



Open Space Zone Development Process

PRC24-04 | March 21, 2024





Agenda

- 2024 Comprehensive Plan Periodic Update
- The Deliverable: A New Open Space Zone
- 2022 PROS Plan
- Open Space Properties
- Zoning Code Components
- Discussion

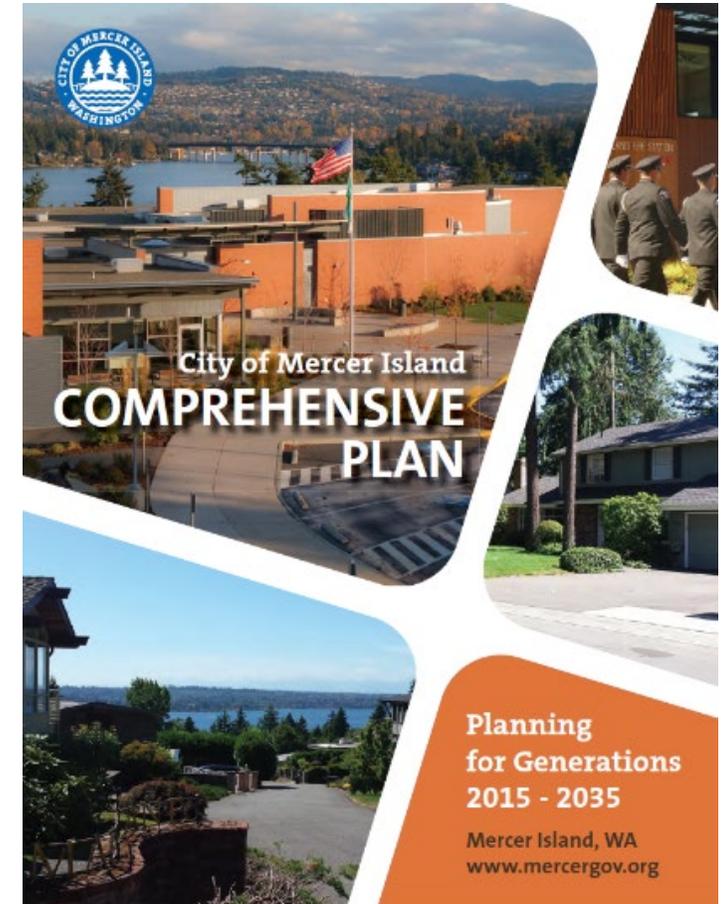


2024 Comprehensive Plan Periodic Update



2024 Comprehensive Plan Periodic Update

- City's statement of vision, goals, and policies for managing growth between 2024-2044.
- The Growth Management Act requires cities in King County to complete the comprehensive plan periodic review by December 31, 2024.
- The scope of work for the Comp Plan was set by the City Council in 2022 and supplemented in 2023 ([Resolution No. 1621](#) and [Resolution No. 1646](#)).
- The scope of work for the Comp Plan Periodic Update includes development of a new Parks and Recreation Element and a new Parks Zone.
- New zones require a specific legislative review process.





The Deliverable: A New Open Space Zone



Open Space Zone: Code and Comp Plan Amendments

- After an initial review process, the PRC recommended developing separate zones for parks and open space, beginning with the Open Space Zone in 2024.
- Development of a new Open Space Zone requires amendments to the **Mercer Island City Code (MICC)** and the **Mercer Island Comprehensive Plan**:
 - **Development Regulations** – MICC 19.01.040 amended to establish the new zone and MICC 19.16.010 amended to establish new definitions.
 - **Zoning Map** – amends the Zoning Map in MICC to show where the new zone applies.
 - **Land Use Map** – amends the Land Use Map, which is part of the Land Use Element of the Comprehensive Plan. The Comprehensive Plan provides the basis for zoning.



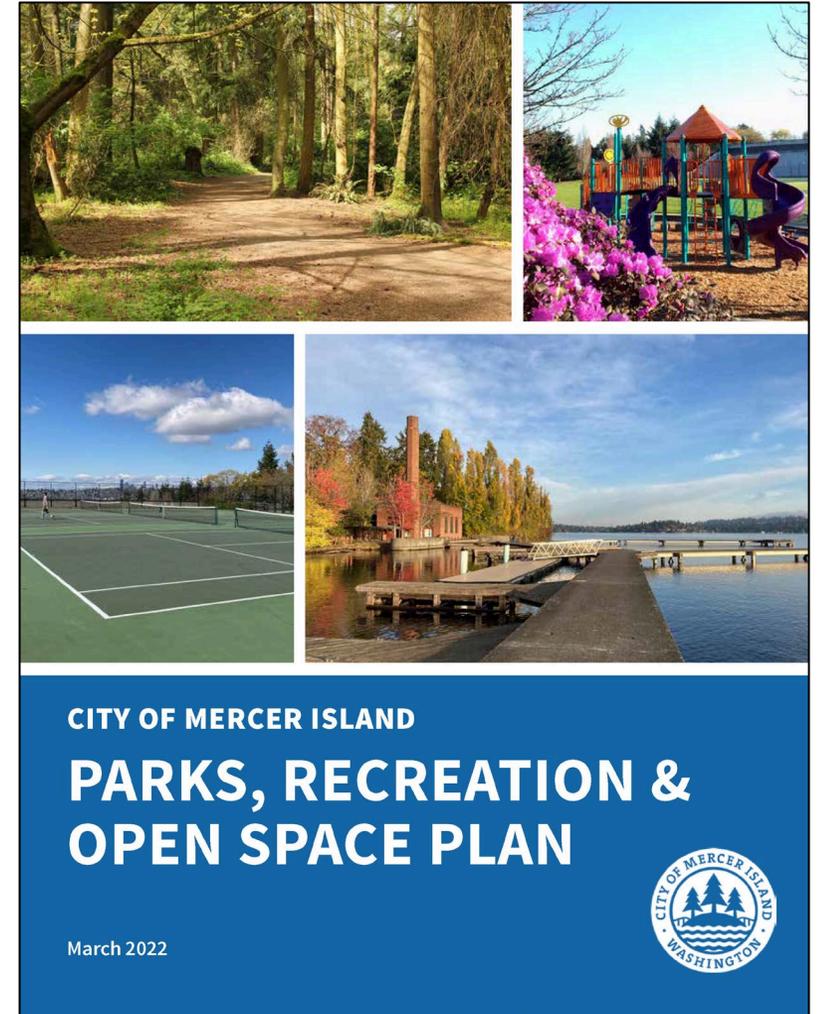


2022 PROS Plan



Parks, Recreation & Open Space Plan (2022)

- Six-year plan and vision for parks and recreation programming and capital infrastructure investments necessary to meet the community's needs.
- Adopted after two+ years of extensive community engagement, two surveys, open houses, and meetings the Arts Council and the Open Space Conservancy Trust.
- The PROS Plan established goals and objectives (Chapter 4), which serve as the policy framework for the provision of parks and recreation services on Mercer Island.
- **Development of master plans, policies, codes, and other work products must align with this policy framework.**



PROS Plan – Goals (Chapter 4)

- 1. Planning, Acquisition & Access:** Provide a high quality, welcoming, and inclusive parks and recreation system that meets community needs now and in the future.
 - 2. Maintenance & Operations:** Provide the Mercer Island community with safe, well-maintained parks and recreation facilities.
 - 3. Environment & Sustainability:** Provide a high quality, diversified open space system that preserves and enhances urban forests, critical habitat, and other environmental resources. Incorporate sustainability practices into operations, maintenance, and planning.
 - 4. Trails:** Develop and promote an interconnected community through safe, accessible, and attractive trails and pathways easily accessed by a variety of trail users.
 - 5. Recreation Facilities & Programming:** Provide a variety of recreation programs, services, and facilities that promote the health and wellbeing of residents of all ages and abilities.
 - 6. Arts & Culture:** Facilitate and promote comprehensive and engaging arts and culture experiences.
 - 7. Community Engagement & Partnerships:** Encourage and support community engagement and pursue collaborative partnerships to strengthen and grow parks and recreation programs and services.
 - 8. Administration & Fiscal Sustainability:** Provide leadership and sufficient resources to maintain and operate a welcoming, efficient, safe, and sustainable parks and recreation system.
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Open Space Properties



Inventory of Open Space Properties (Exhibit 1)

Name	Address	PROS Plan Classification	Ownership	Current Zoning	Acres	Primary Purpose	Notes
Cayhill Open Space	5400 East Mercer Way	Open Space	City	R-15	1.08	Green space	No amenities.
Clise Park	SE 40 th & ICW	Open Space	City	R-8.4	1.47	Recreation (trails), green space	
Ellis Pond	90 th Ave SE	Open Space	City	R-9.6	4.13	Recreation (trails), green space	
Engstrom Open Space	E Mercer Way	Open Space	City	R-15	8.51	Recreation (trails), green space	Owned by OSCT, managed by City.
Gallagher Hill	3701 SE Gallagher Hill Rd	Open Space	City	MF-3	11.29	Recreation (trails), green space	
Hollerbach Open Space	SE 45 th St & 91 st Ave SE	Open Space	City	R-15	5.23	Green space	Easement at SE 45 th St. entrance. No amenities.
Mercerdale Hillside	7415 SE 27 th St	Open Space	City	R-9.6	18.14	Recreation (trails), green space	
N Mercerdale Hillside	7415 SE 27th St	Open Space	City	R-9.6	5.11	Recreation (trails), green space	
Parkwood Ridge Open Space	9165 Parkwood Ridge Rd	Open Space	City	R-15	3.79	Recreation (trails), green space	
Pioneer Park	Island Crest Way & 68 th St	Open Space	City	R-9.6	113.67	Recreation (trails), green space	Owned by OSCT, managed by City.
Salem Woods	6300 90 th Ave SE	Open Space	City	R-9.6	0.32	Green space	No amenities.
SE 47th St Open Space	4701 E Mercer Way	Open Space	City	R-15	1.27	Green space	No amenities.
SE 50th St Open Space	SE 50 th St & ICW	Open Space	City	R-8.4	1.78	Green space	No amenities.
SE 53rd Pl Open Space	9100 SE 53 rd Pl	Open Space	City	R-15	24.01	Recreation (trails), green space	
Upper Luther Burbank Park	84 th Ave SE & SE 33 rd St	Open Space	City	R-9.6	18.05	Recreation (trails), green space	





Zoning Code Components



Zoning Code Components

1. Purpose Statement

- What is the intention or goal of the Open Space Zone?

2. Conditions required for land to be included within the zone

- What criteria is used to determine if land is included in the Open Space Zone?

3. Regulations that detail which uses are allowed within the zone

- What are the permitted uses of land in the Open Space Zone?

4. Development standards to guide development within the zone

- What are the regulations for physical modification and structures in the Open Space Zone?

5. Definitions for key terms used in the zoning regulations

- What terms require further definition?
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Thank you.



Open Space Definition

Open Space Conservancy Trust formation documents
([Ord. B-93](#), [Ord. 96-002](#))

For the purposes of this trust, “Open Space Property” means any undeveloped parcel of real property, although not necessarily completely natural and undisturbed, whose existing openness, natural conditions or present state of use, if retained, would maintain or enhance the present or potential conservation of natural or scenic resources of Mercer Island and which has been declared to be Open Space Property by the City Council with the intent that any future use of the property be limited to passive and low impact forms of use such as walking, jogging, or picnicking.



Surface Definitions

Lot coverage, maximum: The maximum area of a residentially zoned lot that may be covered by a combination of buildings, including eaves and roof overhangs, and vehicular driving surfaces.



Surface Definitions

Hardscape: The solid, hard elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures other than buildings, paved areas other than driving surfaces, stairs, walkways, decks, patios, and similar constructed elements. The hardscape within landscaping is usually made up of materials that include, but are not limited to, wood, stone, concrete, gravel, artificial turf, and permeable pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank or detention tank covered with at least two feet of soil and planted shrubs is not hardscape). Hardscape areas do not include driving surfaces or buildings.



Surface Definitions

Softscape: The living or unhardened elements that are incorporated into landscaping. The softscape generally includes plants, flower beds, tree retention areas, uncovered dirt, compost or mulched areas, wetlands, and wetland or watercourse buffers.



Surface Definitions

Impervious surfaces: Includes without limitation the following:

- 1. Buildings** — the footprint of the building and structures including all eaves;
- 2. Vehicular use** — driveways, streets, parking areas and other areas, whether constructed of gravel, pavers, pavement, concrete or other material, that can reasonably allow vehicular travel;
- 3. Sidewalks** — paved pedestrian walkways, sidewalks and bike paths;
- 4. Recreation facilities** — decks, patios, porches, tennis courts, sport courts, pools, hot tubs, and other similar recreational facilities;
- 5. Miscellaneous** — any other structure or hard surface which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, or causes water to run off the surface in greater quantities or at an increased rate of flow from present flow rate under natural conditions prior to development.

