

1 **40.260.157 Parks (Neighborhood, Community and Regional Parks)**

2 A. Purpose. ~~Neighborhood~~ Parks provide access to basic recreation opportunities for residents, enhance  
3 ~~neighborhood~~ community identity, and preserve ~~neighborhood~~ open space. These provisions are intended to:

- 4 1. Allow flexibility in the use and development of ~~neighborhood~~ parks.
- 5 2. Recognize that demographics and program needs change over time, and that alterations to ~~neighborhood~~  
6 parks respond to those changes.
- 7 3. Maintain compatibility with surrounding ~~residential~~ areas.

8 B. Applicability. The provisions of this section apply to development of ~~neighborhood~~ parks as defined in Section  
9 40.100.070.

10 C. Definitions. For the purposes of this section only, the following definitions shall apply:

11 1. "Trails" are any path, route, way, right-of-way, or corridor posted, signed, or designated as open for non-  
12 motorized travel or passage by the general public. Five trail types are identified in the Regional Trails and Bikeways  
13 System Plan (2006) and include regional, multi-use trails, local trails, rustic trails, semi-primitive trails, and bike  
14 lanes and pedestrian walkways.

15 2. "Trailhead" is the place where a trail begins. Trailheads may include signage on rules and regulations and trail  
16 orientation, parking, restroom facilities, water fountains, bike racks, and recycling/trash receptacles, and necessary  
17 specialized unloading features (ADA accessibility, equestrian facilities, etc.) where feasible.

18 3. "Greenways" are corridors that follow linear features such as streams, abandoned railroad rights-of-way, or power  
19 lines. Greenways often contain trails and may also include viewpoints, seating areas, and interpretive displays.  
20 Greenways provide public access to trial-oriented activities, including walking, biking or running and preserve open  
21 space.

22 4. "Open space/natural areas" are primarily undeveloped spaces, which are managed for both their natural,  
23 ecological value and for light-impact recreational use. These areas can range in size from one to thousands of acres,  
24 and may include wetlands, wildlife habitats, or stream corridors. Natural areas and open space provide opportunities  
25 for nature-based recreation, such as bird watching and environmental education. Natural areas also provide  
26 opportunities for active recreation such as walking and running, bicycle riding, and hiking. These lands can provide  
27 relief from urban density and may also preserve and protect environmentally sensitive areas, such as endangered  
28 animal habitat and native plant communities.

29 5. "Recreation Space" refers to exterior as well as interior areas that constitute recreation space. Examples of usable  
30 recreation space include swimming pools, community buildings, interior gyms, picnic areas, tennis courts,  
31 community gardens, improved playgrounds, paths, passive seating areas, fields, arenas, amphitheaters, event centers,  
32 community centers, shooting and archery ranges.

33 D. Review Process. Table 40.260.157-3 shows required levels of review. Each park is subject to Section 40.520.040  
34 (Site Plan Review) and Chapter 40.510 (Type I, II, and III processes). Community and Regional Parks are also  
35 subject to 40.520.030 (Conditional Use).  
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<b><u>Table 40.260.157-3. Park Site Plan Review</u></b>
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	<u>Neighborhood Park</u>	<u>Community Park</u>	<u>Regional Park</u>
<u>Site Plan Review</u>	<u>Type I</u>	<u>Type IIA</u>	<u>Type III-conditional use hearings officer/examiner</u>

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CE. Amenities.

a. Neighborhood Parks typically include, but are not limited to, the following amenities:

- “P”-Amenities allowed subject to approval of applicable permits.
- “X”-Uses specifically prohibited.

	<u>Neighborhood Park</u>	<u>Community Park</u>	<u>Regional Park</u>
<u>1. Open lawn areas for informal recreational areas</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>2. Backstops (for informal baseball play)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>3. Playgrounds</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>3. Walking/jogging/biking pathways (paved, crushed rock or natural)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>5. Bicycle racks</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>6. Benches</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>7. Paved plazas</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>8. Sport courts, sports fields, practice fields, and skate spots</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>9. Picnic areas</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>10. Small shelters (picnic or gazebo type)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>11. Built-in game (e.g., chess/checkers) tables</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>12. Drinking fountains</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>13. Trash receptacles</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>14. Exterior fencing</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>15. Community gardens</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>16. Rain gardens</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>17. Landscaped beds</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>18. Canopy/shade trees</u>	<u>P</u>	<u>P</u>	<u>P</u>

Table 40.260.157-1. Uses			
	<u>Neighborhood Park</u>	<u>Community Park</u>	<u>Regional Park</u>
<u>19. Natural areas</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>20. Restrooms</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>21. Parking</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>22. Archery, rifle, and shooting ranges</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>23. Sports Fields, disc golf facilities</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>24. Off-leash dog areas</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>25. Mountain biking trails, mountain biking facilities, BMX facilities and their supporting facilities</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>26. Camping areas, RV camping, facilities, and including day camp facilities, and retreats</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>27. Equestrian facilities and its supporting uses</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>28. Sports complexes, and other recreation facilities</u>	<u>X</u>	<u>P</u>	<u>P</u>

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2 ~~DE~~. Neighborhood pParks are subject to approval criteria in Section 40.520.040 and the following:

3 1. Parking Requirements.

4 (A) Community and Regional Parks: The minimum number of on-site parking spaces shall be calculated by  
 5 using peak rate of trips generated as established by a submitted traffic study. Parking may be provided by  
 6 either of the following methods: On-site parking meeting requirements in Section 40.340.010.

7 a. ~~On site parking meeting requirements in Section 40.340.010; or~~

8 (B) Neighborhood Parks: The minimum number of parking spaces shall be calculated by using peak rate  
 9 of trips generated as established by a submitted traffic study. Parking may be provided in either of the  
 10 following methods: No parking spaces are required for Neighborhood parks, as they are intended to serve  
 11 residents who can walk to the facility.

12 a. ~~On site parking meeting requirement in Section 40.340, or~~

13 b. ~~On street with submittal of a parking plan showing:~~

14 (1) ~~Parking spaces located within one quarter (1/4) mile of the park they are intended to serve; and~~

15 (2) ~~A safe walking route from identified parking spaces to the park.~~

16 2. Impact Fees. Neighborhood parks shall not be subject to traffic impact fees (TIF). TIF fees for Community  
 17 and Regional Parks shall be calculated in accordance with 40.620.

Table 40.260.157-2. Parks and Traffic Impact Fees			
	<u>Neighborhood Park</u>	<u>Community Park</u>	<u>Regional Park</u>

Table 40.260.157-2. Parks and Traffic Impact Fees			
	<u>Neighborhood Park</u>	<u>Community Park</u>	<u>Regional Park</u>
<u>Traffic Impact Fee</u>	<u>X</u>	<u>P</u>	<u>P</u>

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2 ~~EG.~~ Accessibility requirements, as adopted by reference in Section 14.01.010, shall be reviewed and approved by  
 3 the Chief Building Official and shall apply to all structures and facilities; accessible routes thereto, including  
 4 parking, public ways, and public services; and their surrounding areas serving the structures and facilities within a  
 5 neighborhood park. Areas outside of these, such as trails and secondary entrances, are not subject to approval under  
 6 Section 14.01.010, but shall be in compliance with Washington State Building Code, 2004 ADA-ABA, or other  
 7 applicable state and national standard and any subsequent revisions.

8 ~~F. Process. Neighborhood parks are subject to a Type I site plan review process.~~

9 GH. Alteration to Approved Plan. Changes or additions to an approved parks plan may occur at any time without  
 10 further site plan review; provided:

11 1. The alteration replaces or proposes addition of any ~~typical~~ amenity identified in Table Section 40.260.157  
 12 ~~(C)-1~~ with another amenity, other than number 8, and any of the uses listed in numbers 20 through 28 ~~sport~~  
 13 ~~courts or skate spots, listed in said section. Sport courts and skate spots~~ These uses require additional review to  
 14 ensure compatibility with the surrounding neighborhood.

15 ~~2. The proposed change involves addition of an amenity, other than sports courts and skate spots, identified in~~  
 16 ~~Section 40.260.157(C).~~

17 ~~3.~~ Any change or alteration does not expand onto an abutting property which was not considered in the  
 18 original site plan review application.

19 ~~4.~~ A modified site plan showing the change/addition is filed with the responsible official.

20 ~~5.~~ These provisions do not relieve the property owner from compliance with building, fire, health, life  
 21 safety, accessibility, critical areas, or other development requirements of the code.

22 5. The changes do not trigger Minimum Requirement #1 pursuant to 40.386 stormwater review.

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24 (Added: Ord. 2011-12-09)