



JOINT PLANNING COMMISSION & PARKS & RECREATION COMMISSION SPECIAL HYBRID MEETING AGENDA

Thursday, February 8, 2024 at 6:00 PM

PLANNING COMMISSIONERS

Chair: Michael Murphy

Vice Chair: Adam Ragheb

Commissioners: Kate Akyuz, Angela Battazzo,
Carolyn Boatsman, Chris Goelz, and Victor Raisys

PARKS & RECREATION COMMISSIONERS

Chair: Peter Struck

Vice Chair: Paul Burstein

Commissioners: Jodi McCarthy, Don Cohen
Sara Marxen, Rory Westberg, and Ashley Hay

LOCATION

Mercer Island Community & Event Center | Slater Room | Zoom
8236 SE 24th Street | Mercer Island, WA 98040
(206) 275-7706 | www.mercerisland.gov

We strive to create an inclusive and accessible experience. Those requiring accommodation for Joint Commission meeting should notify the Deputy City Clerk's Office 3 days prior to the meeting at (206) 275-7791 or by emailing deborah.estrada@mercerisland.gov.

Registering to Speak: Individuals wishing to speak live during appearances, must register with the Deputy City Clerk by 4pm on the day of the Joint Commission meeting. Register at (206) 858-3150 or email deborah.estrada@mercerisland.gov. Each speaker will be allowed three (3) minutes to speak.

If providing comments using Zoom, staff will permit temporary video access when it is your turn to speak. Please activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to planning.commission@mercergov.org and parksandrec.commission@mercergov.org.

Join by Telephone at 6:00 pm: Call **253.215.8782** and enter **Webinar ID 832 0904 5304, Passcode 745453**.

Join by Internet at 6:00 pm:

- 1) Click this [Link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **832 0904 5304, Passcode 745453**

Join in person at 6:00 pm: Mercer Island Community & Event Center, Slater Room – 8236 SE 24th Street, Mercer Island

CALL TO ORDER & ROLL CALL, 6 PM

PUBLIC APPEARANCES

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

SPECIAL BUSINESS

1. **PCB 24-02:** Update on Parks Zoning Code Development Process
Recommendation: Discuss the revised process for review and revision of the Parks Zone preliminary draft. No action necessary.

ADJOURNMENT



PLANNING COMMISSION CITY OF MERCER ISLAND

PCB 24-02
February 8, 2024
Special Business

AGENDA BILL INFORMATION

TITLE:	PCB 24-02: Update on Parks Zoning Code Development Process	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Recommendation
RECOMMENDED ACTION:	Discuss the revised process for review and revision of the Parks Zone preliminary draft.	

STAFF:	Jessi Bon, City Manager
EXHIBITS:	n/a

EXECUTIVE SUMMARY

This joint meeting serves as an opportunity for the Parks and Recreation Commission and Planning Commission to meet with the City Manager to discuss the revised review process for development of the new Parks Zone.

- The City of Mercer Island adopted a new [Parks, Recreation and Open Space \(PROS\) Plan](#) on March 1, 2022 (see [AB 6023](#)).
- The PROS Plan update process spanned multiple years and was led by the Parks and Recreation Commission with support from the Arts Council and the Open Space Conservancy Trust.
- The PROS Plan established goals and objectives, which serve as the policy framework for the provision of parks and recreation services on Mercer Island.
- PROS Plan Objective 1.1 (see Chapter 4, page 20) includes the following: Retain publicly owned parks and open spaces in perpetuity. Actively pursue options to permanently protect parks and open space through conservation easements, zoning changes, or other strategies. Evaluate the transfer of some or all open space to the Open Space Conservancy Trust.
- The City of Mercer Island is updating its Comprehensive Plan as part of the periodic review required by the Washington Growth Management Act (GMA). The City Council added the creation of a new Parks Zone to the 2024 Comprehensive Plan Periodic Update scope of work with [Resolution No. 1621](#).
- A preliminary draft of the new Parks Zone was presented to the Parks and Recreation Commission on January 4, 2024, and to the Planning Commission on January 24, 2024.
- After receiving extensive feedback from both commissions and the community, the City Manager has directed staff to pause the legislative review process and return the draft Parks Zone to the Parks and Recreation Commission for review, comment, and revision. Upon completion of their work, anticipated for later this spring, the Parks and Recreation Commission will hand off their recommendation to the Planning Commission.
- It is still the intent that the Parks Zone work will be completed this year and included as part of the 2024 Comprehensive Plan Update, as directed by the City Council.
- All comments received to date will be provided to the Parks and Recreation Commission as they begin their review work. The comments and questions submitted on the preliminary draft of the Parks Zone will also be included in the record.

BACKGROUND

PROS Plan Background

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.

As directed by the City Council in September 2019, City staff, in collaboration with the Parks & Recreation Commission, began the process of updating the PROS Plan. The prior PROS Plan expired in 2019 and the decision was made to undertake a wholesale rewrite of the plan.

Work was suspended on the PROS Plan update in April 2020 due to the COVID-19 Pandemic and then resumed at the end of 2020.

After nearly three years of work, the City Council adopted the new [Parks, Recreation and Open Space \(PROS\) Plan](#) on March 1, 2022.

PROS Plan Community Engagement

The Parks & Recreation Commission served as the lead advisory board on the PROS Plan update process with support provided by the Arts Council and the Open Space Conservancy Trust. The 2022 PROS Plan included an extensive community engagement process, some of the highlights are summarized below:

- Two statistically significant mail-in surveys were sent to Mercer Island residents with concurrent versions available to the public online (February 2020 and August 2021).
- Two virtual open houses were held that included project presentations, live polling, and facilitated discussions in breakout groups (March 2021 and September 2021).
- A project webpage was maintained throughout the planning process to provide access to key dates and milestones, background data, and draft materials.
- Numerous meetings of the Parks & Recreation Commission, Arts Council, and the Open Space Conservancy Trust Board were held, dedicated to the development of the PROS Plan.

PROS Plan Guiding Policies Related to Park Preservation

Listed below are some of the 2022 PROS Plan objectives related to stewardship of public park land and open space areas.

- [Objective 1.1 \(see page 20\)](#): Retain publicly owned parks and open spaces in perpetuity. Actively pursue options to permanently protect parks and open space through conservation easements, zoning changes, or other strategies. Evaluate the transfer of some or all open space to the Open Space Conservancy Trust
- [Objective 1.4 \(see page 20\)](#): Identify and prioritize the need for master plans to guide all significant park development projects, achieve cohesive designs, and ensure project phasing is efficient and in alignment with community needs and priorities. Utilize management plans or other adopted strategies to guide the stewardship and maintenance of parks, open space, and trails.
- [Objective 1.8 \(see page 20\)](#): Pursue and implement strategies to maximize use of existing park and recreation assets.
- [Objective 3.1 \(see page 23\)](#): Preserve and protect open space and park land areas with significant environmental features such as wetlands, forests, steep slopes, and plant and animal habitats from development impacts.
- [Objective 3.5 \(see page 23\)](#): Continue to support the Open Space Conservancy Trust and the planning, development, and management of Pioneer Park and Engstrom Open Space. Promote

Pioneer Park as a demonstration site for best practices in forest management and environmental education.

- [Objective 3.12 \(see page 24\)](#): Steward waterfront and shoreline properties with the goal of protecting and enhancing critical shoreline habitat while preserving safe water access for recreational use.

Taken together, all the goals and objectives included in Chapter 4 of the PROS Plan 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 should align with this policy framework.

2024 Comprehensive Plan Update

The City of Mercer Island is 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](#).

In addition, the 2022 PROS Plan will be incorporated into the 2024 Comprehensive Plan 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 Update, including the new Parks Zone and 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 that the legislative review, gathering of public input, and making a recommendation to the City Council regarding the parks zone follows 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\(B\)\(3\)](#)).

City Manager Pausing Planning Commission Legislative Review Process

A preliminary draft of the Parks Zone was presented to the Parks and Recreation Commission on [January 4, 2024](#), and to the Planning Commission on [January 24, 2024](#).

After receiving extensive feedback from both commissions and the community, the City Manager directed staff to pause the legislative review process and return the draft Parks Zone to the Parks and Recreation Commission for review, comment, and revision. Upon completion of their work, anticipated for later this spring, the Parks and Recreation Commission will hand off their recommendation to the Planning Commission.

ISSUE/DISCUSSION

As previously noted, the City Manager withdrew the preliminary draft of the Parks Zone from the legislative review process and is returning the draft document to the Parks and Recreation Commission for review, comment, and revision. The Joint PRC/PC Meeting provides an important opportunity for the two advisory boards to connect and discuss the collaborative work ahead. Staff will provide a brief presentation with additional background information in support of the upcoming review process.

The comments and questions submitted on the preliminary draft of the Parks Zone by commission members are being tracked and will be included in the record, and provided to the Parks and Recreation Commission as they begin their review work.

NEXT STEPS

Preliminary Parks and Recreation Commission Review Schedule

It is the intent that the Parks Zone work will be completed this year and included as part of the 2024 Comprehensive Plan Update, as directed by the City Council. Staff are currently working to align calendars to ensure deadlines can be met and tentatively anticipate the following schedule for Parks and Recreation Commission (PRC) review:

- **PRC Meeting #1 – March 7:**
 - Public Comment
 - Confirm PRC Review Schedule
 - PRC Review of background materials
 - Discuss Parks Zoning Code approach and framework
 - Identify areas requiring more research and follow-up
 - Discuss key issues and identify areas of consensus
 - Review public engagement plan
- **PRC Meeting #2 – March TBD:**
 - Public Comment
 - Deliberate and review revised draft of Parks Zoning code, identify areas of consensus and items needing further research and revision
- **PRC Meeting #3 – April 4:**
 - Public Comment
 - Deliberate and review revised draft of Parks Zoning Code
- **PRC Meeting #4 – April TBD:**
 - Public Comment
 - Finalize recommendation on Parks Zoning Code and Hand-off Letter
- **PRC Meeting #5 – May 2:**
 - Meeting reserved for follow-up work if needed
- **PRC Hand-off to PC – May TBD**
 - Joint Meeting
 - PRC to present recommendation on Parks Zoning Code to the Planning Commission

Staff will engage with the Chairs of the Parks and Recreation Commission and the Planning Commission over the next several months and will adjust the schedule as needed.

Public Engagement

The City established a [Let's Talk page](#) to facilitate community engagement on the 2024 Comprehensive Plan Periodic Update. Currently, the parks zone information is included on this page as well. Given the high community interest in the Parks Zone, a separate/standalone page will be created to track the work associated with the Parks Zone. The new Let's Talk page is currently under development and will launch no later than the week of February 12.

The PRC will also review and discuss the public engagement plan for the draft Parks Zone at their meeting on March 7, 2024.

RECOMMENDED ACTION

Discuss the revised process for review and revision of the Parks Zone preliminary draft. No action necessary.



Parks Zone Development Process



Agenda

- Facilities Overview & Update
- 2024 Comprehensive Plan Update
- Overview of 2022 PROS Plan
 - Integration into the Comprehensive Plan
 - Other Plans
- Future Parks Zone
- Timeline/PRC and PC Coordination Strategies



Facilities Overview & Update



Permanent Closure of City Hall

- **The City Council voted to permanently close City Hall in October 2023 after the unexpected discovery of asbestos in the HVAC system.**
- City staff and outside experts worked extensively to identify solutions to address the asbestos contamination, but in all scenarios the costs to re-occupy the building exceeded the benefit given the age and condition of the building.
- In July 2023 it became clear that re-occupancy of City Hall was unlikely, and the staff focus shifted to re-housing staff teams to ensure continuity of services.
- Many teams are impacted, but the highest impact and greatest challenge has been re-housing the Police Department and the Municipal Court.



Long-Range Facility Planning

- **In early 2023, the City began a planning process to complete Facilities Conditions Assessments for various municipal buildings and to develop a Long-Range Facilities Plan for select City facilities.**
- Had the planning process gone forward as anticipated, in 2023 the City would have completed the assessments for six facilities, setting the stage for the long-range facility planning work this year.
- The City Hall closure, unfortunately, derailed the long-range facilities planning process. Work was paused on the facility conditions assessments, with the exception of the Public Works Building.



Public Works Building

- On Tuesday, staff presented the Facilities Conditions Assessment for the Public Works Building to the City Council.
- Similar to City Hall, the Public Works building is aging and in need of replacement.
- **The City Manager recommendation to the City Council is to plan for replacement of both City Hall and the Public Works Building.**
- In the meantime, we have to keep the Public Works Building, and our other buildings operational to sustain City operations.



Facilities Planning – Next Steps

The City Council will hold their Annual Planning Session on March 1 and continue the facilities planning discussion. Topics will likely include:

- Preliminary assessment of workspace needs – what type of spaces do we need to accommodate current and future City services? Opportunities to re-locate teams? Co-locate teams?
- What is the planning and construction timeline? There is real urgency to address building needs for Police, Maintenance, and the Emergency Operations Center.
- What about locating some City services in Town Center?
- The community engagement plan? Costs, financing, alternative bidding, and much more.



Parks are Not Under Consideration for a new City Hall

- There is no conversation happening about building a City Hall in a park.



2024 Comprehensive Plan Update



Comprehensive Plan/Parks Zone - Background

Item 1.

- The Growth Management Act requires cities in King County to complete the comprehensive plan periodic review (aka as the “update”) by December 31, 2024.

DATA ANALYSES

REGIONAL PLANNING DOCUMENTS

INVENTORIES

Item 1.



HOUSING AND EMPLOYMENT NEEDS

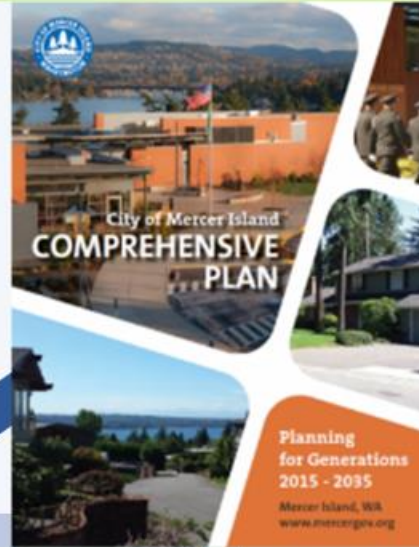
GROWTH PROJECTIONS

PUBLIC FACILITY AND INFRASTRUCTURE NEEDS

TECHNICAL REPORTS



**Comprehensive Plan
Technical Reports:
Inform Goal and Policy
Decisions**



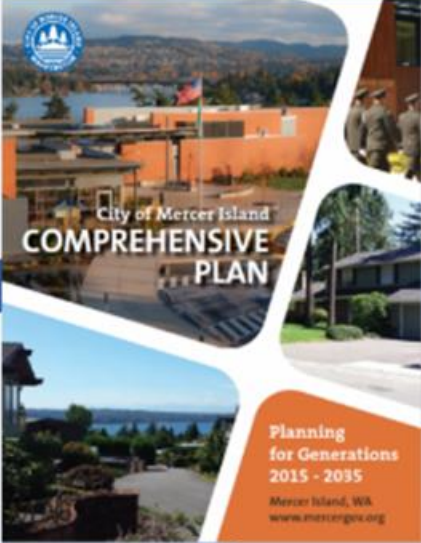
Comprehensive Plan
Elements
Vision
Goals
Policies

IMPLEMENTATION



TECHNICAL REPORTS

**Comprehensive Plan
Implementation:
Making Goals and
Policies Real**



Comprehensive Plan
Elements
Vision
Goals
Policies

IMPLEMENTATION

OTHER PLANNING ACTIVITIES

REGULATIONS

CAPITAL BUDGET DECISIONS

PLANS & PROGRAMS

DEVELOPMENT PERMITS

CAPITAL PROJECTS

Comp Plan Updates related to Parks and Recreation

Item 1.

- The scope of work for the Comprehensive 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 Update includes development of a **new Parks and Recreation Element** and a **new Parks Zone**.
- “Elements” are chapters or sections of the Comprehensive Plan.
- The Parks and Recreation Element will incorporate the 2022 PROS Plan, substantially by reference, into the Comprehensive Plan. This is the same approach that will be used for the recently adopted Climate Action Plan.
- The Parks Zone will be adopted in Title 19 Mercer Island City Code (MICC), which requires a specific legislative review process

Parks Zone Legislative Review Paused

- A preliminary draft of the parks zoning code was presented to the Parks and Recreation Commission on January 4 and to the Planning Commission on January 24.
- After receiving extensive feedback from both commissions and the community, the City Manager directed staff to **pause the legislative review process** and return the draft Parks Zone to the Parks and Recreation Commission for review, comment, and revision.
- Upon completion of their work, the Parks and Recreation Commission will hand off their recommendation to the Planning Commission on May 8.



2022 PROS Plan



Parks, Recreation & Open Space Plan

Item 1.

- The prior PROS Plan expired in 2019 and the decision was made to undertake a wholesale rewrite of the plan. Work on the new plan began in 2019.
- The PROS Plan work was paused in early 2020 due to the Pandemic and then resumed later that year.
- Extensive community engagement process, spanning two+ years – two surveys, open houses, and meetings the Arts Council and the Open Space Conservancy Trust.
- **The PROS Plan was adopted in March 2022.**



Parks, Recreation & Open Space Plan

- 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.
- PROS Plan Objective 1.1 (see Chapter 4, page 20) includes the following:

*Retain publicly owned parks and open spaces in perpetuity. Actively pursue options to permanently protect parks and open space through conservation easements, **zoning changes**, or other strategies. Evaluate the transfer of some or all open space to the Open Space Conservancy Trust.*



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.

PROS Plan – Future Initiatives

- Many of the PROS Plan chapters include a section called “Future Initiatives.” Example to the right is from the Open Space Chapter (Chapter 9).
- These are work items that align with the goals and objectives in Chapter 4.

Determine the most effective strategy for protecting open space lands in perpetuity. Explore various mechanisms for such protection, **including zoning changes**, conservation easements, deed restrictions, and transfer of these lands to the Open Space Conservancy Trust’s governance.

FUTURE INITIATIVES

A number of future initiatives were identified and recommended for incorporation into the City’s work plan over the next six to ten years and are summarized below.

Land Conservation

- Develop a Land Acquisition Strategy to proactively acquire high-quality natural areas and parklands, to expand the existing network of parks, trails, and open space systems.
- Determine the most effective strategy for protecting open space lands in perpetuity. Explore various mechanisms for such protection, including zoning changes, conservation easements, deed restrictions, and transfer of these lands to the Open Space Conservancy Trust’s governance.

Open Space Studies and Management Plans

- Continue studies of open space health, collecting vegetation data that can be used to illustrate restoration progress and guide adjustments to management plans.
- Develop a citywide urban forest management plan to define goals for local forested ecosystems and outline the best management tactics to sustain forest canopy. This plan could include a citywide tree inventory, tree preservation and protection code amendments, and considerations for climate resiliency. A more broadly defined urban forestry plan can also be a means to engage the community in tree-related activities and facilitate community conversations about the overall health and diversity of Mercer Island’s urban forest.

Habitat Restoration

- Continue restoration work in open space to ensure that progress to date is not lost and ecosystems remain healthy, diverse, and functional.
- Practice adaptive management by regularly evaluating the successes and failures of restoration activities and modify practices accordingly.
- Stay current with evolving best management practices in the field of restoration ecology.
- Collaborate with regional partners to share resources and knowledge. Participate in regional research opportunities.
- Pursue opportunities to contract grow or purchase plants from southern seed zones.

Community Partnerships & Volunteers

- Foster new partnerships that support the conservation and restoration of Mercer Island’s open space properties.

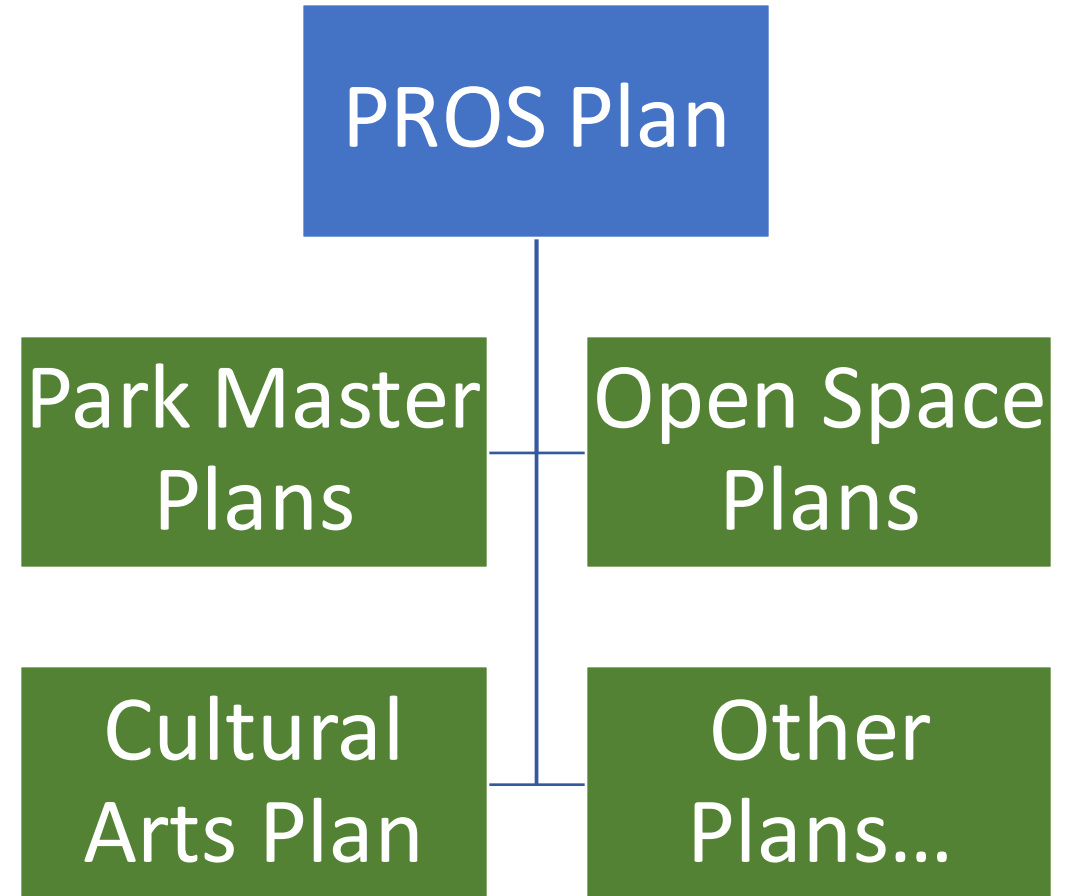
Sustainable Stewardship Practices

- Explore the use of non-gas-powered landscape equipment to reduce emissions.
- Continue to adjust landscape maintenance practices in favor of techniques that contribute to the health of the land and lake environments.



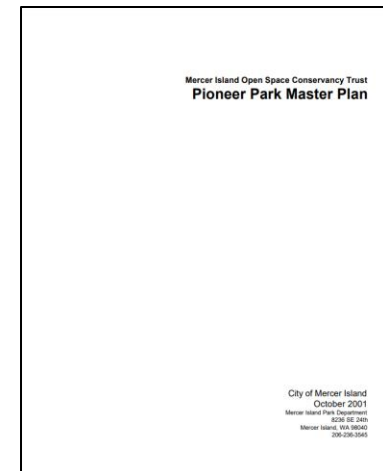
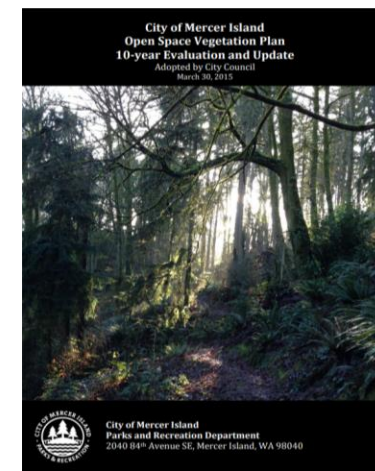
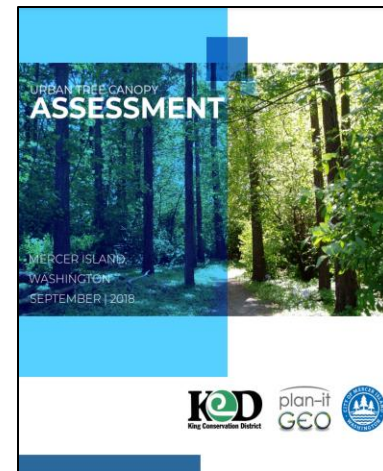
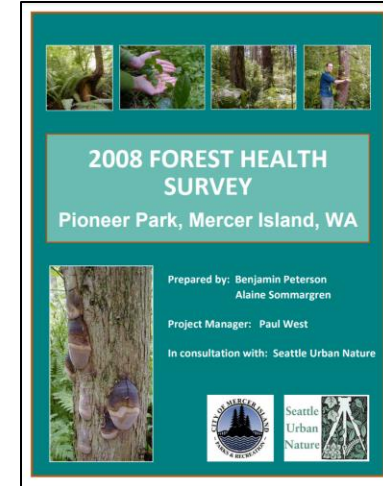
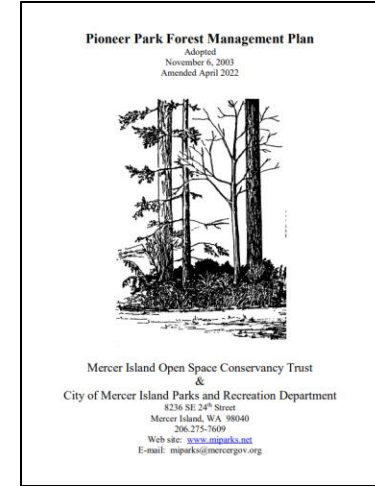
Other Parks and Recreation Plans

- The 2022 PROS Plan is intended to align with and incorporate all of the other parks and recreation related plans, of which there are many.



Example: Pioneer Park

- We like our plans!
- As an example, the management of Pioneer Park is guided by at least six different planning documents:
 - 2022 PROS Plan
 - Pioneer Park Forest Management Plan
 - Forest Health Survey
 - Urban Tree Canopy Assessment
 - Open Space Vegetation Mgmt Plan
 - Pioneer Park Master Plan



Is the PROS Plan policy or operational?

- Both.
- The PROS Plan provides a foundation to guide decisions related to planning, acquiring, developing, and maintaining parks, open space, trails, and recreation facilities.
- It also identifies priorities for recreation programs, special events, arts and cultural activities.
- **Development of master plans, policies, codes, and other work products should align with this policy framework.**



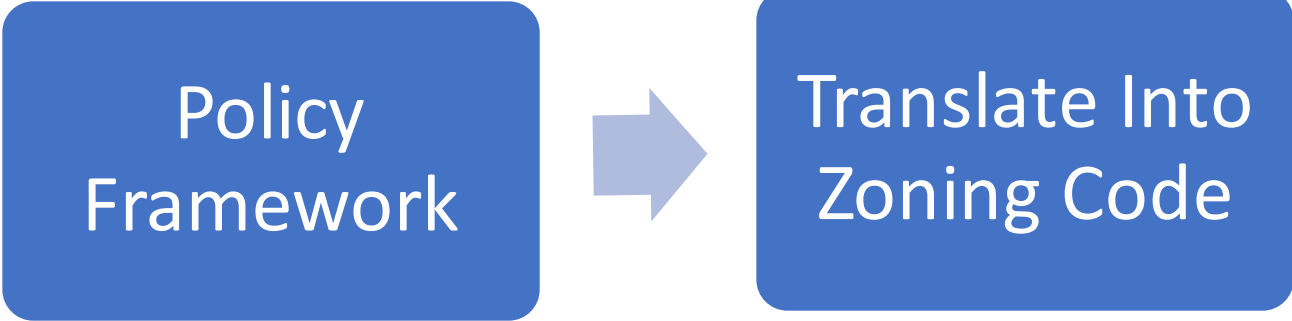


Future Parks Zone



Future Parks Zone

- Creation of a new parks zone requires an amendment to the Comprehensive Plan and revisions to the Mercer Island Municipal Code.
- **The 2022 PROS Plan is the guiding policy document for development of the parks zone.**
- Most of the properties the City manages as parks, open space, or trails are currently zoned as “residential.” Some exceptions:
 - Example: Aubrey Davis Park is zoned as Public Institution



Zoning is a method in which land is divided into “zones,” each of which has a set of regulations describing allowable uses and development standards.



Future Parks Zone: Some Examples



Drafting Code: Parking Example

- There have been concerns expressed about parking in the parks zone, including how much parking, where, no new impervious surface, etc.?
- **What policy guidance does the PROS Plan provide related to parking to inform development of the parks zone?**
Samples included in the text boxes to the right:
 - Goal 1: Planning, Acquisition & Access
 - Goal 2: Maintenance & Operations
 - Goal 3: Environment & Sustainability
- **What development regulations, restrictions and/or requirements do we need to include in the draft parks zoning code to address parking?**

Objective 1.6: Design and maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels, and ages as appropriate and in compliance with the Americans with Disabilities Act (ADA) Standards for Accessible Design. Seek opportunities to eliminate barriers at existing facilities and address goals identified in the Citywide ADA Transition Plan.

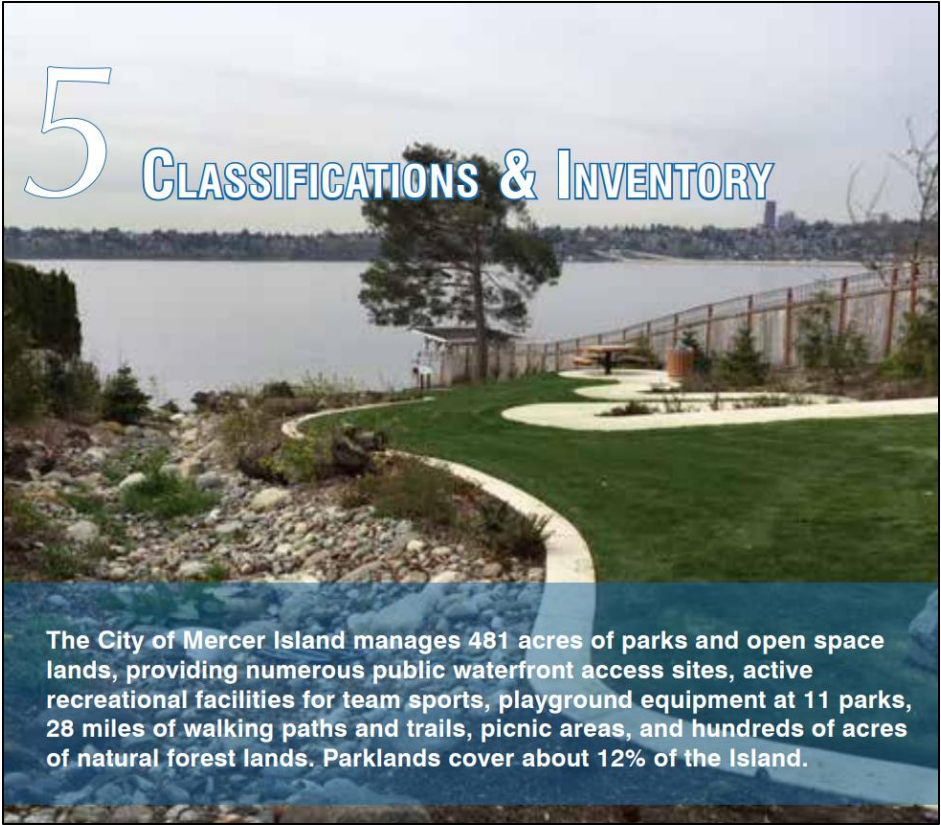
Objective 2.5: Provide amenities at parks, trails, open space, and facilities where appropriate and when feasible to improve the user experience and access.

Objective 3.2: Provide appropriate public access (e.g. trails, viewpoints, and wildlife viewing areas) within open space to support passive recreation, and parking, where appropriate and feasible. ...

Objective 1.14: Improve and upgrade developed, and undeveloped street ends where appropriate to enhance public access to waterfront facilities. Identify opportunities where achieving ADA access is feasible and improve parking options.

Drafting Code: Classification Example

- At the last Planning Commission meeting, a tiered approach was suggested to address the various uses in the Mercer Island Parks system.
- Chapter 5 of the PROS Plan includes parks classifications:
 - Regional Parks
 - Community Parks
 - Neighborhood Parks
 - Mini Parks
 - Special Facilities
 - Open Space
- Trails are part of the parks and recreation system and the transportation system and are addressed separately in Chapter 8 of the PROS Plan.



Drafting Code: Classification Example

Luther Burbank Park

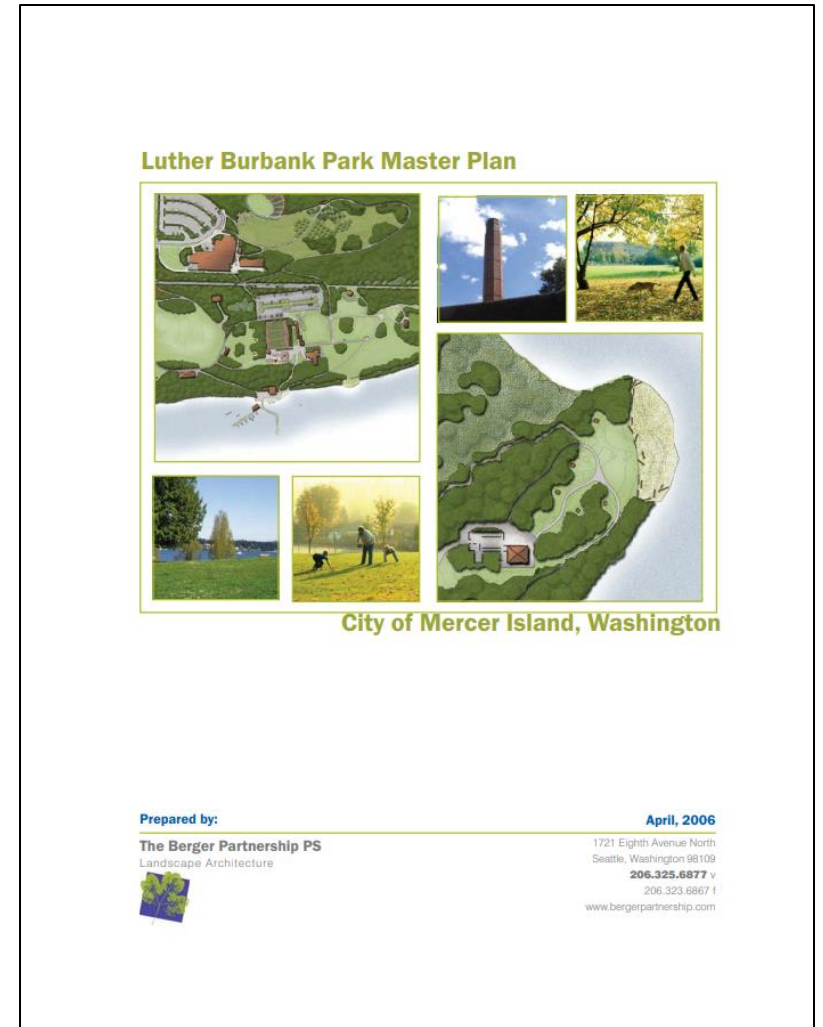
- Classified as a regional park, nearly 55-acres.
- Buildings
- Shoreline and docks
- Swimming Beach
- Playgrounds
- Trails
- Open space
- Park
- (Future) Pickleball Courts
- And more!



Drafting Code: Classification Example

Luther Burbank Park – Master Planned

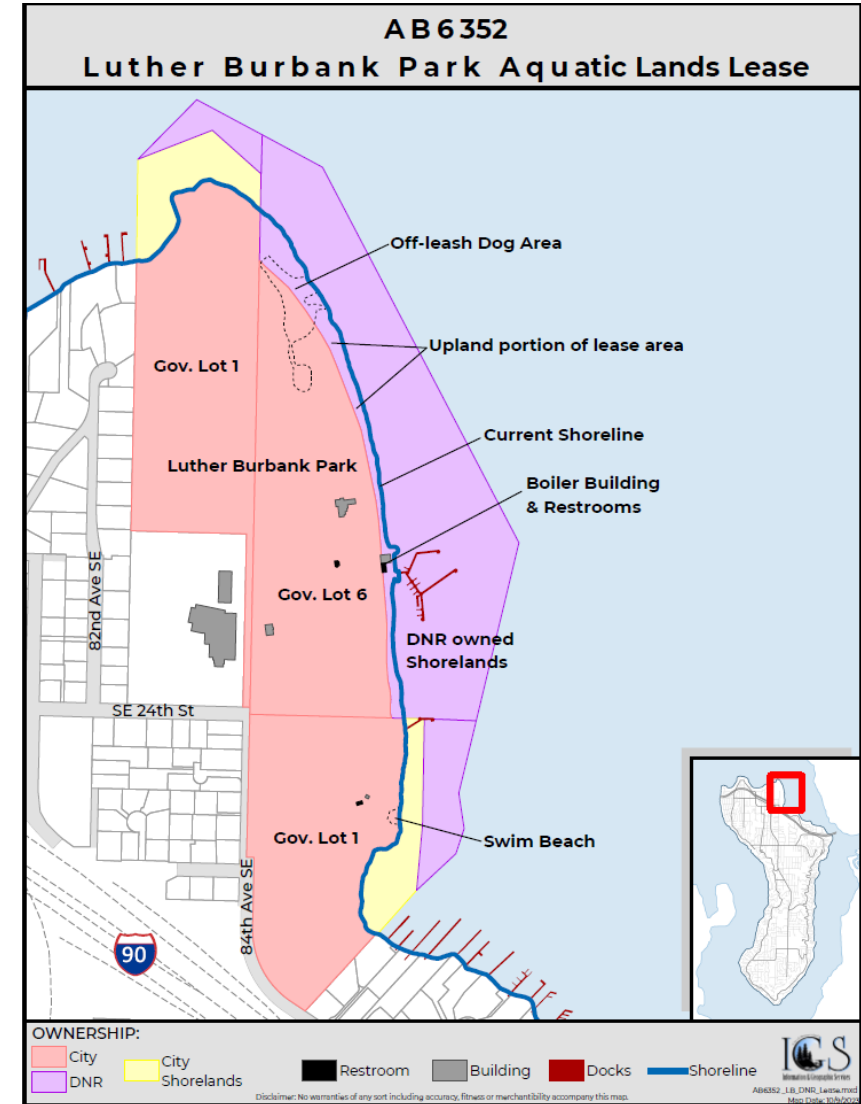
- Adopted Master Plan in 2006 that guides planning and operations.
- Identifies proposed improvements and capital projects.
- Guides maintenance, vegetation management, and informs other operational needs.
- **What is the appropriate interaction between the parks zone and master plans?**



Drafting Code: Classification Example

Luther Burbank Park - Ownership

- Luther Burbank Park is not owned entirely by the City of Mercer Island, much of the shoreline is owned by the Department of Natural Resources. Other examples where this is the case:
 - Pioneer Park: Open Space Conservancy Trust
 - Aubrey Davis Park: Washington State Department of Transportation
- Luther Burbank was transferred to the City from King County effective January 1, 2003.
- Park was originally purchased with Forward Thrust Funding and developed with State RCO Funding in the 1970s. Both funding sources include numerous restrictions and property must remain park.
 - Restrictions reflected in the Deed and other documents.



Drafting Code: Classification Example

Luther Burbank Park – Other Codes

- Other code and regulations apply to Luther Burbank Park (and other park and open space properties), such as:
 - Parks Code
 - Shoreline Management Code
 - Critical Areas Code
 - Tree Code
 - Land Development Code
 - Others
- Park development often falls under the jurisdiction of other regulatory agencies:
 - Army Corp of Engineers
 - Department of Fish & Wildlife
 - Department of Ecology
 - Others



Drafting Code: Classification Example

Street Ends & Landings

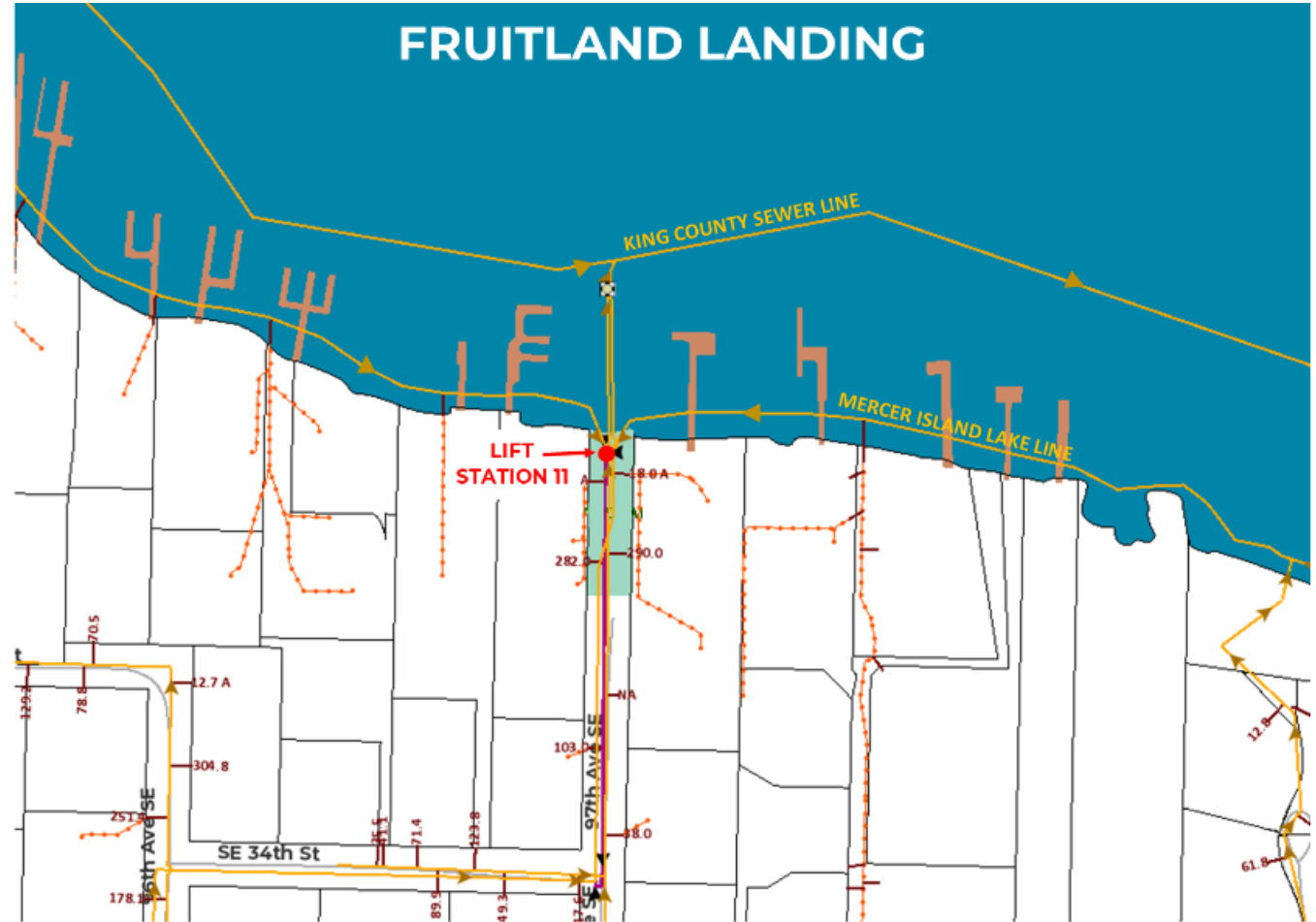
- Although many street ends and landings are classified as parks in the PROS Plan, their primary purpose/use is utilities.
- The secondary and complementary use is a mini-park with lake access.
- Using Fruitland Landing as an example, it is a major sewer facility where City and King County sewer infrastructure connects.
 - One City pump station, mostly underground.
 - Above ground generator which ensures facilities continue to operate when we have a power outage.
 - Also includes a stormwater outfall.



Drafting Code: Classification Example

Street Ends & Landings

- As properties are evaluated for inclusion in the parks zone, we want to ensure that the zoning aligns with the primary purpose.
- Staff do not recommend including utility infrastructure in the parks zone.
- There are other tools, however, such as the PROS Plan that guide use, planning, and operations of the parks component of this property.



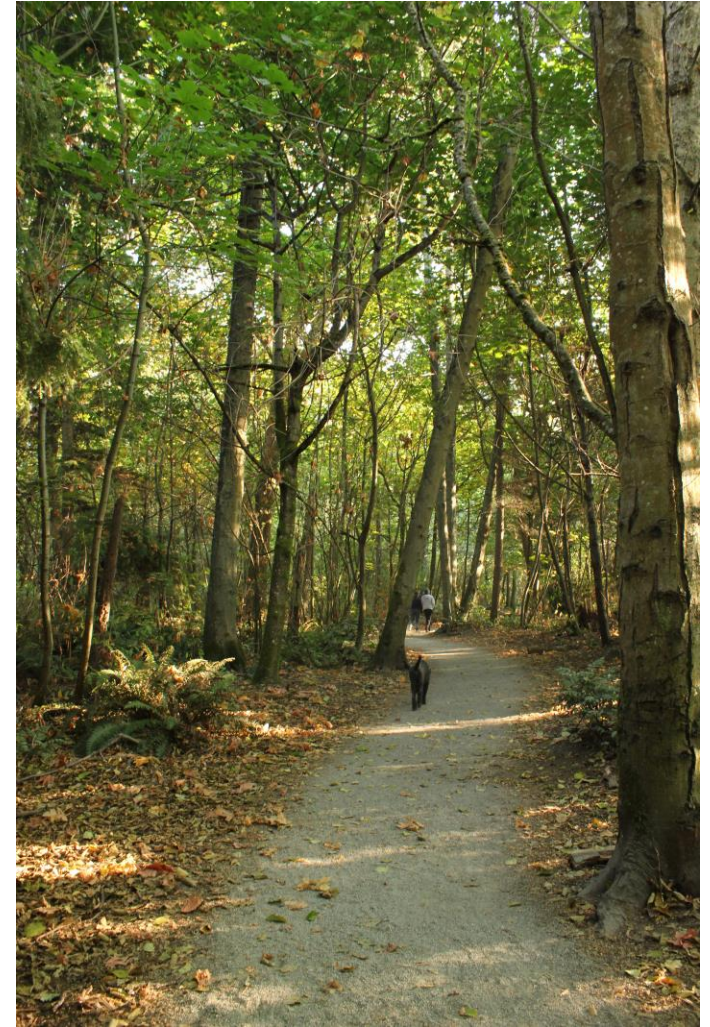


PRC and PC Coordination



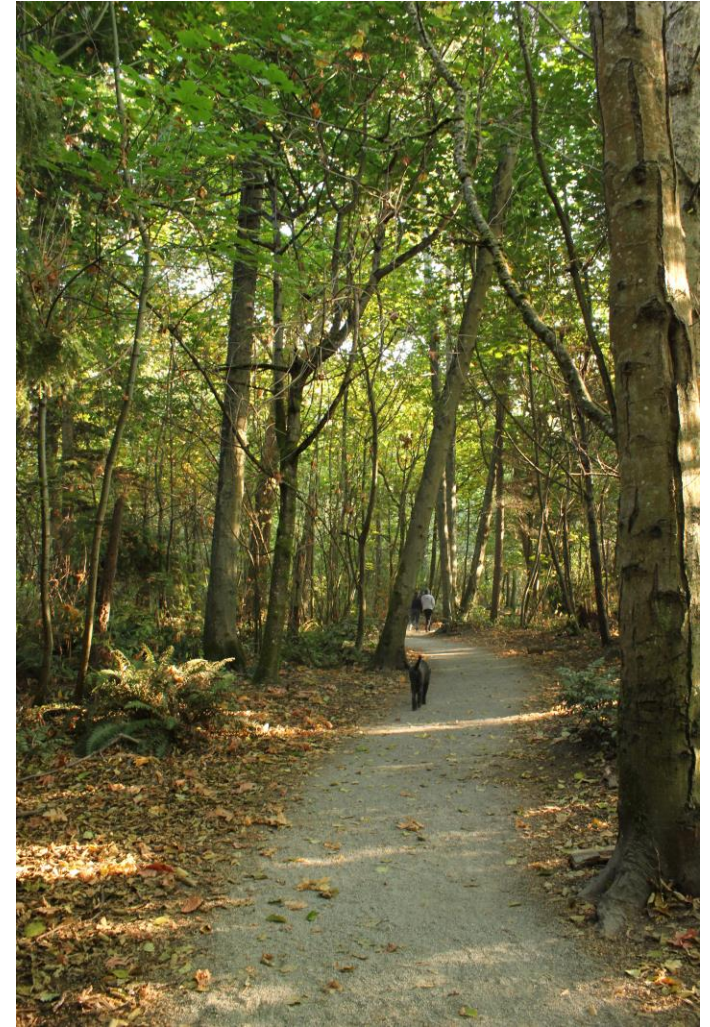
Parks Zone Development Timeline

- The Parks and Recreation Commission will undertake a review and work on revisions to the parks code in March and April.
 - Anticipating multiple meetings, likely three or four to complete the work.
 - The Parks and Recreation Commission will prepare a revised recommendation on a parks zoning code.
- Anticipated hand-off to the Planning Commission is May 8.
- Let's talk hand-off-logistics, coordination, and how we can best work together.



PRC and PC Coordination/Hand-Off

- What does the Planning Commission need from the Parks and Recreation Commission to facilitate the legislative review of the parks zone?
- What background information is useful?
- What about the hand-off meeting itself? How can we make best use of that time? Staff are currently anticipating a hand-off meeting on May 8.
- How can the PRC support the PC as they complete their legislative review of the parks zone, amidst a very full schedule?
- Other considerations?





Thank you.

