



Parks Zone

PRC24-12

October 8, 2024





Agenda

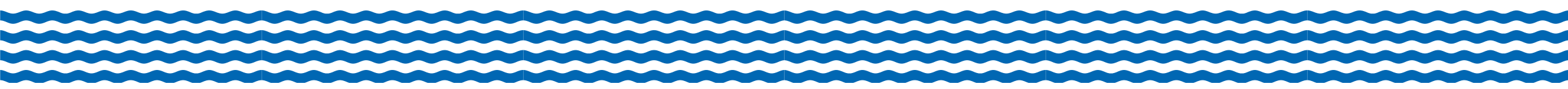
- Staff Presentation
 - Parks Zone Introduction and Background
 - Review: Zoning Code Framework
 - Discussion & Idea Sharing: Purpose Statement, Designation Requirements, and Uses Permitted
 - Review: Timeline
- Reference Photos: Park Uses and Amenities



Parks Zone Introduction & Background

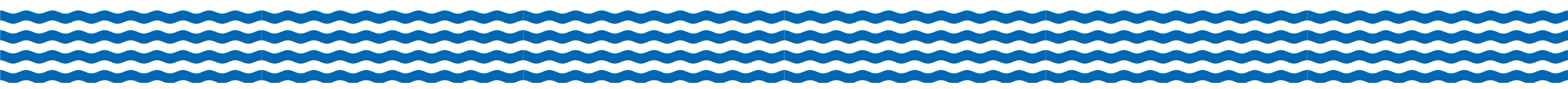


Update on Open Space Zone

- The City Council directed staff to develop a Parks Zone as part of the 2024 Comprehensive Plan Periodic Update.
 - The PRC and OSCT provided a recommendation to separate the work item into two zones: Parks and Open Space.
 - The PRC and OSCT provided a joint recommendation on the draft Open Space Zone to the Planning Commission in May 2024.
 - The Planning Commission completed the legislative review process for the amendments to the Comprehensive Plan in June 2024 and code in September 2024.
 - The Comprehensive Plan Periodic Update and code amendment are anticipated to be reviewed and adopted by the City Council in Q4 2024.
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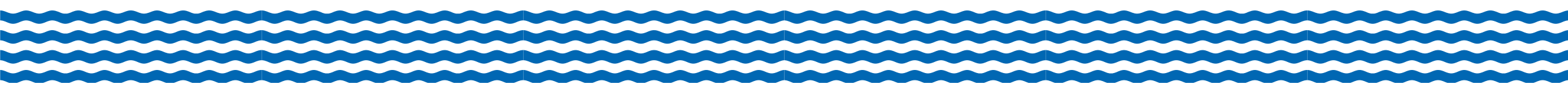
Parks Zone

- The PRC will now shift focus from the Open Space Zone to developing a recommendation on the draft Parks Zone.
- The Parks Zone is anticipated to be established as part of the 2025 Comprehensive Plan annual update.
- Staff proposes the PRC follow the framework used for development of the draft Open Space Zone.



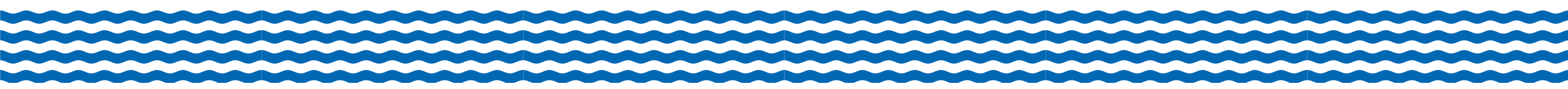
Parks Zone: Code and Comp Plan Amendments

- Development of a new Parks Zone requires amendments to the **Mercer Island City Code (MICC)** and the **Mercer Island Comprehensive Plan**:
 - **Development Regulations** – create a new subsection or subsection(s) under MICC 19.05, amend [MICC 19.01.040](#) to establish the Parks Zone, and amend [MICC 19.16.010](#) to establish new definitions (as needed).
 - **Zoning Map** – amend the [Zoning Map](#) in the MICC to reflect where the Parks Zone applies.
 - **Land Use Designations** – amend the Land Use Designation table in the Land Use Element of the Comprehensive Plan (if needed).



Legislative Review Process

- The Mercer Island zoning code is established in [MICC 19.01.040](#).
- Any amendment of Title 19 MICC must proceed through the legislative review process established in Chapter 19.15 MICC:
 - The Planning Commission holds a public hearing.
 - The Planning Commission provides a written recommendation to the City Council following the public hearing.
 - The City Council considers the Planning Commission recommendation during a public meeting, deciding to adopt, reject, or amend the recommendation.





PROS Plan (2022)



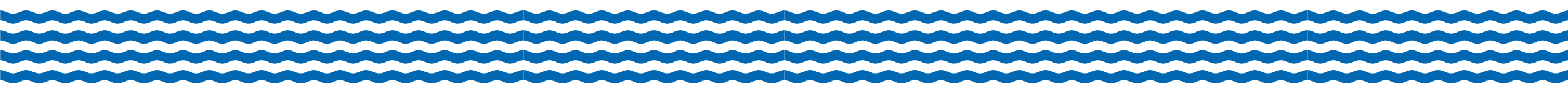
Parks, Recreation & Open Space (PROS) Plan

- The PROS Plan was adopted in March 2022 after two+ years of community engagement: two surveys, open houses, and guidance from the PRC, OSCT, and Arts Council.
- The PROS Plan established goals and objectives which serve as the policy framework for the provision of parks and recreation services on Mercer Island.
- The PROS Plan provides a foundation to guide decisions related to planning, acquiring, developing, and maintaining parks, open space, trails, and recreation facilities.
- The PROS Plan identifies priorities for recreation programs, special events, arts, and cultural activities.
- The PROS Plan is intended to align with and incorporate all other parks and recreation related plans, policies, codes, and other work products.



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.



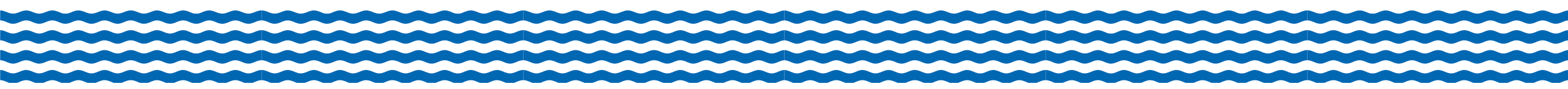


Parks Zone Discussion



Parks Zone - Approach

- Staff recommends that the PRC follow a process similar to the development of the draft Open Space Zone. Over the course of several meetings, staff and the PRC will collaborate on the draft text for the new Parks Zone, ensuring it meets all regulatory requirements.
- Crafting regulations that balance the built environment with the preservation and protection of parks will be particularly complex given the unique features in the park system.
- For now, staff suggests setting aside the specific nuances of each individual park and focusing on drafting code language that aligns with stewardship and management plans, preservation goals, community feedback and desires, best practices, current and future uses, and other practical considerations.



Zoning Code Framework

1. Purpose

- What is the goal of the Parks Zone?

2. Designation Requirements

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

3. Uses Permitted

- What are the allowed uses in the Parks Zone?

4. Development Standards

- What are the regulations for structures and other physical modifications in the Parks Zone?

5. Definitions

- How are key terms in the Parks Zone code defined?
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Tonight's Discussion:

1. Purpose

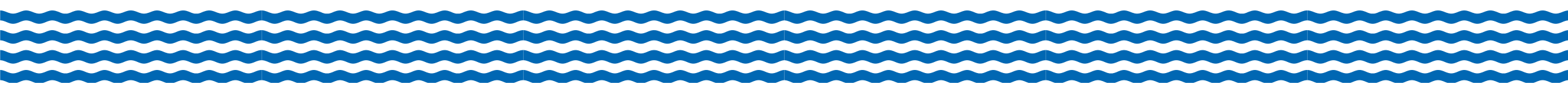
- What is the goal of the Parks Zone?

2. Designation Requirements

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

3. Uses Permitted

- What are the allowed uses in the Parks Zone?





PRC Meeting Schedule



PRC Meeting Schedule

Tuesday, October 8, 2024

- Presentation: Parks Zone introduction and parks photo tour
- Discussion and Idea Sharing: Purpose Statement, Designation Requirements, and Uses Permitted

Thursday, November 7, 2024

- Review Draft Text: Purpose Statement, Designation Requirements, and Uses Permitted
- Discussion and Idea Sharing: Development Standards

Thursday, December 5, 2024

- Review Draft Text: Development Standards
- Discussion and Idea Sharing: Definitions

Thursday, January 2, 2025 (Meeting anticipated to be rescheduled due to holiday)

- Review Draft Text: Full Code Review
- Test Fit Analysis – Review Applicability of Draft Parks Zone to Existing Parks

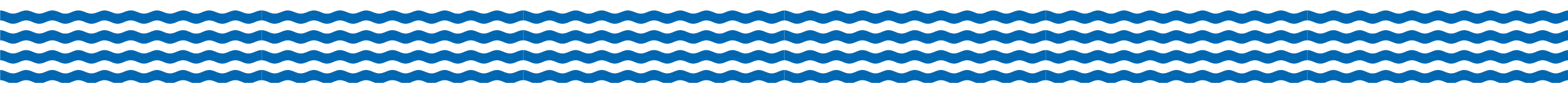
January 2025 - Potential Joint Meeting with City Council (tentative)

Thursday, February 6, 2025

- Follow-up Discussion on Test-Fit Analysis and Feedback from City Council (tentative), revisions to draft Parks Zone if necessary.
- Review Draft Hand-Off Memo to PC

Thursday, March 6, 2025

- Finalize All Materials
- Discussion: Next Steps (hand-off to PC, legislative review process, timelines of the Comprehensive Plan annual update and code amendment)





Reference Slides: Parks Photo Tour

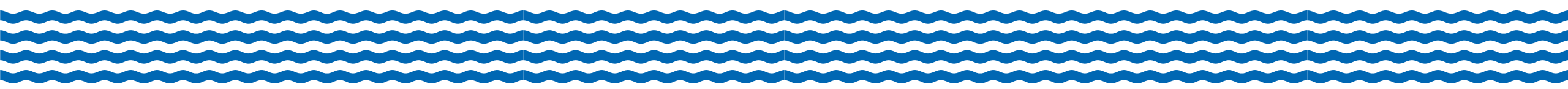
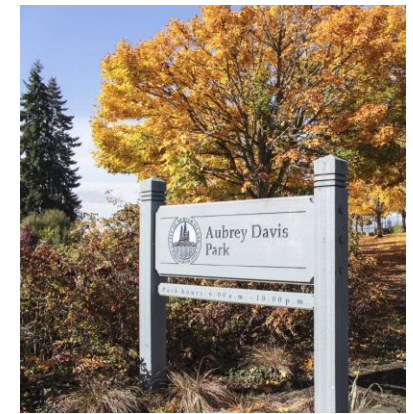


Aubrey Davis Park

- Baseball fields
- Basketball court
- Boat launch
- Bocce courts
- Grass areas
- Paved trails
- Picnic shelter
- Picnic areas
- Playgrounds
- Plaza
- Public art
- Restrooms
- Soccer/lacrosse field
- Tennis courts
- WSDOT right-of-way



Aubrey Davis Park

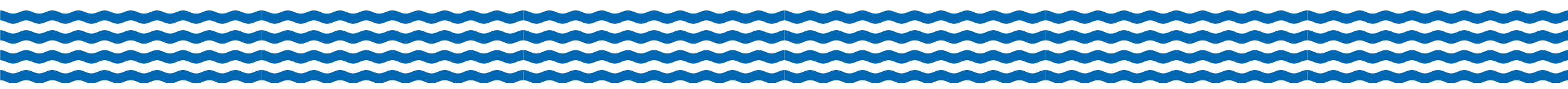


Luther Burbank Park

- Amphitheater
- Luther Burbank Building
- Boiler Building
- Docks and fishing pier
- Sport courts
- Swimming area
- Playgrounds
- Paved pathways
- Trails
- Open Space
- Picnic and BBQ areas
- Public art
- Parking
- Restrooms
- (Future) pickleball courts
- Wetlands and boardwalk



Luther Burbank Park



Clarke Beach Park

- Swimming area
- Docks
- Picnic and BBQ areas
- Restrooms
- Open Space
- Paved trails
- Parking



Groveland Beach Park

- Swimming area
- Docks
- Volleyball court
- Picnic and BBQ area
- Playground
- Restrooms
- Open Space
- Parking



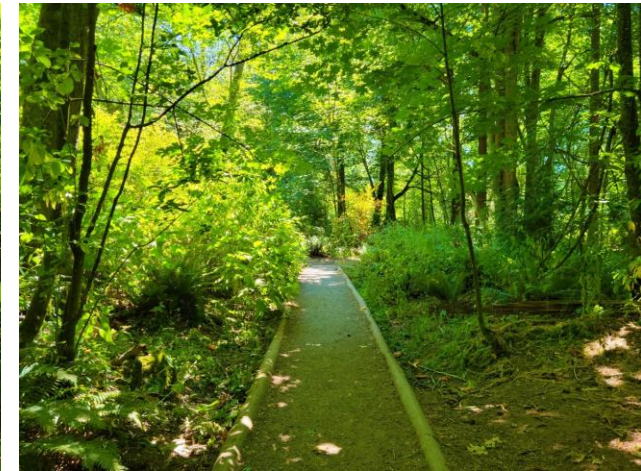
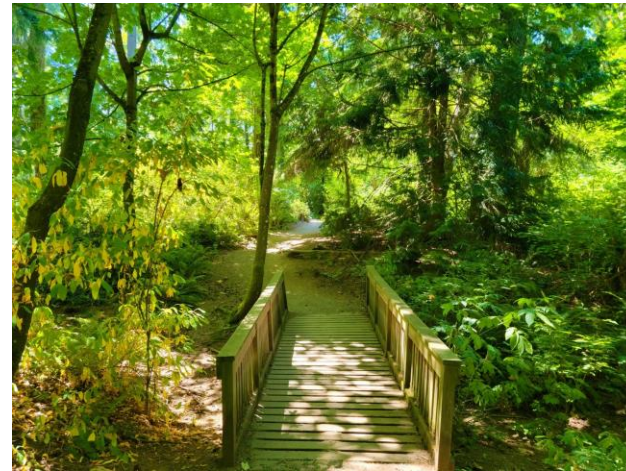
Homestead Park

- Baseball field
- Basketball court
- Tennis courts
- Playground
- Restrooms
- Open Space
- Public art

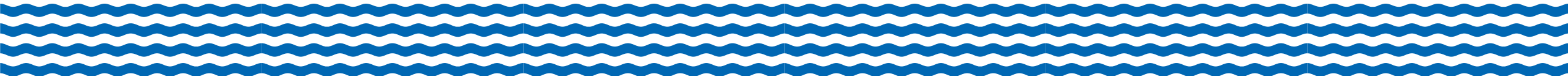


Island Crest Park

- Baseball fields (football, soccer)
- Batting cage
- Bleachers
- Bullpen
- Concessions stand
- Dog waste station
- Drinking fountains
- Open Space
- Parking
- Paved pathways
- Picnic and BBQ areas
- Restrooms
- Tennis courts
- Trails



Island Crest Park

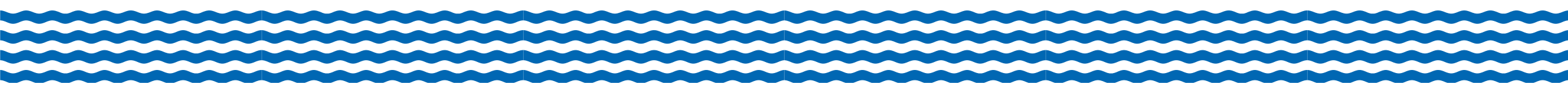


Mercerdale Park

- Grass areas
- Inclusive playground
- Kirk Robinson Skate Park
- Native plant garden
- Natural areas
- Outdoor exercise equipment
- Open Space
- Paved pathways
- Plaza and Veteran's Pergola
- Picnic areas
- Public art
- Restrooms
- Recycling center
- Trails
- Venue for City events



Mercerdale Park



South Mercer Playfields

- Softball fields
- Soccer field
- Playground
- Field lights
- Track
- Batting cage
- Concessions stand



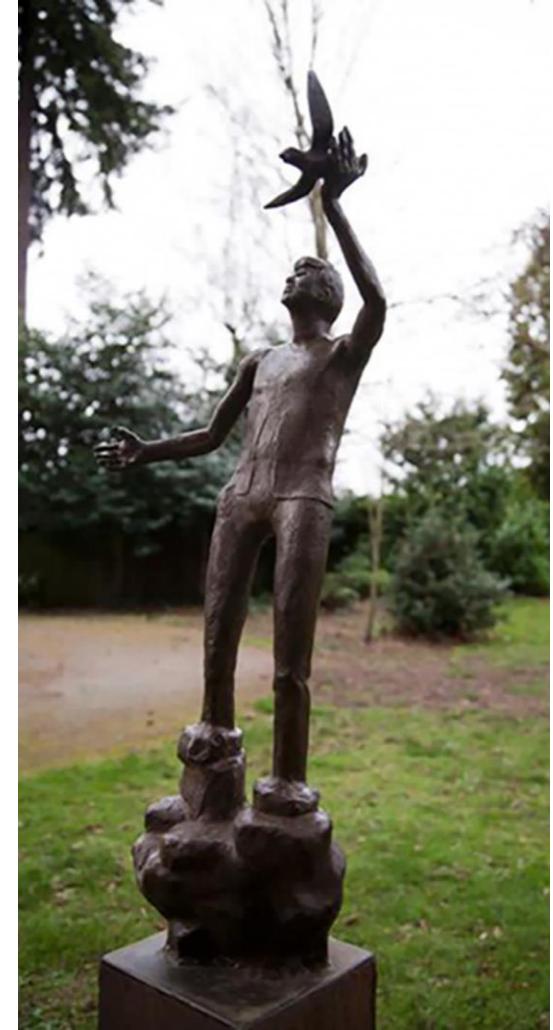
Deane's Children's Park

- Benches
- Bike rack
- Bike Skills Area
- Playground
- Picnic shelter
- Picnic tables
- Public art
- Restrooms
- Trails



First Hill Park

- Backstop
- Grass area
- Paved court
- Playground
- Picnic table
- Public art



Roanoke Park

- Tennis court
- Grass area
- Playground
- Picnic table
- Drinking fountain
- Public art
- Parking



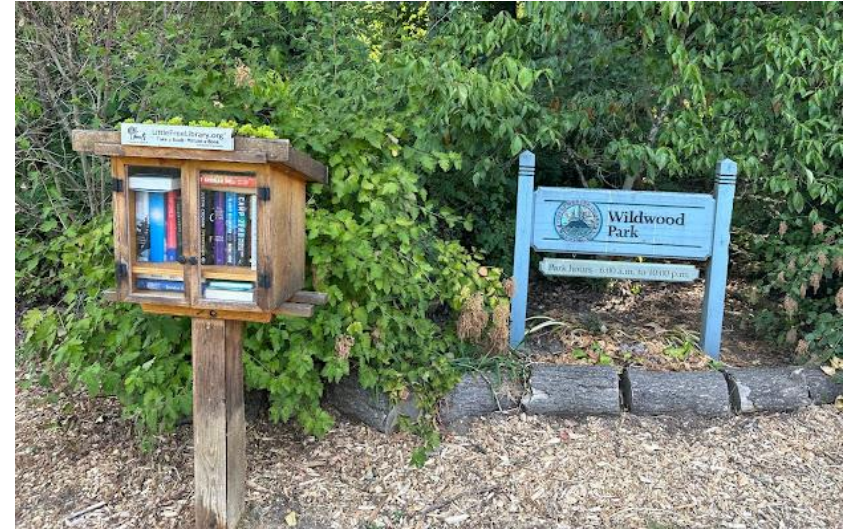
Rotary Park

- Trails
- Shed
- Benches
- Picnic tables



Wildwood Park

- Off-leash dog area
- Grass area
- Open Space
- Picnic table
- Library kiosk
- Dog waste station



Bicentennial Park

- Restroom
- Flagpole
- Drinking fountain
- Plaza
- Trail



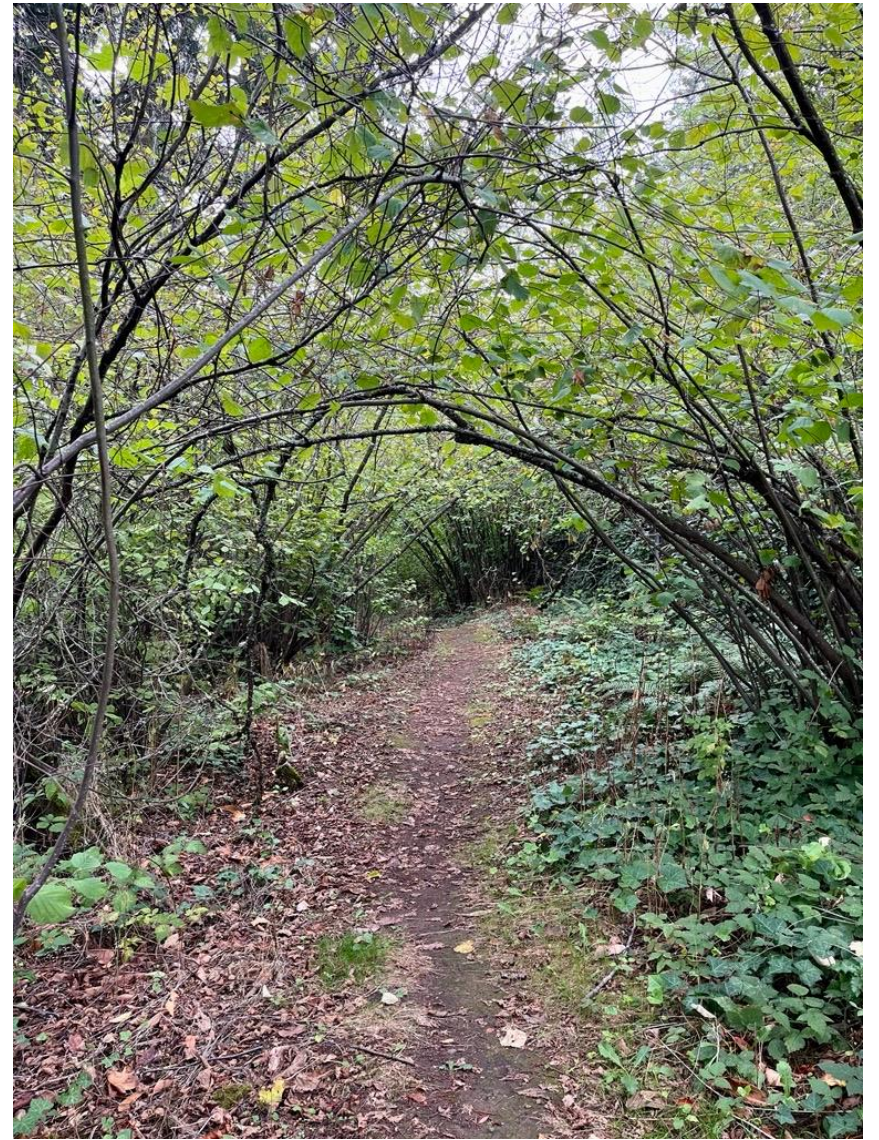
SE 28th St Mini Park

- Bench



Secret Park

- Playground
- Picnic table
- Open Space
- Trail



Slater Park

- Picnic tables
- Benches
- Moss garden
- Parking
- Public art
- Dog waste station



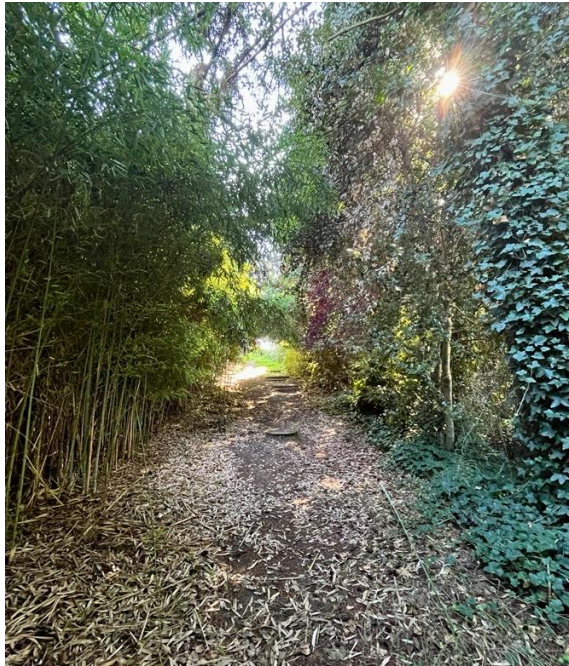


Landings & Street Ends



77th Ave SE Landing

- Joint-use sewer services (2)
- Sewer stub (1)
- Storm main (1)
- Catch basins (5)



Calkins Landing

- Sediment vault (1)
- Storm mains (2)
- Catch basins (3)
- Sewer vent lines (2)



Forest Landing

- Pumps (2)
- Generator (1)
- Pressurized sewer mains (4)
- Sewer mains (2)
- Storm main (1)
- Sewer stub (1)
- Catch basin (1)



Franklin Landing

- Sewer mains (3)
- Storm mains (3)
- Catch basin (1)



Fruitland Landing

- Pumps (2)
- Generator (1)
- Pressurized lines (3)
- Sewer mains (4)
- Storm main (1)
- Storm lateral (1)
- Sewer stubs (4)
- Catch basins (3)



Garfield Landing

- Storm mains (2)
- Catch basin (1)



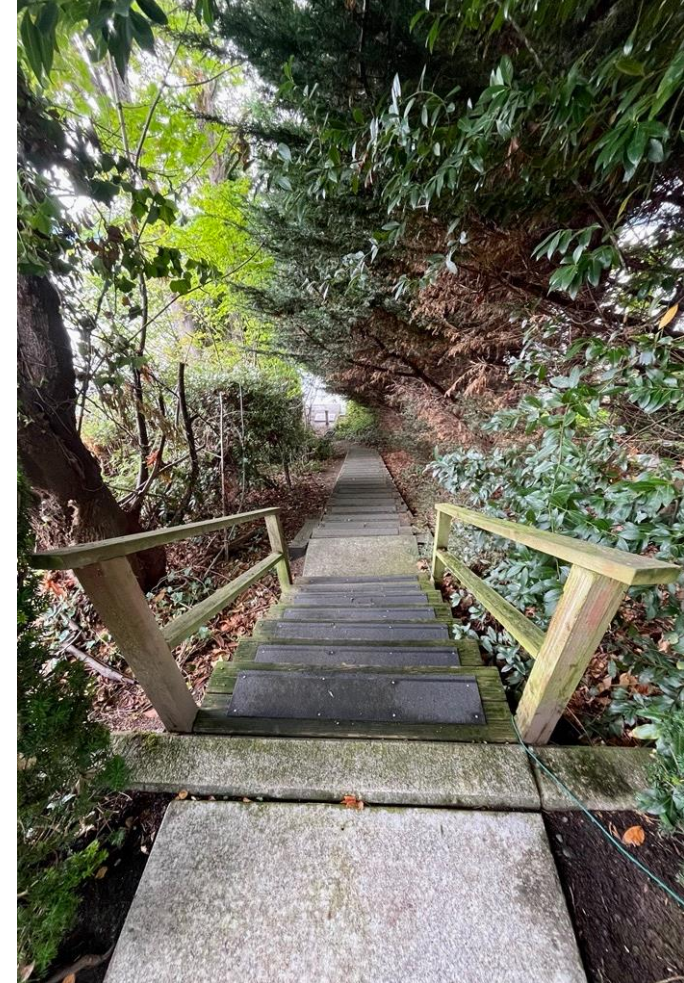
Lincoln Landing

- Storm mains (2)
- Sewer mains (4)
- Catch basins (2)



Miller Landing

- Pumps (2)
- Generator (1)
- Pressurized sewer mains (5)
- Sewer mains (4)
- Storm mains (2)
- Storm lateral (1)
- Catch basins (4)



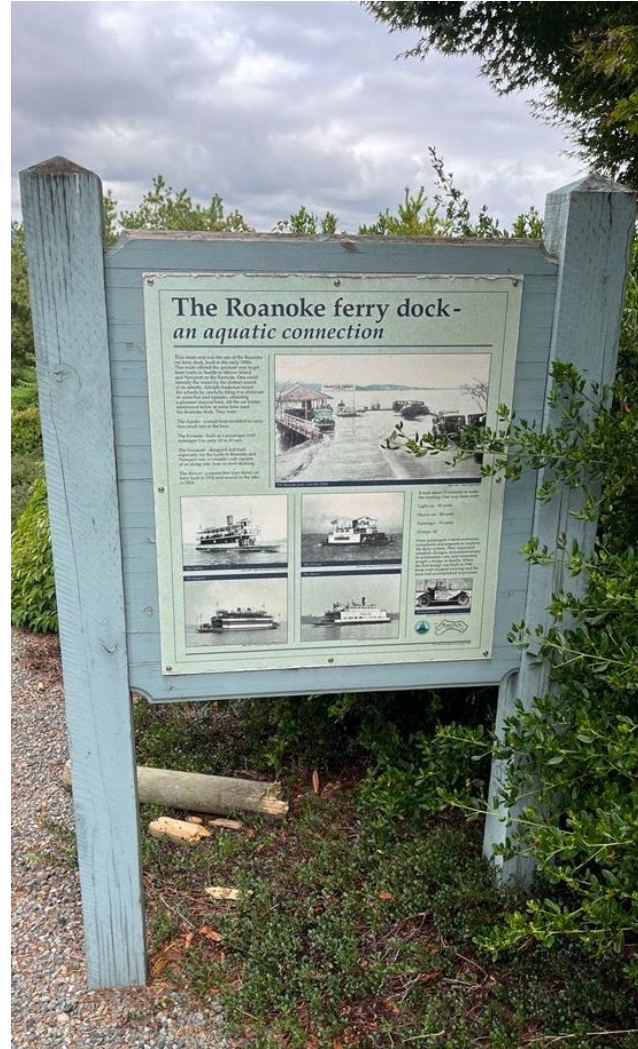
Proctor Landing

- Sewer mains (3)
- Sewer vent line (1)
- Storm line (1)
- Special sewer catch basin (1)
- Sewer stub (1)



Roanoke Landing

- Storm main (1)
- Sewer main (1)





Special Facilities



Mercer Island Community & Event Center

- Full gymnasium
- Game room
- Dance room
- Fitness room
- Meeting rooms
- Catering kitchen
- Terrace
- Landing
- Lawn
- Public art
- 222 parking spaces
- Emergency generator
- Annex facility



Mercer Island Community & Event Center

- Provides facility space for both recreational and non-recreational programs, activities, and events.
- Serves as the City's Emergency Operations Center, shelter, warming, and cooling center.
- Hosts City Council, Board, and Commission meetings.
- Provides leased facility space for childcare.
- Provides City-wide meeting and office space.



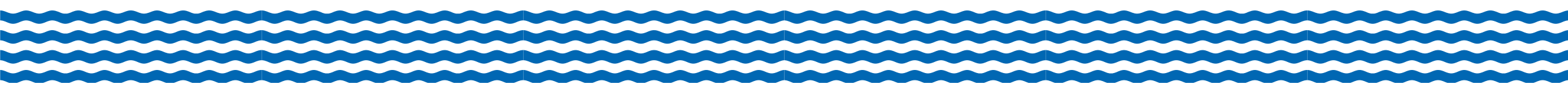


Recap: Open Space Zone



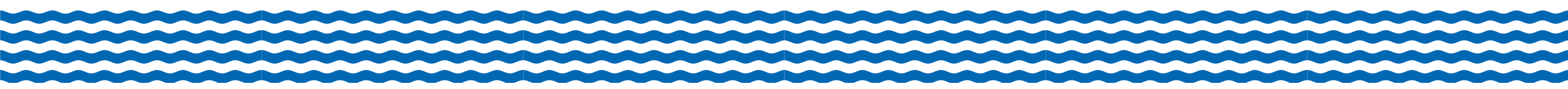
Open Space Zone - Purpose

Purpose. The purpose of the Open Space Zone is to preserve, protect, restore, and enhance Open Space Lands, which provide habitat for native plants and animals and ecological services including stormwater management and carbon sequestration. Open Space Lands provide access to nature for passive recreation and relaxation and educational and stewardship opportunities.



Open Space Zone - Designation Requirements

Open Space Zone Designation Requirements. In addition to the requirements established in Section 19.15.240 MICC, Open Space Lands must be owned, leased, or managed by the City of Mercer Island and fulfill the purpose provided in subsection (A) above to qualify for classification as Open Space Zone.



Open Space Zone - Uses Permitted

Uses Permitted. The following land uses are permitted in the Open Space Zone. A use not permitted by this section is prohibited.

1. Trails.
2. Passive recreational uses.
3. Passive recreational amenities.
4. Habitat restoration and enhancement.
5. Temporary uses compatible with the purpose of the Open Space Zone, as authorized by the City Manager or designee.
6. Wireless communications facilities. (Only if otherwise permitted by MICC 19.06.040 – Wireless Communications and/or MICC 19.06.070 – Small wireless facilities deployment and as subject to design and concealment standards as otherwise provided in the MICC).
7. Utilities, only where necessary for public safety or protection of the natural environment and no reasonable alternative location exists. Utilities should be underground, if feasible.

