



# Parks Zone

PRC 25-03

March 6, 2025





# Agenda

1. Draft Parks Zone Development Regulations
  - Follow-up items from the February 6 PRC meeting: signs, scoreboards, impervious surface, lighting
  - Buildings
2. Draft Zoning Map
3. Draft Hand-Off Memo





# Follow-up Items from February 6





# Follow-up Items from February 6

- **Signs:** The development standards proposed for signs were drafted to align with current practices.
- Staff recommend a 16 sq. ft. size limit on park signs.
- For comparison, signs are limited to 10 sq. ft. in the new Open Space Zone.
- Many existing signs in parks are larger than 10 sq. ft.
  - Bike Skills Area sign: 12 sq. ft.
  - Mercerdale Park noticeboard: 21.5 sq. ft.



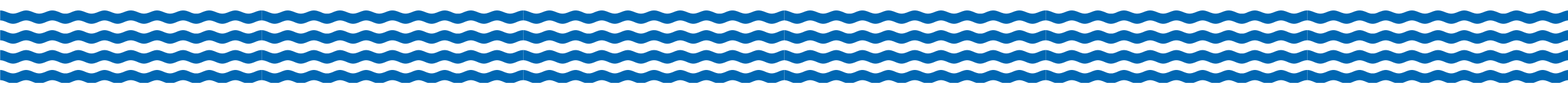
# Follow-up Items from February 6

- **Scoreboards:** Scoreboards likely fall under the definition of a “sign” in the MICC and need to be referenced in the Parks Zone development regulations.
- The scoreboard at Island Crest Park is the only existing scoreboard in the park system.
- Staff recommend 250 sq. ft. as the size limit for scoreboards based on the area of the Island Crest scoreboard including the “Islanders” portion at the top.
- Electronic and externally lit scoreboards are proposed as permitted.





# Follow-up Items from February 6

- **Impervious Surface:** Impervious surface standards are proposed to prohibit a “net” increase in impervious surfaces in the park system with some exemptions:
    - Approved Master Plan improvements are exempt. This allows for the City to undertake a public process to evaluate the addition of a new park amenity.
    - ADA Transition Plan improvements are exempt to accommodate federal ADA requirements including accessible parking.
    - Emergency access is exempt to ensure that emergency responders have suitable access to respond to emergencies in parks.
    - Public trails are exempt because surfacing other than natural soil is impervious.
    - Synthetic turf fields are exempt because conversion of natural grass fields to synthetic turf increases field capacity and is a long-term strategy to address athletic field demand.
    - Utilities are exempt because they are essential public facilities that often include impervious surfaces to meet operational needs.
- 

# Follow-up Items from February 6

## Impervious Surface

- New text added to address a separate process to determine impervious surface on new park land.
- New exemptions proposed based on PRC discussion:
  - Playgrounds
  - Emergency construction or maintenance
  - Small park amenities including benches, picnic tables, fence posts, etc.





# Follow-up Items from February 6

## Impervious Surface – Small Amenities





# Follow-up Items from February 6

- **General Outdoor Lighting:** The development standards for general outdoor lighting are proposed to minimize glare, sky glow, and light trespass onto neighboring properties. This section includes shielding and installation requirements as well as exemptions for lighting that serves specific purposes or is required by state or federal law.
- **Lighting for Outdoor Performance, Sport and Recreation Facilities, and Play Fields:** The development standards for this section are proposed to meet the standards of the Illuminating Engineering Society of North America (IESNA), minimize illumination of surrounding areas, and require that lights be turned off when not in use.



# Follow-up Items from February 6

## General Outdoor Lighting

- The exemption for “Lighting within a public right of way or easement for the purpose of illuminating roads, trails, or pedestrian ways” was removed from the draft.
- Right of way regulations are established elsewhere in the MICC and are not necessary to include in the Parks Zone development regulations.







# Photo Tour: Park Buildings and Structures





# Photo Tour – Luther Burbank Park





# Photo Tour – Clarke Beach Park





# Photo Tour – Groveland Beach Park





# Photo Tour – Homestead Park





# Photo Tour – Island Crest Park





# Photo Tour – Mercerdale Park





# Photo Tour – Deane's Children's Park





# Photo Tour – Rotary Park







# Building Standards





# Building Standards

## Building Size

- Restrooms shall not exceed 500 square feet in gross floor area.
- Park maintenance facilities shall not exceed 500 square feet in gross floor area.
- Recreation facilities shall not exceed 500 square feet in gross floor area.
- Multipurpose facilities shall not exceed 3,500 square feet in gross floor area.
- Picnic shelters shall not exceed 1,200 square feet in gross floor area or 16 feet in height.





# Building Standards

## Exemptions

- Luther Burbank Administrative Building.
- Luther Burbank Boiler Building.
- Luther Burbank Caretakers House.
- Emergency well buildings.





# Existing Building Examples

PARK	BUILDING	AREA (FOOTPRINT)
ISLAND CREST PARK	STORAGE SHED	26.0
ISLAND CREST PARK	STORAGE SHED	33.6
ISLAND CREST PARK	ANNOUNCER STAND	145.3
ISLAND CREST PARK	ANNOUNCER STAND	145.7
DEANE'S CHILDREN'S PARK	STORAGE BUILDING	201.1
ISLAND CREST PARK	DUGOUTS	268.5
ISLAND CREST PARK	DUGOUTS	269.2
ISLAND CREST PARK	DUGOUTS	275.2
DEANE'S CHILDREN'S PARK	RESTROOM	318.8
ISLAND CREST PARK	STORAGE SHED	334.2
ISLAND CREST PARK	DUGOUTS	374.1
LUTHER BURBANK PARK	RESTROOM	194.9
LUTHER BURBANK PARK	RESTROOM	368.6
LUTHER BURBANK PARK	RESTROOM	458.1
LUTHER BURBANK PARK	RESTROOM	773.0
ROTARY PARK	EMERGENCY WATER WELL	1037.0
CLARKE BEACH PARK	RESTROOM	1317.5
HOMESTEAD PARK	RESTROOM	1332.6
GROVELAND BEACH PARK	RESTROOM	1343.9
LUTHER BURBANK	LB CARETAKER'S HOUSE	1447.8
LUTHER BURBANK PARK	BOILER BUILDING	1522.9
ISLAND CREST PARK	BATTING CAGE	2450.6
MERCERDALE PARK	RECYCLING FACILITY	2482.5
ISLAND CREST PARK	CONCESSIONS & RESTROOM	3473.2
LUTHER BURBANK PARK	LB ADMIN BUILDING	3693.0
LUTHER BURBANK PARK	COVERED WALKWAY	1743.4
DEANE'S CHILDREN'S PARK	PICNIC SHELTER	877.7





# Draft Zoning Map

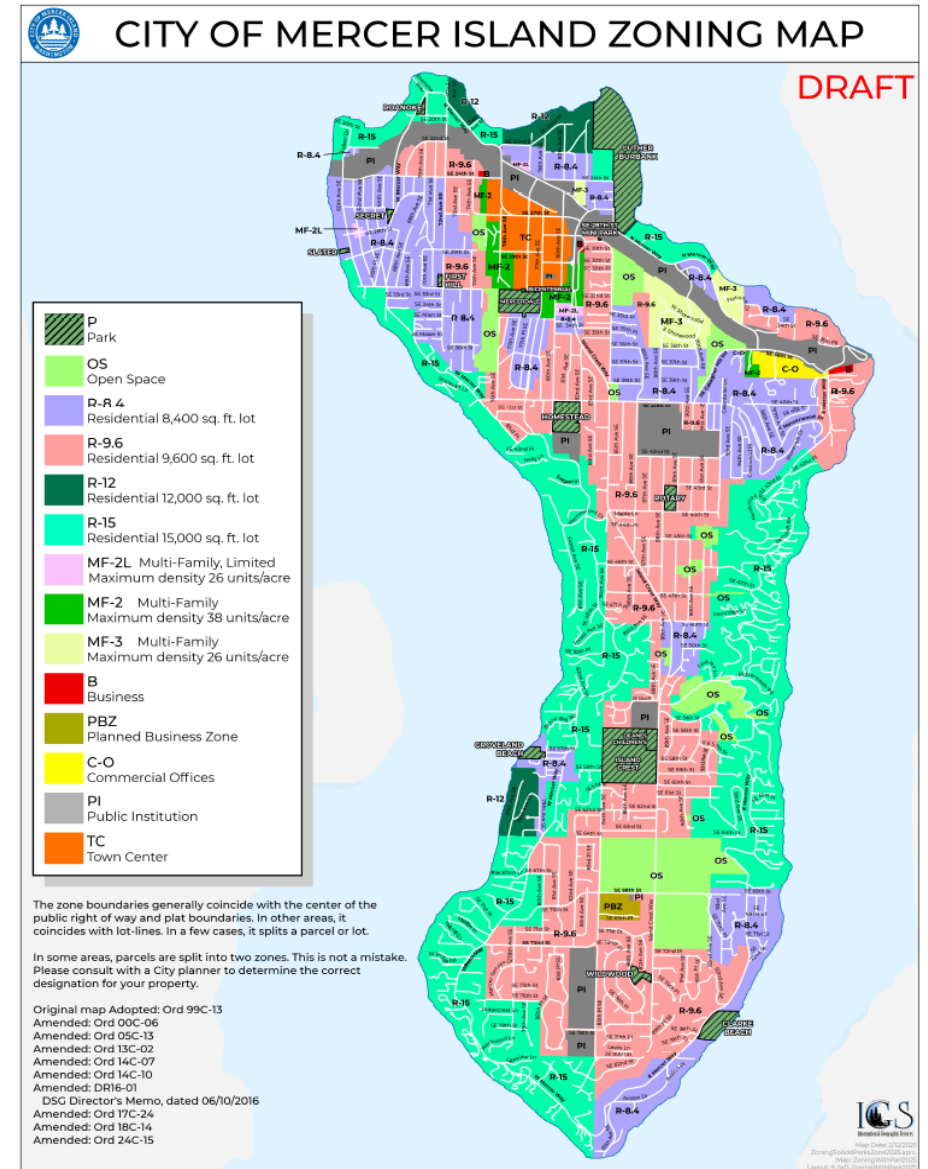




# Draft Zoning Map

The Draft Zoning Map was developed based on PRC discussion and includes the following parks:

- Bicentennial Park
- Clarke Beach Park
- Deane's Children's Park
- First Hill Park
- Groveland Beach Park
- Homestead Park
- Island Crest Park
- Luther Burbank Park
- Mercerdale Park
- Roanoke Park
- Rotary Park
- SE 28<sup>th</sup> Street Mini Park
- Secret Park
- Slater Park
- Wildwood Park







# Draft Hand-Off Memo





# Draft Hand-Off Memo

The draft hand-off memo summarizes the PRC's recommendations:

- Draft Parks Zone Development Regulations
  - Purpose
  - Designation Requirements
  - Uses Permitted
  - Development Standards
  - Definitions
- Draft Zoning Map
- Additional Recommendations

