



JOINT PARKS & RECREATION COMMISSION & OPEN SPACE CONSERVANCY TRUST

Hybrid Meeting Agenda

Thursday, April 4, 2024 at 5:00 PM

PARKS & RECREATION COMMISSIONERS

Chair: Peter Struck
Vice Chair: Paul Burstein
Commissioners: Jodi McCarthy, Don Cohen
 Sara Marxen, Rory Westberg, and Ashley Hay

OPEN SPACE CONSERVANCY TRUST MEMBERS

Chair: Geraldine Poor
Vice Chair: Hillary Ethe **Secretary:** Marie Bender
Trustees: Jake Jacobson, Thomas Hildebrandt
 Craig Olson, and Carol Lynn Berseth

LOCATION

MICEC – Slater Room Council Chambers
 Mercer Island Community & Event Center | Slater Room | Zoom
 8236 SE 24th Street | Mercer Island, WA 98040
 (206) 275-7609 | www.mercerisland.gov

We strive to create an inclusive and accessible experience. Those requiring accommodation for meetings should notify the Staff Liaison's Office 3 days prior to the meeting at 206.275.7870 or by emailing ryan.daly@mercerisland.gov.

Individuals wishing to speak live during Public Appearances (public comment period) must register with the staff liaison at (206) 275-7861 or [email](mailto:ryan.daly@mercerisland.gov) by 4pm on the day of the Commission meeting. Each speaker will be allowed three (3) minutes to speak.

Join the meeting at 5:00 pm (Public Appearances will start sometime after 5:00 PM) by:

- 1) **Telephone:** Call 253.215.8782 and enter Webinar ID **825 9108 6996**, Passcode **896196**.
- 2) **Zoom:** Click this [Link](#) Webinar ID **825 9108 6996**, Passcode **896196**
- 3) **In person:** Mercer Island Community & Event Center – Slater Room Council Chambers at 8236 SE 24th Street, Mercer Island, WA 98040

CALL MEETING TO ORDER & ROLL CALL, 5 PM

APPEARANCES

This is the opportunity for anyone to speak to the Commissioners and Trustees about issues of concern.

SPECIAL BUSINESS

1. **PRC 24-05:** Open Space Zone Discussion
Recommendation: None; discussion only

ADJOURNMENT



PARKS & RECREATION COMMISSION CITY OF MERCER ISLAND

PRC 24-05
April 4, 2024
Special Business

AGENDA BILL INFORMATION

TITLE:	PRC 24-05: Open Space Zone Discussion	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Recommendation
RECOMMENDED ACTION:	None; discussion only.	

STAFF:	Jessi Bon, City Manager Carson Hornsby, Management Analyst Ryan Daly, Recreation Manager Merrill Thomas-Schadt, Senior Management Analyst Alaine Sommargren, Deputy Public Works Director Alison Van Gorp, Deputy CPD Director
EXHIBITS:	1. Draft Open Space Zone 2. Inventory of Open Space

EXECUTIVE SUMMARY

This Joint Meeting with the Parks and Recreation Commission (PRC) and the Open Space Conservancy Trust (OSCT) will be held to continue discussions on the development of a new Open Space Zone.

- The PRC and OSCT held a workshop on the Open Space Zone at their joint meeting on March 21. Staff used feedback from the workshop to develop an initial draft of the Open Space Zone (Exhibit 1) for further discussion at the April 4 Joint Meeting.
- The following questions were developed to guide the discussion:
 - Does the draft purpose statement cover the major themes identified at the last meeting?
 - Are there any designation requirements or permitted uses that require more discussion or are missing from the draft?
 - Do the draft development standards appropriately balance open space preservation with permitted development of low impact passive recreational amenities?
 - Do the draft definitions adequately describe the key terms used in the code?
 - Are additional draft definitions necessary?
- The PRC and OSCT will continue to discuss development of the Open Space Zone with the goal of providing a recommendation to the Planning Commission on May 8, 2024.
- The Planning Commission will then commence the legislative review process with the goal of completing their work in time for the Open Space Zone to be included as part of the 2024 Comprehensive Plan Periodic Update.
- After the PRC and OSCT provide a recommendation on the Open Space Zone, the PRC will then begin working on developing a Parks Zone to address all other park properties. That work is anticipated to run through the end of the year, and possibly continue into early 2025. Staff are currently anticipating the Parks Zone recommendation will be included in the 2025 Comprehensive Plan Annual Update.

BACKGROUND

Parks, Recreation, and Open Space (PROS) Plan

The PROS Plan is a six-year plan that anticipates the programming and capital infrastructure investments necessary to meet the community's needs for parks, recreation, open space, trails, arts, and cultural events. The City Council adopted the [Parks, Recreation and Open Space \(PROS\) Plan](#) in 2022 after a three-year development process in collaboration with the PRC, OSCT, and Arts Council. The community engagement process included two statistically significant mail-in surveys with concurrent surveys available online, virtual open houses, a dedicated project webpage, and numerous board and commission meetings.

The 2022 PROS Plan goals and objectives serve as the policy framework for the provision of parks and recreation services in Mercer Island. Development of master plans, policies, codes, and other work products must align with this policy framework, which includes development of the Open Space Zone and Parks Zone.

2024 Comprehensive Plan Periodic Update

The City of Mercer Island is currently in the process of updating its Comprehensive Plan as part of the periodic review required by the Washington Growth Management Act (GMA). The City Council added creation of a new Parks Zone to the 2024 Comprehensive Plan Periodic Update scope of work with [Resolution No. 1621](#). City Staff are recommending the 2022 PROS Plan be incorporated into the 2024 Comprehensive Plan Periodic Update, substantially by reference, through the adoption of a Parks, Recreation, and Open Space Element (see City Council approved [Resolution No. 1621](#), Subtask Number PRO-1). The 2024 Comprehensive Plan Periodic Update, including the Parks, Recreation, and Open Space Element, is expected to be adopted before the GMA deadline at the end of 2024.

Zoning Code and Legislative Review Process

Zoning is a method in which land is divided into "zones," each of which has a set of regulations describing allowable uses. For Mercer Island, specific zones are established in [Title 19.01.040 Mercer Island City Code \(MICC\)](#). Any amendment of Title 19 MICC must proceed through the legislative process established in [Chapter 19.15 MICC](#). This means the legislative review, gathering of public input, and recommendations provided to the City Council regarding zoning code follow a formal process facilitated by the Planning Commission.

The legislative process outlined in Chapter 19.15 MICC directs the following steps:

- An open record pre-decision hearing with the Planning Commission ([MICC 19.15.020](#)).
- The Planning Commission makes a written recommendation to the City Council following the public hearing ([MICC 19.15.260\(B\)\(2\)](#)); and
- The City Council considers the Planning Commission recommendation during a public meeting, deciding to adopt, reject, or amend the recommendation ([MICC 19.15.260\(B\)\(3\)](#)).

Individual Zones for Parks and Open Space

At the March 7 PRC meeting, staff presented background information, answered questions, and received feedback from the PRC and two members of the OSCT (see the [March 7 PRC meeting materials](#)). The PRC recommendation was to separate the zoning work into two distinct tracks: one for open space and one for all other park properties. The zones for open space and parks will be new zoning classifications in MICC, and will establish separate land use regulations for open space and parks.

At the March 21 PRC and OSCT Joint Meeting, a workshop discussion was held to discuss the various components of the Open Space Zone code.

The PRC and OSCT will hold joint meetings through April 2024 to continue to guide the development of the Open Space Zone, with the goal of providing a recommendation to the Planning Commission by May 8, 2024.

The Planning Commission will conduct a legislative review on the new proposed Open Space Zone and present a recommendation to the City Council in time for this work to be included in the 2024 Periodic Update to the Comprehensive Plan.

Upon completion of the work on the Open Space Zone, the PRC will then begin work on developing a Parks Zone to address all other park properties. That work is anticipated to run through the end of the year, and possibly continue into early 2025. Staff are currently anticipating the Parks Zone recommendation will be included in the 2025 Comprehensive Plan Annual Update.

Open Space Properties

The City stewards nearly 218 acres of open space properties, which are listed in Exhibit 2. The staff recommendation is to proceed with development of the Open Space Zone to include these properties and address the other park properties (some of which include open space in addition to active park areas) as part of the subsequent work item.

ISSUE/DISCUSSION

The goal for tonight's joint meeting of the PRC and OSCT is to review the initial draft of the Open Space Zone (Exhibit 1). Staff will take the feedback from the discussion and continue to refine the draft for further review at the next meeting.

Draft Open Space Zone (Exhibit 1)

Purpose

The major themes discussed by the PRC and OSCT on March 21 included: preservation and protection of open space lands, conservation and restoration of wildlife habitat, provision of education and stewardship opportunities, and access to nature for passive recreation purposes. Staff drafted a purpose statement for the Open Space Zone with the intent to capture these goals for review and comment by the PRC and OSCT.

Designation Requirements

The draft designation requirements outline the desire to include land in the Open Space Zone that is undeveloped, consists of natural landscape features, and provides ecological, aesthetic, passive recreational and/or educational benefits to the City and its residents. The land does not necessarily need to be in a completely undeveloped state to be included in the zone, but it must have the potential to be restored to a largely undeveloped state.

Staff proposes language establishing that land in the Open Space Zone must be owned, leased, or managed by the City, as other properties that are privately owned fall outside the scope of the project to zone city owned land. Rezoning of privately owned land should be addressed in a separate project with input and participation from private landowners who desire to rezone their land.

Uses Permitted

The uses permitted in the draft code include the topics discussed at the last meeting, specifically passive recreational uses and other amenities such as public parking, temporary uses, public art, and habitat restoration. Wireless communication facilities and utilities are allowed with limitations further defined in the development standards and definitions sections.

Passive recreational amenities include structures such as signs, trails, restrooms, kiosks, and benches. The development of these amenities is drafted to be very limited to balance the goals of open space preservation and meeting the needs of patrons. For example, signs and kiosks are necessary to provide information and directions to trail users, and benches and picnic tables provide rest stops for patrons. Limited restroom access may be necessary to consider in the City's larger open spaces such as Pioneer Park.

Public parking provides opportunities for residents to frequent open spaces even if they do not live within walking distance of the property, or if they have other needs that limit their ability to walk to the property (i.e. mobility constraints, small children, etc.). Limited but adequate parking space is necessary to avoid patrons parking in the street or in unauthorized areas that harm the native vegetation. Parking is intended to be regulated based on the size of the property (see development standards).

Temporary uses consist of small group events that have a purpose related to passive recreation, education, or stewardship, and may include temporary staging of equipment or amenities.

Public art was one of the topics that received mixed feedback from the PRC and OSCT. Staff included public art as a permitted use with the intention of having further discussion on the topic. Public art in open spaces allows for exhibits that are relevant to the history or cultural background of the land. Public art is intended to be inobtrusive to the natural landscape.

Wireless communications facilities have been addressed by providing draft language referencing the portions of the MICC that regulate wireless communications facilities City-wide, in keeping with Staff's recommendation that any changes to the City-wide wireless communication regulations be taken as a separate, City-wide project.

Utilities include facilities such as water and sewer infrastructure and manhole access. Examples of utilities currently located within open spaces include sewer conveyance pipes and manhole access in the northeast quadrant of Pioneer Park and north portion of Engstrom Open Space, a water main that runs through Mercedale Hillside along the north edge, and stormwater conveyance pipes in Upper Luther Burbank Park. Most open spaces are not ideal locations for utility facilities, and it is the intention of staff to include utilities as a permitted use with a very high necessity threshold.

Habitat restoration involves rehabilitation of open spaces to recreate a functioning ecosystem. Examples of habitat restoration include planting of native plant species, eradication of invasive plant species, and removal of toxic substances from soil and water. Habitat restoration efforts may be necessary in certain cases to preserve and enhance the health of ecosystems in open spaces.

Development Standards

Staff have also drafted some basic development standards as a starting place for further discussion and refinement by the PRC and OSCT.

For example, the draft code includes language proposing setbacks at twenty (20) feet if the adjacent property is zoned R-8.4, R-9.6, R-12, R-15, MF-2L, MF-2, or MF-3, and zero (0) feet if the adjacent property is zoned PI, P, TC, PBZ, CO, or B. This language would provide for setback protection focused on residential areas. Picnic tables, fences, gates, culverts, trails, landscaping, and parking areas are proposed to be exempt from setback requirements.

Restrooms are proposed to be permitted on open space properties larger than 100 acres, which only includes Pioneer Park. The draft also includes proposed size restrictions, with restroom size not to exceed 200 square

feet and height not to exceed 17 feet tall. For context, these are the same dimensions of the restroom at Deane's Children's Park.

Parking is proposed to be prohibited for open space properties smaller than 15 acres in size. For open space properties exceeding 15 acres in size, parking is proposed to be limited to no more than 1 space per 10 acres, with no minimum number of parking spaces required. Use of such parking shall be restricted to accommodate users of the open space. The provision of ADA compliant parking would have priority over other types of parking where parking is allowed. These standards are intended to limit parking based on size of the property and prioritize ADA access.

Development standards for signs, kiosks, and trail standards will be drafted based on further input from the PRC and OSCT.

Definitions

Proposed new definitions for key terms used in the Open Space Zone are identified in this section. The terms include kiosk, open space lands, passive recreational amenities, passive recreational uses, temporary uses, and trail. Staff have proposed draft definitions based on themes discussed at the last meeting. Additional definitions may be identified based on the further development of the code at the April 4 meeting.

Discussion

- Does the draft purpose statement cover the major themes identified at the last meeting?
- Are there any designation requirements or permitted uses that require more discussion or are missing from the draft?
- Do the draft development standards appropriately balance open space preservation with permitted development of low impact passive recreational amenities?
- Do the draft definitions adequately describe the key terms used in the code?
- Are additional draft definitions necessary?

NEXT STEPS

The Open Space Zone is intended to be included as part of the 2024 Comprehensive Plan Periodic Update. The calendar for PRC and OSCT review of the Open Space Zone is as follows, and is subject to change:

- PRC/OSCT Joint Meeting – April 18: Finalize recommendation and memo to the Planning Commission.
- PRC/OSCT Joint Meeting – May 2: Meeting reserved for follow-up work if necessary.
- PRC/OSCT/PC Joint Meeting – May 8: The PRC and OSCT will present the recommended draft of the Open Space Zone to the Planning Commission.

Staff will engage with the Chairs of the PRC and OSCT to adjust the schedule as needed.

Once the work has concluded on the Open Space Zone, the PRC will then begin work on developing a Parks Zone to address all other park properties. That work is anticipated to run through the end of the year, and possibly continue into early 2025. Staff are currently anticipating the Parks Zone recommendation will be included in the 2025 Comprehensive Plan Annual Update.

RECOMMENDED ACTION

None; discussion only.

DRAFT OPEN SPACE ZONE

MICC 19.05.XXX – Open Space Zone. [New Section]

- A. *Purpose.* The purpose of the Open Space Zone is to preserve, protect, and restore Open Space Lands, which provide habitat for native plants and animals and ecological services including stormwater management and carbon sequestration. Open Space Lands also provide educational and stewardship opportunities and offer access to nature for passive recreation and relaxation.
- B. *Open Space Zone Designation Requirements.* In addition to the requirements established in Chapter [19.15 MICC](#), Open Space Lands must meet the following designation requirements to qualify for classification as Open Space Zone.
1. Owned, leased, or managed by the City of Mercer Island.
 2. In a largely undeveloped state, primarily composed of native vegetation and other natural features, or the ability to be restored to such.
 3. Provide ecological, aesthetic, passive recreational and/or educational benefits to the City and its residents.
- C. *Uses Permitted.* The following land uses are permitted in the Open Space Zone. A use not permitted by this section is prohibited.
1. Passive recreational uses.
 2. Passive recreational amenities.
 3. Public parking.
 4. Temporary uses compatible with the purpose of the Open Space Zone, as authorized by the City Manager or designee.
 5. Public art.
 6. Wireless communications facilities. (If otherwise permitted by [MICC 19.06.040](#) and/or [MICC 19.06.070](#) and as subject to design and concealment standards as otherwise provided in the MICC).
 7. Utilities.
 8. Habitat restoration.

MICC 19.05.XXX – Open space zone development standards. [New Section]

- A. *Applicability.* The provisions of this section shall apply to all development proposals in the Open Space zoning designation.
- B. *Setbacks.*
1. The following minimum setbacks apply:
 - a. Zero (0) feet if adjacent property is zoned PI, P, TC, PBZ, CO, or B; and
 - 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.
 2. Setbacks are measured from the adjacent property line or the edge of adjacent public rights-of-way.
 3. The following developments are exempt from setback requirements: picnic tables, fences, gates, culverts, trails, landscaping, and parking areas.
- C. *Restrooms.*
1. Restrooms are only permitted on properties larger than 100 acres. Restrooms shall not be larger than 200 square feet and have a height not to exceed 17 feet tall.
- D. *Parking.* The following parking requirements apply to all land uses in the Open Space Zone.
1. *Design.* Parking lot design must be approved by the city engineer.
 2. *Ingress and egress.* The city engineer shall have the authority to condition future development permit approvals to fix the location and width of vehicular ingress or egress to and from the subject property and alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.
 3. *Screening.* A landscaped area at least ten feet wide must provide a visual barrier between parking areas and adjacent properties zoned R8.4, R-9.6, R-12, R-15, MF-2L, MF-2, or MF-3. The screening shall be composed of a combination of trees, bushes, and groundcover that will produce an eight-foot-tall visual barrier in all seasons within three years of planting. A minimum of one tree for every 20 feet of landscape perimeter length must be provided.
 4. *Minimum/Maximum parking requirements.* Parking shall be prohibited for open space properties smaller than 15 acres in size. For open space properties exceeding 15 acres in size, parking shall be limited to no more than 1 space per 10 acres. There shall be no minimum number of parking spaces required. Use of such parking shall be restricted to accommodate users of the open space. ADA compliant parking shall have priority over other types of parking where parking is allowed.
- E. *Signs and kiosks.* [Sign and kiosk standards to be developed with input from PRC and OSCT.]
- F. *Trail Standards.* [Trail standards to be developed with input from PRC and OSCT.]

MICC 19.16.010 – Definitions

...

Kiosk. A small structure in a public area used for providing information.

...

Open Space Land(s). 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. Open space lands must be owned, leased, or managed by the City of Mercer Island.

...

Passive Recreational Amenities. Structures, pieces of equipment, or developments that are specifically provided for passive recreational uses, such as signs, trails, restrooms, kiosks, benches, etc.

Passive Recreational Uses. Recreational activities that do not require prepared facilities like sports fields or pavilions. Passive recreational uses generally have a low impact on the facilities used, and include activities such as hiking, wildlife viewing, walking, or picnicking. Passive recreational uses place minimal stress on a site’s resources; as a result, passive recreational uses are highly compatible with natural resource protection.

...

Temporary Structures, Uses, and Activities: A land use, structure, or activity that will only be in place for a limited period of time not to exceed 180 days in duration.

...

Trail. An off-street pedestrian, bicycle, or multi-use path.

...

MICC 19.01.040 – Zone Establishment

A. Zones.

Zone	Symbol
Single-Family	R-8.4
Single-Family	R-9.6
Single-Family	R-12
Single-Family	R-15
Multiple-Family	MF-2L
Multiple-Family	MF-2
Multiple-Family	MF-3
Business	B
Planned Business	PBZ
Commercial Offices	C-O
Public Institution	PI
<u>Open Space</u>	<u>OS</u>
Town Center	TC

- B. The location and boundaries of the various zones of the city are shown and delineated on the city of Mercer Island Zoning Map which is included in appendix D of this development code and is incorporated herein by reference.
- C. The location and boundaries of the various zones as hereafter determined by the city council shall be shown and delineated on zone maps covering portions of the city, each of which shall be a part of this Code either by adoption as a part hereof or by amendment hereto.
- D. Each zone map and all notations and other information shown therein shall become part of this Code.
- E. A zone map may be divided into parts and each part may, for purposes of identification, be subdivided into units. Such parts may be separately and successively adopted by means of an amendment of this Code and, as adopted, such zone map, or its parts, shall become a part of this Code.
- F. Changes in the boundaries of a zone shall be made by ordinance adopting an amended map, or part of said zone map.
- G. When uncertainty exists as to the boundaries of any zones shown on any zone map, the following rules shall apply:
 - 1. Boundaries shown on a map as approximately following street lines or lot lines shall be construed as actually following such lines.
 - 2. Where a boundary between zones divides a lot into two or more pieces, the entire lot shall be deemed to be located in the first zone on the following list in which any part of the lot is located: R-15, R-12, R-9.6, R-8.4, MF-2L, MF-3, MF-2, PI, P, PBZ, C-O, TC, and B. The location of the zone boundary shall be determined by use of the scale appearing on the zone map unless the location of the boundary is indicated by dimensions.

3. Where property abuts Lake Washington, the land use classification of the upland property extends waterward across the abutting shorelands and beds to the line of navigability/inner harbor line as established in 1984 by the board of natural resources by Resolution No. 461.
4. In case any uncertainty exists, the planning commission shall recommend and the city council shall determine the location of boundaries.
5. Where a public street is officially vacated or abandoned, the land use classification applicable to the abutting property shall apply to such vacated or abandoned street. If a vacated street forms the boundary between two or more zones, the land use classifications of each abutting zone shall extend to the mid-point of the vacated street unless the planning commission recommends and the city council decides otherwise.

H. Except as hereinafter provided:

1. No land, building, structure or premises shall be used for any purpose or in any manner other than a use listed in this Code, or amendments thereto, for the zone in which such land, building, structure or premises is located.
2. No building or structure shall be erected nor shall any building or structure be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the requirements of this development code or amendments thereto.
3. No yard or other open spaces provided about any building or structure, for the purpose of complying with the regulations of this Code or amendments thereto shall be considered as providing a yard or open space for any other building or structure.

Inventory of City Open Space

April 4, 2024

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 Open Space Conservancy Trust, 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 27 th 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 Open Space Conservancy Trust, 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	

Commissioner Questions and Comments – Draft Open Space Zone

Commissioner	Question/Comment	Section
Peter Struck	<p>A. Purpose</p> <p>Is “enhance” a more broad-based term than simply “restore” in the first sentence?</p> <p>I would re-order the benefits as follows:</p> <ul style="list-style-type: none"> Offer access for recreation & relaxation Provide habitat Provide ecological services Provide education & stewardship opportunities 	Purpose
Peter Struck	<p>B. Open Space Zone Designation Requirements</p> <p>2. Simple edit – Begin sentence with “To be in a largely undeveloped...” – reads better IMO</p> <p>2. Should there be a minimum size for an open space, or by virtue of parcel sizes, does that, de facto, regulate minimum size?</p> <p>3. Is the adjective, “aesthetic”, out of place with the other ones? Perhaps desirable or natural?</p>	Designation Requirements
Rory Westberg	<p>Designation Requirements.</p> <p>B.2–replace “ability” to be restored with “potential” to be restored. That’s the word used in the staff report.</p>	Designation Requirements
Don Cohen	<p>Section B-2 under Designation Requirements—Are all the open space areas contemplated for inclusion primarily composed of nature vegetation and other natural features? What about planting of non-native more heat tolerant trees over time? Should the “and” be “and/or”?</p>	Designation Requirements
Rory Westberg	<p>Uses Permitted.</p> <p>Public Parking. I’m struggling with this use. There is no organized parking now that I am aware of. Folks either park on the street or pull off the street onto park land causing impacts. That is not desirable for a lot of reasons but adding parking as an authorized use with a standard that would allow for up to 11 parking spaces in Pioneer Park is going to get a lot of pushback in my opinion. A compromise could be to allow only ADA parking in parks over 15 acres, and decrease the number of spaces authorized based on the size of the park.</p>	Uses Permitted
Don Cohen	<p>Section C-3 under Uses Permitted—Consider revising to read “Public parking intended [primarily?] for users of Open Space Lands”.</p>	Uses Permitted
Don Cohen	<p>Section C-5—Public Art--For further discussion, perhaps with some limiting language.</p>	Uses Permitted
Don Cohen	<p>Section C-6—WCFs—This is difficult for us mere mortals to understand. In any event, consider strengthening slightly by inserting the word “Only” before “if otherwise permitted”</p>	Uses Permitted
Don Cohen	<p>Section C-7—Consider revising to read: “Utilities, but only where necessary for public safety or protection of the natural environment and no reasonable alternative location exists.”</p>	Uses Permitted

Peter Struck	Setbacks 2. Setbacks – please explain why the zone shouldn’t just have a single standard that being 20 feet?	Development Standards
Don Cohen	Section A—The term “development proposals” concerns me, both as to meaning and potential community reaction. Is that term defined somewhere? Does it include proposals by the City and not just private parties? Can an alternative term be used?	Development Standards
Don Cohen	Section B-1-a—What is the “P” zone? It’s not in the list later on.	Development Standards
Don Cohen	Section B-3—Again, I’m concerned about the use of the term “developments”. Is there another term that can be used?	Development Standards
Peter Struck	C. Restrooms – Based on the current inventory only one Open Space parcel would fall under this requirement – Pioneer Park. 1. By stating maximum sizes, are porta-potty facilities allowable. Are such facilities considered temporary and because they are easily moveable, then run afoul of the 180-day rule? 1. Is there precedent for a 17-ft high bathroom bldg., or is that the standard building height for a single-story?	Development Standards
Don Cohen	Section C-1—Consider substituting “Open Space Lands” for the word “properties”.	Development Standards
Peter Struck	D. Parking 4. For min/max requirements, only four parcels exceed the minimum acreage of 15 – and three of them are under thirty acres suggesting at most, one/two parking spots – does that make sense given the adjacent street parking? Or, should the minimum acreage be increased significantly?	Development Standards
Don Cohen	Section D-4—I imagine we’ll be discussing whether the size limitation is sufficient, or whether, for example, there is sentiment to limit it further. [See my comment 2 above]. Also consider adding that the parking will be signed to indicate who it’s for and not for, e.g., commuter parking.	Development Standards
Don Cohen	Sections E and F---Looking forward to a robust discussion of signs and kiosks and trail standards!	Development Standards
Rory Westberg	Development Standards. A. I think trails and parking spaces should be subject to the 20 ft setback requirement. B. Standards for signage and kiosks should include the use of natural materials, simple design, natural colors that blend in with the natural surroundings, minimal wording, and no reflective surfaces. C. Trails should meet standards for ADA, use permeable materials and surfaces if possible, provide good drainage and fit well with the natural landscape.	Development Standards
Peter Struck	Definitions Kiosk – Do we need to define “small” or will that be covered in the design standard?	Definitions
Don Cohen	“Passive Recreational Amenities”—Again, is there an alternative to the word “developments”? Would “other features” work?	Definitions

<p>Don Cohen</p>	<p>“Passive Recreational Uses” - I think this is an EPA definition, but is a definition based on the concept of no “prepared facilities” the only way to capture the essence of passive recreational uses? Would adding something distinguishing passive from active help, or not? Would inserting descriptors like “quiet” or “contemplative” help? - In the second line, consider deleting “generally” as being more consistent with the PRC/OSCT intent. [BTW—I don’t think the EPA definition uses that word, but I could be wrong.] - I would like to discuss “picnicking” further. It’s one thing to sit down and have a sandwich; it’s another to have a larger group and barbecue. You’ll probably respond that there are other limits on picnicking that would take care of this. If so, maybe refer to them either specifically or in concept?</p>	<p>Definitions</p>
<p>Peter Struck</p>	<p>Definitions: Temporary Structures, Uses & Activities – Should there be a statement about not allowing for renewals of a certain temporary “thing” until a waiting period has expired, e.g. 30 or 60 days. Should the definition include examples of known temporary uses?</p>	<p>Definitions</p>
<p>Don Cohen</p>	<p>“Trail”—I assume that “multi-use” means pedestrian/bicycle, but as drafted it could be read as any multi-use path. Consider revising to read “... or pedestrian/bicycle multi-use path.”</p>	<p>Definitions</p>
<p>Peter Struck</p>	<p>Zone Establishment I assume this section is “boiler plate” and is similar, if not identical, to language in other zones. If not, please identify them.</p>	<p>Zone Establishment</p>
<p>Don Cohen</p>	<p>In both H-2 and H-3, should “open spaces” be “Open Space Lands”?</p>	<p>Zone Establishment</p>
<p>Don Cohen</p>	<p>In H-3, it seems like some wording is garbled in the first phrase [“No yard or other open spaces provided about any building or structure], or at least I can’t understand it.</p>	<p>Zone Establishment</p>



Photo Tour - Trails

SE 53rd Open Space & Luther Burbank Park

Item 1.

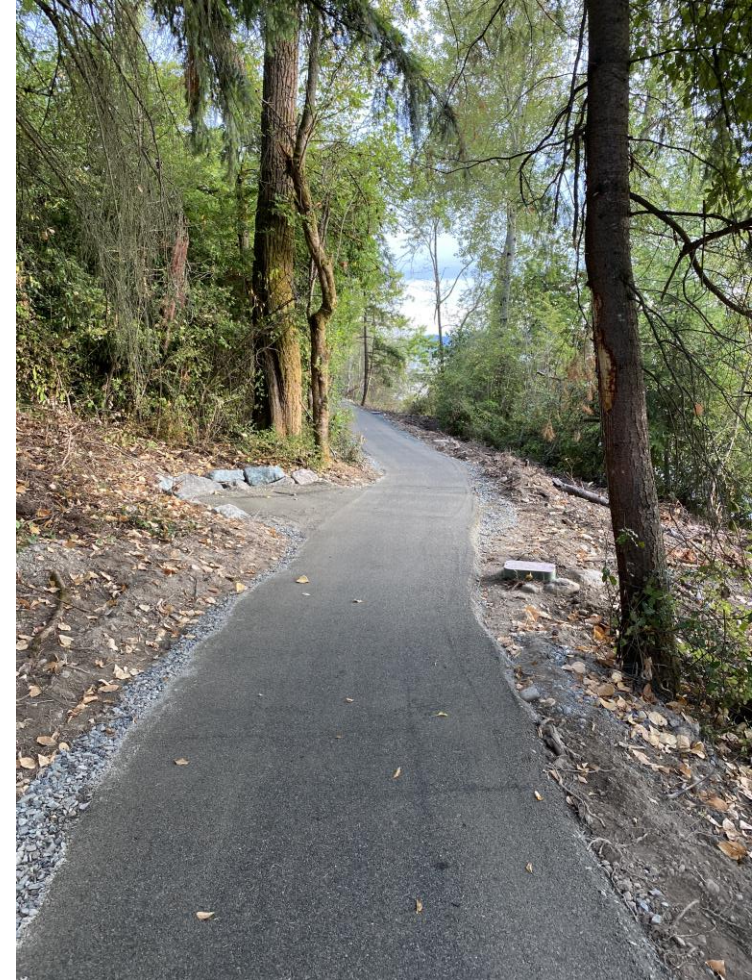
Trail construction



Luther Burbank Park – South Shoreline

Item 1.

Trail construction



Gallagher Hill Open Space

Trail construction

Item 1.



Gallagher Hill Open Space Bridge construction



Pioneer Park

Bridge construction

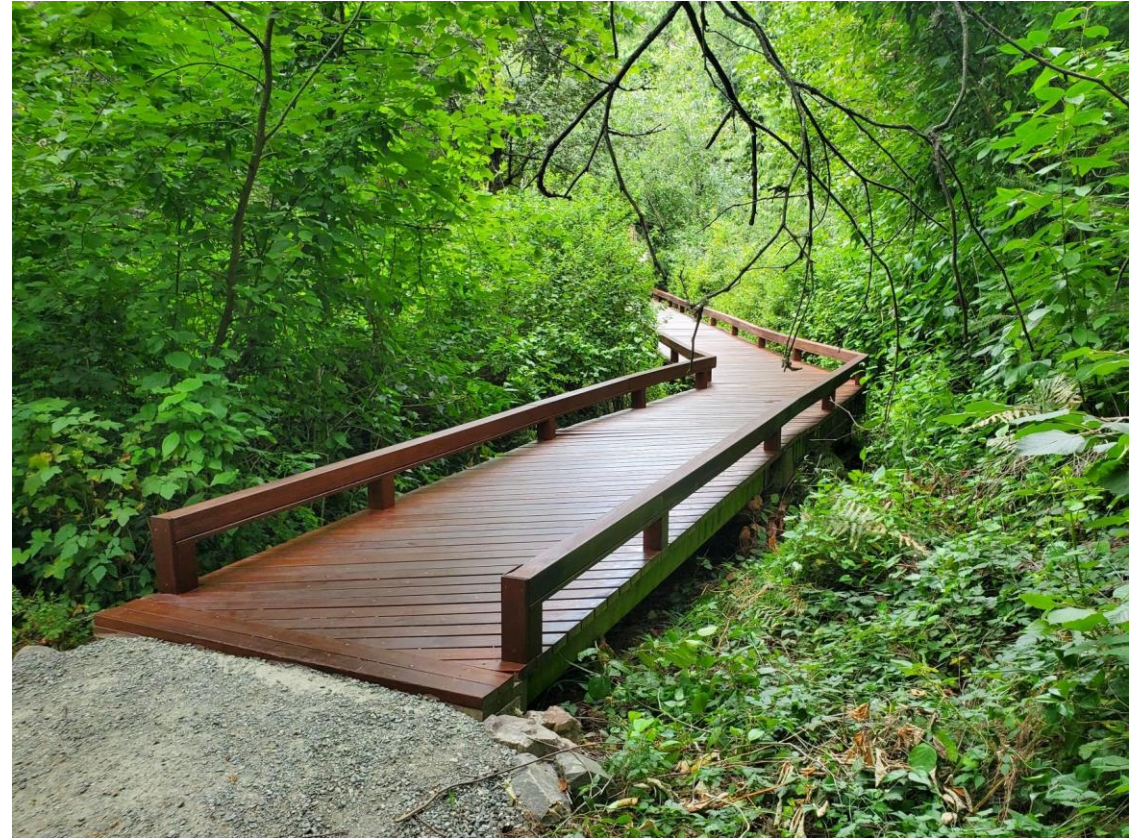
Item 1.



Ellis Pond

Item 1.

Boardwalk construction & maintenance



Luther Burbank Park

North Wetland boardwalk

Item 1.



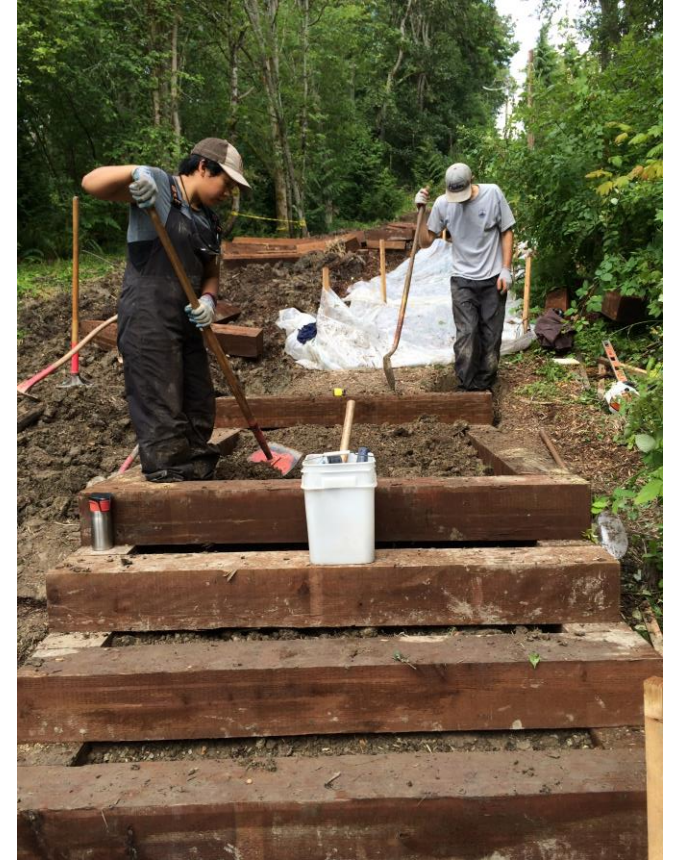
Upper Luther Stairway construction



Mercedale Hillside

Stairway maintenance and construction

Item 1.



Pioneer Park & Island Crest Park Stairways

Item 1.



Pioneer Park

Paved trail

Item 1.



Pioneer Park

Drainage improvements

Item 1.



Pioneer Park

Widened trails

Item 1.





Photo Tour - Parking

Pioneer Park



Pioneer Park

