



# Parks Zone

PRC 25-04  
April 9, 2025





# Agenda

1. Draft Parks Zone Development Regulations
  - Follow-up items from March 6: uses permitted, signs, buildings, impervious surface, definitions
2. Draft Land Use Map
3. Draft Hand-Off Memo





# Draft Parks Zone Development Regulations





# Uses Permitted

- City government services in the Luther Burbank Administrative Building, Luther Burbank Boiler Building, and Luther Burbank Caretakers House.
- Definition: “*City Government Services*. Services provided by, or on behalf of, the City of Mercer Island including, but not limited to, fire protection, police and public safety activities, courts, administrative offices, and equipment maintenance facilities.”



# Signs

- The requirement to use “natural colors” for signs was removed from the draft.
- Recent state legislation (HB 1293) severely limits the City's ability to include this kind of flexibility in development regulations.
- Starting June 30, 2025, all development regulations must be "clear and objective."
- Terms like "natural colors" would be considered subjective and will no longer be allowed.



# Building Size

Building Type	Gross Floor Area Limit	Height Limit
Restrooms	500 square feet	<b>20 feet</b>
Park Maintenance Facilities	500 square feet	<b>20 feet</b>
Recreational Facilities	500 square feet	<b>20 feet</b>
Multipurpose Facilities	3,500 square feet	<b>20 feet</b>
Picnic Shelters	1,200 square feet	16 feet
<b>Luther Burbank Pergola</b>	<b>2,000 square feet</b>	<b>16 feet</b>

- Flagpoles, antennas, chimneys, mechanical equipment, and rooftop appurtenances do not count toward building height in the Parks Zone.



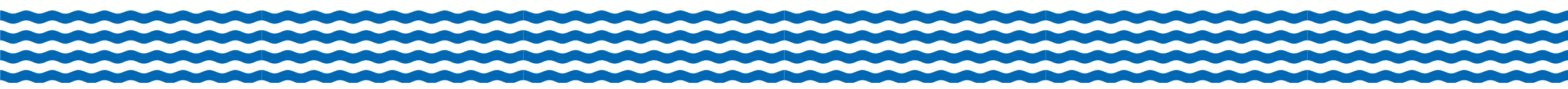
# Luther Burbank Pergola



# Impervious Surface

Exemptions from the No Net New Impervious Surface Standard:

- a. Emergency vehicle lanes not available for public use.
- b. ADA Parking and accessibility.
- c. Public trails.
- d. Required surfaces for playground equipment.
- e. Synthetic turf athletic fields.
- f. Small park amenities 100 square feet or less in gross floor area, including but not limited to benches, picnic tables, signs, and trash cans.
- g. Emergency maintenance and repairs.
- h. Utilities.







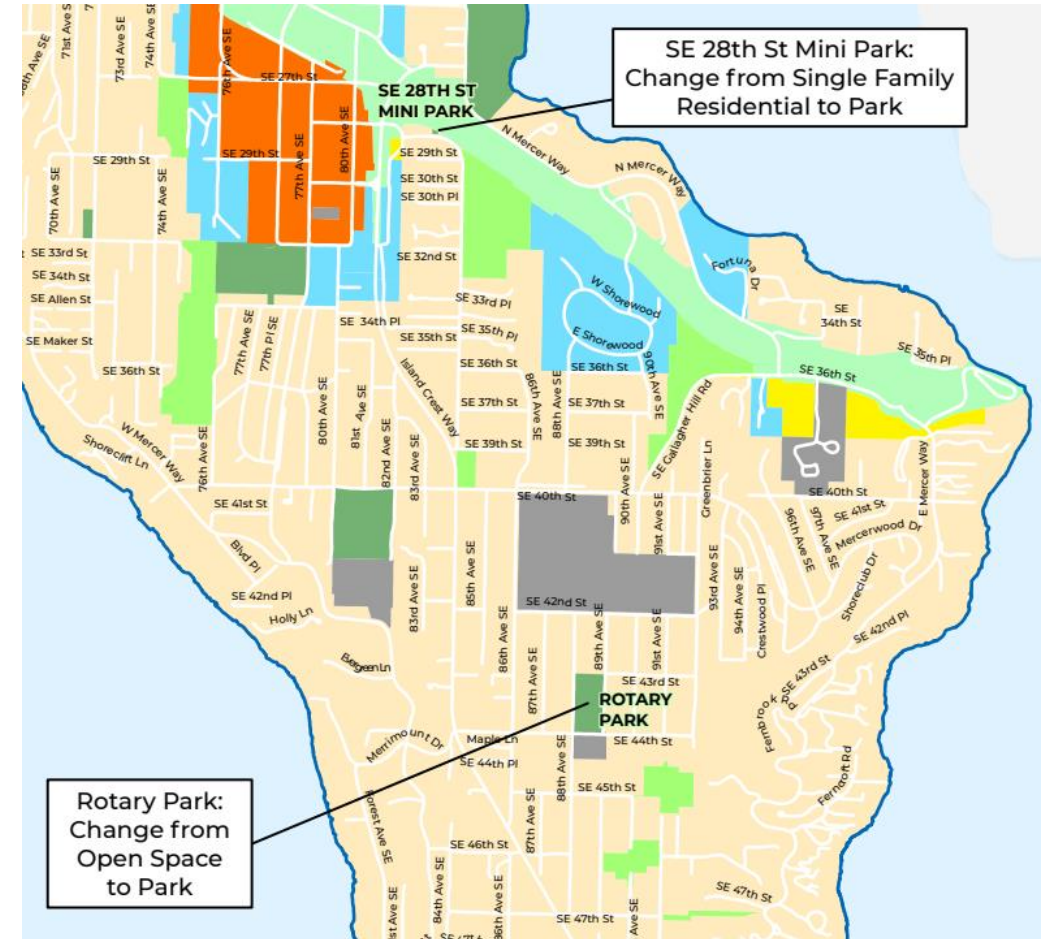
# Draft Land Use Map



# Draft Land Use Map

The draft Land Use Map includes the following changes compared to the current adopted Land Use Map:

1. SE 28th St. Mini Park changed from Single Family Residential to Park.
2. Rotary Park changed from Open Space to Park.
3. Title changed from “City of Mercer Island Land Use” to “City of Mercer Island Land Use Map”
4. Black diagonal lines removed from Open Space in the legend and on the map.
5. Legend organized in alphabetical order.
6. “Land Use Plan” changed to “Land Use Map” in the text under the legend.
7. Park and Open Space labels removed except for park properties with new changes proposed.







# Draft Hand-Off Memo



# Draft Hand-Off Memo

Changes in the draft include:

- Additional context for the recommendation to subdivide Island Crest Park.
- A recommendation to include a goal in the City's long-term facilities plans to relocate city government services from the Luther Burbank buildings so that all park facilities can be dedicated to serving parks and recreation uses.
- Other changes to align with updates to the development regulations and maps.

