Parks and Open Space Element
8/28/2017
Parks and Open Space, and Trails

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 treelines 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, and Trails 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. This strategy has been developed through exploring the following questions related to parks and open space:

1. What parks and open space do we have?
2. What parks and open space do we want?
3. How do we get to our desired future?
4. What are our priorities?
5. How do we pay for our future projects?

The element is organized around the responses to each of these questions.

In the first section, "What parks and open space do we have," the element presents an inventory and analysis of the existing parks and open space system inside and outside the City, as well as results of a parks survey conducted in 2009. This inventory and analysis presents major findings about the characteristics and use of the existing parks and open space features as well as major themes associated with the existing parks and open space system.

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The second section, "What parks and open space do we want," builds on this analysis of current conditions and introduces a series of concepts for the future parks and open space and trail system. These concepts feed directly into a discussion of Level of Service Standards that establish a baseline for essential amenities that must be provided to meet Langley residents’ basic needs and expectations for parks, open space and trails. The third section, "How do we get to our desired future," continues this future-oriented focus and establishes the goals and policies that the City of Langley should follow in expanding and enhancing the parks and open space system.

The fourth and fifth sections of the element, "What are our priorities" and "How do we pay for our future projects," present priority actions that should be accomplished by the City of Langley, as well as a funding plan for the projects to be conducted during the next six years. The identification of the priority projects and the funding plan, articulated through the Capital Improvement Program for Parks and Open Space, represent key mechanisms to help the City coordinate its physical and fiscal planning and respond to population growth and community expectations.

This element has been developed in accordance with state law and the County-wide Planning Policies, and has been integrated with all other planning elements of the Comprehensive Plan to ensure consistency within the document. The element has particularly been developed in line with the goals related to open space and recreation in the Growth Management Act—retain open space; enhance recreational opportunities; conserve fish and wildlife habitat; increase access to natural resource lands and water; and develop parks and recreation facilities.

1. What Parks and Open Space Do We Have?

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 their existing characteristics of the parks and open space system, by inventorying the existing parks and open space features that serve the City of Langley (including amenities both inside and outside of the city), and the type of facilities that can be found at each of these areas, and citizens’ perceptions and use of these assets. 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 AND 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 (see Table 1).

<table>
<thead>
<tr>
<th>Table 1: Parks and Open Space Outside of Langley City Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Whidbey Elementary School Grounds</td>
</tr>
<tr>
<td>Oak Harbor Park</td>
</tr>
<tr>
<td>Freeland Park</td>
</tr>
<tr>
<td>Coupeville Park</td>
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<tr>
<td>Freeland Community Park</td>
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<tr>
<td>Coupeville Community Park</td>
</tr>
<tr>
<td>Freeland Beach Park</td>
</tr>
</tbody>
</table>

Commented [CP3]: Removed the table but these are shown on Figure POS-1.

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<table>
<thead>
<tr>
<th>Location</th>
<th>Acres</th>
<th>Description</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Whidbey Elementary School Grounds</td>
<td>2.0</td>
<td>Large play area, tennis courts, baseball diamond, soccer field, softball field, playground, field</td>
<td>EWD-10-0406</td>
</tr>
<tr>
<td>South Whidbey Community Park</td>
<td>2.0</td>
<td>Large play area, softball diamond, tennis courts, basketball court, soccer field</td>
<td>EWD-10-0406</td>
</tr>
<tr>
<td>Oyster - Nisqually River</td>
<td>2.4</td>
<td>Tennis courts, basketball court, soccer field, playground, field</td>
<td>EWD-10-0406</td>
</tr>
<tr>
<td>North Beach</td>
<td>2.0</td>
<td>Large play area, softball diamond, tennis courts, basketball court, soccer field</td>
<td>EWD-10-0406</td>
</tr>
<tr>
<td>South Whidbey High School Grounds</td>
<td>3.8</td>
<td>Large play area, softball diamond, tennis courts, basketball court, soccer field, playground, field</td>
<td>EWD-10-0406</td>
</tr>
<tr>
<td>East Bay County Park</td>
<td>3.3</td>
<td>Large play area, softball diamond, tennis courts, basketball court, soccer field</td>
<td>EWD-10-0406</td>
</tr>
<tr>
<td>Coupeville</td>
<td>2.0</td>
<td>Large play area, softball diamond, tennis courts, basketball court, soccer field</td>
<td>EWD-10-0406</td>
</tr>
<tr>
<td>Downtown - Coupeville</td>
<td>2.0</td>
<td>Large play area, softball diamond, tennis courts, basketball court, soccer field</td>
<td>EWD-10-0406</td>
</tr>
<tr>
<td>Downtown - Elbe</td>
<td>2.0</td>
<td>Large play area, softball diamond, tennis courts, basketball court, soccer field</td>
<td>EWD-10-0406</td>
</tr>
<tr>
<td>Downtown - Langley</td>
<td>2.0</td>
<td>Large play area, softball diamond, tennis courts, basketball court, soccer field</td>
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<tr>
<td>Langley - Community Park</td>
<td>2.0</td>
<td>Large play area, softball diamond, tennis courts, basketball court, soccer field</td>
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<tr>
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</tr>
</tbody>
</table>

Total Area within a Half Mile Radius: 1583.6 Acres

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 lands of Community Park, the Trustland Trails and the school..
district comprise 462.6 acres of land, including active and passive use features, approximately 2.5 miles south of the City on Maxwelton 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 Maxwelton and Cultus Bay Roads, and areas west of the City, such as South Whidbey State Park.

To understand how this broader parks and open space system is used by the residents of Langley residents were surveyed in 2009. As part of the survey, participants were asked the question “What are the three parks or recreation areas on South Whidbey that you use the most and what are the main reasons you visit?” Five parks and open space areas received the most responses: South Whidbey Community Park, Double Bluff, Dave Mackie Park/Maxwelton Beach, Saratoga Woods and South Whidbey State Park (see Figure OS-1). These parks and open space areas are described below.

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**South Whidbey Community Park** - South Whidbey Community Park is a 120 acre park located 2.3 miles south of the City of Langley on Maxwelton Road. The park is run by South Whidbey Parks and Recreation District and serves as the main active use park for the south end of the island. The park contains a number of active use features, such as a large playground, a skate park, four baseball fields, five soccer fields, and a basketball court, as well as a variety of passive use features, including picnic tables and trails for hiking and biking. South Whidbey Community Park was the most used park facility outside of the City of Langley according to the park survey, with City residents identifying the trails and Castle Park, the large playground inside the park, as the major features that they enjoyed. South Whidbey Community Park added 30 acres in 2015 for the specific purpose of creating camping facilities.

**Double Bluff** - Double Bluff Park is a 24,354-foot long beach located near Useless Bay on the southwest portion of Whidbey Island. The beach is located 10.7 miles southwest of the City of Langley and offers sandy areas of beach on its eastern portion and a rocky, cobble beach as one travels further west on the site. The beach features views of Seattle, Mount Rainier, and the Cascade and Olympic Mountains on clear days and has tide pools and other beach features that provide a natural environment for individuals to explore. The park is the second most used park area outside of the City of Langley, according to the respondents of the park survey, and is valued for its beach enjoyment activities, views, walks and off-leash dog area.

**Dave Mackie Park/Maxwelton Beach** - Dave Mackie Park/Maxwelton Beach is a park and beach access, co-owned by Island County and the Port of South Whidbey, which is located 7.8 miles south of Langley on Maxwelton Road. The park features a mixture of active and passive use activities including a baseball field with a grandstand, a boat ramp, picnic shelters, a play area, and beach access. Survey respondents said that they enjoyed the beach on the site, walking in the area, picnicking and watching the evening sunsets from the park.

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Saratoga Woods/ Putney Woods: Saratoga Woods and Putney Woods are two forests that comprise a 720+ acre natural area to the west of the City of Langley. The forests provide miles of trails for hikers, bikers, runners, and back country horse riders, and offer a diverse range of landscapes for users to visit including high bluff waterfront, second growth forest and wetland environments. The area was the fourth most used south end park or natural area outside the City of Langley with park survey respondents identifying the trails and walking through the woods as the primary reason for their visits.

South Whidbey State Park: South Whidbey State Park is a 347-acre park, owned and operated by Washington State Parks, which is located 13.8 miles from the City of Langley. The park features a number of trails and natural features, including a remnant old-growth forest and 4,500 feet of saltwater beach access, and offers amenities such as covered picnic areas, restrooms, walk-in campsites, and an outdoor pavilion area. Respondents to the survey identified hiking through the area, as well as the mature forest, as the major features that they enjoyed about the park.

PARKS AND OPEN SPACE IN THE LANGLEY 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. However, a number of undeveloped areas in the Urban Growth Area and Joint Planning Area perceived by residents as protected open space, especially those lands used for agricultural purposes and important for habitat, are not currently protected. 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 and 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 vistas and openness the walkway is well used by residents and visitors alike. The walkway is the most used park by residents of the City, according to the results of

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the 2009 park survey, with 152 people (82.2 percent of the respondents) saying that they used the site at least once a year, and 105 people (56.5 percent) saying that they used the site twelve or more times a year. Park users primarily identified the views of the surrounding natural features as the major feature of the park that they enjoyed, with 82 people responding that they appreciated the views from the walkway. Other respondents mentioned that they appreciated walking through the park, the proximity of the area to their home, and the ability to watch wildlife such as whales and birds from the park.

**Generation Park (5, 2):** 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.

The park was identified in the parks survey as one of the least used, with 116 people (or 66 percent of the respondents for the park) saying that they visited the area zero times over the course of a year and only 9 people (5.1 percent) saying that they visited it twelve or more times a year. Respondents that utilized the area said that the park was a good place for kids and that they appreciated the play set in the park.

**Langley Park (9 see number-3):** 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 as a major draw.

The park is the fifth most-used park in the City, according to the results of the 2009 parks survey, with 142 people (79.3 percent of the respondents for the park) saying that they visited the area at least once a year and 37 people (20.6 percent) saying that they visited the park twelve or more times per year. Survey respondents said that they appreciated the “charming,” “sweet,” “funky” and “whimsical” nature of the park and identified the park’s central location as a major draw for their use.

**Langley-Woodmen Cemetery (10 see number-4):** The historic Langley-Woodman Cemetery is a 6.06 acre special-use open space park 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.

The cemetery is used moderately by residents of the City according to the park survey, with 56.5 percent of the total respondents for the cemetery saying that they visited at least
once a year and 18.5 percent saying that they used the site twelve or more times a year. Individuals who made use of the area stated, they appreciated the "peaceful," "quiet" and "serene" qualities of the cemetery, the trees and natural setting, and the ability to walk to and through the area.

**Mildred Anderson and Faye Bangston Park (12 see number 14):** 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 a 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.

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- Woodside and Noblecliff are "vegetation protection easements", with no public access
- The Cedars is privately owned but accessible to the public

**Robert L. Smith or "Boy and Dog" Park (20 see number 5):** 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.

The park is the second most used in the City of Langley, according to the survey date, with 161 respondents for the park (87.0 percent) saying that they visited the site at least once a year and 56 individuals (46.5 percent) saying that they visited the site twelve or more times in a year. Park users identified the view from the park as the primary feature that they enjoyed; however, a number of individuals also identified items such as the benches, statue, stairs to Seawall Park, and using the site for gathering or people-watching as important features of the park.

**Seawall Park (21 see number 6):** Seawall Park is a linear 1.44-acre community mini-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 park is the third most used park by residents of the City, according to the respondents to the park survey, with 158 people (33.3 percent of respondents for the park) saying that they visited at least once a year and 62 people (33.2 percent) saying that they visited twelve or more times in a year. Survey respondents said that they primarily valued the park's proximity and access to the water and the scenic views from the park, a number of respondents also said that they enjoyed the peaceful nature of the area, its benches, its walkability, and the park's proximity to downtown.

The Cedars Subdivision - Tract 100 (22 see number-7): 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.

The park is the least used park in the City, according to the parks survey, with 148 respondents (33.1 percent of the total respondents for the park) saying that they visited the park zero times in a year and only 5 people (2.9 percent) saying that they used the park twelve or more times a year. Several respondents said that they did not know that the park existed, where the park was located, and had never visited the area.

Thomas Hladkey Memorial Park (28 see number-8): 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 recently redeveloped as part of the Two Totems construction 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.

The park receives moderate use, according to the respondents of the parks survey, with 125 people (70.7 percent of the respondents for the park) saying that they visited at least once a year and 32 people (19 percent) saying that they used the park twelve or more times in a year. Survey respondents said the views from the park and the access that the park provides to Seawall Park were the primary reasons that they used the area.

DeBruyn and Park Avenue Right-of-way Road ends (3 and 16 see numbers-13 and 15): The end of the rights of ways ends on DeBruyn and Park Avenue have been dedicated for public use 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 And Recreation

Whidbey Island County Fairgrounds: (7) The Whidbey Island County Fairgrounds are a 13.98-acre site. Following two years of managing the property the fairgrounds ownership was transferred from Island County to the Port of South Whidbey 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 Island County 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. The fairgrounds also offer space for a variety of recreational events including relay races. Additionally, the There is also a The fairground hosts a public campground available for year round recreational use.

Phil Simon Park (17 see number 26): 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, and the combination of the park and marina are the fourth most-used recreation area in the City. 146 people (or 7.8 percent of respondents for the park) said that they visited the site at least once per year and 48 individuals (25.8 percent of respondents for the park) said that they used the site twelve or more times per year.

Langley Middle School (28): 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 site has a passive use trail system that travels Though a forested wetland composed of older alders with a diverse understory including salmonberries, elderberries, sword fern and skunk cabbage. 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 (that is also used for ultimate Frisbee); 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 and Whidbey Children's Theater are based at the middle school. As of the end of the 2017 school year the Middle School will no longer be used as a school. The South Whidbey School District will continue to own it and is beginning to seek new tenants for the buildings and is also studying the feasibility of expanding the permitted uses here.

The outdoor fields on the school grounds receive little to moderate use according to the parks survey, with 73 people (41.2 percent of respondents) saying that they used the site 8/28/2017

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at least once a year and only 25 people (14.1% percent) saying that they used the site
once or more times in a year. Respondents who used the area said they liked the flat
open space provided by the fields, walking in the area, and playing sports on the grounds.

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 for open-space purposes
in the City. These sites are not well used due in part as two contain wetlands and the other
contains some steep slopes, but are currently underutilized by the residents of the City.
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 see number 9): 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 alders. 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 see number 10): 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 here, the City has plans to expand the trail system in this area.

Meadows Wetland Natural Area (25 see number 11): 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 part of the reclamation 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. The City has plans to construct a native plant holding facility in
this area.

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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 part of the recording of 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 large areas of over 250 acres of critical areas and their buffers in addition to these parks and open spaces natural areas. These critical areas include a number of 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-8).

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 and Joint Planning 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 placed 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 alders and cedars 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 few feet wide stream now flows through the area. The ravine contains large Douglas Firs, cedars, and some spruce trees, as well as understory vegetation including salmonberries 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 few 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. **(please note: While, not all wetlands are known or mapped on Figure LU-8 they are still required to be protected by the City’s Critical Area ordinance. As a result, areas of the City that have a high probability of having wetlands are shown on Figure LU-9.)** 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 has been added for informational.

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POS 13
purposes.

MAJOR THEMES FROM THE INVENTORY AND 2009 PARKS SURVEY

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

1. Regional Parks and Open Space Features. The south end of Whidbey Island contains a number of parks and open space features. Over 1,500 acres of parks and open space land exist within five miles of downtown Langley, clustered in two main areas: along Maxwellton Road and between Saratoga and Brooks Hill Road.

   • 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 A-Narrow Range of Landscapes and Ecosystems. Existing parks and open spaces’ natural areas showcase a narrow 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 don’t offer a wide range of amenities. Access to farmlands, ravines, wetlands, stream corridors, or steep slope areas.

   • The Distribution of Parks and Open Spaces Natural Areas. Existing parks and natural areas 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 have no easy access to parks or natural areas located in them. 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.

Commented [CP10]: I don’t see this as a theme or issue but a statement of fact.

Commented [CP11]: Added by POS

Commented [CP12]: I disagree the POS network is made up of various landscapes and ecosystems. Access is another matter as sensitive areas such as wetlands should perhaps not be accessed. I think this should be deleted

Commented [CP13]: Not all open spaces or natural areas should be accessible. Access is discussed in #5 below.

Commented [CP14]: The issue is not having a park in the neighborhood. I disagree that people don’t have easy access as the map shows most of the city is within ¼ mile walk of a park or OS.
• **A Non-Integrated Open Space System.** Existing park 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 Varied Appreciation of Parks.** The amount of use and appreciation of the parks system 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.

• **Underutilized–City-owned Natural Areas.** Existing City-owned natural areas appear to be underutilized for recreational or habitat 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 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.

2. **What Parks and Open Space Do We Want?**

**LANGLEY’S FUTURE PARKS AND OPEN SPACES**

Based on these considerations identified above, major themes from the inventory, 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, goals, to guide future plans for the parks and open space system that these goals include:
• **Recognize that critical areas and wildlife corridors** are the foundation for the parks and open space system.
• **Develop the formation** of an integrated open space system;
• **Establish a more even** the distribution of parks and open spaces features throughout the City and the Urban Growth and Joint Planning Areas;
• the **Create and preserve creation** and preservation of a diversity of park and open space types;
• the **Creation of a comprehensive and interconnected trail system and wildlife corridor system**;
• **Improve improved** functionality, including signage, for each park; and
• **Improve improved maintenance** for each the park and open spaces-system.

The Parks and Open Space Commission also developed the Core Areas and Corridor concept to provide a framework to implement a number of these concepts, especially goals related to the preservation of open space. This Core Area and Corridor concept seeks to preserve large areas of open space connected by a series of connecting belts. The concept envisions core areas as large habitat areas or areas of open space, including agricultural land, and sees critical areas or other connecting features as corridors to ensure that these larger areas are connected. The concept is summarized by the following six principles:

1. Critical areas are the foundation for the parks and open space system;
2. Critical areas form a pre-existing belt/corridor system around much of the City of Langley;
3. For habitat and open space purposes, the corridors should be as wide as possible balancing other land use priorities;
4. Core habitat or open space areas should be connected to the corridor system;
5. A diversity of core areas should be provided; and
6. Core areas should be as large as possible for habitat and open space purposes.

This concept and the general goals for the parks and open space system inform the following Level of Service Standards necessary to meet the community's basic needs and expectations for parks, open space, and trails.

**LEVEL OF SERVICE – PARKS**

• Each park fulfills a recreational or leisure need that makes it attractive to residents and visitors;
• Each park has safe access for pedestrians to visit the park;
• Each public park clearly welcomes public use through signage or an attractive park entrance;
• Each residential or commercial area in the City is within a five-minute or quarter mile walking distance of a park or natural area with facilities that allow public access (see Figure OS-4);
• The park system contains a diverse array of amenities appropriate for the landscape including viewpoints, beach access, passive use features, and structured activity areas.

Commented [CP16]: I have incorporated the key elements of this concept above for future parks and OS planning purposes.

Commented [CP19]: These are not levels of service. These are goals and/or objectives.

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LEVEL OF SERVICE—OPEN SPACE

- Critical area corridors and buffers are preserved to create open-space connectivity through the City.
- Open space set aside as part of new developments connects with critical area corridors and other open spaces.
- The open space system contains a diversity of open space habitats and types including: farmland, riparian habitat, forested habitat, wetlands, and bluffs.
- Scenic treelines visible from downtown, neighborhoods and City entries are protected. (Trees visible from downtown and along the scenic entry corridors are displayed in Figure OS-5).
- Development projects contribute to maintaining a citywide level of service for open space in accordance with the standards contained in the Capital Facilities Element.

LEVEL OF SERVICE—TRAILS

- A pedestrian trail system connects the following features (potential locations for these connections are represented in the Conceptual Trail System map (see Figure XXX)):
  A. Saratoga Road and Saratoga Passage (along the Saratoga Creek ravine);
  B. Third Street and Sixth Street;
  C. Third Street and the Wastewater Treatment Plant (along the sewer easement or another route);
  D. The southern portion of Coles Road, Sixth Street and Al Anderson Road;
  E. The Langley Woodmen Cemetery and Maxwellton Road;
  F. The south end of Al Anderson and Maxwellton Road;
  G. Langley Road and the Cedars;
  H. Sandy Point Road and Edgecliff Drive (along the Noble Creek corridor);
  I. Highlands and Sixth Street with connections to the wetland behind the Langley Middle School;
  J. Seawall Park and Phil Simon Park/ Marina;
  K. Cascade Avenue and the Marina;
  L. Sandy Point Road and Edgecliff Drive; and
  M. Edgecliff Drive and Indian Point Lane.
- Entrances to publicly accessible trails are clearly marked.
- Trails are the minimum width and surfacing required to allow use by the intended user.
- The trail system is interconnected with the city and countywide trail system.

LEVEL OF SERVICE—MAINTENANCE

- Maintenance procedures that relate directly to facility design, context, kinds of use, and frequency of use are written and implemented for each new and existing park, open space, and trail feature.
- Invasive, native and exotic plants are controlled with an integrated management system according to species requirements.
- Sustainable park, open space, and trail design and maintenance is achieved through...
methods including: low water usage; minimal alteration of local hydrology; retention of natural soils; minimal habitat disturbance; use of permeable surfaces; control of invasive exotic species; and use of native species.

- Parks, open space and trail facilities are maintained in clean, working order. Regular inspection and maintenance is included in each park management plan.

3. How do we get there? — Goals and Policies

In order to meet the general goals and Level of Service Standards for parks, open space, trails, and maintenance the City should strive to achieve the following goals and policies:

PARKS and OPEN SPACES

4. What are our priorities?

Based on these goals and policies, the Parks and Open Space Commission identified four major priorities for the next twenty years. These priorities and the general actions necessary to achieve them are listed below.

Priority 1: Implement the Core Area and Corridor Concept (see Figure OS-7)

1.1 — Continue to protect existing critical areas regulated under the Langley Municipal Code to maintain the natural corridor system, that is the foundation for the parks and open space system.

1.2 — Protect core and corridor conservation areas (in the following prioritized order) to supplement the critical area system:

1. — Agricultural land (Over Fifteen Acres);
2. — Land adjacent to wetlands and streams;
3. — Areas that fill gaps between parks and critical areas and critical areas and critical areas;
4. — Areas of Priority Forests;
5. — Agricultural Land (Under Fifteen Acres);
6. — Areas of Other Forests;
7. — Shorelands including areas of shore access.

Priority 2: Enhance existing parks and open space amenities

2.1 — Prepare management plans for each City-owned park and natural area within the City of Langley, including items such as maintenance, signage, and desired enhancements.

2.2 — Implement the management plans for selected parks and natural areas.

Commented [CP21]: These have been incorporated into the goals and policies to the greatest extent possible. And once adopted the POS can establish priorities and develop a work plan accordingly.
Priority 3: Develop a trail system throughout the City of Langley.

3.1 Develop a trail easement information packet, acquire trail easements, and develop trails.

3.2 Work with Island County to implement their Non-motorized Trail Plan, with particular focus on a connection between Langley and the Saratoga-Putney Woods complex.

Priority 4: Support Community Agriculture

5. How do we pay for our future projects?

Map removed

In order to achieve these major priorities over the next twenty years, the City of Langley should draw upon a variety of funding sources and approaches to protect and enhance parks, open space, and trails. These approaches should include methods to protect land that is not currently owned by the City of Langley, and methods to enhance existing City-owned properties.

METHODS TO PROTECT NON-CITY OWNED PROPERTY

The City of Langley has several options for the future acquisition or protection of land. These methods include the acquisition of fee simple property, the acquisition of development rights through the use of conservation easements, the protection of privately owned land, and the use of other organizations' land. These approaches are articulated below:

A. Acquisition of fee simple property. With the acquisition of fee simple property, the City of Langley acquires the outright ownership of a piece of land. Methods to implement this strategy are:

1. Outright purchase through:
   a. Grants including:
      i. Funding administered by the Recreation and Conservation Office, such as the Aquatic Lands Enhancement Account, Land and Water Conservation Fund, Nonhighway and Off-Road Vehicle Activities Program, Washington Wildlife and Recreation Program, and Youth Athletic Facilities Fund.
      ii. Island County Conservation Futures.
      iii. Funding provided by local service organizations.
      iv. Funding provided by state and federal departments.
   b. Loans.
   c. Donations from citizens.
   d. A designated land acquisition fund.
   e. Voter approved bonds or levies including general obligation bonds or
a. Levy-lid-lift.
   f. Non-voter-approved bonds including councilmate or revenue bonds.
   g. Impact fees.
   h. Real-Estate-Excise-Tax.
2. Land trades.
3. Donations, options include:
   a. Land donated to the City as part of a subdivision.
   b. Land donated to the City by a private property owner or other agency.

B. Acquisition of development rights. With the acquisition of development rights
a landowner continues to own a piece of land, but voluntarily removes some or
all of the development rights through a legal agreement called a conservation
easement. The conservation easement permanently limits the uses forever on the
property, regardless of who owns the land, in order to protect the land’s
conservation values. The conservation easement may restrict the allowed number
of uses on a parcel, the location of uses on a site, or the allowance of certain types
of activities to a level that is mutually agreed upon by the City and the landowner.
Potential methods to implement this strategy are:

1. Landowner donation of development rights
2. Purchase of development rights through funding methods listed above in “A”.
3. A transfer of development rights program.

C. Protection of Privately-Owned Land. With the protection of privately-owned
land, a private owner continues to own a piece of land, but does not necessarily
have the right to develop the land due to the previous dedication of the land as
park or open space, or the regulations specified in the Langley Municipal Code.
Potential methods to promote the protection of privately-owned land are:

1. Critical area regulations.
2. Subdivision regulations (including standards specifying a set amount of
   open space or the dedication of privately-owned park as part of the
   recordation of a subdivision).
3. Zoning regulations.
4. Open-space taxation under the Public-
   Benefit Rating System of Island County.

D. Use of Other Organizations’ Land. In partnership with other organizations, another agency
owns a piece of land and allows the City use of the
land. Potential methods to implement this strategy are:

1. A Memorandum of Understanding.
2. Other partnerships with organizations to
   provide parks, open space, and trails.
METHODS TO ENHANCE CITY-OWNED LANDS

The City of Langley also has several options for the enhancement of existing parks and natural areas. These sources include unique sources such as the donation of time and labor in the design or construction of a facility and each of the funding sources listed under "The Acquisition of Fee-Simple Property" (though some grant programs are not appropriate for certain projects).

CAPITAL IMPROVEMENT PROGRAM

Taking into account each of these funding sources, the Parks and Open Space Commission has established the following Six-Year Capital Improvement Program (see Table 3).

TABLE 3: CAPITAL IMPROVEMENT PROGRAM (2016-2021)

<table>
<thead>
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</table>

|------------------------|------|------|------|------|------|------|

PRIORITY 1: IMPLEMENT THE CORE AREA AND CORRIDOR CONCEPT

Project 1: Acquire fee-simple ownership or a conservation easement over a portion of the land in one of the two highest-priority conservation areas:

- 2

TOTAL PROJECTS

- 2

TOTAL EXPENDITURES

- 3

ENDING FUND BALANCE

- 3

Parks, Open-Space, and Trails
(Totals in Millions of Dollars)

* Scheduling of this project is dependent on the willingness of landowners and the availability of funding.
PARKS AND OPEN SPACE GOALS AND POLICIES

PARKS AND OPEN SPACE

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.

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.

POS-1.3 Provide a balance of active and passive open space and parks that are well integrated throughout the city.

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.

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.

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.

POS-1.7 Develop a wayfinding program for the City that includes the parks, trails and open spaces.

POS-1.8 Parks, trails and open spaces shall be designed with long term maintenance and budgeting considerations.

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.

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
Parks and Recreation District and others to develop and maintain park and open space areas and trail corridors.

POS-2.3 Develop and promote volunteer programs to plan, develop, operate, maintain and improve parks.

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.

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.

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.

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.

POS-3.4 Where large areas of public open space are being provided or existing public facilities are being improved, increased densities or land use intensity may be considered.

POS-3.5 To achieve maximum protection, where possible, establish critical area buffers on separate parcels or tracts.

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.

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.

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.

POS-4.2 Work with Island County and the Department of Natural Resources to develop an urban forest strategy for the UGA and JPA.

GOAL POS – 5: Acquisition and Funding

8/28/2017
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. |
| POS-5.2 | Investigate the feasibility of a dedicated land acquisition fund for parks and open spaces. |
| POS-5.3 | Capital projects should be designed to incorporate public open space. |
| 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. |
| POS-5.5 | Retain city-owned lands, including excess rights-of-way, for open space purposes. |
| POS-5.6 | Permit private recreation facilities to a greater extent. |
| POS-5.7 | Work with Island County to include trail easements in the Public Benefit Rating System for reduced property tax. |

**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. |
| POS-6.2 | New or redevelopment of waterfront lands shall be consistent with the Shoreline Master Plan and State and Federal regulations. |

**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. |
| POS-7.2 | Consider planting fruit and vegetable plants for landscaping on public property. |
| POS-7.3 | Review the Municipal Code and remove barriers to urban agriculture activities on private property. |

Commented [CP50]: Old Goal POS-7 Broadened. Council review
Commented [CP51]: Old POS-7.1. removed specific tools. Council review
Commented [CP52]: Old POS-7.2. Revised to investigate. Was too prescriptive. The City has established the fund.
Commented [CP53]: Old POS-7.4. revised to be less prescriptive. Also T-13. Council review
Commented [CP54]: Old POS-7.5 Simplified. Council review
Commented [CP55]: Old POS-7.6 minor revision for clarity. council review.
Commented [CP56]: Old POS-7.7 unchanged.
Commented [CP57]: Old POS-7.8 Simplified. Council review
Commented [CP58]: Old POS 5.5

Commented [CP59]: Old POS-10 Strengthened. Council review
Commented [CP60]: Old POS-10.1. Added property owner. Simplified. Council review
Commented [CP61]: POS-10.2 simplified and added SMP reference.
Commented [CP62]: New. Council review

Commented [CP63]: Was identified as Priority 4. Created as a new goal. All policies are new.

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POS 24
APPENDIX 1:
2009 Survey Results PARK FACILITIES DESIRED BY RESIDENTS

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>
<thead>
<tr>
<th>TABLE 4: ACTIVITY/FEATURE</th>
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<tr>
<td>Walking trails</td>
<td>4.3</td>
</tr>
<tr>
<td>Water activities: fishing, diving, boating</td>
<td>3.2</td>
</tr>
<tr>
<td>Nature/interpretive signs</td>
<td>3.6</td>
</tr>
</tbody>
</table>

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.
APPENDIX 2: PUBLIC PARTICIPATION
for the 2009 Comprehensive Plan 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
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.