

**From:** [Sarah Fletcher](#)  
**To:** [Parks & Rec Commission](#)  
**Subject:** Comments on the 2024 Comprehensive Plan Periodic Update Draft Parks Zone Regulations  
**Date:** Thursday, January 4, 2024 1:40:24 PM

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Hello, I was reading the draft. With regards to “Uses Permitted,” I am sorry, but if you want to allow “government offices and government services,” apart from what is already in Luther Burbank Park, what will the height zone be allowed for it? So, should someone want to put a government office in Mercedale Park, the City would be allowed to? You are saying that it is allowed in the Park Zone which Mercedale Park is and if you don’t want to allow that, then you will need to specify. But, if you don’t, you are now allowing every single park on the island to be allowed a government office in it and the other issue I am against is “underground parking.” Please remove that. The next minute, you will be saying that Luther Burbank Park needs more parking as people are parking in the Community Center parking lot which they are and then we need to accommodate more drivers being able to park in the park.

And you certainly not be allowing transit stops in the park zones. I am sure you are all thinking of Tully’s area where you want these things, but I am sorry, that is not right. You see, just to be clear, when you have “transit stops,” the definition is not just a bus stop, but a facility. You might want to clarify what the transit stop is and not make it that a whole transit facility can be installed. This is what you have as the definition for Transit Stop: “Transit Stop. **A transit facility** located at selected points along transit routes for passenger pickup, drop off, or transfer, but excluding areas for vehicle repair or storage, parking lots, transfer stations, and park-and-ride stations. [ ... ]” This is what it has as a definition for a Transit Facility: “**Transit facility** means an existing or proposed transit passenger station, an existing or proposed transit maintenance, storage or service facility, or an existing or proposed right of way for use in providing transit services.

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

1. Recreational uses.
2. Recreational facilities.
3. Agricultural activities for educational or recreational purposes, such as community gardens.
4. Government offices and government services.
5. Public parking, parking structures, and underground parking.
6. Temporary uses and structures, including farmer’s markets and special events, authorized by the City Manager or designee.
7. Transit stops.
8. Public art.
9. Signs.

10. Wireless communications facilities.

11. Utilities. Utilities must be placed underground whenever feasible.

And I don't want wireless facilities in the Park itself. Medina managed to successfully prohibit those in the parks. It is not safe.

And with regards to setbacks

3. The following developments are exempt from setback requirements: picnic tables, fences, gates, culverts, trails, landscaping, and parking areas.

Why on earth would you not allow a setback for "parking areas?" They need setbacks.

And there is no definition for "Open Space." What is the difference between Open Space and Parks?

And whoever came up with the maps, they are all wrong.

With regards to the Figure 1 Zoning Map, you need to split the Linnear Park and the Park space and show 80<sup>th</sup> Ave SE and 77<sup>th</sup> Ave SE as roadways with park space on either side and show Sunset Way as Park space, and not as Linnear Park. It was Bassett who came up with the name of Linnear Park, but there is no actual definition of what Linnear Park entails. And your key is all wrong. The key says "Park" is solid green, but on the map, you have lines going through it so by definition, there is no park on the map. And what is the difference between Open Space and Park in that the area adjacent to Sunset Way, is that open space or park? And you can't notice any difference on the map between Linnear Park and Open Space, it all looks like the same color.

And you have plural "Parks" with a white and black stripe, but there is nothing on the map which denotes "Parks." And what is the difference between "park" and "parks" on the Zoning map. It lists both Parks and Park.

And there are two areas showing CO. What are those two areas? So far, there is only one CO area. And I don't believe there is a public facility next to Homestead Park. There is a school on the other side of Homestead Park, but it is not where it is on the map. and is a school deemed a public facility"

And when they refer to "the City" is the whole of Mercer Island a City or the Town Center is the "city," which is it?

And on the Zoning Map, your keys are off on that as well.

The grey color is different on the key to the map. And you have the I-90 and Sunset Way listed as "PI," in that it is shaded all grey for public institution. The Transit Centers below ground might be PI, but certainly not above where Sunset Way and the open space/park adjacent is. It is not "PI" and it is again, not the right color grey. And the key says it is "P" not "PI" but the map says "PI" for some and "P" for another. If the key says "PI" is "P", then it should all be "P", not some PI and others P unless there is a difference.

And you have Luther Burbank Park for example as shaded green with black stripes through it, but if it is park, the key has black and white stripes for Park, not green, and there is no key showing "open space." Where is the Open Space on the map?

And it is hard to see, but it looks like Island Square Park and Deane's park is red and Homestead Park, but shouldn't they be black and white for "park" even though they are in a residential zone? It should still be black and white stripes as per the key regardless of what zone it is in. And for Homestead Park, what is "PI" adjacent to it in that there is the playground, the basketball court, the tennis courts, and the parking lot and the "PI" but I don't believe any of that is "public institution., park yes, but not PI. Out of all the things I have mentioned, which exactly is public institution?

Thanks.

I am afraid this needs more work.