



# PRC Parks Zone Recommendation

PCB25-08  
April 23, 2025





# Agenda

1. Parks Zone Background
2. PRC Recommendation
  - Draft Parks Zone Development Regulations
  - Draft Zoning Map
  - Draft Land Use Map
3. Next Steps



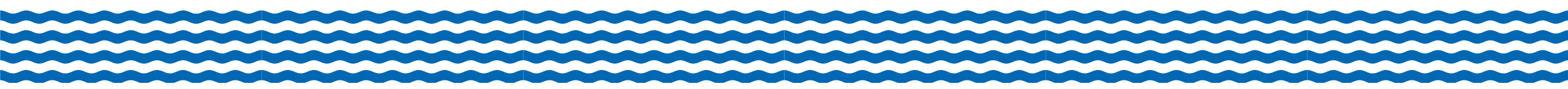


# Parks Zone Background



# Parks Zone Background

- The scope of work for the 2024 Comprehensive Plan Periodic Update included creation of a new Parks Zone.
- The project was split into two separate zones: the Open Space Zone and the Parks Zone.
- The Open Space Zone was developed by the PRC, OSCT, and PC last year, and was adopted by the City Council effective December 31, 2024.
- The PRC began working on the Parks Zone in October 2024 and finalized their recommendation in April 2025.
- The PRC Chair and Vice Chair presented the PRC Parks Zone recommendation to the City Council on April 15, 2025.







# Draft Parks Zone Development Regulations





# Purpose

- The purpose statement summarizes the goals and objectives of the Parks Zone.
- “The purpose of the Parks Zone is to preserve and maintain parks which provide green space and recreational, social, and conservation opportunities.”





# Designation Requirements

- The designation requirements are the criteria land must meet to be included in the Parks Zone.
- Parks must be owned, leased, or managed by the City of Mercer Island and fulfill the purpose of the Parks Zone.





# Uses Permitted

- Uses Permitted include the land uses and activities allowed in the Parks Zone.
  1. Recreational uses.
  2. Recreational facilities and amenities.
  3. Park maintenance facilities.
  4. City government services in the Luther Burbank Administrative Building, Boiler Building, and Caretakers House.
  5. Public art.
  6. Trails.





# Uses Permitted

7. Habitat restoration and enhancement as authorized by Chapter 19.07 MICC.
8. Parking.
9. Temporary uses and structures compatible with the purpose of the Parks Zone.
10. Wireless communications facilities.
11. Utilities.





# Development Standards

## Setbacks

- Zero (0) feet if adjacent property is zoned PI, OS, TC, PBZ, C-O, or B.
- Twenty (20) feet if adjacent property is zoned R-8.4, R-9.6, R-12, R-15, MF-2L, MF-2, or MF-3.
- Exemptions: fences, gates, culverts, trails, landscaping, furnishings, bollards, signs, kiosks, parking areas, and utilities.





# Development Standards

## Signs and Kiosks

- Signs are governed by MICC 19.12.080, except as follows:
  - Signs shall not exceed 16 square feet of surface area.
  - Externally lit signs are prohibited except for park entry signs and signs required for public health, safety, or maintenance purposes.
- Scoreboards shall not exceed 250 square feet of surface area. Electronic and externally lit scoreboards are permitted.
- Kiosks shall not exceed 22 square feet of surface area and 10 feet in height.

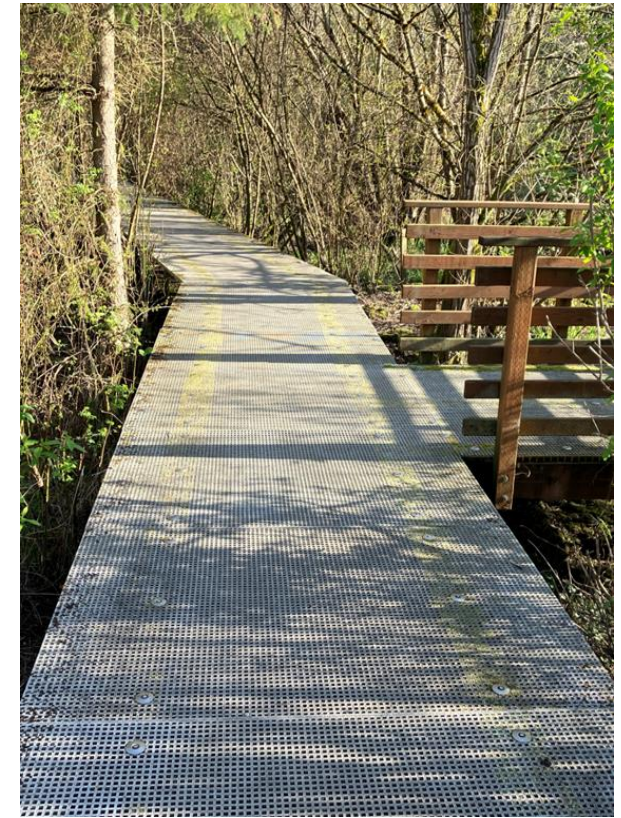




# Development Standards

## Trail Standards

- Trails shall not exceed 12 feet in width.





# Development Standards

## Building Size

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

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

# Development Standards

## Building Size

Exemptions from the building size standards:

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





# Development Standards

## Parking

- Parking lot design must conform to the diagrams included in Appendix A of the Development Code (MICC Title 19).
- Development permit proposals may be conditioned to fix vehicular ingress and egress to and from the subject property and alter existing ingress and egress as may be required to control street traffic.
- Parking proposals must demonstrate that the number of parking spaces proposed will accommodate the projected parking created by the proposed use.



# Development Standards

## Impervious Surface

- No net new impervious surface in the parks system is permitted unless it has been included in an adopted Park Master Plan, ADA Plan, or otherwise exempted.
- Exemptions include:
  - Emergency vehicle lanes not available for public use.
  - ADA parking and accessibility improvements.
  - Public trails.
  - Required surfaces for playground equipment.
  - Synthetic turf athletic fields.
  - Small park amenities under 100 square feet in GFA.
  - Emergency maintenance and repairs.
  - Utilities.





# Development Standards

## Lighting

- All exterior lighting shall be designed to minimize glare, sky glow, and light trespass onto neighboring properties.
- Fixtures must be fully shielded and installed in a manner that prevents light trespass beyond the property line.
- Exemptions include existing lighting, emergency lighting, light fixtures producing less than 200 lumens, temporary lighting, and lighting required by state/federal law.



# Development Standards

## Lighting for Outdoor Performance, Sport and Recreation Facilities, and Play Fields

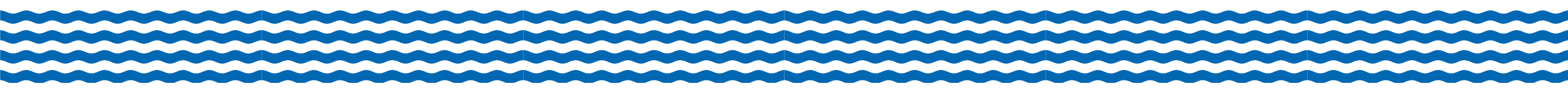
- Lighting levels shall not exceed the Illuminating Engineering Society of North America (IESNA) published standards by more than 5%.
- Lighting fixtures shall be mounted, aimed, and shielded so that their beams fall within the primary playing area.
- Lighting shall not remain on for more than 30 minutes following the conclusion of an event.
- Lighting shall be equipped with timers to automatically extinguish lights when facilities are not in use.





# Definitions

- Definitions for key terms used in the Parks Zone will be added to the definitions section of the Development Code.
  - Athletic Field
  - City Government Services
  - Community Garden
  - Furnishings
  - Light Trespass
  - Multipurpose Facilities
  - Park
  - Park Maintenance
  - Park Maintenance Facilities
  - Playground
  - Public Art
  - Recreational Amenities
  - Recreational Facilities
  - Recreational Uses
  - Restroom





# Draft Zoning Map



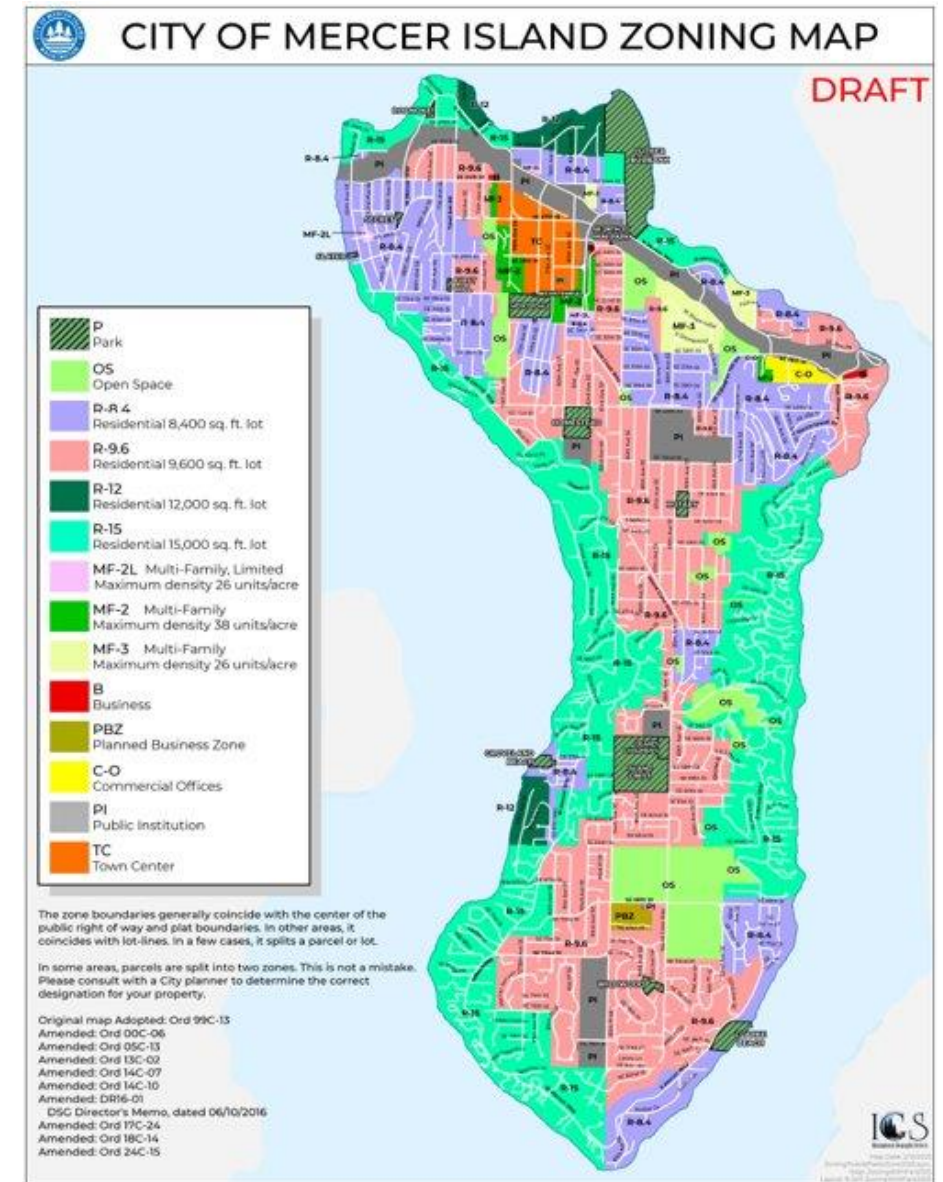


# Draft Zoning Map

The Draft Zoning Map will replace the Zoning Map in Appendix D of the Development Code.

The Parks Zone 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 28th Street Mini Park
- Secret Park
- Slater Park
- Wildwood Park





# Draft Land Use Map

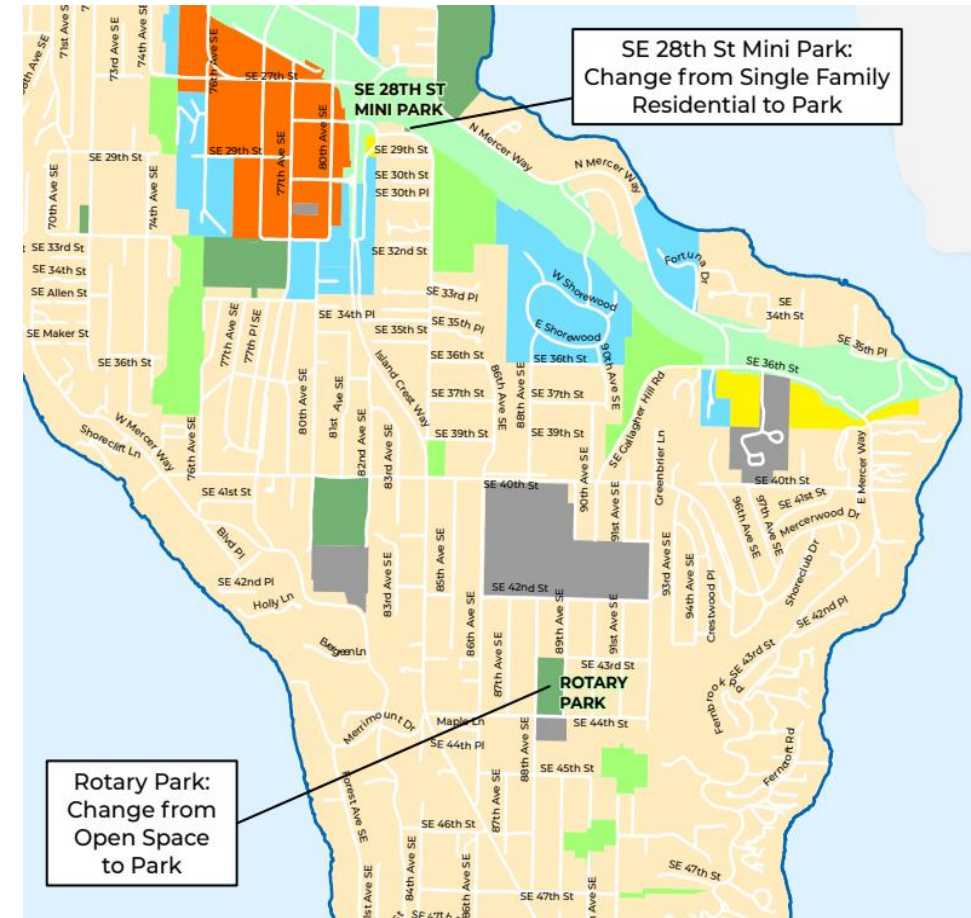




# Draft Land Use Map

The draft Land Use Map will replace the Land Use Map in the Comprehensive Plan with the following changes:

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.





# Next Steps





# Next Steps

## Planning Commission

- **May 28** – Public Hearings for MICC and Comp Plan Amendments, Finalize Recommendation
- **Special Meeting** (if necessary, date TBD) – Finalize Recommendation

## City Council

- **July 1** – First Ordinance Readings
- **July 15** – Second Ordinance Readings

