restroom or vault toilet
- Bike rack

- Picnic area
- Maintenance storage/shed
- Bike maintenance station
- Arrival plaza
- Fencing – protect sensitive vegetated areas and habitat
- Interpretive panels/opportunities
- Art (1% for arts)
- Central hub
- Hang-out for non-riders
- Potable water system – drinking water for riders and visitors
- Power for events and food trucks and or camping – all three sites have power utility in the roadway

Trail Amenities and Facilities

- Types of trails
 - Easiest mountain bike trails (green)
 - More difficult (blue)
 - Most difficult (black)
 - Skill Park
 - Pump track
 - Multi-use trail (limited amount)
 - Downhill-only trails
- Viewpoint
- Wayfinding signage
- Interpretive signage
- Spectator areas
- Event staging areas
 - Storage
- Maintenance access
- Central hub
 - Hang-out for non-riders

Potential for Compatible Uses

- Campground for up to 30-50 sites. (Three Lakes and O'Reilly)
- Day-use areas
 - Access to water (Pilchuk River at O'Reilly)
 - Parking
 - Pedestrian trail loop for hiking
 - Picnic shelter
 - Playground

Carousel Ranch Park (Semi-finalist)

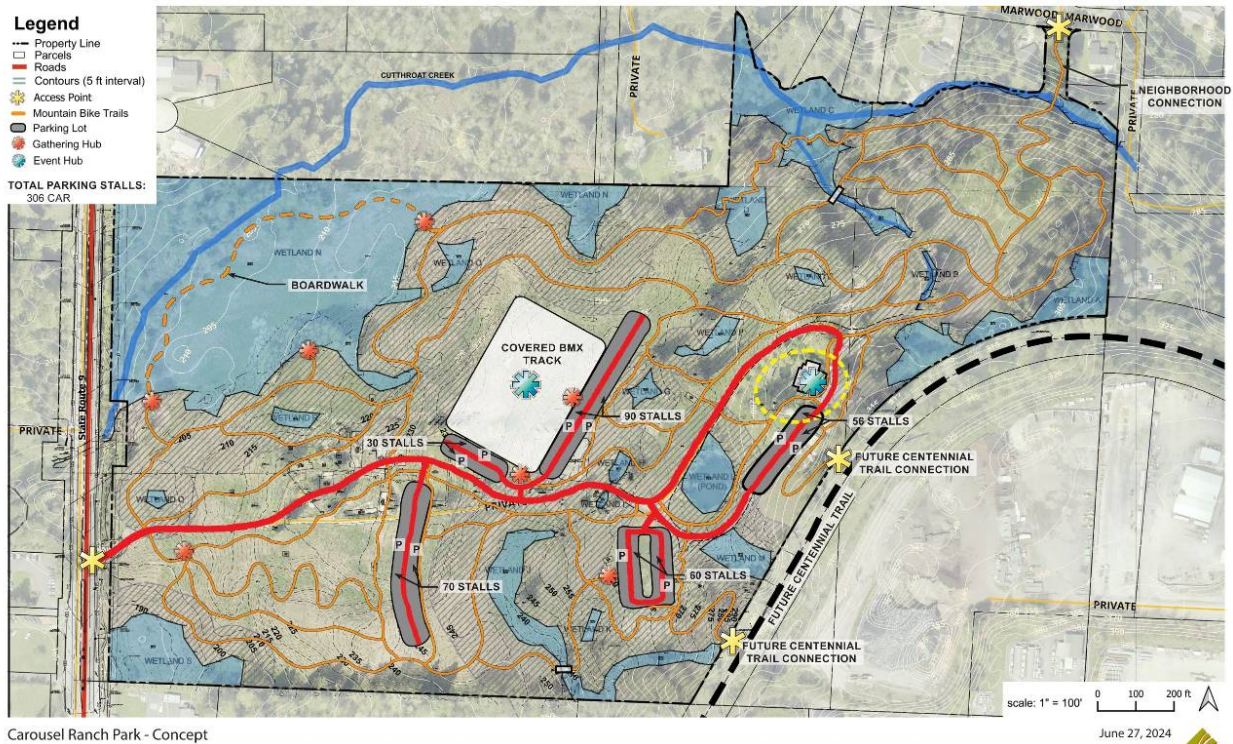
This 71.22-acre site will be developed under a separate master plan or preferred plan process. The site was considered for a mountain bike park but was not selected to advance as a primarily mountain biking site since it is envisioned that other uses will be developed along with the mountain bike use. Even with this multi-use approach, it will offer an attractive riding opportunity with skills areas and a playful riding experience on a gently sloped site. See the site analysis section for a full description of the site.

The site will likely include a BMX riding facility, either enclosed or outdoor. The BMX area will have a track and associated bleacher seating. The site will also serve as a trailhead with ample parking for the future Centennial Trail development, a regional multi-use trail on the east edge of the property. A restroom, playground and potential food truck area can also be considered.

Design features:

1. Improvements site planned to minimize impacts to existing buffers associated with the existing wetlands.
2. Existing drive realigned for improved access to program elements
3. A BMX facility could be open-air or enclosed with a shelter structure. The shelter could utilize a Clear Span product structure as an initial installation.
4. Layout of BMX facility to maximize slope and changes in grade – depending on layout and design of BMX facility. A retaining wall will be required on the west edge of the facility
5. Existing residence modified for maintenance and operations.
6. Trail layout offers a variety of experiences for a range of riding experiences from beginner to intermediate.
7. Frontage improvements along Highway 9 are anticipated.
 - a. Improved drive entry and potential right turn pocket and middle turning lane.
 - b. Per municipal code as required
8. Parking accommodates up to 300 parking spaces. Consider a range from 200 to 400 stalls.
 - a. For BMX events (100 stalls)
 - b. Visitors to ride Centennial Trail (150 stalls)
 - c. Mountain Bike riders (75 stalls)
9. Provide reforestation of the existing meadow condition that persists through the site.
10. Picnic areas/day use at Centennial Trailhead and dispersed around the site.
11. Boardwalk opportunity through the existing wetland.

See Plan graphic



Carousel Ranch Park - Concept

June 27, 2024

Snohomish County Mountain Bike Feasibility Study

DRAFT j.a.brennan
associates PLLC

Figure 1. Carousel Ranch Park Concept Plan

O'Reilly Acres County Park (Selected Site)

O'Reilly Acres County Park was a well-received site through the site analysis and preliminary conceptual discussion with staff, stakeholders and the public. The site is approximately 240 acres in size and offers a variety of terrain for a range of mountain bike experience levels. See the site analysis section for a full description of the site. It is located within a 5-minute drive of



Granite Falls, offering an economic benefit to the town and visitor opportunities for food and supplies. The site access is off SR 92, a short 1-2 block drive, then along Crooked Mile Road (a county road). The site access on Pilchuck Tree Farm Road heads south to a county-owned bridge over the Pilchuck River. There are potential easements on the Pilchuck Tree Farm Road. The bridge is in poor condition and will need replacement soon. A structural engineer should complete a more detailed assessment.

Visitors cross the Pilchuck River and arrive at the park site. There is ample gentle topography for parking and trailhead development. A floodway and 100-year floodplain (special flood hazard area) are on a portion of the site adjacent to the river. Trails, trailheads, and day-use areas can be developed in the floodplain and floodway. Above-ground structures need to be outside the floodway and be elevated above the base flood elevation; refer to SCC code section 30.65.110. The implementation phase will be required to verify expectations in the floodway and special flood hazard area. The day-use area is located close to the river for enjoyment of the resource. The day-use area has parking, picnic shelters, a grassy meadow, a playground, and other amenities. The day-use area can be used for gatherings associated with mountain bike events.

The trail system will allow exploration of this rich site with its river frontage, rock outcrops, streams, and mature forest areas. A stacked loop single-track mountain bike trail system is proposed. The trails will offer a variety of experiences for riders of all abilities. The system may include an equal mix of easy, more difficult, and most difficult trails.

This site also offers revenue-generating resources to the County by developing a campground area. On the southeast edge, centrally located in a second-growth forest, there is flat topography that provides an opportunity for campground development. Access to the campground would be off the main gravel road spine. There appears to be ample space to create a campground area, with spurs ranging from 30-60 campsites. There is mature tree cover where camp spurs could be nestled in and amongst the larger trees, offering a great outdoor experience to visitors. The campground could be operated year-round for use by non-mountain bikers. However, the campground should be reserved for mountain bike event visitors during mountain bike events.

A portion of the O'Reilly Acres site, including the easterly portion, falls within a conservation futures easement. The easement's limitations will need to be verified as the project moves forward. We understand trail development is acceptable, but built trail features or structures for Mt Bike facilities like ramps, wooden embankments, or the like will be developed outside the conservation futures easement.

See plan graphic

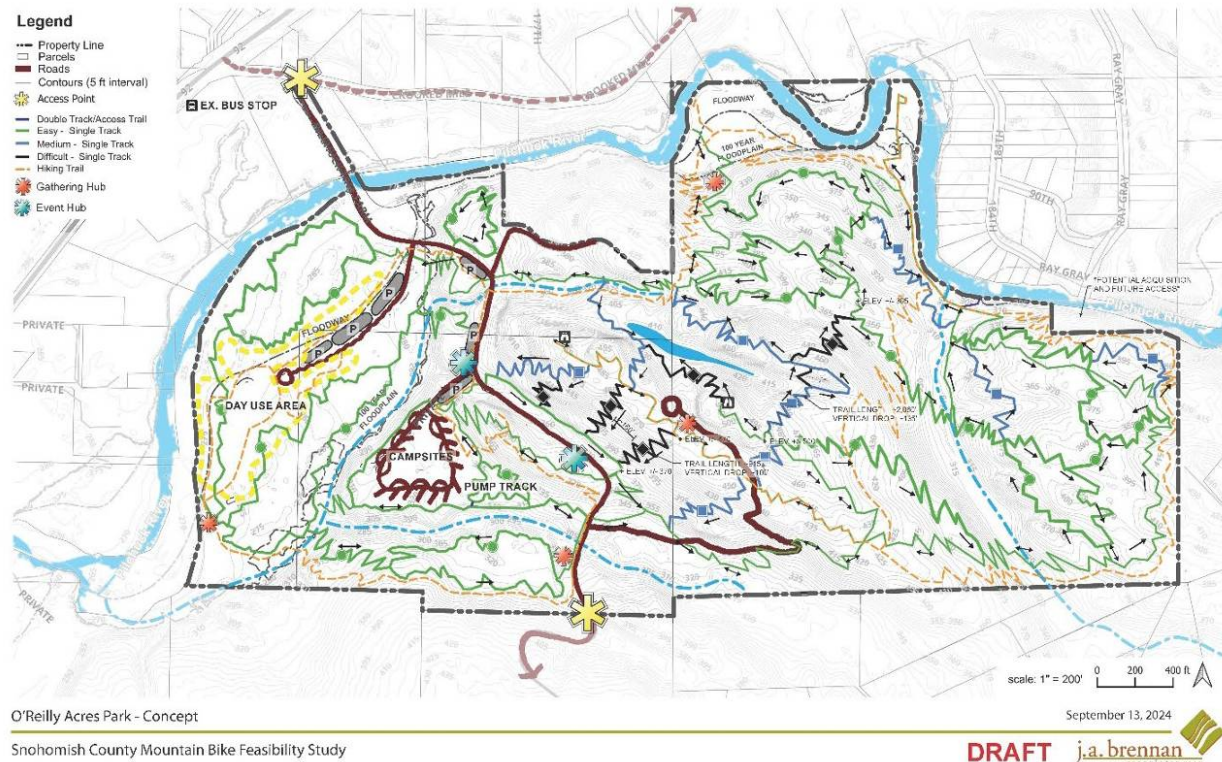


Figure 2. O'Reilly Acres Park Concept Plan

Three Lakes Hill

Three Lakes Hill Park was a well-received site through the site analysis and preliminary conceptual discussion with staff, stakeholders, and the public. This site has the potential to offer a world-class mountain bike park facility, given its terrain, vertical drop or elevation change and scale of the site. The site is approximately 2,152 acres and offers a variety of terrain for a range of mountain bike experience levels. The site has a DNR land management overlay and is actively being logged. The County will need to go through a re-conveyance process to allocate all the land or a portion of the land for specific park use activities. See the site analysis section for a full description of the site.

The site is within a 20-minute drive of the City of Monroe, Lake Stevens, and the town of Granite Falls, offering an economic benefit to the area and opportunities for food and supplies. The site is accessed primarily from the NE off Woods Creek Road and northwest off Mero Road with a bridge that crosses Woods Creek. The existing bridge and gravel road system appear to be in good condition. A bridge structural engineer should complete a more



detailed assessment as increased vehicular access occurs.

The primary access is proposed from the northeast, off Woods Creek Road. Visitors drive by a DNR quarry that is intended to remain operational. There is ample gentle topography for parking and trailhead development. DNR access roads provide a central spine to access across the site. Certain secondary logging roads have been decommissioned and will require updating to make them functional for public access.



The primary day-use area is located near the DNR quarry. It has parking, picnic shelters, a grassy meadow, a playground, a bike skills park, and other amenities. The day-use area can be used for gatherings associated with mountain bike events. This access location is the hub of activity in the greater trail network of the mountain bike facility.

Secondary access is proposed from the northeast, off Mero Road and 19th Avenue, where access exists through the residential neighborhood. Visitors enter the site and drive the gravel road to the trailhead parking area and small day-use area set inward to the property beyond the critical area wetland. With ample gentle topography for parking and trailhead development, this day-use area provides access to less challenging trail networks that offer riders a lush and diverse landscape riding experience that ultimately connects to the more challenging and steeper site terrain to the east.

The trail system will afford exploration of this rich site with its territorial views, views to Mt Pilchuck, access to Woods Creek, streams, and mature forest areas. A stacked loop single-track mountain bike trail system is proposed. The trails will offer a variety of experiences for riders of all abilities. The system may include an equal mix of easy, more difficult, and most difficult trails. This trail system is envisioned to offer opportunities to host large mountain bike racing events.

The northeast region of the trail network will be the primary epic rider experience. The primary access road offers a spur road to the hub of activity where the primary day-use area is located with ample parking for up to 200 cars. This is the heart of the mountain bike experience. Off the parking area, riders are offered a skills course for various ages and experiences. This area also offers a lower hub of activity for gatherings and events. Seating, picnic shelter, storage, space for creating bleacher seating during events and gathering plazas are envisioned in this lower hub. This area will be the terminus for race events.

Riders can take off and climb the terrain using the existing road spine or find the loop trail up to the existing gravel road at a high-elevation bench that will provide the jumping-off point for various single-track steep descents. This road spurs at the high-elevation bench and offers a location for a hub of activity. During non-event periods, this area is envisioned for small groups with a picnic shelter for meeting, gathering, or taking a breather during a ride. The views afforded here to Mt. Pilchuck are outstanding. Riders can descend the steep terrain to the east or find a gentler route that climbs briefly up to the west to the top elevation of Three Lakes and then descend a long route, approximately 10,000 feet down. During race events, this area serves as the staging point for all necessary equipment, including vehicles, shelters, and other items needed for the start of the races.

This site also offers revenue-generating resources to the County by developing a campground area. On the northeast edge, beyond the quarry region of the site, there is flat topography that provides an opportunity for campground development. Access to the campground will be off the main gravel road spine. There appears to be ample space to create a campground area, with spurs ranging from 30-60 campsites. A small creek in this area could be a camp area feature. The area also features ample mature tree cover, creating perfect spots for camp spurs nestled among the larger trees. This offers visitors an exceptional outdoor experience. Additional parking could be provided in this area by designating a portion of the campground for day-use parking. The campground could be operated year-round for use by non-mountain bikers. However, the campground should be considered reserved for mountain bike event visitors during mountain bike events or races.

See plan graphic

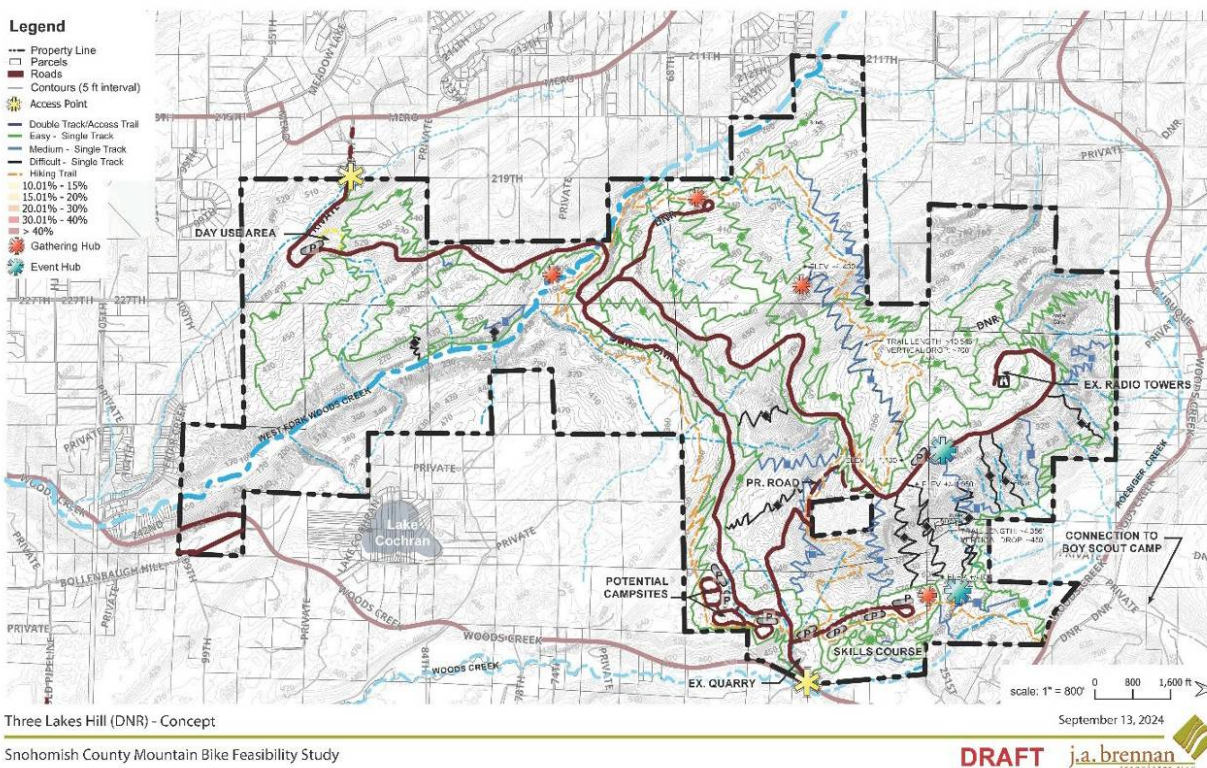


Figure 3. Three Lakes Hill Concept Plan

Conclusion and Next Steps

Moving forward, Snohomish County will implement the two finalist sites, O'Reilly and Three Lakes Hill. Parks will work with DNR through a re-conveyance process for the Three Lakes Hill Site. The cost estimates assume long-range development, but the projects will likely be phased over time. The development schedule is unknown, but the county budget has allocated some funding to these projects. Early implementation should include a modest parking lot with limited amenities and initial trails at each site. Additional trails can be developed over time. Later, camping and other amenities can be added. At this point, it is envisioned that design and permitting could take place in the next 2–3 years, with implementation as soon as 5 years. This will depend on the availability of funding and support for the projects. The dream of having dedicated mountain bike parks in Snohomish County is an important goal identified during the Lord Hill Park Master Plan or Preferred Plan process. The implementation will create opportunities for riders of all ages and abilities, improve the community's health and quality of life and offer economic benefits for the small towns near the sites.

Next Steps toward development

O'Reilly Acres - \$18.6M estimated cost of development (Itemized list of elements and amenities)

1. Bridge Replacement – Separate Project \$5M – (not included in the \$18.6M planning costs).
 - a. Structural Evaluation and design, permitting
 - b. Secure bridge construction funding
 - c. Bidding and Construction
2. Management, Operation and Maintenance Structuring (third-party agreement, for trail maintenance)
3. Secure development funding
4. Establish a method for ongoing maintenance funding
5. RFQ process for design, engineering and (possibly) construction
6. Design & engineering and associated studies and permitting
7. Bidding and construction

Three Lakes Hill - \$21.5M estimated cost of development (Itemized list of elements and amenities)

1. Coordination / Discussion with DNR about partnership (preferred option)
2. Implement reconveyance of select parcels into Snohomish County control (plan B)
3. Management, Operation and Maintenance Structuring (third-party agreement, for trail maintenance)
4. Secure development funding
5. Establish a method for ongoing maintenance funding
6. RFQ process for design, engineering and (possibly) construction
7. Design & engineering and associated studies and permitting
8. Bidding and construction

Tech Memo | Snohomish County Mountain Bike Feasibility Study

To:	Tom Hartzell	Date:	2024-06-10
From:	JA Brennan Associates, PLLC	Project:	Snohomish County Mt Bike Feasibility
Re:	Concept Diagram Program		

3 Preferred Sites for Alternative Concept Development

The goal is to provide a mountain bike-focused experience that includes a range of trail experiences for various skill levels and where events, races, and gatherings can be held. The vision is to create a “Mountain Bike Destination” system for Snohomish County.

Selected three sites for concept diagram development:

1. Carousel Ranch Park
 - a. Snohomish County Property
 - b. Include a Covered BMX Facility (+/- 87,000sf)
 - c. Plan for trailhead access to Centennial trail
 - d. Power, and water to the site is available.
 - e. Verify if sewer is available
2. Three Lakes Hill - Include Camping –
 - a. Snohomish County property with DNR overlay – requires reconveyance.
 - b. Power to the site is available – underground power runs to the Mt. top radio towers.
 - c. Provide potable water utility.
3. O'Reilly Acres County Park – Include Camping –
 - a. Snohomish County Property – portion of site has a conservation easement.
 - b. Bridge improvements to occur under a separate project.
 - c. Power to site is available – runs to adjacent private property.
 - d. Provide potable water utility.

Program to Guide Concept Diagrams

Trailhead (parking area with amenities)

- Parking, # of cars (This will vary per site)
- Carousel will accommodate parking for Centennial trail access.
- Verify the count for parking area spaces up to 175 – 300 cars
 - Precedent (Duthie Hill has 70 regular stalls (main parking area) – 2 two-trailer and 3 ADA and one load-unload /maintenance/emergency parking)
 - ADA parking with van stall as required.
 - Consider Pick up drop off area.
 - Consider Truck and trailer – race events up to 10 – 20 stalls
 - Parking, double-loaded one-way loop with a trailer pull-through – angle is the most efficient.
- Port a Potty with screening or restroom
- Gathering plaza and entry to the trail network
- Wayfinding trail map
- Maintenance access – with parking options for events, provide emergency access to a central hub.

Hub of Activity (Central Hub gathering and meeting place)

- Kiosk/wayfinding trail map
- Port a Potty with screening or restroom
- Picnic shelter with plaza.
- Event parking - (service access area)
- Spectator area for events
- Space for food truck – include hookups.
- Learning/ training area (skills clinics)
- Pump Track (min. 2000 sf)
- BMX Racing track (North SeaTac as precedent? +/- 86,000 sft.)
- Flow track

- Maintenance access – with some parking option, Emergency access
- Seating area/ picnic area
- Signage: trail marker/wayfinding/ directional/information and rules

Trails (IMBA Rating System) – Trails for all skill levels

- Concept trail layout will be refined in detail design – Please note Green, Blue and Black trail ratings are used in the concept plans for the feasibility document.
- Signage as required for wayfinding and defining trail difficulty and directional route.
- White Easiest: 72” wide min.
- Green Easy: 36” wide min., 0%– 5% Average grade (max 15%)
- Blue More Difficult: 24” wide, 5%– 8% Average grade (max 15% or greater)
- Black Diamond Very Difficult: 12” wide min. ,8%– 12% Average grade (max 15% or greater)
- Black Double Diamond Very Difficult: 6” wide min., 10%– 15% Average grade (max 15% or greater)

Trail experience (typical for each site):

- Develop skills and abilities.
- Test endurance
- Provide a feeling of risk or adventure.
- Connect with nature.
- Time with family and friends

Secondary program options

- Camping
- Disc golf
- Picnic shelters
- Nature Play area
- Space for gathering waiting non-participants.
- Reforestation – Carousel
- Other

Snohomish County Mountain Bike Feasibility Study

PLANNING LEVEL

PRELIMINARY PLANNING LEVEL BUDGET ESTIMATE - SUMMARY

Recommended Sites

Date: 15-Sep-24

DRAFT



landscape architects & planners
2701 First Avenue | Suite 510 | Seattle, WA 98121
t | 206.583.0620 | w | jabrennan.com

O'Reilly

MOBILIZATION	\$761,360.96
TRAILS	\$943,663.10
TRAIL SIGNAGE	\$70,000.00
TRAILHEAD WITH PARKING	\$1,639,746.50
LANDSCAPE RESTORATION	\$250,000.00
SITE AMENITIES	\$3,751,000.00
AUTO CIRCULATON	\$214,200.00
STORMWATER FACILITIES AND EROSION CONTROL	\$295,000.00
STRUCTURES	\$450,000.00
<i>Subtotal</i>	<i>\$8,374,970.56</i>

Total (including tax, O&P, contingency) \$15,828,694.36

Total including design & permitting (20%) \$18,575,684.70

Three Lakes

MOBILIZATION	\$1,106,152.21
TRAILS	\$3,003,822.10
TRAIL SIGNAGE	\$85,000.00
TRAILHEAD WITH PARKING	\$1,472,000.00
LANDSCAPE RESTORATION	\$350,000.00
SITE AMENITIES	\$4,895,000.00
AUTO CIRCULATON	\$290,700.00
STORMWATER FACILITIES AND EROSION CONTROL	\$370,000.00
STRUCTURES	\$595,000.00
<i>Subtotal</i>	<i>\$12,167,674.31</i>

Total (including tax, O&P, contingency) \$16,767,055.20

Total including design & permitting (20%) \$21,537,756.94

Carousel

MOBILIZATION	\$861,897.58
TRAILS	\$5,766,305.30
TRAIL SIGNAGE	\$45,000.00
TRAILHEAD WITH PARKING	\$883,704.50
LANDSCAPE RESTORATION	\$250,000.00
SITE AMENITIES	\$945,566.00
AUTO CIRCULATOIN	\$37,400.00
STORMWATER FACILITIES AND EROSION CONTROL	\$241,000.00
STRUCTURES	\$450,000.00
<i>Subtotal</i>	<i>\$9,480,873.38</i>

Total (including tax, O&P, contingency) \$13,064,643.52

Total including design & permitting (20%) \$15,203,528.55

Project Total

Total (including tax, O&P, contingency)	\$45,660,393.08
Total including design & permitting (20%)	\$55,316,970.20

Costs are high level planning and budgetary numbers the next round of design will better define implementation costs