



# **A Context for Parks and Open Space Planning in Langley**

# Order of Presentation



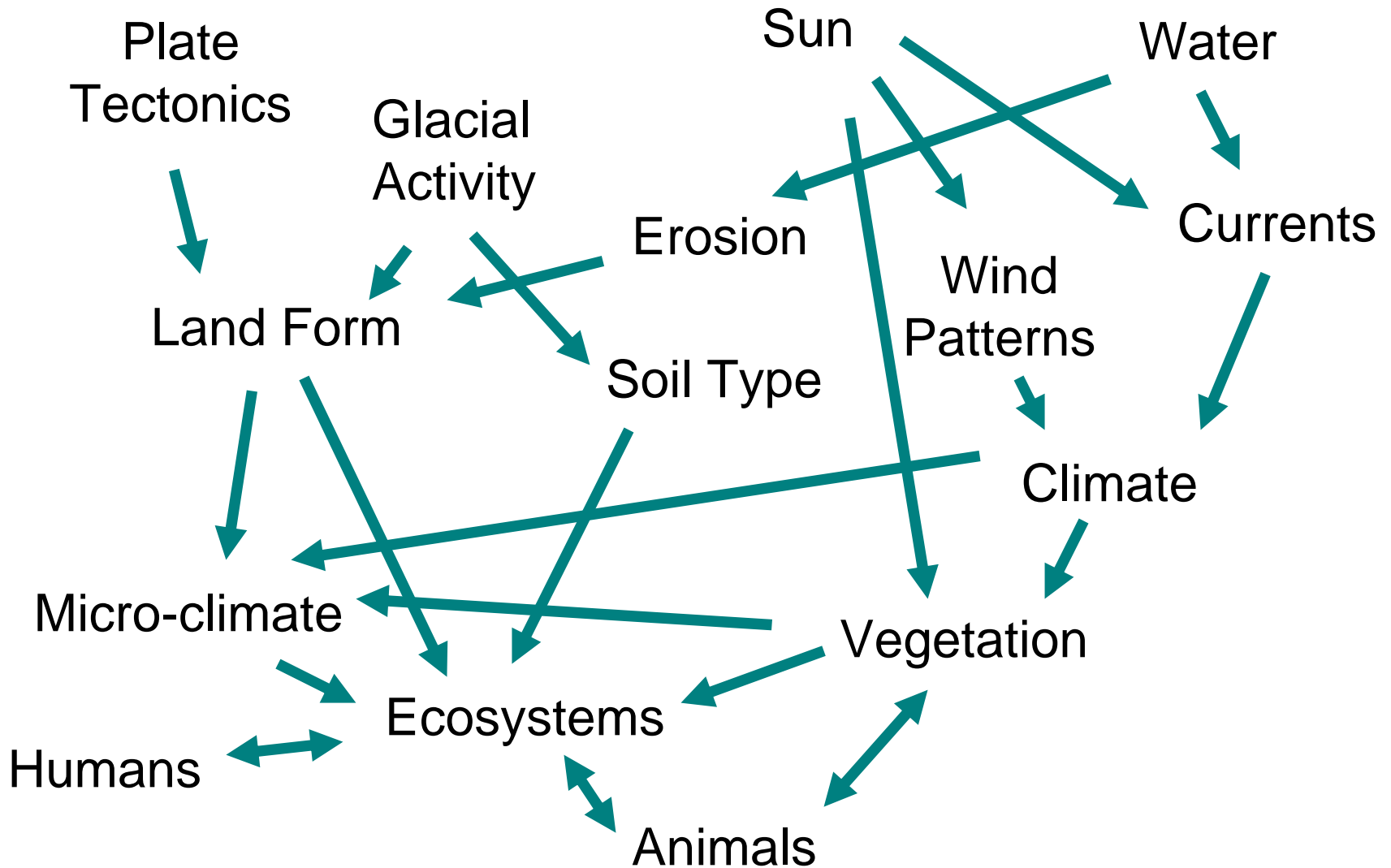
Existing  
Natural  
and Built  
Environment

Desired  
Future  
Environment

**What are the characteristics of  
Langley's natural environment?**



# Langley's Context: NATURAL SYSTEMS

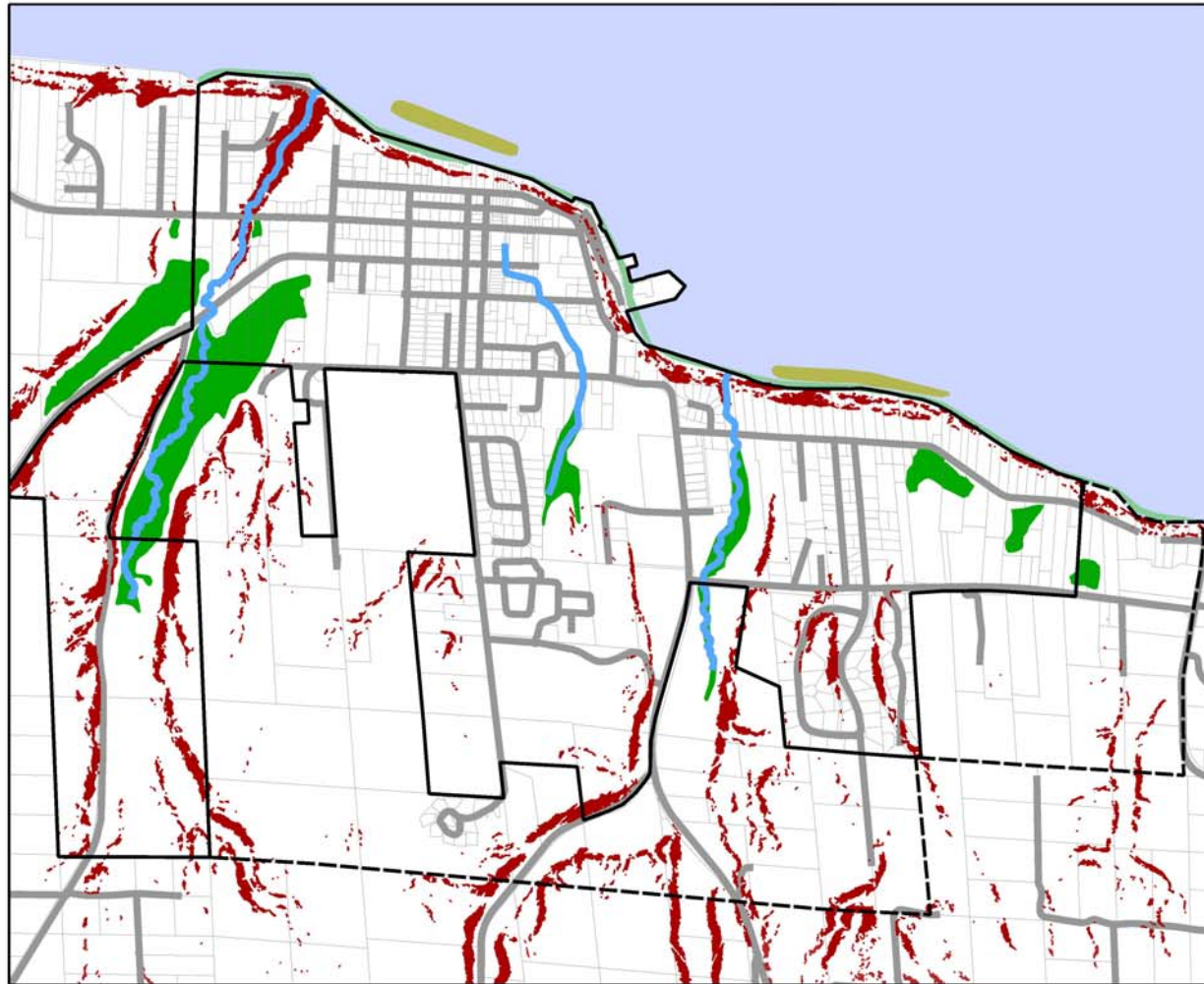


# Langley's Context

Natural systems have produced unique features such as:

- Glacial Meltwater Valleys
- Streams
- Areas of Clay Soils and Wetlands
- Water Eroded Bluffs
- Saratoga Passage
- Areas of Forest and Farmland

# Langley's Context



City of  
Langley



Critical Areas


Legend

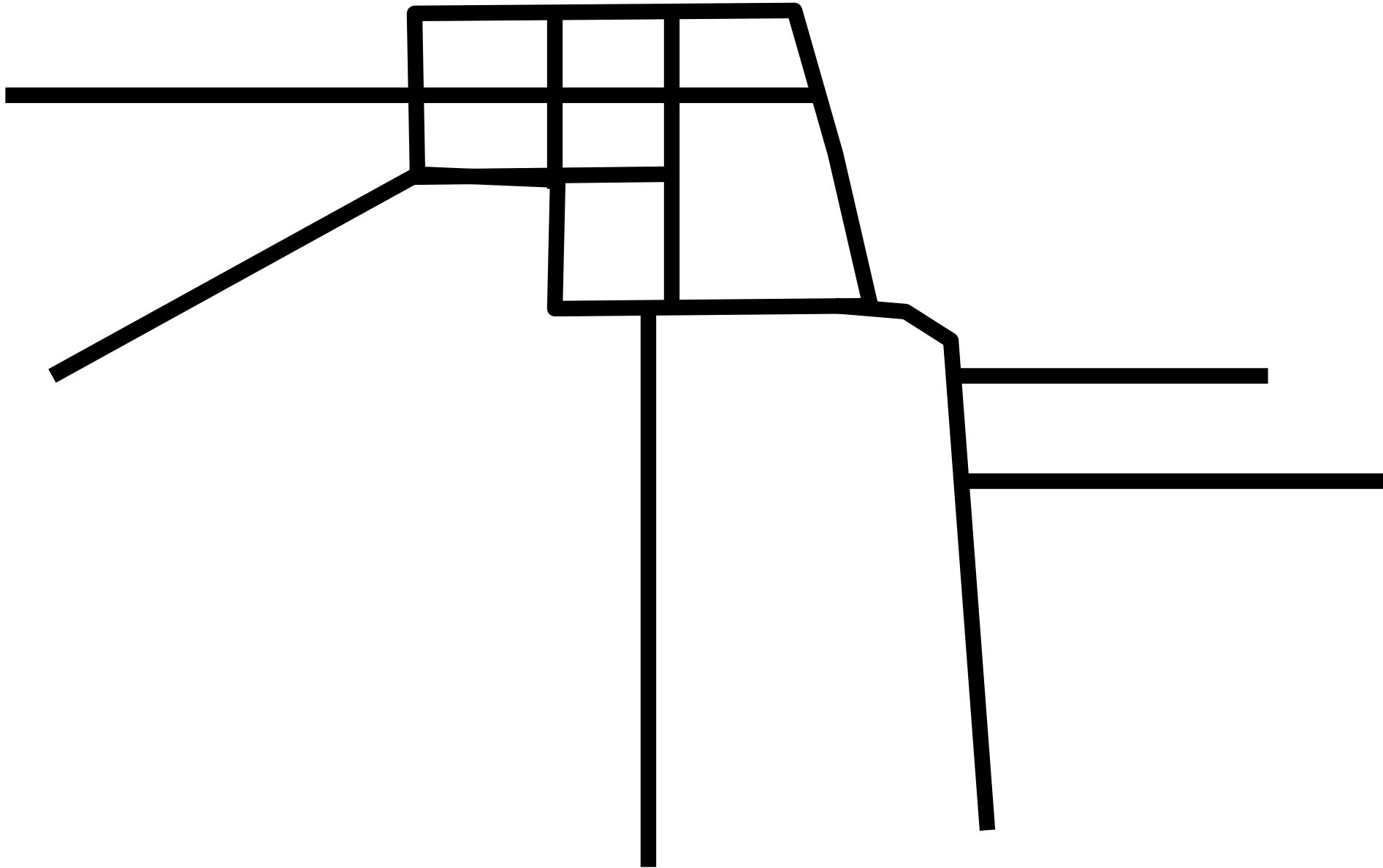
- City Limits
- Urban Growth Area
- Streams
- Steep Slopes
- Critical Habitat
- Flood Prone Areas
- Wetlands

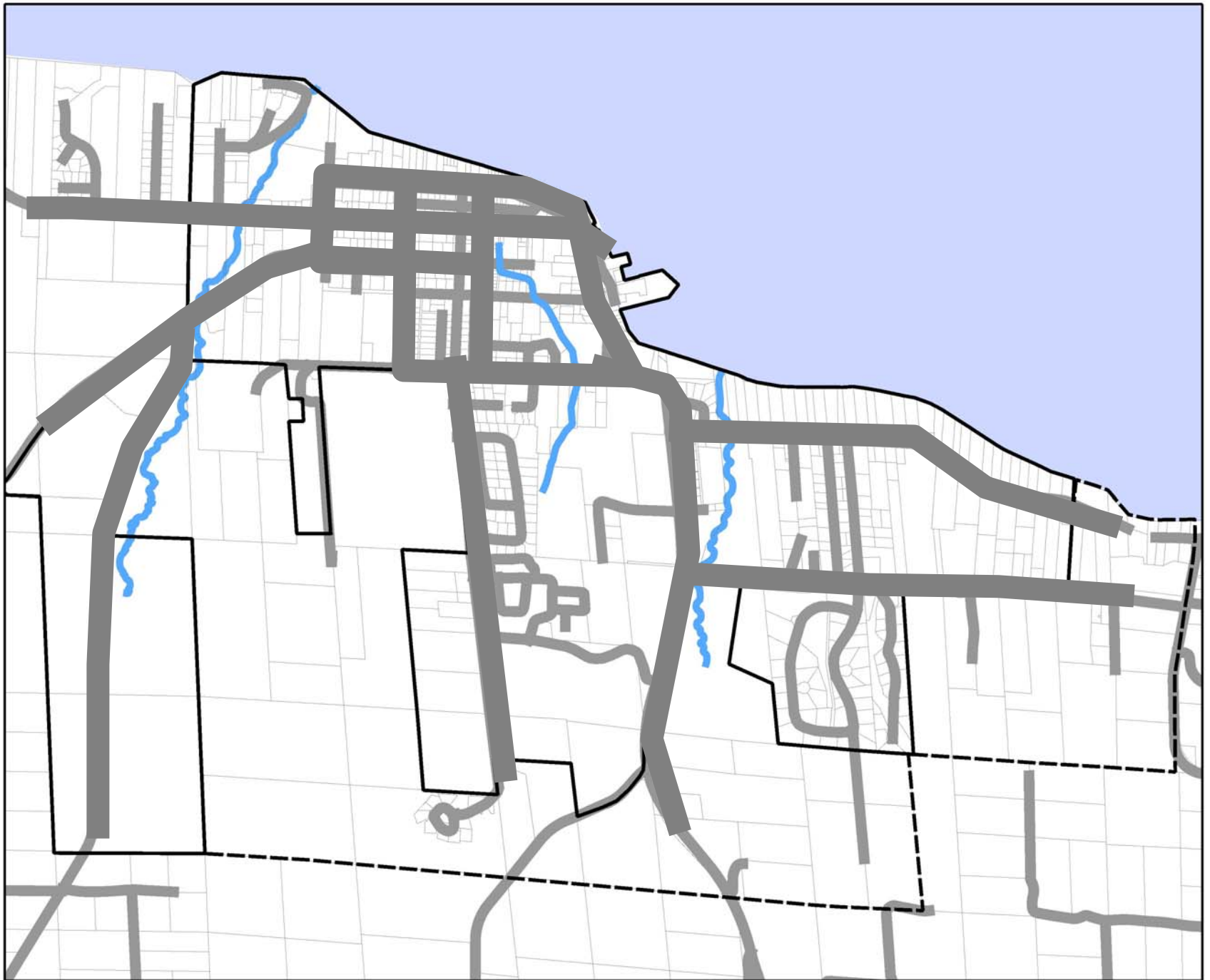
0 500 1000 feet

FIGURE LU-4

**How have we built in this natural  
environment?**





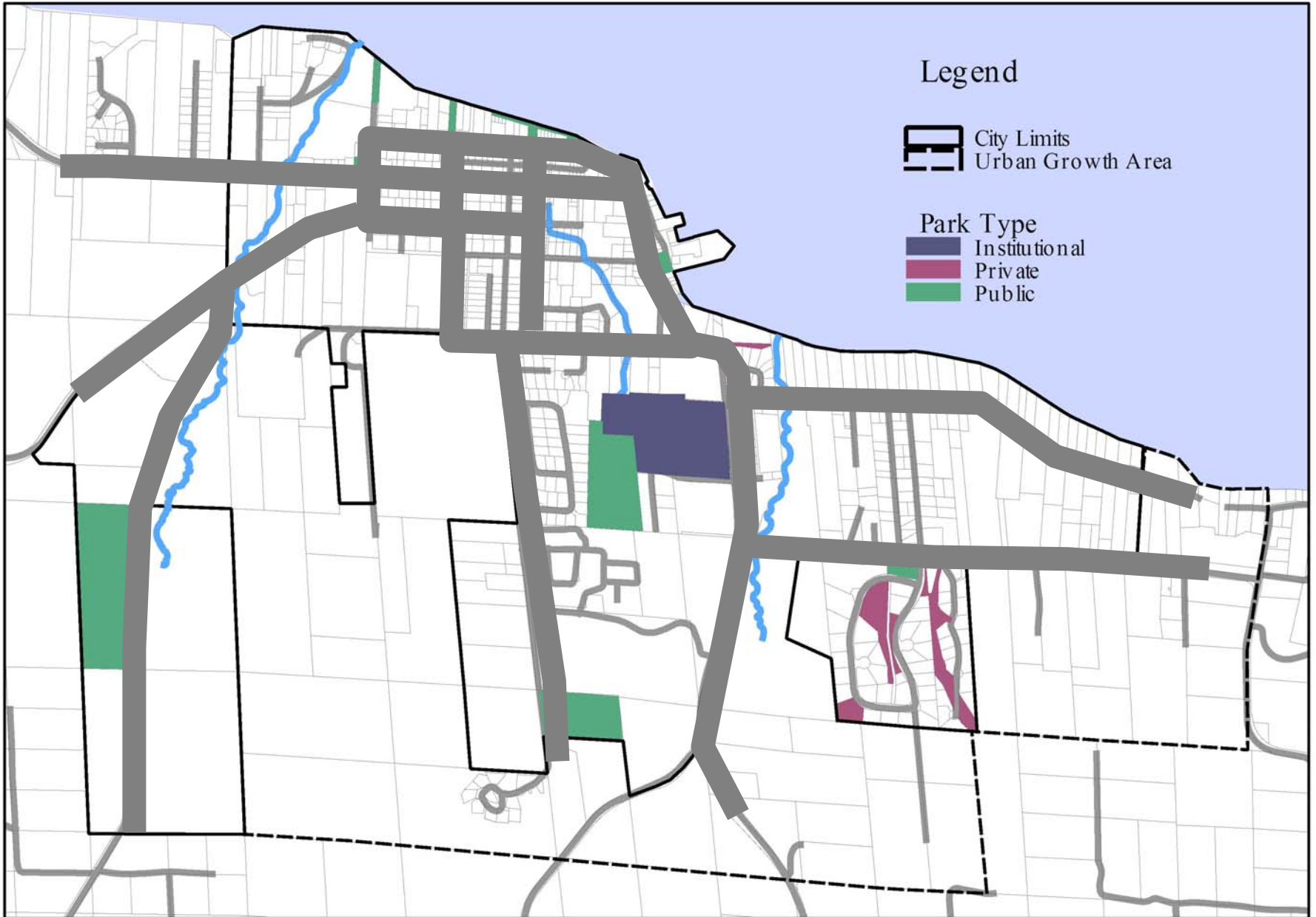


# **Langley's Context:**

## **BUILT ENVIROMENT**

Langley's development displays:

- The City is fragmented with a number of unique areas that are not necessarily connected
- Parks and open space developed in one area would not necessarily serve the whole city



**Based on these existing conditions,  
what are our goals in relation to  
Parks and Open Space?**



# Definitions

**Parks** (and various types of Parks) are not defined within the Comprehensive Plan

**Open Space** as used in this plan, includes hazardous and environmental critical areas, such as steep slopes, wetlands, and wildlife corridors; recreational sites, such as playgrounds, parks, and learning centers; lands that shape urban form, such as forested areas and trails; and aesthetic value lands, such as scenic corridors and viewsheds

**Land Use Policy 2.6:** Preserve to a significant extent tree cover and open space in the unincorporated UGA and Joint Planning Area for watershed management, habitat preservation, wildlife corridors and Langley's visual character. Preserve significant forest, agriculture, and open space areas in the UGA and Joint Planning Area, as well as in future annexed sections of the UGA, with the goal of establishing an integrated open space system within and around Langley, including such elements as a greenbelt, tree horizons, forested buffers, wildlife corridors, parks, overlooks, and trails.

**Land Use Policy 2.7:** Designate open space corridors within the City's planning area to protect critical areas, protect wildlife habitat, and otherwise provide open space. Protect visually-significant tree lines through open space corridors and other means.

**Sustainability Goal 6:** Foster more localized and less energy-dependent food production, processing, and distribution. Do so in ways that take into account adverse impacts on neighboring land uses, fairness to all parties, and meet the needs of the present without compromising the likely needs of the future.

# **Parks and Open Space**

## **Objective 1: Acquisition Priorities**

### Existing Priorities (Not prioritized)

- Lands needed for parks and open space development, especially for neighborhood parks, a community park, and expansion of Phil Simon Park.
- Areas within designated greenbelts or stream corridors.
- Land providing public access to shorelines, and development of access and/or public viewing on DeBruyn and Park Streets.
- Land abutting the city's three unnamed streams with possible connections to county trails.
- Continuous trail/pathway connecting Phil Simon Park and Seawall Park.
- Land owned by other public agencies now serving parks and open space functions. Lands in this category include playgrounds and facilities of the South Whidbey School District and Island County Fairgrounds.

## **Capital Facilities Policy 1.D.4**

Level of Service Standards for  
Recreation and Open Space:

- Neighborhood parks - 1.6 acres per 1,000 residents
- Community parks - 2.6 acres per 1,000 residents
- Open space - 25% of total city area

# How are we doing in relation to our existing goals?

<b>Assessment of Parks</b>			
	Acreage per 1 000 People	Number of People (2007 Estimate)	Needed Acreage
Neighborhood Park	1.6	1060	1.7
Community Park	2.6	1060	2.8
Total Needed			4.5

Sufficient park land?

Depends on definition of neighborhood and community parks

<b>Current Park Acreage</b>	
Developed Parks	3.97
Undeveloped Parks	2.91
Total	6.88

# How are we doing in relation to our existing goals?

<b>Open Space Level of Service Standards</b>			
	Percent of Total Land	Total Land (in Acres)	Needed Acreage
Open Space	25%	1 032.72	258.18

Need 128.89 acres to meet our capital facility standard for open space (assuming that all critical areas will be preserved)

<b>Current Open Space Acreage</b>	
City-owned Open Space	28.78
Privately-owned Dedicated Open Space	9.54
Privately-owned Critical Areas	90.97
<b>Total</b>	<b>129.29</b>

# Lessons

## The City of Langley:

- Contains a number of unique environmental features and neighborhoods
- Is fragmented by its “web and strand” or “spoke and wheel” form of development
- Seeks a park/ open space system that connects these unique environmental features and neighborhoods

# But...

## The Comprehensive Plan:

- Does not but does not specify priorities for acquisition or map essential areas for parks or open space in the Comp. Plan or
- Adequately define what constitutes a neighborhood or community park in the City

# **In addition...**

The City of Langley:

- Is extremely deficient in land devoted to open space based on the level of service standards articulated within the Comprehensive Plan

# Issues to Address in the Parks and Open Space Plan

- How do we define neighborhood and community parks? Based on these definitions is there enough park land?
- How might food production be incorporated within the parks and open space system?
- Where are appropriate areas for open space corridors and what factors should we base these corridors on?
- How can we use these corridors and parks to connect different neighborhoods?
- Is the existing open space level of service an appropriate goal for the City?

