



2025 PROSA Plan



Adopted by Ordinance 1531

December 2025

Important Note

The structure of this plan looks very different from the last PROSA Plan. This version was written to match the format of the city's 2024 Comprehensive Plan. The city intends to incorporate the text in this plan as a new Parks and Open Space element during the next Comprehensive Plan update. Incorporating PROSA into the Comprehensive Plan will extend the timeline for required updates from six to ten years. To facilitate the planned merge, we've avoided duplicating information (such as demographic data and historic register maps) that is available in the [Comprehensive Plan](#).

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Overview

Mukilteo is a vibrant waterfront community known for its stunning mountain views and forested gulches. Parks, open spaces, and recreation are central to the city’s identity. The Parks, Recreation, Open Space, and Arts (PROSA) Plan serves as a roadmap—shaping how the city and its partners invest in these components. The PROSA Plan works hand in hand with the Capital Facilities Element to plan and fund projects, ensuring we can meet community needs both now and in the future.

Engagement and Outreach

Robust public participation and feedback were used to inform this plan and findings from our outreach are cited throughout. See Appendix A for a full summary of outreach efforts.

Outreach included:

- 2023 Survey (200 participants)
- 2024 UW analysis of survey methodology, with recommendations for improvement
- 2025 Survey (700 participants)
- In-person events: PROSA Open House (May 2025) and Touch-a-Truck (June 2025)

Level of Service

The Growth Management Act requires jurisdictions to establish standards for adequate public facilities and services and make sure those standards are maintained as development occurs. Level of Service (LOS) standards measure the amount and/or quality of a resource needed to meet a community’s needs and expectations.

Approximately 13% of the city is set aside for private or public open space. Mukilteo currently has enough park land to meet the needs of our residents now and for the next 20 years. The focus of this plan is on how best to use the resources we have and ideas for additional resources that might add meaningful value to the community.

| Level of Service (LOS) Standards | | |
|---|------------------------------|--|
| Resource | Standard | Analysis |
| Public Parks <i>Includes community parks (e.g., Lighthouse Park), neighborhood parks (e.g., Elliott Point Park), and other developed facilities (e.g., dog park).</i> | 3 acres per 1,000 residents | Park space is adequate for existing and projected growth. The city currently has 83.09 acres of parks. Population growth target for 2044 is 24,616, which would require 73.85 acres to meet standards. |
| Public Open Space <i>Includes Gulches (e.g., Big Gulch, Japanese Gulch) and ravines (e.g., Upper Chennault, Picnic Point).</i> | 10 acres per 1,000 residents | Open space is adequate for existing and projected growth. We currently have approximately 20 acres per 1,000 projected residents (double our LOS). The city currently has 484.3 acres of open space. Population growth target for 2044 is 24,616, which would require 246.16 acres to meet standards. |

Existing Conditions

Community Sentiment

Public surveys reveal that most people are satisfied with the current park and open space available in Mukilteo; less than 10% of respondents to the 2025 Survey indicated their needs were unmet. Resident satisfaction with existing conditions is one of the reasons the policy emphasis in this plan is on protecting and maintaining what we have rather than a big push for large expansions of the city's park and recreation offerings.

Parks, Recreation and Open Space Inventory

Park and open space lands are distributed throughout the city and provide a range of active and passive recreation activities to appeal to a variety of users and interests. See Figures 1 – 4 for facility locations, summary of features, and current conditions.

- Figure 1: Parks & Recreation Map – Identifies the location of Public Parks and trail systems.
- Figure 2: Open Space & Recreation Map – Identifies the location of Public Open Space.
- Figure 3: Parks & Recreation Chart – Identifies the size, condition, and recreational features of Public Parks.
- Figure 4: Open Space & Recreation Chart – Identifies the size, condition, and recreational features of Public Open Space.

Residents' most visited and treasured spaces are Japanese Gulch, Big Gulch and Lighthouse Park. Rosehill Community Center provides a [variety of classes and educational programs](#) for seniors, adults and youths.

In addition to the public spaces, there are several private spaces that support parks and recreation within city limits. These include, but are not limited to: the Mukilteo Boys and Girls Club, Harbour Pointe Golf Course, and the YMCA. The city does not have its own sports facilities; residents identified a need for better partnerships with in-town sports facilities managed by others or the development of additional city-owned facilities.

Arts Inventory

The city celebrates its culture and history by:

- Preserving historic landmarks. See Historic Places map in the [Introduction of the Comprehensive Plan](#).
- Celebrating public art. [See Art in Public Spaces map](#).
- Sponsoring or co-sponsoring the following community events:
 - Lighthouse Festival (attended by 66% of survey respondents)
 - Holiday Tree Lighting
 - Merry Mukilteo
 - Theatre in the Park
 - Movies in the Park
 - Quarterly rotating art displays at Rosehill
 - Garden and Quilt Tour
 - Public Book Readings through the Diversity, Equity, & Inclusion Commission

The city offers co-sponsorship facility use grants. This in-kind grant offers waived rental fees for use of City-owned facilities to support public events in Mukilteo. These grants help reduce costs for eligible groups hosting recreational, cultural, or educational events that promote local vitality and economic development. Multiple write-in comments in the 2025 Survey specifically referenced the need to keep the Mukilteo Community Orchestra viable through reduced rental costs.

Figure 1: Parks & Recreation Map



Figure 2: Open Space & Recreation Map



Figure 3: Parks & Recreation Chart




































































































| Parks & Recreation | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|-----------------|-------------------|------------------|---|---|---|---|---|---|---|--------------------|---|---|---|---|---|---|---|---|---|---|---|------------------|--------------------------|
|  | Total Acres | Developed Acres | Undeveloped Acres | Year Acquired | Condition | Waterfront | Stream | Water / Mountain Views | Wetland Viewing | Trails | Mountain Biking | Off-Leash Dog Area | Play Equipment | Picnic Tables / Benches | Fire Pit | Parking | Public Restroom | Playfields / Sports Courts | Weight Room | Dance / Aerobics | Theater / Band Shell | Public Artwork | Recreation and Community Programs | Community Garden | Capital Improvement Plan |
| 76th Street Trailhead | 8.92 | 1.37 | 7.55 | 2009 |  | | | | |  |  | | | | |  | | | | | | |  | | 20 |
| Centennial Park | 0.25 | 0.25 | 0.00 | 1989 |  | | | | | | | | |  | |  | | | | | |  | | | |
| Central Waterfront Park | 3.10 | 0.00 | 3.10 | 2017 |  |  | |  | |  | | | | | | | | | | | | | | | 20 |
| Edgewater Beach | 2.52 | 0.00 | 2.52 | 2017 |  |  | |  | |  | | | | | |  | | | | | | | | | 20 |
| Elliot Pointe Park | 0.50 | 0.50 | 0.00 | 1984, 1985 |  | | | | | | | |  |  |  | |  |  | | | | | | | |
| Japanese Gulch Creek (Waterfront) | 5.58 | 0.00 | 5.58 | 2017 |  | |  |  | | | | | | | | | | | | | | | | | 6 |
| Dobro/Fowler Pear Tree | 0.10 | 0.10 | 0.00 | 1940s |  | | | | | | | | |  | | | | | | | | | | | |
| Goat Trail Park | 4.23 | 0.00 | 4.23 | 1985 |  | |  |  | | | | | |  | | | | | | | | | | | |
| Harbour Pointe Village Park - Possession Way | 6.10 | 3.10 | 3.00 | 2001 |  | | | | |  | | | | | | | | | | | | | | | 6 |
| Lighthouse Park | 18.08 | 18.08 | 0.00 | 2001, 2003 |  |  | |  | |  | | |  |  |  |  |  |  | | |  |  | | 20 | |
| Mary Lou Morrow Park | 0.50 | 0.00 | 0.50 | 1992 |  | | | | | | | | | | | | | | | | | | | | |
| 92nd Street Park | 23.81 | 12.69 | 11.12 | 1997, 2002 |  | | | | |  | | |  |  |  |  |  |  | | |  | | | 6 20 | |
| Pioneer Cemetery | 0.50 | 0.50 | 0.00 | 1959, 1982 |  | | |  | | | | | |  | | | | | | | | | | | |
| Rosehill Community Center | 4.57 | 4.57 | 0.00 | 1977, 1993, 1994 |  | | |  | | | | | | | |  |  | |  |  | | | | 20 | |
| Tails and Trails Dog Park | 3.87 | 0.69 | 3.18 | 1999 |  | | | |  |  |  | | | | |  | | | | | | | | 20 | |
| Totem Park | 0.10 | 0.10 | 0.00 | 1992 |  | | |  | | | | | |  | |  | | | | | |  | | | |
| Byer's Family Park | 0.36 | 0.36 | 0.00 | 2013 |  | | |  | | | | | |  | |  | | | | | | | | | |
| Total | 83.09 | 42.31 | 40.78 | | | | | | | | | | | | | | | | | | | | | | |
|  Legend  | <div><div> Good – In sound condition, safe, and functional.</div><div> Fair – Generally usable but showing signs of wear, aging, or minor deficiencies.</div><div> Poor – Significantly deteriorated, unsafe, or unusable.</div><div> *Provides Water Access</div><div> **Provides Picnic Shelter(s)</div><div> 6 6-year CIP</div><div> 20 20-year CIP</div></div> | | | | | | | | | | | | | | | | | | | | | | | | |

Figure 4: Open Space & Recreation Chart

| Open Space & Recreation | | | | | | | | | | | |
|--|--------------|------------------------|-----------|------------|--------|------------------------|-----------------|--------|-----------------|-------------------------|--------------------------|
|  | Acres | Year Aquired | Condition | Waterfront | Stream | Water / Mountain Views | Wetland Viewing | Trails | Mountain Biking | Picnic Tables / Benches | Capital Improvement Plan |
| Big Gulch | 181.40 | 2002 | 😊 | | 🌊 | | | 👟 | | ⛺** | |
| Crown Park | 17.09 | 2005 | 😊 | | | | | | | | |
| Elliot Pointe common areas | 3.79 | | 😊 | | | | | | | | |
| Japanese Gulch Conservation Area | 138.22 | 1999, 2010, 2014, 2019 | 😊 | | 🌊 | | 💧 | 👟 | 🚴 | | 20 |
| Japanese Gulch (North of 5th Street) | 7.10 | 1995 | 😊 | 🌊* | 🌊 | 🏔️ | 💧 | 👟 | 🚴 | | 20 |
| Lower Chennault Ravine | 16.36 | | 😊 | | | | | | | | |
| Naketa Beach Ravine - 84th Street | 4.34 | 2003 | 😊 | | 🌊 | 🏔️ | | | | | |
| Olympic View Ravine | 16.84 | 1997 | 😊 | | | | | | | | |
| Picnic Point Ravine | 39.97 | 2003 | 😊 | 🌊 | 🌊 | 🏔️ | | | | | |
| Sector 20 | 27.11 | 2005 | 😊 | | 🌊 | | | | | | |
| Upper Chennault Ravine | 32.08 | | 😊 | | | | | | | | |
| Total | 484.3 | | | | | | | | | | |
| <div>  Legend  </div> <div>  Good – In sound condition, safe, and functional.  Fair – Generally usable but showing signs of wear, aging, or minor deficiencies.  Poor – Significantly deteriorated, unsafe, or unusable.  *Provides Water Access  **Provides Picnic Shelter(s)  6 6-year CIP  20 20-year CIP </div> | | | | | | | | | | | |

Future Forecast

Given the developed nature of the city and adequate space for parks and open space, future needs will likely focus more on maintaining existing facilities and infrastructure in good working order rather than building new ones or addressing deficiencies in size or scale.

One informative take-away from community conversations and surveys done as part of this plan was that there are several parks and facilities maintained by the city that are infrequently visited by residents. There were some that residents admitted to not even knowing existed. This presents an exciting opportunity to add variety and service simply by better educating the community about the resources available.

Planned Projects

Over the next 20 years, the city will continue to grow. Significant changes in state law are likely to result in more housing units and more mixed-use and multi-family development. While there was not a lot of cohesion in survey results around community priorities for art investments, there was a general preference for physical art in public spaces. Recently updated city regulations incorporate public art sculptures into the list of options for mixed-use and multi-family structures to meet the city's design requirements. The design standards also have minimum requirements for on-site open space to avoid new developments over burdening the city's public spaces.

In addition to the regulations that help ensure private developers contribute to the city's efforts to maintain adequate park and open space and art offerings, the city has plans for public funding and implementation of the following:

- **Waterfront revitalization.** This is a Comprehensive Plan area of focus. It will enliven the entire waterfront and provide pedestrian connections from Lighthouse Park to other spaces and facilities.
- **Japanese Gulch Daylighting.** This project is a main feature of the waterfront revitalization plan. It is for environmental/habitat restoration and shoreline access.
- **New playgrounds at 92nd Street Park and Harbour Pointe Village.** The playground equipment needs to be replaced at 92nd Street Park. Additionally, the Harbour Pointe Village Park is changing from an open space park to an active recreation park with new equipment and space planning.

Economic Constraints

Current economic conditions and the city's long-term financial projections indicate that funding for parks and recreation and art investments will be limited. During outreach to the community, the city posed questions about what residents would reduce (or increase) based on budget allowances.

Even when faced with funding constraints, residents prioritized funds to protect and maintain Lighthouse Park, Lighthouse Festival, community gulches, and trails.

Community priorities for additional investments, as funds allow:

- Non-Resident Priority
 - Creating an official dive park
- Resident Priorities
 - Adding new playground equipment at existing parks
 - Expanding trail systems and creating connections between parks
 - More community events and arts/culture performances

Funding

The Capital Facilities Element establishes the planning and funding policies for capital investments – including PROSA projects – necessary to meet community needs. Specific funding and project planning is done in the city’s Capital Improvement Plan (CIP). This is where the city maintains a long-term (20-year) and short-term (6-year) list of capital projects needed to achieve the Comprehensive Plan goals. See Figures 3 and 4 for projects included in the CIP.

Funding for PROSA initiatives generally comes through a mix of sources like taxes, grants, or the city’s general fund, together with collected park impact fees. Tax revenue, grant funding, and general fund money has all been limited in recent years, so many of the initiatives in this plan will need to rely on other sources.

Park impact fees are charged for new residential developments and help support new investments in the system that are necessary to support a growing community. Keeping the city’s park impact fee up to date is an important way to ensure there is adequate funding for planned improvements.

The city will actively seek grants, sponsorships, and donations—from local, state, and federal partners—to help fund the projects and priorities in this plan.

When residents were asked about revenue-boosting strategies to support parks, one of the most popular options was increasing hourly parking rates at Lighthouse Park. Under current conditions, Mukilteo residents get free parking in this location. More data is needed on the number of non-residents parking at Lighthouse Park to know if increasing hourly rates would make a meaningful difference in funds available for PROSA initiatives.

Goals and Policies

Goal PRO.1: Provide an adequate variety of parks, open spaces, and recreation opportunities to meet community needs.

- Policy PRO.1.1: Evaluate the city's investment in park facilities and recreation services at least every five years to ensure priorities are aligned with the needs and demographics of the residents and being provided in an accessible, equitable, and efficient manner.
- Policy PRO.1.2: Explore options to provide additional sports facilities for residents, including development of a pickleball court on 47th Ave W.
- Policy PRO.1.3: Review the need for new (or updated) playground equipment at established parks, including installations at 92nd Street Park and Harbour Pointe Village Park, as part of annual CIP update process.
- Policy PRO.1.4: Research the viability of a dive park on the waterfront.
- Policy PRO.1.5: Conduct a parking study to review parking options at the waterfront, remove barriers for visitors, and identify opportunities for increased revenue.
- Policy PRO.1.6: Engage the public in planning efforts for all new facilities.
- Policy PRO.1.7: Establish and maintain open space and park standards for commercial, mixed-use and multi-family projects to ensure private development strengthens the city's open space system and park systems.

Goal PRO.2: Maintain and enhance existing park and open space resources valued by the community.

- Policy PRO.2.1: Retain the current amount of land used for parks, open spaces, and recreational facilities.
- Policy PRO.2.2: Prioritize maintenance of most frequently visited facilities, including Lighthouse Park and the trail systems in the gulches in annual Public Works maintenance planning.
- Policy PRO.2.3: Study the feasibility of relocating the boat launch or building a parking structure to allow for implementation of the "great lawn" concept in the Lighthouse Park Master Plan.
- Policy PRO.2.4: Operate and maintain city facilities in a sustainable and efficient manner using Best Management Practices (BMPs) to continually improve our environmental stewardship and management practices. Minimize the use of pesticides and herbicides on city-owned property and use environmentally friendly products where feasible.

Goal PRO.3: Manage city-owned lands in a financially sustainable manner.

- Policy PRO.3.1: Prioritize sufficiently maintaining existing facilities before acquiring or creating new facilities.
- Policy PRO.3.2: Review park impact fees in alignment with CIP project list updates to ensure they reflect current costs and community needs and update methodology to keep pace with inflation.
- Policy PRO.3.3: Consider the long-term maintenance costs before acquiring new facilities or launching new programs.
- Policy PRO.3.4: Pursue funding opportunities for playground equipment, new trails, and other high-ranking resident priorities.
- Policy PRO.3.5: Conduct cost/benefit analysis on all tourism-centered investments.

- Policy PRO.3.6: Develop strategies and design marketing materials to entice non-residents who visit our parks to connect with local restaurants and shops as part of their visit.

Goal PRO.4: Maximize the community benefit of existing programs and facilities.

- Policy PRO.4.1: Use the Rosehill Community Center and other city-owned properties for programs and special events for residents of all ages that help to build a healthy and engaged community.
- Policy PRO.4.2: Offer a method for local groups that provide free arts and cultural events to see facility rental discounts and make information available on the city's website.
- Policy PRO.4.3: Track attendance numbers to see which community events provide the greatest engagement.
- Policy PRO.4.4: Embrace opportunities for pedestrian and bike connections to and between parks, open space, and recreation facilities. Incorporate ADA accessibility upgrades and features in connections when feasible.
- Policy PRO.4.5: Connect with the Mukilteo Boys and Girls Club and the YMCA to discuss agreements that allow residents to use the facilities at a reduced rate.
- Policy PRO.4.6: Use social media, the Rec Guide, and other city resources to educate community members about under-used or overlooked parks.

Goal PRO.5: Integrate art and celebrate cultural diversity in public places.

- Policy PRO.5.1: Develop resources to inform residents and tourists about art in different areas of the city.
- Policy PRO.5.2: Explore ways to integrate art into wireless communications facilities, commercial developments, and multi-family buildings.
- Policy PRO.5.3: Include cultural and artistic recreation offerings that appeal to the full range of Mukilteo's diverse population.
- Policy PRO.5.4: Work with local artists to maintain existing art pieces on public land.

Appendix A: Public Engagement



PROSA survey QR code sign at Lighthouse Park during Touch-a-Truck event

2023 Survey Summary

Participation level: 176 submissions

Link to full results: [2023 Survey](#)

Key findings

Q3:

- 71% of people visit parks one or more times per week
- 54% of people visit open space/trails one or more times per week

Q6:

Top three reasons people don't use city facilities as often as they would like:

- Don't know what's being offered (44%) – reason for our map activity at open house
- Needs not met by current facilities (37%) – asked about unmet needs in 2025 survey
- Lack of time (35%) – nothing the city can do about this

Q8 & 9:

Top used locations:

- Lighthouse Park (1st for youth and adults)
- 92nd street (2nd most used for youth, not in top four for adults)
- Japanese Gulch (3rd most used for adults and youth)
- Edgewater Beach (2nd most used for adults; 4th for youth)
- Big Gulch Trails (4th most used for adults, not in top four for youth)

Q10-13:

People are mostly satisfied with:

- conservation areas
- trails
- large community parks
- beach access

Biggest unmet needs are:

- small neighborhood parks
- playground equipment
- outdoor performing arts
- small boating facilities
- promenade
- indoor swimming pool and walking track

Q20 & 21:

There is cohesion around the best public art locations (public spaces/pedestrian areas, community and civic facilities, and city gateways/landmarks) but no consensus around the type of art.

Q17 & 23:

People rank the following the most important:

- protecting habitat
- maintaining existing amenities

When asked what they support increased funding for, only these two items got more than 50% support:

- natural areas/wildlife habitats
- walking and hiking trails

2025 Survey Summary

Participation level

Over 700 responses (584 completed submissions)

Link to full results: [2025 Survey](#)

Key findings

Q5:

- Lighthouse Park, Edgewater Beach and Japanese Gulch Trails were the most visited
- The Community Garden and Dog Park were the least frequented

Q6:

A majority of people were satisfied with the condition of the parks and open space

- 42% of people were very satisfied
- 37% were somewhat satisfied and
- Only 2% were very dissatisfied

Q7, 8, 11&17:

- The top options for reducing costs is less frequent landscape maintenance and cleaning. However, if given the option for additional funds, *increasing* maintenance is the #1 selection.
- A top priority for recreation and programming is also to increase maintenance of facilities.
- Respondents rated “increasing rental rates at Rosehill” and “Increase hourly parking rates on waterfront” as the highest options for revenue generation

Q9:

- 66% of the people taking the survey attend the Lighthouse Festival yearly and
- Touch-a-truck and Boo-bash were the least attended yearly options

Q12 & 13:

Top arts and cultural resources include Music at the Beach and public, outdoor art displays while respondents wanted more investment in community events and arts/culture performances.

Q14 & 15:

Less than 10% of those surveyed said that needs are either totally or mostly unmet for adults, teens and children for parks, recreation, open space and arts.

Q16:

While 46% indicated there are no barriers for these items, 33% of people thought that parking was the #1 issue.

Q18:

Key words from the additional responses included “dive”, “lighthouse” and “community”

May 2025 Open House Summary

Participation level

About 40 attendees

Key Findings

What do we want to protect (top 3)

- Nature and open spaces
- Lighthouse Park and access to the waterfront / beach
- Keeping everything as good as it is now (no loss in service)

What do we want to see (top 3)

- Trail improvements including new trails for connectivity
- Enhancements to our current parks including playground updates
- Sports facilities or partnerships with existing facilities for accessibility

Spending Priorities (resident – top 3)

- More hiking trails
- Arts and culture performances
- Dive Park

Spending Priorities (non-resident – top 3)

- Dive Park
- More community events
- More sports facilities

Most visited parks

- Lighthouse Park
- Big Gulch Trail
- Rosehill

Top 3 parks that haven't been visited

- Mary Lou Morrow
- Goat Trail Park
- Elliot Pointe Park

Top 3 Revenue boosting strategies

- Increase hourly parking rates
- Increase Rosehill rental rates
- Increase recreation program fees

Least popular revenue boosting strategies

- Eliminate free parking for residents
- Eliminate free space use at Rosehill
- Creation of a Municipal Parks District

Top 3 cost-cutting strategies

- Less frequent park landscaping
- Less frequent park cleaning
- Fewer recreation programs for seniors

Least popular cost-cutting strategies

- Closing parks
- Closing trails
- Fewer community events