



**Parks and Open
Space Element**
1/3/2018



PARKS AND OPEN SPACE ELEMENT

The City of Langley is defined, in large part, by the land and the water in and around it: The shoreline and Saratoga Passage on the north, the forests and tree lines to the west and the south, the ridges and valleys carved by the retreat of the Vashon Glaciation, the historic agricultural landscapes, and the various wetlands and streams. Each natural element helps to shape the form and character of the City.

This influence of the natural environment on the built form of the City began with the founding of Langley and has continued to the present day. An illustration of this is shown in the placement of the town itself. Langley was settled along Saratoga Passage, but its location was not chosen solely for its proximity to water. Explaining the choice for a town site, Jacob Anthes said, “in exploring the island I found that nearly all the ridges and high hills ran in such a direction that, without climbing any of them, the place where Langley now stands could be reached from any part of South Whidbey.” Initial roads were placed in natural valleys carved by the retreat of the Vashon Glaciation to avoid the “ridges and high hills” and the resultant road pattern formed a distinct hub and spoke development pattern, with the spokes being the various roads and the hub being downtown Langley. These road spokes, which are bounded by ridges on both sides, continue to this day to have few connections between them due to the same topographical barriers that influenced the City’s early development.

Despite this influence; however, the presence of these natural attributes is not always apparent to current residents of and visitors to the City of Langley. This is partly due to the fact that individuals within an automobile may not feel the strain of climbing a ridge, but also because the parks and open space system that is available to the public does not provide access to many of these features. Existing parks and open space within the City are primarily clustered in the downtown area and are situated to take advantage of the views of the Cascade Mountains. Few offer access to the “ridges and high hills,” farms, and other unique features found within the City.

This Parks and Open Space Element articulates a proactive strategy to preserve a variety of these distinct landforms and ecosystems, and create an integrated parks and open space system to connect these features.

LANGLEY’S PARKS AND OPEN SPACES

The purpose of this section is to provide an inventory of the existing parks and open spaces and identify the characteristics of the parks and open space system. The section also identifies key strengths and deficiencies of the existing parks and open space system. This element previously included trails, however as part of this Plan review it has been moved to the Transportation element in recognition that trails form part of the multi-modal transportation network and is more appropriate there.

Parks & Open Space Outside Langley

The south end of Whidbey Island is well served by parks and open space. The region, which is approximately 60 square miles in size (of which the City of Langley is one square mile), contains areas of protected and public land that offer access to the beach, protect wetlands and forests, and provide active-use park features. Figure POS-1 shows the

parks and open spaces in South Whidbey.

Within a five-mile radius of the City of Langley, there are approximately 1583.60 acres of land preserved for recreational or habitat purposes. This acreage is largely clustered in two areas. One major cluster of protected land is associated with the Saratoga Woods, Putney Woods, Forest Forever and Metcalf Trust lands, which provide around 934.0 acres of protected land northwest of the City of Langley, and the other area includes the lands associated with the South Whidbey School District, Trustland Trails and South Whidbey Community Park. The latter areas comprise 462.6 acres of land, including active and passive use features, approximately 2.5 miles south of the City on Maxwellton Road.

In addition to the areas within five miles of the City of Langley, 679.88 acres of protected land exist within five to ten miles of the City and 409.05 acres of land exist within ten to fifteen miles of Langley. These lands include land south of the City on Maxwellton and Cultus Bay Roads, and areas west of the City, such as South Whidbey State Park.

Parks & Open Space in Langley's UGA

The City of Langley, its Urban Growth Area and Joint Planning Area (JPA) contains a number of parks, natural areas, and critical areas. Langley contains 10.8 acres of park land, 36.3 acres of City and privately-owned natural areas and, within the UGA and JPA, over 250 acres of publicly and privately-owned critical areas and their buffers. Figure POS-2 shows existing park and natural area facilities and locations in the City. The areas of existing protected parks, natural areas and critical areas are analyzed in detail below. Numbers following the listings correspond with items on Figure POS-2.

City-Owned Parks

City-owned parks found in the City of Langley are primarily community mini-parks (parks less than one acre in size) that are located along major roads into town or in the downtown area. Seven of the ten developed parks in the City are located in the downtown area (Cascade Walkway, Langley Park, Phil Simon Park, Boy and Dog Park, Seawall and Whale Bell Parks). One park (Generation Park) is located on a major road into downtown. Only one developed park in the City currently functions as a neighborhood park (the Cedars-Tract 100).

Cascade Avenue Walkway (1): The Cascade Avenue Walkway is a 1.28 acre community mini-park located in the downtown portion of Langley. The park includes the flat area east of Cascade Avenue, as well as a large portion of the bluff east of the walkway. The upland portion of the park provides interpretive signage, benches and views of the marina, Saratoga Passage and the Cascade Mountains. The sloped portion of the area is vegetated and contains no human use areas. Due to the open vistas the walkway is well used by residents and visitors alike.

Generation Park (5): Generation Park is a 0.35 acre community mini-park located at the northwest portion of the Second Street and DeBruyn Avenue intersection. The park was constructed by the Langley Community Club in 2005 on a site previously occupied by the City of Langley maintenance facility, and the area features picnic tables and one of the two City-owned swing and slide play structures. Because of these amenities the park is most often

used by families with children.

Langley Park (9): Langley Park is a 0.15 acre community mini-park located at the southwest corner of the Second Street and Anthes Avenue intersection. The park was donated to the City of Langley in 1998 by Nancy Nordhoff and contains a number of unique features, including a shelter constructed of metal and recycled wood, eclectic art and a memorial bench dedicated to former resident Ann Primavera. The park is appreciated for its “charming,” “sweet,” “funky” and “whimsical” nature and its central location is a major draw.

Langley-Woodmen Cemetery (10): The historic Langley-Woodman Cemetery is a 6.06 acre special-use open space located along Al Anderson Avenue in the southern portion of the City of Langley. The area, while not containing features traditionally associated with a park, combines unique gravesites and tombstones with the surrounding natural setting to provide a peaceful, contemplative environment for residents of the City. It is the oldest cemetery in South Whidbey, established in 1902 and is on the City’s historic property registry. The Cemetery Board makes recommendations to Council regarding its management. This open space is appreciated for its peaceful, quiet and serene qualities.

Mildred Anderson and Faye Bangston Park (13): Mildred Anderson and Faye Bangston Park is a 1.36 acre undeveloped neighborhood park that was donated to the City of Langley as part of recordation of The Highlands Planned Unit Development. The park is located south of the Well Site Natural Area and has a trail connection with the natural area. The park contains no other amenities at this time.

Robert L. Smith or “Boy and Dog” Park (20): Robert L. Smith Park, or Boy and Dog Park, is a 0.15 acre passive use community mini-park that is located in the middle of the First Street business core. The park was donated to the City in 1969 by Langley on Whidbey Island, Incorporated (of which park namesake Robert L. Smith was a partner) and the area features two of the most iconic images associated with the City of Langley: the Georgia Gerber “Boy and Dog” sculpture and the view of the Cascade Mountains beyond the Saratoga Passage. The park contains several benches to enjoy these features, as well as landscaped areas and stairs that provide access to Seawall Park.

Seawall Park (21): Seawall Park is a linear 1.44-acre community park that was created in 1975 when the seawall was constructed along the Saratoga Passage. The park offers 1,140 feet of saltwater beach access; views of Saratoga Passage, Camano Island, and the Cascade Mountains; and amenities such as totem poles, a walking trail, benches and picnic tables. The park abuts private property on its southern side, and this neighboring undeveloped property makes the park area appear larger than its actual size. The neighboring private property includes flat portions of the land adjacent to the park, as well as the bluff that divides the park from First Street.

The park is valued for its scenic views, public access to the beach, its tranquility and its proximity to downtown. In 2016 Council established the Seawall Park Ad-Hoc Committee to provide recommendations as to how the park could be improved. In July 2017 Council received these recommendations and the Ad-Hoc Committee became a sub-committee of

the Parks and Open Space Commission.

The Cedars Subdivision -Tract 100 (22): Tract 100 of the Cedars is a 0.65 acre neighborhood mini-park that was donated to the City of Langley as part of the creation of the Cedars subdivision. The park features one picnic table and one of the two City-owned play structures in Langley. The park is not well known or well used by Langley residents.

Thomas Hladkey Memorial Park (26): Thomas Hladkey Memorial Park, better known as Whale Bell Park, is a 0.25 acre community park located at the north end of the Anthes Avenue right-of-way. The park, named after a former Public Works Director for the City of Langley, has been devoted to public use as a right-of-way since the creation of the 1890 Plat of Langley and the area originally provided access to the first marina in Langley. The park was redeveloped as part of the Two Totems project, a mixed-use development located west of the park, and the area now includes three benches, a whale bell, landscaping and interpretive signage. The park provides wonderful views as well as access to Seawall Park.

Right-of-way road ends at DeBruyn and Park Avenue (3 and 16): The end of the rights-of-ways in these two locations are adjacent to the shoreline bluff and have been dedicated as such since the original platting of Langley. These areas have long been thought of as potential mini- park locations and possible beach access points; however, neither of these areas has ever been utilized as such. Because these rights of ways are not well known some adjacent property owners have made improvements here.

Other City-owned Land with Park Type Features: Several City-owned parcels also have sitting areas and other outside features for passive-use enjoyment. These parcels include land around the Langley Library, City Hall, the Post Office, and Chamber of Commerce buildings. The land around the library includes a Georgia Gerber statue called “Otter Memories” as well as a bench and other places to sit, while City Hall includes a covered area, benches, and a picnic table. The land surrounding the Chamber of Commerce has public restrooms and a small courtyard with a bench, and the land in front of the Post Office includes landscaping and benches.

OTHER PUBLIC LAND USED FOR PARKS & RECREATION

The Fairgrounds (7): The Fairground property is a 13.98-acre site. Following two years of managing the property, ownership was transferred from Island County to the Port of South Whidbey in March 2017. Since that time the Port has begun upgrading and heavily marketing the site to enable year-round use for various activities, events and businesses. The Port will be preparing a master plan for the site to guide future development and improvements. The annual Whidbey Island Fair continues to operate here. The grounds include a variety of outdoor spaces and buildings, including an arena, stables and exhibit centers that offer the opportunity for individuals to conduct specialized recreational activities associated with livestock. There is also a public campground available for year-round use. A zoning overlay was established for this property a number of years ago to recognize the many different uses that could take place here.

Phil Simon Park (17): Phil Simon Park is a 0.46 acre community mini-park that was acquired by the City of Langley in 1975 and transferred to the Port of South Whidbey in 2009. The park is located south of the marina and is enjoyed by residents and visitors alike.

Langley Middle School (19): The Langley Middle School and school grounds is located west of Camano Avenue and offers the largest array of active and passive use recreational features found within the City of Langley. The school grounds also provide a number of active-use outdoor sport fields, including two basketball courts; two baseball, softball or T-ball fields; a football field; a soccer field; and a track. Additional recreational facilities, including three gyms, are contained inside the school complex, and are used by the South Whidbey Parks and Recreation District to provide recreational opportunities for youth and adults. In addition, Island Dance, Whidbey Children's Theater and Whidbey Island Center for the Arts are all located on School District property. At the end of the 2017 school year the Middle School was discontinued and has been rebranded as the South Whidbey Community Center. The South Whidbey School District continues to own it and is beginning to seek new tenants for the buildings and is studying the feasibility of expanding the permitted uses here. This property has been identified on Figure LU-5 as the Arts and Recreation District.

City-Owned Natural Areas

Langley contains three City-owned natural areas beyond these park facilities: the Coles Road Natural Area, the Well Site Natural Area, and the Meadow's Wetland Natural Area. These natural areas provide 24.86 acres of open space land in the City. These sites are not well used as two contain wetlands and the other contains some steep slopes. These areas and the features that they provide are analyzed below. Numbers following each of the headings correspond with the items on Figure POS-2.

Coles Road Natural Area (2): The Coles Road Natural Area is a 14.55-acre site located in the southwest portion of the City of Langley across from the Waste Water Treatment Plant. The area was logged, though not clear-cut, in the early 1980's and features a mixture of individual older Douglas firs and dense stands of younger western hemlock and red alder. The site also contains some areas of understory vegetation, such as huckleberries and salal, although this understory growth is limited due to the dense forest present throughout much of the parcel. The Coles Road Natural Area contains one informal pedestrian trail that provides access to the land surrounding the Puget Sound Energy distribution station found west of the site, but the City has made no short or long-term plans for the use of the area.

Langley Well-Site Natural Area (12): The Langley Well-Site Natural Area, popularly known as Middle Earth, is an 8.17 acre site that houses the wells and well house for the City of Langley. The site is located directly west of the institutional uses of Camano Avenue (the Fairgrounds and Langley Middle School) and directly east of the residential uses along Al Anderson Road (the Highlands PUD and Northview Subdivision). The area is forested with Douglas fir, red alder and Western Red Cedar trees, and contains a variety of understory vegetation including black and red huckleberry, salal, sword fern, and elderberry. The site contains one informal trail along its western portion but due to the

presence of the wetland the Parks and Open Space Commission determined it was not feasible to develop a formal trail through there.

Meadows Wetland Natural Area (25): The Meadows Wetland Natural Area is a 2.14 acre parcel that was given to the City of Langley in 2007 as a condition of approval of the Meadows Planned Unit Development. The area includes a portion of the wetland that runs from Coles Road to near Third Street, and is composed of open and shrub wetland plant communities, including a number of invasive species such as blackberry and Canada thistle. A condition of transferring ownership was to replant the area with native wetland vegetation. This condition has not yet been fulfilled.

Privately-Owned Natural Areas

Natural areas have also been provided by private development within the City. Langley has 10.9 plus acres of privately- owned natural areas that have been dedicated as open space as a condition of approval for a subdivision. These areas are owned and maintained by a homeowners' association, not the City of Langley and exist within the Cedars, Noble Cliff and Woodside Subdivisions, as well as The Highlands Planned Unit Development. These areas function to preserve critical areas such as steep slopes (in subdivisions like Noble Cliff, the Cedars and Woodside); buffer development from roads (in the Cedars, Highlands and Noble Cliff); and provide amenities such as trails (The Cedars and the Highlands).

CRITICAL AREAS

Critical Areas, their buffers and wildlife corridors are referenced as the core features around which Parks and Open Space planning should take place.

Cities consist not just of people, their buildings, and urban infrastructure, but also of wildlife and the habitat required by that wildlife. Cities evolve over time on landscapes which include wetlands, steep slopes, aquifer recharge areas, fish and wildlife habitat, and frequently flooded areas. These elements are defined in the GMA as Critical Areas and are required to be protected. Often, these elements overlap, so that a wetland acts as an aquifer recharge area as well as wildlife habitat. Critical Areas are not necessarily contiguous. Wildlife need to be able to move from one habitat area to another. This requires designation and protection of corridors for wildlife movement.

The Langley Urban Growth Area and Joint Planning Area encompass many acres of critical areas and their buffers in addition to these parks and open spaces. These critical areas include steep slopes, streams, and wetlands that are privately owned, but are protected under the Critical Areas Ordinance of the City of Langley (see Figure LU-7).

Steep Slopes: Langley contains a number of linear bands of steep slopes through and around the planning area. Most of these bands were created by the retreat and meltwater of the Vashon Glaciation, which formed a number of north trending steep slope systems; however, one-belt of steep slopes along the Saratoga Passage was formed more recently through the process of coastal erosion. These steep slope systems display the geologic history of Whidbey Island, and in many instances merge with areas of streams and wetlands within the valleys to form larger habitat and natural areas of land that are

primarily privately-owned, but protected under the Critical Areas Ordinance.

Streams

Three streams exist in the City of Langley: Saratoga Creek, Brookhaven Creek and Noble Creek. These streams are generally narrow, rarely exceeding four feet, and are fully contained within the Urban Growth Area. Each of these streams is unique.

Brookhaven Creek has contributed a great deal to the development of Langley. Initial buildings in the City were located near the creek and early founders utilized the relatively short bluff associated with the outlet of the creek as the logical location for a marina. Early citizens also utilized the water from the creek as a water source. This historic process of the City growing around the stream has made Brookhaven Creek the most urbanized and altered stream within the City. The stream has been put into culverts and pipes in a number of locations, the stream course has been altered, and the wetlands previously associated with the stream have been filled. Houses and other developments have also been constructed in the stream's riparian area.

Saratoga Creek, at the opposite extreme, is perhaps the most natural or scenic stream within the City. The creek is piped under two roads and is piped an additional 250 feet at the stream's mouth on the Saratoga Passage. However, little development has occurred around the stream and the stream corridor retains a number of unique natural features. The only recorded fish presence is found in Saratoga Creek and the lower reaches is home to coastal cutthroat trout.

The creek begins in a large forested wetland that contains a mixture of alder and cedar of varying age, including a number of snags and fallen trees useful for wildlife habitat. As the stream travels north from the wetland, it descends a ravine that is up to 110 feet deep. This depth is especially striking given the fact that only a four foot wide stream now flows through the area. The ravine contains large Douglas Firs, cedars, and some spruce trees, as well as understory vegetation including salmonberry and salal, but invasive ivy is degrading the overall habitat of the area.

Noble Creek follows a similar path to the Puget Sound as Saratoga Creek. The creek begins in a mixed aged cedar and alder forested wetland south of Sandy Point Road; travels through a culvert under Sandy Point Road; and then moves into another riparian wetland system. This riparian wetland north of Sandy Point Road and its buffer includes several cedars with a sword fern understory that transitions to a primarily even aged alder forest moving north to Edgecliff Drive. The alder forest understory includes elderberry, salmonberry, skunk cabbage, and false lily of the valley, and also contains invasive plant species. Beyond this wetland, the stream then descends to the Saratoga Passage via a ravine north of Edgecliff Road.

Wetlands: A number of wetlands are located throughout Langley. Some of these wetlands are associated with streams found in the City and others are areas of poorly draining soil not associated with streams, such as the eastern portion of the Edgecliff/ Sandy Point area. While not all wetlands are known or mapped on Figure LU-7 they are still required to be protected by the City's Critical Areas ordinance. As a result, areas of the City that have a

high probability of having wetlands are shown on Figure LU-8. These wetlands are primarily forested, with some areas having a mixed age and species canopy and others having an even aged alder canopy, though some areas of wet meadows and shrub/ scrub wetland do exist, especially in portions of the wetland that runs parallel to Third Street. The overall habitat quality of these various wetlands varies greatly.

Other Critical Areas: As part of this review the City has updated its mapping to include the following known critical areas: Bald Eagle nest trees and their buffers, Blue Heron Rookeries, and Eel Grass beds. Other species habitats have been added for informational purposes.

PARKS AND OPEN SPACE

Based on this overview of the existing parks and open space system, several issues or considerations emerge that can be used to guide future parks and open space planning. These are outlined below.

- **Parks and Open Space are two distinct elements.** Parks are generally created for the recreation of humans. Open Space is, or should be, a place where humans, as the Wilderness Act puts it, are visitors who do not remain. The dominant feature should be the natural landscape. Wildlife corridors should not be confused with trail corridors, although in some instances trails can be created in or through natural areas. The difference lies in whose interest takes precedence.
- **The Importance of Critical Areas.** Existing critical areas and their buffers provide a foundational element for the parks and open space system. Critical areas form a series of belts through and around the Urban Growth Area, the city and Joint Planning Area and are currently protected under the Critical Areas Ordinance of the City of Langley and Island County's Critical Areas Ordinance. These areas also represent key features that display the geologic and ecological history of the area.
- **Various Landscapes and Ecosystems.** Existing parks and open spaces showcase a range of the landscapes and ecosystems found in the City of Langley. Several parks offer views of the Saratoga Passage and the Cascade Mountains, and some provide beach and water access, but few parks or open space features are developed and they don't offer a wide range of amenities.
- **The Distribution of Parks and Open Spaces.** Existing parks and open spaces are not distributed evenly throughout the Urban Growth Area, the city and Joint Planning Area. Existing parks and natural areas accessible to the public (and known by the public) are primarily located in the historic central portion of the City and several neighborhoods contain no parks or natural areas. However, as shown on Figure POS-3 most of the City is within a ¼ mile (or 5 minute) walk of a park or open space.
- **A Non-Integrated Open Space System.** The existing parks and natural features do not form an integrated open space system. Current parks and natural areas exist as distinct entities and have minimal habitat or pedestrian connections between and among features.
- **Park Use Differs Between Types of Parks.** Public use varies widely among parks. Existing parks containing views of the Saratoga Passage and the Cascade Mountains are highly valued and used by residents of the City, but other parks, including facilities with playgrounds, are only minimally used.

- **The Prevalence of Passive Use Mini-parks.** Existing parks in the City of Langley are primarily passive use mini-parks. Few parks are larger than an acre in size, or offer a mixture of passive and active uses. There are no dog parks in the City and this has been identified as a gap.
- **City-owned Natural Areas.** Existing City-owned natural areas appear to be underutilized for recreational purposes. These areas encompass over fifty percent of the parks and open space lands located within the City and have the potential to provide additional public access and/or improved habitat.
- **An Incomplete Trail System.** Few publicly accessible trails exist in the Urban Growth Area, the city and the Joint Planning Area. Trails that exist are fragmented and were created, in many instances, without a larger trail system in mind. No connections between beach access points exist.
- **Maintenance and Appearance.** Continuing maintenance is essential for the parks and open space system. Few plans exist for the long-term enhancement and maintenance of existing parks and natural areas.
- **Lack of Signage.** Existing City-owned parks and natural areas have few identification or wayfinding signs. These facilities, as a result, are not clearly perceived by residents as available for public use.

LANGLEY'S FUTURE PARKS AND OPEN SPACES

Based on the considerations identified above as well as citizen input about desired park facilities gathered as part of the 2009 review (see Appendix 1), the Parks and Open Space Commission developed a number of objectives to guide future plans for the parks and open space system that include:

- Recognize that critical areas and wildlife corridors are the foundation for the parks and open space system;
- Develop an integrated open space system;
- Establish a more even distribution of parks and open spaces throughout the City and the Urban Growth and Joint Planning Areas;
- Create and preserve a diversity of park and open space types;
- Create a comprehensive and interconnected trail system and wildlife corridor system;
- Improve functionality, including signage, for each park; and
- Improve maintenance for each park and open space.

PARKS AND OPEN SPACE GOALS AND POLICIES

GOAL POS - 1: General

Parks and open spaces in and around Langley shall be comprised of an integrated and well maintained system that is linked by an extensive network of trails and wildlife corridors, all of which complement and protect critical areas, wildlife habitat, and other natural assets.

POS-1.1	Develop a parks and open space management plan that balances active, passive and natural areas. Recognizing Langley's limited resources, the plan will include the following elements (at a minimum): maintenance plans and procedures for existing and future parks, open spaces and trails including irrigation; drainage; landscaping; invasive plant species; structures and facilities; waste management, and budgeting.
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POS-1.2	The parks and open space management plan will establish LOS for each park facility which recognizes the specifics of each location and its environmental condition.
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POS-1.3	Provide a balance of active and passive open space and parks that are well integrated throughout the city.
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POS-1.4	Identify neighborhoods that do not have a park, open space or trail connection within a five minute, quarter mile walking radius and identify future opportunities.
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POS-1.5	Review Code regulations and establish clear criteria for new multi-family, mixed use developments and subdivisions to dedicate public parks or public open space or trails.
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POS-1.6	Future Park amenities could include: viewpoints, beach access, passive use features, community gardens, cultural features, dog parks, and structures for community members of different ages and mobilities.
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POS-1.7	Develop a wayfinding program for the City that includes the parks, trails and open spaces.
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POS-1.8	When designing parks, trails and open spaces long term maintenance and budgeting shall be taken into consideration.
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GOAL POS – 2: Partnerships

Maximize partnerships to: develop a cooperative, coordinated, and community - based park and open space system and retain natural amenities essential to the character of Langley.

POS-2.1	Partner with Island County to better coordinate project review in the Urban Growth Area, Joint Planning Area and beyond to ensure that open spaces, trail corridors and natural amenities important to the character of Langley are preserved during development.
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POS-2.2	Cooperate with Island County, the South Whidbey School District, the South Whidbey Port Authority, the Whidbey Camano Land Trust, the South Whidbey
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	Parks and Recreation District and others to develop and maintain park and open space areas and trail corridors.
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POS-2.3	Develop and promote volunteer programs to plan, develop, operate, maintain and improve parks.
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POS-2.4	Encourage the protection and acquisition of large areas of open space in the county including agricultural, forest, and natural resource lands, as well as linkages between them.
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GOAL POS – 3: Critical Areas

Critical areas, their buffers and wildlife habitat are the foundation of Langley's parks and open space system and these areas shall be integrated to the greatest extent possible.

POS-3.1	Ensure that Langley's natural environment is a key to the quality of life and economic development of the City.
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POS-3.2	As part of any parks, open space and trails planning, protect, preserve and enhance the city's natural assets including shorelines, streams, views, wildlife habitat, riparian corridors, wetlands, steep slopes, and abundant native vegetation.
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POS-3.3	Where possible, all new multi-family and mixed use development and subdivisions shall provide open space. Where located adjacent to critical areas open space should be contiguous.
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POS-3.4	Where large areas of public open space are being provided during development or existing public facilities are being improved, increased densities or land use intensity may be considered.
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POS-3.5	To achieve maximum protection, where possible, establish critical area and buffers on separate parcels or tracts.
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POS-3.6	Establish and protect wildlife corridors that connect parks and open spaces within the City using a variety of tools including but not limited to acquisition and conservation easements.
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POS-3.7	Preserve and protect critical areas and their buffers as wildlife habitat. Where trails are within critical area buffers ensure they will create no net loss of habitat or ecosystem function.
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GOAL POS – 4: Urban Forests

Protect and enhance Langley's urban forest including the forested gateway corridors into the City.

POS-4.1	Prepare and implement an urban forest strategy to guide tree management on private and public lands in Langley.
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POS-4.2	Work with Island County and the Department of Natural Resources to develop an urban forest strategy for the UGA and JPA.
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GOAL POS – 5: Acquisition and Funding

Utilize a variety of methods to acquire, develop, protect and manage parks, open space, and trails.

POS-5.1	Develop a broad and creative funding strategy to acquire, develop, protect and manage parks, open space, and trails including regulatory and non-regulatory methods.
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POS-5.2	Review Code regulations and establish clear criteria for new multi-family, mixed use developments, and subdivisions to dedicate public park or public open space or trails.
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POS-5.3	Capital projects should be designed to incorporate public open space.
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POS-5.4	Maximize the use of existing rights of way including streets for open space, waterfront access, tree planting, landscaping, pedestrian amenities, recreation space, and view corridors.
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POS-5.5	Retain city-owned lands, including excess rights-of-way, for open space purposes.
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POS-5.6	Permit private recreation facilities to a greater extent.
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POS-5.7	Work with Island County to include trail easements in the Public Benefit Rating System for reduced property tax.
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GOAL POS – 6: Waterfront

Preserve existing public access and expand new opportunities for the public to access and enjoy the waterfront.

POS-6.1	Work with the Port of South Whidbey and property owners to expand boat moorage, improve the boat ramp and Phil Simon Park, and facilitate public access to and across the waterfront.
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POS-6.2	New or redevelopment of waterfront lands shall be consistent with the Shoreline Master Plan and State and Federal regulations.
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POS-6.3	Work with property owners, developers and other stakeholders to redevelop Seawall Park.
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GOAL POS – 7: Community Agriculture

Urban agriculture should be an integral component of Langley's Parks and Open Space program.

POS-7.1	Establish community gardens in public parks and open spaces.
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POS-7.2	Consider planting fruit and vegetable plants for landscaping on public property.
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POS-7.3

Review the Municipal Code and remove barriers to urban agriculture activities on private property.

APPENDIX 1¹**2009 Survey Results**

In addition to identifying the use of parks throughout the City of Langley, the 2009 parks survey also questioned what additional types of park facilities the City should pursue. Respondents identified responses on a one to five scale, with one being not interested in the activity and five being very interested in the activity. The average response for the desired activity/ feature is provided in Table 4.

TABLE 4: ACTIVITY/ FEATURE

Beach swimming	2.0
Beach walks	4.3
Bike trails	3.2
Covered areas/ pavilions	3.0
Indoor activity areas	2.5
Outdoor exercise and activity areas	3.3
Scenic overlooks with benches	4.2
Pea patch gardens	2.8
Picnic areas and tables	3.4
Playgrounds	2.7
Large park with multiple activities and	2.9
Walking trails	4.3
Water activities: fishing, diving, boating	3.2
Nature/ interpretive signs	3.6

Survey respondents identified walking trails and beach walks as the most desired activities of the potential responses (each registering a 4.3 average score). Scenic overlooks were the third most desired facility (with a 4.2 average score). Other items with an average score above three were nature/ interpretive signage, picnic areas and tables, outdoor exercise and activity areas, bike trails, water activities, and covered areas/ pavilions.

¹ Appendix 1 and 2 have been included by request from the Parks and Open Space Commission
1/3/2018

APPENDIX 2

PUBLIC PARTICIPATION

2009 Parks and Open Space Element Update

The Parks, Open Space and Trails Element is the result of a seventeen-month planning process conducted by the Parks and Open Space Commission of the City of Langley. This Commission is made up of five volunteers, two of whom have professional experience related to Parks and Open Space.

The Commission has held twenty meetings over this seventeen-month period, each of which has been open to the public. Five of these meetings featured tours of existing parks and open space system, and one of these meetings was a public workshop designed to present the Commission's concept for the parks and open space system. Beyond these meetings, the Commission has also conducted a number of subcommittee meetings and presented four times to the Langley City Council. The general timeline for the creation of this element is presented below:

August 2008 to January 2009: The Parks and Open Space Commission held its first nine meetings and worked to establish a basic understanding of existing parks and open space in Langley. Over these meetings, the Commission conducted five tours of Langley that featured visits to: Seawall Park, the lands between the Langley Woodmen-Cemetery and the Langley Middle School, Generation Park, the Saratoga Creek Ravine, the Noble Creek Corridor, Cedars Subdivision – Tract 100, Fossek Farm, and the Cascade Avenue walkway.

December 15, 2008: The Commission presented the general scope of their planning effort and their preliminary findings to the Langley City Council.

February 2009 to April 2009: The Parks and Open Space Commission held three regular committee meetings and a number of subgroup meetings during this period. The Technical Subcommittee of the Commission analyzed data from the tours and worked to create a framework for the parks and open space system, and the Public Participation Subcommittee worked to figure out how to involve the public in the process. The full Commission established definitions for different types of parks and natural areas and, at the meeting of March 9, 2009, created the Core Area and Corridor concept for open space.

April 2009: The Commission sent a Parks Survey, developed by the Public Participation Subcommittee, to residents of the City of Langley. Of the 750 surveys distributed, 202 surveys were returned with comments related to existing park use and desired park facilities.

May 18, 2009: The Parks and Open Space Commission presented the draft Core Area and Corridor concept to the Langley City Council.

May 28, 2009: The Parks and Open Space Commission presented the findings of the survey and the Core Area and Corridor concept on a series of tri-fold display boards at a
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public meeting at Saint Hubert's Catholic Church. 38 residents (not including Commission and Council members) attended the meeting and 17 out of the 18 individuals that filled out evaluation forms for the event said the meeting met or exceeded their expectations. A number of comments were recorded on butcher paper in the room and were integrated into the element.

June 2009 to November 2009: The Parks and Open Space Commission held seven meetings to work on drafting the Parks, Open Space and Trails Element. Draft versions of the element were posted online prior to each meeting and public comment was allowed at each of the meetings.

June 15, 2009: The Parks and Open Space Commission presented the boards from the May 28th public meeting to the Langley City Council. Audience and council members were invited to study the materials and offer any comments or concerns.

August 13 to August 16, 2009: The Parks and Open Space Commission displayed the tri-fold display boards from the May 28th public meeting at the Island County Fair. Comments were solicited on sheets of paper and the City of Langley was presented a blue ribbon for the educational content of the boards.

September 21, 2009: The Parks and Open Space Commission presented a draft version of the element to the Langley City Council.

November 6, 2009: The City of Langley issued a Determination of Nonsignificance for the draft Parks, Open Space and Trails Element of the Langley Comprehensive Plan. A fourteen-day comment period was established for the determination. No comments on the determination were submitted.

November 23 and November 30, 2009: The Parks and Open Space Commission conducted a public hearing on the Parks, Open Space and Trails Element over the course of two meetings, and after due deliberation forwarded a unanimous recommendation of approval to the City Council.

December 7 and December 21, 2009: The City Council conducted a first and second reading of the Parks, Open Space and Trails Element and unanimously approved of the element at the meeting of December 21, 2009.